

AGENDA

Committee on Development and Planning February 12, 2025 at 3:30 PM



Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.
To view the meeting live and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>

Council Member Garza, Chairperson

Council Member Hussain, Vice Chairperson

Council Member Kost, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. January 22, 2025
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - Appointment; Christina Campbell as a business member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2027
 - C. RESOLUTION - Act-6-2024; Vacation of Horne Drain Easement, Lansing School District, 2000 Lewton Pl.
 - D. RESOLUTION - Act-7-2024; Permanent Utility Easement, 1801 N. Washington Ave. for Consumers Energy
6. **Other**
7. **Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

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MINUTES
Committee on Development & Planning
Wednesday, January 22, 2025 @ 3:30 p.m.
City Council Conference Room

CALL TO ORDER

Council Member Garza called the meeting to order at 3:30 p.m.

PRESENT

Council Member Jeremy Garza, Chair
Council Member Adam Hussain, Vice Chair
Council Member Ryan Kost, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Greg Venker, OCA
Christina Campbell
Rawley VanFossen, EDP
Andrew Fedewa, EDP

Minutes

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES OF DECEMBER 11, 2024, AS PRESENTED. MOTION CARRIED 3-0.

Public Comment

No public comment at this time.

Discussion/Action:

RESOLUTION – Reappointment; Don Sober; Member S. MLK Jr. Blvd. Corridor Improvement Authority; Term to Expire 7-31-2028

Council Member Hussain noted Mr. Sober has been active in the Board and present at community meetings updating the constituents.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE REAPPOINTMENT OF DON SOBER TO THE S MLK CORRIDOR IMPROVEMENT AUTHORITY WITH A TERM TO EXPIRE 7/31/2028. MOTION CARRIED 3-0.

RESOLUTION- Appointment; Christina Campbell; Member of the Saginaw Street Corridor Improvement Authority; Term to Expire 6-30-2026

Council Member Garza explained that this will be tabled because the Administration informed the Committee late today there is a change in the board.

Ms. Campbell stated she has worked with UM Sparrow for several years, and recently promoted to the Director of Community Relations. This was created because they recognized they need to

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be more connected to the communities they serve. For the Michigan Avenue corridor, they have stake and success in Lansing, and as Lansing largest private employer they want to be present in the discussion.

Council Member Garza asked for confirmation to her corrected board of Michigan Avenue and asked if she could confirm that she could attend Ward constituent meetings, and she acknowledged she could.

Council Member Hussain explained that there have been issues in the past with the corridor authorities and communications with businesses and residents and engage. He asked for her to confirm that she will be able to attend the Authority Board meetings, and Ms. Campbell confirmed she has been a long-time employee of UM Sparrow, and she is invested.

Council Member Kost asked if this is an at large, and Mr. Venker confirmed it was a business representative. He then noted the application stated the regional president asked to serve the role, and Ms. Campbell confirmed. He noted his frustration with the Administration with rapid appointments when there is other applications, he is aware of that have been in waiting for years. He noted he does believe she is a great fit, but there is a frustration with the process.

Council Member Hussain asked Council Member Garza work with the Administration on if there are other applications in the system for this position on this specific board.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE.

Council Members asked how many members business representatives and residents are.

Ms. Washington stated Sparrow is looking to have a representative on the authority since they are a major business on the corridor and want to have a part. There is another soon to be another vacancy.

Council Member Kost asked, relating to the table, what about other local businesses on the Michigan corridor who are also residents, that would like to serve, but do not get the representation.

MOTION CARRIED TO TABLE 3-0.

Council Member Garza asked Ms. Boak to work with Administration on pending applications for the Michigan Avenue Corridor.

ORDINANCE – Amend Part 12, Title 6, Form Based Zoning Code, Second Amendment

MOTION BY COUNCIL MEMBER HUSSAIN TO UNTABLE THE TOPIC. MOTION CARRIED 3-0.

Council Member Garza noted that at the last meeting, it was speaking to ADU. Mr. Van Fossen stated it was a separate matter and heard at the January 4, 2025, meeting, and ready to be taken up at a next Committee meeting. ADU is a separate matter, and not in this.

MOTION BY COUNCIL KOST TO APPROVE THE ORDINANCE TO AMEND CHAPTER 12, TITLE 6, FORM BASED ZONING CODE, SECOND AMENDMENT. MOTION CARRIED 3-0.

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Mr. VanFossen asked if the Committee will take up the ADU document at the 2/12 meeting, and Council Member Garza stated he would speak to the Committee on the timeline.

OTHER

No other topics of discussion.

ADJOURN

Adjourned at 3:45 p.m.

Submitted by, Sherrie Boak, Recording Secretary, Lansing City Council

Approved by the Committee on

Application for Appointment to Board or Commission

11/07/2024 4:36 PM (EST)

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission, or Committee.

Certain boards, commissions, or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission, or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2) and not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

Lansing City Charter, Section 5-104, Ineligibility For Boards, restricts certain City employee activities on some boards: "No person holding another City office or activity employed by the City shall be eligible to be a voting member on any board."

Date	11/07/2024
First Name	Christina
Last Name	Campbell
Date of Birth	
Home Address	427 S Sheldon St
City	Charlotte
State	Michigan
Zip Code	48813
Email	christina.campbell@umhsparrow.org
Gender	Female
If you don't know which ward you live in, visit the Lansing Neighborhoods Ward Map and type in your address to find out!	
Ward	Ward 1
Best Phone Number to Contact You	5176523648
In what year did you move to	N/A - application is on behalf of UM Health-Sparrow

Additional Information Regarding Experience and Credentials	Recently appointed the Regional Manager, Community Engagement for University of Michigan Health, serving as a liaison between the regional and hospital presidents and the communities they serve, developing strong relationships with officials, nonprofits, community organizations, community leaders, and related members to create and implement community outreach initiatives that strengthen the health system brand and helps to grow the business.
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Occupational Background	https://www.linkedin.com/in/campbellchristina
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Educational Background	Highest level of education: BA - Visual Communication Design, Purdue University (marketing minor)
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Are you a current City of Lansing or Lansing Board of Water and Light employee?	No
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Previous Appointments	N/A
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Current Appointments	N/A
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First Choice for Board to Serve on	Saginaw Street Corridor Improvement Authority
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Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission.	Margaret Dimond, UM Health Regional President, has asked me to apply for this role to replace a former UM Health team member, John Shaski.
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This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.

Agreement to Background Check Authorization	I agree
--	---

Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge.	Christina Campbell
--	--------------------

Date & Time	11/07/2024 8:00 AM (EST)
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Receive an email copy of this form.	Yes
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From: [Dimond, Margaret](#)
To: [Hetke, Veronica](#)
Cc: [Kahleea Washington](#); [Palazzolo, Nancy](#)
Subject: RE: [EXTERNAL] Letter of Authorization
Date: Tuesday, November 26, 2024 10:19:15 AM
Attachments: [image001.png](#)

Hello Veronica !

If this email can serve as approval, please consider this an endorsement of Christina to the Saginaw CIA. She will be a wonderful representative, and is very excited to participate.
Margaret

Get [Outlook for iOS](#)

From: Hetke, Veronica <Veronica.Hetke@lansingmi.gov>
Sent: Tuesday, November 26, 2024 8:17 AM
To: Dimond, Margaret <Margaret.Dimond@UMHSparrow.org>
Cc: Kahleea Washington <kahleea@lansingedc.com>
Subject: [EXTERNAL] Letter of Authorization

Warning: This email originated from outside of Sparrow. **Do not click links or open attachments** unless you recognize the sender **and** are expecting the message.

Hello,

I am reaching out regarding Christina Campbell's appointment to the Saginaw CIA. Like all business representative appointments when the person is not the owner of the business, we need a letter or something authorizing the person to act as a representative of the company. If you could provide that authorization as soon as possible, we would greatly appreciate it!

Thank you,

Veronica Hetke

Scheduling Coordinator

City of Lansing – Office of Mayor Andy Schor

124 W. Michigan Ave. | Lansing, MI 48933

O: 517-483-4587 | C: 517-290-9398 | E: Veronica.Hetke@lansingmi.gov

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)



Andy Schor, Mayor

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Joan Nelson
217 Rosamond St., Lansing, MI 48912
517-862-6918; joannelsonlansing@gmail.com

Kahleea Washington
Lansing Economic Development Corporation
401 S. Washington Sq. Ste. 101
Lansing, MI 48933

Dear Kahleea,

This is to confirm my resignation from the MI Ave Corridor Improvement Authority Board at the close of 2024.
Thank you for the opportunity to serve!

Sincerely,

A handwritten signature in black ink, appearing to read "Joan Nelson", with a stylized flourish extending from the end.

Joan Nelson

BY THE COMMITTEE ON DEVELOPMENT & PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor has made the recommendation for appointment of Christina Campbell as a business member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2027; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development and Planning met on February 12, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment Christina Campbell as a business member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2027.

Act-6-2024, 2000 Lewton Pl, Horne Drain Easement Vacation - STAFF REPORT

An Act 33 Review is a planning level review of the **location, character, and extent** of public improvements and City property transactions. Act 33 Reviews are conducted by the City of Lansing pursuant to the provisions of the Michigan Planning Enabling Act (P.A. 33 of 2008) and Section 208 of the Lansing Code of Ordinances.

APPLICANT	Collin DePrekel, Spalding DeDecker; Lansing School District
PROPOSAL:	Vacation of Horne Drain Easement at 2000 Lewton Place
PARCEL(S):	2000 Lewton Place - PID # 33-01-01-30-201-001
CURRENT OWNER(S):	Lansing School District 519 W. Kalamazoo St. Lansing, MI 48933-2500
EXISTING LAND USE & ZONING:	Use: Elementary School Zoning: R-AR Residential Adaptive Reuse
PROPERTY SIZE AND SHAPE:	6.66 acres, square, irregular
SURROUNDING ZONING & LAND USE	North: R-1, residential South: R-2, park, residential West: MFR, single family/multifamily residential East: R-2, residential, church

ANALYSIS

BACKGROUND:

Spalding DeDecker, on behalf of the Lansing School District, is requesting the vacation of the Horne Drain Easement running diagonally along the northwest portion of 2000 Lewton Pl. to facilitate additional use of the Lewton Elementary School site. The school may use the space for an expanded bus loop and parking lot.

A 6” drain was constructed through the property in 1940 and was abandoned when a 27” drain was built alongside it in 1948. Both currently exist within the same easement area. The Horne Drain was transferred to the City in 1959. Storm drainage from the Westchester/Cambridge neighborhood was redirected to a new storm sewer in Mt. Hope Ave during 1968. The remnants of the Horne and the Horne-Westchester Drains primarily pick up groundwater on the Lewton Pl. property, if still functional. No maintenance has been done on either drain since the 1960s.

LOCATION:

The subject easement is located along the northwest corner of Lewton Elementary School, on the south side of W Mt. Hope Ave. between Moores River Dr. and Pleasant Grove Rd. See Aerial.

CHARACTER:

The easement area contains no permanent structures and has a pedestrian path.

EXTENT:

The easement extends 25 feet in either direction of the original 6” drain, running southwest 252.5’ from the W Mt. Hope Ave. right-of-way to the rear of 3121 W Mt. Hope Ave.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- No comment received.

Public Service Department:

[Dan Danke, Engineer]

Public Service recommends approving the vacation with the following conditions.

- Confirmation of the manhole near the west property line. [[Spalding DeDecker has explored the site and has stated they have not found any manhole to a drain.](#)]
- An easement to the City to provide a right of access to the terminal manhole at the west property line.
- Abandonment (flowable fill) of the pipe between the manhole and Mt Hope Avenue.
- An acknowledgement from the school district accepting the groundwater conditions after the abandonment of the drain.

City Assessor

- No comment received.

Lansing Fire Department:

- No comment received.

Parks and Recreation Department:

- I do not see issues for the adjacent park land. (Brett Kaschinske, Director)

STAFF RECOMMENDATION

Staff recommends approval of Act-6-2024 as proposed and acknowledging that the Horne Drain does not serve a public purpose, with the following conditions:

- Spalding DeDecker confirms the location of the manhole near the west property line; and
- There is abandonment (flowable fill) of the drains between the manhole and Mt Hope Ave.; and
- The Lansing School District acknowledges and accepts the groundwater conditions after the abandonment of the drains; and
- An easement granting the City of Lansing a right of access to the terminal manhole at the west property line is executed.

Respectfully submitted,
Stephen Bezold, Planner

Aerial:





ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: ACT-_____

DATE SUBMITTED: _____

Applicant: Spalding DeDecker Att Collin DePrekel

Address (including zip code): 519 W. Kalamazoo St., Lansing, MI 48933

Phone number: (616) 885-5802

Fax number: _____

Email: cdeprekel@sda-eng.com

Interest in Property:

☐ Owner

☒ Represent owner

☐ Option to buy

☐ Other: _____

If applicant of not the owner, or if there is more than one owner, provide the following information (attach additional sheets if necessary):

Name of owner(s): Lansing School District, Att Kristina Tokar Slight

Address (including zip code): 519 W. Kalamazoo St., Lansing, MI 48933

Phone number(s): (517) 420-1162

Fax number: _____

Email: kristina.tokar@lansingschools.net

SUBJECT PROPERTY GENERAL INFORMATION:

Address (if any): 2000 Lewton Place, Lansing, MI

Location description: Northwest corner of Lewton Elementary School Property

Permanent parcel #: 33-01-01-30-201-001

Legal description (see note below): OUTLOT A EXC COM 554 FT S OF NW COR OUTLOT A, TH E PAR L TO N LINE OUTLET A TO W'LY LINE LEWTON PLACE, SW'LY ON W'LY & N'LY LINE LEWTON PLACE TO SW COR OUTLOT A, N TO BEG: ETON DOWNS SUB

Applicant's proposal: Vacation of Horne Drain Easement within the subject property

REQUESTED ACTION: (please check one)

☐ City Acquisition of Property

☐ Street or Alley Closure

☐ City Sale of Property

☐ Vacation of R.O.W

☐ Significant Change of Use of City Property

☒ Other: **Vacation of Horne Drain Easement**

What positive impacts (if any) will occur as a result of approving this proposal?

The school will be able to fully utilize the property.

What negative impacts (if any) will occur if this proposal is not approved?

The school will not be able to fully utilize the property.

What negative impacts (if any) will occur as a result of approving and implementing your proposal?

None, existing pipe has been abandoned per the record plans provided and the drain has been rerouted within the Mt. Hope Ave R.O.W. and no longer outlets through the Lewton property.

Please fill out this application **COMPLETELY** and make sure that the following items are included:

- Maps describing proposal. Maps should be readable and drawn to a specific scale.
- Any other materials, brochures, pictures, etc. which will further explain the proposal.

NOTE:

If the action applied for will result in transfer of legal title from the City to the applicant or another or if the City otherwise requires, the applicant agrees to provide at the applicant's expense:

- A certified legal description
- Title insurance
- An appraisal
- An environmental report for the property

or to pay for same at closing, whichever the City determines.

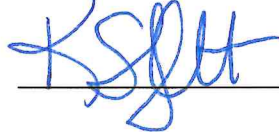
FEES:

Consolidated Rate: \$650.00

Signature of applicant:

 / 10/31/24
Date

Signature of owner(s):

 / 10/31/24
Date

_____/_____
Date

_____/_____
Date

SUBMIT THE FULLY COMPLETED APPLICATION TO THE ADDRESS BELOW.

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933
(517) 483-4066
FAX: (517) 483-6036



DePrekel, Collin <cdeprekel@sda-eng.com>

Horne Drain Easement

Danke, Dan <Dan.Danke@lansingmi.gov>
To: "DePrekel, Collin" <cdeprekel@sda-eng.com>
Cc: "Cook, Scott" <Scott.Cook@lansingmi.gov>

Thu, Apr 11, 2024 at 3:19 PM

The Horne Drain was transferred to the City in 1959. In 1968, the Westchester storm drainage was redirected to a new storm sewer in Mt Hope. The Remnants of the Horne and the Horne-Westchester Drains primarily pick up groundwater on the Lewton property. This should be minimal since no maintenance has been done on either drain since the 1960s. I think the City would entertain a request to vacate the upper reaches of the Horne Drain, especially if the drainage could be redirected back to Mt Hope.

Daniel E. Danke, PE

Project Engineer

Public Service Department – Engineering Division

[124 W. Michigan Ave. | Lansing, MI 48933](#)

O: 517-483-4461 | C: 517-281-4613 | E: dan.danke@lansingmi.gov

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

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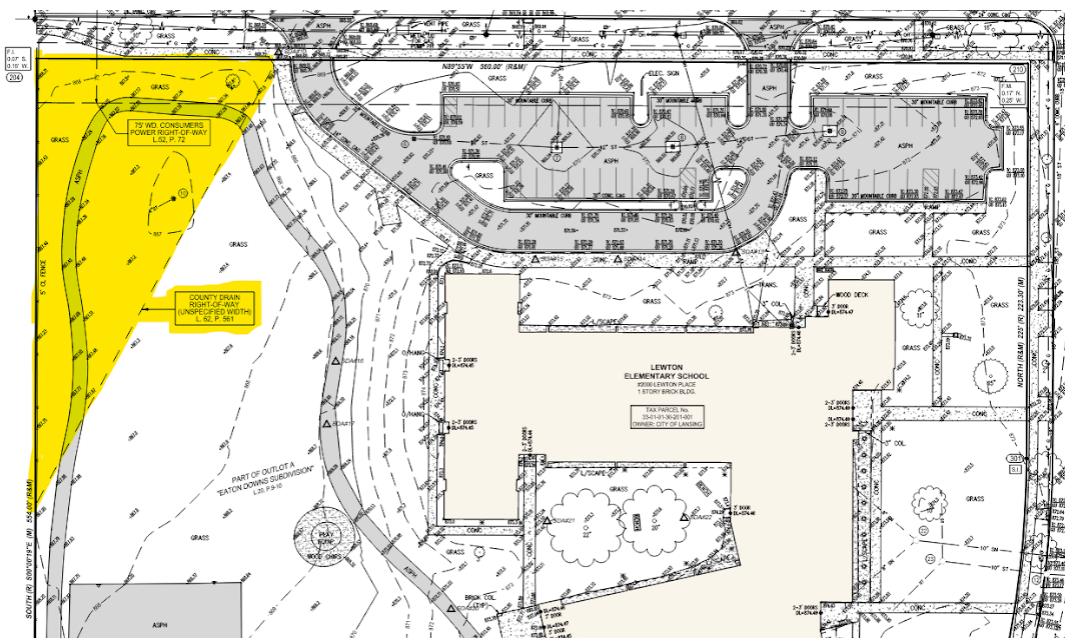


Andy Schor, Mayor

From: DePrekel, Collin <cdeprekel@sda-eng.com>
Sent: Thursday, April 11, 2024 1:50 PM
To: Danke, Dan <Dan.Danke@lansingmi.gov>
Subject: [EXTERNAL] Horne Drain Easement

Dan,

Do you have anything that shows the full extent of the Horne Drain. See below for that area of our site that the easement is impacting. If it is continued along that path it would be impacting the house and the assisted living buildings directly. The school is looking at an option that utilizes that area for a bus loop/parking option. We are seeing what all of the options are at this moment. Any more information would be helpful.





[Quoted text hidden]

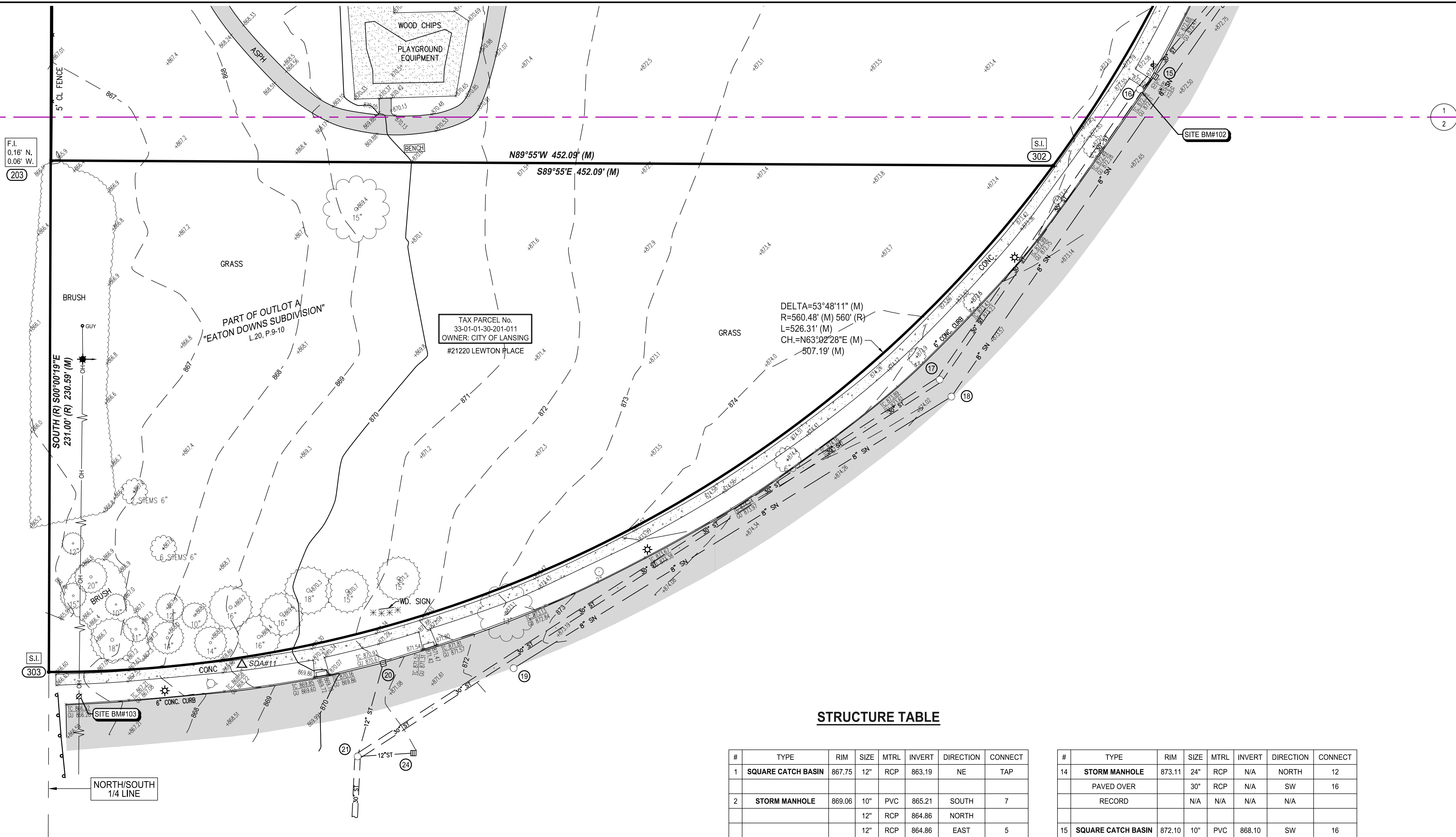
3 attachments

-  **4385.pdf**
1525K
-  **Horne Drain.pdf**
1215K
-  **Survey of Horne Drain.pdf**
1565K

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LEGEND

○	MANHOLE
⊕	CATCH BASIN
⊕	SEWER CLEAN OUT
⊕	GAS METER
⊕	GAS SHUT OFF VALVE
⊕	VALVE BOX
⊕	GATE VALVE & WELL
⊕	WATER SHUT OFF VALVE
⊕	FIRE HYDRANT
⊕	SPRINKLER VALVE BOX
⊕	LAWN SPRINKLER HEAD
⊕	UNVERIFIED MAPPED OBJECT
⊕	ELECTRIC RISER OR METER
⊕	TELEPHONE RISER
⊕	CABLE TV RISER
⊕	AIR CONDITION UNIT
⊕	UTILITY POLE
⊕	UTILITY POLE W/ LAMP EXTENSION (ARROW INDICATES DIRECTION OF ARM)
⊕	LIGHT POLE
⊕	LIGHT POLE WITH LAMP EXTENSION
⊕	TRAFFIC SIGNAL
⊕	POLE W/ TRAFFIC SIGNAL (OVER ROAD)
⊕	GUY WIRE
⊕	GROUND LEVEL/ DECORATIVE LIGHTING
⊕	FLAG POLE
⊕	METAL OR CONC. POST
⊕	MAILBOX
⊕	SIGN
⊕	WATER FOUNTAIN
⊕	PARKING METER
⊕	BILLBOARD OR LARGE SIGN
⊕	BASKETBALL HOOP
⊕	BOULDER
⊕	STATUE OR SCULPTURE
⊕	BENCH
⊕	BIKE RACK
⊕	PICNIC TABLE
⊕	SOCCER GOAL
⊕	STUMP
⊕	DOWNSPUT INTO STORM DRAIN
⊕	DOWNSPUT TO GROUND
⊕	CONIFEROUS TREE
⊕	DECIDUOUS TREE
⊕	DECIDUOUS SHRUB
⊕	CONIFEROUS SHRUB
⊕	SECTION CORNER
⊕	TRAVERSE POINT
⊕	STRUCTURE NUMBER
⊕	SDA POINT No.
⊕	SPOT ELEVATION
⊕	TC TOP OF CURB ELEVATION
⊕	GU GUTTER ELEVATION
⊕	TP TOP OF PAVEMENT ELEVATION
⊕	EM EDGE OF METAL ELEVATION
⊕	TW TOP OF WALK ELEVATION
⊕	TWALL TOP OF WALL ELEVATION
⊕	BWALL BOTTOM OF WALL ELEVATION
⊕	GR GROUND ELEVATION
⊕	UG UNDERGROUND
⊕	FO FIBER OPTIC
⊕	CONC CONCRETE
⊕	ASPH ASPHALT
⊕	FF FINISH FLOOR ELEVATION
⊕	DL DOOR LEDGE ELEVATION
⊕	• F.I FOUND IRON
⊕	• F.M FOUND MONUMENT
⊕	• F.P.K FOUND P.K. NAIL
⊕	• S.I SET IRON W/SDA CAP
⊕	• S.P.K SET P.K. NAIL
⊕	• S.P.K/TAG SET P.K. NAIL W/SDA TAG
⊕	• MAG SET MAGNETIC NAIL
⊕	• MAG/TAG SET MAGNETIC NAIL W/SDA TAG
⊕	M MEASURED
⊕	R RECORD
⊕	C CALCULATED
⊕	INV. INVERT ELEVATION
⊕	CMP CORRUGATED METAL PIPE
⊕	⊕ G GAS
⊕	⊕ SN SANITARY SEWER (SAN)
⊕	⊕ ST STORM SEWER (STM)
⊕	⊕ WM WATERMAIN (WM)
⊕	⊕ OH OVERHEAD WIRE
⊕	⊕ COMBINED SEWER
⊕	⊕ STE STEAM LINE
⊕	⊕ O OIL LINE
⊕	⊕ F UG FIBER (COMM.)
⊕	⊕ E UG ELECTRIC (ELEC.)
⊕	⊕ T UG PHONE (PH)
⊕	⊕ C UG CABLE (CBL)
⊕	⊕ CHAIN LINK FENCE (CL)
⊕	⊕ WOOD FENCE
⊕	⊕ WOOD/WIRE FENCE (WW)
⊕	⊕ GUARD RAIL
⊕	⊕ EDGE OF BRUSHWOODS
⊕	⊕ CENTERLINE OF DITCH
⊕	⊕ CULVERT
⊕	⊕ MAJOR CONTOUR
⊕	⊕ MINOR CONTOUR
⊕	⊕ BOUNDARY LINES
⊕	⊕ ROW LINES
⊕	⊕ SECTION LINES
⊕	⊕ PROPERTY LINES
⊕	⊕ ASPHALT
⊕	⊕ CONCRETE
⊕	⊕ GRAVEL/DIRT/MULCH
⊕	⊕ BRICK/PAVERS
⊕	⊕ WATER
⊕	⊕ WATER W/ VEGETATION



STRUCTURE TABLE

#	TYPE	RIM	SIZE	MTRL	INVERT	DIRECTION	CONNECT
1	SQUARE CATCH BASIN	867.75	12"	RCP	863.19	NE	TAP
2	STORM MANHOLE	869.06	10"	PVC	865.21	SOUTH	7
			12"	RCP	864.86	NORTH	
			12"	RCP	864.86	EAST	5
3	SANITARY MANHOLE	868.77	10"	CLAY	861.26	WEST	
			10"	CLAY	861.27	EAST	
4	STORM MANHOLE	868.45	12"	RCP	861.40	ENE	
			30"	RCP	859.95	NE	
			36"	RCP	859.95	WEST	
5	STORM MANHOLE	871.10	12"	RCP	863.95	WEST	2
			15"	RCP	863.90	EAST	
			12"	RCP	866.05	SE	
			18"	RCP	863.70	SOUTH	12
6	ROUND CATCH BASIN	870.29	12"	RCP	865.14	EAST	7
7	ROUND CATCH BASIN	869.37	12"	RCP	864.97	EAST	8
			12"	RCP	864.97	WEST	6
			10"	PVC	864.87	NORTH	CAPPED
8	ROUND CATCH BASIN	869.24	12"	RCP	865.29	EAST	9
			12"	RCP	865.19	WEST	7
9	ROUND CATCH BASIN	870.63	12"	RCP	865.93	WEST	8
10	BEE-HIVE CATCH BASIN	866.76	6"	CLAY	863.66	WSW	
11	SANITARY MANHOLE	873.02	10"	METAL	N/A	WEST	22
	FIBERGLASS COVER		12"	N/A	N/A	EAST	
	RECORD		10"	N/A	N/A	SOUTH	13
12	STORM MANHOLE	873.00	21"	RCP	864.35	EAST	
			10"	METAL	863.70	WEST	23
			18"	RCP	862.30	NORTH	5
			24"	RCP	862.00	SOUTH	14
13	SANITARY MANHOLE	873.08	10"	N/A	N/A	NORTH	11
	FIBERGLASS COVER		10"	N/A	N/A	SE	
	RECORD		8"	N/A	N/A	SW	18

#	TYPE	RIM	SIZE	MTRL	INVERT	DIRECTION	CONNECT
14	STORM MANHOLE	873.11	24"	RCP	N/A	NORTH	12
	PAVED OVER		30"	RCP	N/A	SW	16
	RECORD		N/A	N/A	N/A	N/A	
15	SQUARE CATCH BASIN	872.10	10"	PVC	868.10	SW	16
16	STORM MANHOLE	872.62	10"	PVC	868.76	NE	15
			30"	RCP	860.86	SW	17
			30"	RCP	860.81	NE	14
17	STORM MANHOLE	873.73	30"	RCP	860.48	SW	21
			30"	RCP	860.48	NE	16
18	SANITARY MANHOLE	873.82	8"	CLAY	N/A	SW	19
	FIBERGLASS COVER		8"	N/A	N/A	NE	13
	RECORD						
19	SANITARY MANHOLE	872.41	8"	CLAY	866.76	NE	18
20	SQUARE CATCH BASIN	870.55	N/A	N/A	N/A	SOUTH	21 (R)
	FULL OF SILT						
	TOP / WATER	867.05					
	TOP / DEBRIS	866.15					
	BOTTOM	866.15					
21	STORM MANHOLE	870.59	12"	RCP	865.03	EAST	24
			12"	RCP	864.59	NORTH	20
			30"	RCP	859.79	SOUTH	
			30"	RCP	859.89	NE	17
22	SANITARY MANHOLE	873.75	8"	METAL	866.20	NW	BLDG
			8"	METAL	866.15	SW	BLDG
			10"	METAL	866.15	EAST	11
23	STORM MANHOLE	873.82	8"	METAL	866.32	NNW	
			8"	METAL	866.42	SW	BLDG
			10"	METAL	866.32	EAST	12
24	SQUARE CATCH BASIN	870.95	12"	RCP	N/A	WEST	21
	PIPE FULL OF CONC.						

THE STRUCTURE TABLE ON THIS DRAWING IDENTIFIES THE AS-SURVEYED UNDERGROUND UTILITY MANHOLES THAT WERE FIELD MEASURED USING REASONABLE AND TRADITIONAL SURVEYING PRACTICES. PIPE SIZES, DIRECTIONS AND ELEVATIONS ARE INDICATED BY A COMBINATION OF FIELD EVIDENCE AND AVAILABLE RECORD INFORMATION. UNDERGROUND UTILITY PIPE SIZES AND CONNECTIONS ARE MANY TIMES AMBIGUOUS. SOME STRUCTURES MAY HAVE PIPES WITH UNKNOWN CONNECTIONS, SUMPS AND / OR PIPES THAT ARE FILLED WITH DEBRIS. IT WILL BE UP TO THE DESIGN ENGINEER TO LOOK AT THE PRESENTED SURVEY RESULTS AND DECIDE IF FURTHER INVESTIGATION BY OTHER METHODS SUCH AS VACUUM CLEAN OUT, UNDERGROUND RADAR, SMOKE TESTING AND PHYSICAL EXCAVATION IS REQUIRED AS AN ADDITIONAL SERVICE.

UTILITY CHART

UTILITY PROVIDER	CONTACT #	MISS DIG RESULTS	DATE
AT&T TELEPHONE	6168812268	NOT RECEIVED	N/A
COMCAST CABLE TV	8559628525	RECEIVED	1/17/2024
CONSUMERS ENERGY	8007789140	NOT RECEIVED	N/A
CONSUMERS ENERGY GAS	8007789140	RECEIVED	1/11/2024
LANSING BOARD OF WATER & LIGHT ELECTRIC	5177027030	RECEIVED	1/11/2024
LANSING BOARD OF WATER & LIGHT POTABLE WATER	5177027030	NOT RECEIVED	N/A
LANSING CITY PUBLIC SERVICE SANITARY SEWER	5174834161	RECEIVED	1/17/2024
LANSING CITY PUBLIC SERVICE STORM SEWER	5174834161	NOT RECEIVED	N/A
METRO FIBERNET, LLC FIBER OPTICS	8007789140	RECEIVED	1/17/2024
ZAYO BANDWIDTH MIDWEST, LLC FIBER OPTICS	8009616500	NOT RECEIVED	N/A



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905 South Blvd. East
Rochester Hills, MI 48307
Phone (248) 844-5400

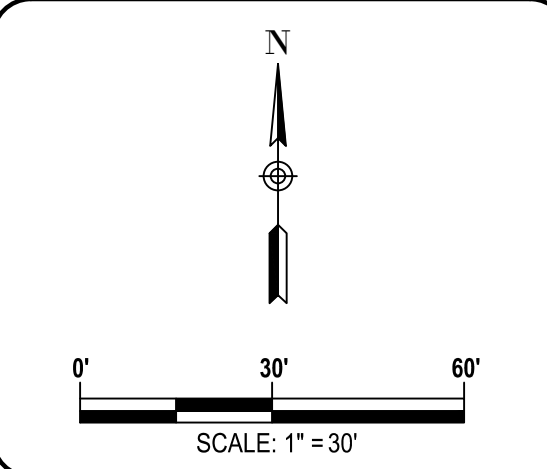
15 E. Baltimore St.
Detroit, MI 48202
Phone (313) 305-9120

27333 Meadowbrook Rd., Suite 210
Novi, MI 48377
Phone (248) 844-6274

400 Ann St. NW, Suite 204
Grand Rapids, MI 49504
Phone (616) 885-5802

313 N. Capitol Ave., Suite 100
Lansing, MI 48933

www.sda-eng.com
(800) 598-1600



N

0' 30' 60'

SCALE: 1" = 30'

CLIENT:

LANSING SCHOOL DISTRICT
519 WEST KALAMAZOO STREET
LANSING, MI 48933



Know what's below.
Call before you dig.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES (IN CONFLICT WITH PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. CALL MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.

UTILITY NOTE

UTILITY INFORMATION ON THIS DRAWING MAY BE FROM INFORMATION DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANIES, CITY/COUNTY AGENCIES AND OTHER VARIOUS SOURCES. UNDERGROUND UTILITIES WHICH ARE ON PRIVATE PROPERTY ARE USUALLY NOT DELINEATED UPON A UTILITY COMPANYS PUBLISHED PLANS. THEIR LOCATION, IF SHOWN UPON THIS SURVEY, ARE APPROXIMATED FROM FOUND POINT MARKSTAKES, ETC. AS LOCATED BY THIS FIRM FROM SOURCES WHICH ARE UNKNOWN. NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF.

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LEWTON
ELEMENTARY SCHOOL
#2000 LEWTON PLACE

LANSING, MI

TOPOGRAPHICAL SURVEY

SECTION 30
TOWN 04 NORTH RANGE 02 WEST
CITY OF LANSING
INGHAM COUNTY, MICHIGAN

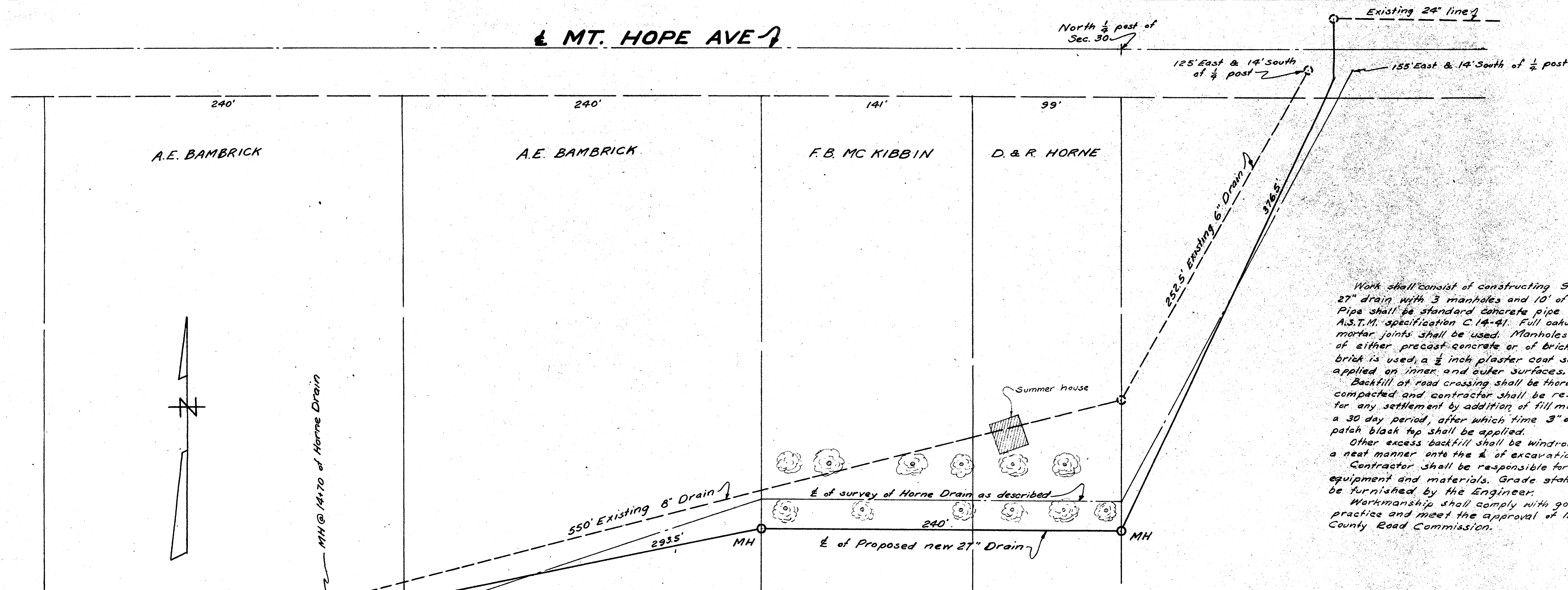
NO.	DATE	REVISION
1	04/15/24	REVISE PARCEL OWNERSHIP

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING

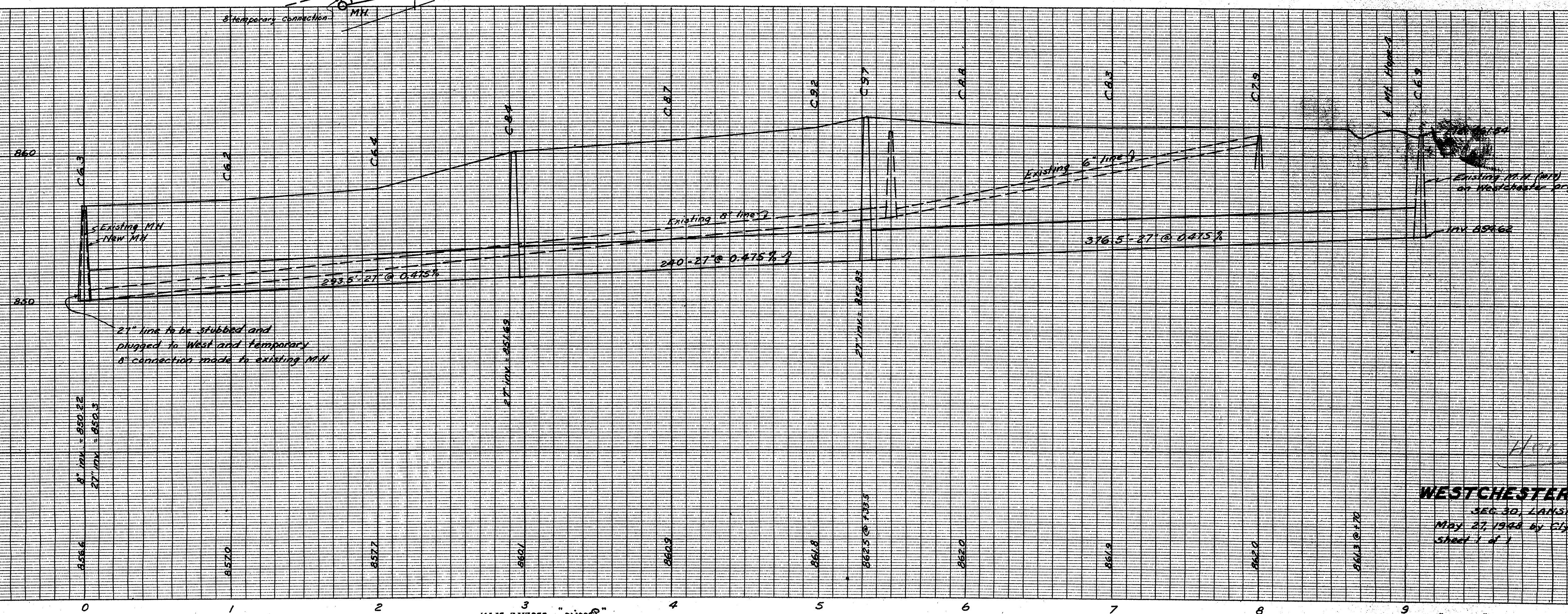
IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY

DRAFTER F.FUQUA	DATE 02-22-24
CHECKED K.SIROIS	DATE 02-22-24
FIELD LEADER B.LEWSLEY	PROJECT SURVEYOR D.JACKSON
PROJECT MANAGER D.JACKSON	DEPARTMENT MANAGER G.PLATZ
JOB NO. NP23019	DRAWING NO. NP23019TPG
SCALE: 1" = 30'	SHEET NO. 2 OF 2

MT. HOPE AVE



Work shall consist of constructing 910' of 27" drain with 3 manholes and 10' of 8" drain. Pipe shall be standard concrete pipe equal to A.S.T.M. specification C 14-41. Full oakum and mortar joints shall be used. Manholes may be of either precast concrete or of brick, but if brick is used, a 1/2 inch plaster coat shall be applied on inner and outer surfaces. Backfill at road crossing shall be thoroughly compacted and contractor shall be responsible for any settlement by addition of fill material for a 30 day period, after which time 3" of cold patch black top shall be applied. Other excess backfill shall be windrowed in a neat manner onto the E. of excavation. Contractor shall be responsible for all equipment and materials. Grade stakes will be furnished by the Engineer. Workmanship shall comply with good common practice and meet the approval of Ingham County Road Commission.



WESTCHESTER-HORNE DRAIN
 SEC 30, LANSING TWP
 May 27, 1946 by Clyde H. Stephens, C.E.
 Sheet 1 of 1
 File: L-1123A

MT Hope	PS 54002	Ingham	Lansing	12	21
---------	----------	--------	---------	----	----

BILL OF MATERIALS THIS SHEET

No	ITEM	QUANTITY
1	Std. Catch Basin	5 Ea.
3	Std. 4" I.D. Manhole (6.1'-14.0' Deep)	1 Ea.
4	Std. 4" I.D. Manhole (14.1'-25.0' Deep)	1 Ea.
5	12" Catch Basin Connections C-14-X Conc. Pipe	1602.4 F.
8	30" C-76, Class III R.C. Pipe (6.1'-14.0' Deep)	603.1 F.
9	30" C-76, Class III R.C. Pipe (14.1'-25.0' Deep)	2 Ea.
15	Std. 4" I.D. Manhole (6.1'-14.0' Deep)	1 Ea.
16	Std. 4" I.D. Manhole (14.1'-25.0' Deep)	1 Ea.
17	8" C-200 Vitrified Pipe (6.1'-14.0' Deep)	298.1 F.
18	8" C-200 Vitrified Pipe (14.1'-25.0' Deep)	126.1 F.
20	6" C-200 Vitrified Pipe House Connections	48.1 F.
21	6" C-200 Vitrified Pipe Risers	1 Ea.
24	Removing Trees 8"-12" Dia.	8 Ea.
25	Removing Trees 13"-24" Dia.	1 Ea.
28	Removing Stumps 8"-12" Dia.	1 Ea.
31	Removing Stumps 37" & up Dia.	1 Ea.
33	Removing Sidewalks	1 Ea.
35	Removing Curb & Gutter	1 Ea.
36	Adjusting Manhole Covers	1 Ea.
39	Earth Excavation	1 Ea.
45	Sawing Bituminous Pavement	1 Ea.
46	Bituminous Aggregate Surface Course	1 Ea.
47	Final Trim And Cleanup	1 Ea.
48	4" Concrete Sidewalk (City Std.)	1 Ea.
49	Class A Approach	1 Ea.
52	Chemical Fertilizer	1 Ea.
53	Mulching	1 Ea.
55	Class I Seeding	1 Ea.
56	Rye Seeding	1 Ea.
57	Topsoil Surface	1 Ea.
58	Monument Box With Cover F, Furn & Placed	1 Ea.
61	Curb And Gutter, Detail 107	1 Ea.
64	Subbase (CIP)	1 Ea.
65	Selected Subbase 24A (CIP)	1 Ea.
66	Bituminous Concrete Leveling Course	1 Ea.
67	Bituminous Concrete Wearing Course	1 Ea.
68	Bituminous Bond Coat	1 Ea.
69	Bituminous Prime Coat	1 Ea.
70	Aggregate Base Course	1 Ea.
71	Calcium Chloride	1 Ea.
26	Removing Trees 25" to 36" Dia.	1 Ea.

No	AS BUILT
3	3 Ea.
5	188 L.F.
8	480 L.F.
17	310 L.F.
24	4 Ea.
28	0
33	7 S.Y.
35	24 L.F.
39	3687 C.K.
45	0
46	2 Ton
48	58 S.F.
49	0
52	475 Lb.
55	100 Lb.
56	0
57	162 C.Y.
64	1277 C.K.
65	495 C.Y.
66	242 Ton
67	264 Ton
68	273 Gal.
69	998 Gal.
70	1375 Ton

SURFACING QUANTITIES		AS BUILT
STA. 30+00 TO POE		
Curb and Gutter, Det. 107	1,658 Lin. Ft.	
Bit. Conc. Wearing Course	274 Tons.	264
Bit. Conc. Leveling Course	177 Tons.	242
Bit. Prime Coat	199 Gals.	998
Bit. Bond Coat	686 Gals.	273
Selected Subbase	483 C.Yds.	495
Agg. Base Course	1,045 Tons.	1375
Calcium Chloride	60 Tons.	
4" Conc. Sidewalk	58 Sq. Ft.	58
Sawing Bit. Pavt.	37 Lin. Ft.	0

DRIVEWAYS		
Bit. Agg. Surface Course	1 Ton	2
Cl. A Approach	58 Tons	0
Calcium Chloride	62 Tons	0

For Profiles See Sheet No. 13

Permit #680422 M.D.H. 4385

PS 54002

PS 54002

Page 23 of 41

in said County, a certified copy of said petition is herewith filed in this Court, and that thereafter petitioner's first order of determination was made, dated the 12th day of June 1940, by which it appears that the route, survey and specifications of said drain are as follows:

Survey of the Horne Drain

Survey of the Horne Drain, located on section 30, Town 4 North, Range 2 West, Meridian of Michigan, Lansing Township, Ingham County, Michigan, the centerline thereof being described as follows:

Commencing at the lower terminus thereof, at a point 1859.8 feet west and 304.7 feet south of the N $\frac{1}{4}$ post of said section 30, town and range aforesaid, thence over and across the N 19.19 acres of the W fr $\frac{1}{4}$ of the NW fr $\frac{1}{4}$ of said section 30, except right of way for highway and flowage rights granted, Allen E. Cooley Estate, owner, as follows: Commencing at station 0+00 at the point above described, thence S 81° 13' E 240 feet, thence south 37° 43' E 283 feet, thence N 87° 30' E 124 feet to station 6+47 in the east line of said lands at a point 560 feet south of the NE corner thereof. Total length of said drain on said lands is 647 feet.

Thence over and across the following described parcel of land: Commencing at the NW corner of the E $\frac{1}{2}$ of the NW fr $\frac{1}{4}$ of said section 30, thence S 110 rods, E 21 9/11 rods, N 110 rods, W to beginning, G. B. Smith and Alpha Floral Company, owners, as follows: Commencing at station 6+47 in the west line of said lands at a point 560 feet south of the NW corner thereof, thence N 87° 30' E 360 feet to station 10+07 in the east line of said lands at a point 544 feet south of the NE corner thereof. Total length of said drain on said lands is 360 feet.

Thence over and across the following described parcel of land: Commencing 43 7/11 rods west of the N $\frac{1}{4}$ post of said section 30, town and range aforesaid, thence S 110 rods, thence W 14 6/11 rods, N 110 rods to section line, E 14 6/11 rods to beginning, Herman P. Urlewicz and Hazel M. Urlewicz, owners, as follows: Commencing at station 10+07 in the west line of said lands at a point 544 feet south of the NW corner thereof, thence N 71° 10' E 254 feet to station 12+61 in the east line of said lands at a point 464 feet south of the NE corner thereof. Total length of said drain on said lands is 254 feet.

Thence over and across the following described parcel of land: East 10 acres of commencing at NW corner of E $\frac{1}{2}$ of the NW fr $\frac{1}{4}$ of said section 30, town and range aforesaid, thence S 110 rods, E 50 10/11 rods, N 110 rods, W 50 10/11 rods to beginning, Albert E. Bambrick, owner, as follows: Commencing at station 12+61 in the west line of said lands at a point 464 feet south of the NW corner thereof, thence N 71° 10' E 254 feet to station 15+15 in the east line of said lands at a point 383 feet south of the NE corner thereof. Total length of said drain on said lands is 254 feet.

Thence over and across the following described parcel of land: Commencing 14 6/11 rods west of the NE corner of the NW fr $\frac{1}{4}$ of said section 30, S 110 rods, W 14 6/11 rods, N 110 rods, E 14 6/11 rods to beginning, Albert E. Bambrick, owner, as follows: Commencing at station 15+15 in the west line of said lands at a point 383 feet south of the NW corner thereof, thence N 71° 10' E 253 feet to station 17+68 in the east line of said lands at a point 303 feet south of the NE corner thereof. Total length of said drain on said lands is 253 feet.

Thence over and across the following described parcel of land: Commencing 6 rods west of the NE corner of the NW fr $\frac{1}{4}$ of said section 30, town and range aforesaid, thence S 915 feet, E 6 rods, S 54 rods and 9 feet, W 14 6/11 rods, N 110 rods to N section line, E 8 6/11 rods to beginning, F. B. McKibbin Company, a Michigan Corporation, owners, as follows: Commencing at station 17+68 in the west line of said lands at a point 303 feet south of the NW corner thereof, thence N 89° 40' E 141 feet to station 19+09 in the east line of said lands at a point 303 feet south of the NE corner thereof. Total length of said drain on said lands is 141 feet.

Thence over and across the following described parcel of land: Commencing at N $\frac{1}{4}$ post of section 30, town and range aforesaid, thence S 915 feet, W 6 rods, N 915 feet, E 6 rods to beginning, Donald Horne and Ruth L. Horne, husband and wife, owners, as follows: Commencing at station 19+09 in the west line of said lands at a point 303 feet south of the NW corner thereof, thence N 89° 40' E 99 feet to station 20+08 in the east line of said lands at a point 303 feet south of the NE corner thereof. Total length of said drain on said lands is 99 feet.

Thence over and across the W 60 acres of the N 110 acres of the NE $\frac{1}{4}$ of said section 30, town and range aforesaid, Frances Cannell, widow, and Mary J. Cannell Coon, Maude E. Cannell, E. Winifred Cannell and Arthur W. Cannell, children of Charles Cannell, deceased, owners, as follows: Commencing at station 20+08 in the west line of said lands at a point 303 feet south of the NW corner thereof, thence N 28° 12' E 328 feet to station 23+36, the upper terminus of said drain at a point 155 feet east and 14 feet south of the N $\frac{1}{4}$ post of said section 30, town and range aforesaid. Total length of said drain on said lands is 328 feet.

The total length of said Horne Drain is 2336 feet or 0.4424 miles.

Specifications
Said drain shall be constructed as a closed drain throughout of No. 1 vitrified drain tile, except between station 0 and station 2 which shall be corrugated steel pipe. Manholes, 4 feet in diameter shall be constructed at the points shown on the profile.

The right of way for construction shall include twenty-five (25) feet on each side of the centerline as above described.

The internal diameters of the drain shall be as follows: 10-inch from station 0 to station 10, 8-inch from station 10 to station 20+08 and 6-inch from station 20+08 to the upper terminus.

The grade of said drain shall be as follows: Commencing at station 0+00, grade elevation 93.00, thence an ascending grade of 0.52% to station 2+00, grade elevation 94.04, thence an ascending grade of 2.62% to station 10+00, grade elevation 115.00, thence an ascending grade of 0.8% to station 14+70, grade elevation 118.76, thence a rise in grade of 0.1 foot, thence an ascending grade of 0.8% to station 20+08, grade elevation 123.16, thence a rise in grade of 0.1 foot, thence a grade of 1.5% to station 23+36, grade elevation 128.18.

The average depth of 10-inch drain is 4.6 feet, of 8-inch drain is 6.3 feet and of 6-inch drain is 4.4 feet.

All work of construction shall be according to specifications for tile drain construction now on file in the office of the County Drain Commissioner of Ingham County.

Said drain shall be constructed with the following depths in feet below the surface of the ground at each station:

Sta.	Depth Feet	Sta.	Depth Feet
0	3.1	13	6.4
1	2.8	14	6.3
2	4.9	+70	6.1
3	4.5	15	5.9
4	5.1	16	5.7
5	4.4	17	6.0
6	4.1	18	7.2
7	5.3	19	7.4
8	6.3	20+08	7.7
9	5.1	21	5.5
10	5.3	22	4.2
11	5.4	23	2.8
12	6.0	+36	1.7

Bench Mark: SE corner of Horne house, north of station 19, Elev. 134.28.

Survey completed March 23, 1940.

WOLVERINE ENGINEERING CO.
By W. E. Zimmer, R. C. E.

By order of George Grnham, County Drain Commissioner of the County of Ingham, State of Michigan.

NOTE.—It was found objectionable to Both sides of A similar course can be

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BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Act-6-2024, 2000 Lewton Place, Horne Drain Easement Vacation

WHEREAS, Spalding DeDecker, on behalf of the Lansing School District, has requested to vacate the easement of the Horne Drain specifically located along the northwest section of 2000 Lewton Place, parcel identification number 33-01-01-30-201-001, south of West Mount Hope Avenue, to facilitate additional use of the Lewton Elementary School site; and

WHEREAS, a six-inch drain constructed in 1940 and a 27-inch drain constructed in 1948, both currently exist within the easement, but whose major functions have since been replaced by a storm sewer within the right-of-way that was built in 1968; and

WHEREAS, the six-inch drain and the 27-inch drain will remain on site and be formally abandoned; and

WHEREAS, the subject drains no longer serve a public purpose and the easement is not necessary for city operations; and

WHEREAS, on December 3, 2024, the Planning Commission reviewed the location, character, and extent of the proposal for the vacation of the subject easement in accordance with its Act 33 review procedures and voted unanimously (8-0) to recommend approval of Act-6-2024, Horne Drain Easement Vacation, subject to the following conditions:

- Spalding DeDecker confirms the location of the manhole near the west property line; and
- If still existing, an easement granting the City of Lansing a right of access to the terminal manhole at the west property line is executed; and
- There is abandonment (flowable fill) of the drains between the manhole and Mt Hope Ave.; and
- The Lansing School District acknowledges and accepts the groundwater conditions after the abandonment of the drains; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Commission and concurs therewith;

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves the request to vacate the Horne Drain Easement south of West Mount Hope Avenue, located on Section 30, Town 4 North, Range 2 West, Meridian of Michigan, Lansing, Ingham County, Michigan; over and across the following legally described parcel of land:

OUTLOT A EXC COM 554 FT S OF NW COR OUTLOT A, TH E PAR L TO N LINE OUTLOT A TO W'LY LINE LEWTON PLACE, SW'LY ON W'LY & N'LY LINE LEWTON PLACE TO SW COR OUTLOT A, N TO BEG; ETON DOWNS SUB

Extending twenty-five (25) feet on each side of the centerline thereof, being described as follows

COMMENCING AT STATION 20 + 08 IN THE WEST LINE OF SAID LANDS AT A POINT 303 FEET SOUTH OF THE NW CORNER THEREOF, THENCE N 28° 12' E 328 FEET TO STATION 23 + 36, THE UPPER TERMINUS OF SAID DRAIN AT A POINT 155 FEET EAST AND 14 FEET SOUTH OF N ¼ POST OF SAID SECTION 30, TOWN AND RANGE AFORESAID. TOTAL LENGTH OF SAID DRAIN ON SAID LANDS IS 328 FEET.

With the following conditions:

- If the terminal manhole near the west property line still exists, Lansing School District will grant an easement for the City of Lansing to access the terminal manhole;
- There is abandonment (flowable fill) of the drains between the manhole and Mt Hope Avenue; and
- The Lansing School District acknowledges and accepts the groundwater conditions after the abandonment of the drains

BE IT FINALLY RESOLVED, that upon the conditions above being met, and evidence of the same being presented to the City Clerk, the City Clerk shall forward certified copies of the resolution to the Ingham County Register of Deeds for recording and upon return, transmit a copy of the recorded resolution to the Michigan Department of Licensing and Regulatory Affairs, Office of Land Survey and Remonumentation (OLSR), the Planning and Assessor's Offices, the Department of Public Service, and the applicant. The vacation shall be effective upon the date of recording of the resolution with the Ingham County Register of Deeds.

An Act 33 Review is a planning level review of the **location, character, and extent** of public improvements and City property transactions. Act 33 Reviews are conducted by the City of Lansing pursuant to the provisions of the Michigan Planning Enabling Act (P.A. 33 of 2008) and Section 208 of the Lansing Code of Ordinances.

APPLICANT	Consumers Energy
PROPOSAL:	Permanent easement for natural gas distribution line infrastructure
PARCEL(S):	1801 N Washington Ave PID # 33-01-01-09-127-002
CURRENT OWNER(S):	City of Lansing
EXISTING LAND USE & ZONING:	Use: Reasoner Park (city park) Zoning: R-6a Residential
PROPERTY SIZE AND SHAPE:	6.78 acres, irregular
SURROUNDING ZONING & LAND USE	North: IND-1, R-6a; motor vehicle repair, residential South: R-6a; residential West: IND-1, MX-C; motor vehicle repair, vacant East: IND-1, R-MX; vacant, residential

ANALYSIS

BACKGROUND:

Consumers Energy proposes to create a 12-foot utility easement around the southwest, west, and north property lines of Reasoner Park, 1801 N Washington Avenue for the purpose of installing underground natural gas distribution lines that will serve customers within the City.

A section of N Capitol Ave. between Reasoner St. and Russell St. was vacated in 1966. The resulting resolution reserved a utility easement in this area. A Consumers' 6" HP line exists within the vacated right-of-way and will be replaced by a 12" HP line.

No existing infrastructure will be removed from the neighborhood or relocated to the park. Consumers estimates a 100-year lifespan on the new line. Consumers has an estimated project timeline of July to December 2025. Site maintenance and restoration is covered in the draft easement agreement. Although the residential neighbors will be impacted during this time, no streets are expected to be closed.

LOCATION:

Reasoner Park is in the north-central area of the city at the intersection of N Grand River Ave. and W North St. Single-family residential, motor vehicle repair stations, and industrial land uses surround the park. The natural gas distribution lines will connect to neighborhood properties.

CHARACTER:

The area of the proposed easement within the park is unimproved grassland.

EXTENT:

The extent of the infrastructure will be underground, within the 12 feet space along the border of the property. The terms of the easement prohibit any future park improvements within the area of the easement .

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- No comment received.

Public Service Department:

(Dan Danke, Engineer)

- Transportation has no comments.
- The CSO 016-017 construction plans for Seager Street, Russell Street and Capitol Avenue – vacated
- There is a 10” City storm sewer that runs in the vacated ROW of Capitol Avenue.
- Capitol Avenue between Russell Street and Reasoner Street was vacated in 1966. The resolution reserves a utility easement in the vacated ROW and reserves specific rights for the utilities. Since gas main is included in the utility easement, it is recommended that Capitol Avenue vacated be excluded from Consumers Energy’s easement.
- Consumers Energy should provide a better easement plan with a metes and bounds easement description.
- The easement document calls for temporary easements for Temporary Work Areas (TWA). The temporary easements need to have specific dimension and a definitive end date.
- The conditions of the proposed easement, both permanent and temporary, grant exclusive use rights to Consumers Energy over Park property.

Lansing Fire Department:

- No comment received.

Lansing Parks and Recreation Department:

(Brett Kaschinske, Director)

- Consumers has worked with us on this and we have no issues.

STAFF RECOMMENDATION

Staff recommends approval of Act-7-2024 as proposed.

Russell St

Seager St

Grand River Ave

W Reasoner St

N Capitol St

*Image captured 2020



ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: ACT-_____

DATE SUBMITTED: _____

Applicant: Consumers Energy

Address (including zip code): One Energy Plaza, Jackson MI 49201

Phone number: 517-788-8912

Fax number: _____ Email: Joseph.LawsonIII@cmsenergy.com

Interest in Property:

☐ Owner ☐ Represent owner ☐ Option to buy

☒ Other: Public Utility Easement Request

If applicant of not the owner, or if there is more than one owner, provide the following information (attach additional sheets if necessary):

Name of owner(s): Same as above

Address (including zip code): _____

Phone number(s): _____

Fax number: _____ Email: _____

SUBJECT PROPERTY GENERAL INFORMATION:

Address (if any): 1801 N. Washington Avenue

Location description: SW Corner of Russell St & N Washington Avenue

Permanent parcel #: 33-01-01-09-127-002

Legal description (see note below): attached

Applicant's proposal: Acquire the necessary easement to permit the installation of a replacement underground natural gas distribution line in order to update and improve the existing facilities and to further continue to provide natural gas service to those customer within the City of Lansing.

REQUESTED ACTION: (please check one)

☐ City Acquisition of Property

☐ Street or Alley Closure

☐ City Sale of Property

☐ Vacation of R.O.W

☐ Significant Change of Use of City Property

☒ Other: **Public Utility (Consumers Energy) Easement Acquisition**

What positive impacts (if any) will occur as a result of approving this proposal?

The requested easement will provide the necessary area to allow for the upgrade and replacement of our natural gas infrastructure servicing the immediate area. By locating the gas distribution line as requested will minimize or negate any future impacts to the public road right of way should there be a need for maintenance or future taps of the line. This location will also help minimize any potential conflicts with future utility installations or road projects within the public right of way.

What negative impacts (if any) will occur if this proposal is not approved?

Should Consumers be required to locate the replacement line within the public road right of way, installation of said line could potentially have a negative impact on the public road infrastructure and those who use it.

What negative impacts (if any) will occur as a result of approving and implementing your proposal?

No anticipated negative impacts have been noted with the proposed location of the line or the requested approval of the easement.

Please fill out this application **COMPLETELY** and make sure that the following items are included:

Maps describing proposal. Maps should be readable and drawn to a specific scale.

Any other materials, brochures, pictures, etc. which will further explain the proposal.

NOTE:

If the action applied for will result in transfer of legal title from the City to the applicant or another or if the City otherwise requires, the applicant agrees to provide at the applicant's expense:

- A certified legal description
- Title insurance
- An appraisal
- An environmental report for the property

or to pay for same at closing, whichever the City determines.

FEES:

Consolidated Rate: \$650.00

Signature of applicant:

Joseph
Lawson III

Digitally signed by Joseph
Lawson III
Date: 2024.12.18
08:34:38 -05'00' / 12.18.2024
Date

Signature of owner(s):

Joseph
Lawson III

Digitally signed by Joseph
Lawson III
Date: 2024.12.18
08:34:52 -05'00' / 12.18.2024
Date

_____/ 12.18.2024
Date

_____/ 12.18.2024
Date

SUBMIT THE FULLY COMPLETED APPLICATION TO THE ADDRESS BELOW.

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933
(517) 483-4066
FAX: (517) 483-6036

EASEMENT FOR PIPELINE

LAN 8 HP EIRP

SAP# 43408173

Agreement# MI00000080481

The CITY OF LANSING, a Michigan municipal corporation, 124 West Michigan Avenue, Lansing, Michigan 48933 (hereinafter "Owner") for \$1.00 and other good and valuable consideration [*exempt from real estate transfer tax pursuant to MCL 207.505(f) and from State real estate transfer tax pursuant to MCL 207.526(f)*] grants and warrants to CONSUMERS ENERGY COMPANY, a Michigan corporation, One Energy Plaza, Jackson, Michigan 49201 (hereinafter "Consumers") a permanent easement to enter Owner's land (hereinafter "Owner's Land") located in the City of Lansing, County of Ingham, and State of Michigan as more particularly described in the attached Exhibit A to construct, operate, maintain (including cathodic protection systems), inspect (including aerial patrol), survey, replace, reconstruct, improve, remove, relocate, change the size of, enlarge, protect, and abandon in place a pipeline in, on, under, over, across, and through a portion of Owner's Land (hereinafter "Easement Area") as more fully described in the attached Exhibit B, together with any associated valves, fittings, location markers and signs, communication systems, utility lines, protective apparatus and all other equipment, appurtenances, and facilities, whether above or below grade, necessary, useful or incidental to or for the operation or protection thereof, and to conduct such other activities as may be necessary or convenient in connection therewith as determined by Consumers for the purpose of transmitting and distributing natural gas.

Acceptance of the Property: Consumers has examined the Easement Area prior to the execution of this agreement and accepts same in the condition as it exists at the execution of this agreement and waives any and all claims Consumers may at any time have against Owner related to the condition of the Easement Area, except where provided in the Section titled Environment below or required by law. Owners shall have no obligation to make any repairs to the Easement Area.

Additional Work Space: Owner further grants to Consumers, during initial construction and installation only a temporary easement to use additional work space (hereinafter "Temporary Work Area" or "TWA"), and during any such use, Consumers' rights with respect to the TWA shall be exclusive even as to the Owner, and Owner shall not use or allow others to use the TWA during said initial construction and installation.

Access: Consumers shall have the right to unimpaired access to said pipeline, and the right of ingress and egress on, over, and through Owner's Land for any and all purposes necessary, convenient, or incidental to the exercise by Consumers of the rights granted hereunder.

Trees and Other Vegetation: Owner shall not plant any trees within the Easement Area. Consumers shall have the right from time to time hereafter to enter Owner's Land to trim, cut

down, and otherwise remove and control any trees, brush, roots, and other vegetation within the Easement Area.

Buildings/Structures: Owner agrees not to build, create, construct, or permit to be built, created, or constructed, any obstruction, building, septic system, drain field, fuel tank, pond, swimming pool, lake, pit, well, foundation, engineering works, installation or any other type of structure over, under, or on said Easement Area, whether temporary or permanent, natural or man-made, without a prior written agreement executed by Consumers' Real Estate Department expressly allowing the aforementioned.

Ground Elevation: Owner shall not materially alter the ground elevation within the Easement Area without a prior written agreement executed by Consumers Real Estate Department allowing said alteration.

Restoration: Consumers shall restore as reasonably as practicable all that portion of Owner's Land damaged by Consumers during the original installation, maintenance, repair, replacement, or removal of Consumers' facilities on Owner's Land pursuant to this easement to a condition existing immediately prior to the damage to Owner's Land; provided however, the provisions of this paragraph shall not apply to anything located within the Easement Area in violation of any other provisions contained in this easement.

Exercise of Easement: The nonuse of the Easement Area for any period of two (2) or more years shall be deemed a termination of this agreement and Consumers, at its sole cost and expense, shall perform work necessary to stabilize the abandoned facilities, including, but not limited to purging the pipes with nitrogen or as is standard in the industry and subsequently restore the surface of such Easement Area, subject to normal wear and tear.

Environmental: Without limiting any other provision of this agreement, Consumers shall comply in all material respects with all applicable constitutional provisions, laws, ordinances, orders, requirements, rules, and regulations made by any governmental entity, body, or authority relating to its property and operations under this agreement. If Consumers' use of the Easement Area results in the presence on, in, or under the Easement Area (which includes but is not limited to the groundwater underlying the Easement Area) of contaminants, hazardous waste, hazardous substances, pollutants, or toxic substances, as currently or hereafter defined in the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 USCA 9601 *et seq*; the Resource Conservation and Recovery Act (RCRA), 42 USCA 6901 *et seq*; the Toxic Substances Control Act (TSCA), 15 USCA 2601 *et seq*; the Michigan Natural Resources and Environmental Protection Act, MCL 324.101 *et seq*; or any other similar existing or future statutes, Consumers will to the extent caused by Consumers, its employees, agents, contractors, and/or subcontractors or anyone authorized by or on behalf of Consumers at no cost to Owner, immediately notify Owner and promptly take:

- 1) all actions that are required by any federal, state, or local governmental agency or political subdivision, and

2) all actions that are necessary to restore the Easement Area to the condition existing prior to the release or introduction of such contaminants, hazardous waste, hazardous substances, pollutants, or toxic substances, notwithstanding any lesser standard of remediation allowable under applicable law or governmental policies. The actions required by Consumers pursuant to this paragraph include, but are not limited to:

- a) the investigation of the environmental condition of the Easement Area;
- b) the preparation of any feasibility studies, reports, or remedial plans required by law or governmental policy, and
- c) the performance of cleanup, remediation, containment, operation, maintenance, monitoring, or restoration work, whether on or off the Easement Area. Consumers will proceed continuously and diligently with such investigatory and remedial actions.

The parties will provide to each other copies of all test results and reports generated in connection with the above activities and copies of all reports submitted to any governmental entity free of cost. No cleanup, remediation, restoration, or other work required to be performed pursuant to this paragraph will require or result in the imposition of any limitation or restriction on the use of the Easement Area without prior notification and approval, which shall not be unreasonably withheld, to the other. The provisions of this paragraph will survive the term or any termination of this agreement.

Ownership: Owner covenants with Consumers that they are the lawful fee simple owner of the aforesaid lands, and that they have the right and authority to make this grant, and that they will forever warrant and defend the title thereto against all claims whatsoever.

Successors: This easement shall bind and benefit Owner's and Consumers' respective heirs, successors, lessees, licensees, and assigns.

Counterparts: This easement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. It is not necessary that all parties execute any single counterpart if each party executes at least one counterpart.

Indemnification: Consumers shall at all times assume all liability for and protect, indemnify and save Owner, its successors and assigns, harmless from and against all actions, judgments, losses, orders, decrees, costs, and expenses brought or recovered against or incurred by Owner by reason of any death, bodily injury, personal injury, and loss or damage to Owner's Land as a result of Consumers' exercise of the rights granted hereunder or Consumers' presence on Owner's Land pursuant to this agreement. To the fullest extent allowable by law, Consumers shall at all times assume all liability for and protect, indemnify and save Owner, its successors and assigns, harmless from and against all actions, judgments, losses, orders, decrees, costs, and expenses brought or recovered against or incurred by Owner by reason of any death, bodily injury, personal injury, and loss or damage to Owner's Land in the Easement Area, to the fullest extent provided by law, as a result of Consumers' exercise of the rights granted hereunder or Consumers' presence on Owner's Land pursuant to this agreement. With respect to 3rd party claims, nothing herein shall be construed as a waiver by Owner of available defenses as a matter of law due to its governmental

status, such as governmental tort liability. Consumers shall not permit any liens on the Owner's Land for any labor or material furnished to Consumers in connection with its use of the Easement Area.

Choice of Law: This License shall be governed by the laws of the State of Michigan, including as to interpretation, enforceability, validity, and construction. Venue shall be deemed proper in Ingham County, Michigan.

Disclaimer of Warranties: Owner has not and does not make any express, implied, or statutory representations or warranties of any kind to Consumers concerning the Owner's Land or Easement Area; the status of Owner's title with respect to the Owner's Land, the condition or usability of the Easement Area; or the parties' use of the Easement Area being in compliance with any statute, ordinance, or regulation, including, but not limited to those relating to the environment. The provisions of this section shall survive any termination of this agreement.

Damage: Owner shall have no liability for any loss or damage caused to Consumers' Facilities that may be occasioned by or through the acts or omissions of others.

Notice: Any notices required or permitted to be given under the terms of this agreement shall be in writing and mailed by registered or certified U.S. mail, return receipt requested, postage prepaid, and in any case duly and properly addressed to the party indicated below or such other address or recipient as the party to whom such notice is to be given may specify from time to time by notice to the other party in accordance with this paragraph:

To Consumers: Consumers Energy Company
 Business Services - Real Estate
 One Energy Plaza
 Jackson, Michigan 49201

To Owner: City of Lansing
 124 W. Michigan Ave.
 Lansing, Michigan 48933

With copy to:
Office of the City Attorney
124 W. Michigan Avenue, 5th Floor
Lansing, MI 48933

Each such notice shall be deemed to have been given and effective when mailed, as evidenced by the receipt of said mailing.

Date: _____ Owner: The CITY OF LANSING, a Michigan municipal corporation

Signature

By: _____
Print name

Its: _____
Print title

Acknowledgment

The foregoing instrument was acknowledged before me in _____ County,
Michigan,

On _____ by _____
Date Print name Print title

of The CITY OF LANSING, a Michigan municipal corporation, on behalf of the corporation.

Notary Public

County, Michigan
Acting in _____ County
My Commission expires: _____

After recording, return to:

Consumers Energy Company
One Energy Plaza
Jackson, MI 49201

Carrie Main, EP7-464
Consumers Energy Company
One Energy Plaza
Jackson, MI 49201

1/10/2025 12:55 PM MapInfoProjects_2022422972.dwg SA25842PARCEL33-01-01-09-127-002.dwg

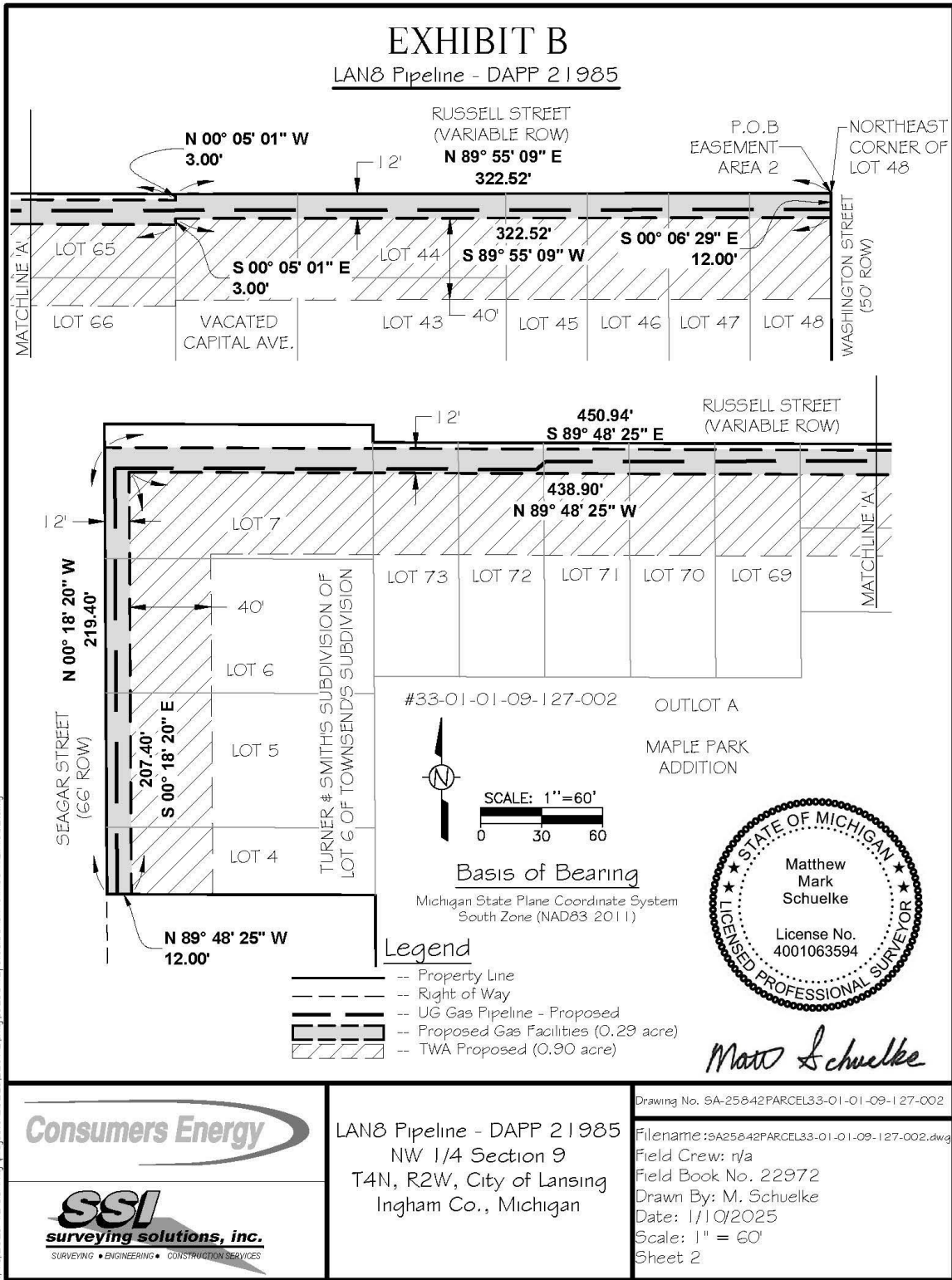


EXHIBIT B

LAN8 Pipeline - DAPP 21985

Legal Description: Proposed Gas Facilities Easement

An area of land in Lot 17 of the plat of Maple Park Addition, according to the recorded plat thereof recorded on Liber 4 of Plats, Page 17 of Ingham County Records, City of Lansing, Ingham County, Michigan described as follows:

Beginning at the Southwest corner of said Lot 17; thence N.00°-18'-20"W., on the West line of said Lot 17, 15.34 feet; thence S.51°-48'-01"E., parallel with the North Right of Way line of North Street, 55.65 feet to the East line of said Lot 17; thence S.00°-18'-20"E., on said East Lot line, 15.34 feet to said North Right of Way line; thence N.51°-48'-01"W., on said North Right of Way line, 55.65 feet to the Point of Beginning.

AND

An area of land in Lots 44, 45, 46, 47, 48, 65, 69, 70, 71, 72, 73, and vacated Capital Avenue of the plat of Maple Park Addition, according to the recorded plat thereof recorded on Liber 4 of Plats, Page 17 of Ingham County Records, and in Lots 4, 5, 6, and 7 of the plat of Turner and Smith's Subdivision of Lot 6 of Townsend's Subdivision, according to the recorded plat thereof recorded on Liber 1 of Plats, Page 4 of Ingham County Records, City of Lansing, Ingham County, Michigan described as follows:

Beginning at the Northeast corner of said Lot 48; thence S.00°-06'-29"E., on the East line of said Lot 48 and the West Right of Way line of Washington Street, 12.00 feet; thence S.89°-55'-09"W., parallel with the South Right of Way line of Russell Street, 322.52 feet; thence S.00°-05'-01"E., 3.00 feet; thence N.89°-48'-25"W., parallel with said South Right of Way line, 438.90 feet; thence S.00°-18'-20"E., parallel with the East Right of Way line of Seagar Street, 207.40 feet; thence N.89°-48'-25"W., 12.00 feet to said East Right of Way line; thence N.00°-18'-20"W., on said East Right of Way line, 219.40 feet; thence S.89°-48'-25"E., parallel with said South Right of Way line, 450.94 feet; thence N.00°-05'-01"W., 3.00 feet to said South Right of Way line; thence N.89°-55'-09"E., on said South Right of Way line, 322.52 feet to the Point of Beginning.



Matthew Schuelke

Consumers Energy

SSI
surveying solutions, inc.
SURVEYING • ENGINEERING • CONSTRUCTION SERVICES

LAN8 Pipeline - DAPP 21985
NW 1/4 Section 9
T4N, R2W, City of Lansing
Ingham Co., Michigan

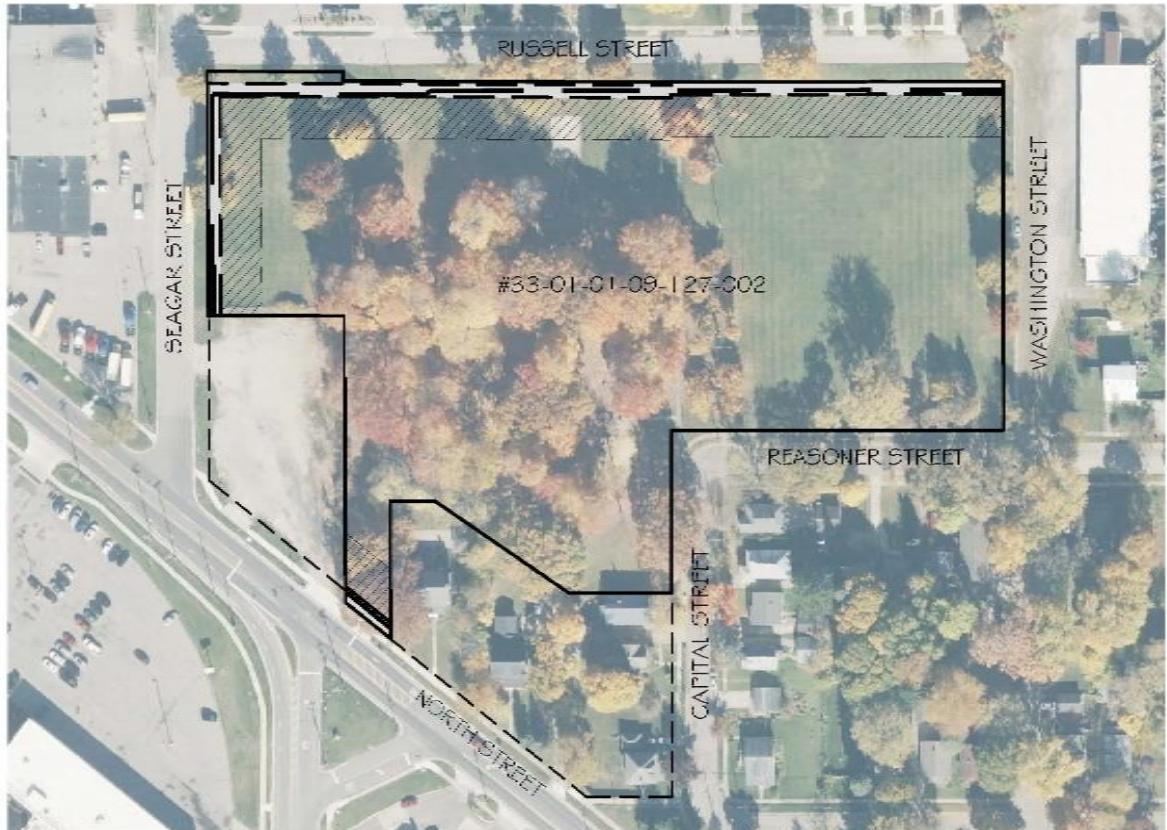
Drawing No. SA-25842PARCEL33-01-01-09-127-002

Filename: SA25842PARCEL33-01-01-09-127-002.dwg
Field Crew: n/a
Field Book No. 22972
Drawn By: M. Schuelke
Date: 1/10/2025
Scale: n/a
Sheet 3

1/10/2025 12:56 PM Projects 2022\22972.dwg\sa25842\parcel33-01-01-09-127-002.dwg

EXHIBIT B

LAN8 Pipeline - DAPP 21985



Legend

- Property Line
- Right of Way
- UG Gas Pipeline - Proposed
- Proposed Gas Facilities (0.29 acre)
- TWA Proposed (0.90 acre)



SCALE: 1"=150'

0 75 150

Basis of Bearing

Michigan State Plane Coordinate System
South Zone (NAD83 2011)



Matthew Schuelke

Consumers Energy

SSI
surveying solutions, inc.

Surveying • Engineering • Construction

LAN8 Pipeline - DAPP 21985
NW 1/4 Section 9
T4N, R2W, City of Lansing
Ingham Co., Michigan

Drawing No. SA-25648PARCEL33-01-01-09-127-002

Filename: SA25648PARCEL33-01-01-09-127-002.dwg
Field Crew: n/a
Field Book No. 22972
Drawn By: M. Schuelke
Date: 1/10/2025
Scale: 1" = 150'
Sheet 4

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Act-7-2024, 1801 North Washington Avenue, Utility Easement

WHEREAS, Consumers Energy has requested a twelve (12) feet-wide utility easement along the southwest, west, and north property lines of 1801 North Washington Avenue, Parcel Identification Number 33-01-01-09-127-002, for the installment of natural gas distribution lines; and

WHEREAS, a utility easement currently exists where North Capitol Avenue between Russell Street and Reasoner Street was vacated in 1966 and that land was subsequently combined with Reasoner Park; and

WHEREAS, a metes and bounds legal description of the location shall be provided for the easement agreement; and

WHEREAS, the City of Lansing shall not plant any trees or install any improvements within the easement area; and

WHEREAS, Consumers Energy shall restore any area of the easement damaged during their original installation, maintenance, repair, replacement, or removal of Consumers' facilities, to its previous condition as reasonably practical; and

WHEREAS, the agreed upon fee of the easement is One Dollar (\$1.00) paid to the City of Lansing; and

WHEREAS, on January 7, 2025, the Planning Commission reviewed the location, character, and extent of the proposal for the subject easement in accordance with its Act 33 review procedures and voted unanimously (7-0) to recommend approval of Act-7-2024, 1801 North Washington Avenue, Utility Easement, as proposed; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Commission and concurs therewith;

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves the request to create a utility easement extending twelve (12) feet-wide along the southwest, west, and north property lines of 1801 North Washington Avenue, legally described as:

Lots 5, 6, 7 & N 33 ft Lot 4 Turner & Smiths Sub of Lot 6 of Townsends Sub, also Lot 17, 31 thru 48 & 65 thru 73, Outlot A & part of Vac Capitol Ave from Reasoner St N to Russell St Maple Park Add

BE IT FINALLY RESOLVED, that the Mayor, on behalf of the City, is hereby authorized to sign and execute all documents to complete this transaction, subject to prior approval as to content and form by the City Attorney.