RULE OF THE CHAMBER

Any person wishing to address City Council shall step up to the lectern, state their name and address in an audible tone of voice for the record, and unless further time is granted by the presiding officer, shall limit their address to three (3) minutes.

A person may not give up or relinquish all or a portion of their time to the person having the floor or another person in order to extend a person's time limit in addressing the Council.

Any person who does not wish to address Council from the lectern, may print their name, address and comment/question which he/she would like brought before Council on a card provided by the Clerk/Treasurer and return the card to the Clerk/Treasurer before the meeting begins. The Clerk/Treasurer will address the presiding officer at the start of Citizen Comments on the Agenda, notifying him of the card comment, and read the card into the record for response.

Those who want to use audio and image recording equipment in Council Chambers that requires a monopod, tripod or other auxiliary equipment for the audio and image devices shall notify the City Clerk before the meeting begins. Arrangements will be made to accommodate the request in a manner that minimizes the possibility of disrupting the meeting. No additional illuminating lights may be used in Council Chambers unless a majority of City Council members consent. Additionally, cell phones and pagers should be set to vibrate or silent mode when inside Council Chambers.

Should any person fail or refuse to comply with any Rules of the Chamber, after being informed of such noncompliance by the presiding officer, such a person may be deemed by the presiding officer to have committed a breach of the peace by disrupting the public meeting, and the presiding officer may then order such person excluded from the public meeting under Section 3 (6) of Open Meetings Act, Act 267 of 1976.

You will notice a numbering system under each heading. There is significance to these numbers. Each agenda Item is numbered consecutively beginning in January and continues through December of each calendar year.

The City of Monroe will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting/hearing upon one weeks' notice to the City Clerk/Treasurer. Individuals with disabilities requiring auxiliary aids or services should contact the City of Monroe by writing or calling: City of Monroe, City Clerk/Treasurer, 120 E. First St., Monroe, MI 48161, (734) 384-9136. The City of Monroe website address is www.monroemi.gov.

AGENDA - CITY COUNCIL REGULAR MEETING
TUESDAY, JANUARY 20, 2009

I. CALL TO ORDER.

II. ROLL CALL.

III. INVOCATION/PLEDGE OF ALLEGIANCE.

VII. CONSENT AGENDA. (All items listed under the Consent Agenda are considered to be routine by Mayor and Council and will be approved by one motion, unless a Council member or citizen requests that an item be removed and acted on as a separate agenda item)

A. Approval of the Minutes of the Regular Meeting held on Monday, January 5, 2009 and the Minutes of the Joint Work Session held on Monday, January 12, 2009.

B. Approval of payments to venders in the amount of $_____.
Action: Bills be allowed and warrants drawn on the various accounts for their payment.

12 Emergency Repairs to Pump Station – Wastewater Department.

1. Communication from the Director of Water & Wastewater Utilities, reporting back on emergency repairs needed for the replacement of the pump station service panel for the Bates Lane pump station from Romanoff Electric Company, LLC., and recommending that Council confirm the administrative decision for the necessary repairs on the Bates Lane Pump Station in the amount of $11,300.00, and that the repair activities be allowed to proceed as scheduled.
2. Supporting documents.
3. Action: Accept, place on file and the recommendation be carried out.

13 Parking Ticket Administration.

1. Communication from the Clerk Treasurers Office, submitting a request to implement a new process for handling parking tickets, and recommending that since this is a single source item using state of the art technology, the bid process be waived and the attached three year contract with TekCollect be approved, and further recommending that the Mayor and Clerk/Treasurer be authorized to sign the agreement.
2. Supporting documents.
3. Action: Accept, place on file and the recommendation be carried out.

14 Appointments.

1. Communication from the Mayor's Office, submitting a proposed resolution for appointments to various City Boards and commissions, and recommending that the proposed Resolution be adopted.
2. Supporting documents.
3. Action: Accept, place on file and the resolution be adopted.

15 Request for Rezone 1042 Maple Boulevard.

1. Communication from the Interim Director of Planning and Recreation, reporting back on the application from the Estate of Ruby Keck to rezone 1042 Maple Boulevard and recommending that Council accept the recommendation of the determination from the Citizens Planning Commission to deny the request to rezone 1042 Maple Boulevard from R-1C, Single-Family Residential, to R-2, Two-family Residential.
2. Supporting documents.
3. Action: Accept, place on file and the recommendation be carried out.

16 Memorial Place Flower Purchase for 2009 Season.

1. Communication from the Director of Engineering and Public Services, reporting back on the purchase of flowers to be used to form the traditional block "MONROE" arrangement at Memorial Park for the 2009 season, and recommending that a purchase order be issued as detailed above to North Monroe Greenhouse for a total amount of $5,350.32 and that the Director of Engineering and Public Services be authorized to process it on behalf of the City of Monroe.
2. Supporting documents.
3. Action: Accept, place on file and the recommendation be carried out.

VIII. MAYOR'S COMMENTS.

IX. CITY MANAGER COMMUNICATION.

X COUNCIL COMMENTS.

XI CITIZEN COMMENTS

XII. ADJOURNMENT.

CITY COUNCIL
AGENDA FACT SHEET

RELATING TO: EMERGENCY REPAIRS TO PUMP STATION - WASTEWATER DEPARTMENT

DISCUSSION: The Wastewater Department operates 41 sanitary pump stations within the 303 miles of collection system located in the City of Monroe, Frenchtown Township, and Monroe Township. The stations are typically located within private easements, road right-of-way or on property owned by the respective jurisdiction.

On January 7, 2009, the pump station on Bates Lane located in Frenchtown Township was damaged due to a vehicle sliding off the road, hitting the station, and ultimately destroying the stations electrical service panel and communications. This event caused an emergency situation in which Wastewater staff responded and was able to maintain sewer service to customers in the stations upstream service area and avoiding sewer backups. The upstream service area consists of approximate 200 residences. A proposal for replacement of the pump station service panel with all associated work was solicited from Romanoff Electric Company, LLC and their proposed price is $11,300.00, not including purchasing of a manual transfer switch, disconnect breaker, meter socket, and associated DTE fees. Due to the emergency operations and effort to bring the station back into service, the City Manager granted permission to make an emergency purchase to contract for this work prior to securing City Council approval. Replacement work as defined in the proposal scope has been completed and the stations electrical service and communications are back in service.

A City of Monroe Incident Report and Monroe County Sheriff Report was completed so as to be reimbursed from our Insurance Company for the costs (contractual, labor, equipment, and materials) associated with making the necessary repairs to bring the station back into service.

Romanoff Electric Company, LLC has worked on several Water and Wastewater Treatment Plant (WWTP) projects in the past and are currently working as the electrical subcontractor on the WWTP Improvements project. They have performed satisfactorily on all past projects and have performed satisfactorily on this emergency repair. We have considered this an emergency purchase where further delay could have vitally affected the public health, safety, or welfare of the upstream service area. The proposal is attached for your reference.

IT IS RECOMMENDED that the City Council confirm the administrative decision to perform an emergency purchase for contracting for the necessary repairs on the Bates Lane pump station.

CITY MANAGER RECOMMENDATION:

- ☐ For
- ☐ For, with revisions or conditions
- ☐ Against
- ☐ No Action Taken/Recommended

APPROVAL DEADLINE: ASAP

REASON FOR DEADLINE: Performed emergency repairs to the Bates Lane pump station electrical service so as to maintain sewer service to the upstream service area.

STAFF RECOMMENDATION: ☒ For ☐ Against

REASON AGAINST: N/A

INITIATED BY:

Barry S. LaRoy, P.E., Director of Water & Wastewater Utilities

PROGRAMS, DEPARTMENTS, OR GROUPS AFFECTED: City Council, Wastewater Department and Customers, City Employees

FINANCES

COST AND REVENUE PROJECTIONS:

Cost of Total Project	$ 11,300.00
Cost of This Project Approval	$ 11,300.00
Related Annual Operating Cost	$ N/A
Increased Revenue Expected/Year	$ N/A

SOURCE OF FUNDS:

City	Account Number	Amount
Maintenance-Equipment	590-75.530-933.000	$ 11,300.00

Other Funds

Budget Approval: _____

FACT SHEET PREPARED BY: Barry S. LaRoy, P.E., Director of Water & Wastewater Utilities **DATE:** January 12, 2009

REVIEWED BY: **DATE:**

COUNCIL MEETING DATE: January 20, 2009

ROMANOFF
SINCE 1927

Romanoff Electric Co., LLC
5570 Enterprise Boulevard
Toledo, Ohio 43612
419.726.2627 Office
419.726.5406 Fax
www.romanoffelectric.com
OH Lic. # 32951

1/7/09

Gary Saul
Monroe City Waste Water Treatment

RE: Service Replacement at 1242 Bates Road

Romanoff Electric is pleased to provide a quotation of $11,300 to perform the work detailed below.

Included:
New 200 amp service to pump station.
2" Rigid conduit from weatherhead to meter socket.
2" PVC from base of pole to concrete pad.
2" EMT to bottom of pump station.
All wire to be 3/0 THHN with a # 3 ground.
Install owner provided breaker and transfer switch on unistrut rack built by us.
Move terminal block to more protected location in control panel.
Permits and taxes are included.

Excluded:
Purchase of manual transfer switch, service rated disconnect breaker, or meter socket.
Edison fees.

Note:
All work done during normal working hours Monday through Friday no weekends or overtime included. Project should take about 5 working days.
Due to commodity price changes we can only hold our price for 30 days. After 30 days we reserve the right to review material pricing and adjust our price accordingly.

Michael Hays
Project Manager / Estimator
Mike.Hays@romanoffelectric.com
office: 419 726 2627
fax: 419 726 5406
Cell: 419 466 2791
direct dial 419 469 3004
Since 1927

CITY COUNCIL
AGENDA FACT SHEET

RELATING TO: Parking Ticket Administration

DISCUSSION: The City currently uses Complus Data Innovations, Inc. for parking ticket software as well as follow-up delinquent ticket collection procedures. This contract is currently month to month and can be cancelled with 30 days notice. We recently discovered an innovation yet untested new process for handling parking tickets. The process involves using a hand held device (cell phone) connected directly to the parking ticket processor to issue and print parking tickets. The new software also allows up to three photos taken of the violation; which can then be stored in the file with the violation. This program can also immediately list the number of outstanding violations for a vehicle and a total amount due for these violations. This is state of the art in parking ticket technology and greatly upgrades our procedures. Since this software is in the test phase, the company has offered a no cost, no obligation test period of 60 days; at which time we may walk away at no cost. We have used this company for other collection services and have been satisfied with their performance.

RECOMMENDATION: Since this is a single source item using state of the art technology, I recommend the bid process be waived and the attached three year contract with TekCollect be approved and the Mayor and Clerk/Treasurer be authorized to sign this agreement.

CITY MANAGER RECOMMENDATION:

- ☒ For
- ☐ For, with revisions or conditions
- ☐ Against
- ☐ No Action Taken/Recommended

APPROVAL DEADLINE: N/A

REASON FOR DEADLINE: N/A

STAFF RECOMMENDATION: X For ☐ Against

REASON AGAINST: N/A

INITIATED BY: Clerk/Treasurer Charles Evans

PROGRAMS, DEPARTMENTS, OR GROUPS AFFECTED: Clerk/Treasurer, Police

FINANCES

COST AND REVENUE PROJECTIONS:		
	Cost of Total Project	$ N/A
	Cost of This Project Approval	$ N/A
	Related Annual Operating Cost	$ N/A
	Increased Revenue Expected/Year	$ N/A

SOURCE OF FUNDS:	City	Account Number	Amount
			$ N/A
			$ N/A
			$ N/A
			$ N/A
			$ N/A
	Other Funds		$ N/A
			$ N/A
			$ N/A
			$ N/A

Budget Approval: _____

FACT SHEET PREPARED BY: Charles D. Evans, Clerk/Treasurer **DATE:** 1/9/1009

REVIEWED BY: **DATE:**

COUNCIL MEETING DATE: Tuesday, January 20, 2009

CITY COUNCIL
AGENDA FACT SHEET

RELATING TO: **Appointments**

DISCUSSION: The attached Resolution recommends appointments to various City Boards and Commissions whose terms have expired and/or where there is a vacancy.

Therefore, it is recommenced, that City Council approve the proposed Resolution making appointments to various City Boards and Commissions.

CITY MANAGER RECOMMENDATION:

- ☐ For
- ☐ For, with revisions or conditions
- ☐ Against
- ☐ No Action Taken/Recommended

APPROVAL DEADLINE: N/A

REASON FOR DEADLINE: N/A

STAFF RECOMMENDATION: ☒ For ☐ Against

REASON AGAINST: N/A

INITIATED BY:

PROGRAMS, DEPARTMENTS, OR GROUPS AFFECTED: City Operations

FINANCES

COST AND REVENUE PROJECTIONS:

Cost of Total Project	$ N/A
Cost of This Project Approval	$ N/A
Related Annual Operating Cost	$ N/A
Increased Revenue Expected/Year	$ N/A

SOURCE OF FUNDS:

City	Account Number	Amount
		$ N/A
		$ N/A
		$ N/A
		$ N/A
		$ N/A
Other Funds		$ N/A
		$ N/A
		$ N/A
		$ N/A

Budget Approval: _____

FACT SHEET PREPARED BY: Mayor's Office **DATE:** 1/13/09

REVIEWED BY: Mark G. Worrell **DATE:**

COUNCIL MEETING DATE: 1/20/09

R E S O L U T I O N

WHEREAS, there are terms on various Boards, Commissions, and Committees which have vacancies; and

WHEREAS, a diligent effort has been made to fill these appointments;

THEREFORE BE IT RESOLVED that the following people are hereby appointed to the office and the term hereinafter indicated, January 20, 2009

CITIZEN PLANNING COMMISSION

Jacqueline McGhee	3 year term to January 9, 2012
Paul Livernois	3 year term to January 9, 2012
Joseph Buick	3 year term to January 9, 2012

COMMISSION ON ENVIRONMENT AND WATER QUALITY

Daniel Stefanski	3 year term to January 9, 2012
Maureen Pfund	3 year term to January 9, 2012
Barry LaRoy	3 year term to January 9, 2012

CONSTRUCTION BOARD OF APPEALS

Keith Kohler	3 year term to January 9, 2012

LEGISLATIVE CONTACT PERSON

Mark G. Worrell	1 year term to January 11, 2010
Robert E. Clark (Alternate)	1 year term to January 11, 2010

METROPOLITAN WATER POLLUTION CONTROL BOARD

Mark G. Worrell	1 year term to January 11, 2010
George Brown	1 year term to January 11, 2010
Mary V. Conner, Alternate	1 year term to January 11, 2010

MONROE COUNTY OPPORTUNITY PROGRAM

Ed Sell, Jr. (Rep)	2 year term to January 10, 2011
Matt Wallace	2 year term to January 10, 2011

ZONING BOARD OF APPEALS

Harold Caldwell (CPC)	3 year term to January 9, 2012
Keith Kohler	3 year term to January 9, 2012

BROWNFIELD REDEVELOPMENT AUTHORITY

Dale Brose	3 year term to January 9, 2012

EMPLOYEES RETIREMENT SYSTEM BOARD OF TRUSTEES

Andrew Pinchoff	2 year term to January 10, 2011

E 9-1-1- CENTRAL DISPATCH AUTHORITY BOARD

John Michrina	1 year term to January 11, 2010

ETHICS COMMITTEE

Paul E. Braunlich	6 year term to January 12, 2015

CITY COUNCIL
AGENDA FACT SHEET

RELATING TO: Request to Rezone 1042 Maple Boulevard

DISCUSSION:
An application was submitted by the Estate of Ruby Keck to rezone 1042 Maple Boulevard (Parcel ID #59-01011-000) from R-1C, Single-Family Residential, to R-2, Two-Family Residential. The basis for the application being that the dwelling located at 1042 Maple Boulevard was constructed as a duplex and had been within an R-2, Two-Family Residential District, until a city-initiated update of the Zoning Code rezoned the parcel-in-question and surrounding properties to R-1C, Single-Family Residential.

The use of 1042 Maple Boulevard as a duplex would have been allowed to continue in the R-1C, Single-Family District, as a non-conforming use. Chapter 1268, Section 1268.01 (a) of the Planning/Zoning Code [for the City of Monroe] indicates that "it is the intent of this Zoning Code to permit such non-conformities to remain until they are discontinued or removed, but not to encourage their survival or, where discontinuance or removal is not feasible, to gradually upgrade such non-conformities to conforming status. Non-conformities shall not be enlarged upon, expanded or extended, or be used as grounds for adding other structures or uses prohibited elsewhere in the same district, except as provided for herein."

The Planning Office and its consultant, LSL Planning, Inc., reviewed the application and found that the owner of the property had sought and received a 100% Homestead Tax Credit in 2006, indicating that the dwelling was either fully occupied by the owner or that the second unit ceased to rented. In addition, the dwelling is not currently registered with the Building Department as a rental unit, again indicating a change in use or status. The request to rezone this single parcel from R-1C, Single-Family Residential, to R-2, Two-Family Residential, constitutes what is typically referred to as *spot zoning*. The issues related to *spot zoning* are discussed in detail in the staff analysis prepared by LSL Planning, Inc. Additionally, the Future Land Use Map found in the city's Comprehensive Plan identifies this area as *Moderate Density Residential*, which may preclude duplexes in neighborhoods where deemed inappropriate.

The Citizens Planning Commission (CPC) heard the rezoning request (Case #RZ 09-001) and conducted a public hearing on Wednesday, January 7, 2009. The review by LSL Planning, Inc., a copy of the application (submitted by Jill LaVoy, attorney for the Estate of Ruby Keck), and minutes from the January 7, 2009, Citizens Planning Commission meeting have been attached for review.

At the conclusion of the public hearing and discussion by the Planning Commission, a motion was made and seconded to recommend denial of the request for rezoning based upon the reasons discussed and the information provided by staff and consultants. The motion passed 8-0.

The Department of Planning & Recreation concurs with the analysis prepared by LSL Planning, Inc. and with the actions taken by the Citizens Planning Commission, and therefore recommends that City Council accept the recommendation of the CPC and deny the request to rezone 1042 Maple Boulevard from R-1C, Single-Family Residential, to R-2, Two-Family Residential. This recommendation is based upon the request being inconsistent with the Future Land Use Map found in the Comprehensive Plan; the fact that rezoning the single parcel [1042 Maple Boulevard] would constitute *spot zoning*; and approval would be contrary to the City's Planning/Zoning Code.

CITY MANAGER RECOMMENDATION:

- ☐ For
- ☐ For, with revisions or conditions
- ☐ Against
- ☐ No Action Taken/Recommended

APPROVAL DEADLINE: January 20, 2009

REASON FOR DEADLINE: Applicants may seek variance from Zoning Board of Appeals at February meeting

STAFF RECOMMENDATION: X For ☐ Against

REASON AGAINST: N/A

INITIATED BY: Department of Planning & Recreation

PROGRAMS, DEPARTMENTS, OR GROUPS AFFECTED: City Council, Citizen Planning Commission, residents within the affected area.

FINANCES

COST AND REVENUE PROJECTIONS:

Cost of Total Project	$ N/A
Cost of This Project Approval	$ N/A
Related Annual Operating Cost	$ N/A
Increased Revenue Expected/Year	$ N/A

SOURCE OF FUNDS:

	City	Account Number	Amount
			$ N/A
			$ N/A
			$ N/A
			$ N/A
			$ N/A
	Other Funds		$ N/A
			$ N/A
			$ N/A
			$ N/A

Budget Approval: _____

FACT SHEET PREPARED BY: Jeffrey Green, AICP **DATE:** 1.14.09

REVIEWED BY: Jeffrey Green, AICP, Interim Director
Department of Planning & Zoning **DATE:** 1.14.09

COUNCIL MEETING DATE: 1.20.09

LSL Planning, Inc.

Community Planning Consultants

January 12, 2008

Jeffrey Green, AICP
Planning Director
City of Monroe
120 E. First Street
Monroe, MI 48161

Subject: Follow up to CPC Case #RZ 09-001 (1042 Maple Boulevard)

Dear Mr. Green:

Per our discussion, I have prepared this memo regarding our review letter for the above noted rezoning request. Specifically, additional information was brought to our attention at the January 7, 2009 Citizens Planning Commission meeting affecting elements of our review letter (dated 1/2/09).

- The property was zoned R-2 until early 2007 when a City-initiated update to the Zoning Code text and map rezoned the property to R-1C. Our review letter notes that construction of the duplex pre-dated the Zoning Code and that the use was nonconforming upon its enactment.

- The Cantrick School property located immediately to the west of the subject site is zoned R-1B. Our review letter notes that the site and surrounding properties are all zoned R-1C. Since this is still a single-family zoning district, it does not impact the intent of the related statements in the letter.

- There are other existing duplexes in the surrounding area. Our review letter notes that there are no other duplexes in the vicinity. However, none of the other existing duplexes are located adjacent to or within the same block as the subject site.

In summary, I do not feel the corrections noted above impact the overall findings of our letter; however, I want to make sure our review is as accurate as possible so the contents of the letter are not misconstrued.

Should you have any questions regarding this matter or need additional information, please do not hesitate to contact me.

Sincerely,
LSL PLANNING, INC.

Brian V. Borden, AICP
Senior Planner

306 S. Washington Ave. Ste. 400 Royal Oak, Michigan 48067 248.586.0505 Fax 248.586.0501 www.LSLplanning.com

HISTORY PRINTOUT FOR CITY OF MONROE
59-01011-000

OB: MONROE08

-000
cy Address: 1042 MAPLE BLVD
ESTIL & RUBY
MAPLE BLVD
ROE MI 48162

TAX HISTORY

	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999
TAXABLE	53,480	52,280	50,420	48,810	47,720	46,650	45,970	44,550	43,170	42,370
BOR/MTT	53,480	52,280	50,420	48,810	47,720	46,650	45,970	44,550	43,170	42,370
ASSESSED	67,960	72,680	69,630	69,440	66,550	65,480	61,560	55,400	53,270	49,870
BOR/MTT	67,960	72,680	69,630	69,440	66,550	65,480	61,560	55,400	53,270	49,870
PRE/MBT %	100.0000	100.0000	75.0000	75.0000	75.0000	75.0000	75.0000	75.0000	75.0000	75.0000
BOR/MTT	100.0000	100.0000	100.0000	75.0000	75.0000	75.0000	75.0000	75.0000	75.0000	75.0000
SCHOOL	01	01	01	01	01	01	01	01	01	01
SUM TAXES	1,456.43	1,407.88	1,276.85	1,145.89	1,027.00	951.22	705.04	682.40	661.16	625.11
SUM INTRST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SUM PAID	1,456.43	1,407.88	1,276.85	1,145.89	1,027.00	951.22	705.04	682.40	661.16	625.11
SUM PMT DATE	06/05/2008	05/23/2007	05/23/2006	05/25/2005	06/29/2004	06/11/2003	06/30/2002	05/21/2001	05/24/2000	06/17/1999
SUM RECPT NO	00173182	00106807	00041047	00024872	00021703	00009708	00006626	00000210	00000762	00025408
WIN TAXES	0.00	498.02	561.69	849.79	920.07	877.77	1,150.41	1,115.86	1,081.29	1,047.59
WIN INTRST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
WIN PAID	0.00	498.02	561.69	849.79	920.07	877.77	1,150.41	1,115.86	1,081.29	1,047.59
WIN PMT DATE	/ /	12/18/2007	12/19/2006	02/02/2006	12/31/2004	02/13/2004	12/13/2002	02/05/2002	02/07/2001	01/13/2000
WIN RECPT NO		00142893	00078393	00020867	00019057	00013997	00000659	00005237	00005414	
/IL TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
/IL INTRST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
/IL PAID	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
/IL PMT DATE	/ /	/ /	/ /	/ /	/ /	/ /	/ /	/ /	/ /	/ /
/IL RECPT NO										

Rezoning Application Form

City of Monroe
Planning Department
120 E. First Street
Monroe, MI 48161
734.243.0700 (P) 734.384.9108 (F)

Receipt Stamp

Application #

Owner Information

Name Estate of Ruby Keck, deceased. Monroe County Case Number 2007-0054-DE

Address c/o LaVoy & Zagorski, P.C. 2 East First Street, Suite 207, Monroe, MI 48161

Telephone 734-457-2112 Fax 734-457-6646 Email lavoyzagorski@ameritech.net

Applicant Information

Name Jill M. LaVoy attorney for Estate of Ruby Keck, deceased.

Address LaVoy & Zagorski, P.C. 2 East First Street, Suite 207, Monroe, MI 48161

Telephone 734-457-2112 Fax 734-457-6646 Email lavoyzagorski@ameritech.net

Property Description

Property Address 1042 Maple, Monroe

Located between Lorain and Cole Streets

Legal Description Attached

Property ID# 58-55-59-01011-000 Existing Zoning

Type of Use Occupying Site currently vacant, prior use residential duplex

Type of Use Proposed at Site Residential duplex

Description of Proposed Rezoning Project (Please provide narrative)

Please see attached.

Rezoning Application Form

City of Monroe
Planning Department
120 E. First Street
Monroe, MI 48161
734.243.0700 (P) 734.384.9108 (F)

Application #

ezoning Procedures

he intent of a Rezoning is to allow for an amendment, modification, supplement or revision of a zoning istrict boundary shown on the Official Zoning Map for the City of Monroe.

mendment provisions of this ordinance may be initiated by the City Council, Citizens Planning Commission CPC), the Zoning Board of Appeals (ZBA), the Building Official, or by petition of one or more residents or nd owners. All proposed amendments to the provisions of the Official zoning Map shall be referred to the PC for public hearing and recommendation to the City Council prior to action taken by City Council.

s outlined in the Planning & Zoning Code, Section 1274.06 Findings of Fact Required. In reviewing any etition for a zoning amendment, the CPC shall identify and evaluate all factors relevant to the petition, and hall report its findings in full, along with its recommendations for disposition of the petition, to the City Council within sixty (60) days of the filing date of the petition.

The facts to be considered by the CPC shall include, but not be limited to, the following:

- Whether the requested zoning change is justified by a change in conditions since the original Ordinance was adopted or by an error in the original Ordinance;
- The precedents, and the possible effects of such precedents, which might likely result from approval or denial of the petition;
- The ability of the City or other government agencies to provide any services, facilities, and/or programs that might be required if the amendment petition were approved;
- Effect of approval of the amendment petition on the adopted developmental policies of the City and other governmental units;
- All findings of fact shall be made a part of the public records of the meetings of the CPC and City Council. An Amendment shall not be approved unless these and other identified facts be affirmatively resolved in terms of the general health, safety, welfare, comfort and convenience of the citizens of the City, or of other civil divisions, where applicable;
- Consistent with the goals, policies and Future Land Use Map of the City of Monroe Comprehensive Plan;
- That the site's physical, geological, hydrological or other environmental features are compatible with the host of uses permitted in the proposed zoning district; and
- Evidence that the applicant cannot receive a reasonable return on investment through developing the property with at least one (1) of the permitted uses under the current zoning.

Rezoning Application Form

City of Monroe
Planning Department
120 E. First Street
Monroe, MI 48161
734.243.0700 (P) 734.384.9108 (F)

Application #

Submittal Procedure

- Applicant submits a complete application with all required information;
- Planning Department staff will verify completeness;
- Application will be placed on the next available CPC agenda;
- A public hearing will be held at the CPC meeting;
- The CPC will make a recommendation to City Council;
- City Council will hold two (2) readings of the proposed Ordinance amendment and hold a public hearing; and
- If approved by City Council, amendment will be published in newspaper and will take effect after 20 days.

Authorization

I/We hereby submit a petition to Amend the Official Zoning Map of the City of Monroe.

The information and materials submitted herewith in support of this application are to the best of my/our knowledge, true and correct.

In addition, I/We understand that this application will be placed on the next available Citizens Planning Commission regular meeting agenda, unless I/We request a special meeting to be held for an additional cost.

Owner _____ **Date** _____

Applicant Joel M Paul **Date** 12-4-08

Fees

Rezoning	$ 500.00
CPC Special Meeting	$ 400.00

Department Use Only

Fee Paid $_____

☐ Special Meeting Date _____

Authorization of Completeness

_____

Planning Department Staff

e: CITY OF MONROE 2003 Winter TAX BILL Prop #: 59-01011-000

MESSAGE TO TAXPAYER

IF YOU WOULD LIKE A RECEIPT, RETURN BOTH TOP AND BOTTOM PORTIONS OF THIS TAX BILL WITH YOUR PAYMENT

PAYMENT INFORMATION

This tax is due by: 02/14/2004

Pay by mail to: CITY OF MONROE
TREASURER'S OFFICE
120 E. FIRST STREET
MONROE, MI 48161

PROPERTY INFORMATION

Property Assessed To:

KECK, ESTIL & RUBY
1042 MAPLE BLVD
MONROE, MI 48162

Property #: 59-01011-000 School Dist: 01
Prop. Addr: 1042 MAPLE BLVD

Legal Description:
MICHIGAN HEIGHTS LOTS 156 AND 157 & A STRIP OF LD BEING 6 FT E & W BY 80 FT N & S ADJ E LI OF SAID LOTS 156 AND 157 BEING PT OF ALLEY NOW VACATED

TAX DETAIL

Taxable Value: 46,650
State Equalized Value: 65,480 Class: 401HI
Homestead %: 75

Taxes are based upon Taxable Value.
1 mill equals $1.00 per $1,000 of Taxable Value.
Amounts with no millage are either Special Assessments or other charges being added to this tax bill.

DESCRIPTION	MILLAGE	AMOUNT
COUNTY ALLOC	4.79330	223.60
COUNTY JAIL	0.10000	4.66
COUNTY SENIORS	0.48400	22.57
LIBRARY	0.81110	37.83
ISD	4.77000	222.52
MON SCH B & S	0.99410	46.37
MON SCH LOC OP	18.00000	209.91
COLLEGE	2.17850	101.62

Total Millage: 32.13100

Total Tax: 869.08
Administration Fee: 8.69

TOTAL AMOUNT DUE: 877.77

PREVIOUS PAYMENTS: 0.00
BALANCE DUE----------> $ 877.77

OPERATING FISCAL YEARS

County:	01/01/04-	12/31/04
City:	07/01/03-	06/30/04
School:	07/01/03-	06/30/04
State :	10/01/03-	09/30/04

951.22

Description of Proposed Rezoning Project—1042 Maple, Monroe

Home was built in 1952 as a duplex and remained on the tax rolls at 75% homestead until 2006. In 2006, it went to 100% homestead. At that time, the elderly owner was no longer in physical or mental health to have a tenant. The home was built to be an upper and lower duplex and is not suitable as a single family home. We are requesting that it be returned to residential duplex

LSL Planning, Inc.

Community Planning Consultants

January 2, 2009

Jeffrey Green, AICP
Planning Director
City of Monroe
120 E. First Street
Monroe, MI 48161

Subject:	Case #RZ 09-001 – Rezoning request from R-1C Single-Family Residential to R-2 Two-Family Residential
Location:	1042 Maple Boulevard – east side of Maple, south of Birwood
Zoning:	R-1C Single-Family Residential District
Applicant:	Jill M. LaVoy (on behalf of the Estate of Ruby Keck) LaVoy & Zagorski, PC 2 East First Street, Suite 207 Monroe, MI

Dear Mr. Green:

At your request, we have reviewed the application requesting the rezoning of the property commonly referred to as 1042 Maple Boulevard. More specifically, the applicant requests to rezone the subject property from R-1C Single-Family Residential to R-2 Two-Family Residential. The property is just over 1/4 –acre in area and includes two lots and a portion of a vacated alleyway within the Michigan Heights subdivision. The site itself is located on the east side of Maple, south of Birwood and across the street from Cantrick School.

A. Background

The dwelling was built in the early 1950s as a duplex with separate upper and main floor living units. It is believed that this timing predates the enactment of zoning in the City, which at some point zoned the property for single-family uses, thus making the duplex a nonconforming use. It was used and taxed as a duplex until 2006 when the homestead tax credit was changed from 75% to 100%. This change in homestead status indicates the dwelling was then either fully occupied by the owner or that the second unit had ceased use as a rental, thus establishing the dwelling as a conforming single-family use. Additionally, the dwelling is not currently registered with the Building Department as a rental unit. Section 1268.07 of the Planning and Zoning Code states that when a nonconforming use is abandoned or discontinued for 6 consecutive months, the structure shall thereafter be used only in conformance with the regulations of the Zoning Code. As such, rights to the nonconforming use (duplex) have been terminated, thus prompting the rezoning request.

B. Procedure

Following the Michigan Zoning Enabling Act (Public Act 110 of 2006) a public hearing is required for rezoning requests, including direct notice to owners and occupants within 300 feet of the subject site. Following the public hearing on the request, the Citizens Planning Commission shall make a recommendation to City Council. This recommendation shall be based upon the CPC's findings of facts relevant to the request. As a rezoning constitutes an amendment to City Ordinance, City Council has the final decision on the request. If the request is ultimately denied, the applicant retains the ability to request

a use variance from the Zoning Board of Appeals in accordance with the procedures and requirements of Chapter 1273 of the Planning and Zoning Code.

C. Rezoning Review

Section 1274.06 requires a Findings of Facts in the review of rezoning requests. Specifically, those facts noted in the Planning and Zoning Code and rezoning application form are listed below. The CPC may also consider other relevant factors in making its recommendation to City Council.

1. Whether the requested zoning change is justified by a change in conditions since the original Ordinance was adopted or by an error in the original Ordinance.

Typically the request to change the homestead on a property is made by the owner of the property. Thus, it is likely the abandonment of the nonconforming use in this case occurred as a result of a specific action by the property owner. In our opinion, the change prompting the rezoning request is the abandonment of a nonconforming use, which is not sufficient justification for a rezoning.

2. The precedents and the possible effects of such precedents, which might likely result from approval or denial of the petition.

In this instance, the requested rezoning constitutes what is generally referred to as *spot zoning*. More specifically, spot zoning occurs when an individual parcel or a relatively small area is zoned differently than the broader area and is done so to the sole benefit of an individual property owner. In this instance, the request is to rezone a single parcel to R-2 despite the fact that the entire surrounding neighborhood is zoned R-1C. Spot zoning is generally considered poor planning practice, which sets a bad example and may establish a precedent for similar rezoning requests in the future.

The Future Land Use Map classifies the property and neighborhood as Moderate Density Residential. The primary land use in this category is single family residential, although areas with existing concentrations of duplexes are also included. The Plan does not propose the expansion of areas permitting two-family dwellings, but rather tighter regulations to ensure protection of the broader single-family neighborhoods. Approval of a rezoning that is inconsistent with the Future Land Use Map is also considered poor planning, unless a substantial change in conditions can be demonstrated. We are unaware of any such changes in conditions since adoption of the Plan for this area.

3. The ability of the City or other government agencies to provide any services, facilities, and/or programs that might be required if the amendment petition were approved.

The host of uses permitted in the existing and proposed zoning districts are nearly identical, with two significant differences: 1) two-family dwellings are permitted by right in R-2; and 2) three and four-family dwellings are listed as special land uses in R-2. Since the property was lawfully used as a duplex for over 50 years, the proposed rezoning is not anticipated to have an adverse impact on public services or facilities. However, the potential for a three or four-family dwelling would obviously have a greater impact upon public services and facilities, as well as the neighborhood as a whole, than the current zoning.

4. Effect of approval of the amendment petition on the adopted developmental policies of the City and other governmental units.

As described above, spot zoning and deviations from an adopted Plan are not generally considered sound planning and development practices. Favorable action on such requests can lead to additional requests for inappropriate rezonings.

5. All findings of fact shall be made part of the public records of the meetings of the CPC and City Council. An amendment shall not be approved unless these and other identified facts be affirmatively resolved in terms of the general health, safety, welfare, comfort and convenience of the citizens of the City, or of other civil divisions, where applicable.

In general, the proposed rezoning is not anticipated to adversely impact the public health, safety and welfare. However, the proposal is inconsistent with surrounding zoning and the predominantly single-family nature of the area, which may be viewed as undesirable by surrounding property owners.

6. Consistent with the goals, policies and Future Land Use Map of the City of Monroe Comprehensive Plan.

As described above, the Future Land Use Map identifies the site and surrounding area as Moderate Density Residential. Although this category includes existing concentrations of R-2 zoning, the intent is to provide for stronger regulations in such areas to protect neighborhood character and to prohibit duplexes where they are not appropriate. We are unaware of a concentration of two-family dwellings in the subject area, which lends itself to the fact that they may not be appropriate for this area and may not be compatible with the traditional development pattern of this neighborhood.

7. That the site's physical, geological, hydrological or other environmental features are compatible with the host of uses permitted in the proposed zoning district.

Other than a couple of differences noted above, the host of permitted uses in R-1C and R-2 districts are nearly identical. Given that the site lawfully maintained a duplex for over 50 years, we are unaware of any environmental constraints or limitations impacting the request.

8. Evidence that the applicant cannot receive a reasonable return on investment through developing the property with at least one (1) of the permitted uses under the current zoning.

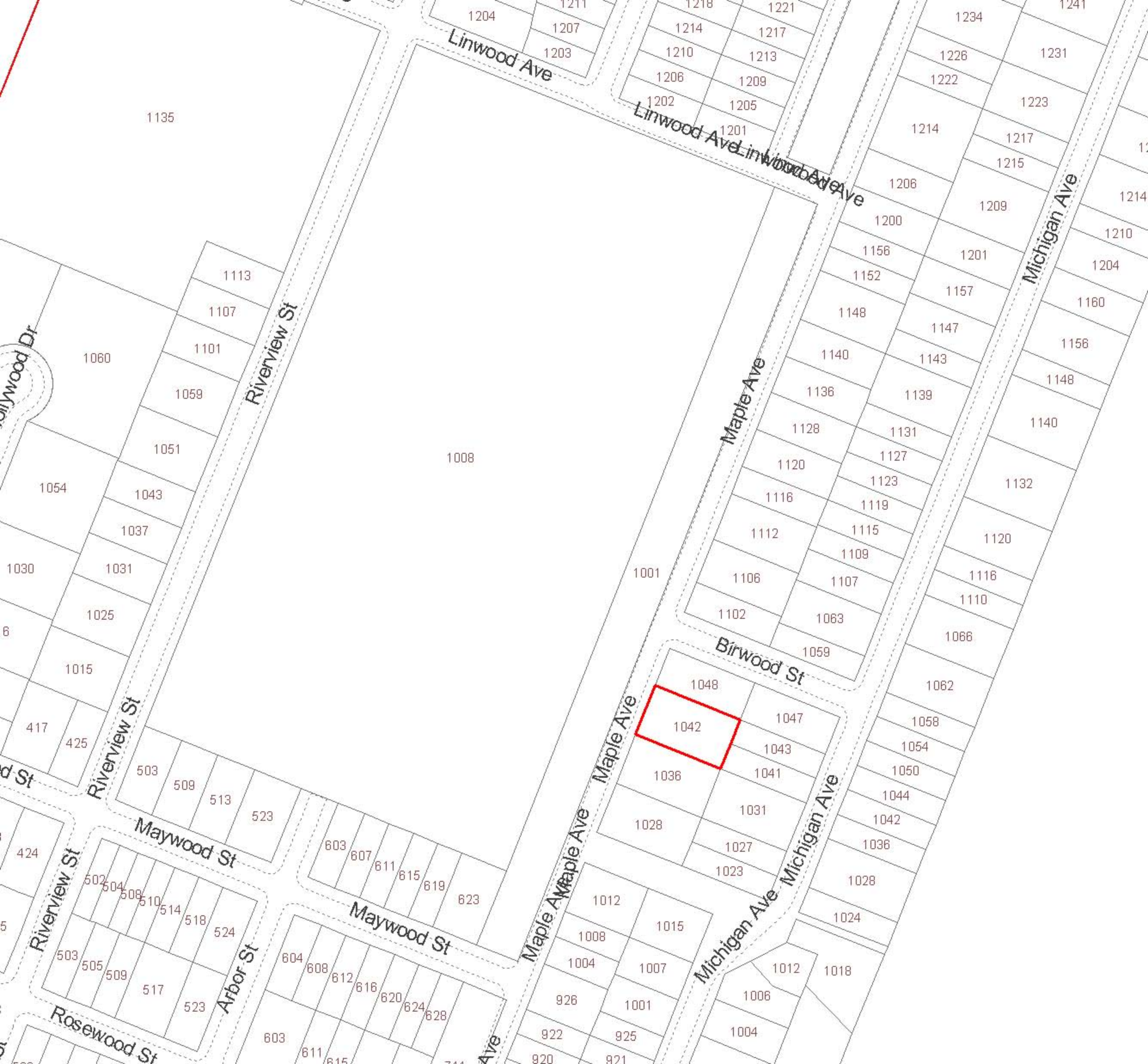
The submittal notes that "the home was built to be an upper and lower duplex and is not suitable as a single family home." However, no actual evidence is provided indicating that a reasonable return on investment cannot be achieved as a permitted use under the established zoning.

Should you have any questions concerning this matter, please do not hesitate to contact our office.

Sincerely,
LSL PLANNING, INC.

Brian V. Borden, AICP
Senior Planner


Century 21
Allstar Real Estate Team
(734) 735-7865
Marlene Woodruff
1042
12/29/2008


Linwood Ave
Linwood Ave
Linwood Ave
Linwood Ave
Riverview St
Riverview St
Riverview St
Riverview St
Maywood St
Maywood St
Rosewood St
Arbor St
Maple Ave
Maple Ave
Maple Ave
Maple Ave
Michigan Ave
Michigan Ave
Michigan Ave
Birwood St
1135
1008
1001
1042
1048
1047
1043
1041
1036
1031
1028
1027
1023
1012
1015
1008
1004
1007
926
1001
922
925
920
921
1012
1018
1006
1004
1204
1211
1207
1203
1218
1221
1214
1217
1210
1213
1206
1209
1202
1205
1201
1234
1241
1226
1231
1222
1223
1214
1217
1215
1206
1209
1200
1201
1156
1157
1152
1148
1147
1140
1143
1136
1139
1128
1131
1127
1120
1123
1116
1119
1112
1115
1109
1106
1107
1102
1063
1059
1113
1107
1101
1060
1059
1051
1054
1043
1037
1030
1031
1025
1015
417
425
503
509
513
523
424
502
504
508
510
514
518
524
503
505
509
517
523
603
607
611
615
619
623
604
608
612
616
620
624
628
603
611
615
1214
1210
1204
1160
1156
1148
1140
1132
1120
1116
1110
1066
1062
1058
1054
1050
1044
1042
1036
1028
1024
1018
1012
1006
1004

Minutes DRAFT

Citizens Planning Commission
Regular Meeting
Wednesday, January 7, 2009
Council Chambers

Chairperson Buick called the regular meeting to order at 7:03 p.m.

1. Roll Call

Present: Chairperson Buick
Vice-Chairperson Livernois
Commissioner Wetzel
Commissioner Caldwell
Commissioner Gartz
Commissioner Hensley
Commissioner McGhee
Commissioner Smith

Excused: Secretary Cawood

Staff: Jeffrey Green, AICP, Interim Director of Planning and Recreation; Brian Borden (LSL Planning), and Crystal Lewis, Secretary/Clerk Assistant

Public: Freida Sauro, Marlene Woodruff, Carrie Cartwright, Jill Lavoy, Councilperson Ed Paisley and Mayor Mark Worrell

2. Pledge of Allegiance

3. Consent Agenda

Chairperson Buick requested changing the Agenda in order to hear CPC Case #RZ 09-001 before the Election of Officers. Commissioner Hensley made a motion to accept the Consent Agenda with the modification. Commissioner McGhee seconded the motion.

Motion passed unanimously (8-0).

4. Case Reviews

- **Case #RZ – 09-001** – 1042 Maple Blvd. / 59-01011-000
  - The Estate of Ruby Keck
  - Request to rezone 1042 Maple Blvd. from R-1C, Single-Family Residential, to R-2, Two-Family Residential.

Staff Report

Mr. Borden with LSL Planning presented the staff review, including a PowerPoint presentation. In the analysis, Mr. Borden identified several issues of concern related to rezoning 1042 Maple Blvd. These included: Inconsistency with the Comprehensive Plan's Future Land Use Map; rezoning of the parcel would constitute *spot zoning*; and, approval or a recommendation to approve would be contrary to the city's Planning/Zoning Code. The recommendation was to deny rezoning request.

Applicant Comments

Jill LaVoy, attorney and representative for the Estate of Ruby Keck, presented the request for the rezoning on behalf of the Keck Estate. The points of her appeal were that:

- The Keck's built the residence as a duplex (two-family unit).
- The addition is constructed in such a way that it would be expensive to re-configure the home for use as a single family dwelling.
- The estate wishes to sell the property, and current zoning causes a financial hardship because the property would realize a much lower sale price as a single family dwelling than as a duplex.
- The structure was continuously used as a two-family home from the time of construction until April 3, 2006.
- Even after the Principal Residence Exemption was changed to reflect 100% exemption (on April 3, 2006), the upstairs unit continued to be a separate living quarters for a family who was assisting Mrs. Keck.

Public Hearing

Chairman Buick opened the public hearing for comments.

- Councilman Ed Paisley stated he was not in favor of this board making a positive recommendation to City Council because he felt it was spot zoning.
- Carrie Cartwright, a realtor involved with the property, spoke in favor of the rezoning.

With no other persons wishing to comment, Chairman Buick closed the public hearing.

Commissioners discussed the issue further asking questions of the applicant, Mr. Borden and Mr. Green.

Commissioner Livernois made a motion to deny appeal #RZ 09-001 and forward the recommendation to City Council. Commissioner Smith seconded the motion.

Motion passed unanimously (8-0).

Representatives of the applicant requested that the comments be noted in the information transmitted to City Council.

5. New Business

Election of Officers

Commissioner Smith made a motion to elect the current slate of officers by unanimous consent. The officers are Joe Buick, Chair; Paul Livernois, Vice Chair; and Sharon Cawood, Secretary. Commissioner Gartz seconded the motion.

Motion passed unanimously (8-0).

Commissioner Smith was appointed as the new Parliamentarian for the Commission. Commissioner Gartz who has served in that capacity was thanked for her service to the commission.

Neighborhood Enterprise Zone (NEZ) Workshop

Mr. Green discussed the NEZ workshop proposed February. The commission would like to have Deborah Stuart with MEDC back for the workshop. Ms. Stuart did a brief presentation on NEZs at the commission's November 2008 meeting.

The Commission indicated that it would like to move forward with the workshop at its February meeting. The workshop is tentatively scheduled for Wednesday February 4, 2009, at 6 p.m. (which is one hour before the regularly scheduled meeting). Commissioners also indicated their wish to invite the City Council to attend. The focus of the meeting will be "procedural elements", i.e. how to start an NEZ, how present it to City Council, what type of recommendation to make, etc.

Update of Sign Chapter (Chapter 1272), Planning / Zoning Code

Mr. Green apprised Commissioners on the plans to review and update the Sign Chapter in the Planning/Zoning Code. In addition to updating the existing language, murals would also be proposed for inclusion. The Mayor appointed Chairman Buick to serve as the chair for this committee. Commissioners McGhee and Hensley volunteered to serve on the ad hoc committee.

6. Communications

Request for Site Plan Extension from JW Design Architectural Studio

JW Design Architectural Studio submitted a request on behalf of Medilodge of Monroe requesting an extension of the site plan approved for the Medilodge project approved by the CPC in February 2008 (SPL #08-001)

A motion was made by Commissioner Hensley to approve the request, extending the site plan approval to February 6, 2010. Commissioner Livernois seconded the motion.

Motion passed (7 to 1: Commissioner Smith – No).

Letter from Della DiPietro on behalf of Automotive Components Holdings, LLC (ACH)

Mr. Green read a letter from Della DiPietro, Governmental Relations Director for ACH into the record. ACH is requesting that the approval given by the CPC not go to the City Council until January 2009.

Mr. Green noted that he had not heard anything further from Ms. DiPietro or representatives from ACH since receiving the letter. He indicated that he would try to follow-up on whether they still intend to address this issue at the January Council meeting.

Commissioner Livernois suggested that a copy of the minutes from the November meeting be forwarded to Ms. DiPietro.

7. Commissioner Comments

- Caldwell: Discussed parking issues and asked whether the Police Department could take over enforcement of parking issues, such as parking on lawns, side yards, etc.

- Gartz: Question RE: progress at 317 S. Monroe St. Is work continuing?

- Livernois: Discussed the update to the Comprehensive Plan and possible revisions. He was concerned with several properties and how their current use may differ or conflict with proposed future land uses as described in the comprehensive plan. E.g., the Homrich property at Elm and Detroit Avenues and the IHM property on W. Elm Avenue.

  Mr. Green was asked to brief the Commission on a presentation he had recently made at the Brownfield Redevelopment Authority in November regarding the Homrich property identified by Vice Chairman Livernois.

  A subcommittee (Research Committee) was formed to investigate the status of certain properties within the city. Vice Chairman Livernois will chair the subcommittee.

- McGhee: Discussed "Action Line" and the steps being taken in her neighborhood regarding the reporting of blight. She noted that the Acton Line is working.

8. Staff Comments

- Mr. Green passed out the proposed FY 2009-2010 Capital Improvements Program (CIP) Budget to each of the commissioners. He also noted (per is email on Friday last) that there is a joint work session with the City Council scheduled for Monday, January 12, 2009, at 7 p.m. in City Council Chambers. The purpose of the meeting is to hear presentations by the various departments and/or agencies seeking funding through the FY 2009-2010 capital budget.

11. Public Comment

None

9. Adjournment

With no further business before the Commission, Chairman Buick adjourned the meeting at approximately 9:15 p.m.

CITY COUNCIL
AGENDA FACT SHEET

RELATING TO: MEMORIAL PLACE FLOWER PURCHASE FOR 2009 SEASON

DISCUSSION: At the May 12, 2008 City Council meeting, the Public Service Department was authorized to purchase 216 flats of red and green Aleranthera flowers in the amount of $5,350.32. These have been used to form the entire block "MONROE" sign that is visible to traffic on South Monroe Street north of Seventh Street from May through October, and are cultivated every year from the previous year's plantings. We have worked with North Monroe Greenhouse for this in the past, and while there may be other vendors that potentially could provide these plants, they have cultivated our plantings from year to year on our behalf, and we have been very satisfied with their service. Should the City cease re-cultivating these plants from year to year, it will be considerably more expensive should the City again change its mind, as re-cultivation of an entirely new set of flowers would be necessary.

At the May 12 Council meeting, there were substantial concerns raised about the cost of this particular type of flower, and as a result, in October a work session was held to seek Council preferences for this work for the 2009 season. While no specific direction was given to the Public Services Department, there was a general sense that the Department should explore other alternatives to save money in this area, including soliciting a broad set of proposals from other potential vendors, garden clubs, etc., for both alternative planting patterns, and even hard-scaping some or all of the sign area. While we have begun this in a generic sense, unfortunately we have not yet come to any conclusions as to our preferred alternative, and have not been able to find a flower type that is definitely cheaper that would provide the same result as the City has become accustomed to at this location. We have recently been informed by North Monroe Greenhouse that, due to concerns about the overall level of work for their employees, we must make a decision to continue cultivating these plants within the next week and commit to funding them, or they may be financially unable to provide sufficient manpower to continue until May.

The Department of Public Services apologizes that we have not been able to put a high enough priority on this particular work direction from Council to come to a firm conclusion at this time on the best long-term solution for this location. It appears that at this time, unless the City Council is certain that we do not want to continue with this present floral pattern for the upcoming year, the only reliable alternative is to continue for one more season with the previous planting type. North Monroe Greenhouse has agreed to hold their price from last year for the 2009 season.

IT IS RECOMMENDED that a purchase order be issued as detailed above to North Monroe Greenhouse in the amount of $5,350.32, and that the Director of Engineering and Public Services be authorized to process it on behalf of the City of Monroe.

CITY MANAGER RECOMMENDATION:

- ☐ For
- ☐ For, with revisions or conditions
- ☐ Against
- ☐ No Action Taken/Recommended

APPROVAL DEADLINE: As soon as possible

REASON FOR DEADLINE: North Monroe Greenhouse requires a commitment within one week.

STAFF RECOMMENDATION: X For ☐Against

REASON AGAINST: N/A

INITIATED BY: Department of Engineering and Public Services

PROGRAMS, DEPARTMENTS, OR GROUPS AFFECTED: City Council, Public Services Department

FINANCES

COST AND REVENUE PROJECTIONS:

Cost of Total Project	$5,350.32
Cost of This Project Approval	$5,350.32
Related Annual Operating Cost	$ N/A
Increased Revenue Expected/Year	$ N/A

SOURCE OF FUNDS:

City	Account Number	Amount
Operating Supplies	101-60.441-750.000	$5,350.32

Other Funds

Budget Approval: _____

FACT SHEET PREPARED BY: Patrick M. Lewis, P.E., Director of Engineering and Public Services **DATE:** 01/15/09

REVIEWED BY: **DATE:**

COUNCIL MEETING DATE: January 20, 2009