

**BLACKMAN CHARTER TOWNSHIP
BOARD MEETING AGENDA
Monday, June 17, 2024
6:00 PM**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

BRIEF PUBLIC COMMENTS - (two-minute limit)

ADDITIONS / DELETIONS

MINUTES APPROVAL

1. Approval of the minutes for the Regular Board Meeting held on Monday, May 20, 2024

CONSENT AGENDA

1. Approval of payroll for the dates 5/10/24 in the amount of \$158,010.33 and for 5/24/24 in the amount of \$200,206.67.
2. Approve \$400,000.00 transfer of funds from General Fund to Public Safety Fund for the month of May 2024.
3. Receive Revenue and Expenditure Report for the month of May 2024

SUPERVISOR'S UPDATE

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TREASURER'S UPDATE

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CLERK'S UPDATE

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PUBLIC SAFETY

1. Public Safety Committee Meeting Minutes
2. Authorize the Director of Public Safety to sell (12) Taser 7's with cartridges to a license FLL Dealer with revenue of sale to account 205.933.693.000.
3. Authorize the Director of Public Safety to sell Old Ladder #1 Fire Apparatus (Vin #4P1CT02H93A002956) for Fair Market Value placing funds into account 205.933.693.000.

PLANNING COMMISSION

1. Planning Commission Meeting Minutes
2. Approve Case #1574 – Conditional Use Permit: Used Car Dealership at 2412 Lansing Ave., Parcel 000-08-22-376-013-01, requested by Arsian Ghumman. Conditions: that a maximum of 12 vehicles can be on the location at any time.

ZONING BOARD OF APPEALS

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PARKS & RECREATION

1. Parks & Recreation Committee Notes
2. Parks & Recreation Committee members discussed the options of Vault Toilets. There was not a quorum, but the members present were supportive of the two-station vault style bathroom bid from Boom Concrete, Inc. for \$38,966.00 delivered and installed.

TECHNOLOGY COMMITTEE

•

UTILITIES COMMITTEE

•

ORDINANCE REVIEW COMMITTEE

•

NEW BUSINESS

1. Approve Resolution #07-2024-0617; a resolution to give Local Government Authorization for a Conditional License, New SDM license issued under MCL436.1533(5) with Sunday Sales Permit (AM) and Sunday Sales Permit (PM) – Mixed Spirit Drink; Multani #1, LLC located at 2900 E. Michigan Ave. Suite A, Jackson, MI 49202
2. Approve Resolution #08-2024-0617; a resolution to give Local Government Authorization for a Transfer Location Escrowed 2024 SDD license with Sunday Sales Permit (PM) for ADD License – Spirits, from 1319 E. Michigan Ave to 2900 E. Michigan Ave., Suite A, Jackson, MI 49202 to be held with SDM License; Transfer Governmental Unit under MCL 436.1531(22) from Jackson City to Blackman Township; Multani #1, LLC 2900 E. Michigan Ave. Suite A, Jackson, MI 49202

BILLS

1. Approve payment of bills on the Board Invoice Report dated 5/22/24 in the amount of \$138,399.69 and Board Invoice Post Audit Report dated 6/18/24 in the amount of \$253,155.04.

EXTENDED PUBLIC COMMENT (Three-minute limit)

OPEN DISCUSSION

ADJOURNMENT

Regular Board Meeting
Blackman Charter Township
May 20, 2024

The Blackman Charter Township Board convened at 6:00 p.m. on Monday, May 20, 2024, at the Township Hall, 1990 West Parnall Road, Jackson, Michigan.

Members present: Supervisor Jancek, Clerk Elwell, Treasurer Preston, and Trustees: Ambs, Pack, Thomas, and Williams.

Members absent:

Public Attendance:

Jared Hopkins
Jim Mattson

Cierra Sowle
Dawn Feldman

Deborah Nagy
Tom Morrissey

CALL TO ORDER / PLEDGE OF ALLEGIANCE

BRIEF PUBLIC COMMENTS - (two-minute limit)

1. **Jared Hopkins, Attorney at Law**
 - a. Introduction
 - b. Candidate for Jackson County Prosecutor

ADDITIONS / DELETIONS

1. Ordinance Committee Draft Minutes April 23, 2024
Motion by Trustee Thomas, supported by Trustee Pack to approve the Board of Trustee agenda, with the addition, for the Regular Board Meeting held on Monday, May 20, 2024.

Unanimously approved by voice vote

MINUTES APPROVAL

1. No changes/corrections.
Motion by Trustee Thomas, supported by Trustee Pack to approve the Board of Trustee minutes for the Regular Board Meeting held on Monday, April 15, 2024.

Unanimously approved by voice vote

CONSENT AGENDA

1. Approval of payroll for the dates 04/12/24 in the amount of \$166,969.85 and for 04/26/24 in the amount of \$189,440.37
2. Approve \$100,000.00 transfer of funds from General Fund to Public Safety Fund for the month of April 2024.
3. Receive Revenue and Expenditure Report for the month of April 2024.

Motioned by Treasurer Preston, supported by Trustee Williams

Roll Call: Ayes - Elwell, Pack, Thomas, Williams, Ambs, Jancek, Preston

Nays - None

Motion Approved

CLERK'S UPDATE

1. Cierra Sowle, Jackson County Clerk/Register of Deeds
 - a. Introduction
 - b. Candidate for Jackson County Clerk/Register of Deeds
 - c. Early Voting statistics
 - d. Thank you to Blackman Township for hosting an Early Voting Site.
2. Election update
 - a. May 07, 2024
 - i. 149 AV ballots, 4 In-person voters, 9.2% turnout

3. Fifield Cemetery Clean Up – May 11, 2024.
 - a. Thank you to Cub Scout Pack 339 for their participation.
 - b. Donut donation by Little House Bakery
 - c. Cemetery looking in great shape thanks to Jake’s Property Management, LLC
 - d. Flags placed to honor Veterans.
4. Bond Cemetery
 - a. Flags placed to honor Veterans.
5. August Election update
 - a. Proposals

SUPERVISOR’S UPDATE

1. Scout Land Consultants – Discussion
 - a. Request denied.
 - b. LDFA area requested was developed for another use.
2. Consumers Solar Project on Blackman Rd.
 - a. Contact with Consumers about township property, 38 acres on Rives Junction Rd.
 - b. Advised that the property is considered wet land and unsuitable for solar lease.
3. Attended RFI (Request for Information) bootcamp at MEDC in Lansing, MI.

TREASURER’S UPDATE

1. Slow time in Treasurer’s office.
2. Review tax collection in mobile home parks.
3. Meeting with Senator Sue Shink.
4. Region 2 Finances Report. Balance of \$12,498.53

PUBLIC SAFETY

1. Did not meet this month.
2. Will hold meeting next month.
3. New Public Safety Officer. Graduated 1st in class academically.
4. Public Safety Work Safe Award. Presentation by Accident Fund Representatives.
5. Renewal of Public Safety Millage – Discussion

PLANNING COMMISSION

1. Planning Commission Draft Minutes May 7, 2024.
2. Case #93.2024 – Site Plan Review; New Kelly Fuels Gas Station at 3797 W. Michigan Ave., Parcel #000-08-32-302-001-00; requested by Stephen Patterson - Site Plan was approved.
3. Making progress on updating our Zoning Ordinance
4. Next meeting is May 21, 2024

CONTRACTUAL AGREEMENT W/ REGION 2; BCT MASTER PLAN UPDATE 2024

Motion by Treasurer Preston, supported by Supervisor Jancek to approve the Contractual Agreement, with Region 2, Blackman Charter Township Master Plan Update 2024; an amount not to exceed \$16,750.00 for technical assistance services rendered, as billed on a quarterly basis.

*Roll Call: Ayes - Ambbs, Thomas, Jancek, Elwell, Preston, Pack, Williams
Nays - None Motion Approved*

ZONING BOARD OF APPEALS

- None

PARKS & RECREATION

1. Parks and Recreation Draft Meeting Minutes April 30, 2024.

**BCT PARKS &
RECREATION
PLAN 2023-2028**

Motion by Treasurer Preston, supported by Supervisor Jancek to approve the Blackman Charter Township Parks & Recreation Plan 2023 – 2028 as presented with updated dates.

*Roll Call: Ayes - Jancek, Preston, Pack, Thomas, Elwell, Ambs, Williams
Nays - None Motion Approved*

5. Prioritize Parnall Rd. Complex – Discussion
 - a. Map available to view layout of property.
 - b. Non-motorized path (upper path and lower path), pickleball courts (4), pavilion, bathroom.
 - c. Soccer field drainage to be reviewed.
 - d. Quote estimates from Ripstra & Scheppelman, Inc.

**QUOTING
PROCESS –
TRAIL WORK &
PICKLEBALL
COURTS**

Motion by Clerk Elwell, supported by Supervisor Jancek to approve the quoting process for the non-motorized path (lower path) and pickleball courts.

*Roll Call: Ayes - Williams, Preston, Thomas, Jancek, Ambs, Elwell, Pack
Nays - None Motion Approved*

TECHNOLOGY COMMITTEE

1. None

UTILITIES COMMITTEE

1. EGLE Unfunded Mandate - Discussion
 - a. 10% of all water service lines must be dug up to prove there are no lead service lines.
 - b. Discuss at the meeting with Senator Sue Shink.

ORDINANCE REVIEW COMMITTEE

1. Ordinance Review Draft Meeting Minutes April 23, 2024.
2. Next meeting May 28, 2024 – Continued discussion
 - a. Disorderly person – grass clippings
 - b. Blight
 - c. Fireworks
 - d. Special Events

NEW BUSINESS

**RESOLUTION
#06-2024-0520
RELEASE OF
RIGHT OF FIRST
REFUSAL**

Motion by Supervisor Jancek, supported by Treasurer Preston to approve Resolution #06-2024-0520; a resolution of Notification of Release of Right of First Refusal under Public Act 123 of 1999 for the County of Jackson 2024; foreclosures for delinquent 2021 and/or prior years of unpaid property taxes.

*Roll Call: Ayes - Jancek, Ambs, Williams, Pack, Elwell, Preston, Thomas
Nays - None Motion Approved*

**REHMANN
LETTER OF
ENGAGEMENT
SINGLE AUDIT**

Motion by Treasurer Preston, supported by Trustee Thomas to approve the agreement with Rehmann as outlined in Letter of Engagement - Alternative Compliance Examination Engagement (ARPA) Audit.

*Roll Call: Ayes - Thomas, Ambs, Elwell, Jancek, Pack, Williams, Preston
Nays - None Motion Approved*

BILLS

Motion by Supervisor Jancek, supported by Clerk Elwell to approve payment of bills on the Board Invoice Report dated 05/07/24 in the amount of \$421,046.18 and Board Invoice Post Audit Report dated 05/21/24 in the amount of \$556,891.04.

*Roll Call: Ayes - Preston, Williams, Thomas, Ambs, Pack, Elwell, Jancek
Nays - None Motion Approved*

EXTENDED PUBLIC COMMENT (Three-minute limit)

1. None

OPEN DISCUSSION

1. None

The Supervisor declared the meeting adjourned at 7:03pm.

David Elwell, Township Clerk

Blackman Charter Township
Public Safety Committee

Meeting Minutes-Wednesday, June 12th, 2024-6:00 p.m.

Members Present: Chairman Williams, Mr. Ambs

Members Absent: Mr. Pack

Department Personnel: Director Grajewski

The meeting started at 5:53pm.

Director Grajewski updated the committee on the current budget.

Director Grajewski discussed the continued communication of Northwest School District and Blackman Charter Township to place additional School Resource Officer(s). Northwest School District is currently awaiting budget information for the FY'24-25 school year. The proposed offer would be Northwest absorbing the cost of half the wages/fringe benefits of an officer.

Discussion of the Blackman Township Proposal for the Public Safety Millage renewal that currently runs through 2024.

Director Grajewski requested to have authorization to sell (12) of the old Taser 7's with cartridges to a license Federal Firearm Dealer with the revenue going into account #205.933.693.000.

Director Grajewski requested to have authorization to sell the 2003 Pierce Ladder Truck, Vin# 4P1CT02H93A002956 at Fair Market Value with revenue going into account #205.933.693.000.

The meeting was adjourned at 6:40 p.m.

Submitted by: Director Scott J Grajewski

MINUTES
BLACKMAN CHARTER TOWNSHIP
PLANNING COMMISSION
1990 W. PARNALL RD.
TUESDAY – MAY 21ST, 2024
6:00PM

The Blackman Charter Township Planning Commission Convened at 6:00pm on Tuesday, May 21st, 2024 at the Blackman Township Office.

Members Present: Decker, Preston, Grabert, Frohm
Members Absent: Schroeder

Sign-in list of names present: In file

MINUTES APPROVAL: Apr 16th, 2024

Motion by: **Preston** supported by: **Grabert** to approve Minutes for the Planning Commission meetings held 04/16/2024.

Roll Call: Ayes 4, Nays 0. Motion Carried.

CASE#1574, CONDITIONAL USE

Used Car Dealership

2412 Lansing Ave Jackson MI, 49202, Parcel: 000-08-22-376-013-01

Requested by: Arsian Ghumman

Motion by Preston, Second by Frohm to approve with the Condition that a maximum of 12 vehicles can be on the location for at any time. Vote 4 Ayes, 0 Nays

CASE#91.2024, SITE PLAN REVIEW

NEW AIRPLANE HANGER

Located: 1006 Airport Rd. Jackson MI, 49202, Parcel# 000-08-32-126-001-00

Zoned: I-1 Light Industrial

Requested by: Andrew Schneider

Motion by Grabert, Second by Preston to approve with the Condition that the Township Engineer sign the Site Plan. Vote 4 Ayes, 0 Nays

CASE#93.2024, SITE PLAN REVIEW

NEW KELLY FUELS GAS STATION

Located: 3797 W Michigan Ave. Jackson MI, 49203, Parcel# 000-08-32-302-001-00

Zoned: C-2 General Commercial

Requested by: Rob Harris.

No discussion, they only provided the updated plans as requested by the Planning Commission.

ZONING ORDINANCE DISSUSSION: None

PUBLIC COMMENT: None

TRUSTEE REPORT TO PLANNING COMMISSION: Discussed the on going plans for the Township parks improvements

ZBA MEMBER REPORT TO PLANNING COMMISSION: None

MOTION TO ADJOURN: 6:40 PM

Minutes prepared by: Bruce Grabert, Assistant Chair



BLACKMAN CHARTER TOWNSHIP

1990 W. Parnall Road • Jackson, Michigan 49201-8612 • Phone (517) 788-4345 • Fax (517) 788-4689

Parks & Recreation Committee Notes 6/13/24 5:30 PM Township office.

Note due to lack of quorum, the following is for informational purposes

Attendees: Phil Preston, Dan Arntz, Kay Brown.

Missed: Jeff Kinney, Shelly Sercombe, Phil Sczykutowicz, Dave Elwell

Agenda

1. Approval of minutes from 4/30/24.

Action: Yes from attendees.

2. Discussion on Bathrooms

Action: Three Bids were received for two station vault type bathrooms. ‘

Boom Concrete, Inc. \$38,966.00 delivered & installed.

Missoula Concrete. \$65,120 + installation

CTX /lbfoster \$108,120.

Parks & Recreation Committee members discussed the options of Vault Toilets.

There was not a quorum, but the members present were supportive of the two-station vault style bathroom bid from Boom Concrete, Inc. for \$38,966.00 delivered and installed.

3. County Parks Survey.

Jackson County Parks is conducting an on line survey on County Parks usage and the Parks & Rec Committee encourages Blackman Residents participate.

Blackman has no County Parks and would like to receive some support from the County for Blackman in some form.

4. Update discussions / actions under work.

SOCCER FIELDS

Continuing to investigate what the field needs to improve drainage to accommodate 5 fields in the space we have.

Continue to work with Jaguar Soccer club in efforts to obtain funding support for a pavilion near the fields.

WALKING PATH

Focusing on the southern loop for this year (unless funding allows for complete trails). Specifications being developed for RFQ.

DOG RUN

Put one in, 4 feet in height agreed upon.

Location tbd, based upon layout of 6 soccer fields, pickleball, bathrooms, and pavilions.

PICKLEBALL COURTS.

Developing specs for 4 courts. Location is agreed upon, and preparation of RFQ.

PAVILION

Engineering estimate for a 20 x 44 pavilion installed, is \$86,000. Request made for Jack Ripstra to prepare an RFQ package.

A second pavilion will be considered in the future.

FUNDING

The Township will continue to seek funding in exchange for naming rights.

Reported by Phil Preston

BOOM

Concrete, Inc.

Boom Concrete, Inc.
220 Girard Avenue
PO Box 437
Newell, SD 57760

Toll Free: 800-464-2600
Telephone: 605-456-2600
Fax: 605-456-6060
Website: www.boomcon.com
Email: lfox@boomcon.com

Boom Clovermist Vault Toilets

Other texture and color options available upon request

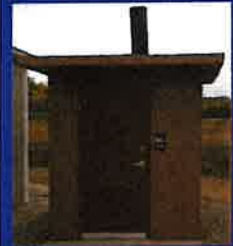
Exterior wall textures and colors can be custom made to match specifications



Standard model comes with Exposed Aggregate Exterior unless otherwise specified.



All other models come with Barnwood Exterior unless otherwise specified.



Replace this... with a BOOM!



BOOM

Concrete, Inc.

Boom Concrete, Inc.
220 Girard Avenue
PO Box 437
Newell, SD 57760

Toll Free: 800-464-2600
Telephone: 605-456-2600
Fax: 605-456-6060
Website: www.boomcon.com
Email: ehencey@boomcon.com

Boom Clovermist Vault Toilets

Toilet Style



Clovermist Standard



Clovermist Double



Clovermist Double: With Chase



Plus: Left



Plus: Right



Right Plus: Through



Left Plus: Through

Roof Color

Other color options available upon request



Autumn Brown/Teakwood



Federal Standard Brown



Teakwood/Teakwood



Cedarwood/Teakwood



Deep Charcoal/Deep Char-



Sandstone /Teakwood

Wall Texture

Please see page 3 for our Standard Exterior options for the Clovermist Toilet models.



Exposed Aggregate



Board Batt w/Lap Siding
Federal Stanard



Non Stained Colonial
Dry Stack



Barnwood /Stained
Colonial
Dry Stack



Medera
Flagstone



Stucco Sandstone



Barnwood-Sandstone

Replace this...
with a BOOM!









BOOM

Concrete, Inc.

Boom Concrete, Inc.
220 Girard Avenue
PO Box 437
Newell, SD 57760

Toll Free: 800-464-2600
Telephone: 605-456-2600
Fax: 605-456-6060
Website: www.boomcon.com
Email: lfox@boomcon.com

Boom Clovermist Additional Options

Click to Select	Toilet Options/ Prices	Toilet Option Pictures	Click to Select	Toilet Options/ Prices	Toilet Option Pictures
<input type="checkbox"/>	Chain Door Strap \$ _____		<input type="checkbox"/>	Raptor Vent Screen \$ _____	
<input type="checkbox"/>	Plastic Urinal \$ _____		<input checked="" type="checkbox"/>	Double Plastic Vault Liner \$1,500.00	
<input checked="" type="checkbox"/>	Waste Receptacle \$330.00		<input checked="" type="checkbox"/>	Solar Light Kit \$ 750.00	
<input type="checkbox"/>	Other Option		<input type="checkbox"/>	Gojo Purell Hand Sanitizer Dispenser \$ _____	
<input type="checkbox"/>	Other Option		<input checked="" type="checkbox"/>	Solar Vent Fan \$886.00	
<input checked="" type="checkbox"/>	Transportation \$ 10,500.00	Deliver/Toilet set to Blackman Township _____	Total Price Per Unit \$38,966.00		
<input checked="" type="checkbox"/>	Full Installation \$3,000.00	Digging & backfilling for vault _____	LOCATION OF TOILET: _____ _____		
Boom Concrete Sales Associate: Signature _____ Date 6/03/2024			Customer: Signature _____ Date _____		

CREATORS OF THE ASPEN VAULT TOIL

We are the Original Manufacturers in the U.S.A.

Creating the highest standard of Vault Toilets in the industry,
since 1982.



RFQ sent 6/7

\$ 65,120 + install
5K.

\$ 70,000 ~

Vault Concrete Toilets by Missoula Concrete Construction

Mission...

Our mission is to make the ordering process easier than ever before while offering the highest quality structures at an affordable price. Our expertise combined with our unsurpassed work ethic looks to surpass all expectations from delivery schedule to budget limitations. When you choose us for your project, you will get the absolute best the industry has to offer.

Missoula Concrete Construction is a PCI Certified plant, which fabricates precast and prestressed concrete structures such as retaining walls, commercial structures, utility buildings, short span bridges, and vault concrete toilets. We are located at the trailhead in Missoula, Montana, and serve customers throughout the United States.

CREATORS OF THE ASPEN VAULT TOILET

BUILDINGS

CONTACT



MISSOULA CONCRETE
construction

Missoula Concrete Construction
P.O. Box 16086 Missoula, MT 59808
406-549-9682

Treasurer

From: Clerk
Sent: Thursday, June 13, 2024 12:05 PM
To: Treasurer
Subject: Fw: Request for Quote Concrete Vault Latrine

From: Treasurer <treasurer@blackmantwp.com>
Sent: Saturday, June 8, 2024 2:16 PM
To: Supervisor <supervisor@blackmantwp.com>; Clerk <clerk@blackmantwp.com>
Subject: FW: Request for Quote Concrete Vault Latrine

From: Jaclyn Roeske <jroeske@missoulaconcrete.com>
Sent: Friday, June 7, 2024 1:22 PM
To: Treasurer <treasurer@blackmantwp.com>
Subject: Request for Quote Concrete Vault Latrine

Hi,

I saw your request for a quote for one of our concrete vault latrines. It looks like for the one double latrine that you are requesting; it is going to cost you \$65,120. This includes the price of the fully finished latrine delivered to your jobsite. This does not include the price of offloading / installation. We can provide that but would need to hire out a third party crane which would be an additional \$3,000 - \$5,500 for the set.

Missoula Concrete does NOT offer excavation or backfill services. Our current lead time is out to the Spring of 2025.

Please let me know if you need a more formal quote.

Thanks,



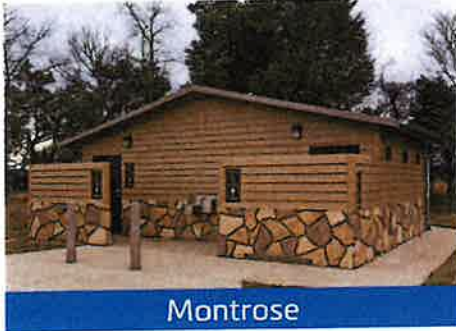
*"Where High Performance Concrete
Meets Artistic Ingenuity"*

Jaclyn Roeske
PO Box 16086
Missoula, MT 59808
OFFICE: 406.549.9682
DIRECT: 406.203.9991



MULTIUSER RESTROOMS

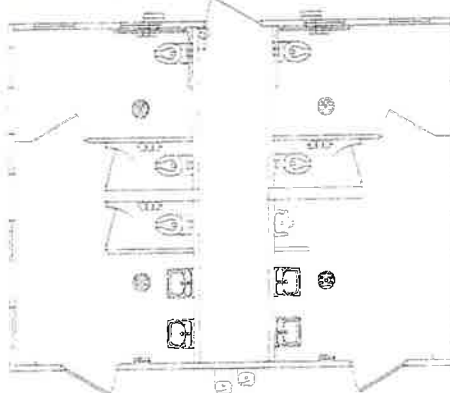
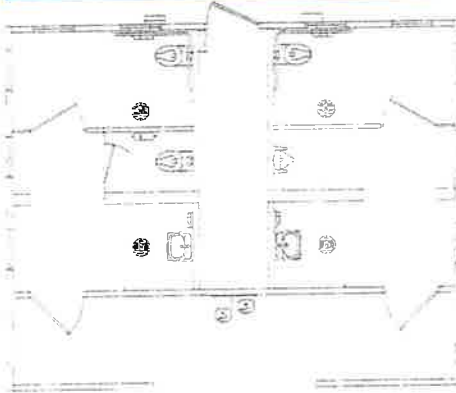
L.B. Foster w/ Power & Water



Montrose



Taos

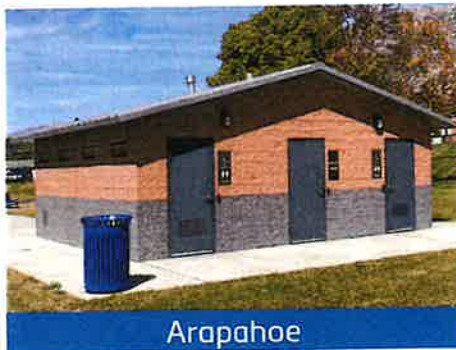


UTILITIES

- > Pre-wired, pre-plumbed, and tested before shipping to meet local code requirements.
- > Concealed within the chase/storage area for easy hook up and maintenance, and to reduce vandalism.

HOOK UP AND INSTALLATION

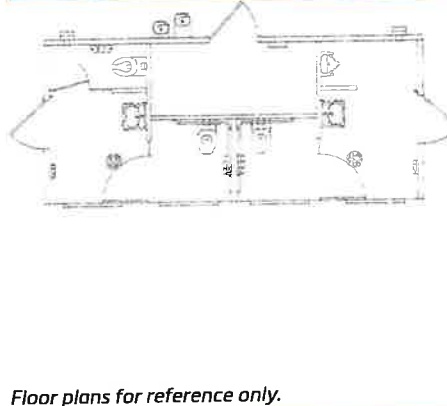
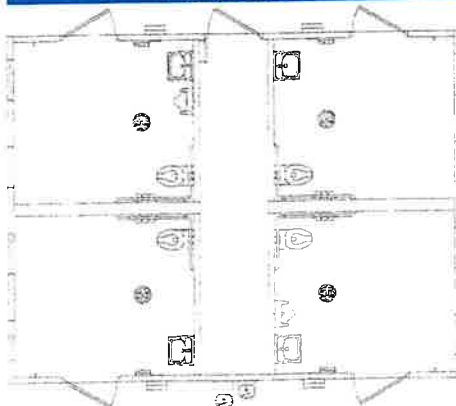
- > Minimal site work is required.
- > Water, sewage and electrical utility lines are stubbed up through the prepared base material to match up with the utility blockout within the floor of the chase area.
- > Hookup of the three utility lines can be completed in a matter of hours.



Arapahoe



Kodiak



Floor plans for reference only.

CXT® PRECAST CONCRETE BUILDINGS

CXT manufacturers precast concrete restroom, shower, concession, and multipurpose buildings for national, state, and municipal parks. Our durable concrete structures are in use at federal, state, county, city, and private recreational sites nationwide.

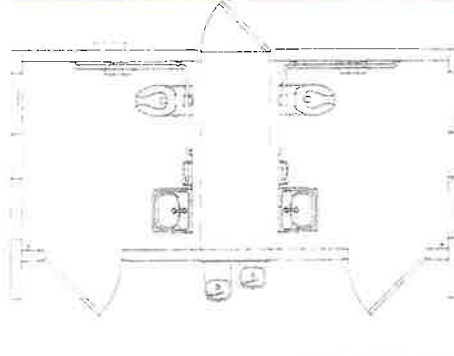
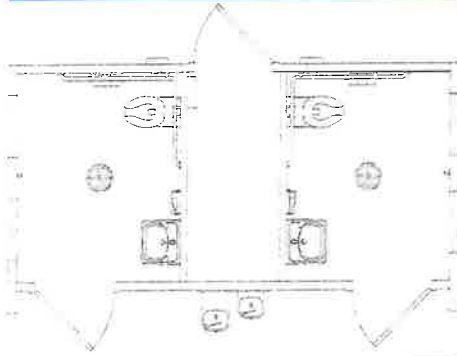
SINGLE USER RESTROOMS



Cortez



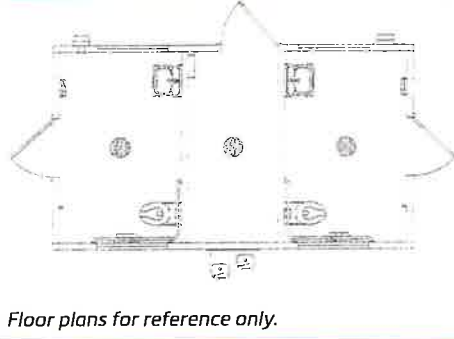
Denali



Ozark I



Ozark II



Floor plans for reference only.

SIMPLE TO INSTALL

Minimal site preparation is required and buildings can typically be in use on the day of installation.

READY TO USE

Prefabricated and delivered complete and ready to use, including plumbing and electrical where applicable.

EASY TO MAINTAIN

Our interiors are designed to resist abusive wear and can be quickly cleaned with warm soapy water and a brush.

CXT buildings are delivered to your site ready to use and require minimal site preparation. Our structures are manufactured with high-strength precast concrete floors, walls, and roofs and are aesthetically designed in multiple floor plans, colors, and textures.

Our buildings can withstand extreme conditions caused by flood, snow, wind, and zone-4 seismic loads.

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sales@lbfoster.com



◀ [Vault Restrooms](#)

Double Cascadian - Double Vault

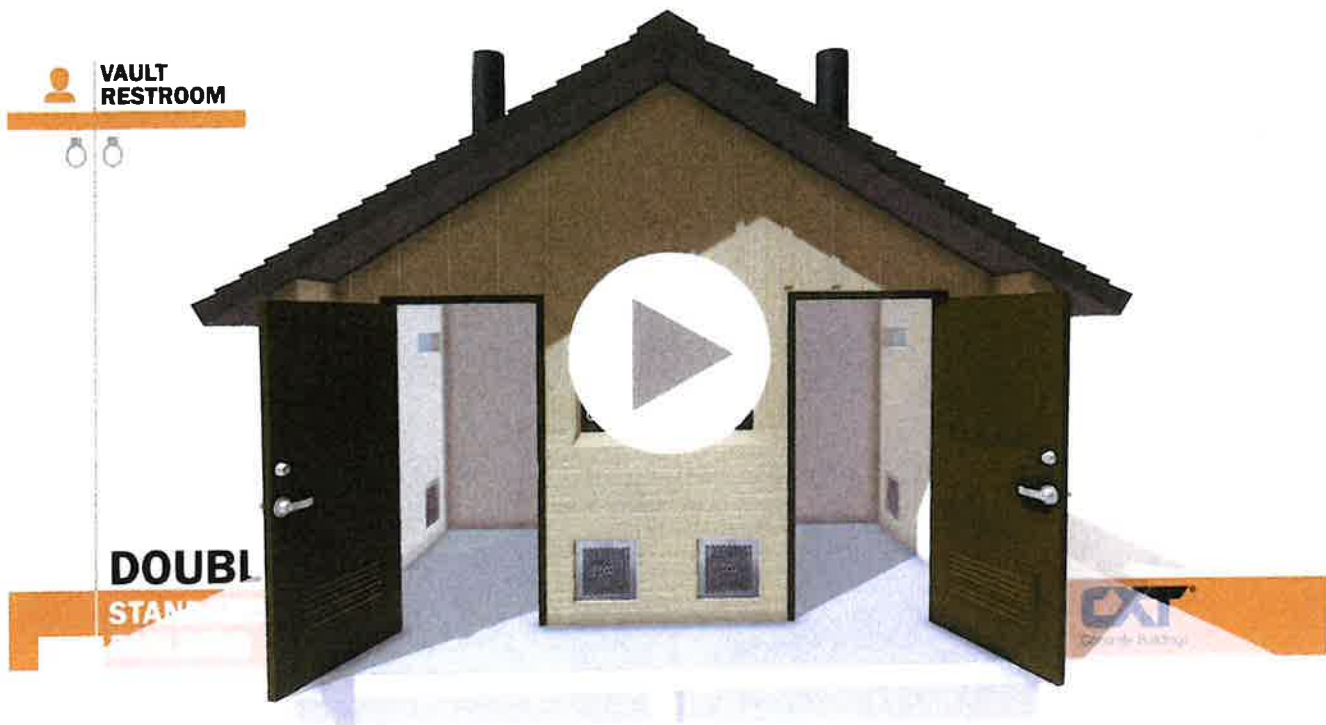
Two single-user, fully accessible waterless restrooms

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[Request For Quote](#)



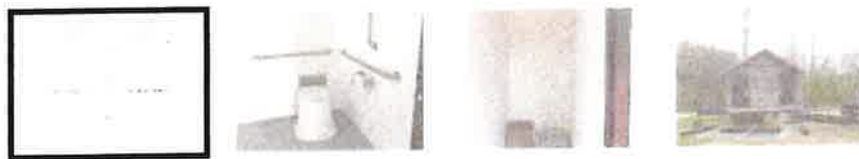
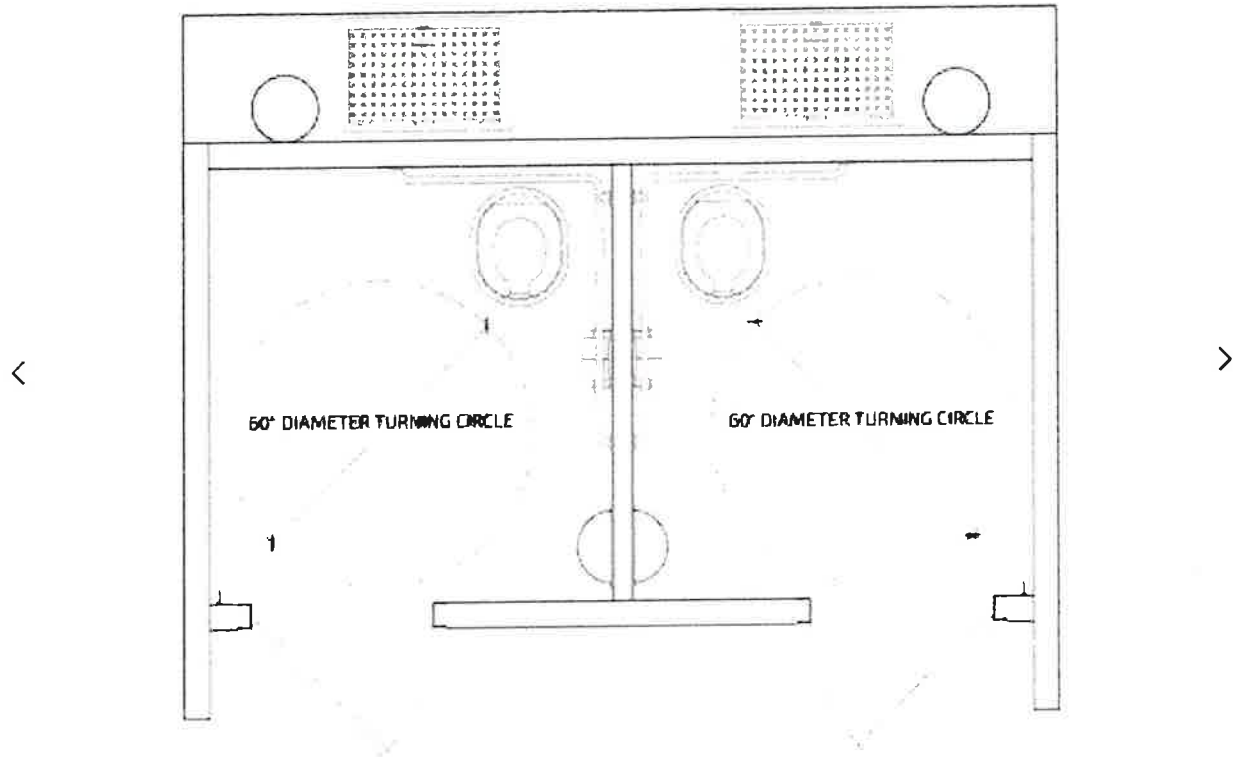
CXT buildings are manufactured with high-strength precast concrete floors, walls, and roofs and are available in a variety of colors and textures. The structures are simple to install, easy to maintain, and vandal resistant.



Standard features include simulated board & batt texture upper walls, simulated horizontal lap texture lower walls, simulated cedar shake texture roof, white plastic toilet riser with lid, ADA grab bars, stainless steel toilet paper holder, and polyethylene lined concrete vaults.

Datasheets

Double Cascadian Drawings	223.90 KB
Double Cascadian with Chase Drawings	231.11 KB
Double Vault Stub Up Drawing	109.29 KB
Double Vault Placement Diagram	515.81 KB
Double Cascadian Specifications	191.76 KB
Double Cascadian with Chase Specifications	190.99 KB
Double Cascadian Installation	235.24 KB
CXT Vault Maintenance Manual	235.29 KB



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Contact Us

Regional Representatives

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WA 99206

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Replacement Parts Ordering

Customer service representatives are available from 7:30AM to 3:30PM Mountain Time Monday thru Friday.

Call **800.663.5789** or visit our **aftersales website** to order replacement parts.

extincparts.com

About CXT Concrete Buildings



[About Concrete Buildings](#)



English



RIPSTRA & SCHEPPELMAN, INC.
CIVIL ENGINEERING - LAND SURVEYING

2535 SPRING ARBOR ROAD
JACKSON, MI 49203
OFFICE 517-789-9898
FAX 517-789-6065
www.ripstra-scheppelman.com

PARNALL ROAD COMPLEX CORTEZ RESTROOM BUILDING
BLACKMAN CHARTER TOWNSHIP, JACKSON COUNTY, MICHIGAN

PARKING AREA AND SIDEWALKS

NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
1.	CTX Cortez Restroom Building	l.s.	1	\$108,120.00	\$108,120.00
2.	Site Preperation	l.s.	1	\$5,000.00	\$5,000.00
3.	6" Sanitary Sewer Service	l.f.	530	\$40.00	\$21,200.00
4.	2" Water Service	l.f.	220	\$20.00	\$4,400.00
5.	Electric Service	l.f.	350	\$20.00	\$7,000.00
6.	Topsoil, Seed, Fertilize and Mulch	l.s.	1	\$4,280.00	\$4,280.00
TOTAL COST ESTIMATE					\$150,000.00

Prepared By: Jack L. Ripstra, P.E.
June 6, 2024

c:/documents/data/paths/parnall road complex cortez restroom building.123



CXT® Precast Concrete Products manufactures restroom, shower and concession buildings in multiple designs, textures and colors. The roof and walls are fabricated with high strength precast concrete to meet all local building codes and textured to match local architectural details. All CXT buildings are designed to meet A.D.A. and to withstand heavy snow, high wind and category E seismic loads. All concrete construction also makes the buildings easy to maintain and withstand the rigors of vandalism. The buildings are prefabricated and delivered complete and ready-to-use, including plumbing and electrical where applicable. With thousands of satisfied customers nationwide, CXT is the leader in prefabricated concrete restrooms.

1. ORDERING ADDRESS(ES): CXT Precast Concrete Products, 606 N. Pines Road, Suite 202, Spokane Valley, WA 99206

2. ORDERING PROCEDURES: Fax 509-928-8270

3. PAYMENT ADDRESS(ES):

Remitting by check:

CXT, Inc., PO Box 676208, Dallas, TX 75267-6208

Remitting by ACH or wire transfer:

Beneficiary: CXT, Inc.

Beneficiary Bank: PNC Bank, Pittsburgh, PA

Account: 1077766885 ABA/Routing: 043000096

Email remittance details to AR@lbfoster.com

4. WARRANTY PROVISIONS: CXT provides a one (1) year warranty. The warranty is valid only when concrete is used within the specified loadings. Furthermore, said warranty includes only the related material necessary for the construction and fabrication of said concrete components. All other non-concrete components will carry a one (1) year warranty. CXT warrants that all goods sold pursuant hereto will, when delivered, conform to specifications set forth above. Goods shall be deemed accepted and meeting specifications unless notice identifying the nature of any non-conformity is provided to CXT in writing within the specified warranty. CXT, at its option, will repair or replace the goods or issue credit for the customer provided CXT is first given the opportunity to inspect such goods. It is specifically understood that CXT's obligation hereunder is for credit, repair or replacement only, F.O.B. CXT's manufacturing plants, and does not include shipping, handling, installation or other incidental or consequential costs unless otherwise agreed to in writing by CXT.

This warranty shall not apply to:

1. Any goods which have been repaired or altered without CXT's express written consent, in such a way as in the reasonable judgment of CXT, to adversely affect the stability or reliability thereof;

2. To any goods which have been subject to misuse, negligence, acts of God or accidents; or

3. To any goods which have not been installed to manufacturer's specifications and guidelines, improperly maintained, or used outside of the specifications for which such goods were designed.

5. TERMS AND CONDITIONS OF INSTALLATION (IF APPLICABLE): All prices subject to the "Conditions of Sale" listed on the CXT quotation form.

Customers are responsible for marking exact location building is to be set; providing clear and level site, free of overhead and/or underground obstructions; and providing site accessible to normal highway trucks and sufficient area for the crane to install and other equipment to perform the contract requirements. Site must allow for the crane to be within three feet of the building location and the truck to be within three feet of the crane. Customer shall provide notice in writing of low bridges, roadway width or grade, unimproved roads or any other possible obstacles to access. CXT reserves the right to charge the customer for additional costs incurred for

special equipment required to perform delivery and installation. Customers will negotiate installation on a project-by-project basis, which shall be priced as separate line items. For more information regarding installation and truck turning radius guidelines please see our website at <http://www.cxtinc.com>.

In the event delivery of the building/s ordered is/are not completed within 30 days of the agreed to schedule through no fault of CXT, an invoice for the full contract value (excluding shipping and installation costs) will be submitted for payment. Delivery and installation charges will be invoiced at the time of delivery and installation.

Should the delivery and installation costs increase due to changes in the delivery period, this increase will be added to the price originally quoted, and will be subject to the contract payment terms.

In the event that the delivery is delayed more than 90 days after the agreed to schedule and through no fault of CXT, then in addition to the remedies above, a storage fee of 1-½% of contract price per month or any part of any month will be charged.

**Customer is responsible for all local permits and fees.

6. DELIVERY CHARGE: All prices F.O.B. origin prepaid and added to invoice. CXT operates three (3) manufacturing plants in the United States and will deliver from the closest location on our carriers.

7. PAYMENT TERMS: All orders are cash in advance. At CXT's discretion, credit may be given after approval of credit application. Payment to CXT by the purchaser of any approved credit amount is net 30 days after submission of invoice to purchaser. Interest at a rate equal to the lower of (i) the highest rate permitted by law; or (ii) 1.5% per month will be charged monthly on all unpaid invoices beginning with the 35th day (includes five (5) day grace period) from the date of the invoice. Under no circumstance can retention be taken. If CXT initiates legal proceeding to collect any unpaid amount, purchaser shall be liable for all of CXT's costs, expenses and attorneys' fees and costs of any appeal.

8. LIMITATION OF REMEDIES: In the event of any breach of any obligations hereunder; breach of any warranty regarding the goods, or any negligent act or omission of any party, the parties agree to submit all claims to binding arbitration. Any settlement reached shall include all reasonable costs including attorney fees. In no event shall CXT be subject to or liable for any incidental or consequential damages. Without limitation on the foregoing, in no event shall CXT be liable for damages in excess of the purchase price of the goods herein offered.

9. DELIVERY INFORMATION: All prices F.O.B. origin prepaid and added to invoice. CXT operates three (3) manufacturing plants in the United States and will deliver from the closest location on our carriers. Use the information below to determine the origin:

- F.O.B. 6701 E. Flamingo Avenue, Building 300, Nampa, ID 83687 applies to: AK, CA, HI, ID, MT, ND, NV, OR, SD, UT, WA, WY.

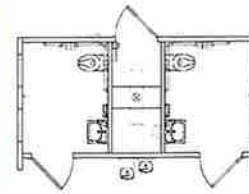
- F.O.B. 901 North Highway 77, Hillsboro, TX 76645 applies to AR, AZ, CO, IA, KS, LA, MN, MO, MS, NE, NM, OK, TX.

- F.O.B. 362 Waverly Road, Williamstown, WV 26183 applies to AL, CT, DE, FL, GA, IL, IN, KY, MA, MD, ME, MI, NC, NH, NJ, NY, OH, PA, PR, RI, SC, TN, VA, VT, WI, WV.

- Prices exclude all federal/state/local taxes. Tax will be charged where applicable if customer is unable to provide proof of exemption.

CORTEZ – 10' 3" X 17'

Cortez with chase has two single user fully accessible flush restrooms. Standard features include simulated barnwood textured walls, simulated cedar shake textured roof, vitreous china fixtures, interior and exterior lights, off loaded, and set up at site.



CXT
800.696.5766
cxtinc.com

*Base Price \$ 73,020.00

Optional Sections

Restroom* \$73,020 Qty: = \$0	Shower* \$88,310 Qty: = \$0
Family Assist Shower/Restroom Combo* \$85,200 Qty: = \$0	Multipurpose Room \$67,600 Qty: = \$0
Concession* \$84,660 Qty: = \$0	
Total for Optional Sections \$ 0.00	

*Includes 4-gallon water heater.

Added Cost Options

		Price per unit	Click to select	
Final Connection to Utilities (per section)		\$ 5,000.00	<input type="checkbox"/>	0.00
Optional Wall Texture (per section)- choose one	<input type="radio"/> Split Face Block (\$5,500) <input type="radio"/> Stone (\$7,000)		Reset Wall Texture	0.00
Optional Roof Texture (per section)	<input type="checkbox"/> Ribbed Metal	\$ 5,500.00		0.00
Insulation and Heaters (per section)		\$ 19,500.00	<input type="checkbox"/>	0.00
Stainless Steel Water Closet (each)	Qty:	\$ 1,750.00	<input type="checkbox"/>	0.00
Stainless Steel Lavatory (each)	Qty:	\$ 1,500.00	<input type="checkbox"/>	0.00
Electric Hand Dryer (each)	Qty:	\$ 700.00	<input type="checkbox"/>	0.00
Electronic Flush Valve (each)	Qty:	\$ 1,500.00	<input type="checkbox"/>	0.00
Electronic Lavatory Faucet (each)	Qty:	\$ 1,500.00	<input type="checkbox"/>	0.00
Paper Towel Dispenser (each)	Qty: 2	\$ 350.00	<input checked="" type="checkbox"/>	700.00
Toilet Seat Cover Dispenser (each)	Qty:	\$ 350.00	<input type="checkbox"/>	0.00
Sanitary Napkin Disposal Receptacle (each)	Qty:	\$ 100.00	<input type="checkbox"/>	0.00
Baby Changing Table (each)	Qty: 2	\$ 750.00	<input checked="" type="checkbox"/>	1,500.00
Skylight in Restroom (each)	Qty:	\$ 1,600.00	<input type="checkbox"/>	0.00
Marine Grade Skylight in Restroom (each)	Qty: 2	\$ 2,450.00	<input checked="" type="checkbox"/>	4,900.00
Marine Package (excluding fiberglass doors and frames) (per section)		\$ 2,350.00	<input type="checkbox"/>	0.00
Exterior Mounted ADA Drinking Fountain w/Cane Skirt (each)	Qty: 1	\$ 5,600.00	<input type="checkbox"/>	0.00
2K Anti-Graffiti Coating (per section)		\$ 4,000.00	<input type="checkbox"/>	0.00
Optional Door Closure (each)	Qty: 2	\$ 700.00	<input checked="" type="checkbox"/>	1,400.00
Fiberglass Entry and Chase Doors and Frames (each)	Qty:	\$ 3,300.00	<input type="checkbox"/>	0.00
Timed Electric Lock System (2 doors- does not include chase door) (each)	Qty:	\$ 1,350.00	<input type="checkbox"/>	0.00
Exterior Frostproof Hose Bib with Box (each)	Qty: 1	\$ 1,200.00	<input checked="" type="checkbox"/>	1,200.00
Total for Added Cost Options:				\$ 9,700.00
Custom Options: MI Installation Surcharge 2024				\$ 7,200.00
Engineering and State Fees:				\$ 7,000.00
Estimated One-Way Transportation Costs to Site (quote):				\$ 11,200.00
Estimated Tax:				\$
Total Cost per Unit Placed at Job Site:				\$ 108,120.00

Estimated monthly payment on 5 year lease **\$2,173.21**

Disclaimer: Please call to confirm selected sections are compatible.

This price quote is good for 60 days from date below, and is accurate and complete.

I accept this quote. Please process this order.

Company Name

CXT Sales Representative

Date

Company Representative

Date

OPTIONS

Exterior Color(s) (For single color mark an X. For two-tone combinations use W = Walls and R = Roof.)

<input type="checkbox"/> Amber Rose	<input type="checkbox"/> Berry Mauve	<input type="checkbox"/> Buckskin	<input type="checkbox"/> Cappuccino Cream
<input type="checkbox"/> Charcoal Grey	<input type="checkbox"/> Coca Milk	<input type="checkbox"/> Evergreen	<input type="checkbox"/> Georgia Brick
<input type="checkbox"/> Golden Beige	<input type="checkbox"/> Granite Rock	<input type="checkbox"/> Hunter Green	<input type="checkbox"/> Java Brown
<input type="checkbox"/> Liberty Tan	<input type="checkbox"/> Malibu Taupe	<input type="checkbox"/> Mocha Caramel	<input type="checkbox"/> Natural Honey
<input type="checkbox"/> Nuss Brown	<input type="checkbox"/> Oatmeal Buff	<input type="checkbox"/> Pueblo Gold	<input type="checkbox"/> Raven Black
<input type="checkbox"/> Rich Earth	<input type="checkbox"/> Rosewood	<input type="checkbox"/> Sage Green	<input type="checkbox"/> Salsa Red
<input type="checkbox"/> Sand Beige	<input type="checkbox"/> Sun Bronze	<input type="checkbox"/> Toasted Almond	<input type="checkbox"/> Western Wheat

Special roof color # _____ Special wall color # _____

Special trim color # _____

Stone Color (Mark option with an X.) *If option is not available, verify stone option is selected on previous page.

Basalt* Mountain Blend* Natural Grey* Romana*

Roof Texture *If option is not available, verify roof texture option is selected on previous page.

Ribbed Metal*

Wall Texture(s) (For single texture mark an X. For top and bottom textures use T = Top and B = Bottom.)
*If option is not available, verify wall texture option is selected on previous page.

Split Face Block* Horizontal Lap* Board & Batt* Stucco**
 Brick** Distressed Wood**

Stone Wall Texture (bottom texture only) *If option is not available, verify stone option is selected on previous page.

Napa Valley** River Rock** Flagstone** Stacked Rock**
*Textures not included in CXT's quote are additional cost.

Door Opener

Non-locking ADA Handle Privacy ADA Latch Pull Handle/Push Plate

Deadbolt

Accessible Signage

Men Women Unisex

Toilet Paper Holder

2-Roll Stainless Steel 3-Roll Stainless Steel

Notes:

cxtinc.com
800.696.5766





STATE OF MICHIGAN

GRETCHEN WHITMER
GOVERNOR

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

Thursday, May 30, 2024

Multani #1 LLC
Johny Thomas
(johnythomasre@gmail.com)

RID # 2404-05178 Reference/Transaction: CONDITIONAL LICENSE, New SDM license issued under MCL 436.1533(5) with Sunday Sales Permit (AM) and Sunday Sales Permit (PM)- Mixed Spirit Drink.

Please let this letter serve as notice the Michigan Liquor Control Commission has referred your application to our Enforcement Division for investigation of your request.

Applicant/Licensee: Multani #1 LLC

Business address and phone number: 2900 E Michigan Ave Ste A, Jackson 49202

Home address and phone number of partner(s)/subordinates:

1. Navjot Randhawa: 3424 Mayapple Ln #32, Jackson 49201 C: (517) 910-3786

As part of the licensing process, an investigation is required by the Michigan Liquor Control Commission Enforcement Division. The Enforcement investigation will be conducted from the following designated District Office:

Lansing District Office (517) 284-6330

You may contact your designated District Office regarding any appointments or questions on documentation requested by the Investigator. **Failure to provide requested information or to keep scheduled appointments will cause the application to be returned to the Lansing office for cancellation.**

Since this request is a transfer under MCL 436.1529(1), approval of the local unit of government is not required. However, a copy of this notice is also being provided to **Local Governmental Unit** should they wish to submit an opinion on the application or advise of any local non-compliance issues.

Under administrative rule R 436.1105, the Commission shall consider the opinions of the local residents, local legislative body, or local law enforcement agency with regard to the proposed business when determining whether an applicant may be issued a license or permit.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. The licensee must obtain all other required state and local licenses, permits, and approvals before using this license for the sale of alcoholic liquor. Approval of this license by the Michigan Liquor Control Commission does not waive any of these requirements.

MICHIGAN LIQUOR CONTROL COMMISSION
Retail Licensing Division
(866) 813-0011

cc: Blackman Twp clerk (clerk@blackmantwp.com)



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Toll Free: 866-813-0011 • www.michigan.gov/lcc

Business ID: _____

Request ID: _____

(For MLCC use only)

Local Government Approval
(Authorized by MCL 436.1501)

Resolution #07-2024-0617

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a Regular meeting of the Blackman Charter Township council/board
(regular or special) (township, city, village)
called to order by Supervisor Pete Jancek on June 17, 2024 at 6:00 P.M.
(date) (time)

the following resolution was offered:

Moved by _____ and supported by _____

that the application from Multani #1 LLC - Navjot Randhawa 3424 Mayapple Ln. #32, Jackson, MI 49201
(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): New SDM license with Sunday Sales Permit (AM) and (PM) - Mixed Spirit Drink
(list specific licenses requested)

to be located at: 2900 E. Michigan Ave. Ste A, Jackson, MI 49202

and the following permit, if applied for:

Banquet Facility Permit Address of Banquet Facility: _____

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the Blackman Ct. Twp.
council/board at a Regular meeting held on June 17, 2024
(regular or special) (date) (township, city, village)

David K. Elwell

Print Name of Clerk

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:

Michigan Liquor Control Commission

Mailing address: P.O. Box 30005, Lansing, MI 48909

Hand deliveries or overnight packages: Constitution Hall - 525 W. Allegan, Lansing, MI 48933

Fax to: 517-763-0059



STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

GRETCHEN WHITMER
GOVERNOR

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

Monday, June 03, 2024

Johny Thomas, Consultant
c/o MULTANI #1 LLC
johnthomasre@gmail.com

RID # RQ-2405-05513 **Reference/Transaction:** Transfer Location Escrowed 2024 SDD License with Sunday Sales Permit (PM) for SDD License - Spirits, from 1319 E. Michigan Ave to 2900 E. Michigan Ave, Suite A, Jackson, to be held with SDM License; Transfer Governmental Unit under MCL 436.1531(22) from Jackson City to Blackman Twp

Please let this letter serve as notice the Michigan Liquor Control Commission has referred your application to our Enforcement Division for investigation of your request.

Applicant/Licensee: MULTANI #1 LLC

Business address and phone number: 2900 E Michigan Ave Ste A, Jackson, MI 49202 in Blackman Twp in Jackson County

Home address and phone number of partner(s)/subordinates:
Navjot Randhawa; 3424 Mayapple Lane #32 Jackson MI 49201; Cell: 517-910-3786

As part of the licensing process, an investigation is required by the Michigan Liquor Control Commission Enforcement Division. The Enforcement investigation will be conducted from the following designated District Office:

Lansing District Office (517) 284-6330

You may contact your designated District Office regarding any appointments or questions on documentation requested by the Investigator. **Failure to provide requested information or to keep scheduled appointments will cause the application to be returned to the Lansing office for cancellation.**

Since this request is a transfer under MCL 436.1529(1), approval of the local unit of government is not required. However, a copy of this notice is also being provided to **Local Governmental Unit** should they wish to submit an opinion on the application or advise of any local non-compliance issues.

Under administrative rule R 436.1105, the Commission shall consider the opinions of the local residents, local legislative body, or local law enforcement agency with regard to the proposed business when determining whether an applicant may be issued a license or permit.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. The licensee must obtain all other required state and local licenses, permits, and approvals before using this license for the sale of alcoholic liquor. Approval of this license by the Michigan Liquor Control Commission does not waive any of these requirements.

MICHIGAN LIQUOR CONTROL COMMISSION
Retail Licensing Division
(866) 813-0011

cc: MULTANI #1 LLC randhawanavjot11@gmail.com
BLACKMAN TWP clerk@blackmantwp.com



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Toll Free: 866-813-0011 • www.michigan.gov/lcc

Business ID: _____

Request ID: _____

(For MLCC use only)

Local Government Approval
(Authorized by MCL 436.1501)

Resolution #08-2024-0617

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a Regular meeting of the Blackman Charter Township council/board
(regular or special) (township, city, village)
called to order by Supervisor Pete Jancek on _____ at 6:00 P.M.
(date) (time)
the following resolution was offered:

Moved by _____ and supported by _____

that the application from Multani #1 LLC - Mavjot Randhawa; 3424 Mayapple Lane #32 Jackson, MI 49201
(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): Transfer Location Escrowed 2024 SDD License w/Sunday Sales (PM) for SDD License - Spirits
(list specific licenses requested)

to be located at: Transfer from 1319 E. Michigan Ave. to 2099 E. Michigan Ave. Suite A Jackson, MI - Jackson City to Blackman CT

and the following permit, if applied for:

Banquet Facility Permit Address of Banquet Facility: _____

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the Blackman Twp.
council/board at a Regular meeting held on June 17, 2024
(regular or special) (date) (township, city, village)

David K. Elwell

Print Name of Clerk

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

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