



CITY OF IONIA

CITY COUNCIL

REGULAR MEETING MINUTES

6:30 PM, Wednesday, September 3, 2025

IONIA CITY HALL - COUNCIL CHAMBERS

CALL TO ORDER

Mayor John Milewski called the meeting of the Ionia City Council to order at 6:31 PM.

PLEDGE OF ALLEGIANCE

Mayor John Milewski led everyone present with the Pledge of Allegiance.

ROLL CALL

Roll call revealed a Quorum with Councilmembers Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Troy Waterman, Brenda Cowling, and Mayor John Milewski present. Councilmember Mary Patrick was absent.

Councilmember Millard made a motion, seconded by Councilmember Waterman, to excuse Councilmember Mary Patrick's absence.

MOTION CARRIED BY VOICE VOTE.

I. APPROVAL OF AGENDA

With no changes or additions, Councilmember Cowling made a motion, seconded by Councilmember Cook, to approve the agenda as presented.

MOTION CARRIED BY VOICE VOTE.

II. APPROVAL OF MINUTES

(II.1.) August 6, 2025 – Regular Meeting

Minutes from the regular meeting of August 6, were reviewed. Councilmember Cook made a motion, seconded by Councilmember Millard, to approve the August 6, 2025, meeting minutes as presented.

MOTION CARRIED BY VOICE VOTE.

III. PROCLAMATIONS

(III.1.) Proclamation in honor of Gary Ferguson, Theatre Director

Mayor John Milewski presented and read a Proclamation in honor of Theatre Director Gary Ferguson's retirement.

Proclamation Honoring Gary Ferguson
September 3, 2025

WHEREAS, Gary Ferguson has served the City of Ionia as Director of the historic Ionia Theatre since January 7, 2008, bringing passion, professionalism, and dedication to preserving and enhancing this cherished community landmark; and

WHEREAS, Gary, born and raised in Ionia, graduated from Ionia High School in 1969, and went on to serve our nation in the Michigan Army National Guard from 1970 to 1976 as an aircraft electrician; and

WHEREAS, Gary has devoted more than 40 years to the preservation and growth of the Ionia Theatre, beginning in 1985 as a member of the Steering Committee that helped save the historic landmark, serving multiple terms as both President and Vice President of the Ionia Theatre Association, and ultimately as Theatre Director from 2008 to 2025; and

WHEREAS, under his leadership, Gary oversaw significant renovations and upgrades, organizing volunteers, booking films and live entertainment, and ensuring that the Theatre remained a vibrant cultural hub for the community; and

WHEREAS, Gary's contributions extended beyond the Theatre, including his assistance to the City with maintaining the Fred Meijer Grand River Valley Rail Trail Pedestrian Bridge lighting system and the downtown sound system, further showing his dedication to improving the quality of life in Ionia; and

WHEREAS, after 17 years as Theatre Director and more than four decades of involvement, Gary will retire from his role and embark on a new journey; and

NOW, THEREFORE, BE IT PROCLAIMED that I, John R. Milewski, Mayor of the City of Ionia, do hereby recognize and honor Gary Ferguson for his outstanding service, his commitment to the Ionia Theatre, his contributions to the cultural life of our community, and his legacy of civic involvement. With profound appreciation for his many years of service, the City of Ionia expresses its gratitude and extends best wishes to him for a joyful and fulfilling retirement.

IV. PUBLIC COMMENTS

Diane Grummet and Missy Mitchell, representing Ionia Community Awareness, announced the commencement of "Purple Week" in September to honor cancer fighters, survivors, and those taken. They offered a summary of the many events happening throughout the month.

V. PUBLIC HEARINGS AND ASSOCIATED ACTION

(V.1.) Public Hearing to receive comments on the proposed License Agreement for the Wellhouse #5 Property

Mayor Milewski opened the public hearing for comments on the proposed license agreement at 6:41 PM.

Mike Casper (661 Rich Street) commented that he has maintained the City's property adjacent to his home for over 30 years. He indicated that his neighbors have done so similarly and expressed the desire to continue this use in accordance with the proposed license agreement.

Mayor Milewski closed the public hearing at 6:44.

City Manager Garland explained that a survey recently revealed numerous encroachments on the City's Wellhouse #5 parcel located on Fargo Street by surrounding private property owners. Garland emphasized that the protection of the City's drinking water source is of the utmost importance to all the residents of the City of Ionia. For that reason, the City inspected all private property owner encroachments on the Wellhouse #5 parcel. No current, problematic uses were identified. However, the private usage of the wellhouse property occurred without the City's permission and proper liability insurance coverage. In order to remedy these issues, a model license agreement was prepared for approval by Council and execution by City staff with each property owner that desires to continue using the City's property.

Councilmember Winters made a motion, seconded by Councilmember Cowling, to approve the license agreement regarding the Wellhouse #5 property and direct staff to execute license agreements with each property owner encroaching on the property.

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Troy Waterman, Brenda Cowling, John Milewski

Nays: None

Abstentions: None

MOTION CARRIED

VI. COMMUNICATIONS

(VI.1.) City Ward Boundary Line Adjustment

City Clerk Bowman explained a discrepancy between the City's Election Map and the Qualified Voter File. Bowman presented Election Commission Resolution 2025-02 to City Council, which recommended to remedy this discrepancy by revising and changing the Ward 1 and Ward 3 boundary line.

Councilmember Winters made a motion, seconded by Councilmember Waterman, to approve Resolution 2025-23 to change the boundary lines of Ward 1 and Ward 3.

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Troy Waterman, Brenda Cowling, John Milewski

Nays: None

Abstentions: None

MOTION CARRIED

Resolution 2025-23



**A RESOLUTION TO REVISE AND CHANGE THE WARD 1 AND WARD 3
BOUNDARY LINE**

At a regular meeting of the City Council of the City of Ionia, Michigan, held in the Council Chambers, Ionia City Hall, 114 North Kidd Street, Ionia, Michigan, on 3rd day of September 2025, at 6:30 p.m., there were:

PRESENT: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Troy Waterman,
Brenda Cowling, John Milewski
ABSENT: Mary Patrick

The following resolution was offered by Councilmember Winters, and supported by Councilmember Waterman.

WHEREAS, the City of Ionia has four (4) wards as established by the City Charter which was last amended on November 6, 1990; and

WHEREAS, Section 6.03 of the City of Ionia Charter allows the ward boundaries to be changed from time to time in the manner required by general law; and

WHEREAS, the rearrangement of precinct boundaries is governed under Michigan Election Law, MCL 168.654-661; and

WHEREAS, in an effort to clarify the Ward 1 and Ward 3 boundary line along Adam and Main Streets, Ellis Alley was determined to create a clear delineation established by public right-of-way; and

WHEREAS, between Adam and Main Streets properties west of Ellis Alley will be considered Ward 1 and properties east of Ellis Alley will be considered Ward 3; and

WHEREAS, this revised boundary line will result in four (4) properties being reassigned from Ward 1 to Ward 3 in the Qualified Voter File (QVF) presently identified as: 204 E. Adams, 206 E. Adams, 214 E. Adams, and 218 E. Adams; and

WHEREAS, all planned ward boundary changes must be approved by the local Election Commission and by the City Council; and

WHEREAS, the Ionia Election Commission recommended the ward boundary change to City Council at its August 13, 2025, meeting through Election Commission Resolution 2025-02 provided as Exhibit A; and

NOW, THEREFORE, BE IT RESOLVED, that the Ionia City Council hereby approves the Ward 1 and Ward 3 boundary change, as specified herein.

BE IT FURTHER RESOLVED, that the City Clerk shall notify by first class mail each qualified and registered elector affected by this boundary line change, the Ionia County Clerk, and the Secretary of State, as required by Michigan Election Law.

RESOLUTION 2025-23 DECLARED ADOPTED.

VII. CITY MANAGER'S REPORT

(VII.1.) Introduction and First Reading - Ordinance No. 596 - An Ordinance to Amend Chapter 1612 - Emergency and Fire Services Response Cost Recovery

Ordinance No. 596 was presented to Council by City Manager Garland. The ordinance proposed amendments to Chapter 1612 - Emergency and Fire Services Response Cost Recovery.

Councilmember Millard made a motion, seconded by Councilmember Winters, to introduce and conduct a first reading of Ordinance No. 596, an ordinance to amend Chapter 1612 - Emergency and Fire Services Response Cost Recovery and to schedule a Public Hearing regarding the proposed ordinance for 6:30 PM, Wednesday, October 1, 2025, at Ionia City Hall.

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Troy Waterman, Brenda Cowling, John Milewski

Nays: None

Abstentions: None

MOTION CARRIED

CITY OF IONIA IONIA COUNTY, MICHIGAN Ordinance No. 596

AN ORDINANCE TO AMEND PART SIXTEEN, CHAPTER 1612 (EMERGENCY AND FIRE SERVICES RESPONSE COST RECOVERY), SECTIONS 1612.02 (DEFINITIONS), 1612.03 (CITY'S ASSESSABLE COSTS), AND 1612.04 (BILLING AND COLLECTION OF ASSESSABLE COSTS) OF THE CODIFIED ORDINANCES OF THE CITY OF IONIA.

THE CITY OF IONIA HEREBY ORDAINS:

Section 1. Amendment to Section 1612.02. That Part Sixteen, Chapter 1612, Section 1612.02 entitled "Emergency and Fire Services Response Cost Recovery; Definitions" of the Codified Ordinances of the City of Ionia, is amended to read in its entirety as follows:

1612.02 DEFINITIONS.

Unless the context explicitly indicates otherwise, the meaning of the terms used in this chapter shall be as follows:

- (a) "Assessable costs" means the direct and reasonable costs incurred in connection with a response to a public safety or fire emergency incident within the City.
 - (1) Assessable costs ~~include~~ are intended to cover all, but ~~are~~ not limited to, of the following:
 - A. Salaries, wages, or fringe benefits of the City personnel responding to the incident;
 - B. Salaries, wages, or fringe benefits of the City personnel engaged in the investigation, supervision and report preparation regarding the incident;

- C. Salaries, wages, or fringe benefits of the personnel of assisting governmental agencies or any other private or public entities operating at the request, direction, or on behalf of the City in response to the incident; and
 - D. All costs connected with the administration of the incident relating to any prosecution of the person(s) responsible, including those relating to the production and appearances of any witnesses.
- (2) Assessable costs also may include, but are not limited to:
- A. Per hour operating cost of responding vehicle or equipment, including the rental or leasing of equipment for a specific response (the latest Federal Emergency Management Agency's ("FEMA") Fire/ Rescue Equipment Rates shall be followed unless otherwise articulated by the City);
 - B. Depreciation value and/or replacement cost of equipment which is destroyed or contaminated in the response;
 - C. Mutual aid costs;
 - D. Laboratory costs and equipment;
 - E. Fuel costs;
 - F. Water usage costs;
 - G. Medical expenses incurred as a result of response activities; and
 - H. Any legal expenses that may be incurred as a result of an emergency response including efforts to recover expenses pursuant to this chapter.
- ~~(3)~~ Excluded from this definition are any assessable costs solely and distinctly incurred as necessary to response activities connected to a hazardous material incident or emergency otherwise recoverable under the hazardous materials cost recovery scheme provided in Michigan's National Resources and Environmental Protection Act ("NREPA"), MCL 324.20101 et seq.
- ~~(3)~~(4) Without limiting the foregoing, the City's assessable cost, fee, and rate schedule shall be as established pursuant to a Resolution adopted by the City Council from time to time, which Resolution shall be maintained on file in the offices of the City Clerk and made available to any member of the public upon request.

(b) "City" means the City of Ionia.

(c) "Emergency assistance" means any response by medical, public safety, police, fire, or civil defense services to respond to an emergency incident.

(d) "Emergency incident" includes the following:

- ~~Excessive requests for emergency assistance;~~
- ~~(1)~~ (1) A false alarm;
- ~~(2)~~ (1) A hazardous material incident or emergency;
- ~~(3)~~ (2) An illegal fire;
- ~~(4)~~ (3) Threats of harm;
- ~~A structure demolition or utility line failure;~~
- ~~(5)~~ (4) Water rescue attempts; or
- ~~(6)~~ (5) Any other incident where emergency medical, public safety, police, fire, or civil defense services are necessary.

~~(a) "Excessive request for emergency assistance" means any request for emergency assistance made for a particular location or premises if emergency assistance has been provided to that location or premises more than five times in the preceding 30 days.~~

- ~~(b) "False alarm" means the intentional or non-intentional activation of an automated or manual device that was designed to request or summon emergency assistance when there was no need for emergency assistance, and any request for emergency assistance when the requesting person or entity knew or should have known that there was no actual need for such assistance. The determination that there was no actual need for emergency assistance shall be made by the Director of the Department of Public Safety or by the most senior official of the Department of Public Safety responding to the false alarm. A false alarm shall not include any response to a request for emergency assistance which was caused by an act of God.~~
- (e) "Hazardous material incident or emergency" means any occurrence, incident, activity, accident or emergency where a release of hazardous materials occurs or is reasonably imminent, as determined by the Director of the Department of Public Safety or the most senior official of the Department of Public Safety responding to the incident.
- (f) "Hazardous materials" means any explosive, pyrotechnic, compressed gas, flammable liquid, flammable solid, combustible liquid, oxidizing material, poisonous gas, poisonous liquid, poisonous solid, etiological material, radioactive material, corrosive material or liquefied petroleum gas and also includes, but is not limited to, any of the following:
- (1) Any material listed in the list of toxic pollutants found in 40 CFR 401.15, et seq., as amended, or under any other federal law or regulations;
 - (2) Any material regulated as a class A or class B explosive by the United States Department of Transportation, pursuant to 49 CFR 173.5;
 - (3) Any flammable liquid or solid regulated by the United States Department of Transportation, pursuant to 49 CFR 171.1, et seq.;
 - (4) Any material designated as a hazardous material by the Secretary of the United States Department of Transportation through regulations found at 49 CFR 171.1, et seq.;
 - (5) Any material deemed a "hazardous substance" as defined by 1994 PZ 451, part 207, Subsection 20101(n), MCL 324.20101(n);
 - (6) Any material designed a hazardous material by state or federal law or regulations;
 - (7) Any hazardous chemical substance or mixture with respect to which the Administrator of the Environmental Protection Agency has taken action pursuant to section 7 of the Toxic Substance Control Act; and
 - (8) Any otherwise non-hazardous material that becomes a potential hazard to vehicular or pedestrian traffic.
- (g) "Illegal fire" means a fire set or determined to have been set in violation of a federal, state or local law and shall include an arson fire and a fire set in violation of a "no burning" ban or order. An illegal fire does not include a fire caused by an act of God.
- (h) "Release" means any actual or threatened spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, leaching, dumping, or disposing into the environment, including but not limited to the air, soil, groundwater, and surface water.
- (i) "Responsible party" means any individual, firm, corporation, association, partnership, government entity, or other entity responsible for an emergency incident or assistance or any owner, tenant, occupant, or party in control of real and personal property from which, onto which, or related to which there is an emergency incident or assistance and their heirs, estates, successors, and assigns.

- ~~(e) “Structure demolition” means the tearing down of a structure damaged by fire that must, in the opinion of the Director of the Department of Public Safety or the most senior official of the Department of Public Safety responding to the incident, be promptly demolished following the fire to protect public safety.~~
- (j) “Threat of harm” means the verbal or written threat of physical harm to oneself, another, or another's property which if carried out would be a violation of federal, state, or local law.
- ~~(d) “Utility line failure” means the disabling of any transmission or service line, cable, conduit, pipeline, wire or the like used to provide, collect or transport electricity, natural gas, communication or electronic signals, or water, sanitary or storm sewage if the owner or party responsible for the maintenance of such utility line does not respond within one hour to a request to repair or correct such failure.~~
- (k) “Vehicle” means any motorized or self-propelled means of transportation including, but not limited to, automobiles, ATVs, railroad engines, and other cars, boats, helicopters, planes, and/ or other aircraft, and all trailers, vehicles, or other appurtenances attached to any vehicle.
- (l) “Water rescue” means any emergency incident on a body of water where emergency medical, public safety, police, fire, or civil defense services are necessary. Bodies of water include rivers, lakes, streams, impoundments, estuaries, springs, wells, or other collectors/collections of water.

Section 2. Amendment to Section 1612.03 That Part Sixteen, Chapter 1612, Section 1612.03 entitled “Emergency and Fire Services Response Cost Recovery; City’s Assessable Costs” of the Codified Ordinances of the City of Ionia, is amended to read in its entirety as follows:

1612.03 CITY’S ASSESSABLE COSTS

- (a) The City may recover all of its assessable costs, and those of mutual aid providers having timely submitted an itemized assessable cost recovery request to the City's Director of the Department of Public Safety, incurred in connection with any emergency assistance provided within its boundaries from any or all responsible parties jointly and severally.
- ~~(b) The City Manager or, in his or her absence, the Director of the Ionia Department of Public Safety or other City officer designated by the Council as its representative in this matter (“Council's designee) shall determine the City's total set assessable costs and shall in such cost rates for the delivery of emergency incidents determine whether to assess any, all or part of such costs against any of the responsible parties. In making such determinations, the following shall be considered:~~
- ~~(c)~~
- ~~(d) Total assessable costs;~~
- ~~(e) Any risk the incident imposed on the City, its residents and their property;~~
- ~~(f) The risk of injury or damage to persons or property;~~
- ~~(g) Any evacuation required because of the incident;~~
- ~~(h) Any unusual or extraordinary use of the City assistance for personnel, or supplies, and equipment; and/or~~

~~(i) Any damage to the environment.~~

~~(j)~~

~~(k)(b) After scene of an emergency incident. Those rates of assessable costs for the consideration delivery of emergency assistance services shall be set by a Resolution of the factors listed in (b) immediately above, the City Manager or the Council's designee may allocate Council. The assessable costs among cost rates shall be based on actual costs of the services and that which are usual, customary, and reasonable (UCR), and between responsible parties, including allocating all or some of such costs jointly which may include any services, personnel, supplies, and severally against more than one responsible party regardless of whether a responsible party has other legal liability or is legally at fault equipment with baselines established by a Resolution of the City Council.~~

~~(4) Whether the City Manager, Director of the Department of Public Safety, or the Council's designee determines to assess all, part or none of the assessable costs against a responsible party, such determination shall not in any way limit or extinguish the liability of the responsible party to the City or any other person, corporation, partnership, government entity or any other entity.~~

~~(c) The assessable cost rates set by Resolution of the City Council will increase annually based on the annual percentage increase in the Consumer Price Index (CPI), as developed by the Bureau of Labor Statistics of the U.S. Department of Labor. Rate adjustments will occur on the anniversary date of the Resolution, unless otherwise set forth in the Resolution setting the assessable cost rates, to keep the fire department's cost recovery program in conformity with increasing operating expenses. The City Council may amend the assessable cost rates from time to time to ensure that the rates reflect the actual costs of providing the emergency response services.~~

Section 3. Amendment to Section 1612.04 That Part Sixteen, Chapter 1612, Section 1612.04 entitled "Emergency and Fire Services Response Cost Recovery; Billing and Collection of Assessable Costs" of the Codified Ordinances of the City of Ionia, is amended to read in its entirety as follows:

1612.04 BILLING AND COLLECTION OF ASSESSABLE COSTS.

~~(a) After determining to assess the assessable costs against one or more responsible party(s), a claim shall first be filed to the responsible party(s) through their insurance carrier(s).~~

~~(b) If a responsible party's insurance carrier denies a claim, otherwise fails to make payment on a claim, or if a responsible party is determined to lack sufficient insurance to cover all of the assessable costs attributable to that responsible party, an itemized invoice shall be sent to the responsible party at the party's last known address.~~

~~(c) Such invoice Claims or invoices sent under this Section shall be due and payable within 30 days of the date of mailing and any amounts unpaid after such date shall bear a late payment fee equal to one percent per month or fraction thereof that the amount due and any previously imposed late payment fee remain unpaid. If a responsible party shall appeal assessable costs pursuant to Section 1612.05 hereof, such costs, if upheld, in whole or in part, shall be due and payable 30 days from the date of determination of the appeal and any late payment fees shall apply thereafter.~~

~~(a)(d)~~ Should any claim or invoice remain unpaid under this Chapter for more than 30 days, the City may initiate an action in a court of competent jurisdiction to recover such monies from a responsible party, and the City shall be able to recover its attorney fees and costs for such action.

Section 4. Repealer.

That all ordinances and parts of ordinances in conflict herewith are repealed to the extent of such conflict.

Section 5. Severability.

Should any section, portion or part of this Ordinance be declared to be invalid by a court of competent jurisdiction, such declaration does not void or render inoperable any other part of this Ordinance.

Section 6. Publication and Effective Date.

The City Clerk shall cause a notice of adoption of this ordinance to be published. This ordinance shall take effect immediately upon publication of a summary thereof as permitted by law, along with the date of its adoption, in the *Daily News*, a newspaper of general circulation in the City.

(VII.2.) Introduction and First Reading - Ordinance No. 597 - An ordinance to zone Parcel #34-204-800-000-005-13 into the T - Technology Innovation Business District

Ordinance No. 597 was presented to Council by City Manager Garland. If adopted, the ordinance would zone 80-acres of land purchased by the City for a future high-technology business park into the T - Technology Innovation Business District. The property was formerly a portion of the Deerfield-Riverside correctional facilities and has since been split-off and assigned parcel number 34-204-800-000-005-13 (sometimes known as 1755 Harwood Road). Garland noted that the Ionia Planning Commission voted to recommend the ordinance for approval at its last meeting.

Councilmember Winters made a motion, seconded by Councilmember Cowling, to introduce and conduct a first reading of Ordinance No. 597, an ordinance to zone Parcel #34-204-800-000-005-13 into the T - Technology Innovation Business District and to schedule a Public Hearing regarding the proposed ordinance for 6:30 PM, Wednesday, October 1, 2025, at Ionia City Hall.

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Troy Waterman, Brenda Cowling, John Milewski

Nays: None

Abstentions: None

MOTION CARRIED

**CITY OF IONIA
IONIA COUNTY, MICHIGAN
Ordinance No. 597**

AN ORDINANCE TO ZONE PARCEL 34-204-800-000-005-13 (SOMETIMES KNOWN AS 1755 HARWOOD ROAD) TO THE T TECHNOLOGY INNOVATION BUSINESS DISTRICT AS IDENTIFIED IN CHAPTER 1262; AND THE INCLUSION OF THAT

**PARCEL AS DEFINED ON THE ZONING MAP IDENTIFIED IN SECTION 1246.02
DISTRICTS GENERALLY AND ZONING MAP DISTRICT BOUNDARIES OF
CHAPTER 1246 - TITLE SIX – ZONING OF PART TWELVE – PLANNING AND
ZONING CODE OF SAID CODIFIED ORDINANCES OF THE CITY OF IONIA**

THE CITY OF IONIA HEREBY ORDAINS:

Section One: Zoning

Parcel number 34-204-800-000-005-13 (sometimes known as 1755 Harwood Road) and the following legal description:

PART OF THE SW¼ OF SECTION 25, T7N-R7W, IONIA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 25; THENCE N 00° 29' 46" E 1658.38 FEET ALONG THE WEST LINE OF SECTION 25 TO THE POINT OF INTERSECTION OF SAID WEST LINE WITH THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE; THENCE ALONG A CURVE ON THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE AN ARC DISTANCE OF 171.20 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 1113.28 FEET, AND A LONG CHORD OF N 70° 19' 35" E 171.03 FEET; THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE, N 74° 43' 46" E 450.26 FEET TO THE NORTHWEST CORNER OF PARCEL RECORDED IN LIBER 221 PAGE 572 OF IONIA COUNTY RECORDS; THENCE S 15° 16' 14" E 310.00 FEET ALONG WEST LINE OF SAID PARCEL; THENCE N 82° 41' 16" E 649.44 FEET ALONG THE SOUTH LINE OF SAID PARCEL; THENCE N 00° 34' 03" E 450.07 FEET ALONG THE EAST LINE TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE N 74° 46' 10" E 544.08 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE; THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE, N 75° 49' 10" E 74.00 FEET; THENCE S 00° 34' 03" W 2239.95 FEET TO THE SOUTH LINE OF SECTION 25; THENCE N 89° 40' 53" W 1914.57 FEET ALONG THE SOUTH LINE OF SECTION 25 TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 80.00 ACRES. TOGETHER WITH A RIGHT OF WAY GRANTED TO THE STATE OF MICHIGAN RECORDED IN LIBER 225, PAGE 625 OF IONIA COUNTY RECORDS.

SUBJECT TO AN EASEMENT GRANTED TO MICHIGAN BELL TELEPHONE COMPANY RECORDED IN LIBER 428, PAGE 846 OF IONIA COUNTY RECORDS.

SUBJECT TO A PUBLIC UTILITY EASEMENT TO CITY OF IONIA RECORDED IN LIBER 429, PAGE 582 OF IONIA COUNTY RECORDS.

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD, OR OTHERWISE.

Shall be rezoned to the T Technology Innovation Business District as established in Section 1246.01 Districts Established of Chapter 1246, and conforms with Section 1246.02 Districts Generally, and

Zoning Map District Boundaries of Chapter 1246 - Title Six – Zoning of Part Twelve – Planning and Zoning Code.

Section Two: Zoning Map Amendment

The official Zoning District Map of the City of Ionia, Michigan, last adopted as amended on April 2, 2025, is hereby amended to rezone and designate parcel 34-204-800-000-005-13 (sometimes known as 1755 Harwood Road) and the legal description above, as being the T zoning district, Technology Innovation Business District.

Section Three: Publication and Effective Date

The City Clerk shall cause a notice of adoption of this ordinance to be published. This ordinance shall take effect seven (7) days after it, or a summary thereof as permitted by law, along with the date of its adoption, is published in the *Daily News*, a newspaper of general circulation in the City unless otherwise provided by law.

(VII.3.) Purchase Agreement - Steele Street Park, Phase II Parking Lot

City Manager Garland explained that the City is planning for future development of Steele Park and determined that additional property for parking could be beneficial to maximize existing land owned by the City on Steele Street for recreational fields and amenities.

Councilmember Cook made a motion, seconded by Councilmember Winters, to approve the purchase of 0.78 acres of land from Matcor Automotive, in accordance with the Real Estate Purchase Agreement, for \$25,000 plus closing and environmental assessment costs.

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Troy Waterman, Brenda Cowling, John Milewski

Nays: None

Abstentions: None

MOTION CARRIED

(VII.4.) Armory Building Shingle Replacement Project

Councilmember Millard made a motion, seconded by Councilmember Lee, to approve the low bid of \$21,499 by Citi Roofing Co., of Waterford, MI to complete the Armory Building Shingle Replacement Project.

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Troy Waterman, Brenda Cowling, John Milewski

Nays: None

Abstentions: None

MOTION CARRIED

(VII.5.) IDART Bus Replacement Project

Councilmember Cook made a motion, seconded by Councilmember Cowling, to approve the purchase of two new Dial-A-Ride buses from Hoekstra Transportation, Inc. for the total State of Michigan Contract price of \$316,710.

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Troy Waterman, Brenda Cowling, John Milewski

Nays: None

Abstentions: None

MOTION CARRIED

(VII.6.) Fiber Optic Switch Replacement Project

Councilmember Winters made a motion, seconded by Councilmember Starr, to approve the purchase of a Cisco Catalyst 9300-X fiber network switch from Sentinel Technologies of Downers Grove, IL, for \$13,326.

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Troy Waterman, Brenda Cowling, John Milewski

Nays: None

Abstentions: None

MOTION CARRIED

(VII.7.) Rate Change - Foster, Swift, Collins & Smith, PC

Councilmember Winters made a motion, seconded by Councilmember Starr, to approve the new rate of \$250 per hour for continued labor law services from attorney Michael Kluck, to be adjusted annually each September 1 by the cost of living (consumer price index) or 5%, whichever is less.

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Troy Waterman, Brenda Cowling, John Milewski

Nays: None

Abstentions: None

MOTION CARRIED

(VII.8.) MERS Service Credit Purchase Request - Edwards

Councilmember Winters made a motion, seconded by Councilmember Cowling, to approve the purchase of one year MERS Service Credit by Rick Edwards, an employee from the City's Department of Public Works at a cost of \$13,767 to be paid by at the requesting employee's expense.

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Troy Waterman, Brenda Cowling, John Milewski

Nays: None

Abstentions: None

MOTION CARRIED

VIII. APPOINTMENTS

(VIII.1.) Ionia Community Library Board of Trustees

Councilmember Winters made a motion, seconded by Councilmember Waterman, to delay action on the Ionia Community Library Board of Trustees appointment until the next City Council meeting scheduled for October 1, 2025.

MOTION CARRIED BY VOICE VOTE.

IX. CITY DEPARTMENT REPORTS AND MINUTES FROM BOARDS AND COMMISSIONS

(IX.1.) Accounts Payable

September 4 - Councilmember Millard and/or Councilmember Cowling

September 18 - Councilmember Starr and/or Councilmember Lee

(IX.2.) August Reports & Minutes

Written department reports and minutes from various City boards and commissions were provided to Council.

X. GOOD OF THE ORDER/ CITY COUNCILMEMBER COMMENTS

City Clerk Jonathan Bowman: Informed the Council that he participated in a two-day City Clerk Conference hosted by the Bureau of Elections.

City Manager Precia Garland: Provided a reminder of the upcoming fall waste disposal services available to City residents, including Dump Your Junk and Brush/Yard Waste Removal.

Margot Cook: Commented that Dump Your Junk Day is a great service for the community.

Tom Millard: (1) Noted that September is Community Awareness' "Purple" month and highlighted the upcoming Crusin' for a Cause event scheduled for September 27; (2) Acknowledged the successful Triple J Car Show that happened in August and commended their fundraising for local nonprofits; (3) Reminded everyone of the September 10 Ionia Community Library fundraiser.

Troy Waterman: (1) Offered congratulations on the social district opening; (2) Noted that the Peal Street sign is missing along M-21; (3) Inquired into the progress of Surf Internet's fiber project.

Brenda Cowling: Indicated that *Top Gun* will be showing at the Ionia Theatre, as a free movie on September 15.

Mayor John Milewski: (1) Announced details of the Meander on Main event scheduled for September 27; (2) Mentioned the Ionia Community Awareness cruise on September 27; (3) Noted that he will be out-of-town but still readily available for the next several days.

XI. CLOSED SESSION

None.

XII. ADJOURNMENT

Councilmember Cook made a motion, seconded by Councilmember Cowling, to adjourn.

MOTION CARRIED BY VOICE VOTE.

The meeting was adjourned at 7:39 PM.

Respectfully Submitted,

Jonathan T. Bowman
Ionia City Clerk