



**CITY MANAGER**  
Richard E. Haberman

**CITY CLERK**  
Kathy Kacanowski

# City of Fraser

CENTENNIAL COMMUNITY

**MAYOR**  
Doug Hagerty

**COUNCIL**  
Dan Accavitti, Mayor Pro-Tem  
William A. Morelli Acting Mayor  
Michael C. Carnagie  
Paul A. Cilluffo  
Matthew Hemelberg  
Barbara L. Jennings

**FRASER CITY COUNCIL – SPECIAL MEETING  
TUESDAY – MARCH 25, 2014 – 7:00 P.M.  
CITY HALL  
AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF AGENDA
4. CITIZEN PARTICIPATION ON AGENDA ITEMS
5. PRESENTATIONS: None
6. PUBLIC HEARINGS – There are no public hearings scheduled
7. CONSENT AGENDA: None
8. REQUESTS FOR COUNCIL ACTION
  - a. Request Council award bid for carpet work at Senior Apartments to Ultra Floors.
  - b. Request Council award bid for painting work at Senior Apartments to Ken Shepard Painting.
  - c. Request Council award bid for heating & air conditioning maintenance and replacement to Johnson Thermol Temp.
  - d. Request Council set a Public Hearing for April 10, 2014 on the request from Monarch Industrial Group for an Industrial Facilities Tax Exemption. .
  - e. Presentation and discussion on desired changes to current water and sewer rate system by the Administration.
  - f. Presentation of a recommended 5-Year Capital Improvement Plan by the Administration.

9. REPORT OF THE CITY ADMINISTRATION/PENDING ITEMS
10. REPORT OF MAYOR AND CITY COUNCIL/NEW BUSINESS
11. CITIZEN PARTICIPATION.
12. ADJOURNMENT

(Posted Wednesday, March 19, 2014 4:30p.m.)

THE CITY OF FRASER WILL PROVIDE NECESSARY REASONABLE AUXILIARY AIDS AND SERVICES TO INDIVIDUALS WITH DISABILITIES AT THE MEETING UPON FOUR DAYS NOTICE TO:

RANDY WARUNEK, BUILDING DEPARTMENT  
(586) 293-3100 EXT 154

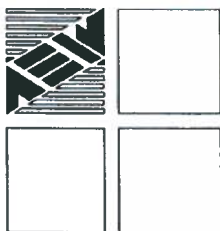
IT IS THE POLICY OF THE CITY OF FRASER THAT NO PERSON, ON THE BASIS OF RACE, CREED, COLOR, RELIGION, NATIONAL ORIGIN, OR ANCESTRY, AGE, SEX, MARITAL STATUS, OR DISABILITY SHALL BE DISCRIMINATED AGAINST, EXCLUDED FROM PARTICIPATION, DENIED THE BENEFITS OF, OR OTHERWISE SUBJECTED TO DISCRIMINATION IN ANY PROGRAM OR ACTIVITY FOR WHICH IT IS RESPONSIBLE.

## **MARCH 25, 2014 SPECIAL MEETING BACKUP FILE**

Bid Items: Periodically there have been questions regarding the bidding of certain services. Three services seem to be questioned more than others, namely, carpets and painting services at the Senior Apartments and our HVAC Maintenance Services. Over the past two years we have particularly rebid a couple of items in which the “winning” bidder was Johnson Thermol Temp. The concern was that other providers would not bid as it was thought that Johnson had the “inside track.” To counter this I worked with AEW on one bid and made it quite clear that it be handled outside the organization. This year we carried this same step forward for our overall service bids for services and paid AEW to advertise and supervise the bid process. All bids were well advertised in the Macomb Daily, CAM, Construction Journal, FW Dodge, and Reed. For the HVAC walk through we had 4 service providers though only one chose to bid on the item. I do not know what more the Administration can do to widen the number of bidders, but at the cost of more than \$5,000 to do this last bid, I believe we have gone the extra mile to ensure that the final bids were based on an open bid fairly advertised and fairly assessed. We are recommending the awards as recommended in the backup documents and on the agenda.

IFT Public Hearing Date: We have provided the application for an IFT in the backup file though there is no request for approval on this agenda. The request is only to set the public hearing for the April Regular Meeting where this will be discussed with the applicant as in the past.

Presentations: I have provided the narrative for the water and sewer options presentation. The presentation will track this narrative. Also included is the backup files for the 5-Year Capital Improvement Plan.



**ANDERSON, ECKSTEIN AND WESTRICK, INC.**

51301 Schoenherr Road, Shelby Township, Michigan 48315

Civil Engineers • Surveyors • Architects 586-726-1234

March 4, 2014

B.J. VanFleteren  
City of Fraser  
Department of Public Works  
31250 Kendall  
Fraser, Michigan 48026

Reference: Recommendation for Award of Painting Maintenance Agreement  
City of Fraser – Senior Center Housing, Painting  
AEW Project No. 0190-0345

Dear Mr. VanFleteren:

Following public advertising and bid solicitation, bids were publicly opened for the City of Fraser Senior Center Housing Painting Maintenance Agreement at the City of Fraser Clerk's Department on Monday, March 4, 2014. A bid summary is attached for the (2) bids received.

We have reviewed the respective bids and AEW recommends awarding the contract to the low qualified bidder Ken Shepard Painting 15636 Toulouse, Fraser MI 48026 for the following bid amounts.

|                     |                           |
|---------------------|---------------------------|
| One Bedroom Units - | \$790.00                  |
| Two Bedroom Units - | \$820.00                  |
| Hourly Rate -       | \$35.00 for Large Repairs |

Ken Shepard has recently performed similar work successfully for the City of Fraser.

If you have any questions, please call.

Sincerely,

Jason R. Arlow, RA

Enclosure: Bid Summary  
cc: Scott Lockwood, PE



# City of Fraser

31250 KENDALL • FRASER, MICHIGAN 48026



From the Office of

**BERNARD J. VAN FLETEREN**  
PUBLIC WORKS SUPERINTENDENT  
WATER & SEWER

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## MEMORANDUM

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**TO:** Richard Haberman, City Manager  
**FROM:** Bernard J. Van Fleteren *B&V*  
**DATE:** March 5, 2014  
**RE:** **BID RECOMMENDATIONS FOR PAINTING MAINTENANCE AGREEMENT – SENIOR HOUSING**

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Bids were received on March 4<sup>th</sup>, 2014 for the painting maintenance agreement for the City of Fraser Senior Housing. Two bids were received

Arisco Contracting Group:

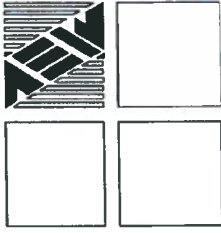
|                           |            |
|---------------------------|------------|
| One Bedroom Units -       | \$2,650.00 |
| Two Bedroom Units -       | \$3,400.00 |
| Hourly Rate for Repairs - | \$ 48.00   |

Ken Shepard Painting:

|                          |          |
|--------------------------|----------|
| One Bedroom Units -      | \$790.00 |
| Two Bedrooms Units -     | \$820.00 |
| Hourly Rate for Repairs- | \$ 35.00 |

My recommendation is to stay with Ken Shepard for the City of Fraser painting. He is also a City resident and does good work.

DPW



**ANDERSON, ECKSTEIN AND WESTRICK, INC.**

51301 Schoenherr Road, Shelby Township, Michigan 48315  
Civil Engineers • Surveyors • Architects 586-726-1234

March 4, 2014

B.J. VanFleteren  
City of Fraser  
Department of Public Works  
31250 Kendall  
Fraser, Michigan 48026

Reference: Recommendation for Award of Flooring Maintenance Agreement  
City of Fraser – Senior Center Housing, Flooring  
AEW Project No. 0190-0345

Dear Mr. VanFleteren:

Following public advertising and bid solicitation, bids were publicly opened for the City of Fraser Senior Center Housing Flooring Maintenance Agreement at the City of Fraser Clerk's Department on Monday, March 4, 2014. A bid summary is attached for the (1) bid received.

We have reviewed the respective bid and AEW recommends awarding the contract to the low qualified bidder Ultra Floors 40210 Hayes, Clinton Twp., MI 48038 for the following bid amounts.

|                     |                                    |
|---------------------|------------------------------------|
| One Bedroom Units - | \$1,872.42                         |
| Two Bedroom Units - | \$2,151.34                         |
| Square Foot Costs - | \$2.10 for Carpet (as needed)      |
| Square Foot Costs - | \$2.50 for Linoleum (as needed)    |
| Lineal Foot Costs - | \$1.50 for Shoe (Base) (as needed) |

Ultra Floors has recently performed similar work successfully for the City of Fraser.

If you have any questions, please call.

Sincerely,

Jason R. Arlow, RA

Enclosure: Bid Summary  
cc: Scott Lockwood, PE



# City of Fraser

31250 KENDALL • FRASER, MICHIGAN 48026



From the Office of

**BERNARD J. VAN FLETEREN**  
PUBLIC WORKS SUPERINTENDENT  
WATER & SEWER

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## MEMORANDUM

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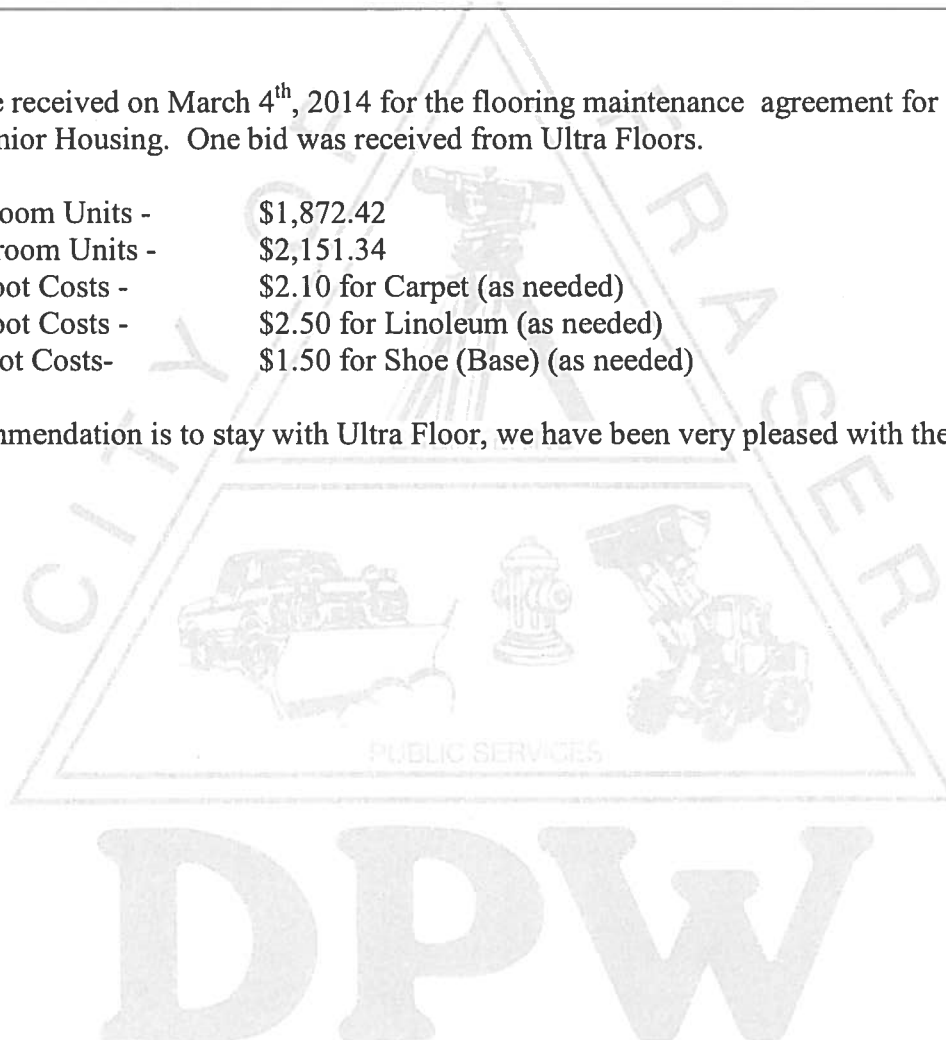
**TO:** Richard Haberman, City Manager  
**FROM:** Bernard J. Van Fleteren *Bjv*  
**DATE:** March 5, 2014  
**RE:** **BID RECOMMENDATIONS FOR THE FLOORING MAINTENANCE AGREEMENT – SENIOR HOUSING FLOORING**

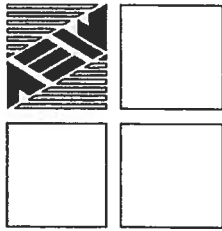
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Bids were received on March 4<sup>th</sup>, 2014 for the flooring maintenance agreement for the City of Fraser Senior Housing. One bid was received from Ultra Floors.

|                     |                                    |
|---------------------|------------------------------------|
| One Bedroom Units - | \$1,872.42                         |
| Two Bedroom Units - | \$2,151.34                         |
| Square Foot Costs - | \$2.10 for Carpet (as needed)      |
| Square Foot Costs - | \$2.50 for Linoleum (as needed)    |
| Lineal Foot Costs-  | \$1.50 for Shoe (Base) (as needed) |

My recommendation is to stay with Ultra Floor, we have been very pleased with their work.





**ANDERSON, ECKSTEIN AND WESTRICK, INC.**

51301 Schoenherr Road, Shelby Township, Michigan 48315  
Civil Engineers • Surveyors • Architects 586-726-1234

March 11, 2014

B.J. VanFleteren  
City of Fraser  
Department of Public Works  
31250 Kendall  
Fraser, Michigan 48026

Reference: Recommendation for Award of HVAC Maintenance Agreement  
City of Fraser – HVAC Maintenance Agreement  
AEW Project No. 0190-0344

Dear Mr. VanFleteren:

Following public advertising and bid solicitation, bids were publicly opened for the City of Fraser HVAC Maintenance Agreement at the City of Fraser Clerk's Department on Tuesday, March 11, 2014. A bid summary is attached for the (2) bids received.

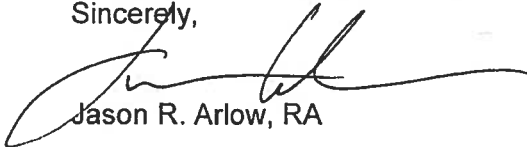
We have reviewed the respective bids and AEW recommends awarding the contract to the low qualified bidder Johnson Thermol Temp. Inc. 58540 Van Dyke, Suite 5, Washington Twp., MI 48094 for the following bid amounts.

|                                                 |                               |
|-------------------------------------------------|-------------------------------|
| Typical Monthly Inspection-                     | \$1,600.00                    |
| Hourly Fee for Service -                        | \$70.00                       |
| Hourly Fee for Emergency Service -              | \$105.00                      |
| Hourly Fee for Direct Digital Control Service - | \$70.00                       |
| Senior Housing Hot Water Heater Replacement -   | \$300.00 (City Supplied Unit) |
| Senior Housing Furnace Replacement -            | \$2,885.00                    |
| Hourly Fee for Licensed Builder -               | \$70.00                       |

Johnson Thermol Temp. Inc. has recently performed similar work successfully for the City of Fraser.

If you have any questions, please call.

Sincerely,



Jason R. Arlow, RA

Enclosure: Bid Summary

cc: Scott Lockwood, PE

O:\0190\0190-0345\Spec's\Flooring\RecAwdLtrhd.docx



# City of Fraser

31250 KENDALL • FRASER, MICHIGAN 48026



From the Office of

**BERNARD J. VAN FLETEREN**  
PUBLIC WORKS SUPERINTENDENT  
WATER & SEWER

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## MEMORANDUM

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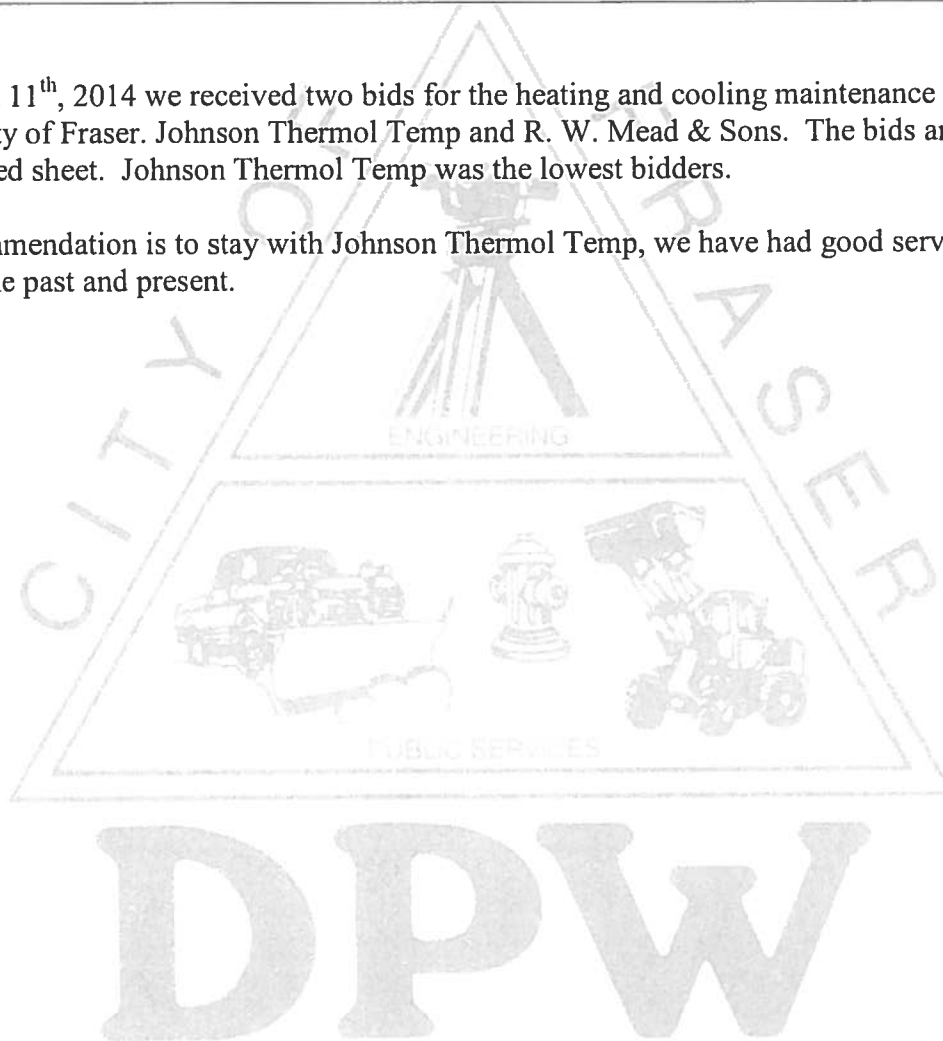
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**TO:** Richard Haberman, City Manager  
**FROM:** Bernard J. Van Fleteren *BJV*  
**DATE:** March 12<sup>th</sup>, 2014  
**RE:** **BID RECOMMENDATIONS FOR THE HEATING AND COOLING  
MAINTENANCE AGREEMENT**

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On March 11<sup>th</sup>, 2014 we received two bids for the heating and cooling maintenance agreement for the City of Fraser. Johnson Thermol Temp and R. W. Mead & Sons. The bids are listed on the attached sheet. Johnson Thermol Temp was the lowest bidders.

My recommendation is to stay with Johnson Thermol Temp, we have had good service from them in the past and present.



## Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

**INSTRUCTIONS:** File the original and two copies of this form and the required attachments (three complete sets) with the clerk of the local government unit. The State Tax Commission (STC) requires two complete sets (one original and one copy). One copy is retained by the clerk. If you have any questions regarding the completion of this form or would like to request an informational packet, call (517) 373-2408.

| To be completed by Clerk of Local Government Unit |                                                           |
|---------------------------------------------------|-----------------------------------------------------------|
| Signature of Clerk<br><i>Kathy Kacanowski</i>     | ► Date received by Local Unit<br><i>February 20, 2014</i> |
| STC Use Only                                      |                                                           |
| ► Application Number                              | ► Date Received by STC                                    |

### APPLICANT INFORMATION

All boxes must be completed.

|                                                                                                                                                                                                                      |                                                                                                        |                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| ► 1a. Company Name (Applicant must be the occupant/operator of the facility)<br><b>Monarch Industrial Group LLC</b>                                                                                                  | ► 1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code)<br><b>333519</b>  |                                                                                                                     |
| ► 1c. Facility Address (City, State, ZIP Code) (real and/or personal property location)<br><b>34021 James J Pompo Drive</b>                                                                                          | ► 1d. City/Township/Village (indicate which)<br><b>Fraser</b>                                          | ► 1e. County<br><b>Macomb</b>                                                                                       |
| ► 2. Type of Approval Requested<br><input checked="" type="checkbox"/> New (Sec. 2(4))<br><input type="checkbox"/> Speculative Building (Sec. 3(8))<br><input type="checkbox"/> Research and Development (Sec. 2(9)) | <input type="checkbox"/> Transfer (1 copy only)<br><input type="checkbox"/> Rehabilitation (Sec. 3(1)) | ► 3a. School District where facility is located<br><b>Macomb Fraser Public</b><br>► 3b. School Code<br><b>50100</b> |
|                                                                                                                                                                                                                      |                                                                                                        | 4. Amount of years requested for exemption (1-12 Years)<br><b>12</b>                                                |

5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed.

We are a Robotic Automation Engineering and Build Company. We purchased the attached equipment list to become globally competitive in our industry and hire more employees. We are applying for the personal property tax exemption on the equipment that we financed.

|                                                                                                                                                                                                           |                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| 6a. Cost of land and building improvements (excluding cost of land) .....<br>* Attach list of improvements and associated costs.<br>* Also attach a copy of building permit if project has already begun. | ► Real Property Costs                                                       |
| 6b. Cost of machinery, equipment, furniture and fixtures .....<br>* Attach itemized listing with month, day and year of beginning of installation, plus total                                             | ► \$346,197.19                                                              |
| 6c. Total Project Costs .....<br>* Round Costs to Nearest Dollar                                                                                                                                          | ► Personal Property Costs<br>\$346,197.19<br>Total of Real & Personal Costs |

7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.

|                                | Begin Date (M/D/Y) | End Date (M/D/Y) |                                                                             |
|--------------------------------|--------------------|------------------|-----------------------------------------------------------------------------|
| Real Property Improvements     | ►                  | ►                | ► <input type="checkbox"/> Owned <input type="checkbox"/> Leased            |
| Personal Property Improvements | ► 9/20/13          | ►                | ► <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased |

► 8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. ☐ Yes ☒ No

|                                                                                                            |                                                                                                      |
|------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| ► 9. No. of existing jobs at this facility that will be retained as a result of this project.<br><b>12</b> | ► 10. No. of new jobs at this facility expected to create within 2 years of completion.<br><b>40</b> |
|------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|

11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.

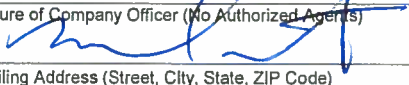
|                                                        |       |
|--------------------------------------------------------|-------|
| a. TV of Real Property (excluding land) .....          | _____ |
| b. TV of Personal Property (excluding inventory) ..... | _____ |
| c. Total TV .....                                      | _____ |

|                                                                                                                                                                                             |                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| ► 12a. Check the type of District the facility is located in:<br><input checked="" type="checkbox"/> Industrial Development District <input type="checkbox"/> Plant Rehabilitation District |                                                                                                                                           |
| ► 12b. Date district was established by local government unit (contact local unit)                                                                                                          | ► 12c. Is this application for a speculative building (Sec. 3(8))?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

**APPLICANT CERTIFICATION - complete all boxes.**

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

|                                                                                                                                               |                                                |                                                |                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------------------|---------------------------------------------------------|
| 13a. Preparer Name<br><b>Michael Hebert</b>                                                                                                   | 13b. Telephone Number<br><b>(313) 282-9067</b> | 13c. Fax Number<br><b>(586) 359-6996</b>       | 13d. E-mail Address<br><b>mhebert@monarchindgroup.c</b> |
| 14a. Name of Contact Person<br><b>Michael Hebert</b>                                                                                          | 14b. Telephone Number<br><b>(586) 359-6993</b> | 14c. Fax Number<br><b>(586) 359-6996</b>       | 14d. E-mail Address<br><b>mhebert@monarchindgroup.c</b> |
| ▶ 15a. Name of Company Officer (No Authorized Agents)<br><b>Michael Hebert</b>                                                                |                                                |                                                |                                                         |
| 15b. Signature of Company Officer (No Authorized Agents)<br> |                                                | 15c. Fax Number<br><b>(586) 359-6996</b>       | 15d. Date<br><b>02/19/14</b>                            |
| ▶ 15e. Mailing Address (Street, City, State, ZIP Code)<br><b>34021 James J Pompo Drive, Fraser, MI 48026</b>                                  |                                                | 15f. Telephone Number<br><b>(586) 359-6993</b> | 15g. E-mail Address<br><b>mhebert@monarchindgroup.c</b> |

**LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.**

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| ▶ 16. Action taken by local government unit<br><input type="checkbox"/> Abatement Approved for _____ Yrs Real (1-12), _____ Yrs Pers (1-12)<br>After Completion <input type="checkbox"/> Yes <input type="checkbox"/> No<br><br><input type="checkbox"/> Denied (Include Resolution Denying)                                                                                                                                                                                                 |  | 16b. The State Tax Commission Requires the following documents be filed for an administratively complete application:<br><b>Check or Indicate N/A if Not Applicable</b><br><input type="checkbox"/> 1. Original Application plus attachments, and one complete copy<br><input type="checkbox"/> 2. Resolution establishing district<br><input type="checkbox"/> 3. Resolution approving/denying application.<br><input type="checkbox"/> 4. Letter of Agreement (Signed by local unit and applicant)<br><input type="checkbox"/> 5. Affidavit of Fees (Signed by local unit and applicant)<br><input type="checkbox"/> 6. Building Permit for real improvements if project has already begun<br><input type="checkbox"/> 7. Equipment List with dates of beginning of installation<br><input type="checkbox"/> 8. Form 3222 (if applicable)<br><input type="checkbox"/> 9. Speculative building resolution and affidavits (if applicable) |  |
| 16a. Documents Required to be on file with the Local Unit<br><b>Check or Indicate N/A if Not Applicable</b><br><input type="checkbox"/> 1. Notice to the public prior to hearing establishing a district.<br><input type="checkbox"/> 2. Notice to taxing authorities of opportunity for a hearing.<br><input type="checkbox"/> 3. List of taxing authorities notified for district and application action.<br><input type="checkbox"/> 4. Lease Agreement showing applicants tax liability. |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| 16c. LUCI Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | 16d. School Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| 17. Name of Local Government Body                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | ▶ 18. Date of Resolution Approving/Denying this Application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |

Attached hereto is an original and one copy of the application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time.

|                                                              |                    |                     |
|--------------------------------------------------------------|--------------------|---------------------|
| 19a. Signature of Clerk                                      | 19b. Name of Clerk | 19c. E-mail Address |
| 19d. Clerk's Mailing Address (Street, City, State, ZIP Code) |                    |                     |
| 19e. Telephone Number                                        | 19f. Fax Number    |                     |

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

Local Unit: Mail one original and one copy of the completed application and all required attachments to:

**State Tax Commission**  
**Michigan Department of Treasury**  
 P.O. Box 30471  
 Lansing, MI 48909-7971

(For guaranteed receipt by the STC, it is recommended that applications are sent by certified mail.)

| STC USE ONLY |                   |                       |                 |                     |
|--------------|-------------------|-----------------------|-----------------|---------------------|
| ▶ LUCI Code  | ▶ Begin Date Real | ▶ Begin Date Personal | ▶ End Date Real | ▶ End Date Personal |
|              |                   |                       |                 |                     |

| Asset | Property Description            | Date In Service | Book Cost  |
|-------|---------------------------------|-----------------|------------|
| 204   | COMPUTER                        | 11/15/13        | 1,934.69   |
| 205   | COMPUTER                        | 11/15/13        | 808.72     |
| 206   | COMPUTER                        | 11/20/13        | 749.99     |
| 201   | SOFTWARE                        | 11/17/13        | 269.97     |
| 202   | ROCKWELL ENT SOFTWARE           | 11/17/13        | 2,000.00   |
| 203   | SMARTDRAW SOFTWARE              | 11/17/13        | 316.95     |
| 207   | SHOPTEC                         | 11/28/13        | 1,900.00   |
| 208   | AUG                             | 11/17/13        | 299.99     |
| 209   | ROCKWELL ENT                    | 11/17/13        | 4,250.00   |
| 212   | PRINTER                         | 12/10/13        | 1,537.00   |
| 150   | HILO                            | 9/12/13         | 12,585.71  |
| 158   | MILL                            | 9/20/13         | 16,740.90  |
| 159   | ELECTRICAL - MACHINE            | 9/20/13         | 1,304.41   |
| 163   | SHOP TABLES                     | 11/02/13        | 3,198.09   |
| 164   | MIG WELDER                      | 9/20/13         | 4,090.22   |
| 165   | HYDRAULIC SURFACE GRINDER       | 9/21/13         | 9,500.00   |
| 166   | REID 618 SURFACE GRINDER        | 9/22/13         | 5,250.00   |
| 167   | HAAS MANUAL CNC WITH TOOLING CI | 10/03/13        | 47,682.46  |
| 168   | VF3 MACHINING CENTER            | 10/06/13        | 100,149.45 |
| 169   | S-20 BANDSAW                    | 9/21/13         | 13,738.00  |
| 170   | SCANNERS FOR E2                 | 11/15/13        | 432.98     |
| 171   | CANTILEVER RACK                 | 11/20/13        | 1,815.78   |
| 172   | CART AND TRAY                   | 11/20/13        | 3,850.00   |
| 174   | RACKS, CABINETS, PANEL BOARD    | 11/02/13        | 6,298.51   |
| 175   | STEEL CABINET                   | 11/02/13        | 1,524.11   |
| 176   | TOOLING - BRIDGEPORT            | 10/15/13        | 1,160.68   |
| 177   | TOOLING - HAAS                  | 10/15/13        | 1,156.61   |
| 178   | WISE                            | 10/15/13        | 2,711.50   |
| 179   | BALDOR 6" DIAMOND WHEEL         | 9/21/13         | 1,322.40   |
| 180   | TOOLING - BRIDGEPORT            | 10/15/13        | 710.26     |
| 181   | STEP JAW PAIR TOOLING           | 10/15/13        | 322.30     |
| 182   | PRECISION RT ANGLE IRON         | 11/13/13        | 403.75     |
| 183   | TOOLING - MANUAL CNC            | 11/20/13        | 1,487.62   |
| 184   | RT ANGLE IRON                   | 11/20/13        | 419.92     |
| 185   | COMPOUND SINE PLATE             | 11/23/13        | 1,247.80   |
| 186   | CLAMPING SET, REAMER INSERTS    | 11/20/13        | 1,536.39   |
| 187   | COLLET CHUCH                    | 11/20/13        | 361.77     |
| 188   | SERVO POWERHEAD                 | 11/20/13        | 684.64     |
| 189   | TOOLING - BRIDGEPORT            | 11/20/13        | 758.62     |
| 190   | TOOLING CART                    | 11/25/13        | 344.16     |
| 191   | ELECTRICAL - MACHINING CENTER   | 10/06/13        | 6,398.21   |
| 192   | ELECTRICAL - MANUAL CNC         | 10/03/13        | 4,549.72   |

|                            |          |            |
|----------------------------|----------|------------|
| 193 SURFACE PLATE          | 11/20/13 | 3,209.01   |
| 195 VISE                   | 11/20/13 | 196.00     |
| 196 HEIGHT GAGE            | 11/15/13 | 185.40     |
| 198 ALUMINUM PLATE         | 10/23/13 | 284.57     |
| 213 R&J CLAUSING VARIABLE  | 11/01/13 | 3,750.00   |
| 214 WESTBROOK SHEAR        | 11/01/13 | 12,500.00  |
| 215 SHOP TABLE             | 10/10/13 | 175.11     |
| 216 CNC MILL TOOLING       | 10/17/13 | 1,497.79   |
| 217 WELD TABLE & SHELVES   | 11/13/13 | 321.75     |
| 218 ALARM                  | 10/21/13 | 978.27     |
| 219 SHOP SHELVING          | 11/08/13 | 2,467.64   |
| 220 GREENLY KNOCKOUTS      | 11/22/13 | 439.16     |
| 221 VERSALOCK VISE         | 12/12/13 | 709.75     |
| 222 ELEC MAG DRILL STAND   | 12/19/13 | 369.96     |
| 223 MILW DRILL MOTOR CHUCK | 12/19/13 | 145.51     |
| 224 SAWZALL                | 12/02/13 | 165.00     |
| 225 GREENLY SET            | 12/02/13 | 165.78     |
| 226 TOOLS                  | 12/02/13 | 281.84     |
| 227 SHOP TABLE             | 11/06/13 | 200.00     |
| 228 CRIMP TOOL             | 11/11/13 | 225.00     |
|                            |          | <hr/>      |
|                            |          | 296,071.82 |

**IN SERVICE OR TO BE IN SERVICE IN 2014**

|                         |           |            |
|-------------------------|-----------|------------|
| IRONWORKER              | 7/1/2014  | 11,370.00  |
| PAINT BOOTH             | 6/25/2014 | 30,549.00  |
| MAG DRILL               | 1/17/2014 | 1,587.21   |
| FUME EXTRACTOR          |           | 2,184.00   |
| ALARM                   | 1/5/2014  | 3,296.66   |
| SPOTTING DRILL ENGRAVER | 1/10/2014 | 196.00     |
| HD SPINDLE              | 1/14/2014 | 442.50     |
| HILO BASKET             | 1/29/2014 | 500.00     |
|                         |           | <hr/>      |
|                         |           | 346,197.19 |

**IFT LETTER OF AGREEMENT**

Per P.A. 334 or 1993

**INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE  
LETTER OF AGREEMENT:**

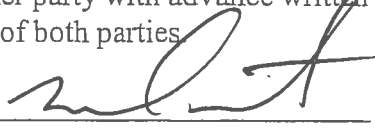
This agreement between (company) \_\_\_\_\_ and the City of Fraser is for the purpose of fulfilling the requirements of P.A. 198, as amended, in P.A. 334, Section 22. In consideration of approval of this exemption certificate, the (company) \_\_\_\_\_ understands that through its investment of (money) \_\_\_\_\_ and the City of Fraser, by its investment of the IFT, are mutually investing in and benefiting from this economic development project, and, furthermore, agree to the following:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This agreement is assignable and transferable by either party with advance written consent. The agreement may only be altered upon mutual consent of both parties

\_\_\_\_\_  
City of Fraser

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature (applicant)

2.20.14  
\_\_\_\_\_  
Date

**INDUSTRIAL FACILITIES EXEMPTION APPLICATION  
AFFIDAVIT OF FEES**

We do swear and affirm by our signatures below that "no payment of any kind in excess of the fee allowed, by PA Act 198 of 1974, as amended by Public Act 323 of 1996, has been made or promised in exchange for favorable consideration of an exemption certificate application."

\_\_\_\_\_  
City of Fraser

Signed \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_

Dated \_\_\_\_\_

Applicant: MONARCH INDUSTRIAL GROUP

Signed  \_\_\_\_\_

Print Name MICHAEL HERBERT

Title PRESIDENT

Dated 2.20.14

Applicant Name

## Fiscal Statement (to be completed by local unit)

|                                                            | <u>YES</u>               | <u>NO</u>                |
|------------------------------------------------------------|--------------------------|--------------------------|
| Is this project:                                           |                          |                          |
| Real Property?                                             | <input type="checkbox"/> | <input type="checkbox"/> |
| Personal Property?                                         | <input type="checkbox"/> | <input type="checkbox"/> |
| Both Real and Personal Property - New Facility?            | <input type="checkbox"/> | <input type="checkbox"/> |
| Both Real and Personal Property - Rehabilitation Facility? | <input type="checkbox"/> | <input type="checkbox"/> |
| Both New and Replacement Facility?                         | <input type="checkbox"/> | <input type="checkbox"/> |

Estimated Project Investment (not assessed value):

|               |                   |       |
|---------------|-------------------|-------|
| Real Property | Personal Property | Total |
|---------------|-------------------|-------|

|                                                                                                                                                    | <u>YES</u>               | <u>NO</u>                | <u>REMARKS</u> |
|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|----------------|
| 1. A. Has the proper local authority reviewed the plan?                                                                                            | <input type="checkbox"/> | <input type="checkbox"/> | _____          |
| B. Is the project located in a certified industrial park?                                                                                          | <input type="checkbox"/> | <input type="checkbox"/> | _____          |
| C. Is this a renovation or expansion of an existing building?                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | _____          |
| 2. Will this project require improvement of your road service?                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | _____          |
| 3. Will this project require improvement of your sanitary sewer services?                                                                          | <input type="checkbox"/> | <input type="checkbox"/> | _____          |
| 4. Will this project require improvement of your storm sewer services?                                                                             | <input type="checkbox"/> | <input type="checkbox"/> | _____          |
| 5. Will this project require improvement of your water services?                                                                                   | <input type="checkbox"/> | <input type="checkbox"/> | _____          |
| 6. Will this project require additional police personnel, police equipment or a need for new police building expansion?                            | <input type="checkbox"/> | <input type="checkbox"/> | _____          |
| 7. Will this project require the need for additional fire personnel, additional or specialized fire equipment or the need for a new fire building? | <input type="checkbox"/> | <input type="checkbox"/> | _____          |
| 8. Will this project require other costs?                                                                                                          | <input type="checkbox"/> | <input type="checkbox"/> | _____          |
| 9. Are costs of infrastructure elements to be provided through Local Development Finance Authority or Tax Increment Finance Authority Bonds?       | <input type="checkbox"/> | <input type="checkbox"/> | _____          |

If you answered yes to any of questions 2 through 8, the appropriate sections of the Supplement to Fiscal Statement form must be completed and accompany the IFT application. Call (517) 373-3272 to obtain that form.

### LOCAL UNIT CERTIFICATION

This is to certify that the following has been provided as accurately as possible.

|           |                                                    |
|-----------|----------------------------------------------------|
| Signature | Name and Title of Local Governmental Unit Official |
|-----------|----------------------------------------------------|

## **PRESENTATION**

### **Options and Scenarios Under Current Rate System**

I have reviewed the meeting replay and talked to Tim for clarification on what is wanted by the Council with respect to water information. On February 28<sup>th</sup> we provided a report reviewing a variety of options available and the amount of savings or new revenues that would be generated with these actions. I had hoped to go deeper into these items at the last Council meeting with the expectation of getting direction from the Council on which items were of interest, which were not and which the Council would like to see adjusted and recalculated. Unfortunately due to serious illness I was unable to see that accomplished. Needless to say I have had a few days to review that report and the comments from the meeting and I have concluded that perhaps it best that I go over each item and show the impact on the current RTS change under the current rate system to show the impact of each option. This will allow each of you to determine which items are worth further consideration, discussion and even adoption with the new water and sewer rate in June. I will cover each by general topic.

### **DEBT SERVICE OPTIONS**

Refinance the Debt: I provided a lot of information which demonstrates that this solution is impractical and even if enacted would provide minimal savings after a great deal of effort. It is simply a matter of numbers:

- 1) Of the \$4.4 million of fixed charges debt service is only 24% of that total number.
- 2) Even if you could refinance the debt with **zero interest** this would reduce the entire debt service principal and interest of \$19.7 million to \$14.8 million or 25%.
- 3) Since debt service is 24% of the total RTS reducing this by 25% means a total RTS reduction of 6%. ( $25\% \times 24\% = 6\%$ )
- 4) At \$5.35/unit this is a reduction of \$.32/unit.
- 5) For the largest user group at 6 units of water/month the total savings on RTS is \$1.92/month.

In other words, refinancing the debt only addresses part of the debt service total. Since the total debt service is less than 24% of the total fixed charges of \$4.4 million the only way to reduce the RTS significantly is to move all of the debt to another charge which will reduce the RTS the full 24%.

*There are many other options that will have a more significant impact on the RTS so this option is best discarded from further consideration.*

Pay Debt Service through Tax Millage: As noted in two past water rate presentations over the past several years this option moves the entire debt service to taxes saving the full 24% of RTS. However, from numerous discussions this issue appears DOA and will no longer be considered.

A Separate Debt Service Charge: This new charge would remove all of the debt service from the RTS reducing it from \$5.35 to \$4.07/unit of water or \$7.68/month for our 6 unit user group.

As noted in the March 7 Update, this could be applied by address so multi-unit residential facilities would be paying this charge per dwelling unit.

In order for this option to be considered there would have to be some savings to the residential users and at the \$10/month rate in the March 7 update this is not possible.

Reducing the debt service charge to \$5/month for each residential unit will provide this savings. However, commercial/industrial customers will find their monthly debt service bill to be \$54.75/month.

*I believe this is a strong option and should be considered and applied as recommended.*

Fire Suppression Charge:

These are directly connected to our system without a meter. So a RTS charge is not paid for this service. A new charge of \$170/month of the 138 fire suppressed facilities will generate additional revenue of \$281,520 per year. This will reduce the RTS \$.54/water units used. For our largest user group of 6 units per month this would reduce their RTS \$3.24/month.

*I believe this is a strong option and should be considered and applied as recommended.*

Add RTS and Meter Charges to Irrigation Meters:

We need to charge irrigation meters a fixed charge based solely on a proportionate amount of the \$1.7 million fixed costs related to the water system in addition to the current commodity charge. The calculations result in a \$1.00/unit charge RTS to the bills for these irrigation meters. Based on current consumption through these meters of 120,926 units meaning the additional revenue for water RTS would be \$120,926.

The same protocol should be used for these meters as we use for our regular meters, namely a separate meter charge. For residential meters this would be up to \$5.00/month; for 1" meters this would be up to \$8.00/month. Business/Commercial meters from 2-6" would be charged as with the regular meters as well. If the full amount were to be charged this would add additional monthly revenue of \$22,600 or \$271,200/year. (See spreadsheet). Of particular concern here is that we actually have larger meters used as irrigation meters. Such large meters are not needed for irrigation purposes so the addition of this meter charge may result in smaller replacement meters in the future.

This option, if enacted, would reduce the RTS \$.52/unit of water used or \$3.12/month on a 6 unit/month customer.

*I believe this is a strong option and should be considered and applied as recommended.*

#### Increasing the Meter Charges:

In order to maintain the current system, it is clear to me that we need to compromise our rate system and begin to blend in a fixed meter charge so as to reduce the RTS charge to a reduced level.

I am proposing to increase the residential meter charges for the 5/8" meters to \$5.00/month and 1" meters to \$8.00/month. Commercial and Industrial meter charges will go up a significantly greater amount. A spreadsheet is included illustrating the amounts. The total revenue increase from such a change is in excess of \$404,000. This is not a charge for meter services; it is purely a means of diversifying the fixed component of our revenues. This would be considered a hybrid of our current rates system keeping the basic elements of distributing fixed costs through use as well as increasing certain other fixed charges in their monthly bill.

This option, if enacted, would reduce the RTS \$.77/unit of water used or \$4.62/month for our 6 unit/month customer.

*I believe this is a strong option and should be considered and applied as recommended.*

### **CONCLUSION**

The cumulative impact of all of the changes above would reduce the RTS from the current \$5.35/unit of water used to \$2.24/unit of water used or a reduction of \$3.11/unit of water used or \$18.66/month on our 6 unit/month water customers.

The only caveat is that the savings are not uniform in impact. Because of some of the fixed cost components lower end users could end up paying more so if this is an issue we need to look at reducing the minimum charge, currently at \$20/month, to offset these increases. This will have a small impact on revenues softening the total impact of these changes. This is what makes it difficult to predict any scenario better than provided as our current rate system has several other charges that affect the outcome if adjusted.

Therefore, it is our recommendation that the Council consider all of these changes as noted above, enact as presented or adjust as you see fit so the Administration has clear guidelines to allow for us to build a rate system and provide the feedback desired in the form of rate scenarios.

### **OPTIONS UNDER A NEW RATE SYSTEM**

The most common rate system used throughout the country is an equivalent meter system, or know here as a meter system. The arguments for such a system are well

known and will be repeated here for members of Council not fully familiar with the rate system.

### Background:

The equivalent meter system distributes fixed costs based on a fixed value, namely the size of the meter providing service. Using a series of calculus formulas each meter is assigned a numerical value that is a multiple of the residential meter and the calculations provide the conversion accounting for peak water capacity and other values important to large water customers. The City of Fraser is charged by DWSD and our drain commissions for two values, one average day and peak hour for water and sewer demands. The water and sewer systems are sized according to these demands so the equivalent meter system charges the customers for their part of the demand on a calculated basis.

Arguments against this system have focused on an unfair shift to businesses the cost of our water and sewer utility. This, I do not believe, accurately states the issue. Essentially, the City has two very specific charges.

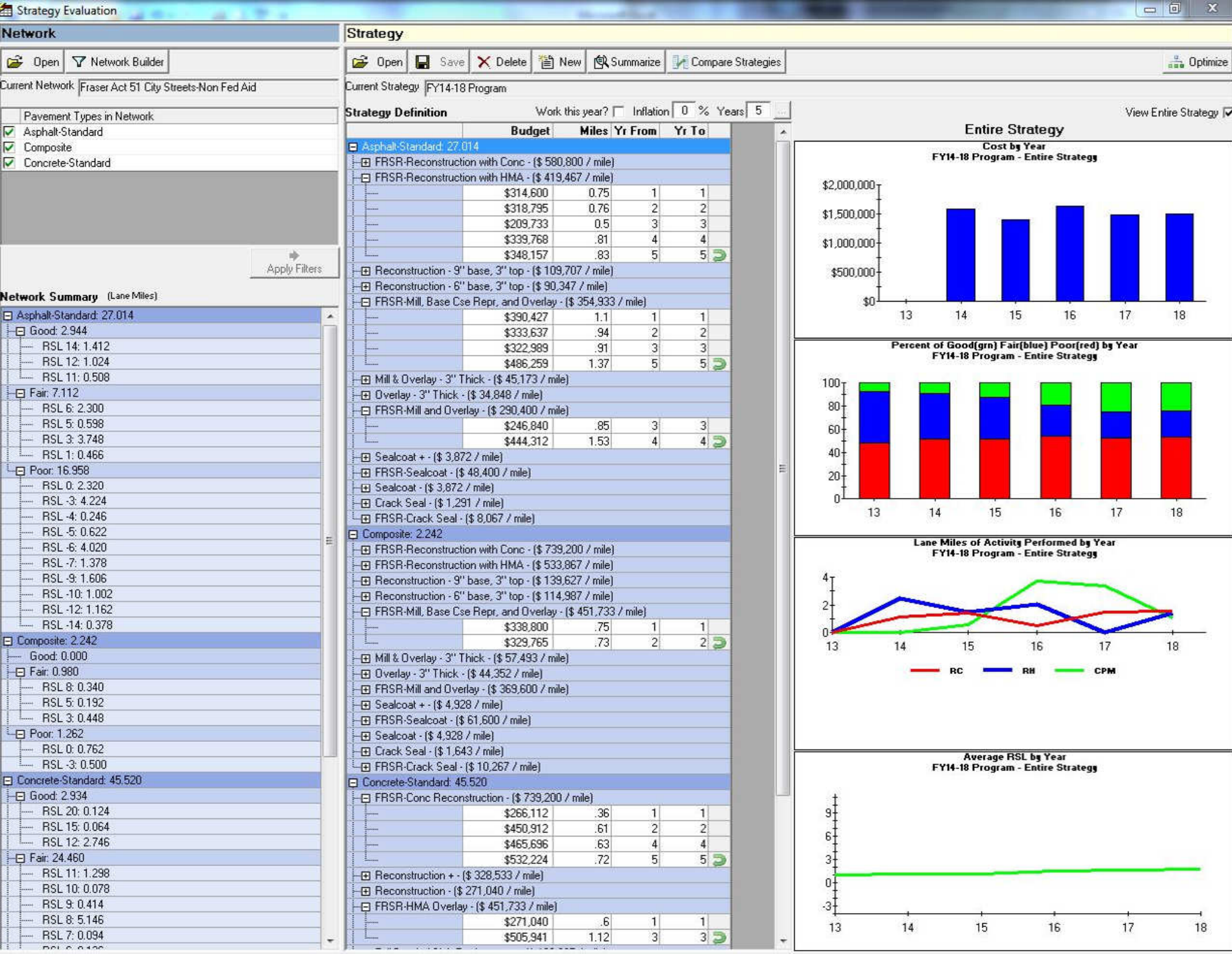
First, we have a commodity charge which bills each customer on the basis of the amount of water and sewer used. This is the usage charge.

The second charge is our fixed charge, or RTS. This charge is based on the fixed costs of the system that have nothing to do with the amount of water used. It is a cost that must be paid regardless of usage. Since it is the large users whose demand has much to do with the design and size of the system the equivalent meter rate system uses the meter size to distribute these fixed costs to those whose demands drive the fixed cost component of the rate. In Fraser the largest 50 water users, depending on the month of the year, use 20-25% of all of our water sold. This means that 1% of our customers use nearly  $\frac{1}{4}$  of the water sold in Fraser showing that it is the large users that have a significant impact on our fixed costs.

Our current rate system, by distributing these costs based on usage confuses the true fixed cost components and it can be argued unfairly burdens smaller users and residential users for costs that would not exist were it not for the large high demand users. For example, a residential subdivision can be easily served for residential and fire suppression with 6" distribution lines with 8" mains serving the community. In my past community these were the typical lines used within the city to provide service. In contrast, Fraser has lines that are 12" in our industrial park and other places to meet the peak demands. With these larger lines come higher maintenance and replacement costs which are a significant part of the fixed costs.

Under the equivalent meter system the unsubsidized rate for RTS is \$40.33/month. Adjustments can be made on the low end at the discretion of the Council which will affect the rates to a minor degree. More importantly, if this system is used the

revenues are predictable and the Administration will be able to remove some of the loading on the commodity charge which will further offset the overall bill of our residential customers.



## FY 14-18 Street Repair List

### 2014 Road Program

### Budget Est.

#### Asphalt Street Reconstruction

|         |                    |              |
|---------|--------------------|--------------|
| Hanover | McNamee to Grove   | \$105,000.00 |
| Leota   | 13 Mile to Hanover | \$210,000.00 |

#### Asphalt Street Rehabilitation

|       |                    |              |
|-------|--------------------|--------------|
| Cyril | 13 Mile to Masonic | \$390,500.00 |
|-------|--------------------|--------------|

#### Composite Street Rehabilitation

|           |                    |              |
|-----------|--------------------|--------------|
| Cambridge | Hayes to Exeter    | \$225,000.00 |
| Cambridge | Exeter to Kingston | \$112,500.00 |

#### Concrete Street Reconstruction

|            |                  |              |
|------------|------------------|--------------|
| Grettel Ct | Grettel to End   | \$59,200.00  |
| Regal      | Grettel to Moors | \$207,200.00 |

#### Concrete Street Rehabilitation

|           |                    |              |
|-----------|--------------------|--------------|
| Northwood | Breezeway to Snow  | \$216,000.00 |
| Snow      | Northwood to Kelly | \$54,000.00  |

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**2014 Subtotal      \$1,579,400.00**

### 2015 Road Program

### Budget Est.

#### Asphalt Street Reconstruction

|          |                   |              |
|----------|-------------------|--------------|
| Callahan | Hayes to Grove    | \$218,400.00 |
| College  | Caroline to Utica | \$101,640.00 |

#### Asphalt Street Rehabilitation

|        |                     |              |
|--------|---------------------|--------------|
| Elodie | Cyril to Cyril      | \$242,110.00 |
| Newman | Admiral to Kingston | \$90,880.00  |

#### Composite Street Rehabilitation

|               |  |             |
|---------------|--|-------------|
| Norwich Ct    |  | \$65,700.00 |
| Oxford Ct     |  | \$65,700.00 |
| Hampton Ct    |  | \$65,700.00 |
| Sheffield Ct. |  | \$65,700.00 |
| Bristol Ct.   |  | \$65,700.00 |

#### Concrete Street Reconstruction

|             |                        |              |
|-------------|------------------------|--------------|
| Exeter Ct   | Cambridge to End       | \$88,800.00  |
| Summer Lane | Breezeway to Breezeway | \$362,600.00 |

#### Concrete Street Maintenance

|            |                   |             |
|------------|-------------------|-------------|
| Fraser Ave | 14 Mile to Sewel  | \$29,000.00 |
| Sewel      | West End to Janet | \$37,500.00 |

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**2015 Subtotal      \$1,499,430.00**

## FY 14-18 Street Repair List

### 2016 Road Program

### Budget Est.

|                                       |                      |                       |
|---------------------------------------|----------------------|-----------------------|
| <i>Asphalt Street Reconstruction</i>  |                      |                       |
| Park Lane                             | Utica to Gladys      | \$210,000.00          |
| <i>Asphalt Street Rehabilitation</i>  |                      |                       |
| Luxembourg                            | Conc to Fruehauf     | \$269,090.00          |
| Vernetta                              | Cyril to Schoolcraft | \$53,960.00           |
| <i>Asphalt Street Maintenance</i>     |                      |                       |
| Gladys                                | Anita to Park        | \$34,220.00           |
| General                               | Garfield to Heisner  | \$213,440.00          |
| <i>Concrete Street Rehabilitation</i> |                      |                       |
| Forrest                               | Masonic to Marcie    | \$93,600.00           |
| Karolyn                               | Craig to Marcie      | \$60,300.00           |
| Craig                                 | Cindy to Karolyn     | \$48,600.00           |
| Marcie                                | Karolyn to Forrest   | \$99,000.00           |
| Cindy                                 | Craig to Lauren      | \$86,400.00           |
| Lauren                                | Grove to Dead end    | \$69,300.00           |
| Jennifer Ct                           | Forrest to end       | \$46,800.00           |
| <i>Concrete Street Maintenance</i>    |                      |                       |
| Sherwood Ln                           | Hayes to Masonic     | \$90,750.00           |
| Lincolnshire Ln                       | Sherwood to Sherwood | \$62,500.00           |
| Eveningside                           | 13 Mile to Masonic   | \$129,250.00          |
| Slumber                               | Breezeway to Masonic | \$74,000.00           |
| <b>2016 Subtotal</b>                  |                      | <b>\$1,641,210.00</b> |

### 2017 Road Program

### Budget Est.

|                                       |                        |                       |
|---------------------------------------|------------------------|-----------------------|
| <i>Asphalt Street Reconstruction</i>  |                        |                       |
| Toulouse                              | Conc to Fruehauf       | \$341,880.00          |
| <i>Asphalt Street Maintenance</i>     |                        |                       |
| Duncan                                | End to Klein           | \$187,340.00          |
| Otto                                  | End to Klein           | \$189,080.00          |
| S. Otto                               | Klein to End           | \$68,440.00           |
| <i>Concrete Street Reconstruction</i> |                        |                       |
| Spring Ct                             | East Wind to East Wind | \$469,160.00          |
| <i>Concrete Street Maintenance</i>    |                        |                       |
| French Creek Dr.                      | Hayes to Utica         | \$147,500.00          |
| Kingston                              | West End to Fruehauf   | \$83,000.00           |
| <b>2017 Subtotal</b>                  |                        | <b>\$1,486,400.00</b> |

## FY 14-18 Street Repair List

### 2018 Road Program

### Budget Est.

#### Asphalt Street Reconstruction

|         |                   |              |
|---------|-------------------|--------------|
| Linden  | Kendall to Utica  | \$166,320.00 |
| Kendall | Fraser to Masonic | \$181,440.00 |

#### Asphalt Street Rehabilitation

|             |                         |              |
|-------------|-------------------------|--------------|
| N. Gardenia | W. Gardenia to Sycamore | \$111,470.00 |
| W. Gardenia | N. Gardenia to Mulvey   | \$159,750.00 |
| Sycamore    | W. Gardenia to Blossom  | \$133,480.00 |
| Blossom     | W. Gardenia to Sycamore | \$58,220.00  |
| Camellia    | W. Gardenia to end      | \$22,720.00  |

#### Concrete Street Reconstruction

|         |                        |              |
|---------|------------------------|--------------|
| Airport | Eveningside to Slumber | \$532,800.00 |
|---------|------------------------|--------------|

#### Concrete Street Maintenance

|                |                         |             |
|----------------|-------------------------|-------------|
| Christini Ct   |                         | \$28,250.00 |
| Hidden Pine Dr | 15 Mile to French Creek | \$74,750.00 |
| Deepwood Ct. W |                         | \$15,000.00 |
| Deepwood Ct. E |                         | \$13,000.00 |

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|                      |                       |
|----------------------|-----------------------|
| <b>2018 Subtotal</b> | <b>\$1,497,200.00</b> |
|----------------------|-----------------------|

# FY 14-18 Street Repair Breakdown

|      |       | 2014  |                       | 2015  |                       | 2016  |                       | 2017  |                       | 2018  |                       |
|------|-------|-------|-----------------------|-------|-----------------------|-------|-----------------------|-------|-----------------------|-------|-----------------------|
|      |       | Ln Mi | Budget                | Ln Mi | Budget                | Ln Mi | Budget                | Ln Mi | Budget                | Ln Mi | Budget                |
| Asph | Recon | 0.75  | \$315,000.00          | 0.76  | \$320,040.00          | 0.50  | \$210,000.00          | 0.81  | \$341,880.00          | 0.83  | \$347,760.00          |
| Asph | Rehab | 1.10  | \$390,500.00          | 0.94  | \$332,990.00          | 0.91  | \$323,050.00          |       |                       | 1.37  | \$485,640.00          |
| Asph | PM    |       |                       |       |                       | 0.85  | \$247,660.00          | 1.53  | \$444,860.00          |       |                       |
| Comp | Recon |       |                       |       |                       |       |                       |       |                       |       |                       |
| Comp | Rehab | 0.75  | \$337,500.00          | 0.73  | \$328,500.00          |       |                       |       |                       |       |                       |
| Comp | PM    |       |                       |       |                       |       |                       |       |                       |       |                       |
| Conc | Recon | 0.36  | \$266,400.00          | 0.61  | \$451,400.00          |       |                       | 0.63  | \$469,160.00          | 0.72  | \$532,800.00          |
| Conc | Rehab | 0.60  | \$270,000.00          |       |                       | 1.12  | \$504,000.00          |       |                       |       |                       |
| Conc | PM    |       |                       | 0.53  | \$66,500.00           | 2.85  | \$356,500.00          | 1.84  | \$230,500.00          | 1.05  | \$131,000.00          |
|      |       |       | <b>\$1,579,400.00</b> |       | <b>\$1,499,430.00</b> |       | <b>\$1,641,210.00</b> |       | <b>\$1,486,400.00</b> |       | <b>\$1,497,200.00</b> |

### FY 14-18 Water Main Replacement List

| <i>R</i>             | <i>P</i> | <i>Year</i> | <i>Street</i> | <i>Limits</i>          | <i>Length (Ft)</i> | <i>Prop. Size (in)</i> | <i>Budget Est.</i>     |
|----------------------|----------|-------------|---------------|------------------------|--------------------|------------------------|------------------------|
|                      | 1        | 2014        | Utica         | 13 Mile to 14 Mile     | 5820               | 12                     | \$ 1,222,200.00        |
| *                    | 2        | 2014        | Grettel Ct    | Grettel to End         | 180                | 8                      | \$ 32,400.00           |
| *                    | 2        | 2014        | Regal         | Grettel to Moors       | 750                | 8                      | \$ 135,000.00          |
| *                    | 3        | 2014        | Northwood     | Breezeway to Snow      | 1285               | 8                      | \$ 231,300.00          |
| *                    | 3        | 2014        | Snow          | Northwood to Kelly     | 320                | 8                      | \$ 57,600.00           |
| <b>2014 Subtotal</b> |          |             |               |                        |                    |                        | <b>\$ 1,678,500.00</b> |
|                      |          |             |               |                        |                    |                        |                        |
|                      | 1        | 2015        | 14 Mile       | Garfield to Fraser     | 2125               | 12                     | \$ 446,250.00          |
|                      | 1        | 2015        | 14 Mile       | Edgegrove to Garfield  | 2025               | 12                     | \$ 425,250.00          |
| *                    | 2        | 2015        | College       | Caroline to Utica      | 620                | 8                      | \$ 111,600.00          |
| *                    | 2        | 2015        | Summer Lane   | Breezeway to Breezeway | 1190               | 8                      | \$ 214,200.00          |
| *                    | 3        | 2015        | Elodie        | Cyril to Cyril         | 1710               | 8                      | \$ 307,800.00          |
| <b>2015 Subtotal</b> |          |             |               |                        |                    |                        | <b>\$ 1,505,100.00</b> |
|                      |          |             |               |                        |                    |                        |                        |
|                      | 1        | 2016        | Kingston      | Fruehauf to Utica      | 1985               | 8                      | \$ 357,300.00          |
| *                    | 2        | 2016        | Park Lane     | Utica to Gladys        | 1640               | 8                      | \$ 295,200.00          |
| *                    | 3        | 2016        | Luxembourg    | Conc to Fruehauf       | 2060               | 8                      | \$ 370,800.00          |
| *                    | 3        | 2016        | Vernetta      | Cyril to Schoolcraft   | 400                | 8                      | \$ 72,000.00           |
| *                    | 3        | 2016        | Gladys        | Park to Anita          | 350                | 8                      | \$ 63,000.00           |
| <b>2016 Subtotal</b> |          |             |               |                        |                    |                        | <b>\$ 1,158,300.00</b> |
|                      |          |             |               |                        |                    |                        |                        |
|                      | 1        | 2017        | 13 Mile       | Fall to Kelly          | 1200               | 12                     | \$ 252,000.00          |
|                      | 1        | 2017        | Kelly         | 13 Mile to Breezeway   | 900                | 12                     | \$ 189,000.00          |
| *                    | 2        | 2017        | Toulouse      | Conc to Fruehauf       | 2400               | 8                      | \$ 432,000.00          |
| *                    | 2        | 2017        | Spring Ct     | East Wind to East Wind | 1675               | 8                      | \$ 301,500.00          |
| *                    | 3        | 2017        | Otto          | Klein to Hilda         | 265                | 8                      | \$ 47,700.00           |
| *                    | 3        | 2017        | Duncan        | Klein to Hilda         | 700                | 8                      | \$ 126,000.00          |
| <b>2017 Subtotal</b> |          |             |               |                        |                    |                        | <b>\$ 1,348,200.00</b> |
|                      |          |             |               |                        |                    |                        |                        |
|                      | 1        | 2018        | 13 Mile       | York to Groesbeck      | 3300               | 12                     | \$ 693,000.00          |
| *                    | 2        | 2018        | Linden        | Kendall to Utica       | 1030               | 8                      | \$ 185,400.00          |
| *                    | 2        | 2018        | Airport       | Eveningside to Slumber | 1910               | 8                      | \$ 343,800.00          |
| <b>2018 Subtotal</b> |          |             |               |                        |                    |                        | <b>\$ 1,222,200.00</b> |

\* Road Work Associated

1 Flow / Breaks - Other High Priority Locations

2 Road Reconstruction Related - Undersized and/or Breaks

3 Road Rehabilitation Related - Undersized and/or Breaks

|                     |                 | <b>Year</b>           |                       |                       |                       |                       |
|---------------------|-----------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>WM Totals</b>    | <b>Priority</b> | <b>2014</b>           | <b>2015</b>           | <b>2016</b>           | <b>2017</b>           | <b>2018</b>           |
| 2014 \$1,678,500.00 | 1               | \$1,222,200.00        | \$871,500.00          | \$357,300.00          | \$441,000.00          | \$693,000.00          |
| 2015 \$1,505,100.00 | 2               | \$167,400.00          | \$325,800.00          | \$295,200.00          | \$733,500.00          | \$529,200.00          |
| 2016 \$1,158,300.00 | 3               | \$288,900.00          | \$307,800.00          | \$505,800.00          | \$173,700.00          | \$0.00                |
| 2017 \$1,348,200.00 |                 | <b>\$1,678,500.00</b> | <b>\$1,505,100.00</b> | <b>\$1,158,300.00</b> | <b>\$1,348,200.00</b> | <b>\$1,222,200.00</b> |
| 2018 \$1,222,200.00 |                 |                       |                       |                       |                       |                       |

1 Flow / Breaks - Other High Priority Locations

2 Road Reconstruction Related - Undersized and/or Breaks

3 Road Rehabilitation Related - Undersized and/or Breaks

**Road Related**

|      |              |
|------|--------------|
| 2014 | \$456,300.00 |
| 2015 | \$633,600.00 |
| 2016 | \$801,000.00 |
| 2017 | \$907,200.00 |
| 2018 | \$529,200.00 |



# City of Fraser

31250 KENDALL • FRASER, MICHIGAN 48026



From the Office of

**BERNARD J. VAN FLETEREN**

PUBLIC WORKS SUPERINTENDENT

WATER & SEWER

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## MEMORANDUM

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**TO:** Rich Haberman, City Manager  
**FROM:** Bernard J. Van Fleteren, Department of Public Works Superintendent  
**DATE:** March 11, 2013  
**RE:** City Buildings – Estimated Cost Sheets

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Enclosed are the estimates for the improvements to the following City buildings:

- Fraser Senior Housing
- City Hall
- Steffens Park Tennis Courts
- Senior Center
- Reindel Park
- DPW

The total estimated cost for all building improvements is \$1,029,865.75 - \$1,051,895.75.

## CITY HALL ESTIMATED COST SHEET

| IMPROVEMENT                    | ESTIMATED COST      |
|--------------------------------|---------------------|
| Parking Lot Replacement        | \$215,000.00        |
| Parking Lot Widening           | \$46,250.00         |
| Furnace Direct Digital Control | \$94,311.00         |
| <b>TOTAL ESTIMATED COST</b>    | <b>\$355,561.00</b> |



BJ VanFleteren <bjv@micityoffraser.com>

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**FW: Steffens Park Tennis Courts**

1 message

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**Mike Vigneron** <mvigneron@aewinc.com>

Wed, Feb 13, 2013 at 4:56 PM

To: BJ VanFleteren <bjv@micityoffraser.com>

BJ,

Below is the email which outlines our estimate of the work for the tennis courts. Please let me know if you need anything else. Thanks.

**Michael A. Vigneron, PE**  
Senior Project Engineer



**Anderson, Eckstein, and Westrick, Inc.**

51301 Schoenherr Road, Shelby Twp., MI 48315  
Phone: 586-726-1234 Fax No: 586-726-8780  
E-mail: mvigneron@aewinc.com

**Engineering Strong Communities**

 Please consider the environment before printing this email.

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**From:** Mike Vigneron  
**Sent:** Thursday, December 06, 2012 8:24 AM  
**To:** BJ Van Fleteren  
**Cc:** Scott Lockwood  
**Subject:** Steffens Park Tennis Courts



BJ,

We reviewed the tennis courts at Steffens Park on Wednesday Nov. 21 to evaluate the condition and prepare an estimate for rehabilitation. Based on our observations, we feel that the court can be resurfaced with minor base repairs and joint repairs, and does not need to be reconstructed at this time. Our estimate for rehabilitation includes 1 ½" milling and overlay of the courts, installation of a paving fabric, approximately 20 square yards of full depth repairs and 300 feet of joint repairs, removing and replacing the existing posts, sawing and sealing relief joints, applying three coats of a 3-color acrylic wearing system, striping the courts and restoring any disturbed areas. To complete this work, we estimate \$85,000 for construction and an additional \$20,000 for engineering, inspection and contingencies, for a total project budget of \$105,000.

Please let us know if you have any questions regarding the proposed scope of work or the estimated costs. Thank you.

**Michael A. Vigneron, PE**  
Senior Project Engineer

**Anderson, Eckstein, and Westrick, Inc.**

51301 Schoenherr Road, Shelby Twp., MI 48315  
Phone: 586-726-1234 Fax No: 586-726-8780  
E-mail: mvigneron@aewinc.com

***Engineering Strong Communities***

 Please consider the environment before printing this email.

# SENIOR CENTER ESTIMATED COST SHEET

| IMPROVEMENT                      | ESTIMATED COST      |
|----------------------------------|---------------------|
| Replacement of Roof              | \$70,000.00         |
| Parking Lot Replacement          | \$117,900.00        |
| Exterior Painting of Building    | \$8,345.00          |
| Interior Painting of Gym         | \$6,589.00          |
| Furnace Update                   | \$11,547.00         |
| Furnace Direct Digital Control   | \$37,771.00         |
| Replace Sidewalk Around Building | \$20,000.00         |
| <b>TOTAL ESTIMATED COST</b>      | <b>\$272,152.00</b> |

## REINDEL PARK ESTIMATED COST SHEET

| IMPROVEMENT                   | ESTIMATED COST                 |
|-------------------------------|--------------------------------|
| Replacement of Roof           | \$20,000.00                    |
| Exterior Painting of Building | \$1,500.00-\$2,500.00          |
| <b>TOTAL ESTIMATED COST</b>   | <b>\$21,500.00-\$22,500.00</b> |

# DEPARTMENT OF PUBLIC WORKS ESTIMATED COST SHEET

| IMPROVEMENT                                     | ESTIMATED COST                   |
|-------------------------------------------------|----------------------------------|
| Parking Lot & Improvements                      | \$94,875.00                      |
| Replacement of Roof                             | \$75,000.00                      |
| Replacement of Garage Doors                     | \$13,200.00                      |
| Furnace Update                                  | \$24,000.00                      |
| Furnace Direct Digital Control                  | \$34,221.00                      |
| Exterior Painting of Building                   | \$1,500.00-\$2,500.00            |
| Repair of Exterior Rusted out Metal on Building | \$30,000-\$50,000                |
| <b>TOTAL ESTIMATED COST</b>                     | <b>\$272,796.00-\$293,796.00</b> |



## EXECUTIVE SUMMARY

We understand the project consists of reconstructing the Portland cement concrete pavement along James J Pompo Drive in Fraser, Michigan. The age of the existing pavements were not available upon completion of this report. Final grades were not available upon completion of this investigation, however, we anticipate final grades will match existing grades.

The Portland cement concrete pavement ranges in thickness from 8 to 10-1/2 inches. A crushed concrete sand and gravel aggregate base course is present below the Portland cement concrete of boring B-1 and measures 6 inches in thickness. Fill soils, consisting of loose silty sand and stiff silty clay, are present below the pavement section of the remaining borings and extend to depths ranging from 16 inches to the explored depth of 4 feet. Buried silty sand topsoil underlies the silty clay fill within boring B-2 and extends to an approximate depth of 3-1/2 feet below grade. Native granular soils, consisting of loose to medium compact sand and silty sand, are present below the silty clay fill and buried silty sand topsoil within borings B-2 and B-3 and extend to the explored depth of 4 feet. Groundwater was not encountered within the borings during or upon completion of drilling operations.

The existing pavement is generally in poor condition with approximately half of the pavements exhibiting moderate to high joint and fatigue cracking. The age of the existing pavements was not available upon completion of this report, however, it appears the pavement is approximately at the end of its serviceable life. Therefore, we recommend completely removing the existing pavements and aggregate base course, where present, proof roll the existing subgrade soils, then construct a new Portland cement concrete pavement section.

According to AEW, the City of Fraser standard pavement section along industrial area roads consists of either 9 or 10 inches of MDOT P1 non-reinforced Portland cement concrete supported by 6 inches of MDOT 21AA dense graded material. Based on the results of our findings, we estimate 5 million equivalent 18-kip single-axle loads (ESALs) for the 10 inch Portland cement concrete section and 2.7 million equivalent 18-kip single-axle loads (ESALs) for the 9-inch Portland cement concrete section over a 30 year design life. Once actual truck traffic data becomes available, G2 should be notified so that we can re-evaluate the recommendations provided herein.

Proper pavement drainage is essential given the presence predominately cohesive soils. We recommend edge drains be provided continuously along curbs since they can become a source of water infiltration into the pavement subgrade. Such drains should extend to minimum depths of 4 inches below the bottom of the proposed aggregate base course. These drains could be connected to nearby catch basins. The pavement and subgrade should be properly sloped to promote effective surface and subsurface drainage and prevent water from ponding. We also recommend pavement subbase materials consist of non-frost-susceptible aggregates where possible.

This summary should not be considered separate from the entire text of this report, with all the conclusions and qualifications mentioned herein. Details of our analyses and recommendations are discussed in the following sections and in the Appendix of this report.