

CITY OF MUSKEGON

CITY COMMISSION MEETING

APRIL 25, 2000

CITY COMMISSION CHAMBERS @ 5:30 P.M.

AGENDA

- ❑ CALL MEETING TO ORDER:
- ❑ PRAYER:
- ❑ PLEDGE OF ALLEGIANCE:
- ❑ ROLL CALL:
- ❑ HONORS AND AWARDS:

a. Tree City USA Presentation. CITY MANAGER

- ❑ **CONSENT AGENDA:** Items listed under the Consent Agenda have been considered to be routine in nature and will be enacted in one motion. No separate discussion will be held on these items. If discussion of an item is required, it will be removed from the Consent Agenda and be considered separately.

a. Approval of Minutes. CITY CLERK

b. Vacation of the west half only of Park Place. PLANNING & ECONOMIC DEVELOPMENT

c. Agreement for Placement of Bus Benches. FINANCE

d. Transmittal of 1999 Comprehensive Annual Financial Report. FINANCE

e. Consent to demolish the structures at 1974 Park. NEIGHBORHOOD AND CONSTRUCTION SERVICES

f. Sale of Two Vacant Lots on Wesley and Ducey Streets (In-Fill). PLANNING & ECONOMIC DEVELOPMENT

g. Sale of Vacant Land on Leonard Street for New Construction. PLANNING & ECONOMIC DEVELOPMENT

- ❑ PUBLIC HEARINGS:

a. Soil Removal, Stripping and Dumping Permit Application Muskegon Catholic Central Soccer Field Expansion. ENGINEERING

- ❑ COMMUNICATIONS:

- ❑ CITY MANAGER'S REPORT:

❑ **UNFINISHED BUSINESS:**

❑ **NEW BUSINESS:**

- a. Zoning Ordinance Amendment of "Greenbelts and Walls" section. PLANNING & ECONOMIC DEVELOPMENT
- b. Family Investment Center Tax Returns. CITY MANAGER
- c. Vacation of Marsh Street. PLANNING & ECONOMIC DEVELOPMENT
- d. First Quarter 2000 Budget Reforecast. FINANCE
- e. Concurrence with the Housing Board of Appeals Findings of fact and order for the following:
 - 1) 84-86 Monroe
 - 2) 151 Southern
 - 3) 1589 Park
 - 4) 573 Orchard
- f. Vegetation Ordinance Amendment. PLANNING & ECONOMIC DEVELOPMENT
- g. Sale of City-owned Property Adjacent to 2396 Greenwood. CITY MANAGER

❑ **ANY OTHER BUSINESS:**

❑ **PUBLIC PARTICIPATION:**

- *Reminder: Individuals who would like to address the City Commission shall do the following:*
- Be recognized by the Chair.
- Step forward to the microphone.
- State name and address.
- Limit of 3 minutes to address the Commission.
- (Speaker representing a group may be allowed 10 minutes if previously registered with City Clerk.)

❑ **ADJOURNMENT:**

ADA POLICY: THE CITY OF MUSKEGON WILL PROVIDE NECESSARY AUXILIARY AIDS AND SERVICES TO INDIVIDUALS WHO WANT TO ATTEND THE MEETING UPON TWENTY FOUR HOUR NOTICE TO THE CITY OF MUSKEGON. PLEASE CONTACT GAIL A. KUNDINGER, CITY CLERK, 933 TERRACE STREET, MUSKEGON, MI 49440 OR BY CALLING (616) 724-6705 OR TDD: (616) 724-4172.

AGENDA ITEM NO. _____

CITY COMMISSION MEETING 4/25/00

TO: Honorable Mayor and City Commissioners

FROM: Bryon L. Mazade, City Manager

DATE: April 17, 2000

RE: Tree City USA Presentation

SUMMARY OF REQUEST:

Recognition of the City of Muskegon as a "Tree City USA". The City will be presented with a plaque and flag commemorating the designation. The downtown "Warm Lights, Cold Nights" Committee will also kickoff a Downtown Muskegon Tree Project. The Committee, in conjunction with the Muskegon Area Chamber of Commerce and the Westwood Group, will raise money to purchase trees for the downtown business district.

FINANCIAL IMPACT:

Cost of staff and equipment to plant trees downtown.

BUDGET ACTION REQUIRED:

None.

STAFF RECOMMENDATION:

None.

COMMITTEE RECOMMENDATION:

None.



The National Arbor Day Foundation®

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February 23, 2000

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SUSAN McINTOSH KRIZ
Executive Vice President

The Honorable Fred Nielsen
Mayor of the City of Muskegon
541 Sue Lane
Muskegon, MI 49442

Dear Mayor Nielsen:

Congratulations to Muskegon on being named as a 1999 Tree City USA!

As we begin the new century, it is especially appropriate to recognize the value of trees to our communities. The trees we plant and care for today will cool and beautify our cities, increase property values, help clean the air and water, and conserve energy for years to come.

The Tree City USA award indicates that you take your municipal tree-care responsibilities seriously.

An effective community forestry program is an ongoing process of growth and renewal--a program of planting and care that continues through the years. As a Tree City USA, you have a solid foundation for that process of improvement.

Tree City USA is sponsored in cooperation with the National Association of State Foresters and the USDA Forest Service. State foresters are responsible for the presentation of the Tree City USA flag and other materials. We will forward your awards to Cara Boucher in your state forester's office. They will be coordinating the presentation with you. It would be especially appropriate to make the Tree City USA award a part of your Arbor Day ceremony.

Again, congratulations on receiving this national recognition for your tree-care program.

Best regards,

John Rosenow
President

cc: Larry DeCou

Date: April 25, 2000
To: Honorable Mayor and City Commissioners
From: Gail A. Kunding, City Clerk
RE: Approval of Minutes

SUMMARY OF REQUEST: To approve the minutes of the Special Commission Meeting that was held on Tuesday, April 4, 2000; the City Commission Worksession that was held on Monday, April 10, 2000; and the Regular Commission Meeting that was held on Tuesday, April 11, 2000.

FINANCIAL IMPACT: None.

BUDGET ACTION REQUIRED: None.

STAFF RECOMMENDATION: Approval of the minutes.

CITY OF MUSKEGON

CITY COMMISSION MEETING

APRIL 25, 2000

CITY COMMISSION CHAMBERS @ 5:30 P.M.

MINUTES

The Regular Commission Meeting of the City of Muskegon was held at City Hall, 933 Terrace Street, Muskegon, Michigan at 5:30 p.m., Tuesday, April 25, 2000.

Mayor Nielsen opened the meeting and gave the opening prayer after which members of the City Commission and the members of the public joined in reciting the Pledge of Allegiance to the Flag.

ROLL CALL FOR THE REGULAR COMMISSION MEETING

Present: Mayor Fred J. Nielsen; Vice Mayor Scott Sieradzki; Commissioners John Aslakson, Jone Wortelboer Benedict, Robert Schweifler, Clara Shepherd, Lawrence Spataro

Absent: None

2000-044 HONORS AND AWARDS:

- a. **Tree City USA Presentation.**
CITY MANAGER

SUMMARY OF REQUEST: Recognition of the City of Muskegon as a "Tree City USA". The City will be presented with a plaque and flag commemorating the designation. The downtown "Warm Lights, Cold Nights" Committee will also kickoff a Downtown Muskegon Tree Project. The Committee, in conjunction with the Muskegon Area Chamber of Commerce and the Westwood Group, will raise money to purchase trees for the downtown business district.

FINANCIAL IMPACT: Cost of staff and equipment to plant trees downtown.

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: None

Larry DeCou, Forestry/Cemetery Department presented the plaque and flag to Mayor Nielsen.

2000-045 CONSENT AGENDA: Items listed under the Consent Agenda have been considered to be routine in nature and will be enacted in one motion. No separate discussion will be held on these items. If discussion of an item is required, it will be removed from the Consent Agenda and be considered separately.

a. Approval of Minutes

CITY CLERK

SUMMARY OF REQUEST: To approve the minutes of the Special Commission Meeting that was held on Tuesday, April 4, 2000; the City Commission Worksession that was held on Monday, April 10, 2000; and the Regular Commission Meeting that was held on Tuesday, April 11, 2000.

FINANCIAL IMPACT: None

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: Approval of the minutes.

b. Vacation of the West Half only of Park Place.

PLANNING & ECONOMIC DEVELOPMENT

SUMMARY OF REQUEST: Request for vacation of the west half only (west of the w. property line of lot 21), of Park Place, off of Edgewater Street.

FINANCIAL IMPACT: None

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: Staff recommends vacation of the west half only of Park Place, with the condition that all City easement rights be retained. The Planning commission recommended vacation of the west half only of Park Place with the condition that all City easement rights be retained.

d. Transmittal of 1999 Comprehensive Annual Financial Report.

FINANCE

SUMMARY OF REQUEST: The City's 1999 *Comprehensive Annual Financial Report* (CAFR) has previously been distributed to City Commissioners. At this time, the CAFR is being formally transmitted to the Commission in accordance with state law. Should the Commission wish to do so, staff and the independent auditors are prepared to conduct a special work session to focus on the CAFR as well as City finances in general.

FINANCIAL IMPACT: None. The CAFR report summarizes the City's financial activities for 1999 and includes the independent auditor's unqualified opinion on the City's financial statements.

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: Acceptance of the 1999 CAFR.

e. Consent to Demolish the Structures at 1974 Park.

NEIGHBORHOOD AND CONSTRUCTION SERVICES

SUMMARY OF REQUEST: This is to request City Commission concurrence with the findings of the Housing Board of Appeals that the structure located at 1974 Park is unsafe, substandard and a public nuisance and that it be demolished within thirty (30) days. It is further requested that the administration be directed to obtain bids for the demolition of the structure and that the Mayor and City Clerk be authorized and directed to execute a contract for demolition with the lowest responsible bidder.

FINANCIAL IMPACT: The cost of demolition will be paid with budgeted CDBG funds.

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: A dangerous building inspection was conducted on 9/30/99; the owner of the property is Derrick Brown. A notice and order was mailed and posted on 10/6/99. The Findings of Facts was mailed and posted on 1/11/00. The owner attended the Board meeting on 1/6/00. There has been no contact with the owner since then. Attached are copies of the dangerous building inspection, notice and order, the boards findings and order and the minutes from the Boards meeting on 1/6/00. The estimated cost for repair is \$18,000.00.

f. Sale of Two Vacant Lots on Wesley and Ducey Streets (In-Fill).

PLANNING & ECONOMIC DEVELOPMENT

SUMMARY OF REQUEST: To approve the sale of the lots described as map number 24-31-21-279-017 (Wesley) to James Spann for the construction of a 1,400 square foot, 3 bedroom home, with two-stall garage and map numbers 24-31-21-251-028 & 029 (Ducey) to Zina Knight for construction of the same style house. The lot size for the Wesley site is 83 feet x 140 feet and the lot size for the Ducey site is 112.70 feet x 132 feet. Approval of this sale is consistent with the Commission's consent to implement the Infill Program in Marquette Neighborhood. Each sale will generate \$3,500 for a total of \$7,000.

FINANCIAL IMPACT: The sale of the property will allow the City to collect taxes on the new homes and relieve the City of continued maintenance costs.

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: Staff recommends approval of the sale, as well as, authorization for both the Mayor and the Clerk to sign the resolution and deed.

Motion by Commissioner Schweifler, second by Commissioner Spataro to approve the Consent agenda with the exception of items (c) and (g).

ROLL VOTE: Ayes: Shepherd, Sieradzki, Spataro, Aslakson, Benedict, Nielsen, Schweifler

Nays: None

ADOPTED

2000-046 ITEMS REMOVED FROM CONSENT

c. Agreement for Placement of Bus Benches.

FINANCE

SUMMARY OF REQUEST: A recent review disclosed that the City's encroachment agreement with PERMA Advertising for placement of "bus benches" throughout the City had expired in 1998. The original agreement called for complete removal of the benches when the agreement expired. Current staff, however, believes that the benches provide a useful public service in addition to generating minor revenue for the City's General Fund. Accordingly, a new agreement was negotiated and is presented here for your consideration. The new agreement calls for continuation of the \$5.00 per month fee for each bench and, additionally, provides for PERMA to provide three benches for the City's own public advertising use.

FINANCIAL IMPACT: The encroachment agreement generates revenue to the City of \$2,300 per year. Additionally, the agreement provides for three advertising benches be made available to the City for its use. The value of this service is \$1,095 per year.

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: Approval of the proposed "Agreement for Encroachment and Placement of Public Benches."

Motion by Vice Mayor Sieradzki, second by Commissioner Benedict to approve the agreement that calls for continuation of the \$5.00 per month fee for each bench and for PERMA to provide three benches for the City's own public advertising use.

ROLL VOTE: Ayes: Sieradzki, Spataro, Aslakson, Benedict, Nielsen, Schweifler, Shepherd

Nays: None

ADOPTED

g. Sale of Vacant Land on Leonard Street for New Construction.

PLANNING & ECONOMIC DEVELOPMENT

SUMMARY OF REQUEST: To approve the sale of the lot described as map number 24-31-21-203-015 (Wesley) to Bantam Group for the construction of a single-family home with 1,500 square feet of living space. The lot is 165 feet x 132 feet. The appraised value of the land is \$6,500 and Bantam submitted the only bid of \$6,515.

FINANCIAL IMPACT: The sale of the property will allow the City to collect taxes on the new home and relieve the City of continued maintenance costs.

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: Staff recommends approval of the sale, as well as, authorization for both the Mayor and the Clerk to sign the resolution and deed. The Land Reutilization Committee recommended approval of this sale at their March 21 meeting.

Motion by Commissioner Shepherd, second by Commissioner Aslakson to approve the sale of the lot to Bantam Group for the construction of a single-family home with 1,500 square feet of living space.

ROLL VOTE: Ayes: Spataro, Aslakson, Benedict, Nielsen, Schweifler, Shepherd, Sieradzki

Nays: None

ADOPTED

2000-047 PUBLIC HEARINGS:

a. Soil Removal, Stripping and Dumping Permit Application Muskegon Catholic Central Soccer Field Expansion.

ENGINEERING

SUMMARY OF REQUEST: Randers, Architects and Engineers are under contract with Muskegon Catholic Central High School to expand the soccer field west of the stadium at Muskegon Catholic Central. Randers has applied for a Soil Removal, Stripping, and Dumping Permit.

FINANCIAL IMPACT: None

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: Recommend approval of the soil Removal, Stripping and Disposal Permit to Randers, Architects and Engineers, Inc.

The Public Hearing opened at 6:00 PM to hear and consider any comments the public may have. Mohammed Al-Shatel gave an overview of the item. Bruce Bordon of Randers, Architects and Engineers, Inc. was in favor of the project.

Motion by Commissioner Spataro, second by Commissioner Aslakson to close the Public Hearing at 6:07 PM and to approve the Soil Removal, Stripping and Dumping Permit.

ROLL VOTE: Ayes: Aslakson, Benedict, Nielsen, Schweifler, Shepherd, Sieradzki, Spataro

Nays: None

ADOPTED

2000-048 UNFINISHED BUSINESS:

g. Sale of City-owned Property Adjacent to 2396 Greenwood.

CITY MANAGER

SUMMARY OF REQUEST: To approve the sale of a city-owned lot adjacent to 2396 Greenwood to John and Cathy Trombley.

FINANCIAL IMPACT: The City will receive the proceeds of the sale of this property in the amount of \$2,500.

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: To approve the sale of the property to the Trombleys.

Motion by Vice Mayor Sieradzki, second by Commissioner Spataro to approve the sale of a city owned lot adjacent to 2396 Greenwood to John and Cathy Trombley.

ROLL VOTE: Ayes: Benedict, Nielsen, Schweifler, Shepherd, Sieradzki, Spataro, Aslakson

Nays: None

ADOPTED

2000-049 NEW BUSINESS:

a. Zoning Ordinance Amendment of "Greenbelts and Walls" section.

PLANNING & ECONOMIC DEVELOPMENT

SUMMARY OF REQUEST: Request to amend Article XXIII (General Provisions) of the Zoning Ordinance to repeal and reserve Section 2313 "Yard Fences", Section 2314 "Corner Clearance", Section 2315, "Outdoor Storage", Section 2319 "Outdoor Lighting", and Section 2333 "Plant Materials and Landscaping". Also, to amend Section 2331 "Greenbelts and Walls".

FINANCIAL IMPACT: None

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: Staff recommends amendment of the Zoning Ordinance to repeal, and reserve the proposed sections and to amend the language in the section described above. The Planning Commission recommended approval of the request at their 4/12/00 meeting.

Motion by Commissioner Spataro, second by Commissioner Shepherd to amend Article XXIII of the Zoning Ordinance to repeal and reserve Section 2313 "Yard Fences", Section 2314 "Corner Clearance", Section 2315, "Outdoor Storage", Section 2319 "Outdoor Lighting", and Section 2333 "Plant Materials and Landscaping and to amend Section 2331 "Greenbelts and Walls".

ROLL VOTE: Ayes: Shepherd, Sieradzki, Spataro, Aslakson, Benedict, Nielsen, Schweifler

Nays: None

ADOPTED

b. Family Investment Center Tax Returns.

CITY MANAGER

SUMMARY OF REQUEST: To authorize the payment of CPA expenses to BDO Seidman for the preparation of tax returns for the Family Investment Center Corporation and Partnership. The returns must be prepared and filed for the Housing Commission separation to proceed. Proposals from two CPA firms were solicited and are available for review and consideration.

FINANCIAL IMPACT: Approximately \$6,000.

BUDGET ACTION REQUIRED: to authorize this payment out of the Contingency budget of the General Fund.

STAFF RECOMMENDATION: to approve the request contingent upon the repayment of this expense by the Housing Commission at the separation closing. The trustees of the Corporation have selected BDO Seidman to prepare the tax forms.

Motion by Commissioner Aslakson, second by Commissioner Spataro to approve the payment of CPA expenses to BDO Seidman for the preparation of tax returns for the Family Investment Center Corporation and Partnership.

Motion by Commissioner Benedict, second by Commissioner Shepherd to allow Mr. Arthur to address the Commission for an unlimited time.

**ROLL VOTE: Ayes: Aslakson, Benedict, Nielsen, Schweifler, Shepherd, Sieradzki
Nays: Spataro**

ADOPTED

Motion by Commissioner Benedict, second by Commissioner Shepherd to table this item until the next regular meeting.

**ROLL VOTE: Ayes: Aslakson, Benedict, Nielsen, Shepherd, Sieradzki
Nays: Schweifler, Spataro**

TABLED

c. Vacation of Marsh Street.

PLANNING & ECONOMIC DEVELOPMENT

SUMMARY OF REQUEST: Request for vacation of Marsh Street, between Walton and Myrtle Streets.

FINANCIAL IMPACT: None

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: Staff recommends vacation of Marsh St., with the condition that all City easement rights be retained. The Planning Commission recommended denial of the vacation of Marsh St. at their meeting on 4/12/00.

Motion by Commissioner Schweifler, second by Commissioner Aslakson to deny the request for vacation of Marsh Street, between Walton and Myrtle Streets.

Motion by Commissioner Spataro, second by Commissioner Benedict to table this item until the next regular meeting.

**ROLL VOTE: Ayes: Nielsen, Schweifler, Shepherd, Sieradzki, Spataro, Aslakson,
Benedict
Nays: None**

TABLED

d. First Quarter 2000 Budget Reforecast.

FINANCE

SUMMARY OF REQUEST: At this time, staff is transmitting the **First Quarter 2000 Budget Reforecast** which outlines several proposed changes to the original budget

that have come about as result of changes in policy priorities, labor contracts, updated information, or other factors. For the next meeting, an action item will be placed on the agenda for adoption of the proposed first quarter budget reforecast together with any additional changes deemed necessary by Commissioners.

FINANCIAL IMPACT: The first quarter 2000 *Budget Reforecast* reflects the following changes for the General Fund budget:

- Revenues are \$127,887 higher than originally budgeted due primarily to additional revenues to be received from the CATV audit, recalculation of the City's indirect cost charges to other funds, and additional CDBG reimbursements to be received for costs associated with mowing City lots.
- Expenditures are \$111,783 less than originally budgeted due to budget adjustments reviewed previously with the City Commission including reductions in General fund capital outlays and a reduction in the General fund transfer to the street funds.
- Overall the projected year-end 2000-fund balance is \$88,366 short of the targeted balance of 10% of prior year expenditures.

BUDGET ACTION REQUIRED: Self-explanatory

STAFF RECOMMENDATION: The City Commission should review the *Reforecast* to ensure it reflects their policy initiatives. At the next City Commission meeting, staff will request formal approval of the *Reforecast* and related budget amendments.

NO ACTION WAS TAKEN ON THIS ITEM

e. Concurrence with the Housing Board of Appeals Findings of fact and order for the following:

- 1) 84-86 Monroe
- 2) 151 Southern
- 3) 1589 Park
- 4) 573 Orchard

SUMMARY OF REQUEST: This is to request City Commission concurrence with the findings of the Housing Board of Appeals that the structures are unsafe, substandard and a public nuisance and that they be demolished within thirty (30) days. It is further requested that the administration be directed to obtain bids for the demolition of the structures and that the Mayor and City Clerk be authorized and directed to execute a contract for demolition with the lowest responsible bidder.

FINANCIAL IMPACT: (84-86 Monroe) The cost of the demolition will be paid with budgeted CDBG funds.

BUDGET ACTION REQUIRED: (84-86 Monroe) None

STAFF RECOMMENDATION: (84-86 Monroe) A dangerous building inspection was conducted on 6/10/99. A Notice and Order was mailed and posted 6/11/99. The owner of the structure is Joseph Briggs. A building permit was issued 8/4/99. Numerous complaints and concerns from the neighbors have been made. An

inspection of the property on 3/15/00 revealed that repairs were not complete and that several significant violations still exist. As a result, the Commission is being asked to concur with the findings of the Housing Board of Appeals and order the demolition of the structure.

Property taxes for 1999 are delinquent.

Attached are copies of the boards finding of fact and order dated 3/2/00; letter of complaint from neighbors dated 3/1/00, 2/99, 5/99, 10/99, 11/99, and the minutes of the 3/2/00 meeting of the Board.

Estimated cost for repairs is \$17,500.00.

FINANCIAL IMPACT: (151 Southern) The cost of the demolition will be paid for with budgeted CDBG funds.

BUDGET ACTION REQUIRED: (151 Southern) None

STAFF RECOMMENDATION: (151 Southern) A dangerous building inspection was conducted on 10/8/99. The owner is Ed Houghtaling. The order to repair did not result in any improvements to the structure nor any contact from the owner; therefore the case was referred to the Housing Board of Appeals on 1/6/00. Mr. Houghtaling appeared at the meeting and asked what he had to do. He was concerned with the foundation. The Board declared the structure to be unsafe, substandard and a public nuisance and forwarded to the City Commission for concurrence. There has been no contact with Mr. Houghtaling since the 1/6/00 Board meeting and there has been no improvements made to the structure.

Attached are copies of the dangerous building inspection dated 10/8/00, housing inspection report conducted on 2/7/00, Boards findings of fact and order dated 1/22/00, and a copy of the minutes from the 1/6/00 Board meeting.

The estimated cost for repair is \$30,000.00.

FINANCIAL IMPACT: (1589 Park) The cost of the demolition will be paid with budgeted CDBG funds.

BUDGET ACTION REQUIRED: (1589 Park) None

STAFF RECOMMENDATION: (1589 Park) The owner of the property is Neil Hansen. A dangerous building inspection was conducted on 10/1/99. A Notice and Order to Repair or demolish the structures was mailed and posted on 10/6/99.

The subject property went before the Board at it's 1/6/00 meeting where it was declared to be substandard, unsafe, and a public nuisance.

Attached are copies of the Boards finding of facts & order dated 1/11/00, the minutes of the 1/6/00 meeting and the dangerous building inspection report dated 10/1/99.

Estimated cost for repair is \$25,000.00.

FINANCIAL IMPACT: (573 Orchard) The cost of the demolition will be paid with budgeted CDBG funds.

BUDGET ACTION REQUIRED: (573 Orchard) None

STAFF RECOMMENDATION: (573 Orchard) A dangerous building inspection was conducted in January of 1999 following a referral from the fire department. The order to repair did not result in any improvements to the structure nor any contact from the owner; therefore, the case was referred to the Housing Board of Appeals on 4/1/99. No one appeared at the meeting to contest the department's recommendation that the structure be demolished and there was no application for a building permit. This case was pulled from the City Commission Meeting Agenda from 5/25/99 because the owner (Chong Thomas) had obtained a Building permit on 5/21/99. On June 8 a letter was sent to Ms. Thomas asking for payment on the permit because the checks he wrote to the treasurers office had bounced due to the account being closed . A request for an Electrical Permit was obtained on 9/8/99 and was denied due to a number of violations that were currently uncorrected at the property. The Building permit that was issued on 5/21/00 was also revoked due to no inspection being scheduled. In December of 1999 a letter was sent to the owner informing him/her that the Housing Board of Appeals tabled this case until the February 4, 2000 meeting in order to allow time for an inspection. At the February 4 meeting of the Housing Board of Appeals, the property was declared substandard and a public nuisance.

Attached are copies of the minutes of the 4/1/99 meeting of the Housing Board of Appeals, the finding of facts and order of the Board dated 4/5/99 and the findings from the 1/22/99 inspection of the property, letter regarding bounced check dated 6/8/99, Letter regarding denial of request for electrical permit dated 9/8/99, letter regarding case being tabled until HBA's 2/4/00 meeting, 1/25/00 Notice of Hearing for 2/4/00, finding of facts and order of the Board dated 2/7/00 and finally a copy of the minutes of the 2/3/00 meeting of the Housing Board of Appeals.

The estimated cost for repairs is \$7,500.00.

Motion by Commissioner Benedict, second by Commissioner Shepherd to concur with the Housing Board of Appeals on all addresses.

ROLL VOTE: Ayes: Schweifler, Shepherd, Sieradzki, Spataro, Aslakson, Benedict, Nielsen

Nays: None

ADOPTED

f. Vegetation Ordinance Amendment.

PLANNING & ECONOMIC DEVELOPMENT

SUMMARY OF REQUEST: Adopt amendments to section II of the Noxious Weed and Vegetation Ordinance changing notice requirements and lowering the height limit for noxious vegetation. The primary objective is more timely maintenance of property and to prevent excessive monitoring of properties.

FINANCIAL IMPACT: Savings in staff in mailing obligations.

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: Adopt amendments to the vegetation ordinance and adopt the grass mowing notification policy.

Motion by Commissioner Spataro, second by Commissioner Shepherd to adopt the ordinance and resolution.

Amendment to the motion by Commissioner Spataro, second by Commissioner Shepherd to add to the resolution that the Inspection Department will work with the Assessors Office to get the correct property owners and addresses and that notices will be given in the year 2000 the first time a property is cited stating it is the property owners one and only notice.

ROLL VOTE: Ayes: Spataro, Aslakson, Nielsen, Schweifler, Shepherd

Nays: Benedict, Sieradzki

AMENDMENT ADOPTED

ROLL VOTE: Ayes: Spataro, Aslakson, Schweifler

Nays: Shepherd, Sieradzki, Benedict, Nielsen

ORIGINAL MOTION WITH AMENDMENT FAILS

PUBLIC PARTICIPATION:

Helen Abbey, 760 Catherine, spoke regarding Housing. Terry Redmon, 968 Aurora, spoke regarding the vegetation ordinance.

ADJOURNMENT:

The Regular Commission meeting was adjourned at 8:49 PM.

Respectfully submitted,

A handwritten signature in blue ink, reading "Gail A. Kunding".

Gail A. Kunding, CMC/AAE
City Clerk

Commission Meeting Date: April 25, 2000

Date: April 14, 2000
To: Honorable Mayor and City Commissioners
From: Planning & Economic Development 
RE: Vacation of the west half only of Park Place

SUMMARY OF REQUEST:

Request for vacation of the west half only (west of the w. property line of lot 21), of Park Place, off of Edgewater St.

FINANCIAL IMPACT:

None

BUDGET ACTION REQUIRED:

None

STAFF RECOMMENDATION:

Staff recommends vacation of the west half only of Park Place, with the condition that all City easement rights be retained.

COMMITTEE RECOMMENDATION:

The Planning Commission recommended vacation of the west half only of Park Place with the condition that all City easement rights be retained.

CITY OF MUSKEGON

RESOLUTION #2000- 45(b)

RESOLUTION TO VACATE A PORTION OF A PUBLIC STREET

WHEREAS, a petition has been received to vacate the west half only of Park Place, located off of Edgewater St., City of Muskegon; and

WHEREAS, the Planning Commission held a public hearing on April 12, 2000 to consider the petition and subsequently recommended the vacation; and

WHEREAS, due notice had been given of said hearing as well as the April 25, 2000 City Commission meeting to consider the recommendation of the Planning Commission;

NOW, THEREFORE, BE IT RESOLVED that the City Commission deems it advisable for the public interest to vacate and discontinue the west half only of Park Place (west of the w. property line of lot 21);

BE IT FURTHER RESOLVED that the City Commission does hereby declare the said portion of street vacated and discontinued provided, however, that this action on the part of the City Commission shall not operate so as to conflict with fire access or the utility rights heretofore acquired by the City or by any public service utility in the City of Muskegon, operating in, over and upon said portion of street hereby vacated, and it is hereby expressly declared that such rights shall remain in full force and effect.

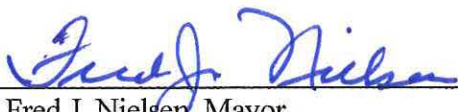
BE IT FURTHER RESOLVED that after any maintenance and repair by the City, the city shall restore the disturbed area to the grade and paving in existence at the time of vacation. The City shall not be responsible to replace special planting, landscaping, fences or any structure. No structure shall be placed in the easement which, in the sole judgment of the City, will interfere with the repair or maintenance of utilities in the easement, public or private.

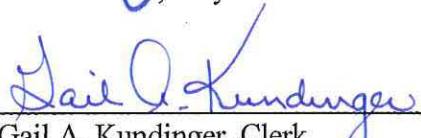
Adopted this 25th day of April, 2000.

Ayes: Shepherd, Sieradzki, Spataro, Aslakson, Benedict, Nielsen, Schweifler

Nays: None

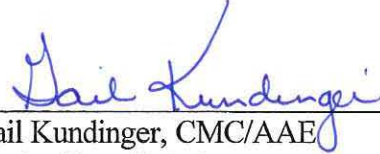
Absent: None

By: 
Fred J. Nielsen, Mayor

Attest: 
Gail A. Kunding, Clerk

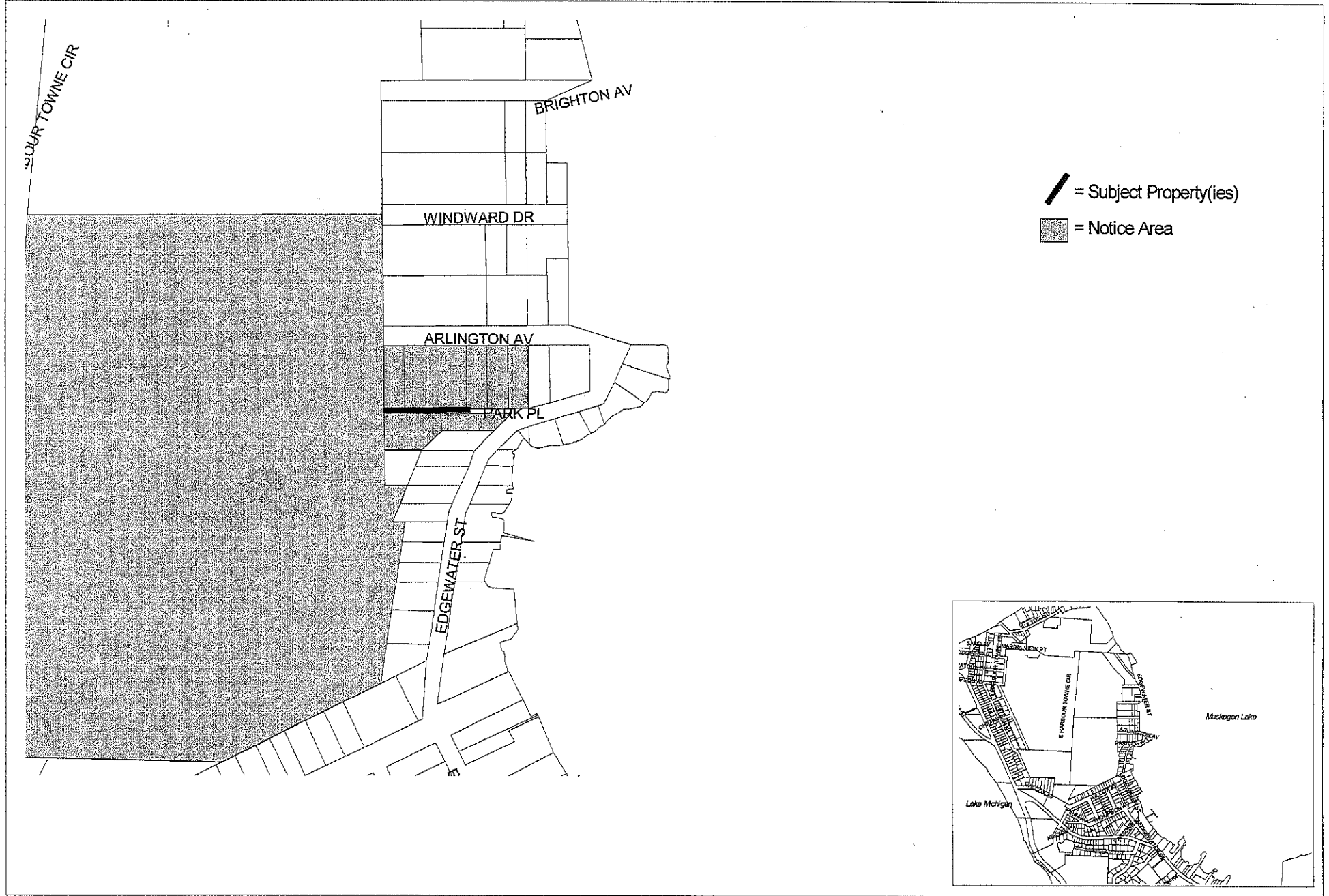
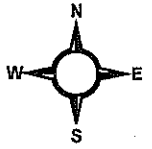
CERTIFICATION

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Commission of the City of Muskegon, County of Muskegon, Michigan, at a regular meeting held on April 25, 2000.

A handwritten signature in blue ink, reading "Gail Kunding", is written over a horizontal line.

Gail Kunding, CMC/AAE
Clerk, City of Muskegon

City of Muskegon
Planning Commission
Case #2000-15



500 0 500 1000 Feet

Staff Report [EXCERPT]
CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING

April 12, 2000

Hearing; Case 2000-15: Request for vacation of the west half only of Park Place (off of Edgewater St.), by Thomas & Susan Blake.

BACKGROUND

Park Place is a dead-end street which is located off of Edgewater St., and is only 11 feet wide. There are two houses which front on Park Pl., and a third which takes access off of Edgewater. The applicants own both of the houses on Park Pl., one of which they live in and the other they plan to tear down and rebuild. They originally requested to vacate all of Park Place, but were told by the Fire Marshal that fire access must be retained. Therefore, after discussion with the Fire Marshal, they have amended the request to vacate only the west half of the street (west of the w. property line of lot 21), and have agreed to pave the vacated portion to provide fire access. The only other property affected by the vacation fronts on Arlington St., not Park Place, and the owners have agreed to deed their portion of the vacated Park Place to the applicants. The Engineering Department has no problems with the vacation, as long as an easement is maintained for Sanitary Sewer located in the right-of-way. Such easements are always retained by the City whenever a street or alley is vacated.

RECOMMENDATION

Staff recommends approval of the request with the conditions below.

1. That all City easements be retained.

Date: April 25, 2000

To: Honorable Mayor and City Commissioners

From: Finance Director

RE: Transmittal of 1999 *Comprehensive Annual Financial Report*

SUMMARY OF REQUEST: The City's 1999 *Comprehensive Annual Financial Report* (CAFR) has previously been distributed to City Commissioners. At this time the CAFR is being formally transmitted to the Commission in accordance with state law. Should the Commission wish to do so, staff and the independent auditors are prepared to conduct a special work session to focus on the CAFR as well as City finances in general.

FINANCIAL IMPACT: None. The CAFR report summarizes the City's financial activities for 1999 and includes the independent auditor's unqualified opinion on the City's financial statements.

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: Acceptance of the 1999 CAFR.

COMMITTEE RECOMMENDATION: There is no committee recommendation at this time.

Date: April 13, 2000
To: Honorable Mayor and City Commissioners
**From: Neighborhood and Construction Services
Department**
**RE: Consent to demolish the structures at the
property of 1974 Park**

SUMMARY OF REQUEST:

This is to request City Commission concurrence with the findings of the Housing Board of Appeals that the structure located at 1974 Park is unsafe, substandard and a public nuisance and that it be demolished within thirty (30) days.

It is further requested that administration be directed to obtain bids for the demolition of the structure and that the Mayor and City Clerk be authorized and directed to execute a contract for demolition with the lowest responsible bidder.

FINANCIAL IMPACT:

The cost of the Demolition will be paid with budgeted CDBG funds.

BUDGET ACTION REQUIRED:

None

STAFF RECOMMENDATION:

A dangerous building inspection was conducted on 9/30/99; the owner of the property is Derrick Brown. A notice and order was mailed and posted on 10/6/99. The Finding of facts was mailed and posted on 1/11/00. The owner attended the Board meeting on Jan 6, 2000 There has been no contact with the owner since then.

Attached are copies of the dangerous building inspection, notice and order, the boards findings and order and the minutes from the Boards meeting on 1/6/00.

The estimated cost for repair is \$18,000.00.

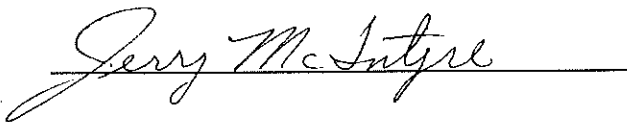
COMMITTEE RECOMMENDATION:

The Committee of the Whole will consider this item at its meeting on February 7, 2000.

Inspection of 1974 Park St. 9-30-99

1. Front egress door glass broken and missing.
2. Front egress has improper landing.
3. Front egress stair has wrong rise and run
4. Front egress stairs handrail missing.
5. Front egress has rotted wood.
6. Front porch has broken windows.
7. Front shed roof has rotted eave.
8. Front dormer has improper flashing to roof.
9. North side of house has trees growing into foundation.
10. North side of house has broken or missing windows.
11. Rear entry has missing or broken siding.
12. Rear entry has leaking roof.
13. Rear entry full of debris.
14. Rear entry has broken windows.
15. Rear entry has broken doors.
16. Rear entry has roof caving in.
17. Rear entry landing improper size.
18. Rear entry steps are wrong rise and run.
19. Rear entry has improper handrail.
20. South side has missing basement window.
21. South side has missing or broken windows.
22. Entire roof needs to be replaced.
23. Egress lighting is broken or missing.

Note: Needs interior inspection if house is to be repaired.

A handwritten signature in cursive script, reading "Jerry McIntyre", is written over a horizontal line.

Jerry McIntyre, Building Official

Affirmative Action
616/724-6703
FAX/722-1214

Assessor
616/724-6708
FAX/724-4178

Cemetery
616/724-6783
FAX/726-5617

Civil Service
616/724-6716
FAX/724-6790

Clerk
616/724-6705
FAX/724-4178

Comm. & Neigh.
Services
616/724-6717
FAX/726-2501

Engineering
616/724-6707
FAX/727-6904

Finance
616/724-6713
FAX/724-6768

Fire Dept.
616/724-6792
FAX/724-6985

Income Tax
616/724-6770
FAX/724-6768

Info. Systems
616/724-6975
FAX/724-6768

Leisure Service
616/724-6704
FAX/724-6790

Manager's Office
616/724-6724
FAX/722-1214

Mayor's Office
616/724-6701
FAX/722-1214

Neigh. & Const.
Services
616/724-6715
FAX/726-2501

Planning/Zoning
616/724-6702
FAX/724-6790

Police Dept.
616/724-6750
FAX/722-5140

Public Works
616/724-4100
FAX/722-4188

Treasurer
616/724-6720
FAX/724-6768

Water Dept.
616/724-6718
FAX/724-6768

Water Filtration
616/724-4106
FAX/755-5290

MUSKEGON



West Michigan's Shoreline City

October 6, 1999

Derrick Brown
1974 Park
Muskegon, MI 49444

Dear Property Owner:

Subject: 1974 Park
ERWIN & KEATINGS ADDITION LOT 5 & N 5 FT LOT 6
BLK 1

The City of Muskegon Building Official has recently inspected the subject property and has found the building to be dangerous as defined under Section 4-23 of the Muskegon City Code.

As a result of this finding, you are hereby ordered to REPAIR the structure or DEMOLISH it within thirty (30) days.

If you elect to repair the structure, you must secure all required permits and physically commence the work within thirty (30) days from the date of this order.

Should you have any questions concerning this matter, please do not hesitate to contact our Building Official, Jerry McIntyre at 724-6715.

Sincerely yours,

Robert Grabinski

Fire Marshal/Inspection Services

n/c

Affirmative Action

616/724-6703
FAX/722-1214

Assessor

616/724-6708
FAX/724-4178

Cemetery

616/724-6783
FAX/726-5617

Civil Service

616/724-6716
FAX/724-6790

Clerk

616/724-6705
FAX/724-4178

Comm. & Neigh.
Services

616/724-6717
FAX/726-2501

Engineering

616/724-6707
FAX/727-6904

Finance

616/724-6713
FAX/724-6768

Fire Dept.

616/724-6792
FAX/724-6985

Income Tax

616/724-6770
FAX/724-6768

Info. Systems

616/724-6975
FAX/724-6768

Leisure Service

616/724-6704
FAX/724-6790

Manager's Office

616/724-6724
FAX/722-1214

Mayor's Office

616/724-6701
FAX/722-1214

Neigh. & Const.

Services
616/724-6715
FAX/726-2501

Planning/Zoning

616/724-6702
FAX/724-6790

Police Dept.

616/724-6750
FAX/722-5140

Public Works

616/724-4100
FAX/722-4188

Treasurer

616/724-6720
FAX/724-6768

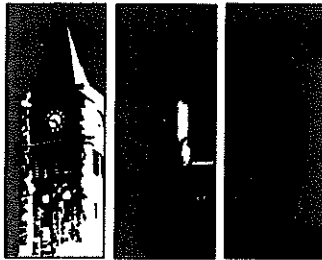
Water Dept.

616/724-6718
FAX/724-6768

Water Filtration

616/724-4106
FAX/755-5290

MUSKEGON



West Michigan's Shoreline City

MUSKEGON HOUSING BOARD OF APPEALS

DATE: January 11, 2000

CASE: #007 – 1974 Park

Derrick Brown
1974 Park
Muskegon, Mi. 49444

FINDING OF FACTS AND ORDER

The following action was taken at a session of the Muskegon Housing Board of Appeals held at the Muskegon City Hall, 933 Terrace, Muskegon, Michigan on the January 6, 2000.

The Neighborhood and Construction Services Department of the City of Muskegon, having inspected the building structure located upon the property described as **Erwin & Keatings Addition Lot 5 & N 5 Ft, Lot 6 also known as 1974 Park** found the conditions listed on the attached pages exist and that these conditions are hazardous as defined in Section 4-23 of the Code of Ordinances.

The Board further found that these conditions exist to the extent of endangering life, safety and the general welfare of the public.

Therefore, in accordance with Section 4-25 of the Code of Ordinances, the structure is declared to be unsafe, substandard and a public nuisance.

It is, therefore, ordered that the owners or other interested parties take such action to repair or remove said structure, or appeal this order within 20 days of the receipt of this order.

It is further ordered that if the owners or other interested parties fail to repair or remove said structure, or appeal this order within 20 days of the receipt of this order, the Building Official shall take bids and remove said structure.

YES:

NAYS:

EXCUSED:

ABSENT:

Greg Borgman
Robert Johnson
Fred Nielsen
William Anderson
Randy Mackie
John Warner

Clint Todd

The motion carried.

#00-06 – 1589 PARK – NEILS HANSEN, 1589 PARK, MUSKEGON, MI.

A neighbor attended the meeting. She said that the owner has passed away. Neighbors would like to see it demolished. It has been in bad condition for 10 years. She said that two sisters occupy it and it has been willed to a brother. Bob Grabinski said that it meets the definition of a safety issue. Staff recommendation is to declare the building to be substandard, unsafe, a public nuisance and forward to the City Commission for concurrence. John Warner, supported by Randy Mackie, made a motion to declare the building to be substandard, unsafe, a public nuisance and forward to the City Commission for concurrence. Fred Nielsen asked if we could legally ask for demolition in the case of death of the owner. Bob Grabinski said that we do a title search to find the legal owner and notify them. A roll call vote was taken:

YES:

NAYS:

EXCUSED:

ABSENT:

Greg Borgman
Robert Johnson
Fred Nielsen
William Anderson
Randy Mackie
John Warner

Clint Todd

The motion carried.

#00-07 – 1974 PARK – DERRICK BROWN, 1974 PARK, MUSKEGON, MI.

Derrick Brown attended the meeting. He said that he hasn't been living there because he was incarcerated. When he got out, he started working on it. He said the part of the house missing siding is where we demolished the garage that was attached to the house. He wants to bring it up to code. He said that he had applied for a low-income loan, but had to pay back taxes. When he got the taxes paid, there were no funds available for rehabilitation. Greg Borgman, supported by Robert Johnson, made a motion to declare the building substandard, unsafe, a public nuisance and forward to City Commission for concurrence. It was explained to Mr. Brown that if he continued to get his permits and make repairs we would not send it on to the City Commission. Mr. Brown needs to work

out a schedule with the Inspection Services Department and complete the work. If there is an item on the report that he wants to appeal, he needs to fill out an appeal form. A roll call vote was taken:

YES:

NAYS:

EXCUSED:

ABSENT:

Greg Borgman
Robert Johnson
Fred Nielsen
William Anderson
Randy Mackie
John Warner

Clint Todd

The motion carried.

#00-08 – 1121 PECK – WATERLAND DEVELOPMENT, 1050 W. WESTERN

Ed Brandel attended meeting. Bob Grabinski said that the problems are not bad but it needs to be repaired. The house has historical significance. We want to see 1121 Peck and 1129 Peck repaired. Staff recommendation is to issue Civil Infraction tickets seeking injunctive relief. This puts the houses in front of a judge who sets specific time frames for the repairs to be made. Robert Johnson asked why staff would recommend this. Bob Grabinski said that we have had significant conversation with promises but no action. He said that he would like to keep the action separate on the two properties. It was asked if the judge would be open to suggestions from the Board. Bob Grabinski said that we could forward suggestions on to the judge. Ed Brandel said that the property has been deeded back to the Robert Cooper Mortgage Company in Grand Rapids and that it has been listed for sale. It was explained that we probably should have a response by the March meeting. Fred Nielsen asked if anything had to go through H.D.C. Bob Grabinski explained that exterior items pertaining to appearance have to go before them. Robert Johnson, supported by Randy Mackie, made a motion to accept staff recommendation to issue Civil Infraction tickets on 1121 Peck Street seeking injunctive relief. A roll call vote was taken:

YES:

NAYS:

EXCUSED:

ABSENT:

Greg Borgman
Robert Johnson
Fred Nielsen
William Anderson
Randy Mackie
John Warner

Clint Todd

The motion carried.

Commission Meeting Date: April 25, 2000

Date: April 19, 2000
To: Honorable Mayor and City Commissioners
From: Planning & Economic Development
RE: Sale of Vacant Land on Wesley Street and Ducey Street in Marquette

SUMMARY OF REQUEST:

To approve the sale of the lots described as map number 24-31-21-279-017 (Wesley) to James Spann for the construction of a 1,400 square foot, 3 bedroom home, with two-stall garage and map numbers 24-31-21-251-028 & 029 (Ducey) to Zina Knight for construction of the same style house. The lot size for the Wesley site is 83 feet X 140 feet and the lot size for the Ducey site is 112.70 feet X 132 feet. Approval of this sale is consistent with the Commission's consent to implement the Infill Program in Marquette neighborhood. Each sale will generate \$3,500 for a total of \$7,000.

FINANCIAL IMPACT:

The sale of the property will allow the City to collect taxes on the new homes and relieve the City of continued maintenance costs.

BUDGET ACTION REQUIRED:

None

STAFF RECOMMENDATION:

Staff recommends approval of the sale, as well as, authorization for both the Mayor and the Clerk to sign the attached resolution and deed.

COMMITTEE RECOMMENDATION:

The Commission approved the implementation of the Infill program (construction of the two homes are a part of the plan) at their January 11 meeting.

Resolution No. 2000-45(f)

MUSKEGON CITY COMMISSION

RESOLUTION APPROVING THE SALE OF TWO BUILDABLE LOTS (AS PART OF THE CITY'S INFILL PROGRAM) ON WESLEY STREET AND DUCEY STREET MARQUETTE FOR \$3,500 EACH.

WHEREAS, the sale of both lots are consistent with the City's Infill Program and construction of the homes will generate a total of \$7,000;

WHEREAS, the sale would enable the City to place these properties back on the tax rolls, and would relieve the City of further maintenance costs;

WHEREAS, sale of the land and subsequent construction of the home would be in accordance with existing City policies and those of HUD, concerning the disposition of former Urban Renewal lands and use of HOME funds;

NOW THEREFORE BE IT RESOLVED, map # 24-31-21-279-017 (Wesley), be sold to James Spann and map numbers 24-31-21-251-028 & 029 (Ducey) be sold to Zina Knight.

Adopted this 25 day of April, 2000

Ayes: Shepherd, Sieradzki, Spataro, Aslakson, Benedict, Nielsen, Schweifler

Nays: None

Absent None

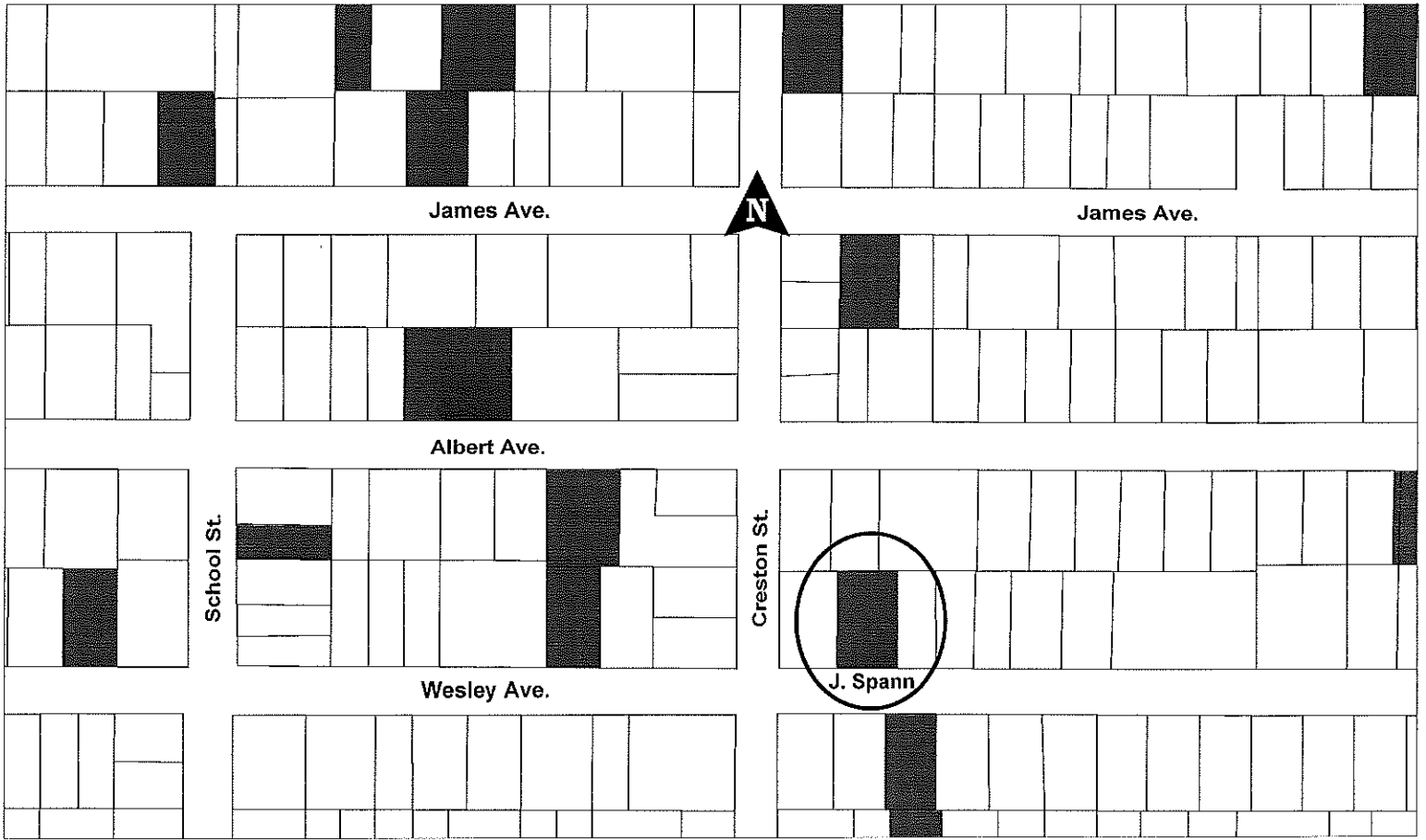
By: Fred J. Nielsen
Fred J. Nielsen, Mayor

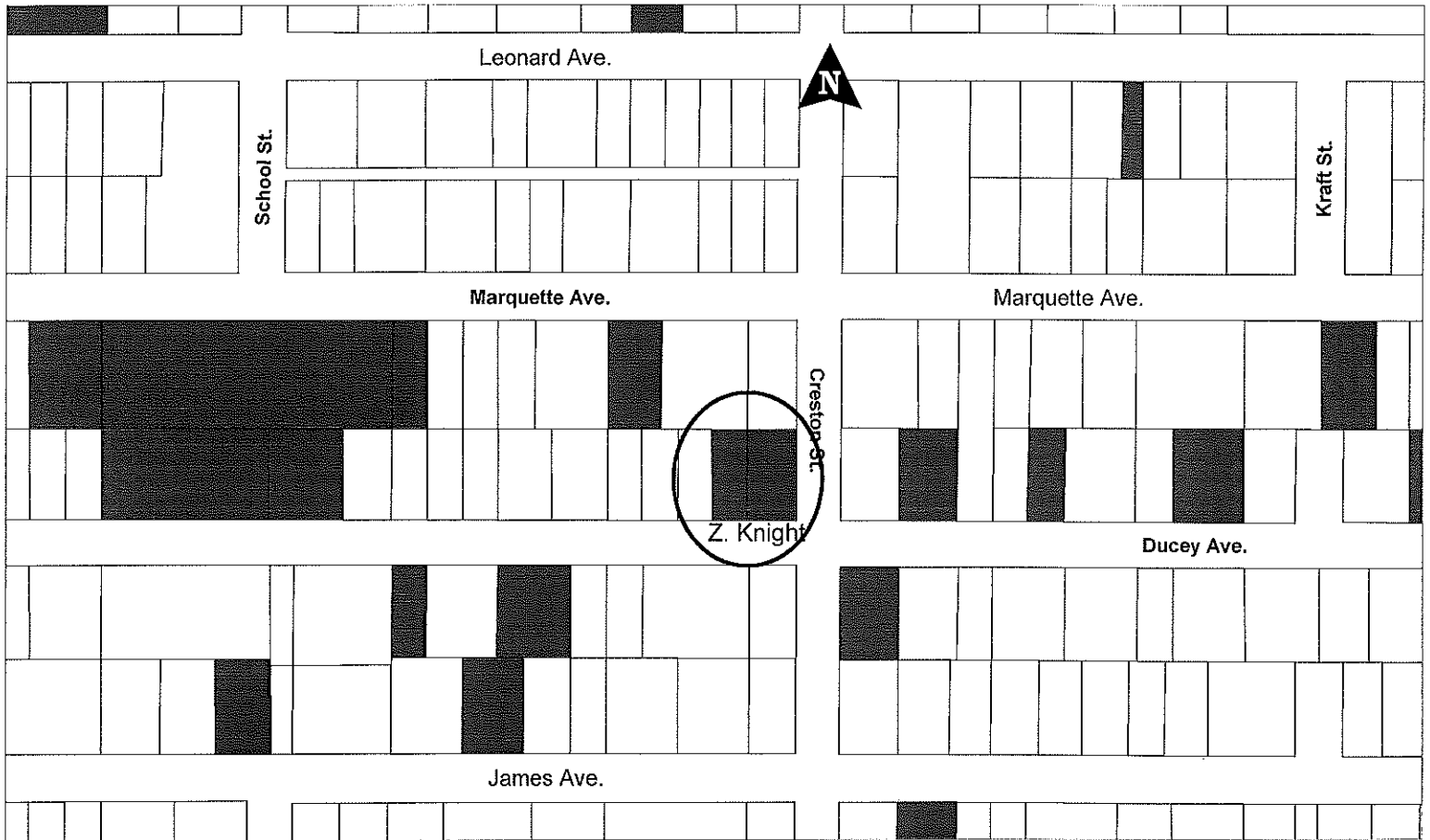
Attest: Gail Kunding
Gail Kunding, Clerk

CERTIFICATION

I hearby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Commission of the City of Muskegon, County of Muskegon, Michigan at a regular meeting held on April 25, 2000.

By: Gail Kunding
Gail Kunding, Clerk





QUITCLAIM DEED

The Seller, **City of Muskegon**, a Michigan municipal corporation, whose address is, 933 Terrace Street, P.O. Box 536, Muskegon, Michigan 49443-0536, quitclaims to the Purchaser, **James Spann**, whose address is **1063 Amity Street, Muskegon, MI 49442**, the premises in city of Muskegon, Muskegon County, Michigan, described as:

Urban Renewal Plat No 2 E ½ Lots 263 & 264

commonly known as **Vacant Land on Wesley**, for \$3,500, subject to easements and building and use restrictions of record and a Purchaser, Sale and Loan Agreement executed contemporaneous with this deed.

This deed is exempt from county and state real estate transfer tax pursuant to MCL 207.505(h)(i) and MCL 207.526(h)(i), respectively.

Dated: April 28, 2000

Signed in the presence of:

Linda S. Potter
Linda S. Potter

Shawna Hull
Shawna Hull

Signed:

City of Muskegon, a Michigan municipal corporation

By: Fred Nielsen
Fred Nielsen, City Mayor

By: Gail Kundergi
Gail Kundergi, City Clerk

STATE OF MICHIGAN
COUNTY OF MUSKEGON

The foregoing instrument was acknowledged before me this 28th day of April, 2000, by Fred Nielsen, City Mayor and Gail Kunding, City Clerk on behalf of the City of Muskegon, a Michigan municipal corporation.

Linda S. Potter
Linda S. Potter

Notary Public, Muskegon Co., MI

My commission expires: 2-25-02

Prepared by and When Recorded Return to:

John C. Schrier

Parmenter O'Toole

175 W. Apple Avenue

P. O. Box 786

Muskegon, MI 49443-0786

Telephone: 231.722.1621

SEND FUTURE TAX BILLS TO: Purchaser

Tax parcel #:

Recording fee:

Transfer tax:

Date: April 25, 2000

To: Honorable Mayor and City Commissioners

From: Finance Director

RE: Agreement for Placement of Bus Benches

SUMMARY OF REQUEST: A recent review disclosed that the City's encroachment agreement with PERMA Advertising for placement of "bus benches" throughout the City had expired in 1998. The original agreement called for complete removal of the benches when the agreement expired. Current staff, however, believes that the benches provide a useful public service in addition to generating minor revenue for the City's General Fund. Accordingly, a new agreement was negotiated and is presented here for your consideration. The new agreement calls for continuation of the \$5.00 per month fee for each bench and, additionally, provides for PERMA to provide three benches for the City's own public advertising use.

FINANCIAL IMPACT: The encroachment agreement generates revenue to the City of \$2,300 per year. Additionally, the agreement provides for the three advertising benches to be made available to the City for its use. The value of this service is \$1,095 per year.

BUDGET ACTION REQUIRED: None.

STAFF RECOMMENDATION: Approval of the attached proposed "Agreement for Encroachment and Placement of Public Benches."

11 Schedule A"

PERMA Advertising Co., Inc.

P.O. Box 640
Pierceton, IN 46562
(219) 594-5622

April 7, 2000

Mr. Tim Paul
City of Muskegon
933 Terrace St.
PO Box 536
Muskegon, MI 49443-0536

Dear Mr. Paul,

In reference to our recent discussion, I would like to propose the following to the City of Muskegon in lieu of a monthly rental increase for bus benches.

PERMA Advertising Co., Inc. will supply 3 bus benches (artwork and production included) for use by the City of Muskegon for one-year intervals (10 years total) at no charge. In other words artwork may be updated once per year at no cost to the city. These benches may be placed at available locations of your choice. If you wish to change the artwork at more frequent intervals, our normal charge is \$125.00.

For your information, and as we discussed, the normal monthly rate on these benches is \$20.00.

Tim, I feel this arrangement will be mutually beneficial to both parties, and I look forward to continuing our relationship with the city of Muskegon. Thank you.

Sincerely,



Dennis G. Nivison
PERMA Advertising Co., Inc.

RECEIVED
CITY OF MUSKEGON

APR 9 2000

FINANCE DEPT.

DGN/jmp
Enclosure

AGREEMENT FOR ENCROACHMENT AND PLACEMENT OF PUBLIC BENCHES

THIS AGREEMENT, is made between the City of Muskegon, 933 Terrace Street, Muskegon, Michigan ("City") and PERMA Advertising and Sales Company of Pierceton, IN, ("PERMA").

1. PLACEMENT OF BENCHES AND ENCROACHMENTS IN THE CITY.

The City agrees that PERMA may place its comfort resting benches containing advertising material at the locations set forth in the attached Schedule A. The benches shall be placed on private property, except that they may encroach onto the public sidewalk or public way, said encroachment to be no greater than one foot from the boundary line between the public way or sidewalk and privately occupied property. The parties agree and recognize that all of the locations involve placement upon private property, and that this agreement and list do not apply to or allow the placement of said benches by PERMA on public parks or on public property, except to the extent of the encroachment.

2. CONSIDERATION FOR ALLOWANCE OF ENCROACHMENT AND AUTHORIZATION. The City's authorization and allowance of encroachment for the benches at the said locations shall be compensated by a payment to the City in advance of \$5.00 per month or part thereof for each bench. Additionally, during the life of this agreement, PERMA will supply at no charge (artwork production included) three (3) benches for the exclusive public advertising use of the City.

3. CONDITIONS AND COMMITMENTS OF PERMA.

3.1 PERMA agrees that it shall not place benches encroaching or located on public property or rights of way at any other location in the City except those authorized by this contract.

3.2 PERMA warrants and guarantees to the City that it has full permission and authority of all private property owners or occupiers to place its benches on the private properties set forth herein.

3.3 PERMA agrees that the advertising placed upon the benches shall be for the purpose of advertising commercial, industrial or public service activities, and no advertising shall involve or encourage the use of illegal or controlled substances or material in aid of the use of same, nor shall they display obscene or offensive materials. PERMA agrees that the City Commission shall have the right of final determination on whether any advertising shall be excluded or allowed on the said benches in the event of a dispute.

3.4 Benches shall be safely constructed, designed to support at least twice the maximum weight anticipated to be placed upon them. The benches shall not exceed the dimensions of 24 inches in height and 96 inches in length.

3.5 PERMA shall keep the benches in safe condition and repair. Any bench damaged shall be repaired or removed within 24 hours notice by PERMA. In the event of failure to remove a damaged bench the City may remove and dispose of the bench.

3.6 PERMA shall insure the benches with public liability insurance, written by companies authorized to do business in the State of Michigan, and shall cause the said insurance to name the City of Muskegon as an additional insured. The certificates or policies shall contain the provision that the City of Muskegon shall be given written notice at least 30 days before any cancellation or reduction of coverage for any reason. Minimum insurance liability limit shall be \$2,000,000.00.

4. INDEMNITY. PERMA agrees to indemnify and hold harmless the City of Muskegon from any and all claims and demands for damages or expenses arising out of the placement or the condition of the benches in the City. Said obligation shall include the payment of all costs, expenses, attorney fees, costs of preparation, consultant, expert or laboratory fees, and any other expense in connection with any such claim, as well as the payment of all damages found to exist against the City, in whatever amount.

5. TERM. This agreement shall continue in effect for a period of ten (10) years from its effective date. At the end of the term the said benches shall be removed by PERMA. If PERMA fails to remove same, the City may remove them and dispose of them in its discretion.

6. TERMINATION FOR CAUSE. In the event PERMA violates any condition or undertaking set forth in this agreement, the City may terminate or partially terminate this agreement, in regards to some or all of the benches placed in the City, upon 30 days notice of the violation given to PERMA at its address above. In the event the breach or violation is cured within the said 30 days to the City's satisfaction, the City will rescind its revocation or termination.

7. NON-WAIVER. In the event any breach or violation of this agreement occurs and the City takes no action, the said failure to take action shall have no effect on subsequent breaches or violations of this agreement and all remedies therefor are preserved.

8. NO THIRD PARTY BENEFICIARY. This Agreement shall benefit only the parties to this Agreement, and not any third party.

9. BENEFIT. This Agreement shall be binding upon and inure to the benefit of the respective parties, their successors and personal representatives.

10. EFFECTIVE DATE. This agreement shall be effective on April 25, 2000.

WITNESSES:

Linda Potter
Linda Potter

and

Gloria Coburn
Gloria Coburn

CITY OF MUSKEGON

By Fred J. Nielsen
Fred J. Nielsen, Its Mayor

By Gail A. Kunding
Gail A. Kunding, Its Clerk

PERMA ADVERTISING & SALES COMPANY

Sandra L. Huff
SANDRA L. HUFF

By Dennis A. Munson
President

Bus Benches Muskegon 2000

Location	Near	Advertiser
Apple /Creston	Payless Shoe	Available
NE Apple/Getty	National Transmission	Available
NW Barclay/Sherman		McD 158
Clay/First	Parking Lot	Fry Krisp
Clay/Second		Fry Krisp
Clay/Third	Mall	Fry Krisp
NE Getty/Apple	E Town Foods	McD 309
NW Henry/Broadway	United Gas	Available
NW Henry/Cranbrook	Hoagie Hut	Fry Krisp
NW Henry/Laketon	Express Station	Available
Henry/Norton	Penny's Lot	Available
Henry/Norton	Penny's Lot	Available
NW Henry/Pulaski	Honda	Fry Krisp
NW Henry/Sherman	Lee's Chicken	McD 158
NW Henry/Sherman	Pizza Hut	Would like to rebuild
NW Henry/Young	Outlet	McD 13013
SW Jefferson/Clay	Parking Lot	McD 13013
SW Lakeshore/McCracken	Vacant Lot	McD 158
SW Lakeshore/Manns		available
NE Laketon/Getty	Nibble	Trute Services
NE Laketon/Madison	Empty Lot	Fry Krisp
SW Laketon/Getty	Frontier Mart	Fry Krisp
Laketon/Peck	Video Store	Fry Krisp
SW Laketon/Wood	Plumbs	Available
NW Lincoln/Sherman	Exotic Tan	available
NE Marquette/Getty		Fry Krisp
Morris	Post Service	available
Morris/Second	Bessie's Alt	Fry Krisp
SW Ottawa/Eastern	Vacant	Fry Krisp
SW Peck/Isabella		available
NW Peck/Laketon	Eye Clinic	available
SE Peck/Terrace		Fry Krisp
NW Pine/Webster	American Sales	McD 13013
SE Sanford/Apple	Goodyear Tires	McD 309
NW Sanford/Laketon	Vacant	available

Bus Benches Muskegon 2000

Location	Near	Advertiser
NW Sherman/Getty		available
NW Sherman/McCracken	Music Store	available
Sherman/Utah	Watkins Surgical	Fry Krisp
Shonat/N/O Apple	Plumbs Apt Compl	McD 309
NW Terrace/Clay	Muskegon Mall	available
E Terrace/Morris	Vacant lot	McD 13013
Webster/First	Parking Lot	available
Webster/Third	Parking Lot	would like to rebuild
SE Wood/Laketon	Daily Cleaners	Fry Krisp
NW 6th/Laketon	Vacant	Fry Krisp

Affirmative Action
616/724-6703
FAX/722-1214

Assessor
616/724-6708
FAX/724-4178

Cemetery
616/724-6783
FAX/726-5617

Civil Service
616/724-6716
FAX/724-4055

Clerk
616/724-6705
FAX/724-4178

Comm. & Neigh.
Services
616/724-6717
FAX/726-2501

Engineering
616/724-6707
FAX/727-6904

Finance
616/724-6713
FAX/724-6768

Fire Dept.
616/724-6792
FAX/724-6985

Income Tax
616/724-6770
FAX/724-6768

Info. Systems
616/724-6706
FAX/722-4301

Leisure Service
616/724-6704
FAX/724-1196

Manager's Office
616/724-6724
FAX/722-1214

Mayor's Office
616/724-6701
FAX/722-1214

Neigh. & Const.
Services
616/724-6715
FAX/726-2501

Planning/Zoning
616/724-6702
FAX/724-6790

Police Dept.
616/724-6750
FAX/722-5140

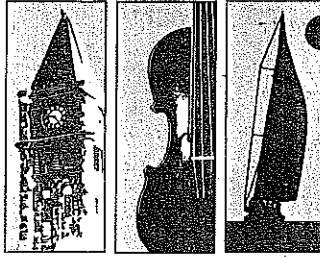
Public Works
616/724-4100
FAX/722-4188

Treasurer
616/724-6720
FAX/724-6768

Water Billing Dept.
616/724-6718
FAX/724-6768

Water Filtration
616/724-4106
FAX/755-5290

MUSKEGON



West Michigan's Shoreline City

May 2, 2000

Mr. Dennis G. Nivison
Perma Advertising Co., Inc.
PO Box 640
Pierceton, IN 46562

Dear Mr. Nivison:

Enclosed are three encroachment agreements that were adopted by the City Commission April 25, 2000. Please sign and return two of them; and keep one for your records.

If you have any questions, please call me at (231)724-6705.

Thank you,

Linda Potter
Deputy Clerk

Enc.

Commission Meeting Date: April 25, 2000

Date: April 19, 2000
To: Honorable Mayor and City Commissioners
From: Planning & Economic Development
RE: Sale of Vacant Land on Leonard Street in Marquette

SUMMARY OF REQUEST:

To approve the sale of the lot described as map number 24-31-21-203-015 (Wesley) to Bantam Group for the construction of a single-family home with 1,500 square feet of living space. The lot is 165 feet X 132 feet. The appraised value of the land is \$6,500 and Bantam submitted the only bid of \$6,515.

FINANCIAL IMPACT:

The sale of the property will allow the City to collect taxes on the new home and relieve the City of continued maintenance costs.

BUDGET ACTION REQUIRED:

None

STAFF RECOMMENDATION:

Staff recommends approval of the sale, as well as, authorization for both the Mayor and the Clerk to sign the attached resolution and deed.

COMMITTEE RECOMMENDATION:

The LRC recommended approval of this sale at their March 21 meeting.

Resolution No. 2000-46(g)

MUSKEGON CITY COMMISSION

RESOLUTION APPROVING THE SALE OF URBAN RENEWAL LOTS.

WHEREAS, Bantam Group has submitted a bid of \$6,515 for Urban Renewal Plat No 4 lots 792,793 & 794, located on Leonard Street near the corner of Robert Street;

WHEREAS, the sale would enable the City to place these properties back on the tax rolls, and would relieve the City of further maintenance costs;

WHEREAS, Bantam Group has agreed to the terms of sale which stipulate that the property be developed for a single-family residence within 18 months from the date of sale;

WHEREAS, the sale would be in accordance with existing City policies and those of HUD, concerning the disposition of Urban Renewal lands;

NOW THEREFORE BE IT RESOLVED, that for Urban Renewal Plat No 4 lots 792,793 & 794.

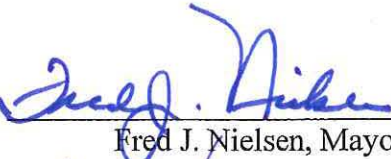
(Map # 24-31-21-203-015)

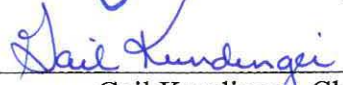
Adopted this 25 day of April, 2000

Ayes: Spataro, Aslakson, Benedict, Nielsen, Schweifler, Shepherd, Sieradzki

Nays: None

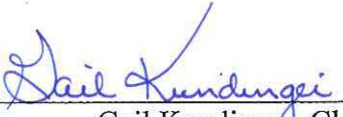
Absent None

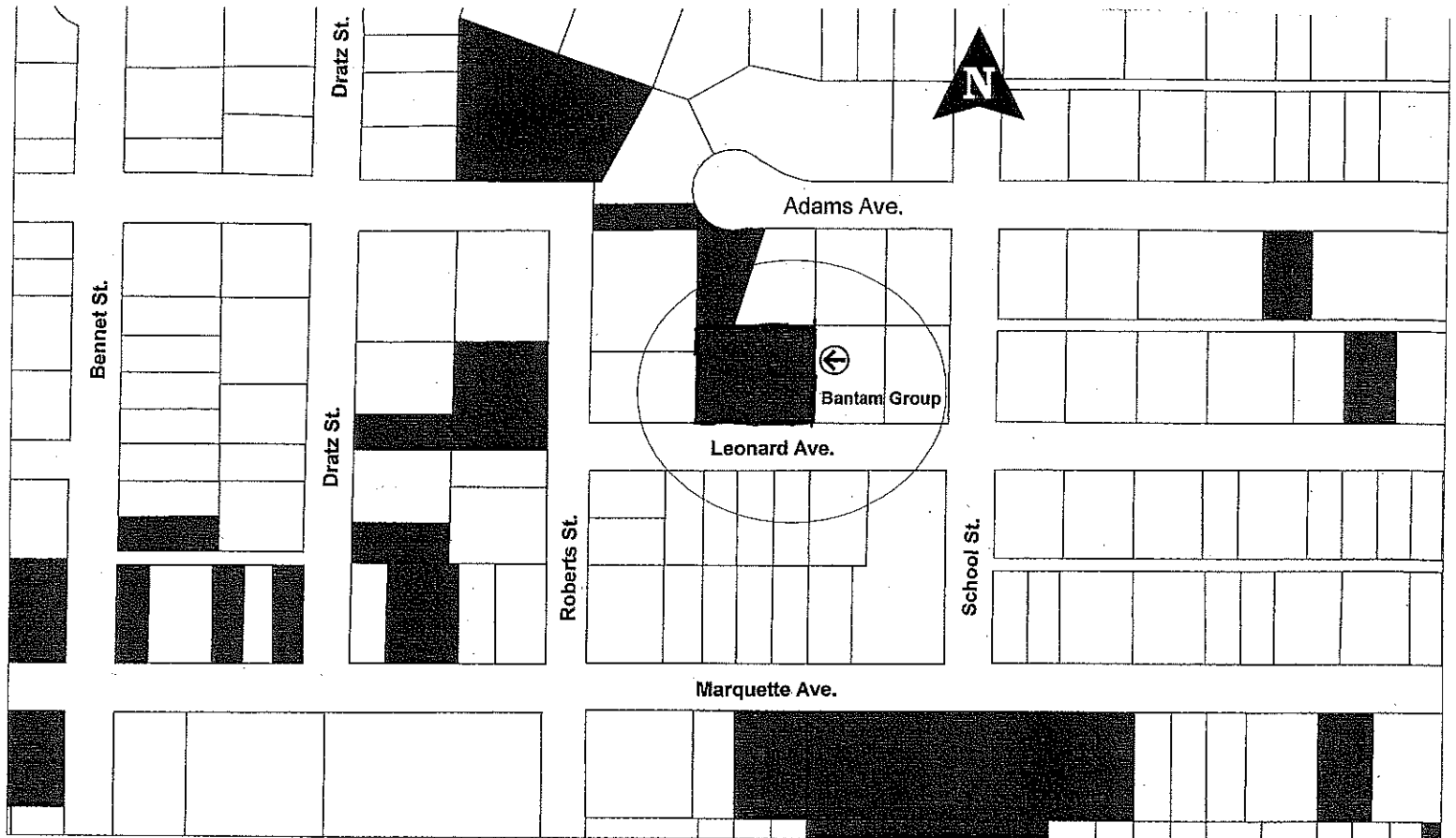
By: 
Fred J. Nielsen, Mayor

Attest: 
Gail Kunderger, Clerk

CERTIFICATION

I hearby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Commission of the City of Muskegon, County of Muskegon, Michigan at a regular meeting held on April 25, 2000.

By: 
Gail Kunderger, Clerk



QUIT-CLAIM DEED

2000-46(g)

KNOW ALL MEN BY THESE PRESENT: That the CITY OF MUSKEGON, a municipal corporation, whose address is 933 Terrace Street, Muskegon, MI 49440,

QUIT CLAIMS to **Bantam Group, Inc.** of **1290 Wood Street**, Muskegon, MI 49442

The following described premises situated in the City of Muskegon, County of Muskegon, State of Michigan, to wit:

Urban Renewal Plat No. 4 Lots 792, 793, & 794

for the sum of Four Thousand **(\$6,515.00)** Dollars.

PROVIDED, HOWEVER, Grantee, or her assigns, shall commence construction of a home on the premises herein conveyed within eighteen (18) months after date hereof. In default of such construction, title to the premises herein conveyed shall revert tot the City of Muskegon free and clear of any claim of Grantee or her assigns; and, in addition thereto, the City of Muskegon may retain the consideration for this conveyance free and clear of any claim of Grantee or her assigns. "Commence construction" means 1) the issuance of a residential building permit by the City of Muskegon; and 2) in the sole opinion of the City of Muskegon's Director of Inspections, twenty-five (25%) percent completion of the dwelling described in the said building permit.

In the event of reversion of title of the above described premise, improvements made thereon shall become the property of the Grantor.

This deed is exempt from real estate transfer tax pursuant to the provisions of MCLA 207.505(h)(i) and MCLA 207.526 Sec. 6(h)(i).

Dated this 10th day of May 2000

Signed in the presence of:

Linda Potter
Linda Potter

Angie Berdinka
Angie Berdinka

CITY OF MUSKEGON

By Fred J. Nielsen
Fred J. Nielsen, Its Mayor

and Gail A. Kunderger
Gail A. Kunderger, Its Clerk

STATE OF MICHIGAN
COUNTY OF MUSKEGON

The foregoing instrument was acknowledged before me this 10th day of May 2000, by FRED J. NIELSEN and GAIL A. KUNDINGER, Mayor and Clerk, respectively, of the CITY OF MUSKEGON, a municipal corporation, on behalf of the City.

PREPARED BY:

G. Thomas Johnson
Parmenter O'Toole
P.O. Box 786
Muskegon, MI 49443-0786
Telephone: (231) 722-1621

Linda S. Potter
Linda S. Potter
Notary Public, Muskegon County, Michigan
My commission expires: 7-25-02

When Recorded Return to: Grantee
Send Subsequent Tax Bills to: Grantee

REAL ESTATE PURCHASE AGREEMENT

THIS AGREEMENT is made **April 25, 2000** by and between the CITY OF MUSKEGON, a municipal corporation, with offices at 933 Terrace Street, Muskegon, Michigan 49440 ("Seller"), and **Bantam Group**, of **1290 Wood Street, Muskegon, MI 49442**.

1. **General Agreement and Description of Premises.** Seller agrees to sell, and Buyer agrees to buy, marketable record title of real estate, and all improvements thereon, with all beneficial easements, the real property located in the City of Muskegon, Muskegon County, Michigan ("Premises"), and specifically described as:

***Urban Renewal Plat No.
4 Lots 792, 793, & 794***

Subject to the reservations, restrictions and easements of record, provided said reservations, restrictions and easements of record are acceptable to Buyer upon disclosure and review of the same, and subject to any governmental inspections required by law.

2. **Purchase Price and Manner of Payment.** The purchase price for the Premises shall be **Six thousand five hundred fifteen** Dollars **(\$6,515)**, payable in cash or certified funds, to Seller at Closing.

3. **Taxes and Assessments.** All taxes and assessments which are due and payable at the time of Closing shall be paid by Seller prior to or at Closing. All taxes and special assessments which become due and payable after Closing shall be the responsibility of Buyer.

4. **Title Insurance.** Seller agrees to deliver to Buyer's attorney, ten (10) days prior to closing, a commitment for title insurance, issued by Transnation Title Insurance Company, for an amount not less than the purchase price stated in this Agreement, guaranteeing title on the conditions required herein. In the event the reservations, restrictions or easements of record disclosed by said title commitment is, in the sole discretion of Buyer, deemed unreasonable, Seller shall have forty-five (45) days from the date Seller is notified in writing of such unreasonableness of restriction and such unmarketability of title, to remedy such objections. If Seller resolves such restrictions and remedies the title (by obtaining satisfactory title insurance or otherwise) within the time specified, Buyer agrees to complete this sale as herein provided, within ten (10) days of written notification thereof. If Seller fails to resolve such restrictions or remedy the title within the time above specified or fails to obtain satisfactory title insurance, this Agreement will be terminated at Buyer's option. The premium for the owners title policy shall be paid by Seller.

5. **Covenant to Construct Improvements and Use.** Buyer acknowledges that, as part of the consideration inuring to the City, Buyer covenants and agrees to construct on the premises a single family home, up to all codes, within eighteen (18) months of the closing of this transaction. The home shall be substantially completed by that time and, in the event said substantial completion has not occurred, in the sole judgement of the City, the property and all improvements then installed shall revert in title to the City, without any compensation or credit to Buyer. Buyer further covenants that the home shall be owner occupied for five (5) years after the closing. The covenants in this paragraph shall survive the closing and run with the land.

6. **Survey.** Buyer, at its own expense, may obtain a survey of the Premises, and Buyer or its surveyor or other agents may enter the Premises for that purpose prior to Closing. If no survey is obtained, Buyer agrees that Buyer is relying solely upon Buyer's own judgment as to the location, boundaries and area of the Premises and improvements thereon without regard to any representations that may have been made by Seller or any other person. In the event that a survey by a registered land surveyor made prior to closing discloses an encroachment or substantial variation from the presumed land boundaries or area, Seller shall have the option of effecting a remedy within thirty (30) days after disclosure, or tendering Buyer's deposit in full termination of this agreement, and paying the cost of such survey. Buyer may elect to purchase the Premises subject to said encroachment or variation.

7. **Environmental Matters.** Seller represents to Buyer that to the best of Seller's knowledge, the Premises have been used and operated in compliance with applicable federal, state and local laws and regulations related to air quality, water quality, waste disposal or management, hazardous or toxic substances, and the protection of health and the environment. This representation is made subject to any environmental studies or evidence which may be available, including, without limitation, filings with the City, any other governmental unit, or the State of Michigan or the United States, or evidence in the control of any person or party having knowledge of or interest (at any time) in the premises. Seller does not warrant that such laws or regulations have not been violated, or that releases have not occurred.

8. **Condition of Premises and Examination by Buyer.** NO IMPLIED WARRANTIES OF HABITABILITY, QUALITY, CONDITION, FITNESS FOR A PARTICULAR PURPOSE, OR ANY OTHER IMPLIED WARRANTIES SHALL OPERATE BETWEEN SELLER AND BUYER, AND BUYER EXPRESSLY WAIVES ANY AND ALL SUCH IMPLIED WARRANTIES. BUYER UNDERSTANDS AND AGREES THAT THE PREMISES ARE TAKEN "AS IS." BUYER HAS PERSONALLY INSPECTED THE PREMISES AND IS SATISFIED WITH THE CONDITION OF THE LAND, AND THE BUILDINGS AND IMPROVEMENTS THEREON, AND UNDERSTANDS THAT THE PROPERTY IS BEING PURCHASED AS A RESULT OF SUCH INSPECTION AND INVESTIGATION AND NOT DUE TO ANY REPRESENTATIONS MADE BY OR ON BEHALF OF SELLER.

9. **Real Estate Commission.** Buyer and Seller both acknowledge and agree that neither has dealt with any real estate agents, brokers or salespersons regarding this sale, and that no agent, broker, salesperson or other party is entitled to a real estate commission upon the closing of this sale. Buyer and Seller both agree to indemnify and hold the other harmless from any liability, including reasonable attorney fees, occasioned by reason of any person or entity asserting a claim for a real estate commission arising from actions taken by the other party.

10. **Closing.** The Closing date of this sale shall be on or before **May 15, 2000** – (“Closing”). The closing shall be conducted at Transnation Title Insurance Company, 570 Seminole Road, Ste 102, Muskegon, MI 49444. If necessary, the parties shall execute an IRS closing report at Closing.

11. **Delivery of Deed.** Seller shall execute and deliver a quit claim deed to Buyer at Closing for the Premises.

12. **Affidavit of Title.** At the Closing, Seller shall deliver to Buyer an executed Affidavit of Title.

13. **Date of Possession.** Possession of Premises is to be delivered to Buyer by Seller on the date of closing.

14. **Costs.** Seller shall be responsible to pay the Michigan transfer tax in the amount required by law. Seller shall be responsible to pay for the recording of any instrument which must be recorded to clear title to the extent required by this Agreement. Buyer shall pay for the cost of recording the deed to be delivered at Closing.

15. General Provisions.

a. **Paragraph Headings.** The paragraph headings are inserted in this Agreement only for convenience.

b. **Pronouns.** When applicable, pronouns and relative words shall be read as plural, feminine, or neuter.

c. **Merger.** It is understood and agreed that all understandings and agreements previously made between Buyer and Seller are merged into this Agreement, which alone fully and completely expresses the agreement of the parties.

d. **Governing Law.** This Agreement shall be interpreted and enforced pursuant to the laws of the State of Michigan.

e. **Successors.** All terms and conditions of this Agreement shall be Binding upon the parties, their successors and assigns.

f. **Severability.** In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of the Agreement, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision(s) had never been contained herein.

g. **Survival of Representations and Warranties.** The representations, warranties, covenants and agreements contained in this Agreement and in any instrument provided for herein, shall survive the Closing and continue in full force and effect after the consummation of this purchase and sale and continue until all liabilities of Buyer have been fully satisfied.

h. **Modifications of the Agreement.** This Agreement shall not be amended except by a writing signed by Seller and Buyer/

The parties have executed this Real Estate Purchase Agreement the day and year first above written.

WITNESSES:

Ann Keukowski

[Signature]

Jamika G. Hale

SELLER: CITY OF MUSKEGON

By: [Signature]
Fred J. Nielsen, Mayor

By: [Signature]
Gail A. Kunderger, City Clerk

BUYER: BANTAM GROUP

By: [Signature]

It's: PRESIDENT

FEIN
Social Security No. 39-179-3290

Drafted by:
PARMENTER O'TOOLE
BY: G. Thomas Johnson

Business Address:
175 W. Apple Ave, P.O. Box 786
Muskegon, Michigan 49443-0786

Date: April 25, 2000
To: Honorable Mayor and City Commissioners
From: Engineering
RE: Public Hearing: Soil Removal, Stripping and Dumping (SRSD) Permit
Application Muskegon Catholic Central – Soccer Field Expansion
Randers, Architects and Engineers

SUMMARY OF REQUEST:

Randers, Architects and Engineers is under contract with Muskegon Catholic Central High School to construct expand the soccer field west of the stadium at Muskegon Catholic Central. Randers has applied for a Soil Removal, Stripping, and Dumping Permit.

FINANCIAL IMPACT:

None.

BUDGET ACTION REQUIRED:

None

STAFF RECOMMENDATION:

Recommend approval of the Soil Removal, Stripping and Disposal Permit to Randers, Architects and Engineers, Inc.

COMMITTEE RECOMMENDATION:

CITY OF MUSKEGON, MICHIGAN

Permit SESC/SRSD No. _____

CITY ENGINEER and/or DIRECTOR OF INSPECTIONS

Date Issued _____

Expiration Date _____

Application and Permit

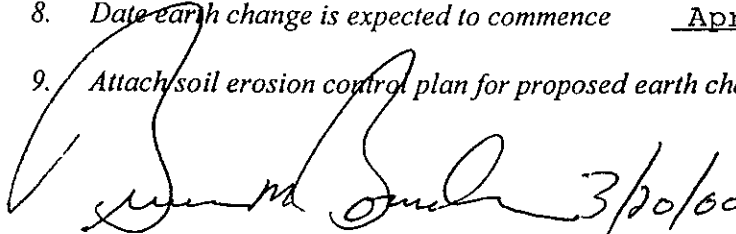
SOIL EROSION AND SEDIMENTATION CONTROL
and/or
SOIL REMOVAL, STRIPPING AND DUMPING ORDINANCE

Please Type or Print in Ink

1. Name of Applicant Randers Engineers and Constructors
2. Mailing Address of Applicant 570 Seminole Road, Muskegon, MI 49444
3. Telephone Number (231) 733-0036

In accordance with Ordinance No. 772 and Part 91 of Michigan Act 451, Public Acts of 1994 and the Rules promulgated thereunder, the above named herewith makes application for a Soil Erosion Control and/or a Soil Removal, Stripping and Dumping Permit for the proposed earth change described below.

4. Type and size of proposed earth change: This project consists of clearing an existing field on the owner's property, filling and grading to create a soccer field. The area of work is approximately 2.8 acres.
5. Legal description and address of property: 1145 W. Laketon Ave., Muskegon, MI 49441
Legal description attached.
6. If earth change involves a proposed subdivision, give name N/A
7. Distance of proposed earth change from nearest lake or stream 1/2 Mile
8. Date earth change is expected to commence April 3, 2000
9. ~~Attach soil erosion control plan for proposed earth change to this application.~~

 3/20/00
Signature of Applicant and date

April 25, 2000
City of Muskegon approval and date

THIS PERMIT DOES NOT OBVIATE THE NEED FOR
OTHER STATE AND FEDERAL PERMITS.

Comm. Proc. Authorization _____
Per Chapter 17 (SRSD)

CHAPTER 16½ - SOIL EROSION AND SEDIMENT CONTROL ORDINANCE REQUIREMENTS

Owner of Property: Muskegon Catholic Schools

Owner's Address: 1145 W. Laketon Avenue Muskegon, MI 49441

Owner's Tel. No.: (231) 755-1980

Developer's Name: Randers, Architects & Engineers

Developer's Address: 570 Seminole Rd. Muskegon, MI 49444

Developer's Tel. No.: (231) 733-0036

Contractor's Name: Randers Engineers and Constructors

Contractor's Address: 570 Seminole Rd. Muskegon, MI 49444

Contractor's Tel. No.: (231) 733-8602

Person In Charge: Bruce Bourdon, P.E.

In Charge - Tel. No.: (231) 733-8602

Reg. Land Survey Attached Nederveld Associates, Inc.

Construction Schedule: Start Date April 3, 2000

Finish Date May 22, 2000

Cubic Yards of Earth Change 6235 c.y. fill

Value: Soil Erosion, Temporary Meas. \$1000.00

Value: Soil Erosion, Permanent Meas. \$2000.00

Amount of Surety Bond Required \$3,000.00

Surety Bond Start Date N/A

Surety Bond Finish Date N/A

Army Corps Permit Number N/A

DNR Permit Number N/A

Randers Engineers and Constructors

*Engineering
Procurement
Construction*

March 21, 2000

City of Muskegon
Engineering Department
933 Terrace Street
PO Box 536
Muskegon, MI 49443-0536

ATTN: Mr. J. Blayne Kirsch, P.E., P.G.

RE: Muskegon Catholic Central High School Soccer Field

Dear Mr. Kirsch:

We have received your letter of March 10, 2000 regarding permit applications for Soil Erosion and Sedimentation Control (SESC) and Soil Removal Stripping and Dumping (SRSD). We are addressing your concerns and comments as follows:

CHAPTER 16: SESC PERMIT APPLICATION

1. Project Schedule: A small project schedule is completed and enclosed.
2. Security Bond: A company check in the full value of the temporary and permanent soil erosion control measures is included. This check will be held by the city until completion of the project.
3. Installation of silt fence across flow area of the drain: Deficiency will be corrected by Jackson-Merkey, the site subcontractor on this project.
4. Location of silt fence: Jackson-Merkey will locate silt fence to an area above the outlet of the storm drain. Silt fence will be installed parallel to the slope and installed according to detail 1 on sheet SD-8.
5. Rip rap size and volume: Jackson-Merkey will install an adequate quantity of acceptable size rip rap at the outlet of the storm drain. The rip rap size will be such that the force of water exiting the storm drain will not dislodge it.
6. Sediment sump at discharge of storm pipe: The rip rap will be installed to a depth of three to four feet at the pipe outlet to act as a sump to collect potential sediment before water enters the existing ditch.
7. Mulch on slopes: Mulch will be spread over the sloped grade west of the soccer field at completion of rough grading.
8. Vegetative buffers: The existing wooded areas to the south and west of the soccer field location will be retained to act as a natural buffer.
9. Permanent soil erosion control measures at soccer field: The soccer field cover will be grass. The field will be served by an automatic irrigation system.
10. Plan sheet designation: Drawing SD-8 is titled to indicate it is for SESC and SRSD use.
11. Sedimentation prevention at catch basin: Temporary sediment trap will be provided at the catch basin per detail 2 on sheet SD-8.
12. Removal of deposited sediment: Deposited sediment at the outlet of the storm drain will be remove by manual method with the material returned to the soccer field level.

March 21, 2000
Mr. J. Blayne Kirsch
Page 2

13. SESC permit fees: A check for Soil Erosion Control Permit fee (\$75.00), Soil Erosion Control Permit application fee (\$50.00), and four (4) Soil Erosion Control Inspections (\$200.00) for a total of \$325.00 is included in check number 02287.
14. Permit application submittal: Four (4) copies of drawing are included.

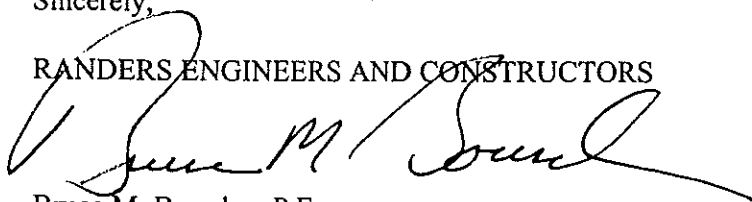
CHAPTER 17: SRSD PERMIT APPLICATION

1. Grading operation: Site will be cleared of scrub and undergrowth. Fill material will be brought in to site, applied in lifts to approximate finished grade. Site will be rough graded with bulldozers and graders.
2. Fill material: Material used for fill will come from Jackson-Merkey's pit site at the west end of Sherman Boulevard. Material will be trucked east down Sherman Boulevard to Barclay Street, traveling north to the east entrance to the school, then across the schools property to the location of the soccer field.
3. Grading contractor: Jackson-Merkey Contractors, Inc. will perform the grading operations for the site. They have worked on numerous site projects within the City of Muskegon for many years. Contact person: Steve Jackson, Jackson-Merkey Contractors, Inc., 555 E. Western Avenue, Muskegon, MI 49442, phone number 728-9344.
4. SRSD fees: A check for Soil Removing, Stripping and Dumping Permit (\$275.00) and four (4) Soil Removal, Stripping and Dumping Inspections (\$200.00) for a total of \$475.00 is included in check number 02287.

This should answer your questions and concerns regarding the soccer field project. We are sending the information you require for the SESC and SRSD permits as part of this package. If you have any questions please feel free to call me at 733-0036.

Sincerely,

RANDERS ENGINEERS AND CONSTRUCTORS



Bruce M. Bourdon, P.E.
Executive Vice President

BMB:ej

cc: Mr. Mohammed Al-Shatel, P.E., City of Muskegon, City Engineer
Mr. Steve Jackson, Jackson-Merkey Contractors, Inc.

Attachments: Drawing SD-8, SESC and SRSD Plan (4 copies)
SESC and SRSD permit application
Property legal description
SESC and SRSD application fee check
Construction and SESC Measure Installation Schedule
Security bond check

CONSTRUCTION AND SESC MEASURE INSTALLATION SCHEDULE
(for "small" projects)

Beginning Date: 4/3/00 Ending Date: 5/19/00

Activity

	4/3 Week 1	4/10 Week 2	4/17 Week 3	4/24 Week 4	5/1 Week 5	5/8 Week 6	5/15 Week 7	5/22 Week 8
Identify Earth Change Limits.....								
Protect Buffer Areas.....								
Install Temporary SESC Measures such as:								
a. Perimeter Silt Fence.....								
b. Inlet Protection.....								
c.								
Strip and Protect Topsoil.....								
Rough Grade.....								
Excavate and Construct Footings.....								
Construct Superstructure.....								
Final Grade.....								
Spread Topsoil, Seed & Mulch or Sod.....								
Install Permanent SESC Measures such as:								
a. <u>GRASS SURFACE</u>								
b.								
Remove Temporary SECS Measures..... (after site is stabilized)								

(Connect Dots to Show Time Line)

Furnished Legal

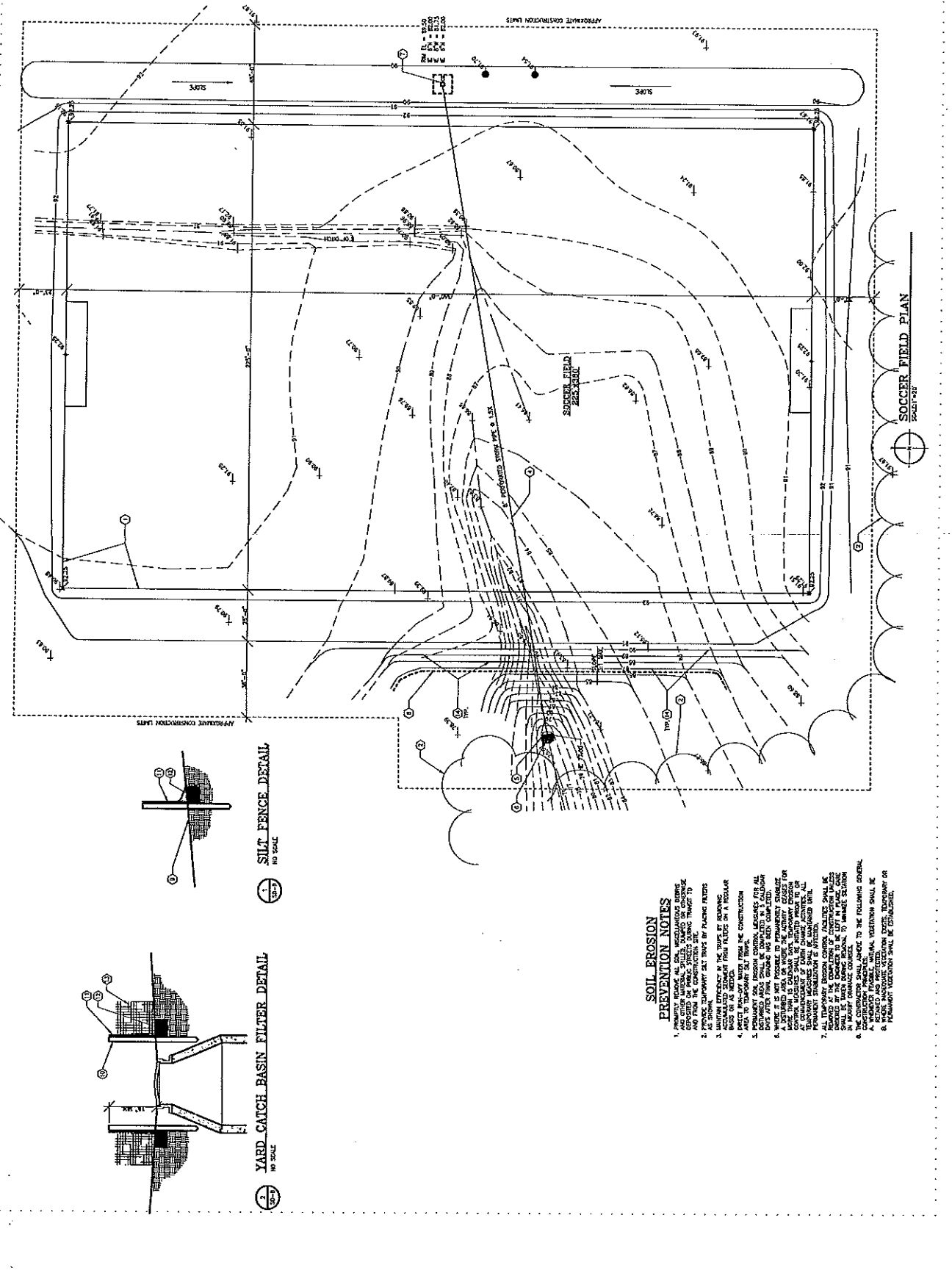
Parcel 1:

The West 1/4 of the Northeast 1/4 of Section 36, Town 10 North, Range 17 West, Except the South 1193.75 feet thereof and Except the West 33 feet of the South 66.89 feet; Also Except the following: Commence at the Northeast corner of the West 1/2 of the West 1/2 of the Northeast 1/4 of said Section 36; thence Southerly 33 feet along the East line of the West 1/2 of the West 1/2 of the Northeast 1/4 of said section for Point of Beginning; thence West along the South line of Laketon Avenue 171.38 feet; thence Southeast 12.56 feet; said point being 9.37 feet South of the South line of Laketon Avenue and 96.46 feet West of the West line of Barclay Street; thence South 8.01 feet parallel to the West line of Barclay Street; thence Southeasterly on the arc of a 339.88 foot radius curve to the left, an arc length of 192.12 feet (long chord distance of 189.58 feet); said point being 198.98 feet South of the South line of Laketon Avenue and 42.83 feet West of the West line of Barclay Street; thence Southeasterly on the arc of a 271.28 foot radius curve to the right, an arc length of 154.46 feet (long chord distance of 152.39 feet); said point being 345.42 feet South of the South line of Laketon Avenue and on the West line of Barclay Street; thence Easterly, a distance of 66 feet along a line parallel to the North line of said section; thence Northerly along the East line of the West 1/2 of the West 1/2 of the Northeast 1/4 of said section, a distance of 345.53 feet to Point of Beginning.

Parcel 2:

Part of the Northwest 1/4 of Section 36, Town 10 North, Range 17 West: Commence at the Northeast corner of said Northwest 1/4; thence West on the North line 893.2 feet; thence left 90°08' 257.25 feet; thence right 40°32' 564.75 feet; thence left 74°52' 389.5 feet; thence left 05°38' 414.35 feet; thence S89°59'E 769.46 feet to the East line of said Northwest 1/4; thence Northerly to beginning; Except commence at the North 1/4 corner of said section; thence N90°00'00"W along the North line of said section, a distance of 97.68 feet to Point of Beginning; thence continue S00°20'40"E, a distance of 306.62 feet; thence N90°00'00"W parallel with the North line of said section, a distance of 838.79 feet; thence N40°22'22"E, a distance of 65.10 feet; thence N00°07'05"W, a distance of 257.02 feet; thence S90°00'00"E along the North line of said section, a distance of 795.31 feet to Point of Beginning.

OF THE
2, NE 1/4
V, R17W



Affirmative Action
231/724-6703
FAX/722-1214

Assessor
231/724-6708
FAX/726-5181

Cemetery
231/724-6783
FAX/726-5617

Civil Service
231/724-6716
FAX/724-4405

Clerk
231/724-6705
FAX/724-4178

Comm. & Neigh.
Services
231/724-6717
FAX/726-2501

Engineering
231/724-6707
FAX/727-6904

Finance
231/724-6713
FAX/724-6768

Fire Dept.
231/724-6792
FAX/724-6985

Income Tax
231/724-6770
FAX/724-6768

Info. Systems
231/724-6744
FAX/722-4301

Leisure Service
231/724-6704
FAX/724-1196

Manager's Office
231/724-6724
FAX/722-1214

Mayor's Office
231/724-6701
FAX/722-1214

Neigh. & Const.
Services
231/724-6715
FAX/726-2501

Planning/Zoning
231/724-6702
FAX/724-6790

Police Dept.
231/724-6750
FAX/722-5140

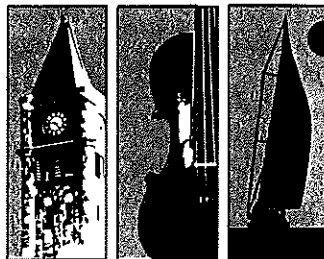
Public Works
231/724-4100
FAX/722-4188

Treasurer
231/724-6720
FAX/724-6768

Water Billing Dept.
231/724-6718
FAX/724-6768

Water Filtration
231/724-4106
FAX/755-5290

MUSKEGON



West Michigan's Shoreline City

April 14, 2000

Property Owner
Muskegon Catholic Central
1901 Barclay Street
Muskegon, MI 49441

SUBJECT
SRSD Permit 2000-01
Permit Application
Muskegon Catholic Central
Soccer Field Expansion

Dear Property Owner;

The City of Muskegon Engineering Department (Dept.) has received a City of Muskegon Ordinance, Chapter 17: Soil Removal, Stripping, and Dumping (SRSD) Permit Application for the above referenced Site.

The City of Muskegon is required by City Ordinance Chapter 17 to notify owners of property within 300 feet of the SRSD project. Based on the City of Muskegon tax records your property is identified within 300 feet to the project site (Property # 24-036-200-0001-00 or Map # 24-30-36-100-001).

A public hearing for the SRSD Permit Application is scheduled at the City Commission meeting on Tuesday, April 25, 2000 at 5:30 P.M.

If you should have any questions please do not hesitate to contact Mr. Mohammed Al-Shatel, P.E. or myself at (231) 724-6707.

Sincerely,

J. Blayne Kirsch, P.E., P.G.
Assistant City Engineer

cc: Mr. Mohammed Al-Shatel, P.E., City Engineer, City of Muskegon, File SRSD 2000-01

Affirmative Action
231/724-6703
FAX/722-1214

Assessor
231/724-6708
FAX/726-5181

Cemetery
231/724-6783
FAX/726-5617

Civil Service
231/724-6716
FAX/724-4405

Clerk
231/724-6705
FAX/724-4178

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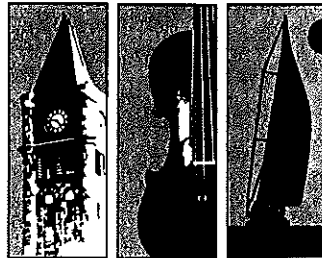
Public Works
231/724-4100
FAX/722-4188

Treasurer
231/724-6720
FAX/724-6768

Water Billing Dept.
231/724-6718
FAX/724-6768

Water Filtration
231/724-4106
FAX/755-5290

MUSKEGON



West Michigan's Shoreline City

April 14, 2000

Property Owner
Hackley Glen Apts.
1350 W. Hackley
Muskegon, MI 49441

SUBJECT
SRSD Permit 2000-01
Permit Application
Muskegon Catholic Central
Soccer Field Expansion

Dear Property Owner;

The City of Muskegon Engineering Department (Dept.) has received a City of Muskegon Ordinance, Chapter 17: Soil Removal, Stripping, and Dumping (SRSD) Permit Application for the above referenced Site.

The City of Muskegon is required by City Ordinance Chapter 17 to notify owners of property within 300 feet of the SRSD project. Based on the City of Muskegon tax records your property is identified within 300 feet to the project site (Property # 24-747-000-0001-00 or Map # 24-30-36-100-025).

A public hearing for the SRSD Permit Application is scheduled at the City Commission meeting on Tuesday, April 25, 2000 at 5:30 P.M.

If you should have any questions please do not hesitate to contact Mr. Mohammed Al-Shatel, P.E. or myself at (231) 724-6707.

Sincerely,

Handwritten signature of J. Blayne Kirsch.

J. Blayne Kirsch, P.E., P.G.
Assistant City Engineer

cc: Mr. Mohammed Al-Shatel, P.E., City Engineer, City of Muskegon, File SRSD 2000-01

AGENDA ITEM NO. _____

CITY COMMISSION MEETING 4/25/00

TO: Honorable Mayor and City Commissioners

FROM: Bryon L. Mazade, City Manager

DATE: April 19, 2000

RE: Sale of City-owned Property Adjacent to 2396 Greenwood

SUMMARY OF REQUEST:

To approve the sale of a city-owned lot adjacent to 2396 Greenwood to John and Cathy Trombley.

FINANCIAL IMPACT:

The City will receive the proceeds of the sale of this property in the amount of \$2,500.

BUDGET ACTION REQUIRED:

None.

STAFF RECOMMENDATION:

To approve the sale of the property to the Trombleys.

COMMITTEE RECOMMENDATION:

None.

MEMORANDUM

TO: Mayor & City Commissioners
FROM: Lee J. Slaughter, Assistant City Manager
DATE: April 11, 2000
RE: 2396 Greenwood

Below is breakdown of the numbers according to the facts involving this property. Yesterday, I provided you (through the City Manager) a breakdown of expenses incurred by the Trombley (John and Kathy) in *taxes, potential interest and sidewalk repair* on the city portion of the property (61.3-ft). At the time of my memo, I did not have information on the cost to the Trombley for *removal of a tree* from on the City portion of the land and neither did I have the cost of *maintaining the lawn*. Based on available facts, I recommended that the property be sold to the Trombley for \$7,000, with a waiver of (depending on which of the TCV figures were used to determine the sale price \$10,858.68 representing Sale Trend in the area or \$11,659.98 representing Today's Value) \$1,413.66 or \$2,214.96 (for unsubstantiated cost incurred for tree removal and lawn maintenance over the 14-year period).

Since my memo provided to you yesterday, I contacted the Trombley. Mrs. Trombley stated the cost incurred to remove the tree at \$875.00 (she said she could produce a receipt to that effect). As to the lawn mowing cost, she informed me that she had contacted three different lawn-mowing companies to request cost guestimates for 14 years and was quoted \$7,280, \$8,624 and \$17,920 respectively. While I do not question the cost guestimates provided, my recommended sale price is not based on lawn quotes provided by Mrs. Trombley. In stead, I am suggesting that depending on the TCV figure used, that the cost for maintaining this property be set at 2,518.66 or \$3,340.02.

Below is a revised cost breakdown for your consideration.

\$10,858.68	TCV x Sale Trend	\$11,659.98	TCV x Today's Value
- <u>\$ 1,291.63</u>	Taxes paid	- <u>\$ 1,291.63</u>	Taxes Paid
\$ 9,567.05		\$10,368.35	
- <u>\$ 1,117.41</u>	Interest: 14 yrs.	- <u>\$ 1,117.41</u>	Interest: 14 yrs.
\$ 8,449.64		\$ 9,250.94	
- <u>\$ 55.98</u>	Sidewk Rapair Paid	- <u>\$ 55.98</u>	Sidewk Rapair Paid
\$ 8,393.66		\$ 9,194.96	
- <u>\$ 875.00</u>	Tree Removed	- <u>\$ 875.00</u>	Tree Removed
\$ 7,518.66		\$ 8,319.96	
- <u>\$ 5,000.00</u>	Recommended Sale Pr.	- <u>\$ 5,000.00</u>	Recommended Sale Pr.
\$ 2,518.66	Waived: Mowing Cost	\$ 3,319.96	Waived: Mowing Cost

Please be informed that up to the time of this meeting, I was unable to arrive at a sale agreement with the Trombley. They assert that giving the fact that the City [apparently] misled them into believing that the property was theirs, the City should give them the property.

Recommendation:

If the Commission is interested in exploring a sale option to the Trombley, staff recommends that the property be sold to the Trombley for \$5,000.

Please do not hesitate to contact me if I can be of further assistance.

Affirmative Action
231/724-6703
FAX/722-1214

Assessor
231/724-6708
FAX/726-5181

Cemetery
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FAX/726-5617

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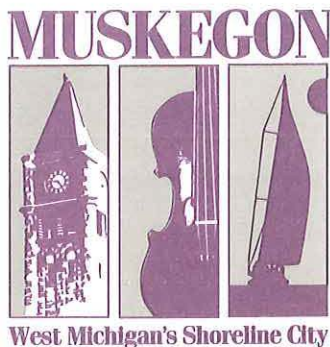
Police Dept.
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FAX/724-6768

Water Billing Dept.
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FAX/724-6768

Water Filtration
231/724-4106
FAX/755-5290



MEMORANDUM

TO: Bryon Mazade, City Manager
FROM: Lee J. Slaughter, Assistant City Manager
DATE: April 10, 2000
RE: 2396 Greenwood

The 2396 Greenwood property I am writing to you about is a case of MISTAKEN IDENTITY involving 118 ft of property of which 56.7 of the property was sold to the original owner in 1958 and according to the record, it was subsequently resold in 1974 to someone else and more recently in 1986 to Mr. & Mrs. Trombley. The balance 60.3-ft. of property is City owned. However, apparently, since the resale of the property in 1974, the City gave the owners the impression that the property was theirs. They were taxed and assessed for the 61.3 portion of the property until two weeks or so ago when the Trombley's went to sell the property (all 118 ft.), the Title Company discovered that the 61.3 ft. of property was in fact, the City's and not the Trombley's. The issue was then brought to your attention last week and since then, we have attempted to make sense of the mix-up as well as determine an amicable solution to the problem.

ISSUE: The Trombley would like to sell the entire 118-Ft. property. They assert that since they paid taxes and have cared for the City portion of the property for 14 years, the property should be given to them. Unfortunately, the sale can not go through until the ownership of the 61.3-ft of property is satisfactorily determined.

FACTS: The total property at 2396 Greenwood is 118 ft.

- The Trombley own 56.7 ft of the property at 2396 Greenwood.
- The City owns 61.3 ft of the property at 2396 Greenwood
- The Trombley paid a total of \$1,291.63 in taxes on the City portion for 14 years (1986 – 2000)
- Interest on taxes paid over 14 years is \$1,117.41
- The Trombley were special assessed \$228.82 for sidewalk repair on the City portion. The assessment was placed on the tax bill for 1998 (\$22.85) and 1999 (\$33.13), with a balance due of \$182.78.
- The True Cash Value of the City 61.3 ft. parcel (by sale trend) is \$10,858.68 (today's sale is \$11,659.98)
- The City owned 61.3 ft. is clearly a buildable lot
- The City is legally restricted from giving away City land at no cost.
- Total taxes, interest on taxes and assessment paid to the City by the Trombley over 14 years is over four times *less than* the true cash value of the property.

SOLUTION:

Option 1: The City can reimburse the Trombley taxes, interest on taxes and sidewalk repair cost paid to the City ($\$1,291.63 + \$1,117.41 + \$55.98 = \mathbf{\$2,455.02}$) on the 61.3-ft City portion of the property; or

Option 2: The City can sell the property to the Trombley.

(In determining the sale price of the property to the Trombley, under option 2, consideration should be given to the fact that the Trombley cared for the property for 14 years and all other probable inconveniences associated with that care. According to the Trombley, they mowed the lawn and had a tree removed from on the City portion of the property. *The City has no record of either point*). To that end, staff recommends that the property be sold to the Trombley for **\$7,000**.

Note: $\$10,858.68$ = True Cash Value (by sale trend)
- $\underline{\$ 1,291.63}$ = Taxes paid by the Trombley
 $\$ 9,567.05$
- $\underline{\$ 1,117.41}$ = Interest on 14 years of taxes
 $\$ 8,449.64$
- $\underline{\$ 55.98}$ = Sidewalk Repair Paid Portion by the Trombley
 $\$ 8,413.66$
- $\underline{\$ 7,000.00}$ = Recommended Sale Price
 $\$ 1,413.66$ = Excused amount for 14 years of care

The Commission will be asked to add this item to their City Commission agenda on tomorrow. The Trombley and their property sale representatives are expected to attend City Commission meeting to speak to this issue.

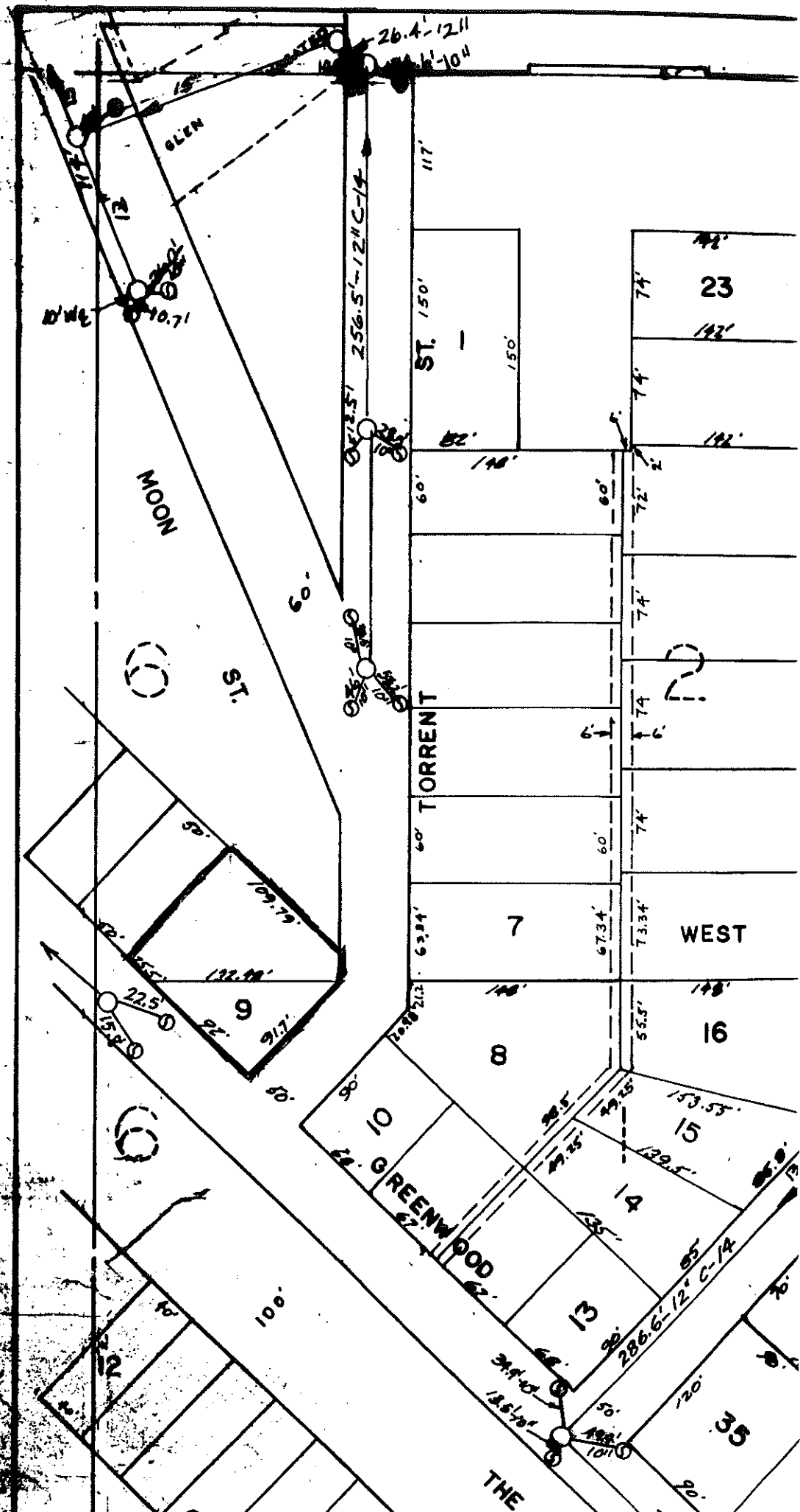
Please do not hesitate to contact me if you have questions.

Thank you.

Attachments: Supporting Documents.

FYI: In understanding my recommended sale price, please note that the Trombley are selling the property (118 ft.) for \$65,000 and the City assessed True Cash Value of the property is \$32,955. Clearly, the \$7,000 recommended sale price takes into *full* consideration all inconveniences to the Trombley as noted above.

Storm Sewer





2182 Lakeshore Drive
Muskegon, Michigan 49441
Phone (616) 755-1202

LAKESHORE FEDERAL CREDIT UNION
2182 LAKESHORE DR
MUSKEGON, MI 49441

74-8307/2724

6115780

**LAKESHORE FEDERAL
CREDIT UNION**

Memo: JOHN TROMBLEY

04/25/00

\$***2,500.00

PAY TWO THOUSAND FIVE HUNDRED & 00/100*****

TO THE
ORDER OF

CITY OF MUSKEGON

**LAKESHORE FEDERAL
CREDIT UNION**

[Signature]
Authorized Signature

⑈006115780⑈ ⑆272483073⑆00099999990205⑈

Commission Meeting Date: April 25, 2000

Date: April 17, 2000
To: Honorable Mayor and City Commissioners
From: Planning & Economic Development 
RE: Zoning Ordinance Amendment of 'Greenbelts and Walls' section.

SUMMARY OF REQUEST:

Request to amend Article XXIII (General Provisions) of the Zoning Ordinance to repeal and reserve Section 2313 "Yard Fences", Section 2314 "Corner Clearance", Section 2315, "Outdoor Storage", Section 2319 "Outdoor Lighting", and Section 2333 "Plant Materials and Landscaping". Also, to amend Section 2331 "Greenbelts and Walls".

FINANCIAL IMPACT:

None

BUDGET ACTION REQUIRED:

None

STAFF RECOMMENDATION:

Staff recommends amendment of the Zoning Ordinance to repeal, and reserve the proposed sections and to amend the language in the section described above.

COMMITTEE RECOMMENDATION:

The Planning Commission recommended approval of the request at their 4/12/00 meeting.

**CITY OF
MUSKEGON
CLERK'S
OFFICE**

facsimile cover sheet

To: <u>Ann McMullen</u>	Fax: _____
From: <u>Linda</u>	Date: <u>5-11-00</u>
Re: _____	Pages: <u>2</u>
CC: _____	
☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle	

CITY CLERK'S OFFICE

OFFICE # (231) 724-6705

FAX # (231) 724-4178

Please publish

5-17-00.

Thanks,

Linda

**CITY OF MUSKEGON
NOTICE OF ADOPTION**

Please take notice that on April 25, 2000, the City Commission of the City of Muskegon adopted an ordinance amending the Zoning Ordinance to amend Article XXIII (General Provisions) of the Zoning Ordinance to repeal and reserve Section 2313 "Yard Fences", Section 2314 "Corner Clearance", Section 2315, "Outdoor Storage", Section 2319 "Outdoor Lighting", and Section 2333 "Plant Materials and Landscaping". Also, to amend Section 2331 "Greenbelts and Walls".

The amendments will combine requirements formerly located in the repealed sections under the new Section 2331, entitled "Landscaping, Fencing, Walls, Screens and Lighting". The new Section 2331 provides requirements and standards for landscaping, fencing, walls, screens and lighting.

The new landscaping requirements address screening requirements between land uses, for parking, mechanical equipment, and outdoor storage. The regulations further require a landscape plan that must meet standards for greenspace, fences, walls, berms and size and number of plant material. All landscape areas must be maintained

Copies of the ordinance may be viewed and purchased at reasonable cost at the Office of the City Clerk in the City Hall, 933 Terrace Street, Muskegon, Michigan, during regular business hours.

This ordinance amendment is effective ten days from the date of this publication.

Published May 17, 2000

CITY OF MUSKEGON

By _____
Gail A. Kunderer
Its Clerk

~~PUBLISH ONCE WITHIN TEN (10) DAYS OF FINAL PASSAGE.~~

act # 101-20900-5357

CITY OF MUSKEGON
MUSKEGON COUNTY, MICHIGAN

ORDINANCE NO. 2020

An ordinance to amend the Zoning Ordinance of the City to amend Article XXIII (General Provisions) of the Zoning Ordinance to repeal and reserve Section 2313 "Yard Fences", Section 2314 "Corner Clearance", Section 2315, "Outdoor Storage", Section 2319 "Outdoor Lighting", and Section 2333 "Plant Materials and Landscaping". Also, to amend Section 2331 "Greenbelts and Walls".

THE CITY COMMISSION OF THE CITY OF MUSKEGON HEREBY ORDAINS:

Article XXIII of the Zoning Ordinance of the City of Muskegon is hereby amended to repeal and reserve the existing language in Section 2313 (Yard Fences), Section 2314 (Corner Clearance), Section 2315 (Outdoor Storage), Section 2319 (Outdoor Lighting), and Section 2333 (Plant Materials and Landscaping).

Section 2331 (Greenbelts and Walls) of Article XXIII of the Zoning Ordinance of the City of Muskegon is hereby amended:

SECTION 2331: LANDSCAPING, FENCING, WALLS, SCREENS AND LIGHTING

The intent of this section is to promote the public's health, safety, and general welfare by: minimizing noise, air, and visual pollution; improving the appearance of off-street parking and parking lots reducing heat, noise, and the glare of automobile and site lights; requiring buffering between incompatible land uses: regulating the screening of property abutting public rights-of-way; providing wind breaks, protecting and preserving the appearance, character, and value of the business community and residential neighborhood areas; preventing soil erosion and soil depletion; and promoting soil and water retention.

1. Scope: *These requirements shall apply to all uses for which site plan review is required and any other use so specified in this Ordinance. No site plan shall be approved unless said site plan shows landscaping, berms, greenbelts, buffer zones, and screening consistent with the requirements set forth herein.*
2. Landscape Plan Required: *A landscape plan shall be submitted as part of a site plan review application. The landscape plan shall include, but not necessarily be limited to, the following items:*
 - a. *Location, spacing, size and descriptions for each plant type proposed for use within the required landscape area.*
 - b. *Typical straight cross-section including slope, height, and width of berms and swales, type of ground cover, or height and type of construction of wall or fence, including footings.*

- c. *Significant construction details to resolve specific site conditions, such as tree wells to preserve existing trees or culverts to maintain natural drainage patterns.*
- d. *Identification of natural features, natural drainage areas, existing trees and vegetative cover to be preserved.*
- e. *Identification of areas to be grass or other ground cover and method of planting.*

3. General requirements:

- a. *A mixture of plant material, such as evergreen, deciduous trees and shrubs, is required as a protective measure against insect and disease infestation. Landscaping shall be multi-tiered with the use of canopy and understory species. Use of native wildflowers and groundcovers other than traditional horticultural grasses is encouraged.*
- b. *Areas used for storm drainage purposes, such as unfenced drainage courses or retention areas in front or side yards, may be included as a portion of the required landscaped area.*
- c. *A means of protecting site trees against injury from mowing equipment and vehicles shall be provided.*
- d. *Plantings shall be used to screen service and storage areas and freestanding sign poles.*
- e. *Additional landscaping may be required adjacent to buildings to break up long building expanses and walls void of windows.*
- f. *Landscaping may be required to serve as windbreaks.*
- g. *Landscaping shall be designed to blend with that on adjacent parcels where a road, walkway or other pathway flows between parcels.*

3. Landscape Elements: *The following minimum standards shall apply:*

- a. Quality: *Plant material and grasses shall be of generally acceptable varieties and species for the area, free of insects and diseases and hardy to the climate. The Zoning Administrator shall provide a suggested list of acceptable plant materials.*
- b. Waterfront properties: *Landscaping provided within a waterfront setback shall be comprised of native species. A ribbon of at least 30-foot of buffer zone shall be provided immediately adjacent to the waterfront to serve as a buffer for stormwater runoff.*
- c. Placement: *Landscaping shall be clustered and staggered rather than situated in*

straight rows for interest and variety unless such placement is an integral part of a design element, such as an alley of trees.

- d. Berms and swales: Berms and swales shall be constructed with slopes not to exceed a 1:3 gradient with side slopes designed and planted to prevent erosion. Slopes shall be protected with sod, seed, shrubs or other form of natural groundcover. Berms shall have a rounded surface, which is a minimum of two (2) feet in width at the highest point of the berm, extending the length of the berm. Berms are not permitted adjacent to the waterfront.
- e. Existing Trees: If existing plant material is labeled "To Remain" on site plans by the applicant or required by the City, protective techniques, such as, but not limited to, fencing or barriers placed at the dripline around the perimeter of the plant material shall be installed during construction. No vehicle or other construction equipment shall be parked or stored within the dripline of any plant material intended to be saved. Other protective techniques may be used provided such techniques are approved by the City.
- f. Preservation required: All existing live trees in excess of twelve (12) inches in diameter and at four and one half feet (4.5') above the ground shall be preserved as much as practical.
- g. Replacement required: Should any tree required by this ordinance to be preserved or planted die, it shall be the responsibility of the owner/developer to replace the dead tree with two (2) trees for every one tree lost with trees of a minimum of three inches (3") in diameter four and one-half feet (4.5') above the ground.
- h. Retained landscaping in lieu of new landscaping: Landscaping requirements may be waived if the existing vegetation to be retained on site meets or exceeds ordinance requirements for landscaping and screening.

4. Greenbelt Buffers:

- a. All required setbacks shall be landscaped. Greenbelt buffers shall be landscaped in grass, ground cover, perennials, and/or other natural, living, landscape material.
- b. All required front setbacks shall be landscaped with a minimum of one (1) canopy or shade tree, two (2) understory or evergreen trees and (2) shrubs, for each thirty (30) lineal feet (or major portion thereof) of frontage abutting the right-of-way. Access ways from public rights-of-way through required landscape strips shall be permitted, but such access ways shall not be subtracted from the lineal dimension used to determine the minimum number of trees and shrubs required.
- c. Deciduous canopy trees shall be a minimum of twelve (12) feet in height and a minimum caliper of 2 inches at four and one-half feet (4.5') above the ground. Evergreen and understory trees shall be a minimum of six (6) feet high at planting.

5. Installation and Maintenance:

- a. *All landscaping and landscape elements shall be planted, and earth moving or grading performed, according to accepted good planting and grading procedures.*
- b. *Landscaped areas outside of stormwater management areas, native natural areas, beaches, and dune areas may be required to be irrigated.*
- c. *The owner of property that is required to be landscaped by this Ordinance shall maintain such landscaping in a reasonably healthy condition, free from refuse and debris. All unhealthy and dead material shall be replaced.*

6. Screening Between Land Uses:

- a. *Upon any improvement for which a site plan is required, screening shall be constructed at least four (4) feet and up to six (6) feet in height may be required along all adjoining boundaries with residentially zoned or used property. A landscape buffer with berming, or landscaping with a fence or a solid wall may be used to meet screening requirements.*
- b. *Where there is a need to provide a greater noise or dust barrier or to screen more intense development, a solid wall may be required. Such wall shall be constructed on both sides with stone, face brick, poured-in-place simulated face brick, or precast brick panels having simulated face brick.*

7. Parking Lot Landscaping: *Parking lots exceeding 5,000 square feet (including all parking spaces, lanes, drives and other areas devoted to vehicular use) shall be landscaped with one landscape island of at least 180 square feet and one (1) shade canopy tree and three (3) shrubs for every eight (8) parking spaces. Canopy trees shall be a minimum of twelve (12) feet in height with a minimum caliper of 2 inches at four and one-half feet (4.5') above the ground. The width of landscape islands, bump-outs or swales shall be a minimum of three feet (3').*

8. Loading Area Screening: *All loading areas shall be fenced and screened whenever abutting a residential use or district.*

9. Mechanical Equipment Screening: *(this subsection does not apply to single-family residential uses, or to any use in an industrial land use category unless it abuts a residential area). When located outside of a building, support equipment including air conditioning and heating devices, and water and gas meters, but not including plumbing or exhaust vents or chimneys, are to be screened to the height of the particular piece of equipment, as follows:*

- a. Roof-Mounted Equipment: To be screened by architectural features from the view of abutting streets and parcels.
 - b. Equipment at Grade: When located on the ground adjacent to a building, mechanical equipment is to be screened by landscaping, a solid wall or fencing from the view of the street or surrounding properties.
10. Outdoor Storage Screening: Outdoor open storage of any equipment, vehicles and materials, including waste and waste receptacles, shall be screened from public right-of-way and residential uses or districts. Such storage shall not be located in the required front setback. Commercial and industrial uses do not have to screen from one another. Front yard fencing over 4 feet in height in commercial and industrial zones shall adhere to the required front yard setback. A screen of up to six (6) feet but not less than four feet may be required as part of a site plan review approval.
11. Fencing, all Districts: The placement of a fence requires a development permit or site plan approval. Fencing shall be properly maintained. Fencing materials used as screening shall consist of the following:
- a. Solid board fences of standard commercial construction. The finished side of the wood shall face abutting properties.
 - b. Open mesh fencing with woven slats, provided that is of standard commercial construction.
 - c. Masonry walls designed and constructed to facilitate maintenance and not modifying natural drainage in such a way as to endanger adjacent property that is of standard commercial construction.
12. Placement: A wall, fence or yard enclosure may be erected on the lot line.
13. Height limitations:
- a. Side and rear yards: In residential districts a wall, fence or yard enclosure may be up to six (6) feet in height behind the front building line of a structure.
 - b. Front yards: In a required residential front yard (in front of the front building line), the height shall not exceed three (3) feet, unless an open fence is provided (e.g., chain link, picket) in which case it may a maximum height of four (4) feet when such fence does not reduce visibility or interfere with clear vision at intersections, alleys and drives.
 - c. Commercial and industrial districts: A wall, fence or yard enclosure may be up to eight (8) feet in height behind the front building line of a structure. In a required front yard (in front of the front building line), the height shall not exceed six (6) feet and

shall not reduce visibility or interfere with clear vision at intersections, alleys and drives.

14. Barbed wire: *No person shall place, string or maintain barbed wire as part of any fence, other work or structure in any zoning district unless approved by the Planning Commission as part of an authorized special use. No barbed wire shall be permitted in any historic district.*
15. Corner Clearance: *The following regulations shall apply to all landscaping, fences, walls, screens, or similar devices at street intersections:*
 - a. *No fence, wall, sign, or screen or any planting shall be erected or maintained in such a way as to obstruct vision or interfere with traffic visibility on a curve, or within twenty-five (25) feet of the right-of-way of a street.*
 - b. *No fence, wall, sign, screen or planting shall be erected or maintained in such a way as to obstruct vision, between a height of three (3) and ten (10) feet, within twenty-five (25) feet of the right-of-way of a street.*
 - c. *No structure, hazard or obstruction shall be placed or maintained in the right-of-way, except as may be approved by the city.*
16. Fire Hazard: *No fence or wall shall be approved which constitutes a fire hazard either of itself or in connection with the existing structures in the vicinity, nor which will interfere with access by the Fire Department in case of fire to buildings in the vicinity or which will constitute a hazard to street traffic or to pedestrians.*
17. Waterfront Walls and Fences: *No fences or walls shall be erected in the waterfront setback. Obscuring walls and fences shall not be placed parallel to the waterfront. Approved fences and walls shall be limited to three (3) feet in height in waterfront yards.*
18. Exceptions to Fencing and Screening Requirements:
 - a. Buildings Abutting Lot Lines: *Required screening or fencing may be omitted along any lot line where a building wall exists immediately abutting the lot line.*
 - b. Existing Screening: *Any fence, screen, wall or hedge which does not conform to the provisions of this Section and which is legally existing at the effective date of this Ordinance may be continued and maintained, provided there is no physical change other than necessary maintenance and repair in such fence, screen, wall, or hedge except as permitted in other sections of this Ordinance.*
 - c. Planning Commission Modification: *Landscaping may be waived or modified provided the Planning Commission first makes a finding that specifically identified characteristics of the site or site vicinity would make required landscaping, fencing or screening unnecessary or ineffective, or where it would impair vision of natural amenities.*

19. Outdoor lighting in all districts: *Street lighting in newly developed commercial and industrial uses, subdivisions, condominium projects and planned unit developments, or replacement lighting for such developments and institutional uses, shall be designed and constructed in such a manner to insure that:*
- a. *Direct or directly reflected light is confined to the development site.*
 - b. *All light sources and light lenses are shielded.*
 - c. *No light sources or light lenses are directly visible from beyond the boundary of the site.*
 - d. *Lighting fixtures shall be a down-type having one hundred percent (100%) cut off. The light rays may not be emitted by the installed fixture at angles above the horizontal plane, as certified by the manufacturer's photometric test.*
 - e. *Light sources shall be high-pressure sodium or halogen. Approved exceptions shall use warm white or natural lamp colors.*
 - f. *Lighting shall be equipped with baffling or other devices to assure that the above requirements are achieved.*
 - g. *The applicant shall submit the specifications for the lights, poles, fixtures and light sources to the City for approval prior to installation.*
 - h. *The height of light poles shall not exceed twenty-five feet (25') as measured from average grade.*

This ordinance adopted:

Ayes: Shepherd, Sieradzki, Spataro, Aslakson, Benedict, Nielsen, Schweifler

Nayes: None

Adoption Date: April 25, 2000

Effective Date: May 27, 2000

First Reading: April 25, 2000

Second Reading: N/A

CITY OF MUSKEGON

By: Gail A. Kunderger
Gail A. Kunderger, City Clerk

CERTIFICATE

The undersigned, being the duly qualified clerk of the City of Muskegon, Muskegon County, Michigan, does hereby certify that the foregoing is a true and complete copy of an ordinance adopted by the City Commission of the City of Muskegon, at a regular meeting of the City Commission on the 25th day of April, 2000, at which meeting a quorum was present and remained throughout, and that the original of said ordinance is on file in the records of the City of Muskegon. I further certify that the meeting was conducted and public notice was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan of 1976, as amended, and that minutes were kept and will be or have been made available as required thereby.

DATED: April 25, 2000.



Gail Kunding, CMC/AAE
Clerk, City of Muskegon

Publish: Notice of Adoption to be published once within ten (10) days of final adoption.

AGENDA ITEM NO. _____

CITY COMMISSION MEETING 4/25/00

TO: Honorable Mayor and City Commissioners

FROM: Bryon L. Mazade, City Manager

DATE: April 17, 2000

RE: Family Investment Center Tax Returns

Tabled

SUMMARY OF REQUEST:

To authorize the payment of CPA expenses to BDO Seidman for the preparation of tax returns for the Family Investment Center Corporation and Partnership. The returns must be prepared and filed for the Housing Commission separation to proceed. Proposals from two CPA firms were solicited and are attached for your review and consideration.

FINANCIAL IMPACT:

Approximately \$6,000.

BUDGET ACTION REQUIRED:

To authorize this payment out of the Contingency budget of the General Fund.

STAFF RECOMMENDATION:

To approve the request contingent upon the repayment of this expense by the Housing Commission at the separation closing.

COMMITTEE RECOMMENDATION:

The trustees of the Corporation have selected BDO Seidman to prepare the tax returns.



BDO Seldman, LLP
Accountants and Consultants

801 W. Norton Avenue
Muskegon, Michigan 49441-4155
Telephone: (231) 739-9441
Fax: (231) 733-0031

Mr. John Schrier
Parmenter O'Toole
P.O. Box 786
Muskegon, Michigan 49443-0786

March 28, 2000

Dear Mr. Schrier:

**Re: Family Investment Center Limited Housing Development
Corporation and Family Investment Center Limited
Dividend Housing Association Limited Partnership**

This letter is intended to summarize our proposal request for the preparation of tax returns for the above mentioned taxpayers for the tax years 1996, 1997, 1998 and 1999. We will address our proposal using the following criteria.

1. Preparation of tax returns (assuming information is readily available).
2. Additional time necessary to accumulate information, if such information is not readily available.
3. Assistance provided and communications with the Department of Treasury regarding potential abatement of penalty requests.

We propose that our fees for the preparation of the not-for-profit tax returns for the Family Investment Center Limited Housing Development Corporation for the years 1996, 1997, 1998 and 1999 and the preparation of the partnership returns for the Family Investment Center Limited Dividend Housing Association Limited Partnership for the years ended 1996, 1997, 1998 and 1999 to be approximately \$5,000, plus out-of-pocket costs.

We propose that in the event that information is not readily available and requires additional performance of services on our behalf in order to obtain this information, we will bill our time at a rate of \$75 per hour. This will be communicated with you prior to beginning any additional services and an estimate of our time to perform these services will be made at that time.

Services in connection with representation before the Department of Treasury or communications in an attempt receive penalty abatement will be billed on an hourly basis at actual time spent at a rate of \$125 per hour.

Mr. John Schrier

- 2 -

March 28, 2000

I trust that the above information provides you with the necessary information to further pursue engagement of these services. We thank you very much for the opportunity to work with you on this matter. Should you have any questions or would like to discuss this proposal in further detail, please call.

Very truly yours,

A handwritten signature in black ink, appearing to read 'John P. Pridnia', written over the closing 'Very truly yours,'.

John P. Pridnia

das

BRICKLEY DeLONG

CERTIFIED PUBLIC ACCOUNTANTS

Donald A. DeLong, CPA April 3, 2000

Timothy D. Anter, CPA

Barry A. Cooper, CPA

Donald E. Strick, CPA

Charles E. Kismussen, CPA

Family Investment Center Limited
Dividend Housing Associates, LP
c/o Mr. John Schrier
Parmenter O'Toole
175 W. Apple Avenue
P.O. Box 786
Muskegon, Michigan

Paul J. Gilbert, CPA

Robert C. Strickland, CPA

Robert C. Strickland, CPA

Dear Mr. Schrier:

This letter proposes the arrangements for our tax return preparation services. We will prepare the following partnership tax returns: federal, state, and city for the years ended December 31, 1996-1999, inclusive. (We are not responsible for returns not included in this list.) It is your responsibility to provide us with all the information needed to prepare complete and accurate returns. We will not audit or otherwise verify the data you submit, although we may ask you to clarify some of it.

The returns will be prepared in accordance with the appropriate tax laws. We will use our judgment in resolving questions where the law is unclear, or where there are conflicts between tax authorities' interpretations of the law and other supportable positions. Unless otherwise instructed by you, we will resolve such questions in your favor whenever possible. However, you should be aware that the tax laws provide for a penalty to be imposed when a taxpayer makes a substantial understatement of tax liability. Because a partnership's tax attributes flow through to its partners, this penalty can potentially be imposed on the partners. We will discuss with you any tax positions that may increase the risk of exposure to penalties before completing the returns.

Fees for our tax preparation services will reflect our standard hourly rates plus any out-of-pocket expenses, but will not exceed \$6,000 without prior approval. This proposal assumes the records are in sufficient condition to allow us to complete our work in less than 80 hours. If our time exceeds this due to 1) the condition of the records, or 2) the cooperation of accounting personnel is less than adequate, we will promptly notify you of such conditions and estimate the additional time and fees to complete the work. We will bill you on an interim basis prior to completion of this engagement. Fees are due upon presentation of our invoice to you including a \$2,000 retainer prior to commencing work on the returns.

Family Investment Center Limited
Dividend Housing Associates, LP

April 3, 2000

Page 2

The partnership's returns are subject to examination by the taxing authorities. In the event of an audit, you may be requested to produce documents, records, or other evidence to substantiate the items of income and deduction shown on a return. If an examination occurs, we will represent the partnership if you so desire; however, these additional services are not included in our fee for preparation of the returns.

Although we are available to provide the partnership with tax planning advice, we are not obligated to do so unless you specifically request it. Our policy is to put all tax planning advice in writing. Therefore, you should not rely on any unwritten advice because it may be tentative and not yet fully reviewed.

Certain communications involving tax advice between you and our firm may be privileged and not subject to disclosure to the Internal Revenue Service. By disclosing the contents of those communications to anyone, or by turning over information about those communications to the government, you may be waiving this privilege. To protect your rights, please consult with us or your attorney prior to disclosing any information about our tax advice.

If the tax services and terms outlined above are in accordance with your understanding of our engagement, please sign this letter in the space provided and return it in the enclosed envelope with the \$2,000 retainer. We appreciate this opportunity to serve you. If you have any questions or need any additional information, please do not hesitate to call.

Sincerely,



Donald E. Swick, CPA

Accepted:

By: _____

Date: _____

Title: _____

Commission Meeting Date: April 25, 2000

Date: April 14, 2000
To: Honorable Mayor and City Commissioners
From: Planning & Economic Development
RE: Vacation of Marsh St.

Tabled

SUMMARY OF REQUEST:

Request for vacation of Marsh St., between Walton and Myrtle Streets.

FINANCIAL IMPACT:

None

BUDGET ACTION REQUIRED:

None

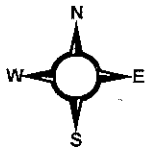
STAFF RECOMMENDATION:

Staff recommends vacation of Marsh St., with the condition that all City easement rights be retained.

COMMITTEE RECOMMENDATION:

The Planning Commission recommended denial of the vacation of Marsh St. at their meeting on 4/12/00.

City of Muskegon
Planning Commission
Case #2000-17



- = Subject Property(ies)
- = Notice Area



CITY OF MUSKEGON

RESOLUTION #2000-

RESOLUTION TO DENY VACATION OF A PUBLIC STREET

WHEREAS, a petition has been received to vacate Marsh Street, between Myrtle and Walton Streets, City of Muskegon; and

WHEREAS, the Planning Commission held a public hearing on April 12, 2000 to consider the petition and subsequently recommended denial of the vacation; and

WHEREAS, due notice had been given of said hearing as well as the April 25, 2000 City Commission meeting to consider the recommendation of the Planning Commission;

NOW, THEREFORE, BE IT RESOLVED that the City Commission does not deem it advisable for the public interest to vacate and discontinue Marsh St.;

Adopted this 25th day of April, 2000.

Ayes:

Nays:

Absent:

By: _____
Fred J. Nielsen, Mayor

Attest: _____
Gail A. Kunding, Clerk

CERTIFICATION

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Commission of the City of Muskegon, County of Muskegon, Michigan, at a regular meeting held on April 25, 2000.

Gail Kunding, CMC/AAE
Clerk, City of Muskegon

Staff Report [EXCERPT]
CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING

April 12, 2000

Hearing; Case 2000-17: Staff-initiated request to vacate Marsh St., between Walton and Myrtle Avenues.

BACKGROUND

The former Vanderlaan School site is the location of a new townhouse development currently under construction. The site is bounded by Walton, Myrtle, Marsh and Emerald Streets. The Engineering Department has requested that Marsh St., between Walton and Myrtle be vacated to limit potential traffic conflicts that might occur from the new development. The townhouse development does not require access from Marsh St. There is one residence which fronts on Marsh St. Staff received a phone call from Julie Smith, the resident of that house, who is concerned with access to her home.

RECOMMENDATION

Staff recommends approval of the vacation.

Date: April 25, 2000

To: Honorable Mayor and City Commissioners

From: Finance Director

RE: First Quarter 2000 Budget Reforecast

SUMMARY OF REQUEST: At this time staff is transmitting the *First Quarter 2000 Budget Reforecast* which outlines several proposed changes to the original budget that have come about as result of changes in policy priorities, labor contracts, updated information, or other factors. For the next meeting, an action item will be placed on the agenda for adoption of the proposed first quarter budget reforecast together with any additional changes deemed necessary by Commissioners.

FINANCIAL IMPACT: The first quarter *2000 Budget Reforecast* reflects the following changes for the General Fund budget:

- Revenues are \$127,887 higher than originally budgeted due primarily to additional revenues to be received from the CATV audit, recalculation of the City's indirect cost charges to other funds, and additional CDBG reimbursements to be received for costs associated with mowing City lots;
- Expenditures are \$111,783 less than originally budgeted due to budget adjustments reviewed previously with the City Commission including reductions in General fund capital outlays and a reduction in the General fund transfer to the street funds;
- Overall the projected year-end 2000-fund balance is \$88,366 short of the targeted balance of 10% of prior year expenditures.

BUDGET ACTION REQUIRED: Self-explanatory.

STAFF RECOMMENDATION: The City Commission should review the *Reforecast* to ensure it reflects their policy initiatives. At the next City Commission meeting, staff will request formal approval of the *Reforecast* and related budget amendments.

COMMITTEE RECOMMENDATION: There is no committee recommendation at this time.

CITY OF MUSKEGON
GENERAL FUND

HISTORICAL SUMMARY

Year	Revenues & Transfers In	Expenditures & Transfers Out	Fund Balance at Year-End
1990	\$ 10,303,592	\$ 9,978,768	\$ 1,718,839
1991	10,389,328	10,584,427	1,523,740
1992	11,297,076	11,282,444	1,538,372
1993	13,990,266	13,231,208	2,297,430
1994	15,301,973	15,572,689	2,026,714
1995	16,633,179	16,337,586	2,322,307
1996	17,666,214	18,018,159	1,970,362
1997	20,437,646	20,358,321	2,049,687
1998	21,643,855	21,634,467	2,059,075
1999	21,451,681	22,011,881	1,498,875

Fiscal 2000 Budget Summary

FUND BALANCE AT START OF YEAR \$ 1,498,875

MEANS OF FINANCING:

Taxes	12,419,363	56%
Licenses and Permits	945,000	4%
Federal Grants	450,259	2%
State Grants	-	0%
State Shared Revenue	5,250,000	23%
Other Charges	1,846,543	8%
Interest & Rentals	556,103	2%
Fines and Fees	309,200	1%
Other Revenue	348,400	2%
Other Financing Sources	<u>252,000</u>	<u>1%</u>
	22,376,868	100%

ESTIMATED REQUIREMENTS:

Customer Value Added Activities	15,824,851	73%
Business Value Added Activities	3,743,070	17%
Off-Budget Items	<u>2,195,000</u>	<u>10%</u>
	21,762,921	100%

ESTIMATED FUND BALANCE AT END OF YEAR \$ 2,112,822

OPERATING SURPLUS (DEFICIT) \$ 613,947

TARGET FUND BALANCE (10% PY EXPENDITURES) \$ 2,201,188

ESTIMATED EXCESS (SHORTFALL) vs. TARGET \$ (88,366)

City of Muskegon
Quarterly Budget Reforecast
General Fund Revenue Summary By Source

	Actual 1998	Actual 1999	Original Budget Estimate 2000	Actual Thru March 2000	Revised Budget Estimate 2000	Change From 1999 Original	Comments
Taxes							
City income tax	\$ 6,450,964	\$ 6,425,149	\$ 6,600,000	\$ 1,682,297	\$ 6,600,000	\$ -	
Property taxes - general	3,556,179	3,601,411	3,789,655	-	3,789,655	-	
Property taxes - sanitation	1,524,127	1,489,818	1,603,967	-	1,603,967	-	
Industrial facilities taxes	247,042	353,151	335,741	-	335,741	-	
Payments in lieu of taxes	67,129	71,608	80,000	-	80,000	-	
Delinquent chargeback collected	9,854	19,886	10,000	2,418	10,000	-	
	\$ 11,855,295	\$ 11,961,023	\$ 12,419,363	\$ 1,684,715	\$ 12,419,363	\$ -	
Licenses and permits							
Business licenses	\$ 5,510	\$ 25,008	\$ 45,000	\$ 1,158	\$ 35,000	\$ (10,000)	
Liquor licenses	27,973	28,458	35,000	7,554	35,000	-	NEW FEE FOR TRANSFERS AND RENEWALS
Cable TV franchise fees	192,252	338,325	230,000	87,362	280,000	50,000	ADD'L REVENUE FROM CATV AUDIT
Housing licenses	124,663	66,147	115,000	12,550	115,000	-	
Burial permits	111,452	94,955	110,000	31,817	110,000	-	
Building permits	218,693	285,865	200,000	71,204	200,000	-	
Electrical permits	75,580	77,375	70,000	24,377	70,000	-	
Plumbing permits	27,769	38,448	35,000	13,654	35,000	-	
Heating permits	64,263	57,326	60,000	24,340	60,000	-	
Franchise fees	-	-	-	1,000	1,000	1,000	NEW FEE; ELECTRIC DEREGULATION
Police gun registration	2,735	3,870	4,000	670	4,000	-	
	\$ 850,890	\$ 1,015,777	\$ 904,000	\$ 275,686	\$ 945,000	\$ 41,000	
Federal grants							
Federal operational grant	\$ 600,595	\$ 423,208	\$ 500,349	\$ 6,796	\$ 450,259	\$ (50,090)	SAFE HAVEN MOVED TO URBAN LEAGUE
	\$ 600,595	\$ 423,208	\$ 500,349	\$ 6,796	\$ 450,259	\$ (50,090)	
State grants							
State operational grant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State shared revenue							
Single business tax	\$ 425,050	\$ -	\$ -	\$ -	\$ -	\$ -	
State sales tax	4,481,455	4,863,361	5,225,000	-	5,250,000	25,000	REVISED STATE ESTIMATE
State income tax	-	-	-	-	-	-	
	\$ 4,906,505	\$ 4,863,361	\$ 5,225,000	\$ -	\$ 5,250,000	\$ 25,000	

City of Muskegon
Quarterly Budget Reforecast
General Fund Revenue Summary By Source

	Actual 1998	Actual 1999	Original Budget Estimate 2000	Actual Thru March 2000	Revised Budget Estimate 2000	Change From 1999 Original	Comments
Other charges for sales and services							
Tax administration fees	\$ 206,912	\$ 213,714	\$ 219,000	\$ 48	\$ 219,000	\$ -	
Utility administration fees	150,000	172,998	166,032	41,508	166,032	-	
Reimbursement for elections	18,524	10,459	20,000	12	20,000	-	
Indirect cost reimbursement	709,548	840,034	825,000	231,252	925,008	100,008	RECALCULATION OF INDIRECT COSTS
Easements	-	-	-	-	-	-	
Site-plan review fee	-	-	4,000	420	4,000	-	
Sale of cemetery lots	8,677	12,923	20,000	5,950	18,000	(2,000)	
Sale of cemetery columbarium niches	-	-	-	1,325	3,000	3,000	
Sale of Harbortown dockominiums	52,500	80,500	6,534	-	-	(6,534)	PROJECT CLOSED OUT IN 1999
Police miscellaneous	53,124	68,663	65,000	17,403	65,000	-	NO WAIVER FOR BEER TENT POLICE OT
Fire protection-state property	61,574	75,055	75,000	-	75,000	-	
Zoning fees	9,767	12,305	7,500	2,010	7,500	-	
Clerk fees	991	604	7,000	216	7,000	-	SALE OF REVISED CITY CODE BOOKS
IFT application fees	3,538	6,369	5,000	2,545	5,000	-	
Treasurer fees	53,535	4,374	1,500	1,954	2,500	1,000	
False alarm fees	20,261	17,727	10,000	891	10,000	-	
Miscellaneous cemetery income	23,155	25,599	23,000	2,905	23,000	-	
Housing commission reimbursement	17,261	16,750	10,000	23,503	23,503	13,503	HIGHER LIABILITY PREMIUMS
Senior transit program fees	8,753	8,521	8,000	2,102	8,000	-	
Fire miscellaneous	20,549	9,311	40,000	263	40,000	-	NEW FEES PROPOSED BY FIRE DEPT
Sanitation stickers	33,970	36,519	35,000	5,822	35,000	-	
Sale of compost material	(298)	-	-	-	-	-	
Lot cleanup fees	-	121,148	75,000	18,792	50,000	(25,000)	
Miscellaneous sales and services	-	-	-	-	-	-	
Reimbursements for mowings and demolitions	38,371	62,525	20,000	46,153	20,000	-	
Recreation program fees	130,212	115,817	135,000	5,040	120,000	(15,000)	
	\$ 1,620,924	\$ 1,911,915	\$ 1,777,566	\$ 410,114	\$ 1,846,543	\$ 68,977	
Interest and rental income							
Interest	\$ 431,639	\$ 314,639	\$ 375,000	\$ 107,508	\$ 350,000	\$ (25,000)	
Flea market	29,935	25,418	29,000	-	29,000	-	
Farmers market	22,044	20,905	20,000	-	20,000	-	
City right of way rental	4,400	6,400	4,400	2,400	4,400	-	
Parking ramp rentals	35,425	27,266	35,000	46,103	55,000	20,000	297 CLAY PARKING LOT COLLECTION
McGraft park rentals	48,595	43,270	52,703	2,503	52,703	-	
Other park rentals	30,773	27,851	45,000	8,093	45,000	-	
	\$ 602,811	\$ 465,749	\$ 561,103	\$ 166,607	\$ 556,103	\$ (5,000)	

City of Muskegon
Quarterly Budget Reforecast
General Fund Revenue Summary By Source

	Actual 1998	Actual 1999	Original Budget Estimate 2000	Actual Thru March 2000	Revised Budget Estimate 2000	Change From 1999 Original	Comments
Fines and fees							
Income tax - penalty and interest	\$ 30,838	\$ 45,901	\$ 35,000	\$ 33,350	\$ 50,000	\$ 15,000	STATE TAPES ENFORCEMENT
Late fees on current taxes	1,777	7,192	15,000	(29)	15,000	-	
Interest on late invoices	2,147	17,519	1,200	-	1,200	-	
Civil infraction fines	216,748	(983)	3,000	-	3,000	-	
Property transfer affidavit fines	-	-	30,000	-	30,000	-	
Parking fines	42,556	82,772	60,000	18,270	60,000	-	
Court fines	140,412	124,968	150,000	34,583	150,000	-	
	\$ 434,478	\$ 277,369	\$ 294,200	\$ 86,174	\$ 309,200	\$ 15,000	
Other revenue							
Sale of land and assets	\$ -	\$ 2,650	\$ 3,000	\$ 350	\$ 3,000	\$ -	
Police sale and auction proceeds	6,058	3,991	6,000	-	6,000	-	
CDBG program reimbursements	270,115	254,279	273,000	30,598	300,000	27,000	MOWING CITY LOTS PAID BY CDBG
Contributions	117,506	62,365	5,000	11,000	11,000	6,000	K9 UNIT CONTRIBUTION - SPX
Muskegon County Community Foundation	-	1,800	5,400	-	5,400	-	
Miscellaneous reimbursements	-	-	3,000	-	3,000	-	
Miscellaneous and sundry	18,329	30,786	20,000	5,726	20,000	-	
	\$ 412,008	\$ 355,871	\$ 315,400	\$ 47,674	\$ 348,400	\$ 33,000	
Other financing sources							
Operating transfers in	\$ 360,349	\$ 177,408	\$ 150,000	\$ 10,891	\$ 150,000	\$ -	CEMETERY/CRIMINAL FF/COLLECTOR
Operating transfers in -LDFA II pass-thru	-	-	102,000	-	102,000	-	
	\$ 360,349	\$ 177,408	\$ 252,000	\$ 10,891	\$ 252,000	\$ -	
Total general fund revenues and other sources	\$ 21,643,855	\$ 21,451,681	\$ 22,248,981	\$ 2,688,657	\$ 22,376,868	\$ 127,887	

City of Muskegon
Quarterly Budget Reforecast
General Fund Expenditure Summary By Function

		Actual 1998	Actual 1999	Original Budget Estimate 2000	Actual Thru March 2000	Actual As % of Revised	Revised Budget Estimate 2000	Change From 2000 Original	Comments
I. Customer Value Added Activities									
40301	Police Department								
5100	Salaries & Benefits	\$ 5,013,870	\$ 5,371,889	\$ 5,256,058	\$ 1,240,431	23%	\$ 5,420,148	\$ 164,090	PAY INCREASES; RETIREMENT PAYOUTS
5200	Operating Supplies	131,443	127,053	120,000	16,771	14%	120,000	-	
5300	Contractual Services	791,730	725,960	820,000	200,356	24%	820,000	-	
5400	Other Expenses	53,675	47,181	30,300	9,322	31%	30,300	-	
5700	Capital Outlays	236,053	88,075	15,000	4,451	30%	15,000	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 6,226,771	\$ 6,360,158	\$ 6,241,358	\$ 1,471,331	23%	\$ 6,405,448	\$ 164,090	
40333	Police Narcotics Unit								
5100	Salaries & Benefits	\$ 15,472	\$ 351,830	\$ 346,968	\$ 76,396	22%	\$ 344,987	\$ (1,981)	
5200	Operating Supplies	6,961	7,914	5,000	4,429	89%	5,000	-	
5300	Contractual Services	11,221	14,831	10,000	2,659	27%	10,000	-	
5400	Other Expenses	-	39	-	-	N/A	-	-	
5700	Capital Outlays	22,827	22,171	19,672	656	3%	19,672	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 56,481	\$ 396,785	\$ 381,640	\$ 84,140	22%	\$ 379,659	\$ (1,981)	
40334	Police Auto Theft Prevention								
5100	Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
5200	Operating Supplies	-	-	-	-	N/A	-	-	
5300	Contractual Services	-	-	-	-	N/A	-	-	
5400	Other Expenses	-	-	-	-	N/A	-	-	
5700	Capital Outlays	-	-	-	-	N/A	-	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
		\$ 6,283,252	\$ 6,756,943	\$ 6,622,998	\$ 1,555,471	23%	\$ 6,785,107	\$ 162,109	
50336	Fire Department								
5100	Salaries & Benefits	\$ 2,802,439	\$ 2,673,009	\$ 2,568,305	\$ 604,523	23%	\$ 2,593,334	\$ 25,029	
5200	Operating Supplies	129,743	113,467	98,000	28,932	30%	98,000	-	
5300	Contractual Services	160,314	156,160	150,000	29,036	21%	140,000	(10,000)	
5400	Other Expenses	19,332	20,291	20,000	4,823	24%	20,000	-	
5700	Capital Outlays	68,798	153,098	25,997	2,558	23%	10,997	(15,000)	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 3,180,626	\$ 3,116,025	\$ 2,862,302	\$ 669,872	23%	\$ 2,862,331	\$ 29	
50387	Fire Safety Inspections								
5100	Salaries & Benefits	\$ -	\$ 314,896	\$ 611,159	\$ 146,872	24%	\$ 614,871	\$ 3,712	
5200	Operating Supplies	-	8,585	26,500	3,564	13%	26,500	-	
5300	Contractual Services	-	96,770	213,661	49,590	23%	213,661	-	
5400	Other Expenses	-	4,877	15,000	826	6%	15,000	-	
5700	Capital Outlays	-	16,029	20,000	680	3%	20,000	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ -	\$ 441,157	\$ 886,320	\$ 201,532	23%	\$ 890,032	\$ 3,712	
		\$ 3,180,626	\$ 3,557,182	\$ 3,748,622	\$ 871,404	23%	\$ 3,752,363	\$ 3,741	

City of Muskegon
Quarterly Budget Reforecast
General Fund Expenditure Summary By Function

		Actual 1998	Actual 1999	Original Budget Estimate 2000	Actual Thru March 2000	Actual As % of Revised	Revised Budget Estimate 2000	Change From 2000 Original	Comments
Sanitation									
60523	General Sanitation								
5100	Salaries & Benefits	\$ 70,337	\$ 60,002	\$ 106,968	\$ 13,434	13%	\$ 106,968	\$ -	
5200	Operating Supplies	457	401	1,500	66	4%	1,500	-	
5300	Contractual Services	1,320,658	1,490,600	1,416,989	205,996	15%	1,416,989	-	
5400	Other Expenses	1,179	6	1,000	-	0%	1,000	-	
5700	Capital Outlays	-	-	25,000	-	0%	25,000	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 1,392,631	\$ 1,551,009	\$ 1,551,457	\$ 219,496	14%	\$ 1,551,457	\$ -	
60528	Recycling								
5100	Salaries & Benefits	\$ 73	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
5200	Operating Supplies	-	-	-	-	N/A	-	-	
5300	Contractual Services	242,410	300,392	285,086	46,324	16%	285,086	-	
5400	Other Expenses	-	-	-	-	N/A	-	-	
5700	Capital Outlays	-	-	1,500	-	0%	1,500	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 242,483	\$ 300,392	\$ 286,586	\$ 46,324	16%	\$ 286,586	\$ -	
60524	Composting								
5100	Salaries & Benefits	\$ 7,680	\$ 12,468	\$ -	\$ -	N/A	\$ -	\$ -	
5200	Operating Supplies	154	-	-	-	N/A	-	-	
5300	Contractual Services	50,706	43,237	-	-	N/A	-	-	
5400	Other Expenses	-	-	-	-	N/A	-	-	
5700	Capital Outlays	-	-	-	-	N/A	-	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 58,540	\$ 55,705	\$ -	\$ -	N/A	\$ -	\$ -	
60448	Streetlighting								
5100	Salaries & Benefits	\$ 8,204	\$ 12,685	\$ 6,140	\$ 1,356	22%	\$ 6,150	\$ 10	
5200	Operating Supplies	-	-	-	-	N/A	-	-	
5300	Contractual Services	501,519	505,839	510,000	130,241	26%	510,000	-	
5400	Other Expenses	-	-	-	-	N/A	-	-	
5700	Capital Outlays	266	600	10,000	-	0%	10,000	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 509,989	\$ 519,124	\$ 526,140	\$ 131,597	25%	\$ 526,150	\$ 10	
60707	Senior Citizen Transit								
5100	Salaries & Benefits	\$ 39,286	\$ 39,821	\$ 37,364	\$ 9,992	26%	\$ 38,500	\$ 1,136	
5200	Operating Supplies	96	-	75	-	0%	75	-	
5300	Contractual Services	5,113	4,810	5,571	1,110	20%	5,571	-	
5400	Other Expenses	-	-	-	-	N/A	-	-	
5700	Capital Outlays	-	-	-	-	N/A	-	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 44,495	\$ 44,631	\$ 43,010	\$ 11,102	25%	\$ 44,146	\$ 1,136	
60446	Community Event Support								
5100	Salaries & Benefits	\$ 18,903	\$ 17,953	\$ 88,097	\$ 2,431	3%	\$ 88,097	\$ -	
5200	Operating Supplies	64	-	200	-	0%	200	-	
5300	Contractual Services	2,569	1,270	7,000	292	4%	7,000	-	
5400	Other Expenses	-	-	-	-	N/A	-	-	
5700	Capital Outlays	-	-	-	-	N/A	-	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 21,536	\$ 19,223	\$ 95,297	\$ 2,723	3%	\$ 95,297	\$ -	
		\$ 2,269,674	\$ 2,490,084	\$ 2,502,490	\$ 411,242	16%	\$ 2,503,636	\$ 1,146	

City of Muskegon
Quarterly Budget Reforecast
General Fund Expenditure Summary By Function

		Actual 1998	Actual 1999	Original Budget Estimate 2000	Actual Thru March 2000	Actual As % of Revised	Revised Budget Estimate 2000	Change From 2000 Original	Comments
70751	Parks Maintenance								
5100	Salaries & Benefits	\$ 562,631	\$ 594,246	\$ 685,000	\$ 87,710	21%	\$ 421,729	\$ (263,271)	CONTRACT FOR SEASONAL LABOR
5200	Operating Supplies	110,930	101,986	87,500	9,392	11%	87,500	-	
5300	Contractual Services	384,289	369,196	341,933	55,676	9%	591,933	250,000	
5400	Other Expenses	7,501	2,338	7,000	1,672	24%	7,000	-	
5700	Capital Outlays	66,429	42,206	18,000	31,039	69%	45,000	27,000	SIDEWALK ASSESSMENTS
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 1,131,780	\$ 1,109,972	\$ 1,139,433	\$ 185,489	16%	\$ 1,153,162	\$ 13,729	
70757	Mc Graft Park Maintenance								
5100	Salaries & Benefits	\$ 35,473	\$ 34,953	\$ 30,000	\$ 679	3%	\$ 20,000	\$ (10,000)	CONTRACT FOR SEASONAL LABOR
5200	Operating Supplies	4,337	9,527	5,000	142	3%	5,000	-	
5300	Contractual Services	16,689	27,393	16,000	2,470	10%	25,000	9,000	
5400	Other Expenses	888	434	1,703	-	0%	1,703	-	
5700	Capital Outlays	610	-	-	283	N/A	-	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 57,997	\$ 72,307	\$ 52,703	\$ 3,574	7%	\$ 51,703	\$ (1,000)	
70775	General Recreation Programs								
5100	Salaries & Benefits	\$ 140,566	\$ 132,298	\$ 138,535	\$ 7,601	5%	\$ 141,376	\$ 2,841	
5200	Operating Supplies	31,398	35,928	26,000	7,949	31%	26,000	-	
5300	Contractual Services	137,539	118,418	85,642	8,859	10%	85,642	-	
5400	Other Expenses	4,821	4,244	3,000	513	17%	3,000	-	
5700	Capital Outlays	1,550	208	1,250	-	0%	1,250	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 315,874	\$ 291,096	\$ 254,427	\$ 24,922	10%	\$ 257,268	\$ 2,841	
70776	Inner City Recreation Programs								
5100	Salaries & Benefits	\$ 112,187	\$ 103,020	\$ 114,999	\$ 26,291	21%	\$ 123,775	\$ 8,776	
5200	Operating Supplies	9,779	11,214	18,346	183	1%	18,346	-	
5300	Contractual Services	24,468	30,297	35,573	1,218	3%	35,573	-	
5400	Other Expenses	3,591	2,397	6,000	682	11%	6,000	-	
5700	Capital Outlays	-	-	-	-	N/A	-	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 150,025	\$ 146,928	\$ 174,918	\$ 28,374	15%	\$ 183,694	\$ 8,776	
70805	L.C. Walker Arena								
5100	Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
5200	Operating Supplies	-	-	-	-	N/A	-	-	
5300	Contractual Services	-	-	-	-	N/A	-	-	
5400	Other Expenses	-	-	-	-	N/A	-	-	
5700	Capital Outlays	-	-	-	-	N/A	-	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
70276	Cemeteries Maintenance								
5100	Salaries & Benefits	\$ 327,286	\$ 330,496	\$ 342,251	\$ 42,466	26%	\$ 162,305	\$ (179,946)	CONTRACT FOR SEASONAL LABOR
5200	Operating Supplies	13,812	21,166	11,000	409	4%	11,000	-	
5300	Contractual Services	146,673	110,984	86,848	17,437	6%	276,648	190,000	
5400	Other Expenses	178	216	1,000	90	9%	1,000	-	
5700	Capital Outlays	20,120	33,200	20,250	8,445	30%	28,000	7,750	SIDEWALK ASSESSMENTS
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 508,069	\$ 496,062	\$ 461,149	\$ 68,847	14%	\$ 478,953	\$ 17,804	

City of Muskegon
Quarterly Budget Reforecast
General Fund Expenditure Summary By Function

		Actual 1998	Actual 1999	Original Budget Estimate 2000	Actual Thru March 2000	Actual As % of Revised	Revised Budget Estimate 2000	Change From 2000 Original	Comments
70585	Parking Operations								
5100	Salaries & Benefits	\$ 13,971	\$ 12,979	\$ 13,067	\$ 3,227	24%	\$ 13,536	\$ 469	
5200	Operating Supplies	842	2,146	2,000	1,287	64%	2,000	-	
5300	Contractual Services	31,310	28,692	34,179	7,219	21%	34,179	-	
5400	Other Expenses	-	-	-	-	N/A	-	-	
5700	Capital Outlays	-	-	8,000	-	0%	8,000	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 46,123	\$ 43,817	\$ 57,246	\$ 11,733	20%	\$ 57,715	\$ 469	
70771	Forestry								
5100	Salaries & Benefits	\$ 87,251	\$ 90,283	\$ 126,301	\$ 24,398	18%	\$ 134,445	\$ 8,144	
5200	Operating Supplies	4,507	10,467	6,000	247	4%	6,000	-	
5300	Contractual Services	7,799	12,898	14,000	2,775	20%	14,000	-	
5400	Other Expenses	2,059	2,940	1,700	105	6%	1,700	-	
5700	Capital Outlays	1,950	6,572	2,000	650	33%	2,000	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 103,566	\$ 123,160	\$ 150,001	\$ 28,175	18%	\$ 158,145	\$ 8,144	
70863	Farmers' Market & Flea Market								
5100	Salaries & Benefits	\$ 30,090	\$ 36,984	\$ 31,038	\$ 3,036	12%	\$ 24,470	\$ (6,568)	CONTRACT FOR SEASONAL LABOR
5200	Operating Supplies	713	503	1,000	-	0%	1,000	-	
5300	Contractual Services	8,388	8,236	6,844	1,156	10%	11,844	5,000	
5400	Other Expenses	-	-	-	-	N/A	-	-	
5700	Capital Outlays	-	-	-	-	N/A	-	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 39,191	\$ 45,723	\$ 38,882	\$ 4,192	11%	\$ 37,314	\$ (1,568)	
		\$ 2,352,625	\$ 2,329,065	\$ 2,328,759	\$ 355,306	15%	\$ 2,377,954	\$ 49,195	
80799	Weed and Seed Program								
5100	Salaries & Benefits	\$ 36,784	\$ 20,949	\$ 16,843	\$ -	N/A	\$ -	\$ (16,843)	PROGRAM ADMIN MOVED TO URBAN LEAGUE
5200	Operating Supplies	2,749	2,860	4,000	-	N/A	-	(4,000)	
5300	Contractual Services	26,419	9,784	27,247	49	49%	100	(27,147)	
5400	Other Expenses	2,241	127	2,000	-	N/A	-	(2,000)	
5700	Capital Outlays	795	-	-	-	N/A	-	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 68,988	\$ 33,720	\$ 50,090	\$ 49	49%	\$ 100	\$ (49,990)	
80387	Environmental Services								
5100	Salaries & Benefits	\$ 680,545	\$ 439,362	\$ 217,239	\$ 27,936	16%	\$ 170,000	\$ (47,239)	POSITION ALLOCATION CHANGES
5200	Operating Supplies	17,129	12,785	12,200	554	5%	12,200	-	
5300	Contractual Services	441,476	328,371	158,376	21,042	13%	158,376	-	
5400	Other Expenses	6,169	2,674	1,000	180	18%	1,000	-	
5700	Capital Outlays	10,212	3,569	2,000	-	0%	2,000	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 1,155,531	\$ 786,761	\$ 390,815	\$ 49,712	14%	\$ 343,576	\$ (47,239)	
		\$ 1,224,519	\$ 820,481	\$ 440,905	\$ 49,761	14%	\$ 343,676	\$ (97,229)	
10875	Other								
	Contributions To Outside Agencies	\$ 149,012	\$ 117,369	\$ 143,115	\$ 47,484	76%	\$ 62,115	\$ (81,000)	MOVE MATS CONTRIBUTION TO CDBG
		\$ 149,012	\$ 117,369	\$ 143,115	\$ 47,484	76%	\$ 62,115	\$ (81,000)	
	Total Customer Value Added Activities	\$ 15,459,708	\$ 16,071,124	\$ 15,786,889	\$ 3,290,668	21%	\$ 15,824,851	\$ 37,962	
	As a Percent of Total General Fund Expenditures	71.5%	73.0%	72.2%	73.2%		72.7%		

City of Muskegon
Quarterly Budget Reforecast
General Fund Expenditure Summary By Function

		Actual 1998	Actual 1999	Original Budget Estimate 2000	Actual Thru March 2000	Actual As % of Revised	Revised Budget Estimate 2000	Change From 2000 Original	Comments
II. Business Value Added Activities									
10101	City Commission								
5100	Salaries & Benefits	\$ 51,754	\$ 50,488	\$ 52,116	\$ 12,947	23%	\$ 56,603	\$ 4,487	CITY COMMISSIONERS' PAY RAISE
5200	Operating Supplies	15,029	11,732	12,000	308	3%	12,000	-	
5300	Contractual Services	24,829	26,636	50,000	4,682	9%	50,000	-	
5400	Other Expenses	8,555	7,106	9,600	1,021	11%	9,600	-	
5700	Capital Outlays	-	1,533	-	-	N/A	-	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 100,167	\$ 97,495	\$ 123,716	\$ 18,958	15%	\$ 128,203	\$ 4,487	
10102	City Promotions & Public Relations								
5100	Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
5200	Operating Supplies	-	-	9,000	-	0%	9,000	-	
5300	Contractual Services	-	-	29,000	4,313	15%	29,000	-	
5400	Other Expenses	-	-	-	-	N/A	-	-	
5700	Capital Outlays	-	-	-	-	N/A	-	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ -	\$ -	\$ 38,000	\$ 4,313	11%	\$ 38,000	\$ -	
10172	City Manager								
5100	Salaries & Benefits	\$ 160,684	\$ 163,409	\$ 169,629	\$ 41,738	24%	\$ 173,188	\$ 3,559	
5200	Operating Supplies	2,225	2,531	3,000	138	5%	3,000	-	
5300	Contractual Services	4,947	2,645	8,777	373	6%	6,000	(2,777)	
5400	Other Expenses	2,831	2,601	5,000	375	9%	4,000	(1,000)	
5700	Capital Outlays	-	82	4,000	-	0%	3,000	(1,000)	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 170,687	\$ 171,268	\$ 190,406	\$ 42,624	23%	\$ 189,188	\$ (1,218)	
10145	City Attorney								
5100	Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
5200	Operating Supplies	400	400	400	-	0%	400	-	
5300	Contractual Services	279,328	341,368	350,000	88,591	25%	350,000	-	
5400	Other Expenses	-	-	-	-	N/A	-	-	
5700	Capital Outlays	-	-	-	-	N/A	-	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 279,728	\$ 341,768	\$ 350,400	\$ 88,591	25%	\$ 350,400	\$ -	
		\$ 550,582	\$ 610,531	\$ 702,522	\$ 154,486	22%	\$ 705,791	\$ 3,269	
20173	Administration								
5100	Salaries & Benefits	\$ 119,804	\$ 124,412	\$ 125,398	\$ 33,250	26%	\$ 126,000	\$ 602	
5200	Operating Supplies	2,603	4,482	3,950	163	4%	3,950	-	
5300	Contractual Services	10,919	24,701	30,862	6,932	22%	30,862	-	
5400	Other Expenses	12,644	16,200	11,860	2,844	24%	11,860	-	
5700	Capital Outlays	2,642	298	1,500	-	0%	1,500	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 148,612	\$ 170,093	\$ 173,570	\$ 43,189	25%	\$ 174,172	\$ 602	
20228	Affirmative Action								
5100	Salaries & Benefits	\$ 61,395	\$ 63,526	\$ 60,704	\$ 15,914	26%	\$ 60,704	\$ -	
5200	Operating Supplies	667	517	500	48	10%	500	-	
5300	Contractual Services	4,335	2,109	5,000	258	5%	5,000	-	
5400	Other Expenses	1,632	3,295	6,000	693	12%	6,000	-	
5700	Capital Outlays	1,172	-	400	-	0%	400	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 69,201	\$ 69,447	\$ 72,604	\$ 16,913	23%	\$ 72,604	\$ -	

City of Muskegon
Quarterly Budget Reforecast
General Fund Expenditure Summary By Function

		Actual 1998	Actual 1999	Original Budget Estimate 2000	Actual Thru March 2000	Actual As % of Revised	Revised Budget Estimate 2000	Change From 2000 Original	Comments
20744	Julia Hackley Internships								
5100	Salaries & Benefits	\$ 4,530	\$ 1,714	\$ 5,400	\$ -	0%	\$ 5,400	\$ -	
5200	Operating Supplies	-	-	-	-	N/A	-	-	
5300	Contractual Services	-	-	-	-	N/A	-	-	
5400	Other Expenses	-	-	-	-	N/A	-	-	
5700	Capital Outlays	-	-	-	-	N/A	-	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 4,530	\$ 1,714	\$ 5,400	\$ -	0%	\$ 5,400	\$ -	
20215	City Clerk & Elections								
5100	Salaries & Benefits	\$ 187,667	\$ 190,040	\$ 211,190	\$ 44,772	21%	\$ 211,190	\$ -	
5200	Operating Supplies	26,306	28,908	16,500	4,784	29%	16,500	-	
5300	Contractual Services	32,052	34,857	25,000	2,488	10%	25,000	-	
5400	Other Expenses	7,764	6,875	4,000	219	5%	4,000	-	
5700	Capital Outlays	2,289	5,006	-	635	N/A	-	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 256,078	\$ 265,686	\$ 256,690	\$ 52,898	21%	\$ 256,690	\$ -	
20220	Civil Service								
5100	Salaries & Benefits	\$ 75,469	\$ 125,385	\$ 126,045	\$ 31,986	25%	\$ 128,371	\$ 2,326	
5200	Operating Supplies	9,008	15,052	6,700	416	6%	6,700	-	
5300	Contractual Services	125,943	71,530	40,137	4,841	12%	40,137	-	
5400	Other Expenses	12,402	7,890	8,000	9,334	117%	8,000	-	
5700	Capital Outlays	483	220	500	-	0%	500	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 223,305	\$ 220,077	\$ 181,382	\$ 46,577	25%	\$ 183,708	\$ 2,326	
		\$ 701,726	\$ 727,017	\$ 689,646	\$ 159,577	23%	\$ 692,574	\$ 2,928	
30202*	Finance Administration								
5100	Salaries & Benefits	\$ 238,575	\$ 245,121	\$ 255,058	\$ 68,462	26%	\$ 260,000	\$ 4,942	
5200	Operating Supplies	7,152	8,336	7,233	1,545	21%	7,233	-	
5300	Contractual Services	66,566	61,633	68,200	16,041	24%	68,200	-	
5400	Other Expenses	1,762	3,280	2,800	80	3%	2,800	-	
5700	Capital Outlays	8,703	2,359	2,400	195	8%	2,400	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 322,758	\$ 320,729	\$ 335,691	\$ 86,323	25%	\$ 340,633	\$ 4,942	
30209	City Assessor								
5100	Salaries & Benefits	\$ 212,539	\$ 240,204	\$ 6,000	\$ -	0%	\$ 6,000	\$ -	
5200	Operating Supplies	9,099	3,131	-	-	N/A	-	-	
5300	Contractual Services	91,588	114,601	341,500	86,187	25%	341,500	-	CONTRACT WITH MUSKEGON COUNTY
5400	Other Expenses	6,521	3,900	-	-	0%	100	100	
5700	Capital Outlays	6,667	633	-	-	N/A	-	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 326,414	\$ 362,469	\$ 347,500	\$ 86,187	25%	\$ 347,600	\$ 100	
30205	Income Tax Administration								
5100	Salaries & Benefits	\$ 163,112	\$ 186,659	\$ 201,349	\$ 50,825	25%	\$ 205,000	\$ 3,651	
5200	Operating Supplies	12,935	24,897	26,076	5,555	21%	26,076	-	
5300	Contractual Services	54,835	34,271	40,000	3,999	10%	40,000	-	
5400	Other Expenses	143	1,003	3,000	93	3%	3,000	-	
5700	Capital Outlays	5,088	7,375	3,000	-	0%	3,000	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 236,113	\$ 254,205	\$ 273,425	\$ 60,472	22%	\$ 277,076	\$ 3,651	

City of Muskegon
Quarterly Budget Reforecast
General Fund Expenditure Summary By Function

		Actual 1998	Actual 1999	Original Budget Estimate 2000	Actual Thru March 2000	Actual As % of Revised	Revised Budget Estimate 2000	Change From 2000 Original	Comments
30253	City Treasurer								
5100	Salaries & Benefits	\$ 245,851	\$ 266,436	\$ 262,642	\$ 57,653	22%	\$ 264,877	\$ 2,235	
5200	Operating Supplies	33,836	28,340	24,710	6,774	27%	24,710	-	
5300	Contractual Services	52,329	44,557	39,543	8,188	21%	39,543	-	
5400	Other Expenses	3,781	1,096	1,211	194	16%	1,211	-	
5700	Capital Outlays	21,813	6,259	3,957	386	10%	3,957	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 357,810	\$ 346,688	\$ 332,063	\$ 73,195	22%	\$ 334,298	\$ 2,235	
30248	Information Systems Administration								
5100	Salaries & Benefits	\$ 114,700	\$ 131,588	\$ 160,663	\$ 36,263	22%	\$ 163,943	\$ 3,280	
5200	Operating Supplies	4,488	4,832	3,778	1,656	44%	3,778	-	
5300	Contractual Services	121,900	42,033	51,057	8,708	17%	51,057	-	
5400	Other Expenses	5,584	18,650	14,000	626	4%	14,000	-	
5700	Capital Outlays	68,028	67,921	41,232	7,731	19%	41,232	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 314,700	\$ 265,024	\$ 270,730	\$ 54,984	20%	\$ 274,010	\$ 3,280	
		\$ 1,557,595	\$ 1,549,115	\$ 1,559,409	\$ 361,161	23%	\$ 1,573,617	\$ 14,208	
60265	City Hall Maintenance								
5100	Salaries & Benefits	\$ 57,389	\$ 63,925	\$ 57,664	\$ 14,949	26%	\$ 58,500	\$ 836	
5200	Operating Supplies	13,657	13,874	13,315	1,733	13%	13,315	-	
5300	Contractual Services	161,017	181,699	177,034	35,108	20%	177,034	-	
5400	Other Expenses	-	67	500	-	0%	500	-	
5700	Capital Outlays	16,070	8,607	11,377	1,105	10%	11,377	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 248,133	\$ 248,172	\$ 259,890	\$ 52,895	20%	\$ 260,726	\$ 836	
		\$ 248,133	\$ 248,172	\$ 259,890	\$ 52,895	20%	\$ 260,726	\$ 836	
80400	Planning Department								
5100	Salaries & Benefits	\$ 191,064	\$ 227,738	\$ 210,010	\$ 33,015	17%	\$ 200,000	\$ (10,010)	POSITION ALLOCATION CHANGES
5200	Operating Supplies	15,330	16,291	12,000	2,145	18%	12,000	-	
5300	Contractual Services	16,763	14,650	14,000	2,011	14%	14,000	-	
5400	Other Expenses	7,306	6,531	8,162	(147)	-2%	8,162	-	
5700	Capital Outlays	8,290	1,865	2,000	413	21%	2,000	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 238,753	\$ 267,075	\$ 246,172	\$ 37,437	16%	\$ 236,162	\$ (10,010)	
80699	Economic Development								
5100	Salaries & Benefits	\$ 111,468	\$ 143,133	\$ 180,164	\$ 59,965	30%	\$ 198,000	\$ 17,836	POSITION ALLOCATION CHANGES
5200	Operating Supplies	15,035	15,330	7,200	2,090	29%	7,200	-	
5300	Contractual Services	70,205	88,283	65,000	18,366	28%	65,000	-	
5400	Other Expenses	5,228	4,060	4,000	212	5%	4,000	-	
5700	Capital Outlays	2,941	281	-	-	N/A	-	-	
5900	Other Financing Uses	-	-	-	-	N/A	-	-	
		\$ 204,877	\$ 251,087	\$ 256,364	\$ 80,633	29%	\$ 274,200	\$ 17,836	
		\$ 443,630	\$ 518,162	\$ 502,536	\$ 118,070	23%	\$ 510,362	\$ 7,826	
Total Business Value Added Activities		\$ 3,501,666	\$ 3,652,997	\$ 3,714,003	\$ 846,189	23%	\$ 3,743,070	\$ 29,067	
As a Percent of Total General Fund Expenditures		16.2%	16.6%	17.0%	18.8%		17.2%		

City of Muskegon
Quarterly Budget Reforecast
General Fund Expenditure Summary By Function

		Actual 1998	Actual 1999	Original Budget Estimate 2000	Actual Thru March 2000	Actual As % of Revised	Revised Budget Estimate 2000	Change From 2000 Original	Comments
II. Off-Budget Items									
30851	General Insurance	\$ 172,813	\$ 222,763	\$ 225,000	\$ (283)	0%	\$ 270,000	\$ 45,000	HIGHER INSURANCE PREMIUMS
30906	Debt Retirement	422,786	340,604	308,812	54,770	13%	430,000	121,188	ADD: HUD SECTION 108 LOAN DEBT SERVICE
10891	Contingency and Bad Debt Expense	103,091	212,696	450,000	-	0%	400,000	(50,000)	
30999	Transfers To Other Funds	1,677,262	1,108,743	1,215,000	303,750	28%	1,070,000	(145,000)	REDUCE STREET TRANSFER
90000	Major Capital Improvements	297,141	402,954	175,000	1,909	8%	25,000	(150,000)	DELETE VARIOUS CAP IMPROVEMENTS
	Total Off-Budget Items	\$ 2,673,093	\$ 2,287,760	\$ 2,373,812	\$ 360,146	16%	\$ 2,195,000	\$ (178,812)	
	As a Percent of Total General Fund Expenditures	12.4%	10.4%	10.9%	8.0%		10.1%		
	Total General Fund	\$ 21,634,467	\$ 22,011,881	\$ 21,874,704	\$ 4,497,003	21%	\$ 21,762,921	\$ (111,783)	
Recap: Total General Fund By Expenditure Object									
5100	Salaries & Benefits	\$ 11,999,049	\$ 12,873,901	\$ 12,820,364	\$ 2,820,518	22%	\$ 12,542,467	\$ (277,897)	
5200	Operating Supplies	632,884	644,655	570,683	101,280	18%	566,683	(4,000)	
5300	Contractual Services	5,853,762	6,002,539	6,377,974	1,121,792	17%	6,706,050	328,076	
5400	Other Expenses	177,787	170,318	167,836	33,757	20%	164,936	(2,900)	
5700	Capital Outlays	870,937	871,121	414,035	61,136	22%	282,785	(131,250)	
5900	All Other Financing Uses	2,100,048	1,449,347	1,523,812	358,520	24%	1,500,000	(23,812)	
	Total General Fund	\$ 21,634,467	\$ 22,011,881	\$ 21,874,704	\$ 4,497,003	21%	\$ 21,762,921	\$ (111,783)	

City of Muskegon
Quarterly Budget Reforecast - Non-General Funds

	Actual 1998	Actual 1999	Original Budget Estimate 2000	Actual Thru March 2000	Actual As % of Revised	Revised Estimate 2000	Change From 2000 Original	Comments
202 Major Streets and State Trunklines Fund								
Available Fund Balance - BOY	\$ 2,019,667	\$ 4,386,989	\$ 1,679,437	\$ 3,585,170		\$ 3,585,170	\$ 1,905,733	
Revenues								
Special assessments	\$ 175,543	\$ 208,386	\$ 100,000	\$ -		\$ 100,000	\$ -	
Federal grants	-	29,033	-	-		-	-	
State grants	56,939	92,678	10,750,000	-		1,250,000	(9,500,000)	SHORELINE DRIVE DELAYED
State shared revenue	2,401,657	2,346,730	2,098,325	211,372		2,098,325	-	
Interest income	245,581	237,805	100,000	15,719		80,000	(20,000)	
Operating transfers in	1,004,344	170,720	475,000	284,046		225,000	(250,000)	GF TRANSFER REDUCED/CDBG DEBT
Other	2,324,176	183,977	75,000	16,869		75,000	-	
	\$ 6,208,240	\$ 3,269,329	\$ 13,598,325	\$ 508,006		\$ 3,828,325	\$ (9,770,000)	
60900 Operating Expenditures								
5100 Salaries & Benefits	\$ 658,145	\$ 608,646	\$ 828,421	\$ 172,802	21%	\$ 828,749	\$ 328	
5200 Operating Supplies	126,449	151,749	165,000	48,407	29%	165,000	-	
5300 Contractual Services	666,683	688,313	665,670	187,713	28%	665,670	-	
5400 Other Expenses	4,432	5,239	3,000	784	26%	3,000	-	
5700 Capital Outlays	1,500	-	30,000	-	0%	30,000	-	
5900 Other Financing Uses	843,960	664,843	623,410	-	0%	623,410	-	DEBT SERVICE ON MTF BONDS
	\$ 2,301,169	\$ 2,118,790	\$ 2,315,501	\$ 409,706	18%	\$ 2,315,829	\$ 328	
90000 Project Expenditures								
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
5300 Contractual Services	1,539,749	1,731,347	6,600,000	158,819	7%	2,350,000	(4,250,000)	
5700 Capital Outlays	-	221,011	-	-	N/A	-	-	
	\$ 1,539,749	\$ 1,952,358	\$ 6,600,000	\$ 158,819	7%	\$ 2,350,000	\$ (4,250,000)	
	\$ 3,840,918	\$ 4,071,148	\$ 8,915,501	\$ 568,525	12%	\$ 4,665,829		
Available Fund Balance - EOY	\$ 4,386,989	\$ 3,585,170	\$ 6,362,281	\$ 3,524,651		\$ 2,747,566	\$ (3,614,595)	

City of Muskegon
Quarterly Budget Reforecast - Non-General Funds

	Actual 1998	Actual 1999	Original Budget Estimate 2000	Actual Thru March 2000	Actual As % of Revised	Revised Estimate 2000	Change From 2000 Original	Comments
203 Local Streets Fund								
Available Fund Balance - BOY	\$ 105,958	\$ 107,336	\$ 325,877	\$ 176		\$ 176	\$ (325,701)	
Revenues								
Special assessments	\$ 61,337	\$ 70,128	\$ 75,000	\$ -		\$ 75,000	\$ -	
Federal grants	268,486	-	-	-		-	-	
State grants	-	-	-	-		-	-	
State shared revenue	609,979	621,506	615,034	61,626		615,034	-	
Interest income	13,735	10,329	10,000	45		10,000	-	
Operating transfers in	525,348	680,000	520,000	149,910		620,000	100,000	GF TRANSFER
Other	192,127	628	-	28		-	-	
	\$ 1,671,012	\$ 1,382,791	\$ 1,220,034	\$ 211,609		\$ 1,320,034	\$ 100,000	
60900 Operating Expenditures								
5100 Salaries & Benefits	\$ 557,088	\$ 484,756	\$ 410,796	\$ 116,358	26%	\$ 445,578	\$ 34,782	
5200 Operating Supplies	100,915	73,457	83,800	981	1%	83,800	-	
5300 Contractual Services	432,591	484,784	476,077	131,489	28%	476,077	-	
5400 Other Expenses	1,718	1,234	1,000	-	0%	1,000	-	
5700 Capital Outlays	-	-	-	-	N/A	-	-	
5900 Other Financing Uses	37,560	-	-	-	N/A	-	-	
	\$ 1,129,872	\$ 1,044,231	\$ 971,673	\$ 248,828	25%	\$ 1,006,455	\$ 34,782	
90000 Project Expenditures								
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
5300 Contractual Services	539,762	445,720	400,000	19,381	5%	400,000	-	
	\$ 539,762	\$ 445,720	\$ 400,000	\$ 19,381	5%	\$ 400,000	\$ -	
	\$ 1,669,634	\$ 1,489,951	\$ 1,371,673	\$ 268,209	19%	\$ 1,406,455		
Available Fund Balance - EOY	\$ 107,336	\$ 176	\$ 174,238	\$ (56,424)		\$ (86,245)	\$ (260,483)	

City of Muskegon
Quarterly Budget Reforecast - Non-General Funds

	Actual 1998	Actual 1999	Original Budget Estimate 2000	Actual Thru March 2000	Actual As % of Revised	Revised Estimate 2000	Change From 2000 Original	Comments
230 Enterprise Community Fund								
Available Fund Balance - BOY	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	
Revenues								
Special assessments	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	
Federal grants	611,326	336,525	451,717	-	-	451,717	-	EC JOBS PROGRAM
State shared revenue	-	-	-	-	-	-	-	
Charges for services	112,031	77,310	110,000	-	-	110,000	-	CONTINUED OPERATION OF FAMILY CENTER PER HUD
Interest income	-	-	-	-	-	-	-	
Operating transfers in	-	-	-	-	-	-	-	
Other	-	-	-	-	-	-	-	
	\$ 723,357	\$ 413,835	\$ 561,717	\$ -	-	\$ 561,717	\$ -	
60900 Operating Expenditures								
5100 Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	-	N/A	\$ -	
5200 Operating Supplies	-	-	-	-	-	N/A	-	
5300 Contractual Services	723,357	413,835	561,717	-	0%	561,717	-	
5400 Other Expenses	-	-	-	-	-	N/A	-	
5700 Capital Outlays	-	-	-	-	-	N/A	-	
5900 Other Financing Uses	-	-	-	-	-	N/A	-	
	\$ 723,357	\$ 413,835	\$ 561,717	\$ -	0%	\$ 561,717	\$ -	
90000 Project Expenditures								
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	-	N/A	\$ -	
5300 Contractual Services	-	-	-	-	-	N/A	-	
	\$ -	\$ -	\$ -	\$ -	-	N/A	\$ -	
	\$ 723,357	\$ 413,835	\$ 561,717	\$ -	0%	\$ 561,717	\$ -	
Available Fund Balance - EOY	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	

City of Muskegon
Quarterly Budget Reforecast - Non-General Funds

	Actual 1998	Actual 1999	Original Budget Estimate 2000	Actual Thru March 2000	Actual As % of Revised	Revised Estimate 2000	Change From 2000 Original	Comments
254 L.C. Walker Arena Fund								
Available Fund Balance - BOY	\$ 3,854	\$ 294	\$ 4,592	\$ 3,427		\$ 3,427	\$ (1,165)	
Revenues								
Special assessments	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	
State grants	-	-	-	-		-	-	
State shared revenue	-	-	-	-		-	-	
Charges for services	544,637	518,703	652,000	207,708		600,000	(52,000)	
Interest income	-	-	-	-		-	-	
Operating transfers in	276,000	325,000	225,000	56,250		300,000	75,000	GENERAL FUND OPERATING SUBSIDY REQ'D
Other	-	2,212	-	-		-	-	
	\$ 820,637	\$ 845,915	\$ 877,000	\$ 263,958		\$ 900,000	\$ 23,000	
70805 Operating Expenditures								
5100 Salaries & Benefits	\$ 10,308	\$ 11,112	\$ 11,086	\$ 3,036	27%	\$ 11,196	\$ 130	
5200 Operating Supplies	-	-	-	-	N/A	-	-	
5300 Contractual Services	813,889	831,670	865,778	259,530	30%	865,778	-	
5400 Other Expenses	-	-	-	-	N/A	-	-	
5700 Capital Outlays	-	-	-	-	N/A	-	-	
5900 Other Financing Uses	-	-	-	-	N/A	-	-	
	\$ 824,197	\$ 842,782	\$ 876,844	\$ 262,566	30%	\$ 876,974	\$ 130	
90000 Project Expenditures								
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
5300 Contractual Services	-	-	-	-	N/A	-	-	
	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
	\$ 824,197	\$ 842,782	\$ 876,844	\$ 262,566	30%	\$ 876,974		
Available Fund Balance - EOY	\$ 294	\$ 3,427	\$ 4,748	\$ 4,819		\$ 26,453	\$ 21,705	

City of Muskegon
Quarterly Budget Reforecast - Non-General Funds

	Actual 1998	Actual 1999	Original Budget Estimate 2000	Actual Thru March 2000	Actual As % of Revised	Revised Estimate 2000	Change From 2000 Original	Comments
403 Sidewalk Improvement Fund								
Available Fund Balance - BOY	\$ (9,854)	\$ 982,400	\$ 2,667	\$ 63,295		\$ 63,295	\$ 60,628	
Revenues								
Special assessments	\$ 378,684	\$ 200,592	\$ 225,000	\$ -		\$ 225,000	\$ -	
Federal grants	-	-	-	-		-	-	
State shared revenue	-	-	-	-		-	-	
Charges for services	-	-	-	-		-	-	
Interest income	38,482	67,211	30,000	270		30,000	-	
Operating transfers in	45,933	-	176,214	-		176,214	-	MAJOR/LOCAL SHARE; FEMA SHARE; BLUFTON DEBT
Other	1,495,000	-	750,000	-		750,000	-	2000 SIDEWALK ASSESSMENT BONDS
	\$ 1,958,099	\$ 267,803	\$ 1,181,214	\$ 270		\$ 1,181,214	\$ -	
30906 Operating Expenditures								
5100 Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
5200 Operating Supplies	-	-	-	-	N/A	-	-	
5300 Contractual Services	-	-	-	-	N/A	-	-	
5400 Other Expenses	-	-	-	-	N/A	-	-	
5700 Capital Outlays	-	-	-	-	N/A	-	-	
5900 Other Financing Uses	243,673	560,003	378,841	-	0%	378,841	-	DEBT SERVICE
	\$ 243,673	\$ 560,003	\$ 378,841	\$ -	0%	\$ 378,841	\$ -	
90000 Project Expenditures								
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
5300 Contractual Services	722,172	449,520	-	4,477	N/A	-	-	
5400 Other Expenses	-	2,543	-	-	N/A	-	-	
5900 Other Financing Uses	-	174,842	600,000	-	0%	600,000	-	
	\$ 722,172	\$ 626,905	\$ 600,000	\$ 4,477	1%	\$ 600,000	\$ -	
	\$ 965,845	\$ 1,186,908	\$ 978,841	\$ 4,477	0%	\$ 978,841		
Available Fund Balance - EOY	\$ 982,400	\$ 63,295	\$ 205,040	\$ 59,088		\$ 265,668	\$ 60,628	

City of Muskegon
Quarterly Budget Reforecast - Non-General Funds

	Actual 1998	Actual 1999	Original Budget Estimate 2000	Actual Thru March 2000	Actual As % of Revised	Revised Estimate 2000	Change From 2000 Original	Comments
404 Public Improvement Fund								
Available Fund Balance - BOY	\$ 486,818	\$ 679,356	\$ 945,856	\$ 1,354,811		\$ 1,354,811	\$ 408,955	
Revenues								
Special assessments	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	
State grants	-	-	-	-		-	-	
Contributions	4,728	-	5,000	-		5,000	-	
Sales of Property	218,107	247,361	25,000	26,980		35,000	10,000	
Interest income	31,331	43,424	25,000	9,450		25,000	-	
Operating transfers in	249,880	150,000	220,000	55,000		220,000	-	
Other	-	1,312,964	-	-		-	-	
	\$ 504,046	\$ 1,753,749	\$ 275,000	\$ 91,430		\$ 285,000	\$ 10,000	
30936 Operating Expenditures								
5100 Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
5200 Operating Supplies	-	-	-	-	N/A	-	-	
5300 Contractual Services	-	-	-	-	N/A	-	-	
5400 Other Expenses	-	-	-	-	N/A	-	-	
5700 Capital Outlays	-	-	-	-	N/A	-	-	
5900 Other Financing Uses	118,485	876,900	100,000	-	0%	100,000	-	CAMPBELL FIELD GRANT MATCH
	\$ 118,485	\$ 876,900	\$ 100,000	\$ -	0%	\$ 100,000	\$ -	
90000 Project Expenditures								
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
5300 Contractual Services	29,128	63,410	-	627,935	100%	627,935	627,935	RETURN SECTION 108 LOAN FUNDS TO HUD
5700 Capital Outlays	163,895	137,964	972,000	-	0%	972,000	-	
	\$ 193,023	\$ 201,394	\$ 972,000	\$ 627,935	39%	\$ 1,599,935	\$ 627,935	
	\$ 311,508	\$ 1,078,294	\$ 1,072,000	\$ 627,935	37%	\$ 1,699,935		
Available Fund Balance - EOY	\$ 679,356	\$ 1,354,811	\$ 148,856	\$ 818,306		\$ (60,124)	\$ (208,980)	

City of Muskegon
Quarterly Budget Reforecast - Non-General Funds

	Actual 1998	Actual 1999	Original Budget Estimate 2000	Actual Thru March 2000	Actual As % of Revised	Revised Estimate 2000	Change From 2000 Original	Comments
482 State Grants Fund								
Available Fund Balance - BOY	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	
Revenues								
Special assessments	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	
State grants	272,706	255,069	2,075,000	-	-	2,075,000	-	CROSS LAKE FERRY GRANT; LAKESHORE TRAIL III
Federal grants	-	-	-	-	-	-	-	
Sales of Property	-	-	-	-	-	-	-	
Interest income	-	-	-	-	-	-	-	
Operating transfers in	158,830	1,743	950,000	-	-	950,000	-	RLF LOAN PROCEEDS; GOLF COURSE MATCH FOR LST III
Other	38,100	-	-	-	-	-	-	PIF MATCH FOR CAMPBELL FIELD
	\$ 469,636	\$ 256,812	\$ 3,025,000	\$ -	-	\$ 3,025,000	\$ -	
30936 Operating Expenditures								
5100 Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
5200 Operating Supplies	-	-	-	-	N/A	-	-	
5300 Contractual Services	-	-	-	-	N/A	-	-	
5400 Other Expenses	-	-	-	-	N/A	-	-	
5700 Capital Outlays	-	-	-	-	N/A	-	-	
5900 Other Financing Uses	-	-	-	-	N/A	-	-	
	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
90000 Project Expenditures								
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
5300 Contractual Services	307,977	255,812	-	12,408	N/A	-	-	
5700 Capital Outlays	161,659	1,000	3,025,000	452,534	15%	3,025,000	-	SEE CAPITAL PROJECTS FOR DETAIL
	\$ 469,636	\$ 256,812	\$ 3,025,000	\$ 464,942	15%	\$ 3,025,000	\$ -	
	\$ 469,636	\$ 256,812	\$ 3,025,000	\$ 464,942	15%	\$ 3,025,000	\$ -	
Available Fund Balance - EOY	\$ -	\$ -	\$ -	\$ (464,942)	-	\$ -	\$ -	

City of Muskegon
Quarterly Budget Reforecast - Non-General Funds

	Actual 1998	Actual 1999	Original Budget Estimate 2000	Actual Thru March 2000	Actual As % of Revised	Revised Estimate 2000	Change From 2000 Original	Comments
594 Marina & Launch Ramp Fund								
Available Cash Balance - BOY	\$ (36,516)	\$ 37,205	\$ 45,151	\$ 62,225		\$ 62,225	\$ 17,074	
Revenues								
Special assessments	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	
State grants	115,918	-	-	-		-	-	
State shared revenue	-	-	-	-		-	-	
Charges for services	220,470	258,195	240,000	92,943		240,000	-	
Interest income	864	-	10,000	812		10,000	-	
Operating transfers in	-	-	-	-		-	-	
Other	1,832	13,229	-	-		-	-	
	\$ 339,084	\$ 271,424	\$ 250,000	\$ 93,755		\$ 250,000	\$ -	
70756 Operating Expenditures								
5100 Salaries & Benefits	\$ 89,825	\$ 95,973	\$ 97,482	\$ 6,590	7%	\$ 97,482	\$ -	
5200 Operating Supplies	12,481	12,073	10,495	-	0%	10,495	-	
5300 Contractual Services	78,023	98,924	83,749	13,481	16%	83,749	-	
5400 Other Expenses	738	445	700	271	39%	700	-	
5700 Capital Outlays	8,923	-	4,000	-	0%	4,000	-	
5900 Other Financing Uses	6,228	3,308	-	-	N/A	-	-	
Other Cash Uses (e.g., Debt Principal)	39,164	34,044	-	-	N/A	-	-	
	\$ 235,382	\$ 242,767	\$ 196,426	\$ 20,342	10%	\$ 196,426	\$ -	
90000 Project Expenditures								
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
5300 Contractual Services	29,981	3,637	-	205	21%	1,000	1,000	
5700 Capital Outlays	-	-	-	-	N/A	-	-	
	\$ 29,981	\$ 3,637	\$ -	\$ 205	21%	\$ 1,000	\$ 1,000	
	\$ 265,363	\$ 246,404	\$ 196,426	\$ 20,547	10%	\$ 197,426		
Available Cash Balance - EOY	\$ 37,205	\$ 62,225	\$ 98,725	\$ 135,433		\$ 114,799	\$ 16,074	

City of Muskegon
Quarterly Budget Reforecast - Non-General Funds

	Actual 1998	Actual 1999	Original Budget Estimate 2000	Actual Thru March 2000	Actual As % of Revised	Revised Estimate 2000	Change From 2000 Original	Comments
584 Municipal Golf Course Fund								
Available Cash Balance - BOY	\$ 134,331	\$ 1,531,148	\$ 709,704	\$ 1,564,213		\$ 1,564,213	\$ 854,509	
Revenues								
Special assessments	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	
State grants	-	-	-	-		-	-	
State shared revenue	-	-	-	-		-	-	
Charges for services	2,005	-	-	-		-	-	
Interest income	38,275	81,345	40,000	15,070		40,000	-	
Operating transfers in	-	-	-	-		-	-	
Other	1,725,868	-	-	-		-	-	
	\$ 1,766,148	\$ 81,345	\$ 40,000	\$ 15,070		\$ 40,000	\$ -	
70542 Operating Expenditures								
5100 Salaries & Benefits	\$ 2,808	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
5200 Operating Supplies	41	-	-	-	N/A	-	-	
5300 Contractual Services	12,934	9,208	15,000	1,803	11%	15,000	-	
5400 Other Expenses	-	-	-	-	N/A	-	-	
5700 Capital Outlays	-	-	-	-	N/A	-	-	
5900 Other Financing Uses	353,169	39,072	200,000	-	0%	675,000	475,000	LS TRAIL III MATCH; PURCHASE OF AMOCO PROPERTY
Other Cash Uses (e.g., Debt Principal)	379	-	-	-	N/A	-	-	
	\$ 369,331	\$ 48,280	\$ 215,000	\$ 1,803	0%	\$ 690,000	\$ 475,000	
90000 Project Expenditures								
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
5300 Contractual Services	-	-	-	-	N/A	-	-	
5700 Capital Outlays	-	-	-	-	N/A	-	-	
	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
	\$ 369,331	\$ 48,280	\$ 215,000	\$ 1,803	0%	\$ 690,000		
Available Cash Balance - EOY	\$ 1,531,148	\$ 1,564,213	\$ 534,704	\$ 1,677,680		\$ 914,213	\$ 379,509	

City of Muskegon
Quarterly Budget Reforecast - Non-General Funds

	Actual 1998	Actual 1999	Original Budget Estimate 2000	Actual Thru March 2000	Actual As % of Revised	Revised Estimate 2000	Change From 2000 Original	Comments
661 Equipment Fund								
Available Cash Balance - BOY	\$ 629,665	\$ 620,607	\$ 476,350	\$ 499,092		\$ 499,092	\$ 22,742	
Revenues								
Special assessments	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	
State grants	-	-	-	-		-	-	
State shared revenue	-	-	-	-		-	-	
Charges for services	1,594,340	1,870,497	1,800,000	437,330		1,800,000	-	
Interest income	30,645	30,203	40,000	4,992		40,000	-	
Operating transfers in	-	-	-	-		-	-	
Other	52,155	136,158	75,000	24,977		75,000	-	
	\$ 1,677,140	\$ 1,836,858	\$ 1,915,000	\$ 467,299		\$ 1,915,000	\$ -	
60932 Operating Expenditures								
5100 Salaries & Benefits	\$ 335,571	\$ 388,008	\$ 372,987	\$ 92,044	24%	\$ 380,446	\$ 7,459	
5200 Operating Supplies	393,013	469,989	438,235	95,325	22%	438,235	-	
5300 Contractual Services	458,948	363,588	435,554	68,338	16%	435,554	-	
5400 Other Expenses	2,978	3,537	2,400	-	0%	2,400	-	
5700 Capital Outlays	592,971	679,073	840,480	38,942	5%	840,480	-	
5900 Other Financing Uses	-	-	-	-	N/A	-	-	
Other Cash Uses (e.g., Debt Principal)	(97,283)	54,198	-	-	N/A	-	-	
	\$ 1,686,198	\$ 1,958,373	\$ 2,089,656	\$ 294,849	14%	\$ 2,087,115	\$ 7,459	
90000 Project Expenditures								
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
5300 Contractual Services	-	-	-	-	N/A	-	-	
5700 Capital Outlays	-	-	-	-	N/A	-	-	
	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
	\$ 1,686,198	\$ 1,958,373	\$ 2,089,656	\$ 294,849	14%	\$ 2,087,115		
Available Cash Balance - EOY	\$ 620,607	\$ 499,092	\$ 301,694	\$ 671,742		\$ 316,977	\$ 15,283	

City of Muskegon
Quarterly Budget Reforecast - Non-General Funds

	Actual 1998	Actual 1999	Original Budget Estimate 2000	Actual Thru March 2000	Actual As % of Revised	Revised Estimate 2000	Change From 2000 Original	Comments
642 Public Service Building Fund								
Available Cash Balance - BOY	\$ 210,629	\$ 114,901	\$ 62,794	\$ 34,173		\$ 34,173	\$ (28,621)	
Revenues								
Special assessments	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	
State grants	-	-	-	-		-	-	
State shared revenue	-	-	-	-		-	-	
Charges for services	379,095	379,095	460,000	115,000		460,000	-	
Interest income	10,919	30	10,000	333		10,000	-	
Operating transfers in	-	-	-	-		-	-	
Other	2,472	-	600,000	11		600,000	-	PROCEEDS FROM SALE OF BONDS
	\$ 392,486	\$ 379,125	\$ 1,070,000	\$ 115,344		\$ 1,070,000	\$ -	
60442 Operating Expenditures								
5100 Salaries & Benefits	\$ 167,795	\$ 152,957	\$ 159,051	\$ 39,964	24%	\$ 164,729	\$ 5,678	
5200 Operating Supplies	23,098	21,236	26,950	3,188	12%	26,950	-	
5300 Contractual Services	170,492	191,167	200,968	56,767	28%	200,968	-	
5400 Other Expenses	4,376	12,211	10,000	3,368	34%	10,000	-	
5700 Capital Outlays	113,431	65,290	34,850	223	1%	34,850	-	
5900 Other Financing Uses	-	-	-	-	N/A	-	-	
Other Cash Uses and Adjustments (e.g., Debt Principal)	9,024	16,992	-	-	N/A	-	-	
	\$ 488,214	\$ 459,853	\$ 431,819	\$ 103,510	24%	\$ 437,497	\$ 5,678	
90000 Project Expenditures								
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
5300 Contractual Services	-	-	-	-	N/A	-	-	
5700 Capital Outlays	-	-	600,000	-	0%	600,000	-	
	\$ -	\$ -	\$ 600,000	\$ -	0%	\$ 600,000	\$ -	
	\$ 488,214	\$ 459,853	\$ 1,031,819	\$ 103,510	10%	\$ 1,037,497		
Available Cash Balance - EOY	\$ 114,901	\$ 34,173	\$ 100,975	\$ 46,007		\$ 66,676	\$ (34,299)	

City of Muskegon
Quarterly Budget Reforecast - Non-General Funds

	Actual 1998	Actual 1999	Original Budget Estimate 2000	Actual Thru March 2000	Actual As % of Revised	Revised Estimate 2000	Change From 2000 Original	Comments
643 Engineering Services Fund								
Available Cash Balance - BOY	\$ 68,968	\$ 83,696	\$ 77,656	\$ 86,178		\$ 86,178	\$ 8,522	
Revenues								
Special assessments	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	
State grants	-	-	-	-		-	-	
State shared revenue	-	-	-	-		-	-	
Charges for services	457,751	472,211	595,920	111,125		595,920	-	
Interest income	3,753	4,364	30,000	808		30,000	-	
Operating transfers in	-	-	-	-		-	-	
Other	37,104	29,171	-	-		-	-	
	\$ 498,608	\$ 505,746	\$ 625,920	\$ 111,933		\$ 625,920	\$ -	
60447 Operating Expenditures								
5100 Salaries & Benefits	\$ 376,571	\$ 372,095	\$ 456,682	\$ 78,715	17%	\$ 456,682	\$ -	
5200 Operating Supplies	14,568	15,050	18,605	4,837	26%	18,605	-	
5300 Contractual Services	63,233	75,587	94,016	22,980	24%	94,016	-	
5400 Other Expenses	971	3,109	4,200	436	10%	4,200	-	
5700 Capital Outlays	9,939	10,585	18,300	5,703	31%	18,300	-	
5900 Other Financing Uses	-	-	-	-	N/A	-	-	
Other Cash Uses and Adjustments (e.g., Debt Principal)	4,280	21,412	-	-	N/A	-	-	
	\$ 469,562	\$ 497,838	\$ 591,803	\$ 112,671	19%	\$ 591,803	\$ -	
90000 Project Expenditures								
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
5300 Contractual Services	14,318	5,426	-	128	N/A	-	-	
5700 Capital Outlays	-	-	-	-	N/A	-	-	
	\$ 14,318	\$ 5,426	\$ -	\$ 128	N/A	\$ -	\$ -	
	\$ 483,880	\$ 503,264	\$ 591,803	\$ 112,799	19%	\$ 591,803		
Available Cash Balance - EOY	\$ 83,696	\$ 86,178	\$ 111,773	\$ 85,312		\$ 120,295	\$ 8,522	

City of Muskegon
Quarterly Budget Reforecast - Non-General Funds

	Actual 1998	Actual 1999	Original Budget Estimate 2000	Actual Thru March 2000	Actual As % of Revised	Revised Estimate 2000	Change From 2000 Original	Comments
677 General Insurance Fund								
Available Cash Balance - BOY	\$ 1,514,584	\$ 963,422	\$ 922,422	\$ 1,193,783		\$ 1,193,783	\$ 271,361	
Revenues								
Special assessments	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	
State grants	-	-	-	-		-	-	
State shared revenue	-	-	-	-		-	-	
Charges for services	1,902,867	2,081,027	2,048,627	463,497		2,048,627	-	
Interest income	67,892	39,317	60,000	10,470		60,000	-	
Operating transfers in	729,041	1,110,799	800,000	-		800,000	-	
Other	33,404	4,801	10,000	-		10,000	-	
	\$ 2,733,004	\$ 3,235,944	\$ 2,918,627	\$ 473,967		\$ 2,918,627	\$ -	
30851 Operating Expenditures								
5100 Salaries & Benefits	\$ 537,016	\$ 400,953	\$ 385,468	\$ 82,402	21%	\$ 385,488	\$ -	
5200 Operating Supplies	869	510	1,000	238	24%	1,000	-	
5300 Contractual Services	2,426,613	2,684,901	2,379,383	765,044	27%	2,800,000	420,617	DRAMATIC INCREASE IN RETIREE HEALTH COSTS
5400 Other Expenses	23,744	50	40,000	50	0%	40,000	-	
5700 Capital Outlays	7,326	-	2,500	-	0%	2,500	-	
5900 Other Financing Uses	320,401	-	-	-	N/A	-	-	
Other Cash Uses and Adjustments (e.g., Debt Principal)	(31,803)	(80,831)	-	-	N/A	-	-	
	\$ 3,284,166	\$ 3,005,583	\$ 2,808,371	\$ 847,734	26%	\$ 3,228,988	\$ 420,617	
90000 Project Expenditures								
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
5300 Contractual Services	-	-	-	-	N/A	-	-	
5700 Capital Outlays	-	-	-	-	N/A	-	-	
	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
	\$ 3,284,166	\$ 3,005,583	\$ 2,808,371	\$ 847,734	26%	\$ 3,228,988		
Available Cash Balance - EOY	\$ 963,422	\$ 1,193,783	\$ 1,032,678	\$ 820,016		\$ 883,422		

City of Muskegon
Quarterly Budget Reforecast - Non-General Funds

	Actual 1998	Actual 1999	Original Budget Estimate 2000	Actual Thru March 2000	Actual As % of Revised	Revised Estimate 2000	Change From 2000 Original	Comments
592 Township Water Fund								
Available Cash Balance - BOY	\$ 508,928	\$ 418,005	\$ 323,257	\$ 191,527		\$ 191,527	\$ (131,730)	
Revenues								
Special assessments	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	
State grants	-	-	-	-		-	-	
State shared revenue	-	-	-	-		-	-	
Charges for services	664,654	593,177	600,000	-		600,000	-	
Interest income	26,466	18,411	20,000	1,876		20,000	-	
Operating transfers in	-	-	-	-		-	-	
Other	-	36,521	-	-		-	-	
	\$ 691,120	\$ 648,109	\$ 620,000	\$ 1,876		\$ 620,000	\$ -	
30548 Operating Expenditures Administration								
5100 Salaries & Benefits	\$ 327	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
5200 Operating Supplies	-	-	-	-	N/A	-	-	
5300 Contractual Services	75,746	98,804	98,510	21,826	22%	98,510	-	
5400 Other Expenses	-	-	-	-	N/A	-	-	
5700 Capital Outlays	-	-	-	-	N/A	-	-	
5900 Other Financing Uses	22,678	-	-	-	N/A	-	-	
Other Cash Uses and Adjustments (e.g., Debt Principal)	-	127,552	-	-	N/A	-	-	
	\$ 98,761	\$ 226,356	\$ 98,510	\$ 21,826	22%	\$ 98,510	\$ -	
60559 Operating Expenditures Maintenance								
5100 Salaries & Benefits	\$ 179,466	\$ 189,428	\$ 229,212	\$ 50,995	22%	\$ 229,212	\$ -	
5200 Operating Supplies	12,291	12,096	10,131	1,733	17%	10,131	-	
5300 Contractual Services	106,896	104,981	100,000	52,569	53%	100,000	-	
5400 Other Expenses	292,863	340,050	290,000	169	0%	290,000	-	
5700 Capital Outlays	1,979	1,676	2,100	-	0%	2,100	-	
5900 Other Financing Uses	-	-	-	-	N/A	-	-	
Other Cash Uses and Adjustments (e.g., Debt Principal)	87,807	-	-	-	N/A	-	-	
	\$ 681,292	\$ 648,231	\$ 631,443	\$ 105,466	17%	\$ 631,443	\$ -	
90000 Project Expenditures								
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
5300 Contractual Services	-	-	-	4,497	N/A	-	-	
5700 Capital Outlays	-	-	130,000	-	0%	130,000	-	
	\$ -	\$ -	\$ 130,000	\$ 4,497	3%	\$ 130,000	\$ -	
	\$ 780,043	\$ 874,587	\$ 859,953	\$ 131,769	15%	\$ 859,953		
Available Cash Balance - EOY	\$ 418,005	\$ 191,527	\$ 83,304	\$ 61,614		\$ (48,426)	\$ (131,730)	

City of Muskegon
Quarterly Budget Reforecast - Non-General Funds

	Actual 1998	Actual 1999	Original Budget Estimate 2000	Actual Thru March 2000	Actual As % of Revised	Revised Estimate 2000	Change From 2000 Original	Comments
591 Water Fund								
Available Cash Balance - BOY	\$ 2,394,529	\$ 839,769	\$ 6,848,435	\$ 6,094,347		\$ 6,094,347	\$ (754,088)	
Revenues								
Special assessments	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	
State grants	-	-	-	-		-	-	
State shared revenue	-	-	-	-		-	-	
Charges for services - City	2,944,759	3,139,639	3,100,000	-		3,100,000	-	
Charges for services - Township	-	-	470,000	-		-	(470,000)	
Hydrant Rental - Township	-	-	70,000	-		-	(70,000)	
Interest income	51,671	248,487	80,000	51,083		180,000	100,000	
Operating transfers in	70,239	77,155	50,000	-		77,155	27,155	
Other	86,928	9,537,128	-	34,837		5,860,000	5,860,000	
	\$ 3,153,597	\$ 13,002,409	\$ 3,770,000	\$ 85,920		\$ 9,217,155	\$ 5,447,155	
30548 Operating Expenditures Administration								
5100 Salaries & Benefits	\$ 327	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
5200 Operating Supplies	1,858	-	-	-	N/A	-	-	
5300 Contractual Services	301,986	375,765	285,000	78,301	21%	371,631	86,631	
5400 Other Expenses	-	-	-	-	N/A	-	-	
5700 Capital Outlays	45	45	-	-	0%	45	45	
5900 Other Financing Uses	285,442	409,390	583,225	5,943	1%	583,225	-	
Other Cash Uses and Adjustments (e.g., Debt Principal)	(182,323)	3,722,863	400,000	-	0%	400,000	-	
	\$ 407,335	\$ 4,508,063	\$ 1,268,225	\$ 84,244	6%	\$ 1,354,901	\$ 86,676	
60559 Operating Expenditures Maintenance - City								
5100 Salaries & Benefits	\$ 557,119	\$ 655,282	\$ 478,040	\$ 114,698	20%	\$ 587,159	\$ 109,119	
5200 Operating Supplies	115,040	97,019	123,100	34,391	28%	123,100	-	
5300 Contractual Services	206,605	233,897	189,600	48,192	25%	189,600	-	
5400 Other Expenses	50,934	125,838	3,500	10,881	27%	40,000	36,500	
5700 Capital Outlays	644	21,683	25,300	5,024	20%	25,300	-	
5900 Other Financing Uses	-	-	-	-	N/A	-	-	
	\$ 930,342	\$ 1,133,729	\$ 819,540	\$ 213,186	22%	\$ 985,159	\$ 145,619	
60557 Operating Expenditures Maintenance - Township								
5100 Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
5200 Operating Supplies	-	-	-	-	N/A	-	-	
5300 Contractual Services	-	-	-	-	N/A	-	-	
5400 Other Expenses	-	-	-	-	N/A	-	-	
5700 Capital Outlays	-	-	-	-	N/A	-	-	
5900 Other Financing Uses	-	-	-	-	N/A	-	-	
	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
60558 Operating Expenditures Filtration								
5100 Salaries & Benefits	\$ 434,551	\$ 459,135	\$ 421,001	\$ 103,171	22%	\$ 462,221	\$ 41,220	
5200 Operating Supplies	100,416	122,342	106,250	16,489	16%	106,250	-	
5300 Contractual Services	287,877	312,641	331,250	70,067	21%	331,250	-	
5400 Other Expenses	1,527	2,684	4,300	1,488	35%	4,300	-	
5700 Capital Outlays	44,872	55,608	42,500	8,486	20%	42,500	-	
5900 Other Financing Uses	-	-	-	-	N/A	-	-	
	\$ 868,243	\$ 952,410	\$ 905,301	\$ 199,701	21%	\$ 946,521	\$ 41,220	
90000 Project Expenditures								
5200 Operating Supplies	\$ 808	\$ 4,159	\$ -	\$ -	N/A	\$ -	\$ -	
5300 Contractual Services	398,568	248,251	3,105,000	49,508	2%	3,140,000	35,000	
5700 Capital Outlays	2,104,061	901,219	-	7,440	N/A	-	-	
	\$ 2,501,437	\$ 1,153,629	\$ 3,105,000	\$ 56,948	2%	\$ 3,140,000	\$ 35,000	
	\$ 4,708,357	\$ 7,747,831	\$ 6,098,066	\$ 554,079	9%	\$ 6,406,581		
Available Cash Balance - EOY	\$ 839,769	\$ 6,094,347	\$ 4,520,369	\$ 5,626,188		\$ 8,904,921	\$ 4,384,552	

City of Muskegon
Quarterly Budget Reforecast - Non-General Funds

	Actual 1998	Actual 1999	Original Budget Estimate 2000	Actual Thru March 2000	Actual As % of Revised	Revised Estimate 2000	Change From 2000 Original	Comments
590 Sewer Fund								
Available Cash Balance - BOY	\$ 73,843	\$ 405,280	\$ 417,536	\$ 787,448		\$ 787,448	\$ 369,912	
Revenues								
Special assessments	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	
State grants	100,000	-	-	-		-	-	
State shared revenue	-	-	-	-		-	-	
Charges for services	3,668,836	3,649,514	4,200,000	-		4,200,000	-	
Interest income	6,658	27,684	20,000	7,766		20,000	-	
Operating transfers in	320,086	87,474	-	-		87,474	87,474	
Other	15,409	62,881	-	13,631		35,000	35,000	
	\$ 4,110,989	\$ 3,827,653	\$ 4,220,000	\$ 21,397		\$ 4,342,474	\$ 122,474	
30548 Operating Expenditures Administration								
5100 Salaries & Benefits	\$ 327	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
5200 Operating Supplies	-	-	-	-	N/A	-	-	
5300 Contractual Services	241,520	276,646	180,000	47,620	16%	269,414	109,414	CORRECTION FACILITY /MUSKEGON TWP
5400 Other Expenses	-	3,059	-	-	N/A	-	-	
5700 Capital Outlays	45	45	-	-	0%	45	45	
5900 Other Financing Uses	261,692	237,636	239,514	102,565	39%	264,348	24,834	
Other Cash Uses and Adjustments (e.g., Debt Principal)	639,167	191,246	488,755	-	0%	495,963	7,208	
	\$ 1,142,751	\$ 710,834	\$ 908,269	\$ 150,205	14%	\$ 1,049,770	\$ 141,501	
60559 Operating Expenditures Maintenance								
5100 Salaries & Benefits	\$ 512,164	\$ 523,428	\$ 664,044	\$ 120,841	20%	\$ 599,721	\$ (64,323)	
5200 Operating Supplies	64,197	48,439	69,220	6,304	7%	90,450	21,230	
5300 Contractual Services	1,533,577	1,561,003	1,763,133	167,131	9%	1,861,000	72,867	
5400 Other Expenses	3,183	2,617	2,800	90	3%	2,800	-	
5700 Capital Outlays	395	334	11,500	-	0%	10,000	(1,500)	
5900 Other Financing Uses	-	-	-	-	N/A	-	-	
	\$ 2,113,516	\$ 2,135,821	\$ 2,535,697	\$ 294,366	11%	\$ 2,563,971	\$ 28,274	
90000 Project Expenditures								
5200 Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	
5300 Contractual Services	523,285	598,830	225,000	218,268	104%	210,000	(15,000)	
5700 Capital Outlays	-	-	-	-	N/A	-	-	
	\$ 523,285	\$ 598,830	\$ 225,000	\$ 218,268	104%	\$ 210,000	\$ (15,000)	
	\$ 3,779,552	\$ 3,445,485	\$ 3,668,966	\$ 662,839	17%	\$ 3,823,741		
Available Cash Balance - EOY	\$ 405,280	\$ 787,448	\$ 968,570	\$ 146,006		\$ 1,306,181		

City of Muskegon
Quarterly Budget Reforecast and 2000 Proposed Budget
Budgeted Capital Improvements

	Responsibility	Original Budget	1st Quarter Budget Reforecast	2nd Quarter Budget Reforecast	3rd Quarter Budget Reforecast	Comments
<u>2000 PROJECTS</u>						
<u>101 General Fund</u>						
	City Hall Tuckpointing	AI-Shatel	\$ 50,000	\$ -		
99012	Geographic Information System (GIS)	Maurer	50,000	25,000		
	Restlawn Office Renovation (Phase I)	Scott	75,000	-		
			175,000	25,000	-	-
<u>404 Public Improvement Fund</u>						
99020	Seaway-Hackley Industrial Park Property Acquisitio	Brubaker-Clarke	895,000	895,000	-	-
	Suburban 4x4 for Fire Department	Simpson	27,000	27,000		
	Self-contained Breathing Apparatus	Simpson	50,000	50,000		
			972,000	972,000		
<u>202 Major Streets</u>						
96017	Shoreline Drive East	AI-Shatel	5,400,000	1,000,000		Project Delayed
	State's Job (US31 and Bridges/City Share)	AI-Shatel	75,000	75,000		
98060	Wood Street, Apple to Jackson	AI-Shatel	150,000	150,000		City Share Only - \$936,000 Total Project - TIP Grant
99016	Laketon, Wood to Getty	AI-Shatel	500,000	650,000		\$400,000 Grant (\$200,000 Safety/\$200,000 STP)
	Handicap Sidewalk Ramps	AI-Shatel	50,000	50,000		
	Seaway-Hackley Industrial	AI-Shatel	140,000	140,000		
	Unspecified Projects	AI-Shatel	285,000	285,000		
			6,600,000	2,350,000	-	-
<u>203 Local Streets</u>						
99014	Forest, Franklin to Barclay	AI-Shatel	30,000	30,000		
98070	Nevada, Laketon to Young	AI-Shatel	50,000	50,000		
	Morton, Torrent to Bourdon	AI-Shatel	140,000	120,000		
	Roberts, Wesley to Lawrence	AI-Shatel	130,000	150,000		
	Handicap Sidewalk Ramps	AI-Shatel	50,000	50,000		
			400,000	400,000	-	-
<u>403 Sidewalks</u>						
96059	2000 Sidewalk Replacement Program	AI-Shatel	600,000	600,000		Financed With Special Assessment Bonds

City of Muskegon
Quarterly Budget Reforecast and 2000 Proposed Budget
Budgeted Capital Improvements

	Responsibility	Original Budget	1st Quarter Budget Reforecast	2nd Quarter Budget Reforecast	3rd Quarter Budget Reforecast	Comments
<u>2000 PROJECTS</u>						
<u>482 State Grants Fund</u>						
Lakeshore Trail Phase III (Consumers)	Scott	600,000	600,000			\$480,000 TEA Grant; \$120,000 Match From Golf Course
Lakeshore Trail Phase IV (Lakeshore Drive)	Scott	400,000	400,000			\$320,000 TEA Grant; \$80,000 Match From Golf Course
Campbell Park Renovation	Scott	400,000	400,000			\$300,000 Grant; \$100,000 Match From PIF
Cole's Expansion	Brubaker-Clarke	90,000	90,000			
Site Reclamation Projects	Brubaker-Clarke	235,000	235,000			
99010 Cross-Lake Ferry	Mazade	1,300,000	1,300,000			\$650,000 CMI Grant; \$650,000 RLF Loan
		3,025,000	3,025,000			
<u>590 Sewer</u>						
96017 Shoreline Drive East	Al-Shatel	100,000	100,000			Engineering Only; Project To Be Done By State
98060 Wood Street, Apple to Jackson	Al-Shatel	45,000	45,000			
98070 Morton, Torrent to Bourdon	Al-Shatel	20,000	5,000			
Seaway-Hackley Industrial	Al-Shatel	60,000	60,000			
		225,000	210,000	-	-	
<u>591 Water</u>						
97041 Water Filtration Plant Improvements	Kuhn	2,500,000	2,500,000			Financed With Water Improvement Bonds
96017 Shoreline Drive East	Al-Shatel	100,000	100,000			Engineering Only; Project To Be Done By State
98060 Wood Street, Apple to Jackson	Al-Shatel	45,000	45,000			
99014 Forest, Franklin to Barclay	Al-Shatel	40,000	80,000			
Nevada, Laketon to Young	Al-Shatel	175,000	175,000			
99016 Laketon, Wood to Getty	Al-Shatel	35,000	35,000			
Unspecified Projects	Al-Shatel	205,000	205,000			
		3,100,000	3,140,000	-	-	
<u>592 Township Water Fund</u>						
Muskegon Twp Water Tank Rehab	Kuhn	130,000	130,000			Financed With Building Authority Bonds
<u>642 Public Service Building</u>						
Public Service Building Roof & Office Renovation	Kuhn	600,000	600,000			Financed With Building Authority Bonds

City of Muskegon
Quarterly Budget Reforecast and 2000 Proposed Budget
Budgeted Capital Improvements

Responsibility	Original Budget	1st Quarter Budget Reforecast	2nd Quarter Budget Reforecast	3rd Quarter Budget Reforecast	Comments
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2000 PROJECTS

661 Equipment Fund

Patrol Car Replacements (6)	Kuhn	132,000	132,000		
Plow Truck Replacements (2)	Kuhn	140,000	140,000		
Manlift (1)	Kuhn	25,000	25,000		
Skid Loader (1)	Kuhn	25,000	25,000		
Pickup Trucks 3/4 Ton (2)	Kuhn	36,000	36,000		
Mini-Pickup Replacements (1)	Kuhn	12,000	12,000		
Sign Truck (1)	Kuhn	35,000	35,000		
Loader 721 (1)	Kuhn	90,000	90,000		
4x4 Truck 1 Ton (1)	Kuhn	32,000	32,000		
4x4 Pickup for Parks (1)	Kuhn	23,000	23,000		
Backhoe Hoe 4x4 Replacement (1)	Kuhn	50,000	50,000		
GMC Tractor (1)	Kuhn	40,000	40,000		
Community Officer Car Replacements (2)	Kuhn	44,000	44,000		
Sunbird Cars (3)	Kuhn	45,000	45,000		
Radios and Various Other Minor Equipment	Kuhn	111,480	111,480		
		840,480	840,480		

\$ 13,435,480	\$ 9,060,480	\$ -	\$ -
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Date: April 13, 2000
To: Honorable Mayor and City Commissioners
**From: Neighborhood and Construction Services
Department**
**RE: Concurrence with the Housing Board of Appeals
Findings of fact and order for 84-86 Monroe**

SUMMARY OF REQUEST:

This is to request City Commission Concurrence with the findings of the housing board of appeals that the structure located at 84-86 Monroe is unsafe, substandard and a public nuisance and that it be demolished within thirty (30) days.

It is further requested that administration be directed to obtain bids for the demolition of the structure and that the Mayor and City Clerk be authorized and directed to execute a contract for demolition with the lowest responsible bidder.

FINANCIAL IMPACT:

The cost of the demolition will be paid with budgeted CDBG funds.

BUDGET ACTION REQUIRED:

None

STAFF RECOMMENDATION:

A dangerous building inspection was conducted on 6/10/99. A Notice and Order was mailed and posted 6/11/99. The owner of the structure is Joseph Briggs. A building permit was issued 8/4/99. Numerous complaints and concerns from the neighbors have been made, please see the attached letters.

An inspection of the property on 3/15/00 revealed that repairs were not complete and that several significant violations still exist. As a result, the Commission is being asked to concur with the findings of the Housing Board of Appeals and order the demolition of the structure.

Property taxes for 1999 are delinquent.

Attached are copies of the boards finding of fact and order dated March 3, 2000; letter of complaint from neighbors dated March 1, 2000, Feb & May 1999, Oct 99, Nov 99, and the minutes of the March 2, 2000 meeting of the Board.

Estimated cost for repairs is \$17, 500.00.

COMMITTEE RECOMMENDATION:

The Committee of the Whole will consider this item at its meeting on April 25, 2000.

Affirmative Action

616/724-6703

FAX/724-6790

Assessor

616/724-6708

FAX/724-6768

Cemetery

616/724-6783

FAX/722-4188

Civil Service

616/724-6716

FAX/724-6790

Clerk

616/724-6705

FAX/724-6768

Comm. & Neigh.

Services

616/724-6717

FAX/724-6790

Engineering

616/724-6707

FAX/724-6790

Finance

616/724-6713

FAX/724-6768

Fire Dept.

616/724-6792

FAX/724-6985

Income Tax

616/724-6770

FAX/724-6768

Info. Systems

616/724-6975

FAX/724-6768

Leisure Service

616/724-6704

FAX/724-6790

Manager's Office

616/724-6724

FAX/724-6790

Mayor's Office

616/724-6701

FAX/724-6790

Neigh. & Const.

Services

616/724-6715

FAX/724-6790

Planning/Zoning

616/724-6702

FAX/724-6790

Police Dept.

616/724-6750

FAX/722-5140

Public Works

616/724-4100

FAX/722-4188

Treasurer

616/724-6720

FAX/724-6768

Water Dept.

616/724-6718

FAX/724-6768

Water Filtration

616/724-4106

FAX/755-5290



West Michigan's Shoreline City

MUSKEGON HOUSING BOARD OF APPEALS

DATE: March 7, 2000
CASE: 99-26 – 84-86 Monroe

Mr. Joseph Briggs
2010 Kinsey
Muskegon MI 49441

FINDING OF FACTS AND ORDER

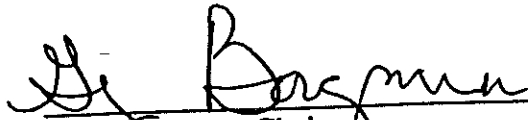
The following action was taken at a session of the Muskegon Housing Board of Appeals held at the Muskegon City Hall, 933 Terrace, Muskegon, Michigan on the March 2, 2000. The Inspections Services Department of the City of Muskegon, having inspected the building structure located upon the property described as **Lot 6 Block 363, also known as 84-86 Monroe**, found the conditions listed on the attached pages exist and that these conditions are hazardous as defined in Section 4-23 of the Code of Ordinances.

The Board further found that these conditions exist to the extent of endangering life, safety and the general welfare of the endangering life, safety and the general welfare of the public.

Therefore, in accordance with Section 4-25 of the Code of Ordinances, the structure is declared to be unsafe, substandard and a public nuisance.

It is, further ordered that if the owners or other interested parties fail to repair or remove said structure, or appeal this order within 20 days of the receipt of this order, the Building Official shall take bids and remove said structure.

If you wish to appeal this order you must do so within twenty days. You may obtain the appeal form at the City's Inspection Services Department, City Hall, 933 Terrace Street.



Greg Borgman, Chairman
MUSKEGON HOUSING BOARD OF APPEALS

DANGEROUS BUILDING REPORT
84-86 MONROE
6/10/99

Two Story Wood Frame Structure – 2 units

1. Foundation wall needs repair – tuck pointing.
2. Front step and porch collapsing.
3. Siding is rotting.
4. Side steps are deteriorating.
5. Missing landing and steps on east side of home.
6. Window frames are rotting.
7. Roof covering on home is failing.
8. Home is boarded up.
9. Porch front gable on roof is rotting and missing trim.
10. Front porch ceiling is missing ceiling covering and is rotting.

BASED UPON MY RECENT INSPECTION OF THE ABOVE PROPERTY, I HAVE DETERMINED THAT THE STRUCTURE **DOES** MEET THE DEFINITION OF A DANGEROUS AND/OR SUBSTANDARD BUILDING AS SET FORTH IN SECTION 4-23 OF THE MUSKEGON CITY CODE.

Henry G. Faltinowski
HENRY FALTINOWSKI, BUILDING INSPECTOR

CONCURRED IN:

Jerry McIntyre
JERRY MCINTYRE, BUILDING OFFICIAL

6/10/99
(DATE)

Dangerous Building

3/14/00

86 Monroe

1. Both furnaces and ductwork in a state of general disrepair.
2. Plumbing in a inoperable condition. Fixtures not set or not in working order. Water pipe not supported. No apparent venting
3. Chimney in need of repair or replacement.
4. Improper venting of mechanical equipment.

Affirmative Action
616/724-6703
FAX/724-6790

Assessor
616/724-6708
FAX/724-6768

Cemetery
616/724-6783
FAX/722-4188

Civil Service
616/724-6716
FAX/724-6790

Clerk
616/724-6705
FAX/724-6768

Comm. & Neigh.
Services
616/724-6717
FAX/724-6790

Engineering
616/724-6707
FAX/724-6790

Finance
616/724-6713
FAX/724-6768

Fire Dept.
616/724-6792
FAX/724-6985

Income Tax
616/724-6770
FAX/724-6768

Info. Systems
616/724-6975
FAX/724-6768

Leisure Service
616/724-6704
FAX/724-6790

Manager's Office
616/724-6724
FAX/724-6790

Mayor's Office
616/724-6701
FAX/724-6790

Neigh. & Const.
Services
616/724-6715
FAX/724-6790

Planning/Zoning
616/724-6702
FAX/724-6790

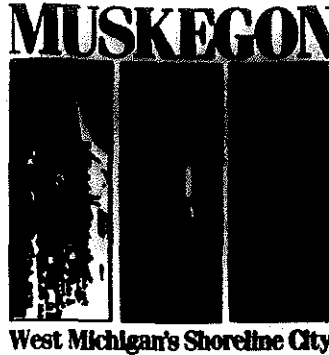
Police Dept.
616/724-6750
FAX/722-5140

Public Works
616/724-4100
FAX/722-4188

Treasurer
616/724-6720
FAX/724-6768

Water Dept.
616/724-6718
FAX/724-6768

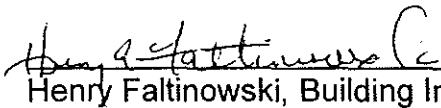
Water Filtration
616/724-4106
FAX/755-5290



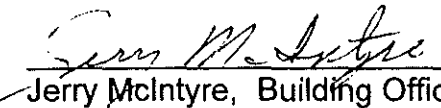
**DANGEROUS BUILDING INSPECTION
FOLLOW-UP
84-86 MONROE
3/15/00**

1. Foundation walls in need of structural repair. Bowed walls, numerous cracked mortar.
2. Rim joists and sill plates rotted. Exposed to exterior.
3. Front porch footings, columns, and cinders installed improperly.
4. Front porch floor joists not framed to code.
5. Numerous broken windows, glazing for glass.
6. Rotted basement window sills.
7. No handrails on stairs.
8. Drywall repair needed
9. Soffit repair needed.
10. Large amount of Debris left in basement.
11. Basement stairs need repair.

BASED UPON MY RECENT INSPECTION OF THE ABOVE PROPERTY, I HAVE DETERMINED THAT THE STRUCTURE MEETS THE DEFINITION OF A DANGEROUS AND/OR SUBSTANDARD BUILDING AS SET FORTH IN SECTION 4-23 OF THE MUSKEGON CITY CODE.


Henry Faltinowski, Building Inspector

3/16/2000
Date


Jerry McIntyre, Building Official

3-16-00
Date

Mr GRABINSKI

March 1, 2000

Re: Rental Unit at 86 Monroe

Dear Mr. Grabinski, City Commissioners, and Members of the Housing Commission:

This is yet another update regarding the duplex rental home at 86 Monroe. As of 9:30 AM on March 1, 2000, there has been no additional work done at all for quite a while. I am enclosing pictures that were taken about 5:30 PM on February 29, 2000 showing a door propped against the side of the house and the 2nd floor window. It has never been fixed. Obviously not too much is going on in the way of repairs if a window can be completely missing for this length of time, exposing the house to the weather elements and various birds, squirrels, bats, etc. The other 2nd floor broken window in on the back East side of the house (or Sanford Side). This has been open or broken for many months, also. Michael, a former tenant in the front house (90 Monroe) told the Roossiens that he was aware of a breaking and entering attempt on this back house (86 Monroe) through a basement window. Is this a surprise to anyone? Once again, spring is upon us. There is always more activity during the spring and summer months. A vacant home in obvious disrepair is a magnet for gangs, curious children, malicious vandals, homeless animals, etc.

The reason I took a picture of a door propped against the house is to show you the wedge shape opening that allows many stray neighborhood cats to come and go through a broken basement window. There are regular cat fights all hours of the day and night.

The neighbors of Jefferson Street began contacting you on February 19, 1999. (Enclosed please find a history of letters sent). We have been consistently asking that no further extensions be given on this home. We are in a great state of frustration and confusion. We have kept you all informed regularly. We are left wondering what part of "the work is NOT being done" on this house isn't getting through to you? We have attended previous meetings and have sent you numerous letters, but yet this matter has managed to not get on the previous month's agenda and is being dragged on and on. Lest you think that only 1 person is upset about this house, check the signatures on the previous letters that you have received. Our neighborhood group is upset about this. We were given "lip service" promises of action from various City Commissioners last year when an

election was looming in front of them. We have gotten statements proclaiming an aggressive policy when Dan Schmeling left the Neighborhood services department. But the house remains unoccupied with broken windows and in a major state of disrepair. The Roossiens had to rake the leaves in this yard last fall in order to spare the rest of us neighbors from having the leaves end up in our yards after we had already raked AND to spare their wooden fence from additional damage due to a season of rotting leaves.

While I was taking the pictures last night from my yard, a young man came running up to me inquiring as to what I was doing and asking if I knew anything about the broken windows in the house. When I replied that I didn't know who was breaking the windows, but that is was not unusual in unoccupied houses. He stated that he was working to fix it up but someone keeps breaking the windows and then he get notices from the city. I pointed out that the window on the west side (Jefferson Street) had been broken or just missing for about a year. He then changed his story to reply that he was working on the other side of the house. He then ran back to his truck on Monroe Street telling someone that "we have big trouble, somebody's taking pictures".

Check your records. See how long this has been going on with this landlord—promises to do work; pleas for more time; no activity at all and then permits are gotten a day or two before a Housing Board meeting; no work being done and then minor cosmetic work done a day or two before a Housing Board meeting. Do you not see a pattern of being "played" by this man? Better yet, all of you take a tour of the house tonight or tomorrow. See for yourself if any of this supposed work has been done. I am confident that you will see that it has not been. Again, I urge you all to not give any more extensions on this house and to take immediate action on getting it removed through condemnation.

Sincerely,


Marcia Austin

Mr. Joseph Briggs
PO Box 852
Muskegon, Michigan 49443

February 19, 1999

Subject: Rental unit at 86 Monroe

Dear Mr. Briggs,

You own a rental duplex at 86 Monroe that is in quite a state of disrepair. You are aware of this, as the City Inspections Department has contacted you regarding this unit. You have also been made aware via a phone call by my neighbors that you have a stray cat that is in this empty house. The cat, as of this date, is still in the house meowing at the top of it's lungs while sitting in the window. It may or may not be able to get out of the house. Since the house has been vacant for many months, the cat must have entered through one of the several broken windows. Many other animals will be able to enter through the windows doing further damage. I also have great concern that this vacant, unattended duplex will become a magnet for groups of unsupervised youth and/or gangs.

I own my home in this neighborhood, as do many of the people around me. We are an ethnically diverse group of neighbors that get along well with each other and look out for each other. We are struggling to keep an inner city block in good shape. A place where we are safe, a place where we can take pride in ourselves and our homes.

Perhaps you would have more interest in the area if you resided in it, but since you do not, please help us keep our neighborhood a place where decent tenants will want to come and rent as well as a place where homeowners will want to continue to try to maintain and improve their homes. Property owners and city officials need to work together to make inner city living a success. Also, please take pity on the animals, and do not let them be trapped in your neglected duplex.

Sincerely,

Marcia Austin

Marcia Austin
1124 Jefferson Street
Muskegon, Michigan 49440

cc: Inspection Department, City of Muskegon
Clara Shepherd, City Commissioner
John Alaskan, City Commissioner
Joan Benedict, City Commissioner
Mayor Fred Nielsen

Louis Rossman, Jr.

Gilda S. Gossien
1140 Jefferson St.
Muskegon, MI 49440

Judy Johnson
1120 Jefferson
Muskegon, MI 49440

May 20, 1999

RE: House on 86 Monroe

Dear Commissioner or Inspector,

On February 19, 1999, we sent a letter to Mr. Joseph Briggs and copies to the Inspection Department of the City of Muskegon, Clara Shepherd, John Alaskan, Joan Benedict and Mayor Fred Nielsen. Mr. Joseph Briggs is the landlord of a two-family apartment house at 86 Monroe.

We are writing to **all** the Commissioners and some of the Inspectors this time. An inspection was held and a copy of the results is enclosed. You will also find pictures of said residence. As you can see by scanning the inspection results, there is a great deal of violations. Mr. Briggs has been given an extension of time until July by Mr. Dan Schmelzinger to complete the repairs.

We are asking you to make sure that **no further extensions** be given! Photos of this house from the outside can only give you a brief idea of what it is like to have to view this daily. It should be able to give you a clue as to the type of tenants that Mr. Briggs gets as renters.

As we had previously stated in our February 19, 1999-letter, we are trying to hold off the blight of urban decline in our part of the city. There are some very responsible property owners in our ethnically diverse neighborhood who take pride in their ownership and are trying to improve their homes. We need **your** help! Do not allow any more extensions on this property, or on the property in front of this home. Also, make Mr. Briggs bring the front home up to code.

Sincerely,

Lon Rossier

The Neighbors of Jefferson Street by 86 Monroe Avenue

Linda Rossier 1140 Jefferson

Judy Johnson 1120 Jefferson

Charles A. Hill

Marcia Austin 1124 Jefferson St

TO: Mayor Fred Nielsen
Commissioner Sally Pleimling
Commissioner Jone Benedict
Commissioner Clara Shepherd
Commissioner Timothy Michalski
Commissioner John Aslakson
Commissioner Scott Sieradzki

DATE: June 2, 1999

FROM: Neighbors on Jefferson St: Rev. Lou Roossien, Linda Roossien, Marcia Austin,
Judy Johnson, Chuck Hill

RE: House 86 Monroe

This is an update to the information packet that was placed in your mailboxes on May 27, 1999.

Some pieces of plywood have been removed from the house (by the owner Mr Briggs, we think) and area children are now investigating and playing in the house. This is a very, very unsafe situation. It also supports our initial fears (please refer in attached previous letter dated February 19, 1999) that this "will become a magnet for groups of unsupervised youth and/or gangs".

It is our understanding that this matter will be referred to the Housing Board of Appeals. We wished to be notified when the matter of the house at 86 Monroe will be addressed at this "Housing Board of Appeals", so that we may attend this meeting and voice our concerns.

You may contact us at: Lou & Linda Roossien 726-4489
Marcia Austin 726-2544 home and 724-6319 work

October 6, 1999

Mr. Bob Grabinski
City Inspection Department

RE: Rental unit at 86 Monroe

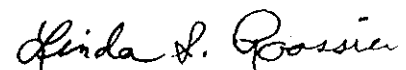
Dear Mr. Grabinski,

This is an update regarding 86 Monroe. During the August 1999 meeting, Mr. Joseph Briggs was given 90 days to bring his rental house at 86 Monroe up to code. Our neighborhood has written to the Inspections department and the City Commission many times regarding this property and its state of disrepair and neglect. True to form, there was a flurry of activity before the August (was it the 5th?) meeting---and we mean directly before the meeting, like 2 or 3 days before. Once the meeting had passed, there has been no activity on the house at all. If you will check to see when the permit for work was issued, we are sure that you will find it was within a day or two of the August meeting. Mr. Briggs has been given deadline and extensions in the past. His standard operating procedure is to wait until 2-5 days before a meeting or a deadline and then try to get some cosmetic thing done.

Again, we want to plainly state that there has been no work or activity done on the house at all since the August meeting as of today's date. This indicates to us that there is no real effort to make any serious progress on the list of infractions. We realize that Mr. Briggs was given until the first part of November to complete the changes, so we will again be writing to you appraising you of the work done and the time table in which he accomplished it in. Your Commission is being used by someone who knows how to "play" the system!


Marcia Austin
1124 Jefferson Street
Muskegon, Michigan 49440


Louis Roossien, Jr. Linda Roossien
1140 Jefferson St.
Muskegon, Mi 49440



cc: Greg Bergman

November 4, 1999

Dear Mr. Grabinski,

As we said last month in our letter, we are again communicating with you regarding the house at 86 Monroe. There has been no activity at the house until 2 weeks ago. As of this week, there has been a truck that arrives in the evening and appears to spend the night as it is still there in the morning at which time it leaves for the day. It is not the regular vehicle of the landlord. And we feel the likelihood of the landlord toiling through the night is probably negligible. There have been newspapers put up at the windows of the duplex that is closer to Sanford Street. The Jefferson Street side of the duplex remains unattended with broken, uncovered windows on it. There has been no attempt to maintain or improve the front house (directly on Monroe) which is currently rented and occupied. There are painted plywood covering these doors.

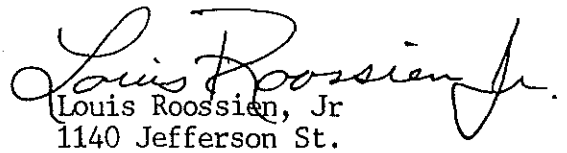
Again, we urge you to **not give further extensions** on this property.

Sincerely,

Concern Jefferson Street Citizens



Marcia Austin
1124 Jefferson Street
Muskegon, Michigan 49440



Louis Roossien, Jr.
1140 Jefferson St.
Muskegon, Mi 49440



Linda S. Roossien

March 1, 2000

My name is Linda Roossien, and I live at 1140 Jefferson St. on the corner of Jefferson and Monroe. Directly behind our property are two rental houses that each have two units in them. The addresses are 84, 86, 88, and 90 Monroe, and they are owned by Joe and Diane Briggs. It is regarding these properties that I write.

My husband, Lou, and I have lived in our house since July of 1984, before Mr. & Mrs Briggs purchased the properties behind us. When they purchased the properties, the houses were already in a state of neglect. Since the Briggs have owned these properties, the condition of the houses has gotten worse.

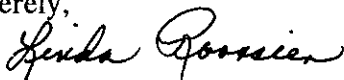
84 and 86 Monroe have become a haven for a lot of cats, and there has even been a break-in there. As I write this letter, the side door at 90 Monroe is wide open with no one inside, (The former Tenant moved out a few days ago). Run-down houses attract people and animals which create problems for a neighborhood where people are trying to raise their children in a safe environment.

I am enclosing pictures of our home and Mr. Briggs' properties. His lack of care has negatively affected our property. My husband has had to do work in Mr. Briggs' yard every Fall season since we have lived here, in order to protect our property (specifically, care for the fence between our properties). Over the years, my husband has several times had to repair the fence which he broke when he does plow snow. Every year he has also had to clear away Mr. Briggs' trash from our fence: leaves, a variety of yard waste, car parts, house items, etc. Please help us improve our neighborhood and protect us from non-caring landlords.

Most of the neighbors in this neighborhood work hard to keep up their homes and property. If we are going to build safe and attractive neighborhoods for families in Muskegon, I believe that landlords like the Briggs need to have strict guidelines for the care of their properties, making them habitable for the renters and not be allowed to degrade the neighborhoods. Mr. Briggs has been given more than enough chances to fix up his properties. The only time he (or usually someone else) has worked on the property is just before he is faced with a hearing.

Please help us to make our neighborhood a better place to live by not giving Mr. Briggs any more extensions. We have lived with this problem long enough! Mr. Briggs doesn't have to live here!

Sincerely,



Linda Roossien
1140 Jefferson St.
231-726-4489

MUSKEGON HOUSING BOARD OF APPEALS

March 2, 2000

5:30 P.M.

ATTENDANCE: Robert Johnson, John Warner, Randy Mackie, Fred Nielsen, William Anderson, Clinton Todd

EXCUSED: Greg Borgman

STAFF: Bob Grabinski, Jerry McIntyre, Don LaBrenz, Henry Faltinowski, Cathy Everett for Bonnie Bauman and Kevin Stier, Comm. Officer

GUESTS: Joseph Briggs, Kevin Stier, Thomas Griggs, Marcia Austin, Lou Roossien and Linda Roossien.

Vice Chairman Robert Johnson called the March 2, 2000 meeting of the Muskegon Housing Board of Appeals to order at 5:30 p.m. Roll call was taken.

APPROVAL OF MINUTES:

Robert Johnson made a motion, supported by Fred Nielsen, to approve the minutes of the February meeting. The motion carried.

REVIEW CASES:

#99-26 – 84-86 MONROE – JOSEPH BRIGGS, 2010 KINSEY, MUSKEGON

Joseph Briggs attended the meeting. His place of residence has changed from 1842 Franklin to 2010 Kinsey, Muskegon. He stated that he would have 84-86 Monroe up to code in 30 days. The Foundation walls have minimal small cracks. Siding has been replaced and painted. The front landing steps have been replaced. Bob Grabinski stated that if work has been done, why hasn't an inspection been scheduled? Neighbors declare 84-86 Monroe a public nuisance and he agrees. Staff recommends to declare the building unsafe, substandard, a public nuisance and forward to the City commission for Concurrence.

Marcia Austin – a neighbor who lives on Jefferson near 84-86 Monroe attended the meeting. She said that she can see open windows with no glass on 84-86 Monroe she looks at that awful house everyday. Can contest that if repairs have been made inside why have no panes been put on the windows. She has seen animals going in and out of the house and is concerned of criminal activities going on in the house. She stated that some boards are up on some windows, but not all of them. She said that any time a notice of hearing is sent out is when she has noticed some work being done on the house but it is not a regular basis and is only for a bout three days then Mr. Briggs is not seen on the property for long periods of time.

Linda Roossien who lives at 1140 Jefferson, a neighbor of 84-86 Monroe, attended the meeting. She said that she agrees with Ms. Austin. She is at home all day every day and has not seen or heard any work being done at 84-86 Monroe.

Lou Roossien who lives at 1140 Jefferson also attended the meeting. He stated that he has lived on Jefferson since July of 1984 he had noticed then that 84-86 Monroe was already in neglect, it has worsened throughout the years. Work has been done on Monroe only when the owner was notified of a meeting regarding his property and the work is done for a short period of time Mr. Roossien has noticed that the work stops after the meetings and Mr. Briggs is not seen around his property for long periods of time.

Robert Johnson suggested to Mr. Briggs that comments made tonight were not personal attacks, and asked if he understood the motion before him concerning his property at 84-86 Monroe. Mr. Johnson repeated the motion that a Demolition letter will be sent out and that Mr. Briggs has to take out permits, complete the work, and schedule an inspection in order to stop the demolition. If the City Inspection Department does not hear from Mr. Briggs within the 10 day notice of Demolition, then the Property will be demolished. Mr. Briggs stated that he understood. Mr. & Mrs. Roossien complained of another home that Mr. Briggs owns at 90 Monroe being left open and abandoned. They did not see it left open before they came to the meeting but saw that it has been open for several days. Mr. Briggs admitted to owning 90 Monroe. Randy Macki, supported by John Warner, made a motion that the subject property be forwarded to the City Commission for concurrence. The motion carried.

AYES:

Robert Johnson
Fred Nielsen
William Anderson
Randy Mackie
John Warner
Clint Todd

NAYES:

EXCUSED:

Greg Borgman

ABSENT:

~~#00-15 - 1844 GETTY - ED HOUGHTALING, 2345 DOWD, MUSKEGON
ED HOUGHTALING, P.O. BOX 4034, MUSKEGON~~

~~Ed Houghtaling was not in attendance at the time his case was discussed. Fred Nielson, supported by Randy Mackie, made a motion, supported by the board, to declare the building to be unsafe, substandard, a public nuisance and forward to the City Commission for concurrence. A roll call vote was taken:~~

~~AYES:~~

~~Robert Johnson
Fred Nielsen
William Anderson
Randy Mackie
John Warner
Clint Todd~~

~~NAYS:~~

~~EXCUSED:~~

~~Greg Borgman~~

~~ABSENT:~~

Date: April 13, 2000
To: Honorable Mayor and City Commissioners
**From: Neighborhood and Construction Services
Department**
**RE: Concurrence with the Housing Board of Appeals
finding of fact and order for 151 Southern**

SUMMARY OF REQUEST:

This is to request City commission concurrence with the findings of the housing board of appeals that the structure located at 151 Southern Ave is unsafe, substandard and a public nuisance and that it be demolished within thirty (30) days.

It is further requested that administration be directed to obtain bids for the demolition of the structure and that the Mayor and City Clerk be authorized and directed to execute a contract for demolition with the lowest responsible bidder.

FINANCIAL IMPACT:

The cost of the demolition will be paid for with budgeted CDBG funds.

BUDGET ACTION REQUIRED:

None

STAFF RECOMMENDATION:

A dangerous building inspection was conducted on October 8 1999. The owner is Ed Houghtaling. The order to repair did not result in any improvements to the structure nor any contact from the owner; therefore the case was referred to the Housing Board of Appeals on 1/6/00. Mr. Houghtaling appeared at the meeting and asked what he had to do. He

was concerned with the foundation. The Board declared the structure to be unsafe, substandard and a public nuisance and forwarded to the City Commission for concurrence. There has been no contact with Mr. Houghtaling since the Jan 6, 2000 Board meeting and there has been no improvements made to the structure.

Attached are copies of the dangerous building inspection dated 10/8/00, housing inspection report conducted on 2/7/00, Boards findings of fact and order dated Jan 11, 2000, and a copy of the minutes from the Jan 6, 2000 Board meeting.

The estimated cost for repair is \$30,000.00.

COMMITTEE RECOMMENDATION:

The Committee of the Whole will consider this item at its meeting on April 25, 2000.

Affirmative Action
616/724-6703
FAX/722-1214

Assessor
616/724-6708
FAX/724-4178

Cemetery
616/724-6783
FAX/726-5617

Civil Service
616/724-6716
FAX/724-6790

Clerk
616/724-6705
FAX/724-4178

Comm. & Neigh.
Services
616/724-6717
FAX/726-2501

Engineering
616/724-6707
FAX/727-6904

Finance
616/724-6713
FAX/724-6768

Fire Dept.
616/724-6792
FAX/724-6985

Income Tax
616/724-6770
FAX/724-6768

Info. Systems
616/724-6975
FAX/724-6768

Leisure Service
616/724-6704
FAX/724-6790

Manager's Office
616/724-6724
FAX/722-1214

Mayor's Office
616/724-6701
FAX/722-1214

Neigh. & Const.
Services
616/724-6715
FAX/726-2501

Planning/Zoning
616/724-6702
FAX/724-6790

Police Dept.
616/724-6750
FAX/722-5140

Public Works
616/724-4100
FAX/722-4188

Treasurer
616/724-6720
FAX/724-6768

Water Dept.
616/724-6718
FAX/724-6768

Water Filtration
616/724-4106
FAX/755-5290



MUSKEGON HOUSING BOARD OF APPEALS

DATE: January 11, 2000
CASE: #010 A - 151 W. Southern

Edward Houghtaling
752 Wilson
Muskegon, Mi. 49441

FINDING OF FACTS AND ORDER

The following action was taken at a session of the Muskegon Housing Board of Appeals held at the Muskegon City Hall, 933 Terrace, Muskegon, Michigan on the January 6, 2000.

The Neighborhood and Construction Services Department of the City of Muskegon, having inspected the building structure located upon the property described as **E 50 Ft of Lots 1 & 2, Block 426 also known as 151 W. Southern** found the conditions listed on the attached pages exist and that these conditions are hazardous as defined in Section 4-23 of the Code of Ordinances.

The Board further found that these conditions exist to the extent of endangering life, safety and the general welfare of the public.

Therefore, in accordance with Section 4-25 of the Code of Ordinances, the structure is declared to be unsafe, substandard and a public nuisance.

It is, therefore, ordered that the owners or other interested parties take such action to repair or remove said structure, or appeal this order within 20 days of the receipt of this order.

It is further ordered that if the owners or other interested parties fail to repair or remove said structure, or appeal this order within 20 days of the receipt of this order, the Building Official shall take bids and remove said structure.

If you wish to appeal this order, you must do so within 30 days of the date of the order. The appeal form at the City's Neighborhood and Construction Services Department (Inspections), City Hall, 933 Terrace Street.

A handwritten signature in dark ink, appearing to read "Greg Borgman", written over a horizontal line.

Greg Borgman, Chairman

HOUSING ADVISORY BOARD OF APPEALS

DANGEROUS BUILDING INSPECTION

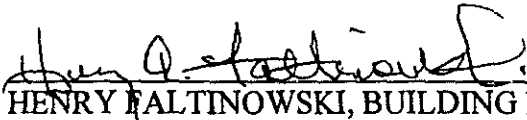
10/08/99

151 W. SOUTHERN

RESIDENTIAL DWELLING

1. Severe foundation wall damage, foundation walls falling in support of bearing loads.
2. Foundation walls cracking, bowing, missing sections.
3. Support beams and floor joists support in severe deteriorating stage.
4. Beams moving out of deteriorating column and pocket supports.
5. Beams and floor joists cracked, cut improperly supported.
6. Floor decking rotted.
7. Front porch in need of structural repair. Foundation, joists, decking, roofing.
8. Roofing on home has open soffit, fascia, no drip edge, open to elements.
9. Broken out windows.
10. Rotted door threshold.

BASED UPON MY RECENT INSPECTION OF THE ABOVE PROPERTY, I HAVE DETERMINED THAT THE STRUCTURE **DOES** MEET THE DEFINITION OF A DANGEROUS AND/OR SUBSTANDARD BUILDING AS SET FORTH IN SECTION 4-23 OF THE MUSKEGON CITY CODE.


HENRY RALTINOWSKI, BUILDING INSPECTOR

10/8/99
DATE

CONCURRED IN: 
JERRY MCINTYRE, BUILDING OFFICIAL

CITY OF MUSKEGON INSPECTION REPORT

February 7, 2000

AT 10:56 p.m.

FOR W. SOUTHERN 151

PAGE 1

No	Cat	Violation
1		NOTE: Effective June 15, 1997 no certificates of compliance will be issued until all fees and debts to the City for that property have been paid in full.
2		NOTE: Code requires owners to notify City in writing within 10 days of transferring ownership. Notice must include name, address and phone number of new owner.
3		NOTE: Non owner-occupants must use licensed contractors for most electrical, plumbing or mechanical repair work. Call 724-6758 for more information.
4	B	BASEMENT Opening in the wall has been closed off with material that does not blend with the rest of the structure.
5	B	BASEMENT Foundation walls have missing mortar or open cracks.
6	B	BASEMENT Foundation walls have missing brick or block.
7	B	BASEMENT Foundation walls are badly bowed-must be relaid if bowed more than 4". If more than 2" but less than 4", must be reinforced with steel beams or pilasters.
8	B	BASEMENT Floor joist are undersized causing the floor to be weak.
9	B	BASEMENT Floor support beam is rotten or deteriorated.
10	B	BASEMENT Floor support beam is incapable of supporting normal loads.
11		BASEMENT Foundation and floor joist are failing.
12	B	EXTERIOR Window screen is torn or damaged.
13	A	EXTERIOR Window has broken or cracked glass.
14	A	EXTERIOR House numbers are the same color as the house and are not legible. Numbers must be at least 2" in height.
15	B	EXTERIOR Has eave boards that are rotted or missing.
16	B	EXTERIOR Floor joist are undersized causing the floor to be weak.
17	B	EXTERIOR Floor covering has holes, rips or is missing or is not sealed on edges.
18	B	EXTERIOR Has trim that has holes in it or is rotted or missing.
19	B	EXTERIOR Screen door screen is ripped or missing.
20	B	EXTERIOR Operable window(s) do not have a screen - must cover the

CITY OF MUSKEGON INSPECTION REPORT

February 7, 2000

AT 10:56 p.m.

FOR W. SOUTHERN 151

PAGE

No	Cat	Violation
21	B	complete bottom sash. EXTERIOR - EAST Light fixture is broken or loose.
22	B	EXTERIOR - FNT PORCH SCREEN DOOR Door is not installed in proper manner.
23		EXTERIOR - FRONT Steps wobble.
24	B	EXTERIOR - FRONT PORCH Foundation walls have missing mortar or open cracks.
25	B	EXTERIOR - FRONT PORCH Light fixture globe is broken or missing.
26	B	EXTERIOR - FRONT PORCH Foundation footing is sinking or missing.
27	B	EXTERIOR - TRIM Has peeling paint and is not protected from weather by properly applied water-resistant paint or waterproof finish.
28	A	EXTERIOR - UPPER FRONT Window sash is broken, rotted or missing.
29	B	GENERAL Foundation walls have missing mortar or open cracks.
30	A	LOWER APT. BASEMENT Smoke detector is missing or inoperative near the bedrooms.
31	A	LOWER APT. BASEMENT Furnace needs an inspection by a mechanical contractor and must be certified safe.
32		LOWER APT. BASEMENT NOTE: Portions of the structure could not be inspected completely because of the presence of personal belongings.
33	B	LOWER APT. BATH Floor joist are undersized causing the floor to be weak.
34	B	LOWER APT. BATH Floor covering has holes, rips or is missing or is not sealed on edges.
35	B	LOWER APT. BATH Ceiling tile are missing or falling down.
36		LOWER APT. BATH Wall buckling.
37	B	LOWER APT. BATH Toilet leaking at seal.
38	B	LOWER APT. BATH - COLD Doesn't have any water to it.
39	B	LOWER APT. BATH - LAV. Has low hot water pressure.
40	B	LOWER APT. BATH - LIGHT Light(s) has/have a switch that touches the body of the

- fixture - must be wall switched or protected by GFIC.
- 41 B LOWER APT. BATH - TUB
Faucet is dripping.
- 42 B LOWER APT. DINING & MID BEDROOM
Wall or walls has a hole or holes or large cracks in it.
- 43 B LOWER APT. DINING ROOM

CITY OF MUSKEGON INSPECTION REPORT

February 7, 2000

AT 10:56 p.m.

FOR W. SOUTHERN 151

PAGE 3

No	Cat	Violation
44	A	LOWER APT. GENERAL Light fixture is broken or loose.
45	B	LOWER APT. GENERAL Dwelling or unit is infested with cockroaches.
46	B	LOWER APT. GENERAL Exhaust fan broken.
47	B	LOWER APT. GENERAL Ceiling grides sags.
48	B	LOWER APT. GENERAL Floors uneven.
49	B	LOWER APT. KITCHEN Floor covering has holes, rips or is missing or is not sealed on edges.
50	B	LOWER APT. KITCHEN Faucet is broken or incomplete.
51	B	LOWER APT. KITCHEN Faucet is dripping.
52	B	LOWER APT. LIVING ROOM Floor joist are undersized causing the floor to be weak.
53	B	LOWER APT. MID BEDROOM - CLOSET Ceiling is water damaged.
54	B	LOWER APT. MIDDLE BEDROOM Ceiling tile are missing or falling down.
55	B	LOWER APT. MIDDLE BEDROOM Light fixture is broken or loose.
56	B	LOWER APT. MIDDLE BEDROOM Doesn't have a smoke detector as required by code.
57	B	LOWER APT. MIDDLE BEDROOM Wall(s) is/are water damaged.
58	B	LOWER APT. REAR BEDROOM Wall or walls has a hole or holes or large cracks in it.
59	B	LOWER APT. REAR BEDROOM Floor covering has holes, rips or is missing or is not sealed on edges.
60	B	LOWER APT. REAR BEDROOM Door is loose or coming off of its hinges.
61	A	LOWER APT. REAR BEDROOM Switch cover is missing or broken.
61	A	LOWER APT. REAR BEDROOM - CLOSET Window has broken or cracked glass.

- 62 B LOWER APT. REAR HALL
Trim is broken, missing or incomplete.
- 63 B LOWER APT. REAR HALL
Floor covering has holes, rips or is missing or is not sealed on edges.
- 64 B LOWER APT. REAR HALL
Floor joist are undersized causing the floor to be weak.
- 65 B LOWER APT. REAR HALL - CEILING
Ceiling tile are missing or falling down.
- 66 UPPER APT.
NOTE: Area was locked and no entry was gained. Must be accessible at next inspection.

CITY OF MUSKEGON INSPECTION REPORT

February 7, 2000

AT 10:56 p.m.

FOR W. SOUTHERN 151

PAGE 4

No	Cat	Violation
67	UPPER APT.	NOTE: Unit cannot be occupied until a certificate of compliance is issued.
68	B UPPER APT. - STAIRWAY	Wall or walls has a hole or holes or large cracks in it.
END OF LIST		

#00-09 – 1129 PECK – WATERLAND DEVELOPMENT, 1050 W. WESTERN

Robert Johnson, supported by William Anderson, made a motion to accept staff recommendation to issue Civil Infraction tickets on 1129 Peck Street seeking injunctive relief. A roll call vote was taken:

YES:

NAYS:

EXCUSED:

ABSENT:

Greg Borgman
Robert Johnson
Fred Nielsen
William Anderson
Randy Mackie
John Warner

Clint Todd

The motion carried.

#00-10 – 1721 PINE – SHELLINE WHITE, 1712 PINE, MUSKEGON

No one attended the meeting. Bob Grabinski said that there has been no contact with the owner. Staff recommendation is to declare the building to be substandard, unsafe, a public nuisance and forward to the City Commission for concurrence. A motion was by Robert Johnson, supported by Greg Borgman to declare the building substandard, unsafe, a public nuisance and forward to the City Commission for concurrence. A roll call vote was taken:

YES:

NAYS:

EXCUSED:

ABSENT:

Greg Borgman
Robert Johnson
Fred Nielsen
William Anderson
Randy Mackie
John Warner

Clint Todd

The motion carried.

#00-10A – 151 W. SOUTHERN – EDWARD HOUGHTALING, 752 WILSON

Ed Houghtaling attended the meeting and also stated that his address was 2345 Dowd. He said that he had the upstairs done but that a tenant had trashed the downstairs. Bob Grabinski said that we had a complaint and that the housing inspector felt that it should be declared a dangerous building. There is no Certificate of Compliance. It has been revoked and the house has been posted. Mr. Houghtaling asked what he has to do. He said that the foundation is his concern because he said it was approved before he bought the house. Staff recommendation is that the building be declared substandard, unsafe, a

public nuisance and forwarded to the City Commission for concurrence. Greg Borgman made a motion, supported by John Warner to accept staff recommendation. It was brought out that Mr. Houghtaling could work with the Inspection Services Department on what needs to be done and set up a work schedule. He is under time constraints. If nothing is done it will be forwarded to the City Commission. A roll call vote was taken:

YES:

NAYS:

EXCUSED:

ABSENT:

Greg Borgman
Robert Johnson
Fred Nielsen
William Anderson
Randy Mackie
John Warner

Clint Todd

The motion carried.

#00-11 – 1679 TERRACE – MICHAEL J. STRAIT, 1671 TERRACE

No one attended the meeting concerning this property. Bob Grabinski explained that this house sat for several years. Some work was done and work stopped about a year ago. In 1996 when they had the Neighborhood Impact project, conversation was held with the owner. Some work was done and then was stopped. Staff recommendation is to declare the building to be substandard, unsafe, a public nuisance and forward to the City Commission for concurrence. Fred Nielsen, supported by Robert Johnson, made a motion to accept staff recommendation. A roll call vote was taken:

YES:

NAYS:

EXCUSED:

ABSENT:

Greg Borgman
Robert Johnson
Fred Nielsen
William Anderson
Randy Mackie
John Warner

Clint Todd

The motion carried.

**#00-12 – 1688 TERRACE – CRAIG OR MURRAY VANDERSTELT,
1459 TERRACE, MUSKEGON**

Murray Vanderstelt attended the meeting. He explained that he is in the process of getting a loan. He asked is the case could be tabled for 30 days. He would complete the work in 6 months. Bob Grabinski said that during the Neighborhood Impact project, he had talked to the owner. He got some promises, some work was done but progress stopped. Greg Borgman is concerned about Mr. Vanderstelt working on a schedule with

Date: April 13, 2000
To: Honorable Mayor and City Commissioners
**From: Neighborhood and Construction Services
Department**
**RE: Concurrence with the Housing Board of Appeals
Finding of Facts & Order for 1589 Park.**

SUMMARY OF REQUEST:

This is to request City Commission Concurrence with the findings of the Housing Board of Appeals that the structure located at 1589 Park is unsafe, substandard and a public nuisance and that it be demolished within thirty (30) days.

It is further requested that administration be directed to obtain bids for the demolition of the structure and that administration be directed to obtain bids for the demolition of the structure and that the Mayor and City Clerk be authorized and directed to execute a contract for demolition with the lowest responsible bidder.

FINANCIAL IMPACT:

The cost of the demolition will be paid with budgeted CDBG funds.

BUDGET ACTION REQUIRED:

None

STAFF RECOMMENDATION:

The owner of the property is Neil Hansen. A dangerous building inspection was conducted on October 1 of 1999. A Notice and Order to Repair or demolish the structures was mailed and posted on October 6, 1999.

Affirmative Action
616/724-6703
FAX/722-1214

Assessor
616/724-6708
FAX/724-4178

Cemetery
616/724-6783
FAX/726-5617

Civil Service
616/724-6716
FAX/724-6790

Clerk
616/724-6705
FAX/724-4178

Comm. & Neigh.
Services
616/724-6717
FAX/726-2501

Engineering
616/724-6707
FAX/727-6904

Finance
616/724-6713
FAX/724-6768

Fire Dept.
616/724-6792
FAX/724-6985

Income Tax
616/724-6770
FAX/724-6768

Info. Systems
616/724-6975
FAX/724-6768

Leisure Service
616/724-6704
FAX/724-6790

Manager's Office
616/724-6724
FAX/722-1214

Mayor's Office
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FAX/722-1214

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616/724-6715
FAX/726-2501

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616/724-6702
FAX/724-6790

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616/724-6750
FAX/722-5140

Public Works
616/724-4100
FAX/722-4188

Treasurer
616/724-6720
FAX/724-6768

Water Dept.
616/724-6718
FAX/724-6768

Water Filtration
616/724-4106
FAX/755-5290



MUSKEGON HOUSING BOARD OF APPEALS

DATE: January 11, 2000
CASE: #00-06 – 1589 Park

Neils Hansen
1589 Park
Muskegon, Mi. 49441

FINDING OF FACTS AND ORDER

The following action was taken at a session of the Muskegon Housing Board of Appeals held at the Muskegon City Hall, 933 Terrace, Muskegon, Michigan on the January 6, 2000.

The Neighborhood and Construction Services Department of the City of Muskegon, having inspected the building structure located upon the property described as **Lot 12, Block 430 also known as 1589 Park** found the conditions listed on the attached pages exist and that these conditions are hazardous as defined in Section 4-23 of the Code of Ordinances.

The Board further found that these conditions exist to the extent of endangering life, safety and the general welfare of the public.

Therefore, in accordance with Section 4-25 of the Code of Ordinances, the structure is declared to be unsafe, substandard and a public nuisance.

It is, therefore, ordered that the owners or other interested parties take such action to repair or remove said structure, or appeal this order within 20 days of the receipt of this order.

It is further ordered that if the owners or other interested parties fail to repair or remove said structure, or appeal this order within 20 days of the receipt of this order, the Building Official shall take bids and remove said structure.

YES:

NAYS:

EXCUSED:

ABSENT:

Greg Borgman
Robert Johnson
Fred Nielsen
William Anderson
Randy Mackie
John Warner

Clint Todd

The motion carried.

#00-06 – 1589 PARK – NEILS HANSEN, 1589 PARK, MUSKEGON, MI.

A neighbor attended the meeting. She said that the owner has passed away. Neighbors would like to see it demolished. It has been in bad condition for 10 years. She said that two sisters occupy it and it has been willed to a brother. Bob Grabinski said that it meets the definition of a safety issue. Staff recommendation is to declare the building to be substandard, unsafe, a public nuisance and forward to the City Commission for concurrence. John Warner, supported by Randy Mackie, made a motion to declare the building to be substandard, unsafe, a public nuisance and forward to the City Commission for concurrence. Fred Nielsen asked if we could legally ask for demolition in the case of death of the owner. Bob Grabinski said that we do a title search to find the legal owner and notify them. A roll call vote was taken:

YES:

NAYS:

EXCUSED:

ABSENT:

Greg Borgman
Robert Johnson
Fred Nielsen
William Anderson
Randy Mackie
John Warner

Clint Todd

The motion carried.

#00-07 – 1974 PARK – DERRICK BROWN, 1974 PARK, MUSKEGON, MI.

Derrick Brown attended the meeting. He said that he hasn't been living there because he was incarcerated. When he got out, he started working on it. He said the part of the house missing siding is where we demolished the garage that was attached to the house. He wants to bring it up to code. He said that he had applied for a low-income loan, but had to pay back taxes. When he got the taxes paid, there were no funds available for rehabilitation. Greg Borgman, supported by Robert Johnson, made a motion to declare the building substandard, unsafe, a public nuisance and forward to City Commission for concurrence. It was explained to Mr. Brown that if he continued to get his permits and make repairs we would not send it on to the City Commission. Mr. Brown needs to work

DANGEROUS BUILDING INSPECTION

10/01/99

1589 Park

RESIDENTIAL DWELLING

1. Two rear attached shed additions are in state of structural collapse.
2. Side porch deck and roof rapidly deteriorating.
3. Missing siding, exposed openings in siding.
4. Whole roof system failing in, very critical state. Deteriorated shingles, sheathing, rafters, fascia, and soffit.
5. Chimney close to collapse.
6. Broken out windows, rotting window frames.

BASED UPON MY RECENT INSPECTION OF THE ABOVE PROPERTY, I HAVE DETERMINED THAT THE STRUCTURE **DOES** MEET THE DEFINITION OF A DANGEROUS AND/OR SUBSTANDARD BUILDING AS SET FORTH IN SECTION 4-23 OF THE MUSKEGON CITY CODE.

Henry G. Faltinowski 10/7/99
HENRY FALTINOWSKI, BUILDING INSPECTOR DATE

CONCURRED IN: Jerry McIntyre
JERRY MCINTYRE, BUILDING OFFICIAL

Date: April 13, 2000
To: Honorable Mayor and City Commissioners
**From: Neighborhood and Construction Services
Department**
**RE: Consent to demolish the structures at the
property of 573 Orchard**

SUMMARY OF REQUEST:

This is to request City Commission concurrence with the findings of the Housing Board of Appeals that the structure located at 1282 Arthur is unsafe, substandard and a public nuisance and that it be demolished within thirty (30) days.

It is further requested that administration be directed to obtain bids for the demolition of the structure and that the Mayor and City Clerk be authorized and directed to execute a contract for demolition with the lowest responsible bidder.

FINANCIAL IMPACT:

The cost of the demolition will be paid with budgeted CDBG funds.

BUDGET ACTION REQUIRED:

None

STAFF RECOMMENDATION:

A dangerous building inspection was conducted in January of 1999 following a referral from the fire department. The order to repair did not result in any improvements to the structure nor any contact from the

owner; therefore, the case was referred to the Housing Board of Appeals on April 1, 1999. No one appeared at the meeting to contest the department's recommendation that the structure be demolished and there was no application for a building permit. This case was pulled from the City Commission Meeting Agenda from 5/25/99 because the owner (Chong Thomas) had obtained a Building permit on 5/21/99. On June 8 a letter was sent to Ms. Thomas asking for payment on the permit because the checks he wrote to the treasurers office had bounced due to the account being closed (please see attached letter dated June 8, 99). A request for an Electrical Permit was obtained on 9/8/99 and was denied due to a number of violations that were currently uncorrected at the property. The Building permit that was issued on 5/21/00 was also revoked due to no inspection being scheduled (see attached letter dated 9/8/99) In December of 1999 a letter was sent to the owner informing him/her that the Housing Board of Appeals tabled this case until the February 4 2000 meeting in order to allow time for an inspection (please see attached letter dated 12/13/99. At the February 4 meeting of the Housing Board of Appeals, the property was declared substandard and a public nuisance.

Attached are copies of the minutes of the April 1, 1999 meeting of the Housing Board of Appeals, the finding of facts and order of the Board dated April 5, 1999 and the findings from the January 22, 1999 inspection of the property, letter regarding bounced check dated June 8, 1999, Letter regarding denial of request for electrical permit dated Sept 8, 1999, letter regarding case being tabled until HBA's Feb 4, 2000 meeting, Jan 25, 2000 Notice of Hearing for Feb 4, 2000, finding of facts and order of the Board dated Feb 7, 2000 and finally a copy of the minutes of the February 3, 2000 meeting of the Housing Board of Appeals.

The estimated cost for repairs is \$7, 500.00.

COMMITTEE RECOMMENDATION:

The Committee of the Whole will consider this item at its meeting on February 7, 2000.

The motion carried.

#99-13 – 1693 DYSON (GARAGE) – LORISTINE HARRIS, 1693 DYSON

Dan Schmelzinger requested that this case be withdrawn from the agenda. A permit was issued 3/23/99. Robert Johnson, supported by Randy Mackie, made a motion to accept staff recommendation and withdraws this case from the agenda. A roll call vote was taken:

AYES:

NAYS:

EXCUSED:

Bob Johnson
Randy Mackie
John Warner
Clint Todd

Greg Borgman
William Anderson
Fred Nielsen

No one attended the meeting for the following cases:

**#99-14 – 573 ORCHARD – NANNIE WALTERS BELL, P. O. BOX 1783, MUSKEGON
ROBERT WARD, C/O 868 N. PETERSON RD.**

**#99-15 – 1180 WILLIAMS – DOROTHY BROWN/MARK S. WEBSTER ET AL,
2913 TEMPLE, MUSKEGON HEIGHTS**

#99-16 – 215 E. WALTON – LENORE WRIGHT, 1369 CALVIN, MUSKEGON

#99-17 – 250 STRONG (GARAGE) – JOSEPH BATTLE, 250 STRONG, MUSKEGON

Robert Johnson, supported by Randy Mackie, made a motion to declare the following structures unsafe, substandard, a public nuisance and forward to the City Commission for concurrence.

#99-14 – 573 Orchard
#99-15 – 1180 Williams
#99-16 – 215 E. Walton
#99-17 – 250 Strong (garage)

A roll call vote was taken:

AYES:

NAYS:

EXCUSED:

Bob Johnson
Randy Mackie
John Warner
Clint Todd

Greg Borgman
William Anderson
Fred Nielsen

The motion carried.

Assessor
616/724-6708
FAX/724-4178

Cemetery
616/724-6783
FAX/726-5617

Civil Service
616/724-6716
FAX/724-6790

Clerk
616/724-6785
FAX/724-4178

Comm. & Neigh.
Services
616/724-6717
FAX/726-2501

Engineering
616/724-6707
FAX/727-6904

Finance
616/724-6713
FAX/724-6768

Fire Dept.
616/724-6792
FAX/724-6985

Income Tax
616/724-6770
FAX/724-6768

Info. Systems
616/724-6975
FAX/724-6768

Leisure Service
616/724-6704
FAX/724-6790

Manager's Office
616/724-6724
FAX/722-1214

Mayor's Office
616/724-6701
FAX/722-1214

Neigh. & Const.
Services
616/724-6715
FAX/726-2501

Planning/Zoning
616/724-6702
FAX/724-6790

Police Dept.
616/724-6750
FAX/722-5140

Public Works
616/724-4100
FAX/722-4188

Treasurer
616/724-6720
FAX/724-6768

Water Dept.
616/724-6718
FAX/724-6768

Water Filtration
616/724-4106
FAX/755-5290



West Michigan's Shoreline City

MUSKEGON HOUSING BOARD OF APPEALS

DATE: April 5, 1999
CASE: #99-14 - 573 Orchard

Nanie Walters Bell
P. O. Box 1783
Muskegon, Mi. 49443-1783

Robert Ward
% 868 N. Peterson Road
N. Muskegon, Mi. 49445

FINDING OF FACTS AND ORDER

The following action was taken at a session of the Muskegon Housing Board of Appeals held at the Muskegon City Hall, 933 Terrace, Muskegon, Michigan on the 1st of April 1999.

The Neighborhood and Construction Services Department of the City of Muskegon, having inspected the building structure located upon the property described as W 55 Ft. of E 110 Ft. of S 155 Ft., of N 188 Ft., Lot 19, Block 49 also known as 573 Orchard found the conditions listed on the attached pages exist and that these conditions are hazardous as defined in Section 4-23 of the Code of Ordinances.

The Board further found that these conditions exist to the extent of endangering life, safety and the general welfare of the public.

Therefore, in accordance with Section 4-25 of the Code of Ordinances, the structure is declared to be unsafe, substandard and a public nuisance.

It is, therefore, ordered that the owners or other interested parties take such action to repair or remove said structure, or appeal this order within 20 days of the receipt of this order.

It is further ordered that if the owners or other interested parties fail to repair or remove said structure, or appeal this order within 20 days of the receipt of this order, the Building Official shall take bids and remove said structure.

DANGEROUS BUILDING REPORT

573 Orchard

1/22/99

1. Foundation wall on home is in need of repair – open areas of mortar in block.
2. Front porch steps unstable and cracking – need replacement.
3. Front enclosed porch foundation is failing. Structural floor joists and decking in need of repair, ceiling of porch is rotting, roofing in need of repair.
4. Broken out windows and damaged back egress door.
5. Home and windows in need of painting – exterior maintenance.
6. Garage walls and roof members need structural repair.
7. Broken out windows, garage door repair, junk cars need to be addressed.

BASED UPON MY RECENT INSPECTION OF THE ABOVE PROPERTY, I HAVE DETERMINED THAT THE STRUCTURE **DOES** MEET THE DEFINITION OF A DANGEROUS AND/OR SUBSTANDARD BUILDING AS SET FORTH IN SECTION 4-23 OF THE MUSKEGON CITY CODE.

Henry Faltinowski *as*
HENRY FALTINOWSKI, BUILDING INSPECTOR

1/25/99

DATE

CONCURRED IN:

Jerry McIntyre
JERRY MCINTYRE, BUILDING OFFICIAL

Affirmative Action
616/724-6703

Assessor
616/724-6708

Cemetery
616/724-6783

Civil Service
616/724-6716

Clerk
616/724-6705

C. N. Services
616/724-6717

Engineering
616/724-6707

Finance
616/724-6713

Fire Dept.
616/724-6792

Income Tax
616/724-6770

Inspections
616/724-6715

Leisure Service
616/724-6704

Manager's Office
616/724-6724

Mayor's Office
616/724-6701

Planning/Zoning
616/724-6702

Police Dept.
616/724-6750

Public Works
616/726-4786

Treasurer
616/724-6720

Water Dept.
616/724-6718



June 8, 1999

Chong Thomas
272 Amity
Muskegon MI 49442

Ref: Building Permit for 573 Orchard
Permit #99-394

Dear Ms. Thomas:

The City Treasurer's Office has received the check you wrote for the above permit from the Bank due to the account being closed. In order to pay for the permit again you will be charged the same \$36 plus a \$25 check charge fee. Please note that because the permit has not been paid for, it has been voided and a new permit will be required.

If you have any questions, please contact this office at 724-6758.

Sincerely,

Laura Hichue,
Permit Coordinator

lh

Affirmative Action
616/724-6703
FAX/722-1214

Assessor
616/724-6708
FAX/724-4178

Cemetery
616/724-6783
FAX/726-5617

Civil Service
616/724-6716
FAX/724-6790

Clerk
616/724-6705
FAX/724-4178

Comm. & Neigh.
Services
616/724-6717
FAX/726-2501

Engineering
616/724-6707
FAX/727-6904

Finance
616/724-6713
FAX/724-6768

Fire Dept.
616/724-6792
FAX/724-6985

Income Tax
616/724-6770
FAX/724-6768

Info. Systems
616/724-6775
FAX/724-6768

Leisure Service
616/724-6704
FAX/724-6790

Manager's Office
616/724-6724
FAX/722-1214

Mayor's Office
616/724-6701
FAX/722-1214

Neigh. & Const.
Services
616/724-6715
FAX/726-2501

Planning/Zoning
616/724-6702
FAX/724-6790

Police Dept.
616/724-6750
FAX/722-5140

Public Works
616/724-4100
FAX/722-4188

Treasurer
616/724-6720
FAX/724-6768

Water Dept.
616/724-6718
FAX/724-6768

Water Filtration
616/724-4106
FAX/755-5290



September 8, 1999

Mrs. Thomas Chong
272 Amity
Muskegon, MI 49442

RE: 573 Orchard

Dear Mrs. Chong:

Your recent request for an electrical permit is denied at this time. This is due to the number of violations that are currently uncorrected at the property.

Further, the permit #99-394 issued on May 21, 1999 will be revoked unless an inspection is called for within 7 days. This inspection is to show progress made under the permit.

Failure to comply will result in the structure being sent to the City Commission for concurrence with the Housing Board of Appeals. This will result in demolition proceedings for the property.

If you have any questions, please contact me at 724-6765.

Sincerely,

Robert B. Grabinski
Fire Marshal/Inspection Services

c. file

Affirmative Action

616/724-6703
FAX/722-1214

Assessor

616/724-6708
FAX/724-4178

Cemetery

616/724-6783
FAX/726-5617

Civil Service

616/724-6716
FAX/724-6790

Clerk

616/724-6705
FAX/724-4178

**Comm. & Neigh.
Services**

616/724-6717
FAX/726-2501

Engineering

616/724-6707
FAX/727-6904

Finance

616/724-6713
FAX/724-6768

Fire Dept.

616/724-6792
FAX/724-6985

Income Tax

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Info. Systems

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Manager's Office

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FAX/722-1214

**Neigh. & Const.
Services**

616/724-6715
FAX/726-2501

Planning/Zoning

616/724-6702
FAX/724-6790

Police Dept.

616/724-6750
FAX/722-5140

Public Works

616/724-4100
FAX/722-4188

Treasurer

616/724-6720
FAX/724-6768

Water Dept.

616/724-6718
FAX/724-6768

Water Filtration

616-724-4106
FAX-722-5290



West Michigan's Shoreline City

December 13, 1999

Chong Thomas
272 Amith
Muskegon, Mi. 49442

Dear Property Owner:

Subject: Dangerous Building Case #99-14 – 573 Orchard

The Muskegon Housing Board of Appeals tabled Case #99-14 – 573 Orchard until the February 4, 2000 meeting in order to allow time for an inspection of the progress on this property and a timetable for completion submitted. Please set up an inspection with the Inspection Services Office (724-6758) as soon as possible.

Sincerely,

Robert Grabinski
Fire Marshal/Inspection Services

Affirmative Action
616/724-6703
FAX/724-6790

Assessor
616/724-6708
FAX/724-6768

Cemetery
616/724-6783
FAX/724-4188

Civil Service
616/724-6716
FAX/724-6790

Clerk
616/724-6705
FAX/724-4178

Comm. & Neigh.
Services
616/724-6717
FAX/726-2501

Engineering
616/724-6707
FAX/724-6790

Finance
616/724-6713
FAX/724-6768

Fire Dept.
616/724-6792
FAX/724-6985

Income Tax
616/724-6770
FAX/724-6768

Info. Systems
616/724-6975
FAX/724-6768

Leisure Service
616/724-6704
FAX/724-6790

Manager's Office
616/724-6724
FAX/724-6790

Mayor's Office
616/724-6701
FAX/724-6790

Neigh. & Const.
Services
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FAX/724-6790

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FAX/722-4188

Treasurer
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FAX/724-6768

Water Dept.
616/724-6718
FAX/724-6768

Water Filtration
616/724-4106
FAX/755-5290



West Michigan's Shoreline City

CITY OF MUSKEGON

NOTICE OF HEARING ON DANGEROUS AND UNSAFE CONDITIONS

DATE: January 25, 2000

TO: Chong Thomas

SUBJECT: Review Dangerous Building Case #99-14 – 573 Orchard

PLEASE TAKE NOTICE that a hearing before the Housing Board of Appeals for the City of Muskegon will be held on February 3, 2000 at 5:30 p.m. at the Muskegon City Hall Commission Chambers on the first floor. Said hearing will be for the purpose of determining whether the structure should be demolished or otherwise made safe.

Officials from the Inspection Services Department have inspected the structure and it is alleged that it has defects as listed on the attached page(s).

The defects are violations of Section 4-23 of the Muskegon City Code, which defines dangerous buildings.

At the hearing, the Inspection Services Department will present testimony regarding the alleged defects. You are advised that you or your representative may cross examine the City's witnesses and you may present testimony in your own behalf and call witnesses in your own behalf. We encourage you to attend the meeting since it is always better if someone is available to answer any questions the Board may have.

Inspection Services
City of Muskegon

Affirmative Action
616 724-6703

Assessor
616-724-6708

Cemetery
616/724-6783

Civil Service
616/724-6716



West Michigan's Shoreline City

MUSKEGON HOUSING BOARD OF APPEALS

Clerk
616/724-6705

DATE: February 7, 2000
CASE: #99-14 – 573 Orchard

C. N. Services
616/724-6717

Chong Thomas
272 Amity
Muskegon, Mi. 49442

Engineering
616/724-6707

FINDING OF FACTS AND ORDER

Finance
616/724-6713

Fire Dept.
616/724-6792

Income Tax
616/724-6770

The following action was taken at a session of the Muskegon Housing Board of Appeals held at the Muskegon City Hall, 933 Terrace, Muskegon, Michigan on the February 3, 2000. The Neighborhood and Construction Services Department of the City of Muskegon, having inspected the building structure located upon the property described as **W 55 Ft. of E 110 Ft. of S 155 Ft. o N 188 Ft, Lot 19, Block 49 also known as 573 Orchard** found the conditions listed on the attached pages exist and that these conditions are hazardous as defined in Section 4-23 of the Code of Ordinances.

Inspections
616-724-6715

The Board further found that these conditions exist to the extent of endangering life, safety and the general welfare of the public.

Leisure Service
616 724-6704

Therefore, in accordance with Section 4-25 of the Code of Ordinances, the structure is declared to be unsafe, substandard and a public nuisance.

Manager's Office
616 724-6724

It is, therefore, ordered that the owners or other interested parties take such action to repair or remove said structure, or appeal this order within 20 days of the receipt of this order.

Mayor's Office
616 724-6701

It is further ordered that if the owners or other interested parties fail to repair or remove said structure, or appeal this order within 20 days of the receipt of this order, the Building Official shall take bids and remove said structure.

Planning/Zoning
616/724-6702

Police Dept.
616/724-6750

Public Works
616/726-4786

Treasurer
616-724-6720

Water Dept.
616 724-6718

**MUSKEGON HOUSING BOARD OF APPEALS
FEBRUARY 3, 2000**

able this case for 30 days so the Mr. and Mrs. Smith can meet with Bob Grabinski and set up a timetable of completion. A roll call vote was taken:

AYES:

NAYS:

EXCUSED:

ABSENT:

Greg Borgman
Fred Nielsen
William Anderson
Randy Mackie
John Warner

Clint Todd
Robert Johnson

The motion carried.

#99-14 – 573 ORCHARD – CHONG THOMAS, 272 AMITY, MUSKEGON

Chong Thomas was not in attendance at the time her case was discussed. Randy Mackie made a motion, supported by John Warner, to declare the building to be unsafe, substandard, a public nuisance and forward to the City Commission for concurrence. A roll call vote was taken:

AYES:

NAYS:

EXCUSED:

ABSENT:

Greg Borgman
Fred Nielsen
William Anderson
Randy Mackie
John Warner

Clint Todd
Robert Johnson

The motion carried.

#00-12 – 1688 TERRACE – CRAIG/MURRAY VANDERSTELT, 1459 TERRACE

This case was removed from the agenda because a work schedule was agreed upon with a completion date of 7/21/2000.

NEW CASES:

#00-13 - 323 W. GRAND – PAMELA WARREN, 485 W. CARR ROAD

Pamela Warren did not attend the meeting. There has been no contact from the owner. Staff recommendation is to declare the building unsafe, substandard, a public nuisance and forward to the City Commission for concurrence. Randy Mackie, supported by John

AGENDA Item No. _____

MUSKEGON CITY COMMISSION MEETING – April 25, 2000

To: Honorable Mayor and City Commissioners

From: Planning Department

Date: April 18, 2000

Subject: Amendment to the Vegetation ordinance and grass mowing notification policy

fails

SUMMARY OF REQUEST

Adopt amendments to section II of the Noxious Weed and Vegetation Ordinance changing notice requirements and lowering the height limit for noxious vegetation. The primary objective is more timely maintenance of property and to prevent excessive monitoring of properties.

FINANCIAL IMPACT

Savings in staff in mailing obligations.

BUDGET ACTION REQUIRED

none

RECOMMENDATION

Adopt amendments to the vegetation ordinance and adopt the grass mowing notification policy attached.

RESOLUTION #

MUSKEGON CITY COMMISSION

RESOLUTION TO ESTABLISH A NEW NOTICE POLICY
FOR NOXIOUS WEEDS AND SEASONAL MOWING

WHEREAS, the City of Muskegon is a community of neighborhoods, and;

WHEREAS, community pride is a critical component of neighborhood health, and;

WHEREAS, property maintenance standards are a reflection of community pride, and;

WHEREAS, well maintained property promotes pride, enhances property values, curbs blight, and prevents health hazards, and;

WHEREAS, a clear message of responsibility and pride in the community must be set as a minimum standard, and;

WHEREAS, notifying property owners of such standards is necessary but should not be incessant;

NOW, THEREFORE, BE IT RESOLVED that the following policy is hereby established for noxious weed and grass mowing notices during the mowing season:

1. Certified mail shall not be used. First class letters shall no longer be sent in mass notifying property owners that their property needs mowing attention, as this practice is costly, not required by state law, and tends to promote mediocre property maintenance. Selective first class mail may be used in questionable cases.
2. Each year, in the month of March, a *Chronicle* newspaper notice shall be placed pursuant to City ordinance notifying residents of their maintenance responsibilities according to the ordinances of the City of Muskegon.
3. A notice shall also be printed in the spring addition of the City's newsletter, the *Channel*, which goes to all occupants of the city.
4. As part of the neighborhood grant program, each neighborhood association will be supplied with the notice early March and be asked to place it in their respective newsletters.
5. The notice shall be sent to the Muskegon Landlord's Association.
6. Notice will be sent for the year 2000 season only to all out-of-town landowners on record with the City of Muskegon. For each year thereafter, notice shall only go to new out-of-town property owners of record.
7. For the year 2000 season only a postcard will be sent to those properties that were sent violation letters in the 1999 season notifying them of the change in procedures.
8. Notice programs for absentee owners may be set up by the department administering the noxious weed ordinance for a fee to be set by City Commission.

Adopted this 25^h day of April, 2000.

Ayes:

Nays:

Absent:

By _____
Fred J. Nielsen, Mayor

Attest _____
Gail A. Kunding, Clerk

MUSKEGON COUNTY, MICHIGAN

ORDINANCE NO. _____

An ordinance amending Article II of the Noxious Weed and Vegetation Ordinance of the City to change notice requirements and lower the height limit of noxious vegetation.

THE CITY COMMISSION OF THE CITY OF MUSKEGON HEREBY ORDAINS:

Article II of the Noxious Weed and Vegetation Ordinance of the City of Muskegon is hereby amended as follows:

Sec. 22-14. Defined.

For the purpose of this article, the term “noxious weeds and vegetation” shall mean and include Canada thistles, dodders, mustards, wild carrots, bindweeds, perennial sow thistles, ragweed, poison ivy and poison sumac. Such term shall also include grass more than eight (8) inches in height, dead bushes, dead trees and stumps and bushes and trees infested with dangerous insects or infectious diseases. Designated natural areas, native dune vegetation and bona-fide, maintained wildflower plantings may not be considered noxious.

Sec. 22-15. Legislative determination; purpose of article.

It is hereby determined that noxious weeds and vegetation, growing, lying or located on private land in the city, affect and are detrimental to the health, comfort, convenience, safety, welfare and prosperity of the residents of the city. The necessity, in the public interest, for the provisions and prohibitions are enacted in pursuance of and for the purpose of securing and promoting the health, comfort, convenience, safety, welfare and prosperity of the city and its inhabitants.

Sec. 22-16. Declared to be nuisance.

All noxious weeds and vegetation growing, lying, or located on any land within the city are hereby declared to be a public nuisance.

(Code 1958, § 8-1002)

Sec. 22-17. Designation and general duties of commissioner.

The City Manager shall appoint a commissioner of noxious weeds and vegetation, who shall superintend the control and eradication of noxious weeds and vegetation. Assignment of

staff to monitor noxious weeds on public and private property may also be delegated to appropriate departments in the City.
(Code 1958, § 8-1003)

State law reference – Authority to appoint commissioner of noxious weeds, MSA § 9.631(1).

Sec. 22-18. Notice to destroy and remove – Publication.

The City shall publish in a newspaper of general circulation in the city during the month of March that noxious weeds and vegetation, as defined in this ordinance, not cut during the growing season, namely April 15th through October 15th of the given year, may be cut by the City and the owner of the property charged with the cost thereof. The publication shall contain the following information:

- 1) That noxious weeds, grass more than eight (8) inches in height, dead bushes, dead trees and stumps and bushes and trees infested with dangerous insects or infectious diseases must be cut and removed from property during the growing season, namely April 15th through October 15th of the given year.
- 2) That if the owner, agent or occupant refuses to destroy the noxious weeds, the City or its contractor may enter upon the land and destroy them and remove them.
- 3) That any expense incurred in the destruction shall be paid by the owner of the land and the City shall have a lien against the land for the expense, to be enforced as provided by this article or in the manner of enforcement of tax liens.
- 4) That any owner who refuses to destroy such material and remove it may be subject to a civil infraction.
- 5) That the City or its contractor may cut the weeds as many times as is necessary and charge the cost to the property owner. Unrecovered costs may be placed as a lien on the property and/or subject to collection proceedings.

Such notice shall state that, for failing to comply with the notice, the City, through its commissioner of noxious weeds and vegetation, shall have the right to enter upon such lands and destroy and remove such noxious weeds or vegetation and the City shall have a lien upon such

lands for the expense and cost so incurred, which shall be levied and collected against the property in the same manner as general taxes.

(Code 1958, § 8-1003)

Sec. 22-19. Duty of property owner to destroy and remove.

It shall be the duty of every owner or his authorized agent, of any lands in the city, to cut down or cause to be cut down, pulled out, destroyed and removed all noxious weeds and vegetation growing, lying or located on such lands, so as to prevent the same from perpetuating themselves or spreading infectious diseases, or becoming a detriment to public health, during the growing season as often as may be necessary to prevent them from blooming or reaching a seed-bearing stage or from spreading infectious diseases. If such owner, or his authorized agent, shall fail to do so, after notice as provided in section 22-18, he shall be in violation of this section.

(Code 1958, § 8-1005; Ord. No. 1092, § 41, 8-22-95)

Sec. 22-21. City exempt from action of trespass for entering private land to destroy and remove.

The City or its contractor shall not be liable in any action of trespass for entering upon private lands for the purpose of cutting down, destroying, or removing noxious weeds or vegetation.

(Code 1958, § 8-1004)

This ordinance adopted:

Ayes: _____

Nays: _____

Adoption Date: _____

Effective Date: _____

First Reading: _____

Second Reading: _____

CITY OF MUSKEGON

By: _____
Gail A. Kunding, City Clerk