

# Charter Township of Union



**Economic Development Authority Board (EDA)  
Regular Meeting – Union Township Hall  
Tuesday, April 15, 2025, at 4:30 p.m.**

## **AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
  - January 21, 2025, Regular Meeting
  - February 18, 2025, Regular Meeting – No Quorum
  - March 18, 2025, Regular Meeting – Cancelled
6. PRESENTATIONS
  - Middle Michigan Development Corporation Annual Report by Kati Mora, President
7. PUBLIC COMMENT
8. REPORTS
  - A. Accounts Payable Approval
    - East DDA District #248
      - Check Register January 22, 2025 – April 15, 2025
    - West DDA District #250
      - Check Register January 22, 2025 – April 15, 2025
  - B. Financial Reports: Income / Expense Statement; Balance Sheet
    - East DDA District #248
    - West DDA District #250
  - C. Board Member Matrix
10. NEW BUSINESS
  - A. Introduction/Comments: Proposed Irrigation Re-installation Plans
  - B. Discussion of accomplishments, projects, desired outcomes, and other topics of discussion to share with the Board of Trustees during the 4/16/2025 Annual Joint Meeting.
11. DIRECTOR COMMENTS

**12. FINAL BOARD COMMENTS**

**13. ADJOURNMENT**

- Joint meeting scheduled Wednesday April 16, 2025, at 6:00pm Jameson Hall
- Next regularly scheduled meeting Tuesday, May 20, 2025, at 4:30pm

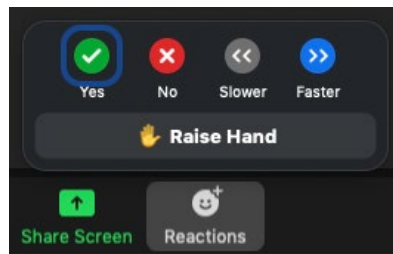
## Hybrid Meeting Instructions for the Economic Development Authority Board

The public can view all Union Township meetings live by clicking on our [YouTube Channel](#). For those who would like to participate, you can do so via Zoom.

[Click here](#) to participate in the Zoom Meeting via computer or smart phone. (Meeting ID Enter “849 6026 5496” Password enter “980373”). Access to the electronic meeting will open at 4:20 p.m. and meeting will begin at 4:30 p.m.

Telephone conference call, dial (312-626-6799). Enter “849 6026 5496” and the “#” sign at the “Meeting ID” prompt, and then enter “980373” at the “Password” prompt. Lastly, re-enter the “#” sign again at the “Participant ID” prompt to join the meeting.

- All public comments will be taken at the Public Comment section of the agenda.
- Computer/tablet/smartphone audience: To indicate you wish to make a public comment, please use the “Reactions” icon. **Next, click on the “Raise Hand” icon** near the bottom right corner of the screen.



- **To raise your hand for telephone dial-in participants, press \*9.** You will be called on by the last three digits of your phone number for comments, at which time you will be unmuted by the meeting moderator.
- Please state your name and address for the minutes and keep public comments concise.

You will be called upon once all in-person comments have been made, at which time you will be unmuted by the meeting moderator.

Persons with disabilities needing assistance should call the Township office at (989) 772-4600. Persons requiring speech or hearing assistance can contact the Township through the Michigan Relay Center at 711. A minimum of one (1) business day of advance notice will be necessary for accommodation.

**Charter Township of Union  
Economic Development Authority Board (EDA)  
Regular Board Meeting  
Tuesday, January 21, 2025**

**MINUTES**

A regular meeting of the Charter Township of Union Economic Development Authority Board was held on January 21, 2025, at the Union Township Hall 2010 S. Lincoln Rd, Mt. Pleasant, MI 48858.

**Meeting called to order at 4:30 p.m.**

**ROLL CALL**

Present: Bacon, Kequom, Mielke, Barz, Coyne, Sweet

Excused: Zalud, Figg

Absent: Chowdhary

Others Present: Rodney Nanney – Community & Economic Development Director, Sherrie Teall – Finance Director, Amy Peak – Building Services Clerk

**APPROVAL OF AGENDA**

MOTION by **Barz** SUPPORTED by **Coyne** to APPROVE the agenda as presented. **MOTION CARRIED 6-0.**

**APPROVAL OF MINUTES**

MOTION by **Sweet** SUPPORTED by **Coyne** to APPROVE minutes from November 19, 2024, regular meeting as presented. **MOTION CARRIED 6-0.**

**PUBLIC COMMENT** - None

**ACCOUNTS PAYABLE/ FINANCIAL STATEMENTS**

Finance Director – Sherrie Teall reviewed the accounts payable for the East DDA 11/20/24 – 1/20/25.

MOTION by **Barz** SUPPORTED by **Sweet** to APPROVE the East DDA payables as presented in the amount of \$24,671.98. **MOTION CARRIED 6-0.**

Finance Director – Sherrie Teall reviewed the accounts payable for the West DDA 11/20/24 – 1/20/25.

MOTION by **Mielke** SUPPORTED by **Sweet** to APPROVE the West DDA payable as presented in the amount of \$4,049.95. **MOTION CARRIED 6 - 0.**

Financial reports were RECEIVED AND FILED by Chair Kequom.

**NEW BUSINESS** - None

**BOARD COMMENTS**

- Mielke commented on how great the holiday lighting along the Pickard St corridor in the East DDA looked through the holiday season.
- Jeff Sweet thanked the Board for having the opportunity to serve on the EDA Board, however because of family commitments he has chosen not to apply to serve for another term.

**DIRECTOR COMMENTS**

- Gave updates on the irrigation design project and on the damage done to the street light pole in front of Doug's Small Engine by an unlicensed driver.

- Director Nanney also expressed his sympathies for the loss of Jim McBryde and his appreciation for his work in the community and with the MMDC.

Next regular EDA meeting to be held on February 18, at 4:30pm.  
Meeting adjourned 4:55pm.

**APPROVED BY**

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**Thomas Kequom, EDA Board Chair**

**(Recorded by Amy Peak)**

DRAFT

**Charter Township of Union  
Economic Development Authority Board (EDA)  
Regular Board Meeting  
Tuesday, February 18, 2025**

**MINUTES**

A regular meeting of the Charter Township of Union Economic Development Authority Board was held on Tuesday, February 18, 2025, at the Union Township Hall 2010 S. Lincoln Rd, Mt. Pleasant, MI 48858.

**Meeting called to order at 4:30 p.m.**

**ROLL CALL**

Present: Kequom

Excused due to lack of quorum - Barz, Chowdhary, Mielke

Excused: Coyne, Figg, Bacon, Zalud

Absent:

Others Present: Rodney Nanney – Community & Economic Development Director, Amy Peak – Building Services Clerk,

**Closed meeting at 4:31 p.m. due to lack of quorum.**

**APPROVED BY**

\_\_\_\_\_  
**Thomas Kequom, EDA Board Chair**

**(Recorded by Amy Peak)**

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank 248 EDDA CHECKING						
02/04/2025	248	124 (E)	00146	CONSUMERS ENERGY	4675 E PICKARD	67.07
					4923 E PICKARD	76.92
					2027 FLORENCE	70.04
					5770 E PICKARD STE A	119.21
					5770 E PICKARD STE B	29.49
					5771 E PICKARD STE A	145.61
					5771 E PICKARD STE B	29.33
					4592 E PICKARD STE A	69.27
					4592 E PICKARD STE B	29.15
					1940 S ISABELLA	68.63
					4900 E PICKARD	75.35
					5157 E PICKARD STE A	63.17
					5157 E PICKARD STE B	29.33
					2029 2ND ST	127.19
					5325 E PICKARD	134.54
						<u>1,134.30</u>
02/18/2025	248	4453	00072	BLOCK ELECTRIC	REMOVE GATEWAY BANNERS-DEC 2024	150.00
02/18/2025	248	4454	01927	JOHNNY'S LAWN CARE, LLC	EDDA SIDEWALK SNOW REMOVAL-JAN 2025	870.04
02/18/2025	248	4455	00450	M M I	PARK BENCH-GROUNDS MAINT-JAN 2025	360.00
03/04/2025	248	125 (E)	00146	CONSUMERS ENERGY	4900 E PICKARD	65.52
					5157 E PICKARD STE A	54.62
					5157 E PICKARD STE B	29.08
					2029 2ND	112.55
					5325 E PICKARD	116.27
					5770 E PICKARD STE A	98.05
					5770 E PICKARD STE B	29.08
					5771 E PICKARD STE A	122.20
					5771 E PICKARD STE B	29.23
					4592 E PICKARD STE A	56.95
					4592 E PICKARD STE B	28.92
					4675 E PICKARD	56.02
					4923 E PICKARD	61.95
					2027 FLORENCE	58.36
					1940 S ISABELLA	58.47
						<u>977.27</u>
03/18/2025	248	4456	01927	JOHNNY'S LAWN CARE, LLC	EDDA SIDEWALK SNOW REMOVAL-FEB 2025	3,480.16
04/03/2025	248	126 (E)	00146	CONSUMERS ENERGY	5770 E PICKARD STE B	29.34
					5771 E PICKARD STE A	102.43
					5771 E PICKARD STE B	29.34
					4592 E PICKARD STE A	49.57
					4592 E PICKARD STE B	29.16
					4675 E PICKARD	48.16
					4923 E PICKARD	54.14
					2027 FLORENCE	49.87
					1940 S ISABELLA	53.76
					4900 E PICKARD	56.03
					5157 E PICKARD STE A	46.57
					5157 E PICKARD STE B	29.34
					2029 2ND ST	94.25
					5325 E PICKARD	97.39
					5770 E PICKARD STE A	83.08

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
						852.43
04/15/2025	248	4457	00072	BLOCK ELECTRIC	INSTALL SPRING BANNERS-EDDA	150.00
04/15/2025	248	4458	00722	CHARTER TOWNSHIP OF UNION	UTILITY BILLING EDDA IRRIGATION-Q1 2025	172.59
04/15/2025	248	4459	00450	M M I	PARK BENCH GROUND MAINTENANCE-EDA PICKAR	288.00
04/15/2025	248	4460	01566	STRATEGIC VALUE MEDIA	AD IN HOME BUILDERS MAGAZINE	500.00

248 TOTALS:

Total of 11 Disbursements:

8,934.79



04/10/2025 01:26 PM  
User: SHERRIE  
DB: Union

CHECK REGISTER FOR CHARTER TOWNSHIP OF UNION  
CHECK DATE FROM 01/22/2025 - 04/15/2025

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank 250 WDDA CHECKING						
02/18/2025	250	313	01927	JOHNNY'S LAWN CARE, LLC	WDDA-SIDEWALK SNOW REMOVAL-JAN 2025	516.65
03/18/2025	250	314	01927	JOHNNY'S LAWN CARE, LLC	WDDA SIDEWALK SNOW REMOVAL-FEB 2025	2,070.16
04/15/2025	250	315	01566	STRATEGIC VALUE MEDIA	AD IN HOME BUILDERS MAGAZINE	500.00
250 TOTALS:						
Total of 3 Checks:						3,086.81
Less 0 Void Checks:						0.00
Total of 3 Disbursements:						<u>3,086.81</u>

User: SHERRIE

PERIOD ENDING 03/31/2025

DB: Union

GL NUMBER	DESCRIPTION	YTD BALANCE		2025		YTD BALANCE		% BDGT USED
		NORMAL	(ABNORMAL)	ORIGINAL BUDGET	2025 AMENDED BUDGET	NORMAL	(ABNORMAL)	
Fund 248 - EAST DDA FUND								
Revenues								
Dept 000 - NONE								
248-000-402.000	CURRENT PROPERTY TAX	0.00		575,000.00	575,000.00	0.00		0.00
248-000-402.100	PRIOR YEARS PROPERTY TAXES	0.00		(250.00)	(250.00)	0.00		0.00
248-000-412.000	DELQ PERSONAL PROPERTY CAPT	0.00		300.00	300.00	8.22		2.74
248-000-414.000	PROPERTY TAX REFUNDS-BOR MTT	0.00		(2,000.00)	(2,000.00)	0.00		0.00
248-000-445.000	INTEREST ON TAXES	0.00		500.00	500.00	4.68		0.94
248-000-573.000	STATE AID REVENUE-LCSA	0.00		75,000.00	75,000.00	0.00		0.00
248-000-665.000	INTEREST EARNED	20,414.99		87,000.00	87,000.00	25,951.64		29.83
248-000-672.000	OTHER REVENUE	0.00		500.00	500.00	25,539.00		5,107.80
Total Dept 000 - NONE		20,414.99		736,050.00	736,050.00	51,503.54		7.00
TOTAL REVENUES		20,414.99		736,050.00	736,050.00	51,503.54		7.00
Expenditures								
Dept 336 - FIRE DEPARTMENT								
248-336-830.000	PUBLIC SAFETY - FIRE PROTECTION	0.00		88,000.00	88,000.00	0.00		0.00
Total Dept 336 - FIRE DEPARTMENT		0.00		88,000.00	88,000.00	0.00		0.00
Dept 728 - ECONOMIC DEVELOPMENT								
248-728-801.000	PROFESSIONAL & CONTRACTUAL SERVICES	4,016.40		22,300.00	22,300.00	3,148.00		14.12
248-728-801.001	MAINT- BENCHES/TRASH RECEPTACLES	0.00		5,000.00	5,000.00	0.00		0.00
248-728-801.003	SIDEWALK SNOWPLOWING	6,547.21		19,000.00	19,000.00	4,350.20		22.90
248-728-801.004	LAWN CARE	0.00		35,000.00	35,000.00	0.00		0.00
248-728-801.005	IRRIGATION / LIGHTING REPAIRS	0.00		23,000.00	23,000.00	0.00		0.00
248-728-801.007	FLOWER/LANDSCAPE MAINTENANCE	3,313.84		49,000.00	49,000.00	0.00		0.00
248-728-880.000	COMMUNITY PROMOTION	0.00		16,500.00	16,500.00	500.00		3.03
248-728-883.000	COMMUNITY IMPROVEMENT GRANTS	0.00		40,000.00	40,000.00	0.00		0.00
248-728-885.000	STREET LIGHT BANNERS/CHRISTMAS	4,650.00		23,000.00	23,000.00	150.00		0.65
248-728-900.000	PRINTING & PUBLISHING	0.00		250.00	250.00	0.00		0.00
248-728-920.000	ELECTRIC/NATURAL GAS	2,662.10		17,000.00	17,000.00	2,964.00		17.44
248-728-920.200	WATER & SEWER CHARGES	0.00		8,000.00	8,000.00	0.00		0.00
248-728-940.000	LEASE/RENT	0.00		1,200.00	1,200.00	0.00		0.00
248-728-955.000	MISC.	0.00		100.00	100.00	0.00		0.00
248-728-957.300	MEMBERSHIP & DUES	0.00		500.00	500.00	0.00		0.00
248-728-963.000	PROPERTY/LIABILITY INSURANCE	2,109.43		2,200.00	2,200.00	0.00		0.00
248-728-967.200	WATER SYSTEM PROJECTS	0.00		500,000.00	500,000.00	0.00		0.00
248-728-967.400	STREET/ROAD PROJECTS	0.00		200,000.00	200,000.00	0.00		0.00
248-728-967.500	SIDEWALK/PATHWAY PROJECTS	0.00		225,000.00	225,000.00	0.00		0.00
248-728-971.000	CAPITAL OUTLAY-LAND	0.00		400,000.00	400,000.00	0.00		0.00
248-728-974.000	LAND IMPRVMENTS-GENERAL	0.00		20,000.00	20,000.00	0.00		0.00
248-728-974.200	LAND IMPRVMENTS-PICKARD RIGHT OF WAY	0.00		450,000.00	450,000.00	0.00		0.00
248-728-974.201	LAND IMPRVMENTS-5800 PICKARD/ENTERPRIS	54.74		40,000.00	40,000.00	57.53		0.14
248-728-974.202	LAND IMPRVMENTS-2120 YATS DR	54.74		210.00	210.00	57.53		27.40
248-728-974.203	LAND IMPRVMENTS-JONATHON LANE	54.74		210.00	210.00	57.53		27.40
Total Dept 728 - ECONOMIC DEVELOPMENT		23,463.20		2,097,470.00	2,097,470.00	11,284.79		0.54
TOTAL EXPENDITURES		23,463.20		2,185,470.00	2,185,470.00	11,284.79		0.52

User: SHERRIE

DB: Union

PERIOD ENDING 03/31/2025

GL NUMBER	DESCRIPTION	YTD BALANCE 03/31/2024		2025		YTD BALANCE 03/31/2025		% BDGT USED
		NORMAL	(ABNORMAL)	ORIGINAL BUDGET	2025 AMENDED BUDGET	NORMAL	(ABNORMAL)	
Fund 248 - EAST DDA FUND								
Fund 248 - EAST DDA FUND:								
TOTAL REVENUES		20,414.99		736,050.00	736,050.00	51,503.54		7.00
TOTAL EXPENDITURES		23,463.20		2,185,470.00	2,185,470.00	11,284.79		0.52
NET OF REVENUES & EXPENDITURES		(3,048.21)		(1,449,420.00)	(1,449,420.00)	40,218.75		2.77

PERIOD ENDING 03/31/2025

GL NUMBER	DESCRIPTION	YTD BALANCE		2025		YTD BALANCE		% BDGT USED
		NORMAL	(ABNORMAL)	ORIGINAL BUDGET	2025 AMENDED BUDGET	NORMAL	(ABNORMAL)	
Fund 250 - WEST DDA FUND								
Revenues								
Dept 000 - NONE								
250-000-402.000	CURRENT PROPERTY TAX	0.00		454,000.00		454,000.00	0.00	0.00
250-000-412.000	DELQ PERSONAL PROPERTY CAPT	0.00		50.00		50.00	0.00	0.00
250-000-414.000	PROPERTY TAX REFUNDS-BOR MTT	0.00		(2,000.00)		(2,000.00)	0.00	0.00
250-000-445.000	INTEREST ON TAXES	0.00		200.00		200.00	0.00	0.00
250-000-573.000	STATE AID REVENUE-LCSA	0.00		2,900.00		2,900.00	0.00	0.00
250-000-665.000	INTEREST EARNED	14,146.12		56,000.00		56,000.00	15,725.80	28.08
Total Dept 000 - NONE		14,146.12		511,150.00		511,150.00	15,725.80	3.08
TOTAL REVENUES		14,146.12		511,150.00		511,150.00	15,725.80	3.08
Expenditures								
Dept 336 - FIRE DEPARTMENT								
250-336-830.000	PUBLIC SAFETY - FIRE PROTECTION	0.00		73,000.00		73,000.00	0.00	0.00
Total Dept 336 - FIRE DEPARTMENT		0.00		73,000.00		73,000.00	0.00	0.00
Dept 728 - ECONOMIC DEVELOPMENT								
250-728-801.000	PROFESSIONAL & CONTRACTUAL SERVICES	2,867.50		13,300.00		13,300.00	2,500.00	18.80
250-728-801.003	SIDEWALK SNOWPLOWING	4,361.40		9,000.00		9,000.00	2,586.81	28.74
250-728-880.000	COMMUNITY PROMOTION	0.00		16,500.00		16,500.00	500.00	3.03
250-728-883.000	COMMUNITY IMPROVEMENT GRANTS	0.00		40,000.00		40,000.00	0.00	0.00
250-728-900.000	PRINTING & PUBLISHING	0.00		250.00		250.00	0.00	0.00
250-728-955.000	MISC.	0.00		100.00		100.00	0.00	0.00
250-728-957.300	MEMBERSHIP & DUES	0.00		500.00		500.00	0.00	0.00
250-728-967.400	STREET/ROAD PROJECTS	0.00		50,000.00		50,000.00	0.00	0.00
250-728-967.500	SIDEWALK/PATHWAY PROJECTS	11,125.00		175,000.00		175,000.00	0.00	0.00
250-728-974.204	LAND IMPRVMENTS-REMUS RD RIGHT OF WAY	0.00		50,000.00		50,000.00	0.00	0.00
Total Dept 728 - ECONOMIC DEVELOPMENT		18,353.90		354,650.00		354,650.00	5,586.81	1.58
TOTAL EXPENDITURES		18,353.90		427,650.00		427,650.00	5,586.81	1.31
Fund 250 - WEST DDA FUND:								
TOTAL REVENUES		14,146.12		511,150.00		511,150.00	15,725.80	3.08
TOTAL EXPENDITURES		18,353.90		427,650.00		427,650.00	5,586.81	1.31
NET OF REVENUES & EXPENDITURES		(4,207.78)		83,500.00		83,500.00	10,138.99	12.14

Fund 248 EAST DDA FUND

GL Number	Description	Balance
*** Assets ***		
248-000-001.000	CASH	20,526.10
248-000-002.000	SAVINGS	295,052.49
248-000-003.001	CERTIFICATE OF DEPOSIT	2,201,527.18
248-000-123.000	PREPAID EXPENSES	2,371.44
248-000-128.000	ASSETS HELD FOR SALE	32,557.27
<b>Total Assets</b>		<b>2,552,034.48</b>
*** Liabilities ***		
248-000-202.000	ACCOUNTS PAYABLE	1,963.02
<b>Total Liabilities</b>		<b>1,963.02</b>
*** Fund Balance ***		
248-000-375.000	RESTRICTED FUND BALANCE	2,038,746.16
<b>Total Fund Balance</b>		<b>2,038,746.16</b>
<b>Beginning Fund Balance - 2024</b>		<b>2,038,746.16</b>
<b>Net of Revenues VS Expenditures - 2024</b>		<b>471,106.55</b>
<b>*2024 End FB/2025 Beg FB</b>		<b>2,509,852.71</b>
<b>Net of Revenues VS Expenditures - Current Year</b>		<b>40,218.75</b>
<b>Ending Fund Balance</b>		<b>2,550,071.46</b>
<b>Total Liabilities And Fund Balance</b>		<b>2,552,034.48</b>

\* Year Not Closed

Fund 250 WEST DDA FUND

GL Number	Description	Balance
*** Assets ***		
250-000-001.000	CASH	5,386.73
250-000-002.000	SAVINGS	466,512.32
250-000-002.001	SHARES	53.70
250-000-003.001	CERTIFICATE OF DEPOSIT	1,158,385.61
<b>Total Assets</b>		<b>1,630,338.36</b>
*** Liabilities ***		
250-000-202.000	ACCOUNTS PAYABLE	500.00
<b>Total Liabilities</b>		<b>500.00</b>
*** Fund Balance ***		
250-000-375.000	RESTRICTED FUND BALANCE	1,207,348.08
<b>Total Fund Balance</b>		<b>1,207,348.08</b>
<b>Beginning Fund Balance - 2024</b>		<b>1,207,348.08</b>
<b>Net of Revenues VS Expenditures - 2024</b>		<b>412,351.29</b>
<b>*2024 End FB/2025 Beg FB</b>		<b>1,619,699.37</b>
<b>Net of Revenues VS Expenditures - Current Year</b>		<b>10,138.99</b>
<b>Ending Fund Balance</b>		<b>1,629,838.36</b>
<b>Total Liabilities And Fund Balance</b>		<b>1,630,338.36</b>

\* Year Not Closed

## Board Expiration Dates

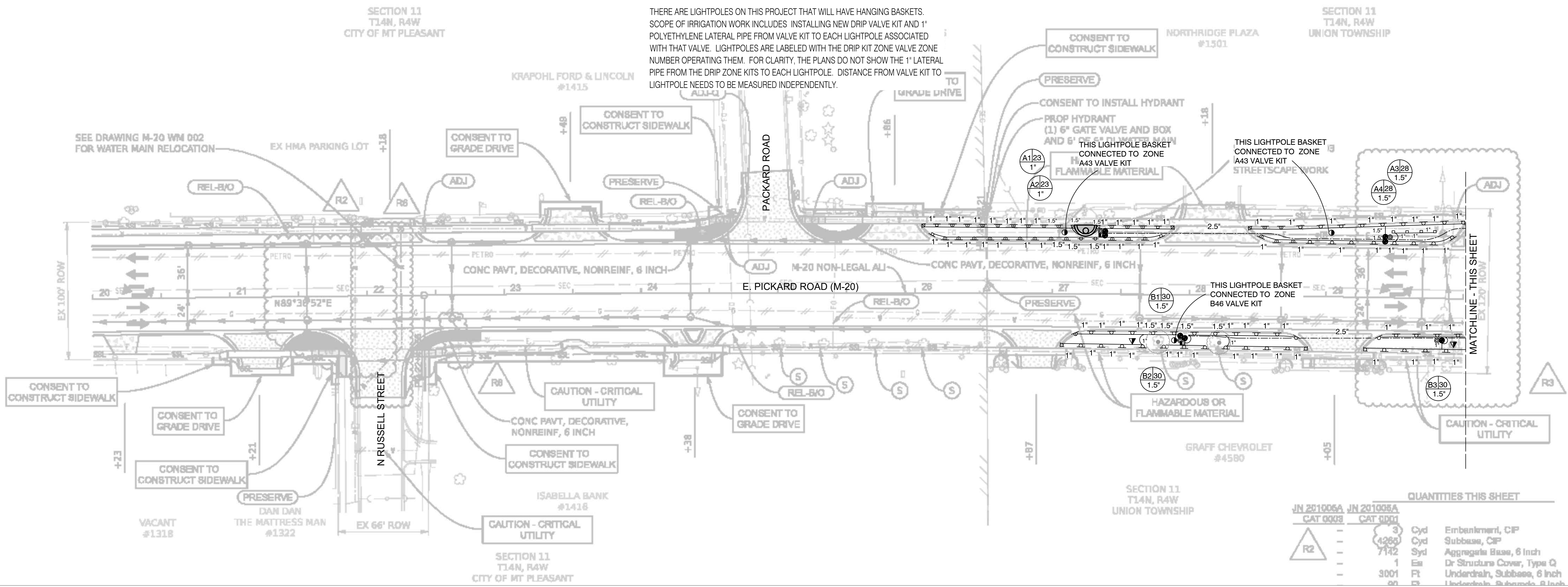
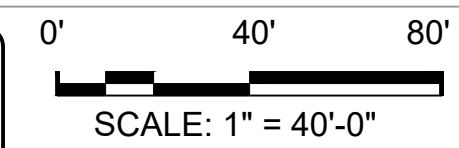
Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	James	Thering	11/20/2028
2-Chair	Phil	Squatrito	2/15/2026
3-Vice Chair	Stan	Shingles	2/15/2027
4-Secretary	Jessica	Lapp	2/15/2026
5 - Vice Secretary	Thomas	Olver	2/15/2027
6	John	Hayes	2/15/2028
7	Everette	Bradshaw	2/15/2028
8	Nivia	McDonald	2/15/2026
9	Philip	Browne Jr.	2/15/2028
Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term			
#	F Name	L Name	Expiration Date
1-Chair	Liz	Presnell	12/31/2025
2 -Vice Chair	Richard	Barz	12/31/2025
3- PC Rep	Nivia	McDonald	2/15/2026
4 -	Lori	Rogers	12/31/2026
5 -	Brian	Clark	12/31/2027
Alt. #1	David	Coyne	12/31/2027
Alt #2	Vacant		12/31/2026
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Jeanette	Corbin	12/31/2026
2	Sarvjit	Chowdhary	12/31/2026
3	Jacob	Trudell-Lozano	12/31/2026
Alt #1	Vacant		12/31/2024
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Joseph	Schafer	12/31/2025
2	Andy	Theisen	12/31/2025
3	William	Gallaher	12/31/2025
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2026
2	John	Dinse	12/31/2025
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2027
2	Lynn	Laskowsky	12/31/2025



## Board Expiration Dates

EDA Board Members (9 Members) 4 year term			
#	F Name	L Name	Expiration Date
1-Chair	Thomas	Kequom	4/14/2027
2-VC/BOT Rep	Bryan	Mielke	11/20/2028
3	James	Zalud	4/14/2027
4	Richard	Barz	2/13/2029
5	Robert	Bacon	1/13/2027
6	Marty	Figg	6/22/2026
7	Sarvjit	Chowdhary	6/22/2027
8	Jeff	Sweet	2/13/2025
9	David	Coyne	3/26/2026
Mid Michigan Area Cable Consortium (2 Members)			
#	F Name	L Name	Expiration Date
1	Kim	Smith	12/31/2025
2	Vacant		
Cultural and Recreational Commission (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1	Miranda	Ley	12/31/2025
Mt. Pleasant Airport Joint Operations and Mgmt Board (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1 - Union Township	Rodney	Nanney	12/31/2026
Local Election Commission Committee (3 BOT Members) 4 year term			
#	F Name	L Name	Expiration Date
1	Lisa	Cody	11/20/2028
2	Lori	Rogers	11/20/2028
3	Jeff	Brown	11/20/2028





QUANTITIES THIS SHEET

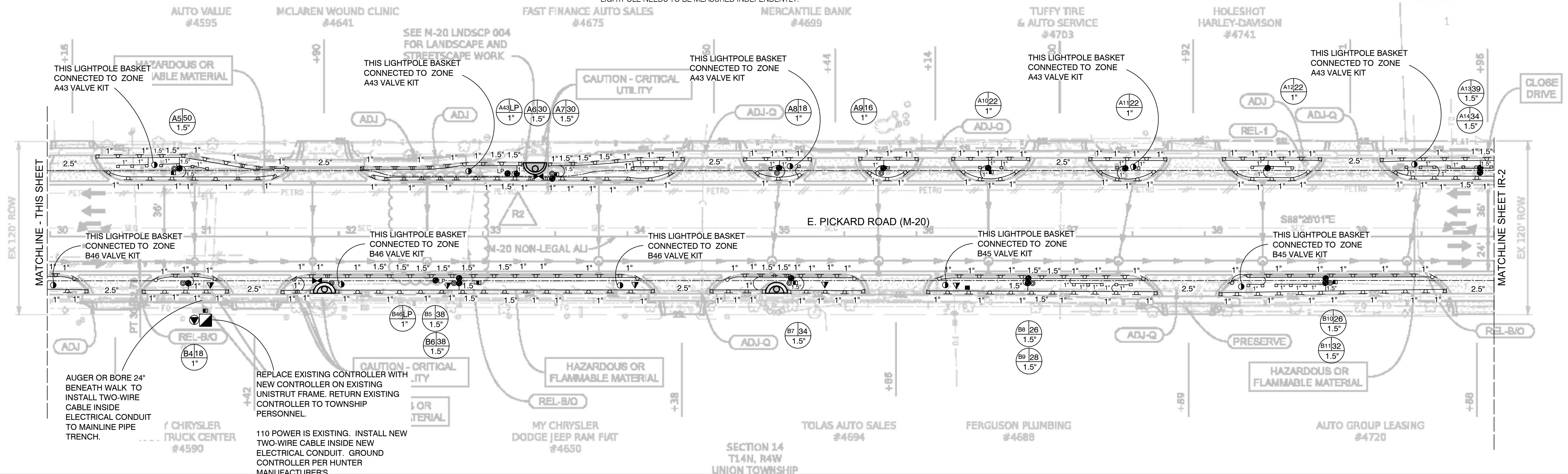
JN 201905A CAT 0028	JN 201905A CAT 0001		
R2	3	Cyd	Embankment, C/P
	426	Cyd	Subbase, C/P
	7142	Syd	Aggregate Base, 6 Inch
	1	EA	Dr Structure Cover, Type Q
	3001	FT	Underdrain, Subbase, 6 Inch
	20	FT	Underdrain, Subbase, 8 Inch

M-20

M-20

M-20

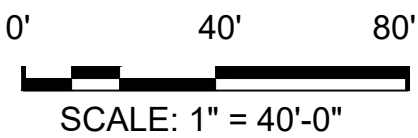
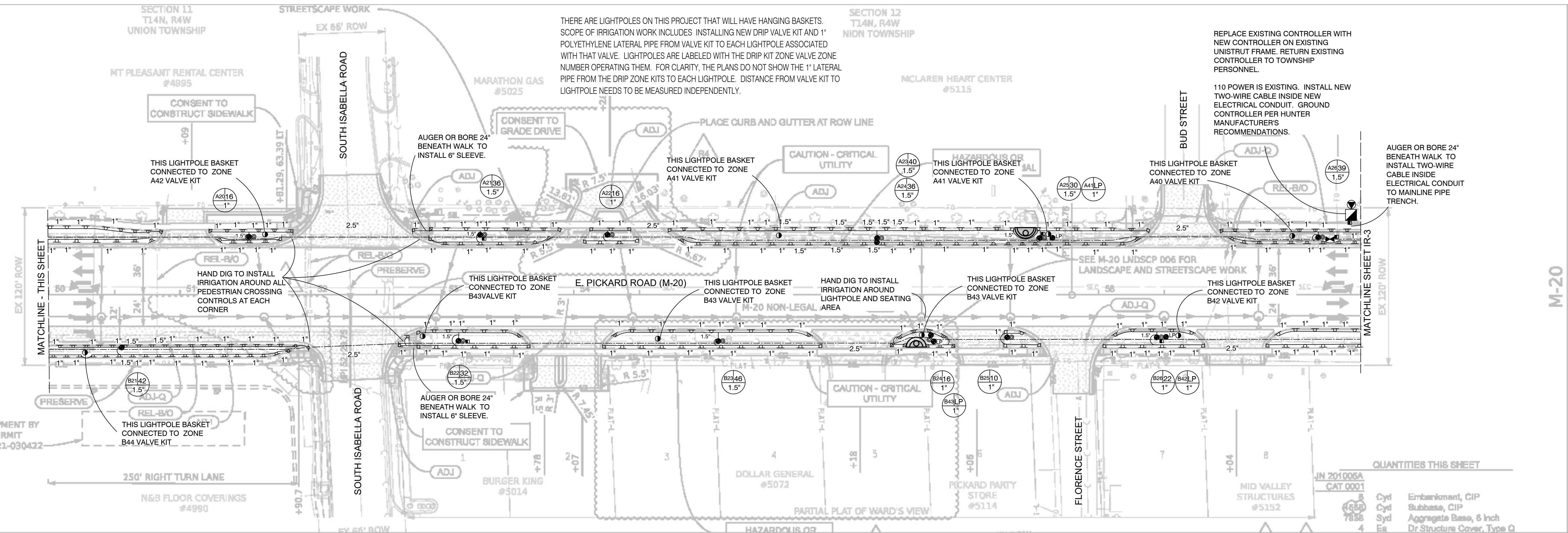
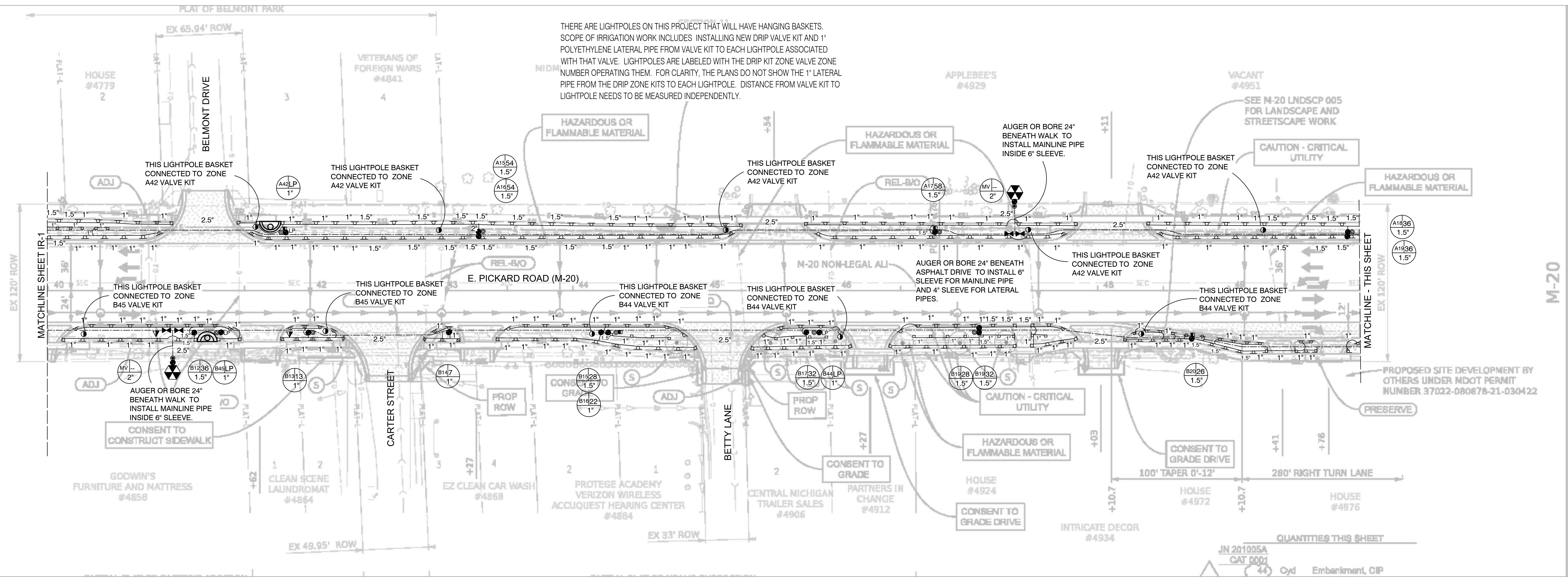
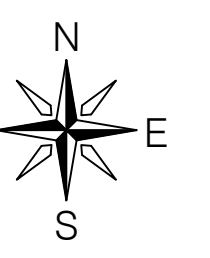
THERE ARE LIGHTPOLES ON THIS PROJECT THAT WILL HAVE HANGING BASKETS. SCOPE OF IRRIGATION WORK INCLUDES: INSTALLING NEW DRIP VALVE KIT AND 1\"/>



M-20

M-20







- 1 E# Hydrant, Reducers, Case 1
- 2 E# Water Shutoff, Adj, Case 1
- 3 E# Gate Box, Adj, Case 1
- 4 E# Gate Box, Adj, Case 2
- 5a Sanitary Structure Cover, Adj, Case 1

VACANT #5165

HAMPTON INN #5205

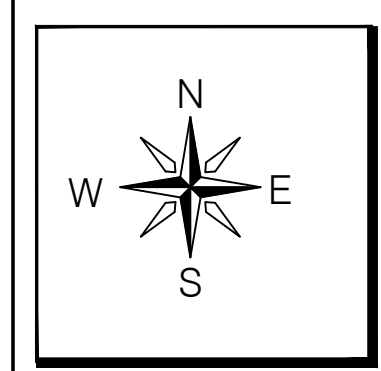
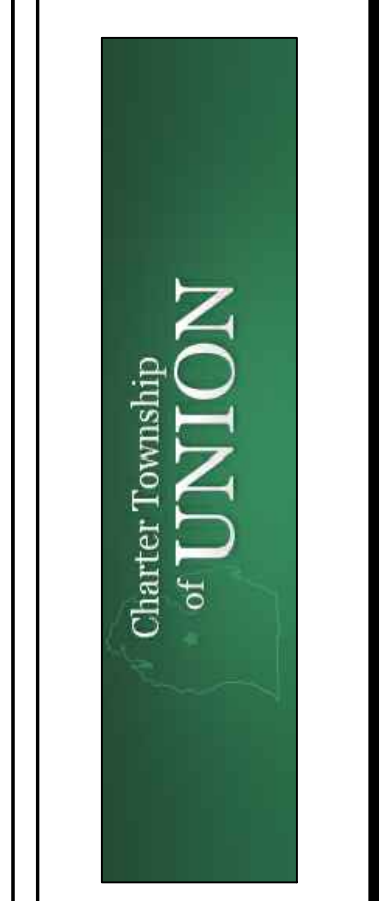
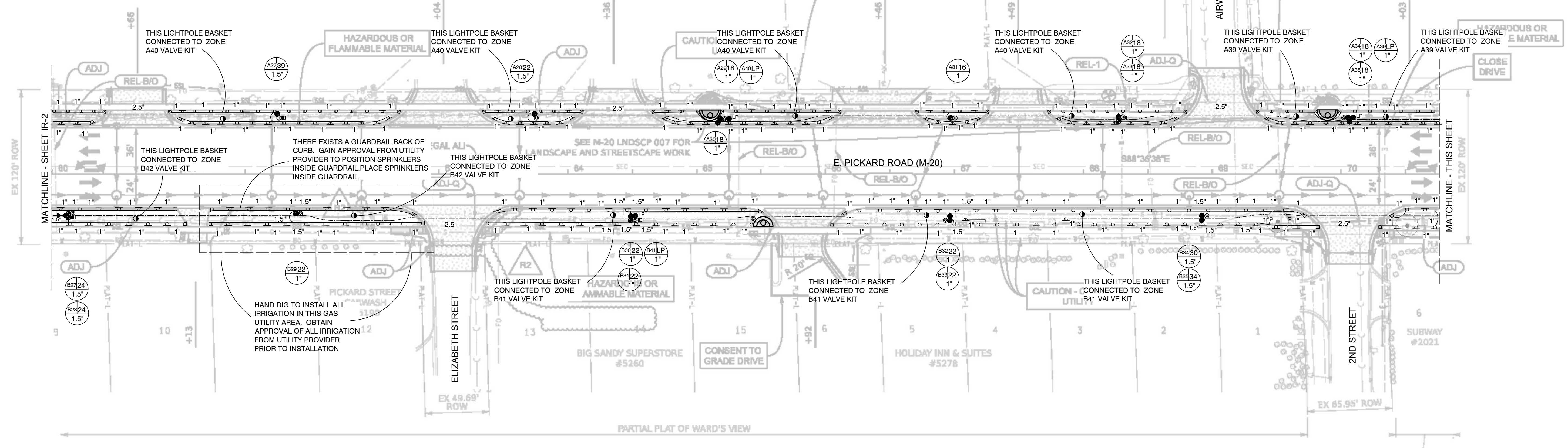
THERE ARE LIGHTPOLES ON THIS PROJECT THAT WILL HAVE HANGING BASKETS. SCOPE OF IRRIGATION WORK INCLUDES INSTALLING NEW DRIP VALVE KIT AND 1" POLYETHYLENE LATERAL PIPE FROM VALVE KIT TO EACH LIGHTPOLE ASSOCIATED WITH THAT VALVE. LIGHTPOLES ARE LABELED WITH THE DRIP KIT ZONE VALVE ZONE NUMBER OPERATING THEM. FOR CLARITY, THE PLANS DO NOT SHOW THE 1" LATERAL PIPE FROM THE DRIP ZONE KITS TO EACH LIGHTPOLE. DISTANCE FROM VALVE KIT TO LIGHTPOLE NEEDS TO BE MEASURED INDEPENDENTLY.

LENNIUM 2002 #5281

DOUG'S SMALL ENGINE REPAIR #5293

HAZARDOUS OR FLAMMABLE MATERIAL

INTERNATIONAL RV WORLD INC. #5365



M-20 CORRIDOR  
PACKARD STREET TO M-127  
INTERCHANGE

DATE: MARCH 24, 2025  
REVISION DATE:  
SHEET  
IR-3

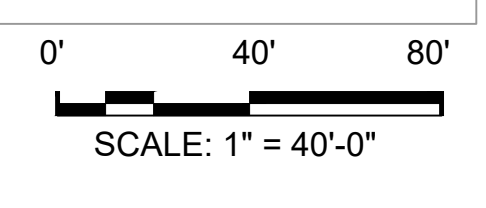
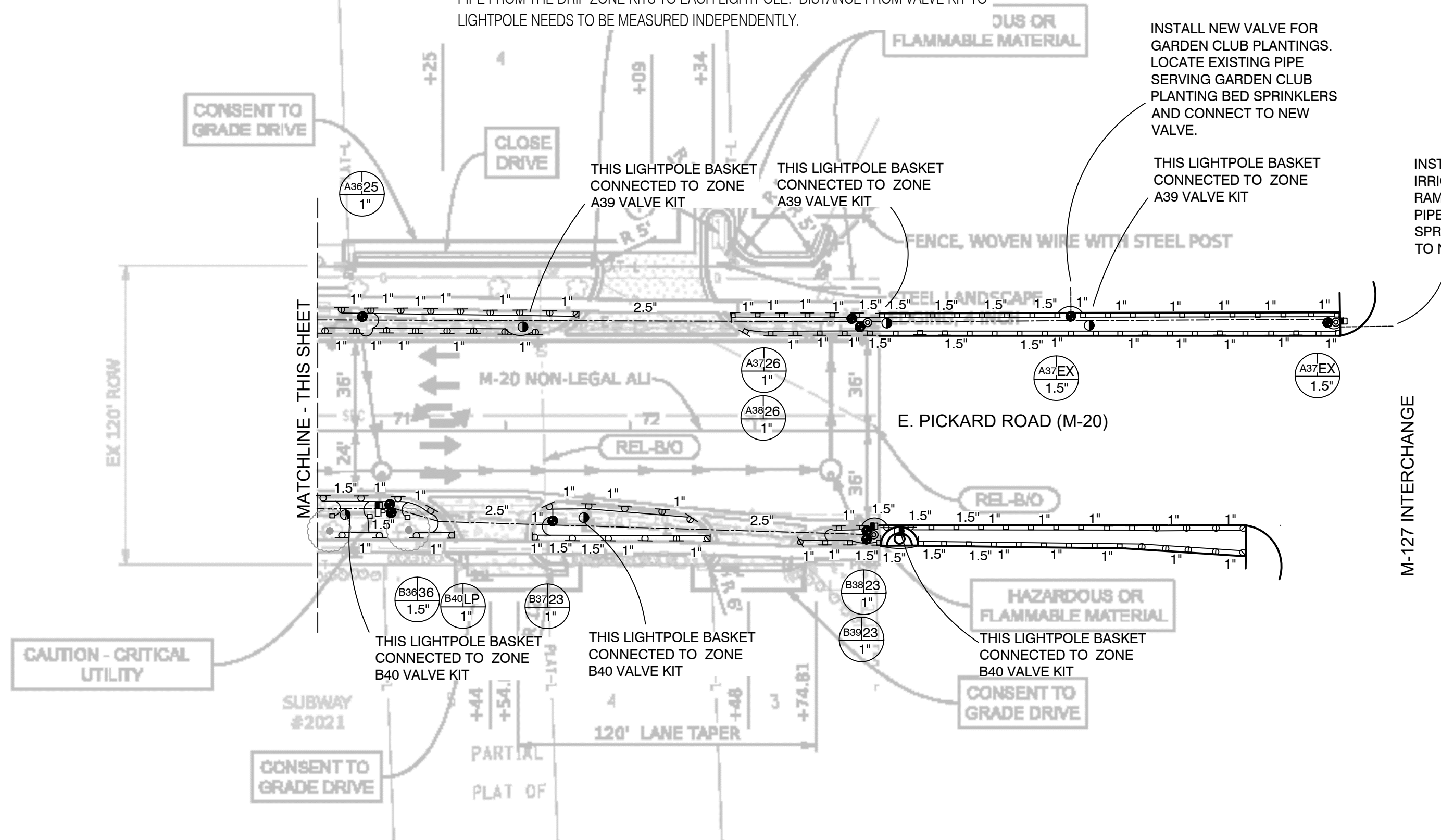
IRRIGATION PLAN

THERE ARE LIGHTPOLES ON THIS PROJECT THAT WILL HAVE HANGING BASKETS. SCOPE OF IRRIGATION WORK INCLUDES INSTALLING NEW DRIP VALVE KIT AND 1" POLYETHYLENE LATERAL PIPE FROM VALVE KIT TO EACH LIGHTPOLE ASSOCIATED WITH THAT VALVE. LIGHTPOLES ARE LABELED WITH THE DRIP KIT ZONE VALVE ZONE NUMBER OPERATING THEM. FOR CLARITY, THE PLANS DO NOT SHOW THE 1" LATERAL PIPE FROM THE DRIP ZONE KITS TO EACH LIGHTPOLE. DISTANCE FROM VALVE KIT TO LIGHTPOLE NEEDS TO BE MEASURED INDEPENDENTLY.

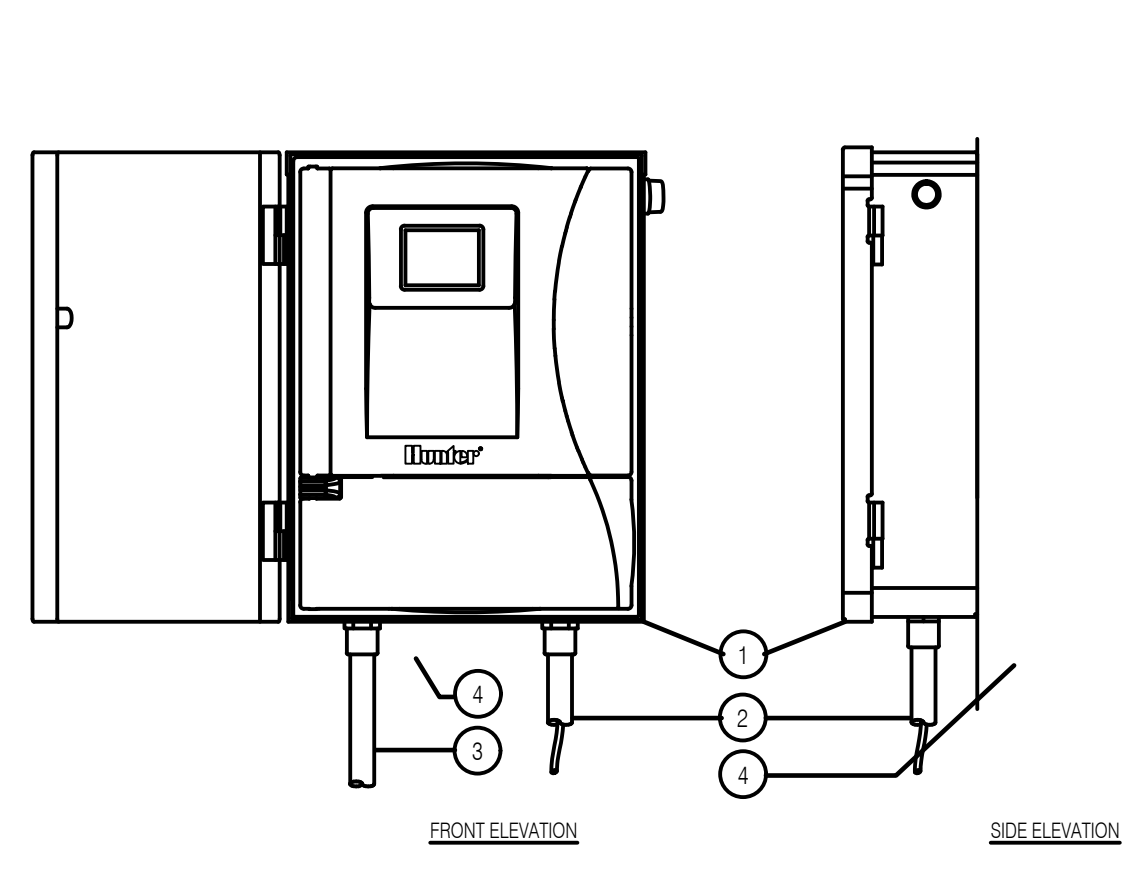
INSTALL NEW VALVE FOR GARDEN CLUB PLANTINGS. LOCATE EXISTING PIPE SERVING GARDEN CLUB PLANTING BED SPRINKLERS AND CONNECT TO NEW VALVE.

INSTALL NEW VALVE FOR IRRIGATION ZONE EAST OF RAMP. LOCATE EXISTING PIPE SERVING AREA SPRINKLERS AND CONNECT TO NEW VALVE.

M-20

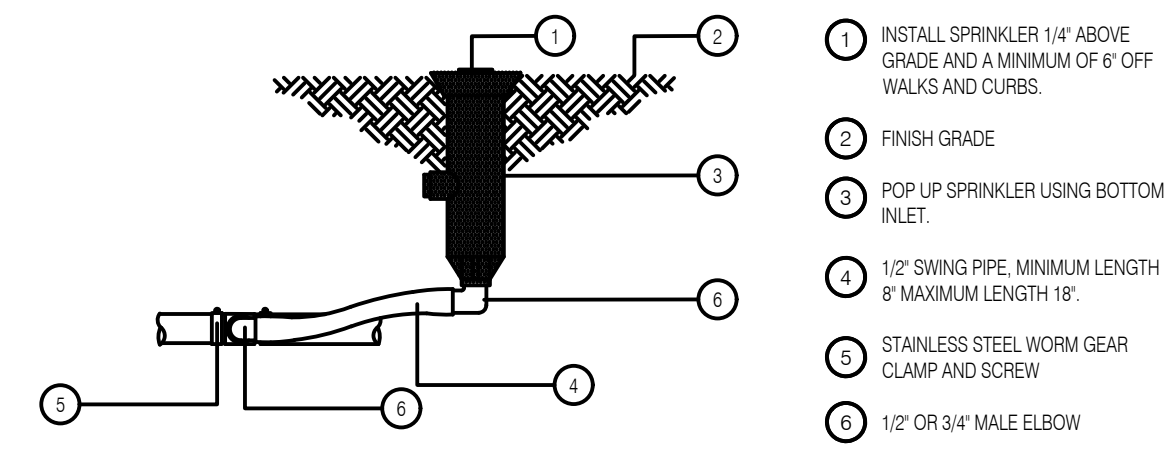




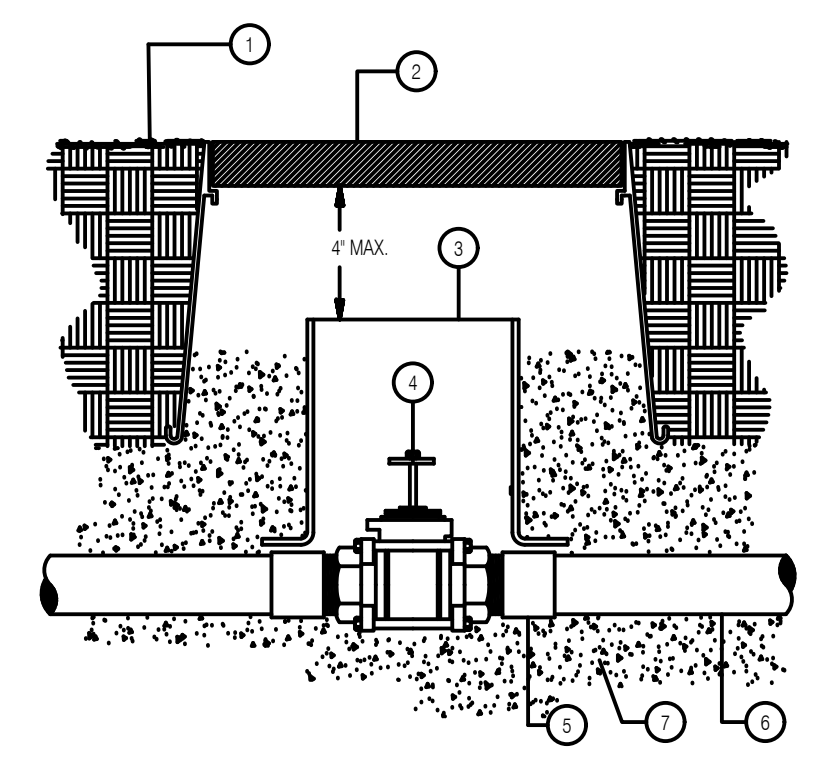


- DETAIL LEGEND:**
- IRRIGATION CONTROLLER PER PLAN
  - IRRIGATION CONTROL WIRE IN 1.5" CONDUIT - SIZE AND TYPE PER LOCAL CODES
  - ELECTRICAL SUPPLY CONDUIT - CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
  - WALL
- HUNTER CONTROLLER**  
 CONTROLLERS SHALL BE INSTALLED AT LOCATION IN MECHANICAL ROOM.
- INSTALLATION SHALL INCLUDE:
- ACC2 DECODER WALL MOUNT MODEL WITH STAINLESS STEEL ENCLOSURE, ACC-750-SS.
  - INSTALLATION OF SINGLE STATION LINE DECODERS FOR ALL IRRIGATION VALVES.
  - GROUND THE TWO-WIRE CABLE PER ALL HUNTER RECOMMENDATIONS AND A MINIMUM OF EVERY 500 ALONG TWO-WIRE PATH AND AT ALL "DEAD ENDS".
  - USE OF 1/2" HUNTER CABLE.
  - INSTALLATION OF RAIN CLIK.
  - CELLULAR MODULE ACC-ITEM FOR FUTURE CONNECTION TO CENTRALIS.

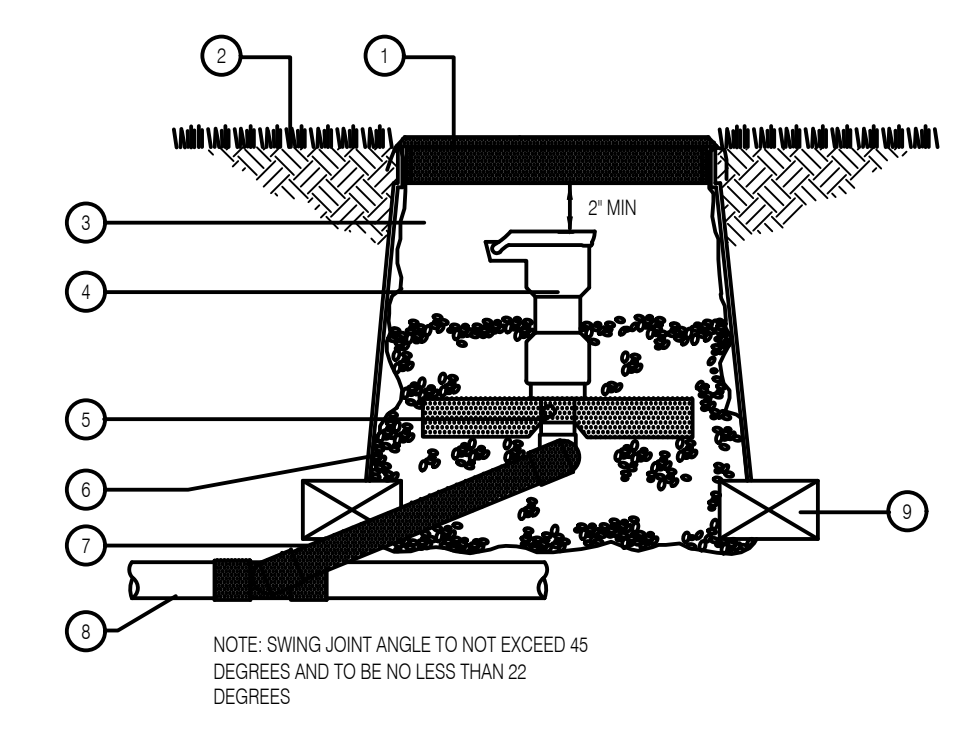
**1 Controller Detail**  
 NOT TO SCALE



**2 Two Elbow Swing Joint Detail**  
 NOT TO SCALE



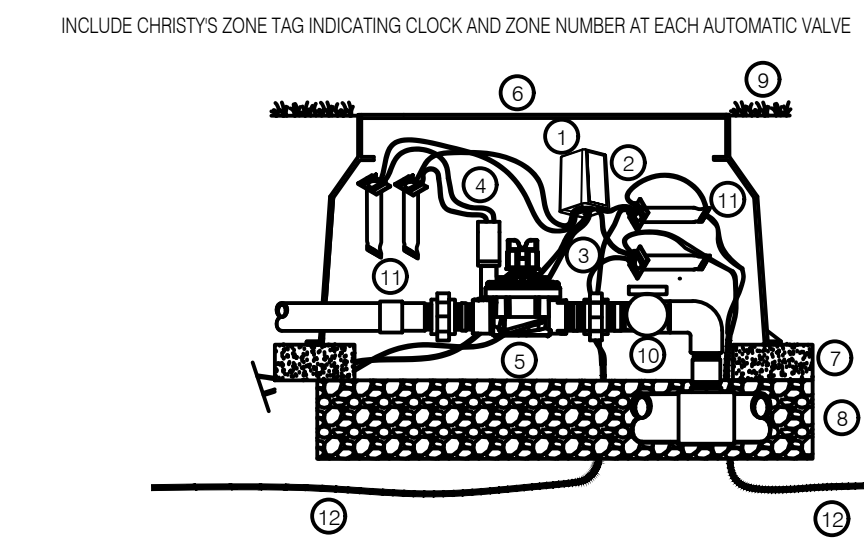
**3 Isolation Valve Detail**  
 NOT TO SCALE



**4 Quick Coupling Valve Detail**  
 NOT TO SCALE

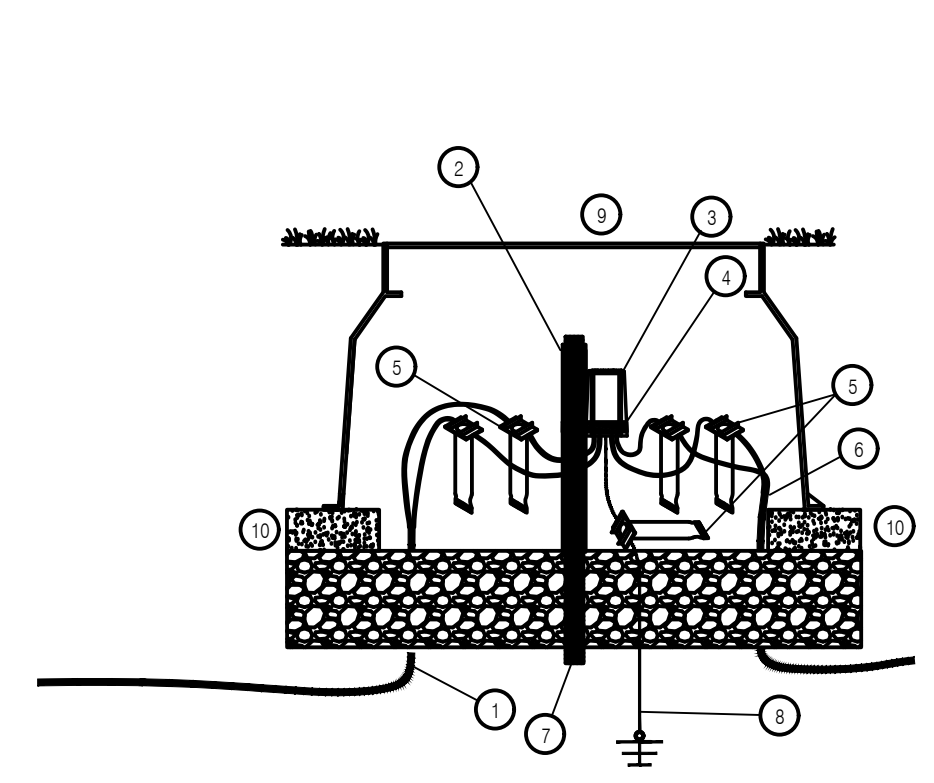
- 10" ROUND VALVE BOX
- FINISH GRADE
- INTERIOR OF BOX TO BE FREE FROM SOIL AND DEBRIS
- 3/4" QUICK COUPLING VALVE
- 3/4" QUICK COUPLER STABILIZER
- FILTER FABRIC WITH PEA STONE. FILL VALVE BOX WITH STONE TO 2" BELOW QUICK COUPLER TOP. PACK STONE IN 1" LIFTS
- SCHEDULE 80 PRE-FABRICATED SWING JOINT WITH O-RINGS SEALS AND MINIMUM 12" LAY LENGTH, LASCO SPEARS, OR DURA
- MAINLINE PIPE
- BRICK SUPPORT - INSTALL TWO ON OPPOSING SIDES

- NOTES:**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
  - CONTROLLER ACCEPTS 120 VOLTS A.C. OR 230 VOLTS A.C.
  - SEE PLAN LEGEND FOR MODEL NUMBER AND SPECIFICATIONS.
  - ALWAYS REFER TO PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION.



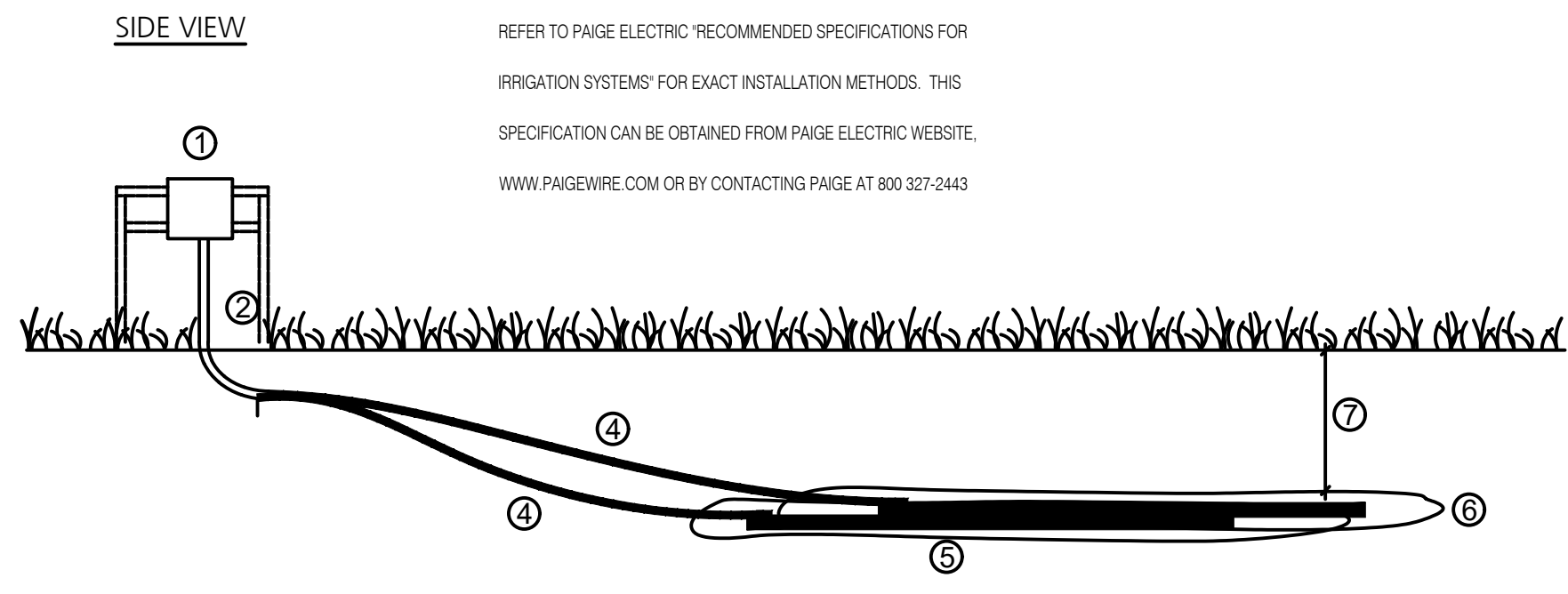
- INCLUDE CHRISTY'S ZONE TAG INDICATING CLOCK AND ZONE NUMBER AT EACH AUTOMATIC VALVE
- HUNTER ICD DECODER MOUNTED ON DECODER STAKE
  - RED WIRE AT DECODER
  - BLUE WIRE AT DECODER
  - BLACK WIRES (2) AT DECODER TO SOLENOID CONTROL WIRES
  - CONTROL VALVE ASSEMBLY
  - RECTANGULAR VALVE BOX
  - COMMON BRICK, 2 TOTAL, ONE ON EACH SHORT SIDE OF BOX
  - GRAVEL BASE, 4" DEEP, SEE CONTROL VALVE DETAIL
  - FINISH GRADE
  - PLASTIC BALL VALVE, SAME SIZE AS AUTOMATIC VALVE
  - 3M DBRV-6 CONNECTORS
  - TWO-WIRE CABLE FROM / TO NEXT VALVE

**5 Automatic Valve Detail**  
 NOT TO SCALE



- TO NEXT DECODER
- PVC PIPE 1" SCH 40
- SURGE PROTECTION MODULE
- ELECTRICAL CABLE TIE - 12"
- JACKETED ID WIRE PATH FROM CONTROLLER ALLOW 5' MIN SLACK PER SURGE DEVICE 1/2 ON EITHER SIDE
- DBRV-6 (6)
- PVC PIPE .75" SCH 40
- TO EARTH GROUND 8FT/2.5M FROM DECODER AT RIGHT ANGLE TO THE 2-WIRE PATH
- 14" X 19" RECTANGULAR VALVE BOX
- BRICK CLIPPORT AT TWO SHORT SIDES OF BOX

**6 Grounding/Surge Arrestor Detail**  
 NOT TO SCALE



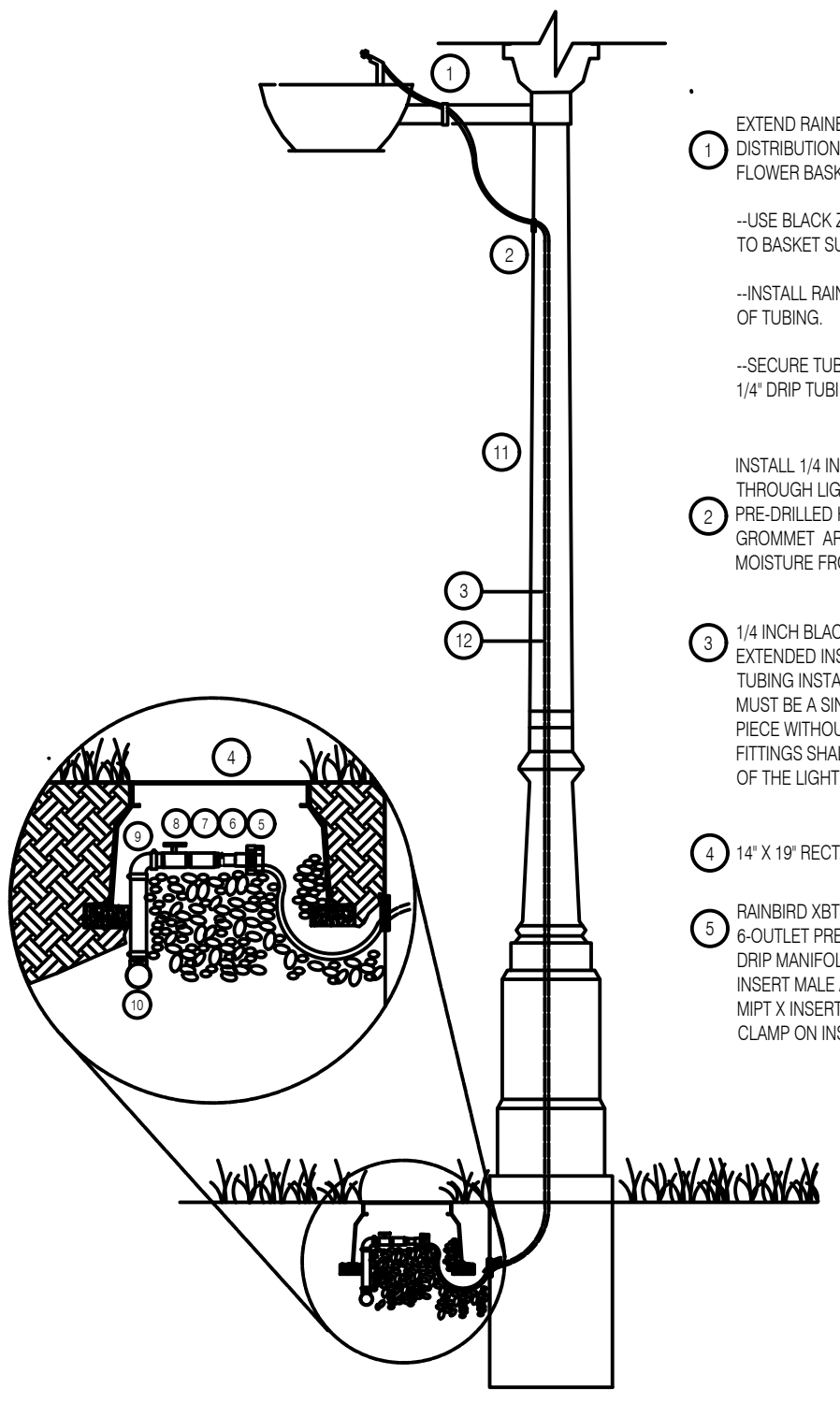
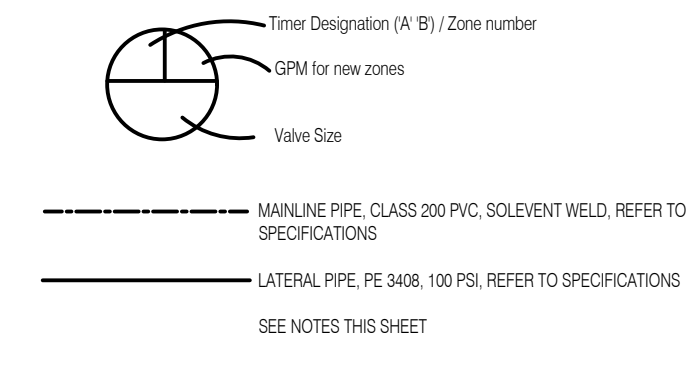
- SIDE VIEW**
- REFER TO PAGE ELECTRIC RECOMMENDED SPECIFICATIONS FOR IRRIGATION SYSTEMS FOR EXACT INSTALLATION METHODS. THIS SPECIFICATION CAN BE OBTAINED FROM PAGE ELECTRIC WEBSITE. WWW.PAGEWIRE.COM OR BY CONTACTING PAGE AT 800.327.2443
- CONTROLLER
  - ELECTRICAL CONDUIT
  - PVC SWEEP ELL (1 1/2" OR LARGER)
  - #6 AWG SOLID BARE COPPER WIRES
  - GROUNDING PLATE
  - EARTH CONTACT MATERIAL
  - 30" DEPTH
  - COPPER GROUND PLATE (4' X 96" X .0625")
  - ELECTRODE SPHERE OF INFLUENCE BOUNDARIES
  - 3 MINIMUM

**7 Controller Grounding Detail**  
 NOT TO SCALE

- WATERSOURCE NORTH AND SOUTH SIDES**
- THERE ARE TWO EXISTING 2" WATERSOURCES THAT WILL BE REUSED FOR THIS PROJECT. SCOPE OF WORK ASSOCIATED WITH EACH IS TO INCLUDE:
- ACTUATING SOURCE AND INSPECTING FOR LEAKS.
  - TESTING SOURCE TO DETERMINE WATER PRESSURE. SUBMIT FINDINGS TO IRRIGATION CONSULTANT AND TOWNSHIP. DO NOT BEGIN IRRIGATION INSTALLATION UNTIL APPROVAL IS GIVEN IF PRESSURE IS FOUND TO BE BELOW 55 PSI.
  - TEST WATER METER AND CONFIRMING PROPER OPERATION. SUBMIT FINDINGS TO TOWNSHIP.
  - REPLACE EXISTING PVB BACKFLOW PREVENTER WITH NEW 2" FEBCO 825-YA R2 BACKFLOW PREVENTER. ALL PIPING TO BE 2" TYPE 1" HARD COPPER.
  - RETURN EXISTING PVB TO TOWNSHIP.
- PIPE AND SLEEVING**
- REFER TO SPECIFICATIONS FOR PIPE AND FITTING MATERIALS.
  - IRRIGATION SHOWN IS DIAGRAMMATIC. IRRIGATION MAINLINE ROUTING AND COMPONENT PLACEMENTS NEED TO BE ADJUSTED IN THE FIELD TO ACCOMMODATE THESE SITE FEATURES.
  - SEVERAL AREAS WILL REQUIRE HAND DIGGING TO INSTALL IRRIGATION.
  - AS PART OF THE PREVIOUS MOOT WORK, A 6" SLEEVE WAS INSTALLED BENEATH DRIVEWAYS AND ROADWAYS. THIS SLEEVING IS TO BE USED FOR THE IRRIGATION PIPE AND TWO-WIRE CABLE CROSSING BENEATH THESE SITE PAVED AREAS. REFER TO MOOT REFERENCE DRAWINGS. ACTUAL LOCATIONS AND DEPTHS OF SLEEVING MUST BE CONFIRMED IN THE FIELD.
  - SLEEVING REQUIRED FROM THE TIP LOCATIONS BENEATH THE SIDEWALKS TO BE 6" CLASS 200 PVC INSTALLED BY AULSERING OR BORING BENEATH WALKS 24" BELOW GRADE.
- TREES**
- THERE ARE EXISTING TREES THAT ARE TO REMAIN. HAND DIG TO INSTALL IRRIGATION PIPE AND SPRINKLERS IN THESE PLANTERS TO LIMIT AMOUNT OF DAMAGE TO THE TREE ROOT SYSTEMS.
- LAWN RESTORATION**
- ALL LAWN DAMAGED BY THE IRRIGATION INSTALLATION SHALL BE RESTORED PER TOWNSHIP STANDARDS AND REQUIREMENTS AND THE IRRIGATION SPECIFICATIONS.
- LIGHTPOLE HANGING BASKETS**
- THERE ARE LIGHTPOLES ON THIS PROJECT THAT WILL HAVE HANGING BASKETS. SCOPE OF IRRIGATION WORK INCLUDES INSTALLING NEW DRP VALVE KIT AND 1" POLYETHYLENE LATERAL PIPE FROM VALVE KIT TO EACH LIGHTPOLE ASSOCIATED WITH THAT VALVE. LIGHTPOLES ARE LABELED WITH THE DRP KIT ZONE NUMBER OPERATING THEM. FOR CLARITY, THE PLANS DO NOT SHOW THE 1" LATERAL PIPE FROM THE DRP ZONE KITS TO EACH LIGHTPOLE. DISTANCE FROM VALVE KIT TO LIGHTPOLE NEEDS TO BE MEASURED INDEPENDENTLY.
  - IRRIGATION SCOPE OF WORK IS ALSO TO INCLUDE INSTALLING PIPING FROM THE NEW LATERAL PIPE UP THROUGH THE INSIDE OF THE LIGHTPOLES AND OUT THE TOP AND THEN INSTALLING DRP COMPONENTS TO WATER THE HANGING BASKETS. REFER TO LIGHTPOLE HANGING BASKET IRRIGATION SCHEMATIC DETAIL FOR REFERENCE ON SCOPE OF WORK REQUIRED.
  - LIGHTPOLE BASE ACCESS POINT TO FEED IRRIGATION UP THROUGH THE POLE NEEDS TO BE DETERMINED IN THE FIELD. REFER TO WRITTEN SPECIFICATIONS AND PLANS FOR ADDITIONAL SCOPE OF WORK AND REQUIREMENTS.
- CONTROL SYSTEM**
- BOTH WATERSOURCES WILL HAVE NEW CONTROLLERS.
  - NEW CONTROLLERS TO BE HUNTER ACCP72D-SS TWO-WIRE DECODER MODELS WITH WALL MOUNT STAINLESS STEEL ENCLOSURES.
  - BOTH CONTROLLERS WILL REPLACE EXISTING CONTROLLERS AND BE MOUNTED ON EXISTING UNISTRUT FRAMES.
  - CONTROLLERS ARE TO INCLUDE: R0AM XL KITS, HFS FLOW METER, ICD SINGLE STATION DECODERS, RAIN CLIK, AND ACC-ITEM CELLULAR MODULE.
  - ASSIST TOWNSHIP IN SETTING UP CENTRALIS ACCOUNT, ENTERING DATA, AND CONNECTING TO TOWNSHIP PHONES/TABLETS/COMPUTERS.
- UTILITIES**
- AS-BUILT DRAWINGS FROM MOOT DO NOT EXIST FOR UTILITIES. THERE EXIST SEVERAL UTILITIES IN THIS CORRIDOR THAT MUST BE ACCURATELY IDENTIFIED. NO IRRIGATION WORK IS TO TAKE PLACE UNTIL UTILITIES ARE ACCURATELY MARKED BY THE UTILITY COMPANIES. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR CONTACTING THE UTILITY PROVIDERS AND GAINING A COMPLETE UNDERSTANDING OF THE UTILITY LOCATIONS.
- PROVIDE EXTRA EQUIPMENT FOR OWNER USE**
- THREE QUICK COUPLING KEYS WITH HOSE SWIVELS.

**Irrigation Legend:**

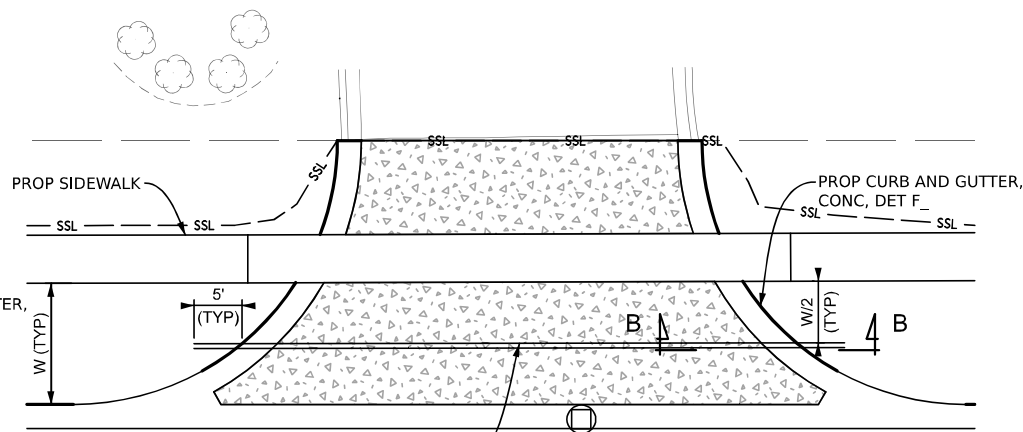
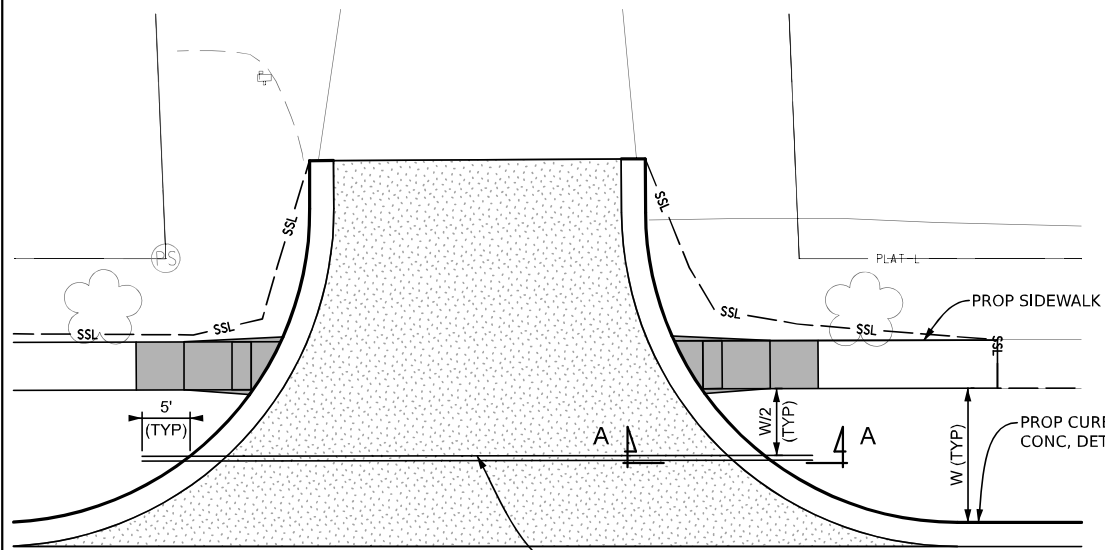
KEY	EQUIPMENT	HUNTER
4" Pop Up Spray w/ 15 Radius Nozzle	PROS-04-PR330-CV w/ Pro-Spray Fixed Nozzles	PROS-04-PR330-CV w/ 15 Series Nozzle
12 Radius Nozzle		12 Series Nozzle
10 Radius Nozzle		10 Series Nozzle
Strip Spray Nozzle		SS-530 Side, ES-515 End
Automatic Control Valve		ICV
Automatic Drip Valve Kit		ICZ-101-40-LF (lightpole basket zones)
Quick Coupling Valve-3/4"		HQ3RC w/ HK-33 Key, HS-0 Hose Swivel
Existing 2" Watersource		Replace existing PVB with new Febc0 825-YA R2 Backflow preventer. See Notes on Plans
Two-Wire Control Timer Wall Mount		ACC-750-SS ACC-ITEM Cellular Module R0AM XL KIT HFS Flow-sync FCT-200 pipe fitting ICD Single Decoders
Rain Sensor		Rain Clk
Surge Arrestor		Hunter
Isolation Valve - 2.5"		Nibco T113



**4 Lightpole Hanging Basket Irrigation Schematic Detail**  
 NOT TO SCALE

SIDE STREET

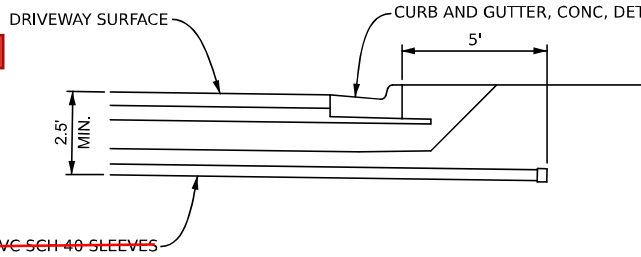
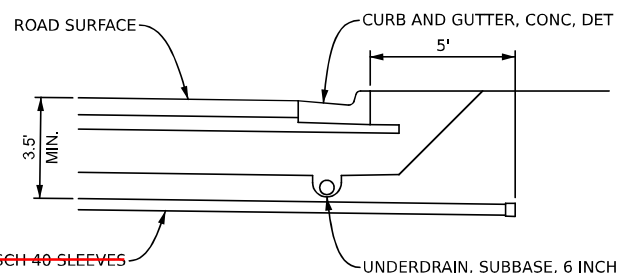
DRIVEWAY



INSTALL (2) 4" PVC SCH 40 SLEEVES BENEATH SIDE STREET APPROACH

INSTALL (2) 4" PVC SCH 40 SLEEVES BENEATH DRIVEWAY APPROACH

Installed (1) 6" SDR-35 PVC Sleeves



Installed (1) 6" SDR-35 PVC Sleeves

Installed (1) 6" SDR-35 PVC Sleeves

SECTION A-A

SECTION B-B

Installed (1) 6" SDR-35 PVC Sleeves

Installed (1) 6" SDR-35 PVC Sleeves

SIDE STREET IRRIGATION SLEEVE DETAIL

DRIVEWAY IRRIGATION SLEEVE DETAIL

- TO APPLY:  
 BELMONT DR  
 CARTER ST  
 BETTY LN  
 ISABELLA RD (NORTH AND SOUTH)  
 BUD ST  
 FLORENCE ST  
 ELIZABETH ST  
 AIRWAY DR  
 2ND ST

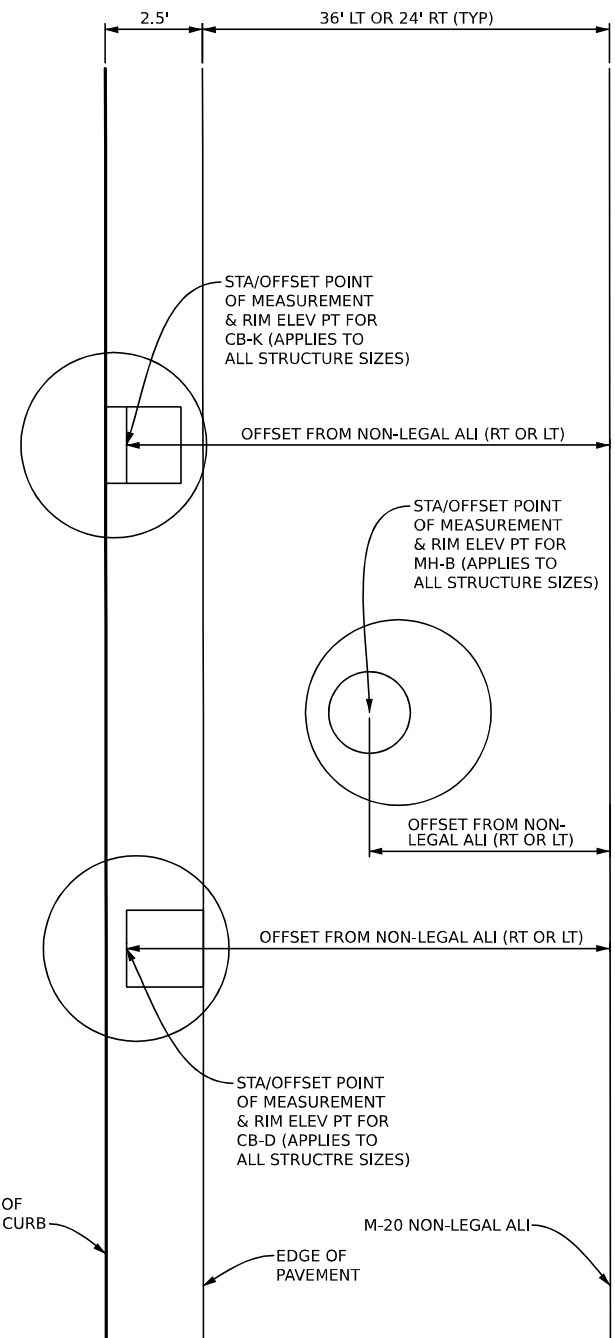
- TO APPLY:  
 ALL DRIVEWAY APPROACHES  
 FROM STA 27+50 TO STA 73+00

NOTES:

COORDINATE THIS WORK WITH ALL OTHER TRADES.

SLEEVE LOCATIONS ARE DIAGRAMMATIC. ALL SLEEVES TO BE FIELD ADJUSTED TO TAKE INTO CONSIDERATION ANY FIXED OBJECTS, LANDSCAPE OR UTILITIES.

PVC SLEEVES TO BE CAPPED ON EACH SIDE OF ROAD OR DRIVEWAY APPROACH. PAYMENT FOR CAPS AND INSTALLATION INCLUDED IN THE COST OF THE SLEEVE.



STATION/OFFSET & RIM ELEV LOCATION DETAIL

TO APPLY:  
 ALL DRAINAGE STRUCTURES  
 FROM POE TO POB

FINAL ROW PLAN REVISIONS				(SUBMITTAL DATE: )			
NO.	DATE	AUTH	DESCRIPTION	NO.	DATE	AUTH	DESCRIPTION



NO SCALE

21  
 FILE: 201005\_MiscDet\_003.dgn

DATE: 08/16/2022  
 DESIGN UNIT: KELLEY  
 TSC: MT PLEASANT

CS: 37022  
 JN: 201005A

M-20	SHEET
MISCELLANEOUS DETAILS	SECT 1
M-20 MSCDET 003	21



## SECTION 328000 – IRRIGATION SYSTEM

## PART 1 - GENERAL

## 1.1 SUMMARY

- A. Section Includes:
  - 1. Piping
  - 2. Fittings
  - 3. Valves
  - 4. Valve boxes
  - 5. Flow Sensors
  - 6. Controller software
  - 7. Wiring
  - 8. Controllers
  - 9. Sprinklers
  - 10. Nozzles
  - 11. Backflow preventer
  - 12. Accessories

## 1.2 DESCRIPTION OF WORK

- A. The irrigation design drawing shall be completed in strict compliance with this specification for review and approval by Irrigation Consultant.
- B. The sprinkler system shall be constructed using sprinklers, valves, piping, fittings, controllers, wiring, etc., of size and types as indicated in these specifications. The system shall be constructed to grades and conform to areas and locations as shown on the drawings.
- C. Coordinate electrical requirements with electrical trades.
- D. Sprinkler lines shown on the drawings are essentially diagrammatic. Spacing of the sprinkler heads, valves, and quick coupling valves is shown on the drawings and shall be exceeded only with the permission of the Irrigation Consultant.
- E. Unless otherwise specified or indicated on the drawings, the construction of the sprinkler system shall include the furnishing, installing and testing of all watersources, backflow preventers, mains, laterals, risers and fittings, sprinkler heads, wire, two-wire cable, decoders, two-wire cable connectors, wire connectors, quick coupling valves, automatic control valves, manual valves, valve boxes, control timers, sensors, flow sensors, master valves, controllers and associated accessories, drip irrigation, rain sensors and other necessary specialties and the removal and/or restoration of existing improvements, excavating and backfill, and all other work in accordance with plans and specifications as required for a complete system.
- F. The entire system shall conform to local standards and requirements for landscape irrigation systems.
- G. The control system shall be installed by a Hunter “Factory Trained Contractor”.
- H. The contractor shall have successfully installed streetscape irrigation including lightpole basket drip irrigation on similarly sized projects. References may be required. These reference(s) must provide a satisfactory response or the experience will not be accepted.
- I. Lawn areas damaged from irrigation installation shall be restored to Township requirements and standards.

### 1.3 SUBMITTALS

- A. Submit specific product information including make and model number to the Irrigation Consultant on manual valves, automatic valves, plastic manual valves (upstream of automatic valves) valve boxes, zone valve identification tags, landscape filter fabric (valve box interiors), sprinklers, nozzles, drip zone kits, drip zone piping, drip zone emitters, stainless steel clamps, controllers, two-wire cable, wire, decoders, rain sensors, master valves, flow sensors, rain sensor, surge arrestors, two-wire cable connectors, all pipe and fittings, PVC glue and primer, drainage aggregate (valve box interiors), to be used on the project prior to purchasing materials. All submittals shall clearly highlight the models to be installed. Submittals are subject to the irrigation consultant's approval.
- B. The control system shall be installed by a Hunter "Factory Trained Contractor". Submit copy of certificate with submittals.
- C. Prior to Substantial Completion acceptance submit:
  - 1. Written operating and maintenance instructions.
  - 2. Instruction sheets and parts lists for all operating equipment.
  - 3. Two color coded controller charts for the controller laminated between two pieces of 20mil plastic.
  - 4. Also include zone chart in each control timer along with colored drawing indicating extent of zones.

### 1.4 QUALITY ASSURANCE

- A. The Contractor shall coordinate his work with the other trades.
- B. The Contractor shall confine his operations to the area to be improved and to the areas allotted him by the Owner's representative for material and equipment storage.
- C. The Contractor shall have a minimum of 5 years experience installing irrigation systems of comparable size and complexity.
- D. It shall be the Contractor's responsibility to ensure and guarantee satisfactory operation of the entire system and the workmanship and restoration of the area. The entire system shall be guaranteed to be complete and perfect in every detail for a period of one year from the date of its acceptance and he hereby agrees to repair or replace any such defects occurring within that year, free of expense to the Owner. Contractor shall winterize the system the first year. Minor maintenance and adjustment shall be by Owner.
- E. The Contractor shall maintain continuously a competent superintendent, satisfactory to the Owner, with authority to act for him in all matters pertaining to the work.
- F. Contractor shall be a Hunter "Factory Trained Contractor".

### 1.5 DELIVERY, STORAGE AND HANDLING

- A. Deliver irrigation system components in manufacturer's original undamaged and unopened containers with labels intact and legible.
- B. Deliver plastic piping in bundles, packaged to provide adequate protection of pipe ends, both threaded or plain.
- C. Store and handle materials to prevent damage and deterioration.
- D. Provide secure, locked storage for valves, sprinkler heads and similar components that cannot be immediately replaced, to prevent installation delays.

## 1.6 PROJECT CONDITIONS

- A. The bidder acknowledges that he has examined the site, plans and specifications, and the submission of a proposal shall be considered evidence that examination has been made.
- B. It shall be the contracting installer's responsibility to report to the Irrigation Consultant any deviations between drawings, specifications and the site. Failure to do so prior to the installing of equipment and resulting in replacing and/or relocation equipment shall be done at the Contractor's expense.
- C. The exact location of all existing utilities and structures and underground utilities are not indicated on the drawings; their locations shall be determined by the Contractor, and he shall conduct his work so as to prevent interruption of service or damage to them. The Contractor shall protect existing structures and utility services and be responsible for their replacement if damaged by him.
- D. Minor adjustments in system layout will be permitted to clear existing fixed obstructions. Final system layout shall be acceptable to Irrigation Consultant.

## 1.7 CODES AND STANDARDS

- A. The entire installation shall fully comply with all local and state laws and ordinances and with all established codes applicable thereto.
- B. Any permits for the installation of construction of the work included under this contract which are required by any of the legally constituted authorities having jurisdiction, shall be obtained and paid for by the Contractor, each at the proper time. Contractor shall also arrange for and pay all costs in connection with any inspections and examinations required by these authorities.
- C. In all cases where inspection of the irrigation system work is required and/or where portions of the work are specified to be performed under the direction and/or inspection of the Irrigation Consultant, the Contractor shall notify Irrigation Consultant at least 48 hours in advance of the time and such inspection and/or direction is required.
- D. Any necessary re-excavation or alterations to the system needed because of failure of the Contractor to have the required inspections shall be performed at the Contractor's own expense.

## 1.8 SERVICE AND MAINTENANCE

- A. The Contractor shall service the system at the Owner request during the guarantee period and shall be paid for work performed which is not covered by the guarantee. Contractor shall provide written instructions to the Owner for future service and maintenance.
- B. Set system to operate per Owner direction.
- C. Operate multiple programs at the same time as necessary to complete system operation within this water window.
- D. System operation shall adhere to all local and state water restrictions.
- E. Irrigation contractor and Owner are responsible to set all zone operation frequencies and run times. Assist Owner as required with operating the controller.
- F. After completion, testing and acceptance of the system, the Contractor will instruct the Owner's personnel in the operation and maintenance of the system.
- G. Return all salvaged, undamaged, irrigation equipment to Owner.



- H. Provide Owner with three keys for controller cabinets.
- I. Provide extra equipment for Owner use. Extra equipment shall include:
  - 1. Three quick coupling keys with hose swivels.

#### 1.9 OWNER'S ACCEPTANCE

- A. The completion of the installation phase of the contract will be accepted and Notice of Substantial Completion recorded only when the entire contract is completed to the satisfaction of the Owner and Irrigation Consultant and all punch list items completed including record documents, operations and maintenance manuals and system training.
- B. Final Acceptance will be made by the Owner at the end of the one-year Warranty period.

#### 1.10 WARRANTY

- A. It shall be the Contractor's responsibility to ensure and guarantee satisfactory operation of the entire system and the workmanship and restoration of the area. The entire system shall be guaranteed to be complete and perfect in every detail for a period of one year from the date of Substantial Completion and Contractor hereby agrees to repair or replace any such defects occurring within those one years, free of expense to the Owner. Minor maintenance and adjustment shall be by Owner.
- B. Contractor to guarantee that all trenches and other disturbed areas to be free from heaving or settling more than one-quarter (1/4"). Should it become necessary to adjust the grade, re-grade the trench and re-sod. This no-settlement clause shall extend over the entire period of guarantee of the job.
- C. Maintenance activities include:
  - 1. Winterization and activation each year for a total of one time for each activity.
  - 2. Spring start-up shall include:
    - a. System activation in late-April
    - b. Head adjustments
    - c. Nozzle adjustments
    - d. Activation of the irrigation controls
    - e. Check for leaks and make repairs
    - f. Meet with Owner and assist in the setting of watering frequencies for each zone.
  - 3. During the warranty period of active use (May through Mid-November), contractor shall:
    - a. Visit the site monthly, meet with Owner and provide as-needed direction on system operations. During this period provide any adjustments as necessary.
    - b. Perform monitoring services remotely, promptly perform any repairs or adjustments based on data
    - c. Submit monthly monitoring reports to Owner identifying system operations data.
  - 4. Winterization activities shall include:
    - a. All system shut-down including backflow preventer.
    - b. Complete pipe winterization to remove water from all mainlines and lateral lines.

### PART 2 - PRODUCTS

#### 2.1 GENERAL

- A. All materials to be incorporated in this system shall be new and without flaws or defect and quality and performance as specified. All material overages at the completion of the installation are the property of the Contractor and are to be removed from the site.
- B. The Contractor shall use materials as specified. Material other than specified will be permitted only after written application by the Contractor and written approval by the Irrigation Consultant. Substitutions will only be allowed when in the best interest of the Owner.

## 2.2 PIPE, SLEEVING, AND FITTINGS

- A. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes will be permitted, but substitutions of larger size may be approved. All pipe damaged or rejected because of defects shall be removed from the site at the time of said rejection.
- B. Provide pipe continuously and permanently marked with manufacturer's name or trademark, size schedule and type of pipe working pressure at 73 degrees F. and National Sanitation Foundation (NSF) approval.
- C. Pipe downstream of zone valves, 2" and smaller, shall be ASTM 2239 flexible polyethylene pipe rated at 100 PSI working pressure, PE 3408. Fittings shall be ASTM D2609 insert type. Saddle and cross fittings are not permitted.
  - 1. All joints shall be secured with stainless all steel band and screw worm gear clamps. Double clamp sizes 1.5" and 2"
- D. Mainline pipe and sleeving shall be rigid, un-plasticized polyvinyl chloride pipe extruded from virgin parent material, ASTM D-2241. Provide pipe homogeneous throughout and free from visible cracks, holes, foreign materials, blisters wrinkles and dents.
  - 1. Mainline pipe and sleeving shall be PVC solvent weld type.
- E. PVC pipe 2.5" and smaller and sleeve fittings shall be ASTM D-2466 schedule 40 PVC molded fittings suitable for solvent weld.
  - 1. Primer and solvent for use with PVC pipe to conform to ASTM D2564. Christy's Red Hot Blue Glue or equal. Primer to be purple in color. Solvent to be appropriate for pipe and fitting type and weather conditions.
- F. All threaded PVC pipe-fittings shall be ASTM D-2467, Schedule 80 PVC.
- G. Saddle and cross fittings are not permitted. Use male adapters for plastic to metal connections. Hand-tighten male adapters plus one turn with a strap wrench.
- H. All copper pipe and above grade pipe shall be type 'L' copper. Fittings shall be cast brass or wrought copper.

## 2.3 CONTROL SYSTEM

- A. The automatic controllers shall be Hunter two -wire cable system.
  - 1. Contact the Hunter representative, to review the irrigation plans and specifications prior to purchasing and installing all control system components.
- B. All controller components and installation methods shall be per Hunter requirements.
- C. All controllers shall be A2C-75D-SS (two wire) stainless steel wall mount model. Refer to plan for additional accessories.
- D. All controllers shall be grounded per manufacturer's recommendations.
- E. Include A2C-LTEM Cellular Module for use in connecting to the cloud based Centralus Central Control.
- F. Include ROAM XL Kit.

## 2.4 TWO- WIRE CABLE, DECODERS, AND CONNECTIONS

- A. All electrical work shall conform to all applicable electrical codes.

- B. Two-wire cable shall be Hunter twisted pair, 12/2 AWG or as recommended by Hunter for the conditions of the project.
- C. Control wire shall be Type UL approved, for direct burial and shall be size 12, as noted on the Drawings. Conductor shall be 600-volt single strand soft annealed copper. Insulation shall be PVC or polyethylene.
- D. One hundred and twenty (120) volt power wire or heavier installed underground to be double conductor with integral ground, Type UF approved and be installed in conduit.
- E. Low voltage wire connectors shall be made using wire nuts and 3M Scotch-Lok, or 3M DBR/Y connectors.
- F. One hundred and twenty volt or heavier splices made underground to be made using wire nuts and 3M brand Scotch-Lok.
- G. All decoders shall be Hunter single station line decoders.
- H. Flow sensor and master valve shall be installed at all watersources. Refer to plan legend for models.
- I. Two-wire cable connectors to be made using 3M DBR/Y connectors.

## 2.5 SPRINKLER HEADS

- A. Spray sprinkler equipment shall be Hunter PROS-04-PRS30 (lawns).
- B. Sprinkler nozzles shall be Hunter Pro-spray fixed nozzles.

## 2.6 AUTOMATIC VALVES AND QUICK COUPLING VALVES

- A. Valves shall be Hunter ICV.
- B. Valves shall have zone identification tag as manufactured by T. Christy Enterprises, attached to the valve stem. Tag shall include controller letter and valve number. Color of tag to match controller two-wire cable jacket color.
- C. Install plastic ball valve upstream of all automatic valves, Spears or Lasco.
- D. Quick coupler valves shall be Hunter 3/4" HQ3RC w/ HK-33 Key, HS-0 Hose Swivel.
- E. Quick couplers shall have locking lid and stabilizer.

## 2.7 MANUAL VALVES

- A. Gate valves to be 200 #WOG with solid wedge disc, conforming to federal specifications for its class.
- B. Gate valves shall be iron body bronze mounted, non-rising stem, with end connections for copper or PVC pipe and have 2" square operating nut which turns to the left to open.
- C. Valves shall be manufactured by Nibco T113.

## 2.8 VALVE BOXES

- A. Valve access boxes shall be manufactured by Carson, Pentek, NDS, or Rainbird and be of locking type including locking bolt.
  - 1. Valve Access Boxes to be tapered enclosure of rigid plastic material comprised of fibrous components chemically inert and unaffected by moisture corrosion and temperature changes.

2. Valve box sizes shall be 10" round or 11" x 19" as indicated in the irrigation details for the specific valve.
3. All valves shall be installed in their own box.
4. Provide lid of same material black in color.
5. Boxes to be of minimum size required to permit access to the valve. Side walls to extend at least 2" below the bottom of valve body; use extension as necessary.
6. Valve access boxes shall have rot proof landscape filter fabric liner, Mirafi 718-461-2220 or approved equivalent and 3/4" washed crushed stone sump.

## 2.9 BACKFLOW PREVENTERS

- A. Backflow preventers shall be brass/bronze body type, Reduced pressure zone type.
- B. Backflow preventers shall be reduced pressure zone type or pressure vacuum breaker type depending on site and system layout and elevation changes.
- C. Valves shall be manufactured by Watts-Febco, 825-YA-2".
- D. All pipe to and from backflow preventers shall be Type 'L' hard copper.

## 2.10 FLOWMETERS

- A. Flow meters shall be manufactured by Hunter, HFS Flow-sync with FCT-200 pipe fitting.

## 2.11 HANGING BASKET DRIP IRRIGATION:

- A. Drip irrigation components shall be as shown on the Lightpole Hanging Basket Irrigation Schematic Detail and notes on the irrigation detail sheet.

## 2.12 ACCESSORIES

- A. Drainage fill: 3/4" crushed stone.
- B. Fill shall be clean soil free of stones larger than 1" diameter, foreign matter, organic material and debris.
- C. Provide imported fill material as required to complete the work. Obtain rights and pay all costs for imported materials.
- D. Suitable excavated materials removed to accommodate the irrigation system work may be used as fill material subject to the Owner's review and acceptance.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. All city and state laws, rules and regulation governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications and their provisions shall be carried out by the contractor
- B. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work at no expense to the owner. He shall coordinate his work with other contractors for the location and installation of pipe sleeves and lateral lines through walls, under roadways, drives, and paving, etc.

- C. The contractor shall obtain the pertinent engineering, landscape, or architectural plans before beginning work.
- D. The contractor shall obtain all necessary permits required to perform the work indicated herein before beginning work.
- E. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should immediately be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
- F. Tree locations take priority over irrigation piping. Obtain approval from owner's representative for all pipe routing and valve box locations prior to initiating any work

### 3.2 PREPARATION

- A. Coordinate all work with building trades, electricians, landscapers, paving contractors and all other contractors on the site.
- B. There exist several utilities in this corridor that must be accurately identified. No irrigation work is to take place until utilities are accurately marked by the utility provider. Contractor assumes all responsibility for contacting the utility providers and gaining a complete understanding of the utility locations.
- C. Layout and stake the location of each pipe and two-wire cable runs, sleeve locations, and all sprinkler heads and sprinkler valves. Obtain Irrigation Consultants acceptance of layout prior to excavating, unless specifically waived in writing.

### 3.3 EXCAVATING AND BACKFILLING

- A. Excavating shall be considered unclassified and shall include all materials encountered, except materials that cannot be excavated by normal mechanical means. Excavate trenches of sufficient depth and width to permit proper handling and installation of pipe and fittings. Excavate to depths required to provide 2" depth of earth fill or sand bedding for piping when rock or other unsuitable bearing material is encountered.
- B. Pipe pulling will be allowed for lateral pipe only, provided soil moisture content and other conditions are suitable to allow for full depth of bury with a minimum of stretching and scraping of the pipe. Landscape Architect reserves the right to determine suitability or conditions. If the pulling method is used, the pipe "plow" shall be a vibratory type.
- C. Fill to match adjacent grade elevation with approved earth fill material. Place and compact fill in layers not greater than 8" depth.
- D. Provide approved fine-grained earth fill or sand to point 4" above the top of pipe, where soil conditions are rocky or otherwise objectionable.
- E. Fill to within 6" of final grade with approved excavated or borrow fill materials free of lumps or rocks larger than 2" in any dimension.
- F. The top 6" of backfill shall be topsoil, free of rocks, subsoil or trash. Any special soil mixture shall be replaced to the original condition it was prior to irrigation installation.
- G. Except as indicated, install irrigation mains with a minimum cover of 24" based on finished grades. Install irrigation laterals with a minimum cover of 14" based on finished grades.

- H. Excavate trenches and install piping and backfill during the same working day. Do not leave open trenches or partially filled trenches open overnight.
- I. Install sleeves for irrigation piping shall be installed by auger or bore method beneath existing paving. Minimum depth of bury for sleeves beneath walks, 24".
  - 1. Extend ends of all sleeves 12" beyond back of curbs or walk edges.
- J. Restore all sod damaged by irrigation installation with Township approved soil and sod/seed mix.

### 3.4 PLASTIC UNDERGROUND PIPE

- A. Install all plastic pipe in accordance with manufacturer's installation instructions as ASTM D- 2274. Provide for thermal expansion and contraction
- B. Uncoil polyethylene lateral pipe and insert fittings full depth. Secure polyethylene pipe to insert fittings with stainless steel worm gear clamps. Double clamp pipe 1-1/2" and larger.
- C. All mainline and continuously pressurized pipe shall be installed using open trench and backfill.
- D. Hand digging will be required to prevent damage to tree roots and utilities. Locations of hand digging will be determined in the field based on actual conditions.
- E. Saw cut plastic pipe. Use a square-in-sawing vice, to ensure a square cut. Remove burrs and shavings at cut ends prior to installation.
- F. Make PVC plastic-to-plastic joints with solvent weld joints. Use only primer and solvent recommended by the pipe manufacturer. Install plastic fittings in accordance with pipe manufacturer's instructions and ASTM D-2855. Contractor shall make arrangements with pipe manufacturer for all necessary field assistance.
- G. Allow joints to set at least 24 hours before pressure is applied to the system.
- H. Maintain pipe interiors free of dirt and debris. Close open ends of pipe by capping, taping or other acceptable method when pipe installation is not in progress.
- I. Where multiple pipe or conduit and pipe share a trench, each shall be set next to each other, 6" apart. Do not "stack" pipe and conduit in the same trench.
- J. Include tracer two-wire cable with all mainline pipe that is installed in a trench separate from control two-wire cable.
- K. Lateral pipe may be installed by "plowing" if soil conditions permit, and soils do not contain gravel, rock, construction debris or other potentially damaging material.

### 3.5 SLEEVING:

- A. A single 6" PVC sleeve to be used for irrigation was installed beneath driveways and streets. Refer to MDOT sheet issued with these drawings indicating notes regarding the sleeve installation.
- B. Sleeve installation will be required beneath sidewalks to install mainline pipe from watersources and electrical conduit from controller locations to mainline trench. Sleeves in these locations shall be installed by auger or bore method and be 24" bury.

### 3.6 SPRINKLER INSTALLATION

- A. Install fittings and sprinkler heads in accordance with manufacturer's instructions, except as otherwise indicated.
- B. Set sprinkler heads perpendicular to finished grades, except as otherwise indicated, and position to prevent contact with grounds maintenance equipment. Install sprinklers 6" off walks and 6" off curbs. Locate sprinkler heads to assure proper coverage of indicated areas. Do not exceed sprinkler head spacing distances indicated in the manufacturer's manual for the nozzles installed and pressure available.
- C. Provide pop-up spray sprinklers with two elbow poly swing joint riser using "funny pipe", minimum length 12".

### 3.7 VALVE INSTALLATION

- A. All zone control valves, quick coupler valves, and manual valves shall be enclosed in a valve box.
- B. Valve box size for automatic valves shall be minimum 14" x 19" size or as indicated in the irrigation detail for the specific valve. Flow meters shall be installed inside 14" x 19" valve box.
- C. Add extensions as required to prevent soil settlement around the valve. Set box flush with finish grade and aligned with adjacent boxes and/or adjoining site-work and at right angles to walks and drives.
- D. All valve boxes shall have locking bolt-down cover. Include locking bolt with all valve box installations.
- E. Install valve boxes a minimum of 5'-0" from back of curb at driveway aprons to protect them from potential truck tire damage.
- F. Install filter fabric inside valve box and install valve boxes on a suitable base of gravel to provide a level foundation at proper grade and to provide drainage of the access box. Support box with block or notch box to protect pipe under box.
- G. Provide all quick coupler valves with pre-fabricated three elbow swing joint, schedule 80 PVC.
- H. Pre-fabricated swing joint manufacturers shall be Spears, Lasco, or Dura.
- I. Install quick couplers inside 10" round valve boxes.
- J. Install manual valves as detailed on the irrigation detail sheet.
- K. Backflow preventers shall be installed per manufacturer specifications and health department cross connection prevention codes and standards. All pipe to and from backflow preventers, to 24" below grade, shall be Type 'L' hard copper.

### 3.8 ELECTRICAL INSTALLATION

- A. Place two-wire cable, in trench adjacent to or underneath mainlines but not above. Install two-wire cable and conventional wire with slack to allow for thermal expansion and contraction. Expansion joints in two-wire cable and conventional wire may be provided at 200 foot intervals by making 5-6 turns of the two-wire cable around a piece of 1/2" pipe instead of slack.
- B. Install two-wire cable inside 1" electrical conduit in all locations where cable is not installed with mainline pipe.

- C. Where necessary to run two-wire cable in a separate trench, provide a minimum cover of 24". Install two-wire cable inside 1" schedule 40 PVC conduit.
- D. Provide minimum 24" slack at remote control valves and at all two-wire cable connections to allow raising the valve bonnet or splice to the surface without disconnecting the two-wire cable for repair.
- E. Connect each remote control valve to one station of a controller except as otherwise indicated. Where there is to be more than one valve per station, make required splice at the control timer.
- F. Make field splices only at valves, unless otherwise unavoidable. Any field splices not made at a valve shall be installed inside a 10" round valve box. Locate all field splices on the as-built drawing.
- G. Hard wire 110 volt power to controller. All connections and installations shall meet applicable electrical codes. All 110 volt wire to be installed in conduit.

### 3.9 CONTROLLER INSTALLATION

- A. Control timer and all two-wire components shall be manufactured by Hunter.
- B. Obtain assistance from local controller representative for installation methods and proper controller function. Project will not be deemed complete without proper operation of controller and interface with the flow meters. Submit written documents to provide evidence that the controller installation is acceptable, and communication is acceptable to the manufacturer.
- C. Controllers shall be installed inside stainless steel case with ROAM XL kit.
- D. Ground all control timers per manufacturer's recommended method and the detail shown on the irrigation detail sheet. Where detailed methods are determined to be different than the manufacturers, the manufacturer's method is to be used.
- E. Install surge arrestor 35' or less from controller and then every 500' and at all "dead end" locations on the two-wire path.
- F. Flow meter models including installation methods shall be as recommended by the manufacturer and as shown on the irrigation plans. Contractor is responsible for all components necessary to facilitate proper operation of each.
- G. Install rain sensor at controller as noted on the irrigation plans.
- H. Coordinate with Owner to connect to and install communication with Centralus central control.
- I. Connect communication service and test for successful communication link.
- J. Accurately label zones inside all controllers. Include color sketch of approximate zone limits.
- K. Allow minimum 8 hours for data entry/training session for controller with Owner and controller manufacture representative

### 3.10 FLUSHING AND TESTING

- A. After all new sprinkler piping and risers are in place and connected for a given section and all necessary division work has be completed, and prior to the installation of sprinkler heads, all control valves shall be opened and a full head of water used to flush out the system.



- B. Sprinkler mains shall be tested under normal water pressure for a period of 12 hours. If leaks occur, repair and repeat the test. Give Owner 24 hours' notice prior to testing.
- C. Testing of the system shall be performed after completion of each section or completion of the entire installation; and any necessary repairs shall be made, at the Contractor's expense, to put the system in good working order before final payment by the Owner.
- D. Adjustment of the sprinkler heads and automatic equipment will be done by the Contractor upon completion of installation to provide optimum performance. Minor adjustments during the guarantee period will be made by the Owner.

### 3.11 LAWN RESTORATION

- A. Lawn areas damaged from irrigation installation will need to be fully restored.
- B. Obtain Township seed/sod and topsoil specifications and complete work based on Township requirements.
- C. Lawn areas to receive topsoil and should not be compacted more than 80%-85%. Compact each layer of fill in designated areas with approved equipment to achieve a maximum density at optimum moisture, AASHTO T 180 - latest edition.
- D. Compaction in limited areas shall be obtained by the use of mechanical tampers or approved hand tampers. When hand tampers are used, the materials shall be deposited in layers not more than four inches thick. The hand tampers used shall be suitable for this purpose and shall have a face area of not more than 100 square inches. Special precautions shall be taken to prevent any wedging action against masonry or other exposed building surfaces.
- E. Bring to required grade level areas where settlement, erosion or other grade changes occur. Adjust grades as required to provide positive drainage and to prevent ponding around buildings and on pavements.
- F. Remove all rock or objectionable material larger than 1" in any direction prior to commencing lawn restoration.
- G. The contractor shall be responsible for stabilizing grades by approved methods prior to topsoil/lawn seeding/sod installation, and shall be responsible for correction of grades as mentioned above, and cleanup of any wash outs or erosion.

### 3.12 CLEAN UP

- A. Contractor shall keep the premises free from rubbish and debris at all times and shall arrange his material storage so as not to interfere with the Owner's operation of the job. Contractor shall remove and legally dispose of all unused material, rubbish and debris, including unsuitable excavated material from the site.

END OF SECTION

## 2024 ANNUAL SYNOPSIS OF ECONOMIC DEVELOPMENT AUTHORITY BOARD ACTIVITIES

<b>TO:</b> Mark Stuhldreher, Township Manager	<b>DATE:</b> April 8, 2025
<b>FROM:</b> Rodney C. Nanney, AICP, Community and Economic Development Director	

### Background Information

This report includes a synopsis of staff, contracts, activities, accomplishments, and projects in the Township's East and West Downtown Development Authority (DDA) Districts during the 2024 fiscal year. It has been prepared consistent with the requirements of Michigan Public Act 57 of 2018 (the Recodification Tax Increment Financing Act). Additional financial reporting is available in a separate document for each DDA District.

Public Act 57 went into effect on January 1, 2019. This state Act consolidated the laws governing various types of tax increment finance (TIF) authorities and standardized reporting requirements so the state and the public could better evaluate the effectiveness of TIF programs and projects. In accordance with Section 204(7) of this state Act, the Township's Economic Development Authority (EDA) Board is responsible for oversight of both the East and the West DDA Districts, supported by the Township's Community and Economic Development and Finance Department staff.

The EDA Board is required to submit a comprehensive annual report to the state Treasury Department and to each taxing unit levying taxes captured by the DDA Districts, and to make information available to the public. These reports are required to include detailed information on the capture and use of tax increment revenues, information on debt, and the progress and status of applicable DDA District development plans.

### Staff Contact Information

**Rodney Nanney, AICP, Community and Economic Development Director**

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**Sherrie Teall, Finance Director**

(989) 772-4600 Ext. 240      steall@uniontownshipmi.com

### List and Descriptions of Current Contracts

The following is a summary list of current contracts and other documents related to management of and services provided by the EDA Board in the DDA Districts:

**2024 Annual Synopsis of EDA Board Activities**  
**Charter Township of Union**

<b>Current Contracts</b>	
Pleasant Thyme Herb Farm 5490 E. Baseline Road Mount Pleasant, MI 48858	Installation and maintenance of flower baskets, wall planters, and sidewalk planters, and pruning of street trees along the E. Pickard Road corridor in the East DDA District.
Mid-Michigan Industries 2426 Parkway Drive Mount Pleasant, MI 48858	Maintenance of benches and trash receptacles along the E. Pickard Road corridor in the East DDA District.
	General litter pickup and sweeping along the E. Pickard Road corridor in the East DDA District prior to the Memorial Day, Independence Day, and Labor Day holidays.
Block Electric Co. 350 S. Meridian Road Mount Pleasant, MI 48858	Maintenance of streetlighting and accent lighting and installation of streetlight banners along the E. Pickard Road corridor and the gateway banners within the M-20/US-127 interchange area in the East DDA District.
Johnny’s Lawn Care, LLC 5246 E. Vernon Road Rosebush, MI 48878	Service agreement for snowplowing services for public sidewalks within parts of the East and West DDA Districts.
Goenner Lawn Care LLC 441 W. Remus Rd. Road Mount Pleasant, MI 48858	Mowing, trimming, and curb and sidewalk edging for public lawn areas along the E. Pickard Road corridor in the East DDA District.
Thielen Turf Irrigation, Inc. 600 Industrial Drive Mount Pleasant, MI 48858	Irrigation system maintenance along the E. Pickard Road corridor in the East DDA District.
BeGreen, Inc. 9085 S. Vandecar Road Shepherd, MI 48883	Weed control and fertilization treatments along the E. Pickard Road corridor in the East DDA District.
Price Mini-Storage 4695 E. Pickard Road Mount Pleasant, MI 48858	Lease of enclosed storage space for keeping of equipment, off-season banners, and supplies for the East and West DDA Districts.
Hometown Decoration & Display LLC 2645 24 <sup>th</sup> Avenue Hudsonville, MI 49426	Furnish, provide, and install holiday decorations, display equipment, and materials along the E. Pickard Road corridor in the East DDA District.
Green Scene Landscaping, LLC 954 E Remus Rd Mt. Pleasant, MI 48858	Landscaping improvement services for planters and planting beds along the E. Pickard Rd. corridor and within the M-20/US-127 interchange area in the East DDA District.
Charter Township of Union Public Services Department 2010 S. Lincoln Road Mount Pleasant, MI 48858	Participation agreements for funding of municipal water and sanitary sewer projects within the East and West DDA Districts for which the Township Public Services Department has responsibility to complete.

**2024 Annual Synopsis of EDA Board Activities**  
**Charter Township of Union**

<b>Current Contracts</b>	
Graphic Sciences, Inc 1551 E. Lincoln Avenue Madison Heights, MI 48071	Participation agreement for bulk digitization of historical DDA records for the East & West DDA Districts.
Michigan Department of Technology Records Management Services	Participation agreement for bulk digitization of historical DDA records for the East & West DDA Districts.
Gourdie Fraser 123 West Front Street Traverse City, MI 49684	Service agreement to provide civil engineering and construction administration services for new sidewalk construction along west side of Bradley St. north from E. Remus Rd. (M-20) in the West DDA District to the Middle School; and along the east side of Bud St. north from E. Pickard Rd. (M-20) to Jameson Park in the East DDA District.
Malley Construction 1565 Park Pl. Mt. Pleasant, MI 48858	Construction contract for new sidewalk construction along the east side of Bud St. north from E. Pickard Rd. to Jameson Park in the East DDA District.
Graber & Associates 29218 Cotton Rd Chesterfield, MI 48047	Service agreements for Irrigation consulting services, and for irrigation design and construction administration services for reinstallation of underground irrigation between the sidewalk and curb along both sides of the E. Pickard Rd. corridor from west of US-127/M-20 interchange to Packard St. in the East DDA District.

**Statement Regarding Expenditure of Funds**

For tax increment revenues described in the annual audit, all funds have been expended within five (5) years of their receipt. The Township’s Finance Director, Sherrie Teall, has prepared separate Annual Financial Reports for the East and West DDA Districts for filing with the Michigan Department of Treasury in accordance with the financial reporting requirements in Section 911 of Public Act 57 of 2018.

**List of Accomplishments**

The following is a list of EDA Board accomplishments, including progress made on development and tax increment finance plan goals and objectives:

1. Displays of flowers, holiday lighting, gateway banners, and the Art Reach of Mid-Michigan Annual Festival of Banners along the E. Pickard Road (M-20) corridor in the East DDA District, despite the impacts of the road reconstruction.
2. Continued to implement the East and West DDA District’s grant programs for beautification, pedestrian access improvements, and signs with additional outreach to eligible businesses.

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3. Continued funding support for Mt. Pleasant Airport Crew Car courtesy vehicle that is available for use by flight crews on layover to visit East DDA and West DDA District businesses and other local amenities, which was initiated in June of 2022 with EDA Board support and has proven to be very popular.
4. With the support of the Board of Trustees, the Community and Economic Development Director and Township Assessor worked in partnership with Jim McBryde from the Middle Michigan Development Corporation to help guide the owners of Michael Engineering, a recently expanded research and advanced manufacturing business in the East DDA District and Enterprise Industrial Park, to successfully secure final acceptance from the State Tax Commission for an Industrial Facilities Tax Abatement for their expansion.

**Projects and Investments in 2024**

The following is a list of EDA Board projects and investments in the East and West DDA Districts:

<b>Current Projects and Investments</b>		<b>Status</b>
a.	Art Reach of Mid-Michigan Annual Festival of Banners along the E. Pickard Road corridor (East DDA).	Banners completed and installed
b.	Installation and maintenance of the seasonal gateway banners at the US-127/M-20 interchange (East DDA).	Banners installed with seasonal changes
c.	Planning for design, printing, and installation of replacement Welcome banners in collaboration with the City of Mount Pleasant and Mount Pleasant Area Convention and Visitors Bureau (East DDA).	Funds budgeted and design updates finalized in 2024. New banners printed and installed in April 2025.
d.	Potential land assembly and road/infrastructure improvements in the East DDA District industrial area around N. Packard Road, E. Airport Road, Park Place, and Corporate Way (East DDA).	Funds budgeted
e.	Re-installation of the East DDA District’s underground irrigation system along the road margin of E. Pickard Rd. (M-20) within the area impacted by the 2023 MDOT road reconstruction project.	Funds budgeted and contractor selected for preparation of design plans in 2024. Plans completed in March 2025.
f.	Evaluate the condition of street trees along the E. Pickard Rd. (M-20) corridor and trim, remove, or replace as needed.	Funds budgeted
g.	Reinstall landscape plantings along the portion of the E. Pickard Rd. (M-20) corridor within the area of the 2023 road reconstruction project and within the planter beds around and under the US-127 overpass.	Funds budgeted and project initiated with a partial installation in 2024.

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<b>Current Projects and Investments</b>		<b>Status</b>
h.	Plan for new public sidewalks along the east side of Bud St. north from E. Pickard Rd. to connect to Jameson Park (East DDA).	Funds budgeted and project initiated with completion of construction plans and selection of a contractor in 2024.
i.	Plan for new public sidewalks along the east side of S. Isabella Rd. from E. Kay St. south to E. Broadway Rd. (East DDA).	Funds budgeted
j.	Plan for streetlighting, streetscape, and/or additional pedestrian improvements along E. Remus Rd. (M-20) and S. Lincoln Rd. (West DDA)	Funds budgeted
k.	Plan for new public sidewalks along the west side of Bradley St. from E. Remus Rd. (M-20) north to connect to the Mt. Pleasant Middle School at the City-Township boundary (West DDA).	Funds budgeted, project initiated, and construction plans completed.
l.	Digitization of historical documents for the East & West DDA in accordance with the Records Retention Schedule and Records Reproduction Act 116 of 1992(East DDA and West DDA).	Records have been picked up and are being digitized
m.	Continued to implement a beautification grant program to encourage local businesses to undertake private landscaping improvement and site beautification projects on existing lots (East DDA and West DDA).	Completed
n.	Continued to implement a pedestrian access improvements grant program to encourage local businesses to undertake installation of barrier-free pedestrian access improvements to existing buildings (East DDA and West DDA).	Completed
o.	Continued to implement freestanding signage improvements grant program to support private improvement projects to replace existing freestanding business signage with new monument-style ground signs (East DDA and West DDA).	Completed
p.	Annual funding transfer to the Fire Fund in support of the fire service delivery contract with the City of Mount Pleasant (East DDA and West DDA).	Completed
q.	Annual funding support to the Middle Michigan Development Corporation for local economic development initiatives and activities (East DDA and West DDA).	Completed

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<b>Current Projects and Investments</b>		<b>Status</b>
r.	Annual funding support to the Mt. Pleasant Area Convention and Visitors Bureau in support of destination marketing activities (East DDA and West DDA).	Completed
s.	Annual funding support for operation and maintenance of the Mt. Pleasant Airport Crew Car courtesy vehicle for use by flight crews on layover to visit local businesses and amenities (East DDA and West DDA).	Completed

**Events and Promotional Campaigns in 2024**

The following is a list of EDA Board events and promotional campaigns:

1. Art Reach of Mid-Michigan Annual Festival of Banners along the E. Pickard Road (M-20) corridor in the East DDA District.
2. Display of seasonal Welcome Banners at the M-20/US-127 interchange gateway entrances into the East DDA District.
3. Collaboration with the Mount Pleasant Chamber of Commerce to support Chamber members and outreach in the East DDA and West DDA Districts.
4. Collaboration with and financial support for the destination marketing activities of the Mount Pleasant Area Convention and Visitors Bureau to market and grow the business community in the East DDA and West DDA Districts.
5. Collaboration with and financial support for the economic development activities of the Middle Michigan Development Corporation to market and promote available properties and assist local manufacturing, industrial, and commercial businesses in the East DDA and West DDA Districts.
6. Funding support for community promotion advertising in the annual Chamber of Commerce business directory and in special editions of the Michigan Builder magazine.

**Progress on Development/Tax Increment Finance Plan Goals and Objectives**

In 2024, the EDA Board continued to make good progress towards completion of specific project priorities listed in the Development and Tax Increment Financing plans for the East and West Downtown Development Authority Districts. All projects included in this report are consistent with the goals and objectives of these plans.

For 2025, the EDA Board will be moving forward to implement additional project priorities outlined in the DDA Districts’ development plans and specified in more detail in the associated Implementation Strategies for each DDA District.