

**ALPENA CITY COUNCIL MEETING**

**March 07, 2022 – 6:00 p.m.**

**AGENDA**

The Meeting Will be Held In-Person at City Hall. The Meeting Can Be Viewed Virtually with the Login Information as Follows:

**From a Computer, Tablet or Smartphone:** <https://www.gotomeet.me/CityofAlpena>

**Dial in Using a Phone:** United States: [+1 \(646\) 749-3112](tel:+16467493112)

**Access Code:** 667-050-061

1. Call to Order.
2. Pledge of Allegiance.
3. Approval and Modification of the Agenda.
4. Approve Minutes – Regular Session of February 21, 2022.
5. Citizens Appearing Before Council on Agenda and Non-Agenda Items (Citizens Shall be Allowed a Maximum of Five (5) Minutes Each to Address Their Concerns. This is the Only Time During a Council Meeting that Citizens are Allowed to Address the Council).
6. Public Hearing.
7. Consent Agenda.
  - A. Bills to be Allowed, in the Amount of \$372,447.27.
  - B. Approval of the 2021 Industrial Facility Tax Monitoring Reports.
  - C. Mayoral Appointment of Quintin Meek to the Downtown Development Authority for a Four-Year Term Expiring on March 1, 2026.
  - D. Authorization for Mayor Waligora and Clerk Soik to Sign the Discharge of Deferred Payment Mortgage between Thunder Bay Holdings LLC and the City of Alpena.
8. Presentations.
9. Announcements.
10. Mayoral Proclamation.
11. Report of Officers.

Second Reading of Ordinance 22-471, Which Amends the City of Alpena Zoning Map – Bill Pfeifer, City Attorney.
12. Communications and Petitions.
13. Unfinished Business.
14. New Business.

A. Water Production Plant Exterior Door Replacement Proposal – Stephen Shultz, City Engineer.

B. 2022 High Efficiency Lighting Upgrades Proposal – Stephen Shultz, City Engineer.

C. County-Wide Clean-Up Day – Cindy Johnson, Mayor Pro Tem and Alpena Resource Recovery Board Chair.

15. Adjourn.

A handwritten signature in blue ink that reads "Rachel K. Smolinski". The signature is written in a cursive, flowing style.

Rachel Smolinski  
City Manager

## **COUNCIL PROCEEDINGS**

**February 21, 2022**

The Municipal Council of the City of Alpena met in regular session in person on the above date and was called to order at 6:00 p.m. by the Mayor.

Present: Mayor Waligora, Mayor Pro Tem Johnson, Councilmembers Nowak, Mitchell and Walchak.

Absent: None.

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

### **APPROVAL OF THE AGENDA**

Moved by Mayor Pro Tem Johnson, seconded by Councilmember Nowak, to approve the agenda.

Motion carried 5-0.

### **MINUTES**

The minutes of the regular session of February 7, 2022, and special session of February 16, 2022, were approved as printed.

### **CONSENT AGENDA**

Moved by Councilmember Nowak, seconded by Mayor Pro Tem Johnson, that the following Consent Agenda items be approved:

- A. Bills to be allowed, in the amount of \$387,312.40.
- B. Budget amendment request to move budgeted amounts from the Police Department (301) to the newly created Training Funds Department (320) in the amount of \$4,800.

## **MAYORAL PROCLAMATION**

Mayor Waligora proclaimed February 21, 2022, as The Rotary Club of Alpena 100<sup>th</sup> Anniversary Day.

## **ORDINANCE 22-471**

Attorney Pfeifer delivered the first reading of ordinance 22-471, which amends the City of Alpena Zoning Map.

### **WATER PRODUCTION PLANT FILTER DIFFERENTIAL PRESSURE**

#### **TRANSMITTERS AND FLOW METERS PROPOSAL**

The following sealed bids were received on February 8, 2022, for the replacement of seven Differential Pressure Transmitters and seven Flow Meters.

Tempest Enterprises, LLC	Gaylord, MI	\$88,324.83
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John E. Green	Saginaw, MI	Declined to Bid
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Moved by Councilmember Nowak, seconded by Councilmember Walchak, to award the Water Production Plant Filter Differential Pressure Transmitters & Flow Meters to Tempest Enterprises, LLC in the amount of \$88,324.83.

Motion carried 5-0.

### **WATER PRODUCTION PLANT BASIN VALVE REPLACEMENT PROPOSAL**

The following sealed bids were received on February 8, 2022, for the replacement of ten valves in the mixing and sedimentation basins within the Water Production Plant.

Meridian Contracting	Alpena, MI	Valve Replacement	\$137,801
		Wall Repair	\$2,500
		Emergency Startup	\$750

John E. Green

Saginaw, MI

Declined to Bid

Moved by Councilmember Nowak, seconded by Councilmember Mitchell, to award the Water Production Plant Basin Valve Replacement Project to Meridian Contracting in the amount of \$137,801.

Motion carried 5-0.

Moved by Councilmember Nowak, seconded by Mayor Pro Tem Johnson, to approve the wall repair as presented for \$2,500 and not to exceed \$15,000.

Motion carried 5-0.

Moved by Councilmember Nowak, seconded by Councilmember Walchak, to approve the \$750 for emergency startup per its occurrence.

Motion carried 5-0.

#### **COUNCIL POLICY NO. 59**

#### **CAPITAL ASSET MANAGEMENT**

Moved by Mayor Pro Tem Johnson, seconded by Councilmember Walchak, to adopt Council Policy Statement no. 59 for Capital Asset Management.

#### **ADJOURN**

On motion of Councilmember Mitchell, seconded by Mayor Pro Tem Johnson, the Municipal Council adjourned at 6:28 p.m.

Matthew Waligora  
Mayor

ATTEST:

Leilan Bruning  
Deputy City Clerk

# INVOICE REGISTER

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EXP CHECK RUN DATES 03/08/2022 - 03/08/2022

UNJOURNALIZED

OPEN - CHECK TYPE: PAPER CHECK

VENDOR	INVOICE #	DESCRIPTION	AMOUNT
AIRGAS USA LLC	9985775905	VEH MAINT - EQ	70.29
AIRGAS USA LLC	9122268504	VEH MAINT - EQ	45.10
AIRGAS USA LLC	9122397553	VEH MAINT - EQ	30.57
AIRGAS USA LLC	9122698032	SUPPLIES - EMS DISP	31.48
ALLEGRA ALPENA	154588	SUPPLIES - DDA	239.88
ALPENA AREA CHAMBER OF COMM	22285	DINNER TICKETS - COUNCIL	60.00
ALPENA DIESEL SERVICE	71186	VEH MAINT #69	75.17
ALPENA DIESEL SERVICE	19217	VEH MAINT - EQ	815.79
ALPENA DIESEL SERVICE	72161	VEH MAINT #42	68.61
ALPENA DIESEL SERVICE	72021	VEH MAINT #77	67.96
ALPENA DIESEL SERVICE	72315	VEH MAINT #55	141.76
ALPENA POWER COMPANY	030822	ELECTRIC	6,643.80
ALRO STEEL CORP	CB18152AL	VEH MAINT - EQ	57.64
BERG ASSESSING & CONSULTING INC	22-0000383	ASSESSING CONTRACTED SVCS 03/22	7,083.00
BOUND TREE MEDICAL LLC	84405046	SUPPLIES - EMS DISP	696.47
BOUND TREE MEDICAL LLC	84406980	SUPPLIES - EMS DISP	359.40
BOUND TREE MEDICAL LLC	84414532	SUPPLIES - EMS DISP	39.29
BOUND TREE MEDICAL LLC	84416247	SUPPLIES - EMS DISP	1,646.40
BRUCE TILLINGER	022822	MECHANICAL INSP SVCS 02/22	2,696.00
BRUCE TILLINGER	022822	PLUMBING INSP SVCS 02/22	807.20
CHARTER COMMUNICATIONS	0161607022122	FAX LINE - PUBLIC SAFETY	39.98
CHARTER COMMUNICATIONS	0161615022522	FAX LINE - CITY HALL	79.98
CITY OF ALPENA	213-001 0222	SEW/WATER - MCRAE PK	278.58
CITY OF ALPENA	214-001 0222	SEW/WATER - MCRAE PK CONC STND	36.66
CITY OF ALPENA	4524-001 0222	SEW/WATER - LONG LK COLD STORAGE	63.54
CITY OF ALPENA	6432-001 0222	SEW/WATER - LONG LK AVE	698.58
CITY OF ALPENA	10354-001 0222	SEW/WATER - TRAILHEAD	90.42
CONTINENTAL LINEN SERVICE	70483 02/22	RUG/UNIFORM CONT 02/22	771.84
CONTROL SOLUTIONS INC	1838CW	PUMP REPLACEMENT - WWTP	4,808.08
CONTROL SOLUTIONS INC	1852CW	PUMP REPLACEMENT - WWTP	4,862.07
DE LAGE LANDEN FINANCIAL SERVICES	75445477	COPIER LEASE 03/21 - DDA	8.02
DEAN ARBOUR FORD LINCOLN MERCURY	34350	VEH MAINT - POLICE	113.27
DEAN ARBOUR FORD LINCOLN MERCURY	34358	VEH MAINT - EMS	83.36
DEWOLF AND ASSOCIATES	1073	SEMINAR REG - FIRE/EMS	415.00
DORNBOS SIGN & SAFETY INC	60859	SUPPLIES - MARINA	416.62
DTE ENERGY	030822	NATURAL GAS	1,266.87
EAGLE SUPPLY CO	121163	SUPPLIES - FIRE/EMS	323.92
ERIC HAMP	022822	TRAVEL EXPENSE - POLICE	495.95
FAMILY ENTERPRISE EMBROIDERY	66428	SUPPLIES - HR	50.00
FASTENAL COMPANY	MIALP189869	VEH MAINT - EQ	40.69
FASTENAL COMPANY	MIALP190057	VEH MAINT - EQ	103.08
FITZPATRICK'S HARDWARE	5393543	SUPPLIES - MARINA	28.00
FITZPATRICK'S HARDWARE	5393544	MAINT - MARINA	30.98
FITZPATRICK'S HARDWARE	5393649	MAINT - MARINA	65.00
FITZPATRICK'S HARDWARE	5393802	SUPPLIES - MARINA	14.00
FITZPATRICK'S HARDWARE	5393944	MAINT - MARINA	16.74
FITZPATRICK'S HARDWARE	5395377	SUPPLIES - MARINA	350.00
FITZPATRICK'S HARDWARE	5396212	SUPPLIES - MARINA	28.00
FITZPATRICK'S HARDWARE	5397225	MAINT - MARINA	30.98
FITZPATRICK'S HARDWARE	5398530	MAINT - MARINA	19.98
FRANCIS ROSINSKI	022822	ELECTRICAL INSP SVCS 02/22	1,092.00
FREESE HYDRAULICS & EQUIP REPAIR	40732	VEH MAINT #38	84.41
GILMET CONSTRUCTION SERVICES	022822	BUILDING/ZONING/CODE/PLANNING SVCS 02	2,500.00
GRETCHEN KRUSE	022122	UNIFORM REIMB - PUBLIC SAFETY	126.88
GRETCHEN KRUSE	022322	UNIFORM REIMB - PUBLIC SAFETY	47.40
HALLS SERV-ALL	19793	MAINT - PARKS	352.50
HOME DEPOT CREDIT SERVICES	2010111	MAINT - MARINA	46.71
HOME DEPOT CREDIT SERVICES	2010146	MAINT - MARINA	30.11
HOME DEPOT CREDIT SERVICES	2103779	MAINT - MARINA	(18.54)
HOME DEPOT CREDIT SERVICES	1010189	MAINT - MARINA	13.94
HOME DEPOT CREDIT SERVICES	10311	MAINT - MARINA	62.82
HOME DEPOT CREDIT SERVICES	6522966	MAINT - CITY HALL	6.28
HOME DEPOT CREDIT SERVICES	4010577	MAINT - MARINA	257.38
HOME DEPOT CREDIT SERVICES	2010727	SUPPLIES - CEMETERY	72.85
HOME DEPOT CREDIT SERVICES	2515614	MAINT - MARINA	187.50
HOME DEPOT CREDIT SERVICES	9010813	SUPPLIES - FIRE/EMS	21.17
HOME DEPOT CREDIT SERVICES	9024478	MAINT - MARINA	314.08
HOME DEPOT CREDIT SERVICES	8010851	MAINT - MARINA	410.06
HOME DEPOT CREDIT SERVICES	8010914	MAINT - MARINA	20.71
HOME DEPOT CREDIT SERVICES	7010919	MAINT - MARINA	270.00
HOME DEPOT CREDIT SERVICES	7024558	MAINT - MARINA	21.11
HOME DEPOT CREDIT SERVICES	7074587	MAINT - CITY HALL	308.00

## INVOICE REGISTER

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EXP CHECK RUN DATES 03/08/2022 - 03/08/2022

UNJOURNALIZED

OPEN - CHECK TYPE: PAPER CHECK

VENDOR	INVOICE #	DESCRIPTION	AMOUNT
HOME DEPOT CREDIT SERVICES	6024702	MAINT - MARINA	38.35
HOME DEPOT CREDIT SERVICES	5024788	MAINT - MARINA	19.97
HOME DEPOT CREDIT SERVICES	1011020	MAINT - MARINA	37.57
HOME DEPOT CREDIT SERVICES	1011029	MAINT - MARINA	7.95
HOME DEPOT CREDIT SERVICES	1113143	MAINT - MARINA	(8.93)
HOME DEPOT CREDIT SERVICES	625016	SUPPLIES - POLICE	19.97
HOME DEPOT CREDIT SERVICES	64839	SUPPLIES - PUBLIC WORKS	99.96
INTEGRITY MARKETING PRODUCTS	23192	UNIFORMS - FIRE/EMS	1,159.00
JCI JONES CHEMICALS INC	879165	SODIUM HYPOCHLORITE - WATER	7,291.22
JOEL W JETT	021422	TRAVEL EXPENSE - POLICE	30.00
JOHN BRODZIAK	022822	WORK APPAREL ALLOW - PW	147.85
KENNETH PIPER	021522	TRAVEL EXPENSE - FIRE/EMS	443.15
MARILYN BURROWS	AP21-4059C	AMBULANCE REFUND	89.01
MATT RIOPELLE	AP22-0148C	AMBULANCE REFUND	200.00
MHR BILLING SERVICES	4087	BILLING 01/22 - EMS	5,774.76
MICHAEL LENNING	AP21-3528C	AMBULANCE REFUND	61.70
MICHIGAN PIPE & VALVE	T018717	STORES - VALVE	192.00
MICHIGAN PIPE & VALVE	T018876	STORES - CLAMP	496.00
MICHIGAN PIPE & VALVE	T018889	STORES - BEND	360.00
MILLER OFFICE MACHINES	AR18641	COPIER MAINT - CH/PSF	529.83
NYE UNIFORM COMPANY	806733	SUPPLIES - POLICE	18.37
O-SUN COMPANY	8966	SUPPLIES - POLICE	1,095.00
OFFICE DEPOT	18778341	SUPPLIES - IT/PSF	720.44
OFFICE DEPOT	20995907	SUPPLIES - PUBLIC SAFETY	550.14
OVERHEAD DOOR CO OF ALPENA INC	61222	BLDG MAINT - POLICE	237.00
PVS TECHNOLOGIES INC	305696	FERROUS CHLORIDE - SEWER	3,547.92
R & R FIRE TRUCK REPAIR	62102	VEH MAINT - FIRE EQ	663.71
ROCK-N-RESCUE	SO192198	SUPPLIES - FIRE/EMS	217.04
STAPLES	8065288530	SUPPLIES - HR	46.80
STERICYCLE INC	8000997142	SHRED CONTAINER RENT/SVC 01/22	83.43
STRALEY LAMP & KRAENZLEIN PC	34911	MONTHLY FEE 01/22	3,280.00
SUEZ WATER ENVIRONMENTAL SERVICES	202245264	CONT OPERATIONS 02/22	130,101.45
SUEZ WATER ENVIRONMENTAL SERVICES	202245315_318	CONT OPERATION 02/22	19,925.69
SUPERIOR FABRICATING INC	15617	VEH MAINT #41	60.00
SUPERIOR FABRICATING INC	15619	VEH MAINT #41	303.00
SUPERIOR FABRICATING INC	15622	VEH MAINT #41	299.00
TED FESTERLING LLC	9723	VEH MAINT - EQ	536.00
TENURGY LLC	ALP-126	UTILITY RATE SAVINGS 02/22	2,108.81
TERMINAL SUPPLY CO	21750-00	VEH MAINT - EQ	91.00
TETRA TECH INC	51827936	SECOND AVE BRIDGE INSP	72,000.00
THE SHERWIN WILLIAMS CO	9426-6	SUPPLIES - PARKS	149.95
THUNDER BAY AREA	393571	2022 MEMBERSHIP DUES	100.00
THUNDER BAY ARTS COUNCIL	022822	ICE FESTIVAL - DDA	500.00
TRACY MARQUARDT	022122	UNIFORM REIMB - FIRE/EMS	50.55
TRI-CLOR INC	3596-2F	CHEMICAL TANK INSP - WTP	5,300.00
WEINKAUF PLUMBING & HEATING INC	17393	MAINT - CITY HALL	90.00
WEX BANK/SPEEDWAY	79114197	GAS/FUEL-POL/FIRE/EMS/EQ/SUEZ	9,372.81
WITMER PUBLIC SAFETY GROUP	E2127587	SUPPLIES - FIRE/EMS	18.17
WITMER PUBLIC SAFETY GROUP	E2127587.001	SUPPLIES - FIRE/EMS	90.46
YOUNG APPLIANCE CO	0119635	SUPPLIES - FIRE/EMS	189.99

**Total: 312,269.46**

CHECKS RAN ON 2/25/22 (BREAKDOWN OF BILLS PAID ATTACHED)

60,177.81

TOTAL FOR 3/7/22 COUNCIL MEETING

372,447.27

**INVOICE REGISTER**

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EXP CHECK RUN DATES 02/25/2022 - 02/25/2022

UNJOURNALIZED

OPEN - CHECK TYPE: PAPER CHECK

VENDOR	INVOICE #	DESCRIPTION	AMOUNT
ALPENA POWER COMPANY	022522	ELECTRIC	36,220.26
ALPENA POWER COMPANY	022522	ELECTRIC - DDA	61.80
DTE ENERGY	022522	NATURAL GAS	21,444.08
NICOLET NATIONAL BANK	600001803 02/22	PROPERTY PURCHASE - DDA	1,317.81
VISA/ELAN FINANCIAL SERVICES	3610 02/22	SUPPLIES - DDA	46.94
VISA/ELAN FINANCIAL SERVICES	4503 02/22	MONITOR SVC/SUPP - IT/EQ	378.40
VISA/ELAN FINANCIAL SERVICES	6116 02/22	SUPP/VEH MAINT/VEH TRACKER - FIRE/EMS	623.52
WEX BANK/SHELL	78296796	GAS/FUEL-POL/FIRE/EMS/EQ/SUEZ	85.00
Total:			60,177.81



# Memorandum



Date: March 3, 2022  
To: Mayor Waligora and Municipal Council Members  
From: Anna Soik, Clerk/Treasurer/Finance Director  
Subject: 2021 Annual Monitoring Reports

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In compliance with the Monitoring Agreements included in the Industrial Facilities Tax Exemption, Commercial Rehabilitation Exemptions and the Personal Property Tax Exemption approved by the Alpena Municipal Council, annual reports of capital investment and employment are summarized below.

## **David L. Kneeshaw #2011-005**

David L. Kneeshaw was granted a Commercial Rehabilitation Exemption Certificate #2011-005 in 2011 to rehabilitate a building and place a Mexican restaurant, Los Quatro's Amigo, in the building. This was a 10-year exemption which began December 31, 2011 and ended December 30, 2021. This is the final report. The projected capital investment was \$200,000 and fifteen (15) new full-time jobs were projected to be created and three (3) part-time jobs. Mr. Kneeshaw invested \$210,000 which was slightly over the projected amount. Unfortunately, Los Quatro's Amigo shut down after just a few years. Loco Burrito, Inc. moved in and began operations in April of 2014 and closed in 2015. A new tenant agreed to start the business on August 1, 2016. The business was unsuccessful and the lease was terminated on December 24, 2016. On April 1, 2018, Pompeyos Mexican Grill signed a 5-year lease on the building. The business currently has 11 employees, however during the summer that number increases to 20. There were no further capital improvements in 2021. The original capital requirement was met; however, the current employment level is under the original projected level.

## **Alpena Lodging, LLC**

Alpena Lodging, LLC was granted a Commercial Rehabilitation Exemption Certificate #2014-010 in 2014 for property located at 225 River Street. It is a 10-year exemption which began December 31, 2014 and will end December 30, 2024. They projected a capital investment of \$8,250,000 and that 15-20 new full-time jobs will be created. In a letter dated December 29, 2021, Amerilodge Group reported a capital investment of \$8,598,681.73 and land cost of \$378,337. They currently staff 26 employees. It is not clear if they are full-time or part-time. They have exceeded both their investment and employment projections.

## **WG Benjey**

On November 20, 2019, the State Tax Commission issued an Industrial Facilities Exemption certificate #2019-037 to WG Benjey. This is a 9-year exemption for both real and personal property which began December 31, 2019 and will end December 30, 2028. The company projected a capital investment of \$1,067,000 and the creation of 12 full-time jobs. In their report dated February 17, 2022, WG Benjey had capital expenditures of \$1,330,162.01. Since the signing of their application, the company hired 61 employees, however due to the pandemic some employees were let go. The company reports a net gain of 20 employees since December 2018 and are looking to hire more. The company has exceeded both their investment and employment projections.

## **Summary**

All three companies have exceeded their initial capital investment projections. David Kneeshaw's tenant falls short of the original projection of 15 full-time positions. Otherwise, the other two companies have met their employment projections.

These three companies represent \$10,138,844 in capital investments. One of the major goals of abatements is to assist companies to reinvest and stay in the community, along with job retention and/or creation.

Economically, the City must decide if the impact on the City's property tax revenue is adequately offset by the capital improvements and/or additional jobs resulting from the project.

For each company that applies for a tax abatement certificate, a monitoring agreement is put into place. This agreement establishes the expectations of the City and the paybacks by the company if the contract is breached. It is considered a stand-alone contract and legal action by the City can be taken if it is not adhered to. It is independent of revoking a certificate.

While municipalities do not have the authority to revoke a tax abatement certificate, they can recommend a revocation to the State if the situation would warrant it. The State has indicated that for a City to request a revocation, one or more of the following has happened:

- 1) The company moved out.
  - 2) The company closed.
  - 3) The company is delinquent on their property taxes.
  - 4) The company didn't complete the capital improvements within the required time frame
-

3/7/2022

	NAME	BOARD	TERM	New Ex. Date	APPT AUTH
Appoint	Quintin Meek	Downtown Development Authority	4	3/1/2026	Mayor

**DISCHARGE OF DEFERRED PAYMENT MORTGAGE**

THIS IS TO CERTIFY that a certain Mortgage dated April 8, 2013 by and between Thunder Bay Holdings, LLC, whose address is P.O. Box 369, Mackinaw City, MI 49701 as Borrower and the City of Alpena, a Michigan Municipal Corporation, whose address is 208 N. First Avenue, Alpena, MI 49707 as Lender, said Mortgage having been recorded on April 15, 2013 in Liber 495, Page 529, Alpena County Records, is paid in full and is hereby discharged.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022

CITY OF ALPENA

\_\_\_\_\_  
By: Matthew J. Waligora  
Its: Mayor

\_\_\_\_\_  
By: Anna Soik  
Its: Clerk/Treasurer

State of Michigan     )  
                                  )ss.  
County of Alpena     )

On \_\_\_\_\_, 2022, before me, a Notary Public, in and for said county, personally appeared Matthew J. Waligora and Anna Soik, the Mayor and Clerk/Treasurer respectively for the City of Alpena, a Michigan Municipal Corporation, to me known to be the same persons described in and who executed the within instrument on behalf of the City of Alpena and who acknowledge the same to be their free act and deed.

\_\_\_\_\_, Notary Public  
State of Michigan, County of Alpena  
My Commission expires: \_\_\_\_\_

Prepared by:

William A. Pfeifer (P45263)  
Attorney at Law  
ISACKSON, WALLACE & PFEIFER, P.C.  
114 S. Second Avenue  
Alpena, MI 49707  
(989) 354-8242

# City of Alpena Ordinance No. 22-471

## An ordinance to amend the City of Alpena Zoning Map.

City of Alpena, Alpena County, Michigan ordains:

### **SECTION 1: AMENDMENT TO THE CITY OF ALPENA ZONING MAP**

That the City of Alpena Zoning Ordinance Zoning Map is hereby amended as follows:

The parcel located at 327 N Addison St shall be conditionally rezoned from R-2 to R-T and the Statement of Conditions shall be recorded with the Register of Deeds. Statement of Conditions is as follows: *Our plan is to utilize this property as a duplex to increase the available housing in the area.*

### **SECTION 2: SEVERABILITY**

If any clause, sentence, paragraph or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgment is rendered.

### **SECTION 3: SAVING CLAUSE**

The City of Alpena Zoning Ordinance, except as herein or heretofore amended, shall remain in full force and effect. The amendments provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

### **SECTION 4: EFFECTIVE DATE**

The ordinance changes shall take effect upon the expiration of seven days after the publication of the notice of adoption.



\_\_\_\_\_  
Matthew J. Waligora, Mayor

\_\_\_\_\_  
Anna Soik, Clerk/Treasurer/Finance Director

I, Anna Soik, Clerk/Treasurer/Finance Director for the City of Alpena, hereby certify that the foregoing is a true and correct copy of Ordinance No. 22-471 of the City of Alpena, adopted at a meeting of the Alpena City Council held on March 7, 2022.

A copy of the complete ordinance text may be inspected or purchased at the Alpena City Hall, at 208 N. First Avenue, Alpena, Michigan.

First Reading: February 21, 2022

Adopted: March 7, 2022

Published: \_\_\_\_\_

Effective: \_\_\_\_\_, subject to PA 110 of 2006 as amended.


# Memorandum



Date: March 2, 2022

To: Mayor and City Council Members

Copy: Rachel Smolinski, City Manager  
Anna Soik, City Clerk/Treasurer/Finance Director

From: Stephen J. Shultz, City Engineer 

Subject: Water Production Plant Exterior Door Replacement

On March 1, 2022, the City received and opened proposals for the replacement of five exterior doors within the Water Production Plant. These doors and operating hardware are original to the plant construction and have begun to fail to the point where they must be forced open and closed.

Bid documents were sent to 12 firms and plan rooms and posted on the City's Website with two bids received as listed below:

Meridian Contracting Alpena, MI	Base Bid	\$22,961
Devere Industrial Alpena, MI	Base Bid	\$29,261
	Alternate Screen Doors	\$4,211 Additional

Meridian has completed a site visit to the facility and has a thorough understanding of the project. They have completed other projects in the past at the plant successfully.

The proposals came in higher than the anticipated \$15,000 estimated for the project. This can be attributed to the increase in material and labor cost caused by the current conditions in the construction supply chain. Though more than the anticipated estimate, sufficient funding for the work outlined above is available by combining remaining funds from the line items for Safety Hazard Abatement and Structural Mechanical Upgrades in the Capital Outlay line item for the Water Production Plant.

It is my recommendation, as City Engineer, the Water Production Plant Exterior Door Replacement Project be awarded to Meridian Contracting Services in the amount of \$22,961.

Attachments



City of Alpena

**Bid Name:** 2022 WTP Exterior Door Replacement

**Bid Open Date:** March 1st, 2022 @ 2:00 p.m.

Bidder	Addendum	Bid Security	Base Bid	Remarks
Meridian Contracting Services Alpena	N/A		\$ 22,961	
Devere Industrial LLC Alpena	N/A		\$29,261	additional \$4,211 security <del>down</del> gates in lieu of screen doors

Unofficial – “As-Read” Results – Subject to Verification





304 W. Chisholm Street  
Alpena, Michigan 49707  
Ph: 989-354-4825  
Fax: 989-354-4338

Shannon Smolinski  
City of Alpena  
208 N. First Ave  
Alpena, MI 49707

February 22, 2022

RE: Water Treatment Plant - Door Replacement

Shannon,

Thank you for the opportunity to provide you with a cost estimate for the replacement of the doors and frames that you intend to replace at the Water Treatment Plant. The following is a brief description of the work as we understand it.

**Scope of Work:**

**Roof Repairs - West**

- \* Remove and dispose of existing storm doors - 2 pairs.
- \* Remove and dispose of 5 existing doors and 3 existing frames.
- \* Supply and install 5 new doors and 3 new frames.
- \* The pair that will be installed in the plant will have half glass lite kits to match existing.
- \* Paint new steel doors and frames.
- \* Supply and install 2 new pairs of Larson storm doors.
- \* Hardware configuration will be the same as existing for all doors.

**Total Cost:**

**\$22,961**

Thanks again for the opportunity to be of service. Please feel free to contact me if you have any questions.

Respectfully Submitted,  
Meridian Contracting Services, LLC

Todd R. Britton



# French Door Kits

Ordering Instructions

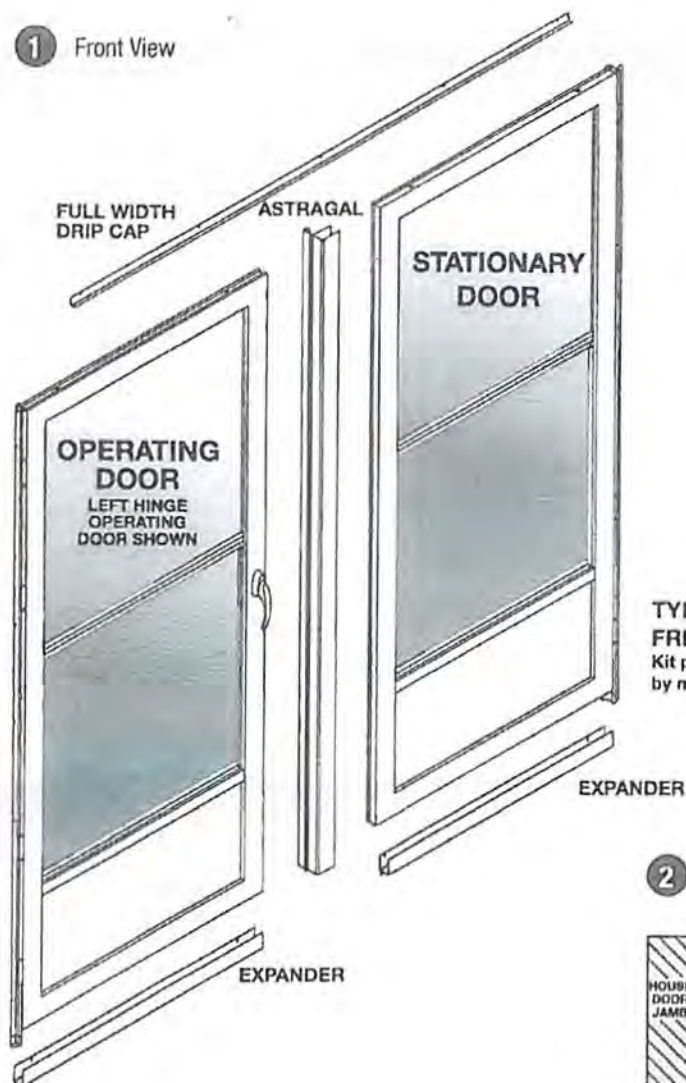


## MEASURE EXISTING FRENCH DOOR OPENING

1. Measure full width of opening from jamb exterior trim where storm doors will attach to the trim.
2. Measure full height of opening from head exterior trim to threshold where storm doors will attach.
3. Compare your dimensions with the standard French storm door opening size guide. If your opening does not match a standard, you need custom French doors.

**Note:** Continuous wood shims up to 1/4" thick can be installed behind both hinge mounting rails, allowing a given width of standard doors to fit an opening 1/2" wider. Extra long screws will be needed to secure.

### 1 Front View



With a French Door Installation, you will have one Left Hinge door and one Right Hinge door. The astragal included in your French Door Kit replaces the latch side mounting rail included with each door. The full width drip cap included in the French Door Kit replaces the top drip caps included with the doors.

See next page for size range per series.

### Ordering French Door Units

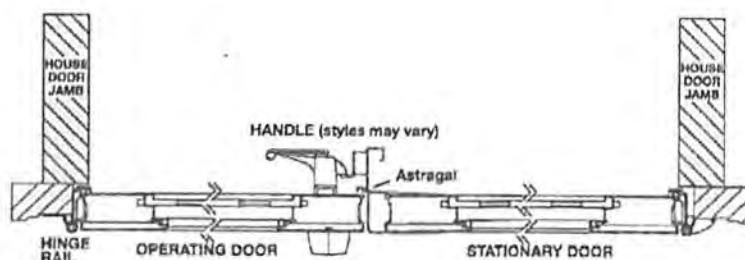
**Standard sizes:** For standard sizes (ex. 72x81), order two standard size doors and a standard size French Door kit per the charts on page 3 and 4.

**Custom sizes:** For custom sizes, quantity one, which will include the two doors and the French Door kit. You will order quantity one and note the total opening size - Ex. 73x84. Order by true opening sizes.

### TYPICAL LARSON STORM DOOR FRENCH DOOR INSTALLATION

Kit parts, instructions, and astragal vary by model

### 2 Top Down View



## FRENCH DOOR KIT

With our French Door Conversion Kits, LARSON® storm doors are easily adapted for double-door entry applications. Each kit includes detailed installation instructions, all necessary hardware, astragal, and special drip cap. Refer to French Door Size Guide for proper selection of French Door Conversion Kits. Dummy handle available on select models (sold separately).

R X 95

## STANDARD FEATURES

- 1-7/8" thick aluminum frame; maintenance-free finish
- Overlapping frame with double weatherstrip seals out weather and conceals hinges and gaps
- Screen Away® retractable screen disappears in top cassette for a clear view
- EasyVent® balanced window system for easy one-hand operation
- Designer screw covers conceal exterior mounting screws
- Two closer system: bottom closer features Hold-Open button that holds storm door open with tap of toe; top closer adds dependable opening and closing
- Bottom expander adjusts to uneven sills
- Self-drilling installation screws
- Universal hinge for right or left mount
- Limited Lifetime Warranty
- Built-in Pet Door in bottom glass panel that fits pets up to 40lbs. Includes a slide in panel cover to secure pet opening (146PV only). *Patent Pending*

**SCREEN  
AWAY**



**EasyVent®**  
Low-E & Clear  
146FVE | 146FV



Pet Door  
146PV

Fullview Bevel  
146BV

Midview  
146MV

Highview  
146HV

LARSON LIST

Bids Due: March 1st, 2022  
Time: 2:00 p.m.

**BID LIST**  
**2022 WTP Exterior Door**  
**Replacement**

Meridian Contracting Services  
304 W. Chisholm Street  
Alpena, MI 49707  
989-354-4825  
[todd@mericon.net](mailto:todd@mericon.net)

Timm Construction  
3336 Piper Road  
Alpena, MI 49707  
989-356-4514  
[mike@timmconstruction.com](mailto:mike@timmconstruction.com)

Ryan Woodruff Construction  
2105 N. Partridge Pt. Road  
Alpena, MI 49707  
989-657-5150  
[reedthunder@icloud.com](mailto:reedthunder@icloud.com)

Kurt Shields  
8753 Indian Reserve Road  
Alpena, MI 49707  
989-916-6559  
[Kurt.shields244@gmail.com](mailto:Kurt.shields244@gmail.com)

Kenyon Brothers Construction  
16891 Miller Creek Road  
Hillman, MI 49746  
989-742-3963  
[kenyonsranch@hotmail.com](mailto:kenyonsranch@hotmail.com)

Leavesley Construction  
2762 Emmet Street  
Alpena, MI 49707  
989-884-3158  
[info@leavesleyconstruction.com](mailto:info@leavesleyconstruction.com)

Devere Industrial LLC  
1001 Washington Avenue  
Alpena, MI 49707  
Ph: 989-340-1751  
[bjohnson@devereind.us](mailto:bjohnson@devereind.us)

MacArthur Construction  
16915 M-32 W.  
Hillman, MI 49746  
989-379-4024  
[adrianmacarthur@hotmail.com](mailto:adrianmacarthur@hotmail.com)

VanWagoner Builders  
2656 Werth Road  
Alpena, MI 49707  
989-464-8282  
[vanwagonerbldrs@charter.net](mailto:vanwagonerbldrs@charter.net)

Jeff Trelfa Builders  
5588 Huessner Rd.  
Alpena, MI 49707  
989-464-0699  
[jtrelfabuilders@yahoo.com](mailto:jtrelfabuilders@yahoo.com)

Ken Robb Construction  
1040 Highland Ct.  
Alpena, MI 49707  
989-255-0868  
[yardman02@yahoo.com](mailto:yardman02@yahoo.com)

Kenyon Construction  
25460 M-32 W.  
Hillman, MI 49746  
989-742-4533  
[info@kenyonconstruction.net](mailto:info@kenyonconstruction.net)


# Memorandum



Date: March 2, 2022

To: Mayor and City Council Members

Copy: Rachel Smolinski, City Manager  
Anna Soik, City Clerk/Treasurer/Finance Director

From: Stephen J. Shultz, City Engineer 

Subject: 2022 High Efficiency Lighting Upgrades

On February 8, 2022, the City received and opened proposals for the installation and replacement of lighting throughout the City. The proposed project locations would upgrade 21 old brown pedestrian lights on the Alpena Marina Breakwall to high efficiency, dark skies compliant bollards, replace six existing old brown poles in the Johnson Street Boulevard with new city standard high efficiency, dark skies friendly streetlights and begin the installation of high efficiency bollard lighting along the Washington Avenue Park bi-path per the City of Alpena Recreation Plan.

Bid documents were sent to 8 firms and plan rooms and posted on the City's Website with two bids received as listed below:

	Alpena Marina	Johnson Street	Washington Ave Park	Washington Ave Alt-Receptacles
Thunder Bay Electric, Alpena, MI	\$22,780	\$16,122	\$26,115	\$6,846
J Rank Electric Mt Pleasant, MI	\$30,450	\$21,750	\$127,075	NA

Thunder Bay Electric has a working understanding of the City Street Light System, researched the project components, and has successfully completed past projects.

The proposal for the breakwall lighting was anticipated to be over the established budget of \$15,000 for fiscal year 2021-22. For this reason, staff has already included the project as a high priority in the CIP and will budget to complete the project in fiscal year 2022-23. Project proposal documents were written accordingly to accommodate this need.





Continuing with the replacement of the old brown poles, the pedestrian lights located in the Johnson Street Boulevard will be replaced with what we anticipate will be the new city standard pedestrian light utilized outside of the DDA district. The specifications for the pole are attached. Currently there are six brown poles in this location. Since the LED lighting has traditionally been brighter than the existing fixtures, staff will work with the contractor to determine if all six existing lights need to be replaced. If the number can be reduced in this location, it is our intent to replace additional brown poles in another location or replace existing historical lighting designated to the downtown areas in locations outside the DDA district reusing these lights in the DDA district as they are warranted. The project was budgeted at \$20,000 and the price received was as anticipated for the project.

The final project location is the installation of new lighting along the Washington Avenue Bi-Path. This project was initiated through the current recreation plan which proposed the installation of pedestrian streetlighting from Washington Avenue to Sytek Park. (Chapter 5, Page 8, Item 6.a) The project was slated to be a multiyear project due to the overall expense of the pedestrian streetlights proposed.

Staying consistent with other recent parks' projects and to lower the overall project cost, bollards were proposed along the pathway. The attached bollard was specified as it complies with the dark skies' requirements of the marina project and has been utilized on other projects.

Since the City switched to bollards, the project was significantly under the estimated \$75,000 proposed in this year's budget. For this reason, staff reached out to Thunder Bay Electric for a price to extend the work. Attached is a map showing the existing scope outlined in blue. It also outlines, in red, the additional work which Thunder Bay Electric can complete while maximizing the existing \$75,000 budgeted if we were to execute a contract modification in the amount of \$47,915. The remainder of the project, outlined in green, will be incorporated in a future budget.

A request in the proposal documents was made to explore the installation of receptacles in the proposed lighting. The proposed bollard does not allow for receptacles option; however, Thunder Bay Electric submitted an option to run an independent receptacle circuit adjacent to the proposed lighting and install receptacles on 4 x 4 post adjacent to the proposed bollards similar to other locations throughout the downtown area. After reviewing the cost, method suggested, and possible usage of the receptacles, the City feels the expense is not warranted at present. The proposed installation method would allow for the receptacles to be installed at any time in the future the City felt there was a need.

It is my recommendation, as City Engineer, that the 2022 High Efficiency Lighting Project be awarded to Thunder Bay Electric for a contracted amount of \$65,017. I would also recommend executing the attached Contract Modification No 1 in the amount of \$47,915 to extend the Washington Avenue Park project to maximize the existing budget.

Attachments





Future Project:  
Estimated \$35,000

Contract  
Modification:  
\$47,915

Base Bid:  
\$26,115





# THUNDER BAY ELECTRIC, INC

1693 M-32 West, P.O. Box 472  
Alpena, MI 49707  
Phone: (989) 354-2840  
www.thunderbayelectric.com

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Full Service Electrical Contractor

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February 8, 2022

Shannon Smolinski  
City of Alpena  
208 N. First Ave  
Alpena, MI 49707

Thunder Bay Electric, Inc. is pleased to provide you with the following quotations for all parts, labor and permits necessary for the 2022 High Efficiency Lighting Upgrade project for the City of Alpena. All work to be performed as per specifications dated January 2022 and Addendum #1. All work to meet National Electric Code. Proposals are as follows:

**Alpena Marina:**

Remove 21 existing fixtures and install 21 new bollard lights (per spec)  
Proposal is based upon installation of new anchor bolts and retrofit kits for new lights to be installed on existing concrete bases

Alpena Marina Total: \$22,780.00

**Johnson Street Island:**

Remove 6 existing light poles and install 6 new dark sky friendly streetlights (per spec)

Johnson Street Island Total: \$16,122.00

**Washington Avenue Park:**

Installation 1,700' of electrical conduit and wire to feed 17 new bollard style fixtures (per spec). Installation of bollards includes 12" x 42" concrete bases for lights. (NOTE: It is our recommendation that this circuit be installed in conduit versus direct bury wire.)

Washington Ave Base Price: \$26,115.00

**Washington Ave Park – Alternate #1:**

Installation of additional wiring for GFI receptacles to be installed at each bollard location. Receptacle installation includes additional wire for added receptacle circuit, 4x4 post with GFI and in-use cover similar to tree receptacles located throughout the City of Alpena.

Washington Ave Alternate Price: \$6,846.00

**Bollard Alternate:**

Alternate bollard fixture in lieu of specified fixture.  
Alternate fixture is Envoy #EC202B-C-L22-S-BK

Deduct per fixture: \$176.00 each

Thank you for the opportunity to provide you with this quotation. If you have any questions, please feel free to call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Pim Modrzynski', with a stylized flourish extending to the right.

Pim Modrzynski, President  
Thunder Bay Electric, Inc.





City Hall  
208 North First Avenue  
Alpena, Michigan 49707  
[www.alpena.mi.us](http://www.alpena.mi.us)

**Engineering**

## CONTRACT MODIFICATION

### NO. 1

**PROJECT:** 2022 High Efficiency Lighting Upgrades

**ADD ITEMS:**

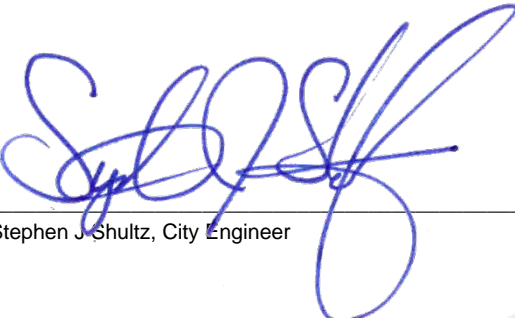
Item	Unit	Qty	Unit Price	Total
Washington Avenue Park expansion	LS	1	\$47,915	\$47,915
				\$47,915

Since the City switched to bollards, the project is significantly under the established \$75,000 in the 2021-22 budget. For this reason, work will be extended per the attached map showing the existing scope outlined in red to maximize the allowed budget.

**TOTAL CONTRACT DIFFERENCE: + \$47,915**

**NEW CONTRACT AMOUNT: \$112,932**

**THE UNDERSIGNED REPRESENTATIVES OF THE CITY OF ALPENA AND THE CONTRACTOR FOR THE PROJECT REFERENCED ABOVE AGREE TO THIS CHANGE IN CONTRACT.**

  
\_\_\_\_\_  
Stephen J. Shultz, City Engineer

\_\_\_\_\_  
Tim Modrzynski, Thunder Bay Electric

\_\_\_\_\_  
Rachel Smolinski, City Manager

\_\_\_\_\_  
Anna Soik, City Clerk/Financial Director/Treasurer

Solitaire

By Kim Lighting



Solitaire is a classic design. The luminous top adds definition without reducing area lighting capability and a lower white acrylic lens produces a low glare option.

- TiR Optics
- Patented low profile luminaire
- Available in 580nm, 3000K, 4000K and 5000K standard CCT
- Type 1, 2, 3, 4W, 5QM, 5W distributions
- 0 - 10V dimming drivers standard
- IP66 optic assembly

Product Details

General	
Application	<ul style="list-style-type: none"><li>• Pedestrian Walkway Applications</li><li>• Parking Lots</li><li>• Car Dealerships</li></ul>
Can be mounted up or down	No
Color	<ul style="list-style-type: none"><li>• BLS - Black Gloss Smooth</li><li>• BLT - Black Matte Textured</li><li>• DBS - Dark Bronze Gloss Smooth</li><li>• DBT- Dark Bronze Matte Textured</li><li>• GTT - Graphite Matte Textured</li><li>• LG - Light Grey Matte Textured</li><li>• LGS - Light Grey Gloss Smooth</li><li>• PSS - Platinum Silver Gloss Smooth</li><li>• VGT - Verde Green Matte Textured</li><li>• WHS - White Gloss Smooth</li><li>• WHT - White Matte Textured</li><li>• CC - Custom Color</li></ul>
Color Rendering Index (CRI)	70 CRI
Color Temperature	<ul style="list-style-type: none"><li>• 590nm Amber</li><li>• 3000 K</li><li>• 4000 K</li><li>• 5000 K</li></ul>
Construction Material - Main	Aluminum
Controls - Applications	<ul style="list-style-type: none"><li>• On/Off</li><li>• Scheduled Dimming</li><li>• Luminaire Grouping</li><li>• Dusk to Dawn Operation</li></ul>
Controls - Integral Sensors (Non-Networked)	<ul style="list-style-type: none"><li>• Photocell - Button (optional)</li><li>• 7-pin ANSI C136.41 Dimming Receptacle (optional)</li></ul>
Dimming Protocol	0-10V
Dimming Range	Dims to 10% Brightness
EPA Effective Projected Area	1.5 ft²
Finish Type	Aluminum Powder Coat Paint
Light Distribution	<ul style="list-style-type: none"><li>• Type 1</li><li>• Type 2</li><li>• Type 3</li><li>• Type 4W</li><li>• Type 5QM</li><li>• 5W</li></ul>
Light Source	LED
Lumens	3155-15,616
Material - Body	Aluminum Alloy
Material - Mounting Hardware	Stainless steel

Feedback



City of Alpena

Bid Name: 2022 High Efficiency Lighting Bid Open Date: February 8, 2022 @ 2:00 p.m.

Bidder	Addendum	Bid Security	Base Bid	Remarks
J. Ranck Electric, Inc. Mt. Pleasant, MI	#1 ✓		\$30,450 Marina \$21,750 Johnson St \$127,075 Washington Ave Park	Add on for receptacles is not available
Thunder Bay Electric Alpena, MI	#1 ✓		22,780.00 Marina \$16,122.00 Johnson St 26,115.00 Washington Ave Park 6,846.00 Alt. 2 for Washington Ave Park	Billard deduct 6176

Unofficial – "As-Read" Results – Subject to Verification

Bids Due: January 25, 2022  
Time: 2:00 p.m.

**BID LIST**  
**2022 High Efficiency Lighting**

Thunder Bay Electric  
1693 M-32 West  
Alpena, MI 49707  
(989) 354-2840  
[vickie@thunderbayelectric.com](mailto:vickie@thunderbayelectric.com)

Countyline Power  
5652 N. Meridian Rd  
Hope, MI 48628  
(989) 941-5906  
[jim@clpllc.biz](mailto:jim@clpllc.biz)

Kendall Electric  
1240 US North  
Alpena, MI 49707  
(989) 356-3411  
[salesalp@kendallelectric.com](mailto:salesalp@kendallelectric.com)

John's Electric  
6622 Bolton Road #9770  
Alpena, MI 49707  
(989) 356-5797  
[johnselectric@yahoo.com](mailto:johnselectric@yahoo.com)

Omega Electric  
1109 Crittenden Drive  
Alpena, MI 49707  
(989) 358-8243  
[Omegaelectric1@gmail.com](mailto:Omegaelectric1@gmail.com)

Standard Electric  
2650 Trautner Drive  
Saginaw, MI 48603  
(989) 497-2100  
Bill Gray  
[Bill.gray@standardelectricco.com](mailto:Bill.gray@standardelectricco.com)  
Jeff Marner  
[jmarner@standardelectricco.com](mailto:jmarner@standardelectricco.com)

J. Ranck Electric  
1993 Grover Parkway  
Mt. Pleasant, MI 48858  
[jlevert@iranck.com](mailto:jlevert@iranck.com)  
[info@iranck.com](mailto:info@iranck.com)

Werth Electric  
2145 LaForest Ave.  
Alpena, MI 49707  
(989) 354-3494  
[dane@werth.com](mailto:dane@werth.com)



***Collaboration between Alpena County, City, and Townships to Provide Resource Recovery Services for Residents of Alpena County***

Alpena Resource Recovery Facility  
(989) 354-2607  
4395 West M-32, Alpena

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Township Supervisors, Mayor and City Council,

We are planning to hold our annual County Wide Clean-Up Day on May 7<sup>th</sup> this year. We believe this is a worthwhile project for everyone and would like to keep it going. In the past the County would give each governmental entity money from MOA and we would put that back into recycling to help fund this event. Unfortunately, we have not received those funds for a few years.

With rising costs each year and transportation fees doubling this year, we are asking for help. Last year it cost ARRF over \$16,000 to hold clean-up day, this year we are expecting to spend up to \$25,000 or more.

We try to track where the materials come from and most of the material comes from our highly populated areas, the City and Charter Township of Alpena but all townships are represented. In 2021 we had 429 vehicles, that included box trucks, trailers, cars, trucks etc. We collected over 3500 tires, 225 freon units, 200 box springs/mattress, 10 tons of scrap metal, and 16.88 tons of household material went to the landfill. We were busy!

This year we are requesting everyone contribute to help us sustain the program. We will look for corporate sponsor to help with costs, too. If the City and the Charter Township of Alpena could contribute \$2,000 this fiscal year, and if everyone else could pitch in \$500, it will help to keep this program viable. Please keep in mind that if you can't give what we suggested, we will take what you can contribute. Please consider adding this to your annual budget, it would be greatly appreciated. You can send your contribution to, NEMCOG, PO BOX 457, Gaylord, MI 49734. Earmark it as, County Wide Clean-Up Day.

We appreciate your consideration on this matter and if you have any questions, please reach out to us.

As always, we are looking for volunteers to help on Clean-Up Day.  
Please contact Stan, 989-354-2607.

We will hold our Electronic Clean-Up Day on Saturday June 4th; this event will be free courtesy of Hewlett-Packard.

Best,  
Cindy Johnson  
City of Alpena/Mayor Pro Tem  
ARRB Chair  
[cindyj@alpena.mi.us](mailto:cindyj@alpena.mi.us) Phone:989-916-5190