



CITY OF IONIA

CITY COUNCIL

REGULAR MEETING MINUTES

6:30 PM, Wednesday, October 1, 2025

IONIA CITY HALL - COUNCIL CHAMBERS

CALL TO ORDER

Mayor John Milewski called the meeting of the Ionia City Council to order at 6:30 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, Mary Patrick, Troy Waterman, Brenda Cowling, and Mayor John Milewski present.

I. APPROVAL OF AGENDA

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

MOTION CARRIED BY VOICE VOTE.

II. APPROVAL OF MINUTES

(II.1.) September 3, 2025 – Regular Meeting

Minutes from the regular meeting of September 3, were reviewed. Councilmember Cowling made a motion, seconded by Councilmember Millard, to approve the September 3, 2025, meeting minutes as presented.

MOTION CARRIED BY VOICE VOTE.

III. PROCLAMATIONS

(III.1.) Proclamation in honor of David Cunningham

Mayor John Milewski read and presented a Proclamation in honor of David Cunningham's retirement from the City's Department of Public Works.

Proclamation Honoring David Cunningham

October 1, 2025

WHEREAS, David Cunningham was hired on September 27, 1993, as a Class B Laborer with the Ionia Department of Public Works and has served the City of Ionia with dedication and professionalism for more than 30 years; and

WHEREAS, through his hard work and commitment, David was promoted to Truck Driver on July 7, 1994, and later advanced to Heavy Equipment Operator on April 1, 1999; and

WHEREAS, over his career, David furthered his expertise by earning several certifications, including S-3 Waterworks System Operator, AED, and Bucket Truck Safety Training; and

WHEREAS, David's commitment went beyond his day-to-day duties, reflected in his service as Union Steward for the State, County, and Municipal Workers Local 214 - Teamsters, providing support, advocacy, and guidance to his colleagues; and

WHEREAS, in his 32 years of service, David never once took a sick day, demonstrating dedication and dependability to his work and the City; and

WHEREAS, throughout his career, David contributed to countless projects that have improved the safety, infrastructure, and overall quality of life for the residents of Ionia; and

WHEREAS, David's reliability, work ethic, and hands-on knowledge of the City's operations have made him a respected member of the Department of Public Works; and

WHEREAS, the City of Ionia wishes to recognize and honor David Cunningham for his many years of service, dedication, and contributions that will leave a lasting impact on the City;

NOW, THEREFORE, BE IT PROCLAIMED that I, John R. Milewski, Mayor of the City of Ionia, do hereby recognize and honor David Cunningham for his 32-year career at the Ionia Department of Public Works. With profound appreciation for his many years of service, the City and entire community wish him a well-deserved, relaxing retirement.

(III.2.) Proclamation celebrating 16-years of Ionia Community Awareness

Mayor John Milewski read and presented a Proclamation celebrating the positive work of Ionia Community Awareness.

Proclamation Celebrating 16 Years of Ionia Community Awareness

WHEREAS, Ionia is proud to be a vibrant and compassionate community, united by a shared spirit of generosity, service, and care for our neighbors; and

WHEREAS, in 2025, Ionia Community Awareness celebrates 16 years of steadfast dedication to walking alongside cancer survivors, fighters, and their families, offering hope and meaningful support through every step of their journeys; and

WHEREAS, what began as Purple Week has grown into a full month of activities, fundraisers, and events, making Ionia Community Awareness a beacon of compassion that raises awareness, shares resources, and builds a network of care that has touched and transformed lives across Ionia; and

WHEREAS, Ionia Community Awareness has rallied our community to meet challenges with courage, compassion, and collective action, reminding us that together we are stronger; and

WHEREAS, throughout its 16 years of service, Ionia Community Awareness has made a

remarkable impact — assisting over 155 families, delivering more than 4,000 meals, and raising over \$300,000 to provide gas cards, grocery gift cards, and essential support for utilities and lease payments; and

WHEREAS, the dedication of the volunteers, supporters, and leaders of Ionia Community Awareness is nothing short of extraordinary, reminding us what is possible when a community stands united; and

WHEREAS, the City of Ionia honors this important milestone and applauds the achievements of Ionia Community Awareness in making a lasting difference in the lives of cancer survivors, fighters, and their loved ones; now

THEREFORE, I, John R. Milewski, Mayor of the City of Ionia, do hereby proclaim Wednesday, October 1, 2025, as Ionia Community Awareness Day and call upon all citizens to join in celebrating this incredible organization, its volunteers, and the lives it has touched. May this day inspire us all to keep giving, keep supporting, and keep fighting for a future without cancer.

IV. PUBLIC COMMENTS

None.

V. PUBLIC HEARINGS AND ASSOCIATED ACTION

(V.1.) Public Hearing to receive comments on Ordinance No. 596 - An Ordinance to Amend Chapter 1612 - Emergency and Fire Services Response Cost Recovery

Mayor Milewski opened the public hearing for comments on Ordinance No. 596 at 6:38 PM and subsequently closed the public hearing at 6:38 PM following no public comments.

Councilmember Cook made a motion, seconded by Councilmember Winters, to conduct a second reading and adopt 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.

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Mary Patrick, 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) 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 ~~a 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.

ORDINANCE NO. 596 DECLARED ADOPTED.

Councilmember Millard made a motion, seconded by Councilmember Cook, to approve Resolution 2025-24 to establish fees related to emergency and fire services response cost recovery.

Roll Call Vote:

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

Nays: None

Abstentions: None

MOTION CARRIED

Resolution 2025-24



**CITY OF IONIA
COUNTY OF IONIA, MICHIGAN
CITY COUNCIL**

A RESOLUTION ESTABLISHING A SCHEDULE OF THE RATES, FEES, AND CHARGES FOR ASSESSABLE COSTS IN ACCORDANCE WITH PART SIXTEEN, CHAPTER 1612, SECTIONS 1612.02 AND 1612.03 OF THE CODIFIED ORDINANCES OF THE CITY OF IONIA

At a regular meeting of the City Council of the City of Ionia, Michigan, held in the City Council Chambers, Ionia City Hall, 114 North Kidd Street, Ionia, Michigan, on October 1, 2025, there were:

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

ABSENT: None

The following resolution was offered by Councilmember Millard, and supported by Councilmember Cook.

WHEREAS, Michigan law authorizes the City Council to legislatively provide for the recovery of usual, customary, and reasonable (UCR) costs, fees, and charges incurred by the City and its mutual aid partners in connection with providing emergency assistance and responding to designated incidents (“Assessable Costs”); and

WHEREAS, the City of Ionia provides for such cost recovery efforts in Part Sixteen, Chapter 1612, Sections 1612.01 through 1612.06 of the Codified Ordinances of the City of Ionia (“Code”); and

WHEREAS, Sections 1612.02 and 1612.03 of the Code provide, in part, that a schedule of the City’s Assessable Costs is to be established and adopted, from time to time, by Resolution of the City Council;

WHEREAS, Section 1612.03 of the Code provides, in part, that the schedule of the City’s Assessable Costs, once established by Resolution of the City Council, shall increase by the annual percentage increase in the Consumers Price Index (“CPI”) as developed by the Bureau of Labor Statistics of the U.S. Department of Labor; and

WHEREAS, the City Council wishes to establish and adopt the same.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Recitals set forth above are affirmed as accurate and adopted herein as if fully restated.
2. Pursuant to the Sections 1612.02(a)(4) and 1612.03(b) of the Code, the City Council hereby establishes and adopts the following rates, fees, and charges for emergency services as provided for in the attached “Exhibit A.”
3. Pursuant to Section 1612.03(c) of the Code, the rates, fees, and charges for emergency services, as provided for in Exhibit A, shall increase annually by the CPI, upon the anniversary date of the adoption of this Resolution. For purposes of implementing this Resolution, the CPI shall be determined from the rolling 12-month period concluding upon the last full month prior to the anniversary date of the adoption of Resolution, for which data is available from the Bureau of Labor Statistics.
4. The City Manager and the Director of the Department of Public Safety are authorized and directed to take such further actions as are reasonably necessary to implement this Resolution and comply with the Code.
5. The City Clerk is authorized and directed to maintain on file in their offices a copy of this Resolution (with Exhibit A) and to make a copy of the same available to any member of the public upon request.
6. That all resolutions or parts of resolutions in conflict herewith are hereby rescinded.
7. This Resolution shall take effect on October 1, 2025.

RESOLUTION 2025-24 DECLARED ADOPTED.

(V.2.) Public Hearing to receive comments on Ordinance No. 597 - An ordinance to zone Parcel #34-204-800-000-005-13 into the T - Technology Innovation Business District

Mayor Milewski opened the public hearing for comments on Ordinance No. 597 at 6:40 PM and subsequently closed the public hearing at 6:41 PM following no public comments.

Councilmember Waterman made a motion, seconded by Councilmember Cook, to conduct a second reading and adopt 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.

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Mary Patrick, 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.

ORDINANCE NO. 597 DECLARED ADOPTED.

VI. COMMUNICATIONS

None.

VII. CITY MANAGER'S REPORT

(VII.1.) Introduction and First Reading - Ordinance No. 598 - An ordinance to create Chapter 1294: Short-Term Rentals

Ordinance No. 598 was presented to Council by City Manager Garland. The ordinance would create definitions related to short-term rentals and designate specific zones for this use to be allowed as a use-by-right.

Councilmember Waterman made a motion, seconded by Councilmember Cowling, to introduce and conduct a first reading of Ordinance No. 598, an ordinance to create Chapter 1294: Short-Term Rentals and to schedule a Public Hearing regarding the proposed ordinance for 6:30 PM, Wednesday, November 5, 2025, at Ionia City Hall.

Roll Call Vote:

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

Nays: None

Abstentions: None

MOTION CARRIED

**CITY OF IONIA
IONIA COUNTY, MICHIGAN
Ordinance No. 598**

At a regular meeting of City Council for the City of Ionia, Michigan held at City Hall on _____, 2025, beginning at 6:30 P.M., City Council Member _____ made a motion to adopt this Ordinance, which by motion was supported by Council Member _____.

AN ORDINANCE TO AMEND CHAPTER 1240, SECTION 1240.11; ENACT A NEW CHAPTER 1294 ENTITLED “SHORT-TERM RENTALS”; AMEND CHAPTER 1248, SECTION 1248.02; AMEND CHAPTER 1250, SECTION 1250.02; AMEND CHAPTER 1252, SECTION 1252.02; AMEND CHAPTER 1258, SECTION 1258.02; AND AMEND CHAPTER 1260, SECTION 1260.02 OF THE CODIFIED ORDINANCES OF THE CITY OF IONIA.

The CITY OF IONIA (the “City”) HEREBY ORDAINS:

Section 1. Amendment to Part Twelve, Title Six, Chapter 1240, Section 1240.11. Part Twelve, Title Six, Chapter 1240, Section 1240.11, Subsection 102, including its subparts, of the Codified Ordinances is hereby amended to read in its entirety as follows:

(102) Setback: The distance required to obtain front, side or rear yard open space provisions of this Zoning Code.

(102a) Short-term rental (“STR”) activity: The renting or leasing of a dwelling unit for compensation for a term between and including 1 night to 27 nights consecutively, where STR activity shall not be considered to include the following:

- A. Renting a bedroom on a non-commercial basis in an owner-occupied single-family residential home;
- B. Transitional houses operated by a charitable organization;
- C. Group homes such as nursing homes and adult-foster-care homes;
- D. Substance-abuse rehabilitation clinics;
- E. Mental-health facilities; and
- F. Other similar health-care related facilities.

(102b) Short-term rental (“STR”) dwelling unit: A dwelling unit for which the City has lawfully issued a registration for renting or leasing for STR activity.

(102c) Short-term rental (“STR”) property: Any lot, parcel or property on which at least one STR dwelling unit exists.

Section 2. Enactment of Chapter 1294. Part Twelve, Title Six of the Codified Ordinances is hereby amended to enact a new Chapter 1294 to read in its entirety as follows:

1294.01 FINDINGS AND PURPOSE.

The City Council finds that while short-term rentals (“STRs”) provide positive benefits to tourism within the City, there are also potential problems and negative consequences associated with STRs. The purpose of this chapter is to establish standards and procedures to regulate STRs within the City to promote the health, safety, and welfare of the community, considering the potential benefits and consequences related to STRs.

1294.02 PROHIBITION.

None of the following shall be used as an STR property nor be rented or leased for use, habitation, or lodging for STR activity:

- (a) A tent, bunkhouse, shed, barracks, or similar structure.
- (b) A dwelling unit or structure that does not meet all applicable height, bulk, size, setback, and other requirements set forth in Appendix I, Schedule of Regulations.
- (c) A dwelling unit that was unlawfully built, expanded, or modified.
- (d) A camping trailer, recreation vehicle, popup trailer, bus, motorhome, or similar vehicle.
- (e) An accessory dwelling unit (ADU), as set forth in Section 1286.14.
- (f) A dwelling unit that has not been validly registered with the City as an STR dwelling unit.
- (g) A dwelling unit or structure that does not comply with all applicable requirements of this Zoning Code, building, mechanical, plumbing, and electrical codes, and the International Fire Prevention Code and International Property Maintenance Code that have been adopted by the City.

Section 3. Amendment to Part Twelve, Title Six, Chapter 1248, Section 1248.02. Part Twelve, Title Six, Chapter 1248, Section 1248.02 entitled “Principal Uses Permitted” of the Codified Ordinances is hereby amended to add a new subsection for the Low-Density Residential District as follows:

- (k) Short-term rental dwelling units subject to Chapter 1294.

Section 4. Amendment to Part Twelve, Title Six, Chapter 1250, Section 1250.02. Part Twelve, Title Six, Chapter 1250, Section 1250.02 entitled “Principal Uses Permitted” of the Codified Ordinances is hereby amended to add a new subsection for the Medium Density Residential District as follows:

- (l) Short-term rental dwelling units subject to Chapter 1294.

Section 5. Amendment to Part Twelve, Title Six, Chapter 1252, Section 1252.02. Part Twelve, Title Six, Chapter 1252, Section 1252.02 entitled “Principal Uses Permitted” of the Codified Ordinances is hereby amended to add a new subsection for the High-Density Residential District as follows:

- (i) Short-term rental dwelling units subject to Chapter 1294.

Section 6. Amendment to Part Twelve, Title Six, Chapter 1258, Section 1258.02. Part Twelve, Title Six, Chapter 1258, Section 1258.02 entitled “Principal Uses Permitted” of the Codified Ordinances is hereby amended to add a new subsection for the B-2 Central Business District as follows:

(e) Short-term rental dwelling units subject to Chapter 1294.

Section 7. Amendment to Part Twelve, Title Six, Chapter 1260, Section 1260.02. Part Twelve, Title Six, Chapter 1260, Section 1260.02 entitled “Principal Uses Permitted” of the Codified Ordinances is hereby amended to add a new subsection for the B-3 General Business District as follows:

(ff) Short-term rental dwelling units subject to Chapter 1294.

Section 8. Severability. Should any portion of this Ordinance be declared to be invalid or unconstitutional by a court of competent jurisdiction, such declaration shall not affect any other portion or provision of this Ordinance, which shall remain valid and in full force and effect.

Section 9. Effective Date. This Ordinance shall become effective upon the expiration of seven (7) days after this Ordinance’s adoption, or a summary thereof, appears in the newspaper as provided by law.

(VII.2.) Introduction and First Reading - Ordinance No. 599 - An ordinance to amend Chapter 858: Renting of Residential Property

Ordinance No. 599 was presented to Council by City Manager Garland. The main changes highlighted were related to adding short-term rentals to the City's Rental Registration Program and updating general provisions to reflect current practice.

Councilmember Winters made a motion, seconded by Councilmember Millard, to introduce and conduct a first reading of Ordinance No. 599, an ordinance to amend Part Eight (Business Regulation and Taxation Code), Chapter 858 (Renting of Residential Property) of the Codified Ordinances of the City of Ionia and to schedule a Public Hearing regarding the proposed ordinance for 6:30 PM, Wednesday, November 5, 2025, at Ionia City Hall.

Roll Call Vote:

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

Nays: Margot Cook

Abstentions: None

MOTION CARRIED

**CITY OF IONIA
IONIA COUNTY, MICHIGAN
Ordinance No. 599**

AN ORDINANCE TO AMEND PART EIGHT (BUSINESS REGULATION AND TAXATION CODE), CHAPTER 858 (RENTING OF RESIDENTIAL PROPERTY) OF THE CODIFIED ORDINANCES OF THE CITY OF IONIA.

THE CITY OF IONIA HEREBY ORDAINS:

Section 1. Amendment of Chapter 858. Part Eight, Chapter 858 entitled “Renting of Residential Property” of the Codified Ordinances of the City of Ionia, is amended to read in its entirety as follows:

858.01 DEFINITIONS.

As used in this chapter:

- (a) "Agent" means a person authorized by the owner who has charge, care, or control of a rental dwelling or rental unit which is let or offered for occupancy or who has charge, care, or control of a dwelling unit that is rented or leased as an STR dwelling unit. The owner must notify the City of any agent authorized to act on the owner's behalf. The tenant in a rental unit or occupant(s) of an STR dwelling unit may not act as the owner's authorized agent.
- (b) "Applicable codes" means all local, State, and Federal laws and regulations in force in the City that pertain to the maintenance and safety of residential property, including, but not limited to, the Michigan ~~Construction Code~~ Building, Mechanical, Plumbing, and Electrical Codes, the Property Maintenance Code, ~~and the International Fire Prevention Code adopted by the City, and, as applicable,~~ the Michigan Housing Law.
- (c) "Bedroom" means a room intended for sleeping or placement of a bed, separated from other spaces in the dwelling unit by one or more functional doors. The following spaces do not qualify as bedrooms: (1) kitchens; (2) dining areas; (3) gathering spaces such as family rooms, dens, enclosed porches or living rooms; (4) closets; and (5) attics or basements without ingress and egress meeting standards in applicable codes.
- (~~e~~)(d) "Code official" means a ~~public safety officer assigned~~ qualified employee or independent contractor designated by the City Manager to enforce this chapter.
- (~~f~~)(e) "Certificate of compliance" means a certification issued under this chapter stating that a residential dwelling was — as of the time of its last inspection — safe, healthful and in fit condition for occupancy. A valid rental license issued by the City prior to the effective date of Ordinance No. ~~516,599~~, qualifies as a certificate of compliance.
- (f) "Compensation" means money or other consideration paid or given in return for occupancy, possession, or use of a dwelling unit and related property.
- (g) "Dwelling unit" means a building or portion thereof that is designed for human occupancy and provides complete living facilities, including permanent provisions for sleeping, eating, cooking and sanitation.
- (~~e~~)(h) "Family member" means a child, grandchild, stepchild, brother, sister, step-brother, step-sister, half-brother, half-sister, parent, grandparent, stepfather and/or stepmother (but not the parents of such individuals), niece, nephew, uncle, aunt, son-in-law, daughter-in-law, father-in-law, mother-in-law, brother-in-law, and sister-in-law.
- (~~f~~)(i) "Let for occupancy" or "let" means to permit, provide, or offer occupancy of a building or portion of a building by a person who is not the legal or equitable owner for monetary or other consideration.
- (~~e~~)(j) "Michigan Housing Law" means Act 167 of the Public Acts of 1917, as amended, M.C.L.A. 125.401 et seq.

- ~~(h)~~(k) "Occupant" means an individual living in, sleeping in, or otherwise having possession of a ~~space~~rental dwelling, rental unit, or STR dwelling unit.
- ~~(i)~~ "Owner" means the record legal title holder and any partners, members, or officers of a person holding title.
- ~~(l)~~ "Owner" means any person that has legal or equitable interest or title in the rental dwelling or STR dwelling unit or has lawful possession and control thereof, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of the rental dwelling or STR dwelling unit by a court.
- ~~(j)~~(m) "Person" means an individual, married couple, joint tenancy, trust, corporation, limited liability company, partnership, association, or any other similar legal entity.
- ~~(k)~~(n) "Property Maintenance Code" means the property maintenance code adopted in Chapter 1460 of these Codified Ordinances.
- ~~(j)~~(o) "Rental dwelling" means a building or structure that has at least one rental unit. The term "rental dwelling" does not include jails, hospitals, foster care homes, short-term rental dwelling units, or buildings that are inspected by housing professionals under contract with the United States Department of Housing and Urban Development (HUD), the Michigan State Housing Development Authority (MSHDA), or an agency that is a sub-recipient of funding from either HUD or MSHDA.
- ~~(m)~~(p) "Rental unit" means a space for sleeping or living with complete, independent living facilities (including permanent provisions for living, sleeping, eating, cooking and sanitation) that is let for occupancy to any individual(s) other than a family member of the owner. The term "rental unit" does not include short-term rental dwelling units.
- ~~(q)~~ "Short-term rental (STR) activity" means the renting or leasing of a dwelling unit for compensation for a term between and including 1 night to 27 nights consecutively, where STR activity shall not be considered to include the following:
- A. Renting a bedroom on a non-commercial basis in an owner-occupied single-family residential home;
 - B. Transitional houses operated by a charitable organization;
 - C. Group homes such as nursing homes and adult-foster-care homes;
 - D. Substance-abuse rehabilitation clinics;
 - E. Mental-health facilities; and
 - F. Other similar health-care related facilities.
- ~~(r)~~ "Short-term rental (STR) dwelling unit" means a dwelling unit for which the City has lawfully issued a registration for renting or leasing for STR activity.
- ~~(s)~~ "Short-term rental (STR) property" means any lot, parcel or property on which at least one STR dwelling unit exists.

(t) “Short-term rental (STR) registration” means the registration required by and issued under this chapter for an STR dwelling unit to lawfully conduct any STR activity.

Where a word, term, or phrase used in this chapter is not expressly defined in this Section or elsewhere in this Code, the definition contained in the City of Ionia Zoning Ordinance shall apply.

858.02 REGISTRATION.

(a) Registration required.

(1) Rental dwellings. An owner of a rental dwelling located in the City, regardless of whether such owner resides in the City, shall ~~provide to register~~ the ~~code official rental dwelling with the City~~ in ~~writing the information described in accordance with~~ this section. The City shall maintain a registry of all rental dwellings, ~~upon such form as may be prescribed by the code official~~ containing, ~~at a minimum, all the information provided by rental property owners, as well as dates of approved certificates of compliance. No registration is effective until and unless approved by the following information:~~City.

(2) ~~Address(es) of the STR dwelling units. Any property, parcel, building, dwelling unit, or structure conducting STR activity shall be registered with the City as required under this section. If two (2) or more dwelling units are located on an STR property, each dwelling unit for which STR registration is sought must meet all requirements for an STR dwelling unit to be approved for registration. No registration is effective until and unless approved by the City. No unregistered dwelling unit shall conduct any STR activity.~~

~~(a) Application. To register a dwelling unit as a rental dwelling:~~

~~(b) Number and type of rental units:~~

~~(b) Name, address, and birthdate of the or for use as an STR dwelling unit, the property owner shall:~~

(1) Provide and certify as true all of the following on a form or forms provided by the code official and filed with the City when fully complete:

a. The name, address, telephone number, and email address of the owner and any local agent for the dwelling unit, if applicable. In situations when the owner is not an individual, the name, address, ~~and birthdate~~telephone number, and email address of the president, general manager, partner, or other chief executive of the entity.

~~b. Name~~The name, address, and birthdate of any agent designated by the owner.

~~e.b. Address and~~telephone number, and email address of the person responsible to accept notices and calls from the City. A local agent is required for every rental unit ~~is required if and~~dwelling and STR dwelling unit where the owner does not reside in Ionia County or ~~any county adjoining Ionia County~~within a 30-mile radius of the dwelling unit.

c. The street address of the dwelling unit, along with other identification if more than one (1) dwelling unit has the same street address.

d. The number and type of rental units, if applicable.

- e. The number of bedrooms in the dwelling unit.
 - f. A statement certifying that each bedroom has a working smoke alarm, that there is a working carbon monoxide detector on each floor, and that those devices will be checked at least every 90 days.
 - g. A statement certifying that the owner consents to inspections by the City and will make the rental dwelling available for inspection upon request.
 - h. Such other information as the City deems appropriate.
- (2) Pay a registration fee to the City, which amount shall be determined by resolution of the City Council and may be so amended from time to time. The fee schedule adopted by the City Council may include an enhanced fee for any dwelling unit found to have been operating as an unregistered rental dwelling or STR dwelling unit or otherwise in violation of the City Code, the City's Zoning Ordinance, or applicable codes.
- (c) Complete application.
- (1) An application under this section shall not be considered accepted by the City until the City deems the application to be fully complete. If the code official determines that an application is incomplete, the code official shall send written notification to the applicant of the deficiencies.
 - (2) If the applicant fails to provide to the City all of the information required by this section or fails to pay the required fee(s) within 30 days after being notified by the City of any deficiencies, then the application shall be deemed incomplete and shall be denied by the code official on that basis.
 - (4)(3) If any part of an application or related form is materially false, erroneous, or inaccurate, then that shall constitute grounds for the denial of registration approval or a later suspension or revocation of the registration approval.
 - (2)(4) It is a violation of this chapter to provide inaccurate information for the rental registry or to fail to provide information required by the City for the rental registry.
 - (3)(5) Any change in the information required by this section shall be communicated in writing to the City within 30 days of the change by the owner or the owner's agent.
- (d) After the effective date of Ordinance No. 516, owners *Separate registration.* A separate registration is required for each dwelling unit that will be let for occupancy as a rental dwelling or used for STR activity.
- (e) Conditions. The City may impose additional reasonable conditions on a registration approval for a specific dwelling unit based on an unusual site layout or conditions.
- (f) Change of ownership. If the ownership of a rental dwelling or STR dwelling unit changes (due to a transfer of ownership or upon the transfer of a controlling interest in the entity that owns the property), the new owner must apply to the City for a transfer of the registration to the new owner within 30 days of the ownership change. The City will approve the transfer application if the rental dwelling or STR dwelling unit and STR property fully comply with the requirements of this chapter, the City Code and Zoning Ordinance, and all applicable codes. However, if the code official is aware of any potential violation of

this chapter or any applicable laws, regulations, or codes, then the code official may treat the transfer application as an application for a new license.

~~(e)~~(g) Rental dwelling requirements. Owners or agents responsible for rental dwellings shall comply with the following rental registry requirements:

- (1) All existing rental dwellings shall be registered within 9030 days of the effective date ~~of Ordinance No. 599~~. Any existing rental dwelling that does not have a valid rental license as of ~~the adoption said effective~~ date shall be subject to an initial compliance inspection and shall be required to obtain a certificate of compliance. Any person occupying a rental unit ~~as of the adoption date in such rental dwelling~~ shall be permitted to remain until an initial compliance inspection can be conducted.
- (2) All rental dwellings constructed or established by conversion of an existing structure after the ~~adoption effective~~ date of Ordinance No. 599 shall be registered and required to obtain a certificate of compliance prior to being let for occupancy.

~~(h)~~ STR registration requirements. The following requirements apply to the registration of STR dwelling units:

- ~~(1)~~ Compliance with applicable codes. No STR registration shall be approved by the City unless the STR dwelling unit and STR property fully comply with the City Code, the City Zoning Ordinance, and all applicable codes (subject to any applicable lawful nonconforming use rights or the equivalent).
- ~~(2)~~ Biennial registration required. Each STR registration approved by the City shall have a standard term of two (2) years from the date of issuance. To renew an expiring STR registration, the registration holder must submit to the City a completed renewal application no later than the date of the STR registration's expiration.

~~(i)~~ No vested right. A registration approval under this chapter shall not confer a vested right or property interest.

- ~~(1)~~ Any change in the information required by this section shall be communicated in writing to the City within 30 days of the change by the owner or the owner's agent.

858.03 CERTIFICATE OF COMPLIANCE.

- (a) Certificate of compliance required. Except as otherwise provided in this chapter, no owner or agent responsible for a rental dwelling or STR dwelling unit shall let any rental unit in such dwelling without a valid certificate of compliance issued by the City after inspection (as conducted pursuant to Section 858.04).
- (b) A Term. The term of a certificate of compliance shall ~~expire in accordance with the following guidelines~~ be as follows:
 - (1) A certificate of compliance for a rental dwelling with five or more rental units let for occupancy shall expire two (2) years after the date of issuance. The code official may choose to inspect only a portion of the rental units in such dwelling in order to issue a

certificate of compliance, at the discretion of the code official. ~~An inspection fee will be assessed only for the rental units that are actually inspected.~~

~~(4)~~(2) A certificate of compliance for a STR dwelling unit let for occupancy shall expire two (2) years after the date of issuance. The code official may choose to inspect only a portion of the STR in such dwelling in order to issue a certificate of compliance, at the discretion of the code official.

~~(2)~~(3) A certificate of compliance for a rental dwelling with less than five rental units let for occupancy shall ~~generally~~ expire four (4) years after the date of issuance. ~~However, Notwithstanding the foregoing sentence, however, such~~ certificate of compliance shall expire ~~only~~ two (2) years after the date of issuance if the owner or agent responsible for the rental dwelling has been found to be in violation of this chapter within the last five (5) years. Further, a four- ~~(4)~~-year certificate of compliance may be amended to expire two (2) years from the date of original issuance if the owner or agent is later found to be responsible for a violation of this chapter. If ~~the~~such amendment results in an expired certificate of compliance, a complete compliance inspection ~~will~~shall occur, and a new two- ~~(2)~~-year certificate of compliance shall be issued if the rental dwelling passes the inspection.

- (c) A certificate of compliance only authorizes occupancy ~~only~~ of the ~~rental-dwelling~~ units that were let for occupancy as of the date of issuance. If new rental dwelling or STR dwelling units are subsequently added by construction or conversion, the owner or agent must notify the City and obtain a new certificate of compliance before such ~~rental-dwelling~~ units can be occupied.
- (d) The City may refuse to issue a certificate of compliance for any rental dwelling or STR owned by a person or entity with outstanding bills or liabilities to the City.

858.04 SCHEDULING OF INSPECTIONS.

~~(a)~~ Scheduling inspections. The code official shall be responsible for contacting owners and agents to conduct inspections:

~~(b)~~—

~~(c)~~(a) unless otherwise provided in this chapter. The code official shall ~~endeavor to~~ schedule initial compliance inspections as follows:

- (1) Newly constructed rental dwellings willshall be inspected in accordance with this chapter at the same time or as near to the same time as practicable that the building is subject to final inspection to obtain a certificate of occupancy as required under the ~~building code~~Michigan Building Code. Obtaining a building code inspection through the Ionia County Building Department does not excuse or satisfy a rental unit owner's obligation under this chapter to apply to the City for rental registration and inspection.
- (2) Existing structures that are converted to rental dwellings willshall be scheduled for an initial compliance inspection within 30 days of the submission of the rental registry information under Section 858.02.

- (3) Rental dwellings that were not registered with the City prior to the adoption of Ordinance No. ~~516~~599 shall be scheduled for an initial compliance inspection within ~~60-30~~ days of the submission of the rental registry information.
- (4) Any new rental unit within a certified rental dwelling will be scheduled for an initial compliance inspection within 30 days of a request for inspection by the owner or agent.
- (5) Upon receipt of knowledge that a rental dwelling is not registered with the City as required by this chapter, the code official shall schedule an initial compliance inspection and may assess fees and/or issue violation citations as authorized under this chapter.

~~(d)~~(b) ~~Periodic compliance inspections will be scheduled by.~~ For rental dwellings with valid existing certificates of compliance, the code official may schedule and conduct a periodic compliance inspection for ~~registered~~the rental ~~dwellings~~dwelling prior to the expiration of the ~~existing~~ certificate of compliance. Likewise, for STR dwelling units with valid registrations, the code official may schedule and conduct a periodic compliance inspection for the STR dwelling unit prior to the expiration of the registration.

~~(e)~~(c) ~~Non-periodic compliance inspections.~~ Non-periodic compliance inspections may be required and scheduled as soon as practical by the code official:

- (1) Upon receipt of a written complaint from an owner, agent, occupant or citizen who would have occasion to be aware that the rental dwelling ~~or,~~ rental unit ~~is,~~ STR dwelling, or STR property may be in violation of this chapter.
- (2) Upon receipt of a report or a referral from any City department, public or private school or other public agency that a rental dwelling ~~or,~~ rental unit ~~is,~~ STR dwelling, or STR property may be in violation of this chapter.
- ~~(3)~~
- (3) If the code official becomes aware that a rental property or STR dwelling unit is not registered with the City as required by this chapter.

~~(f)~~(d) Right of entry and access required. When scheduling an inspection, the code official shall seek right of entry and access pursuant to Section 858.05 of this chapter; and shall not conduct an inspection until such ~~rights are~~right is obtained.

858.05 RIGHT OF ACCESS FOR INSPECTION.

- (a) Full access to premises required. To conduct a complete compliance inspection for purposes of this chapter, the code official ~~needs~~must be provided with full access to the STR dwelling unit or to all rental units to be inspected; and to all additional parts of the premises that serve such units, including mechanical equipment and hallways. The code official shall not request access to structures that are unattached from any STR dwelling unit or rental units and are occupied solely by the owner or the owner's family members, except to the extent needed to inspect mechanical equipment serving the STR dwelling unit or rental units.
- (b) Entry and access. By registering a ~~rental~~dwelling unit pursuant to this chapter, the owner or agent agrees to make the rental dwelling or STR dwelling unit available for inspections conducted under this chapter within 14 days of receiving notice of the need for inspection from the code official. If an owner ~~or,~~ agent, and/or occupant(s) hinders ~~at~~the code official's

~~entry or~~ access to portions of a rental dwelling ~~premises or STR dwelling unit~~ so as to prevent a full inspection, the code official ~~is authorized to revoke a certificate of compliance, may~~ pursue administrative warrants, ~~or to secure entry and access or may~~ pursue other recourse as provided by law.

~~(e) If an occupant refuses to provide access to a rental unit, Accompanying the code official is authorized to pursue administrative warrants, or pursue other recourse as provided by law.~~

~~(d)~~

~~(e)(c) Upon request of the code official, the~~ The owner or agent responsible for the rental dwelling unit shall accompany the code official during ~~the an~~ inspection and shall allow the code official full entry and access to the rental dwelling, rental unit, or STR dwelling unit.

858.06 INSPECTION CONSEQUENCES.

(a) Failed inspections. If the code official conducts an inspection and determines that the rental dwelling ~~or rental unit, or STR dwelling~~ unit is not in compliance with applicable codes, the code official ~~will~~shall provide the owner or agent ~~a~~with a written list of items required to be completed or conditions to be met, and the ~~applicable time frame, required timeframe for addressing such issues~~ in order to schedule a re-inspection. A certificate of compliance or registration approval, as applicable, will be issued or renewed only when ~~those all such~~ requirements and/or conditions have been ~~met~~satisfied.

~~(b) If the code official does not conduct an initial compliance inspection within the time frames stated in Section 858.05, the owner or agent shall, upon request, be entitled reimbursement of the initial registration fee. The building inspector's inability to Rental dwelling compliance inspections.~~

~~(2)(1)~~ The code official's failure to timely conduct an inspection shall not be construed as in any way authorizing an owner or agent to let a rental dwelling or rental unit prior to the issuance of a certificate of compliance.

~~(3)(2)~~ If the official does not conduct a periodic compliance inspection prior to the expiration date of the certificate of compliance, one of the following shall apply:

a. ~~And~~If the failure to conduct an inspection is not due to any action or failure of the owner or agent ~~(including a failure to make the rental dwelling available for inspection within 14 days of receiving notice of the need for inspection),~~ the owner or agent ~~shall be permitted~~may continue to let the subject rental dwelling or rental unit until the code official conducts an inspection and ~~decides~~determines whether or not to ~~issue or~~ renew the certificate of compliance.

~~And~~

b. If the failure to conduct an inspection is due to an action or failure of the owner or agent ~~(including such as, without limitation,~~ a failure to make the rental dwelling available for inspection within 14 days of receiving notice of the need for inspection), the owner or agent shall not let the subject rental dwelling or rental unit and, if occupants are utilizing the rental dwelling or unit, the code official may require vacation of the subject rental dwelling or rental unit and may seek ~~a~~ an order of eviction pursuant to Section 858.~~0709~~(c).

858.07 ~~FEES~~SHORT-TERM RENTAL REGULATIONS.

~~Except as otherwise provided in this section, the~~ The following regulations shall apply to STR dwelling units and STR properties:

- (a) *Contact person required.* All STR dwelling units shall have a contact person that is reasonably available to respond to issues related to the STR dwelling unit within twenty-four (24) hours of notification by the City of an issue. The City shall be provided with contact information for the contact person and the contact person shall have access to the STR dwelling unit and full and complete authority to immediately assume management and control of the STR dwelling unit and STR property and to take remedial measures, if necessary. The contact person may be the owner, agent, or another individual.
- (b) *Maximum occupancy.* The maximum number of occupants in an STR dwelling unit shall not exceed that permitted by applicable codes.
- (c) *Compliance.* STR dwelling units and STR properties shall comply with the City Code and Zoning Ordinance and all applicable codes; nothing in this chapter shall be construed as excusing compliance with or lessening any zoning or code requirements.
- (d) *Maintenance, operation, and condition.* Every STR dwelling unit and related STR property, facilities, and accessory structures shall be well-maintained and operated and kept in good condition, repair, and appearance at all times. All major appliances (such as a washer and dryer, stove/range, refrigerator, furnace and hot water heater) shall be in good condition and kept in working order at all times. A material and substantial violation of this subsection constitutes a violation of this chapter.
- (e) None of the following shall be used as an STR dwelling unit nor be rented or leased for use, habitation, or lodging for STR activity:
 - (1) A tent, bunkhouse, shed, barracks, or similar structure.
 - (2) A dwelling unit or structure that does not meet all applicable height, bulk, size, setback, and other requirements set forth in Appendix I, Schedule of Regulations.
 - (3) A dwelling unit that was unlawfully built, expanded, or modified.
 - (4) A camping trailer, recreation vehicle, popup trailer, bus, motorhome, or similar vehicle.
 - (5) An accessory dwelling unit (ADU), as set forth in Section 1286.14.
 - (6) A dwelling unit that has not been validly registered with the City as an STR dwelling unit.
 - (7) A dwelling unit or structure that does not comply with the requirements of all applicable requirements of the Zoning Code, building, mechanical, plumbing, and electrical codes, and the International Fire Prevention Code and International Property Maintenance Code that have been adopted by the City.
- (f) The City Council may adopt rules and regulations to implement STR registrations and other aspects of this chapter regarding STR dwelling units and properties.

858.08 FEES.

- (a) The owner or agent responsible for a rental dwelling or STR dwelling unit shall pay a fee for the initial registration of the dwelling unit, all required compliance inspections, if applicable, all required re-inspections, and any appeal request that does not result in a reversal or modification of the code official's decision. The fees shall be in amounts established from time to time by resolution of the City Council.
- (b) All required fees shall be paid prior to the issuance of a certificate of compliance for a rental dwelling or the issuance of a registration approval for an STR dwelling unit.
- ~~(d) The code official shall waive registration and inspection fees for any tax-exempt charitable organization that is operating the subject rental dwelling for charitable purposes (such as providing relief to the poor or to victims of domestic violence), or that is letting the subject rental unit to its own employees (such as pastor of a church renting a church-owned dwelling).~~

858.0809 PENALTIES.

- (a) Any violation of this chapter shall be a municipal civil infraction and shall be subject to such fines, costs and other relief as provided for in Section 202.99 of these Codified Ordinances.
- (b) Where an owner has notified the City that an agent is authorized to act on his behalf, the agent ~~(and not the owner)~~ shall generally be the party responsible for violations of this chapter. However, this ~~division subsection~~ shall not be interpreted as precluding the City from seeking the remedies provided in ~~division (d)~~ this section in situations where the owner has authorized an agent.
- (c) Upon a finding of responsibility by the court for a violation of this chapter, including a violation of applicable codes, the code official may revoke an existing certificate of compliance or registration approval and may seek the issuance of a court order compelling the eviction of all persons and property upon the premises until a new certificate of compliance or registration approval is issued by the City.
- (d) The City may seek a court order requiring an owner or agent to abate conditions in a rental dwelling or STR dwelling unit that constitute a violation of applicable codes; and may seek permission for City personnel to abate such conditions with the cost of abatement becoming a lien on the property ~~collected~~ collectible in the same manner as property taxes.

858.0910 APPEALS.

- (a) *Appeal Procedure.*
 - (1) Any owner aggrieved by a decision of the code official made pursuant to this chapter (except for decisions to commence enforcement proceedings or obtain a warrant in a court of competent jurisdiction) may request a hearing on the matter before the Housing Board of Appeals. ~~Examples of decisions that can be appealed include decisions to revoke or withhold a certificate of compliance and decisions to deny a fee waiver under~~

~~Section 858.06.~~City of Ionia Housing Board of Appeals. The aggrieved person shall file a written appeal request to the code official requesting the hearing. The appeal request shall include the name, address and phone number of the appellant, and a brief statement of the grounds for the appeal.

- (2) Any appeal request submitted under this section shall not be processed until payment of the applicable appeal fee.
- (3) The appeal must be filed within 21 days after the date of the decision being appealed (which shall be the date when the owner or agent first received notice of the decision). Failure to file the written notice of appeal within the 21-day period shall be deemed a waiver of the person's right to a hearing. Upon timely receipt of an appeal, the code official shall set a time for a hearing before the Housing Board of Appeals and shall give the appellant notice of the date, time and location for the hearing.

(b) *Hearings.*

- (1) Hearings conducted by the Housing Board of Appeals shall be commenced within a reasonable time after an appeal has been filed. At such hearings, the appellant shall be given an opportunity to be heard and to show cause as to why the code official's decision was in error. The code official shall be given the opportunity to provide information about the decision being appealed.
- (2) The Housing Board of Appeals shall conduct the hearing in a public meeting accordance with the Open Meetings Act, Act 267 of the Public Acts of 1976, as amended, M.C.L.A. 15.261 et seq.
- (3) After a hearing, the Housing Board of Appeals may affirm, reverse, or modify the decision of the code official. In rendering ~~these determinations~~a determination, the powers of the Housing Board of Appeals shall be limited to interpreting the provisions of this chapter and the applicable codes and applying their specific provisions to the specific case being heard.

(c) *Decision.* The decision of the Housing Board of Appeals shall be final.

Section 2. Repealer. All ordinances and parts of ordinances in conflict herewith are repealed to the extent of such conflict.

Section 3. 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 4. 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.3.) Introduction and First Reading - Ordinance No. 600 - An ordinance to amend Chapter 214: General Fee Schedule to establish an Accessory Dwelling Unit application fee

Ordinance No. 600 was presented to Council by City Manager Garland. The ordinance proposed an application fee for Accessory Dwelling Units.

Councilmember Winters made a motion, seconded by Councilmember Patrick, to introduce and conduct a first reading of Ordinance No. 600, an ordinance to amend Section 214.06 entitled "Fees in the Planning and Zoning Code," of Chapter 214, "General Fee Schedule," of Title Two, "General Provisions" of Part Two, "Administrative Code," of the Codified Ordinances of the City of Ionia and to schedule a Public Hearing regarding the proposed ordinance for 6:30 PM, Wednesday, November 5, 2025, at Ionia City Hall.

Roll Call Vote:

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

Nays: None

Abstentions: None

MOTION CARRIED

**CITY OF IONIA
IONIA COUNTY, MICHIGAN
Ordinance No. 600**

**AN ORDINANCE TO AMEND SECTION 214.06 ENTITLED "FEES IN THE
PLANNING AND ZONING CODE," OF CHAPTER 214, "GENERAL FEE
SCHEDULE," OF TITLE TWO, "GENERAL PROVISIONS" OF PART TWO,
"ADMINISTRATION CODE," OF THE CODIFIED ORDINANCES OF THE CITY
OF IONIA**

THE CITY OF IONIA HEREBY ORDAINS:

Section 1. Amendment of Section 214.06. That Section 214.06 of Part Two, Title Two, Chapter 214 of the Codified Ordinances of the City of Ionia is amended to read as follows:

214.06 FEES IN THE PLANNING AND ZONING CODE

(a) Fees for planning and zoning reviews are as follows:

(1)	Planned Unit Development	\$750.00
(2)	Special Land Use	\$500.00
(3)	Site Condominium	\$750.00
(4)	Plat Development	\$750.00
(5)	Site Plan Review	
	Staff Review:	\$100.00
	PC Review:	\$500.00
(6)	Zoning Variance	\$500.00
(7)	Re-Zoning	\$750.00
(8)	Street Vacating	\$750.00
(9)	Open Space Neighborhood	\$750.00
(10)	Accessory Dwelling Unit	\$100.00
(10) (11)	Accessory Structure	\$25.00
(11) (12)	Fence	\$25.00

	(12) (13)	Home Construction/Addition	\$25.00
(b) Fees for signs are as follows:			
	(1)	Temporary and Portable Signs	\$25.00
	(2)	Permanent Signs	\$50.00
(c) Application fee for land division:			
	(1)	Lot division/lot split	\$75.00 plus \$15 per each resulting lot
	(2)	Lot reconfiguration	\$75.00
	(3)	Lot combination	\$75.00
	(d)	Marihuana facility operators:	\$5,000.00
(e) Mobile Food Vending Units:			
	(1)	Single-day mobile food vending permit	\$25.00
	(2)	Special event food vending permit	\$25.00 (per vending unit)
	(3)	Temporary food vending permit	\$100.00
	(4)	Seasonal food vending permit	\$300.00
	(f)	Applications made to conduct a professional fireworks display	\$25.00

Section 2. Repealer. That all ordinances and parts or ordinances in conflict herewith are repealed to the extent of such conflict.

Section 3. Effective Date. That this Ordinance shall be effective upon its publication in the manner provided by law.

(VII.4.) FY 2025-2026 Budget Amendment #1

City Manager Garland summarized the proposed first budget amendment for Fiscal Year (FY) 2025-2026.

Mayor Milewski made a motion, seconded by Councilmember Cook, to approve Budget Amendment #1 to the FY25-26 budget, as presented, which includes the General Fund and multiple special funds as detailed below.

Roll Call Vote:

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

Nays: None

Abstentions: None

MOTION CARRIED

FY 25-26 Council Budget Adjustment #1

25-26	Proposed	Proposed Budget After
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GL Number	Description	Amended Budget	Amendment #1	Amendment
Fund: 101 GENERAL				
Revenues		7,620,000	-	7,620,000
Account Category: Expenditures				
Department: 265.000 BUILDINGS - GROUNDS				
	REPAIR & MAINTENANCE			
101-265.000-775.000	SUPPLIES	6,500	4,000	10,500
Total Dept 265.000 - BUILDINGS - GROUNDS		356,700	4,000	360,700
Expenditures		7,948,070	4,000	7,952,070
Fund 101 - GENERAL:				
TOTAL REVENUES		7,620,000		7,620,000
TOTAL EXPENDITURES		7,948,070		7,952,070
NET OF REVENUES & EXPENDITURES:		(328,070)		(332,070)
BEG. FUND BALANCE		5,131,917		5,131,917
END FUND BALANCE		4,803,847		4,799,847
Fund: 239 PARKS - FACILITIES IMPROVEMENTS				
Revenues		841,000	-	841,000
Account Category: Expenditures				
Department: 545.800 STEELE ST. PARK				
	ARCHITECTURAL-ENGINEERING			
239-545.800-805.400		40,000	60,000	100,000
Total Dept 545.800 - STEELE ST. PARK		990,000	60,000	1,050,000
Expenditures		1,036,000	60,000	1,096,000
Fund 239 - PARKS - FACILITIES IMPROVEMENTS:				
TOTAL REVENUES		841,000		841,000
TOTAL EXPENDITURES		1,036,000		1,096,000
NET OF REVENUES & EXPENDITURES:		(195,000)		(255,000)
BEG. FUND BALANCE		619,584		619,584
END FUND BALANCE		424,584		364,584
Fund: 245 INDUSTRIAL PARK LDFA				
Account Category: Revenues				
	TAX INCREMENT FINANCING			
245-000.000-430.000		-	10,000	10,000
Revenues		-	10,000	10,000
Fund 245 - INDUSTRIAL PARK LDFA:				
TOTAL REVENUES		-		10,000
TOTAL EXPENDITURES		-		-
NET OF REVENUES & EXPENDITURES:		-		10,000
BEG. FUND BALANCE		697		697
END FUND BALANCE		697		10,697

Fund: 249 RECREATION DEPARTMENT

Account Category: Revenues

Revenues	538,900	-	538,900
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Account Category: Expenditures

Department: 536.000 ADMINISTRATION

249-536.000-702.009	SALARY & WAGES - SEASONAL	7,000	3,000	10,000
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Total Dept 536.000 - ADMINISTRATION	304,013	3,000	307,013
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Department: 560.000 OPERATIONS

249-560.000-762.313	YOUTH FOOTBALL ADVISORY BOARD	2,000	1,000	3,000
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Total Dept 560.000 - OPERATIONS	48,500	1,000	49,500
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Expenditures	554,613	4,000	558,613
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Fund 249 - RECREATION DEPARTMENT:

TOTAL REVENUES	538,900		538,900
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TOTAL EXPENDITURES	554,613		558,613
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NET OF REVENUES & EXPENDITURES:	(15,713)		(19,713)
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BEG. FUND BALANCE	43,956		43,956
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END FUND BALANCE	28,243		24,243
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Fund: 250 THEATRE FUND

Account Category: Revenues

Revenues	405,100	-	405,100
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Account Category: Expenditures

Department: 442.000 OPERATIONS

250-442.000-732.000	LIVE ENTERTAINMENT EXPENSE	-	1,100	1,100
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Expenditures	481,850	1,100	482,950
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Fund 250 - THEATRE FUND:

TOTAL REVENUES	405,100		405,100
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TOTAL EXPENDITURES	481,850		482,950
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NET OF REVENUES & EXPENDITURES:	(76,750)		(77,850)
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BEG. FUND BALANCE	291,698		291,698
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END FUND BALANCE	214,948		213,848
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Fund: 284 OPIOID SETTLEMENT FUND

Account Category: Revenues

284-000.000-685.000	Opioid Settlement Revenue	5,000	4,000	9,000
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Revenues	5,050	4,000	9,050
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Expenditures	1,000	-	1,000
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Fund 284 - OPIOID SETTLEMENT FUND:

TOTAL REVENUES	5,050		9,050
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TOTAL EXPENDITURES	1,000		1,000
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NET OF REVENUES & EXPENDITURES:	4,050		8,050
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BEG. FUND BALANCE	480		480
END FUND BALANCE	4,530		8,530

Fund: 588 DIAL-A-RIDE

Revenues	2,162,949	-	2,162,949
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Account Category: Expenditures

Department: 560.000 OPERATIONS

588-560.000-729.000	CREDIT CARD FEES	-	500	500
	OPERATING SUPPLIES-			
588-560.000-743.100	TIRES/TUBES	6,100	3,000	9,100
Total Dept 560.000 - OPERATIONS		520,810	3,500	524,310

Department: 564.000 MAINTENANCE

588-564.000-850.000	COMMUNICATIONS	2,470	2,100	4,570
Total Dept 564.000 - MAINTENANCE		48,725	2,100	50,825

Department: 568.000 Equitable Mobility

588-568.000-729.000	CREDIT CARD FEES	-	2,500	2,500
588-568.000-980.000	CAPITAL OUTLAY	1,600	4,400	6,000
Total Dept 568.000 - Equitable Mobility		264,244	6,900	271,144

Expenditures	2,148,499	12,500	2,160,999
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Fund 588 - DIAL-A-RIDE:

TOTAL REVENUES	2,162,949		2,162,949
TOTAL EXPENDITURES	2,148,499		2,160,999
NET OF REVENUES & EXPENDITURES:	14,450		1,950
BEG. FUND BALANCE	1,056,103		1,056,103
END FUND BALANCE	1,070,553		1,058,053

Fund: 590 SEWER DEPT.

Account Category: Revenues

590-000.000-664.200	TOWNSHIP REIMB FOR EXPENSES	2,000	15,500	17,500
Revenues	3,667,000	15,500	3,682,500	
Expenditures	3,420,941	-	3,420,941	

Fund 590 - SEWER DEPT.:

TOTAL REVENUES	3,667,000		3,682,500
TOTAL EXPENDITURES	3,420,941		3,420,941
NET OF REVENUES & EXPENDITURES:	246,059		261,559
BEG. FUND BALANCE	14,886,243		14,886,243
END FUND BALANCE	15,132,302		15,147,802

Fund: 591 WATER DEPT.

Account Category: Revenues

591-000.000-502.000	FEDERAL GRANT	-	100,000	100,000
Revenues	3,197,000	100,000	3,297,000	
Expenditures	2,756,017	-	2,756,017	

Fund 591 - WATER DEPT.:		
TOTAL REVENUES	3,197,000	3,297,000
TOTAL EXPENDITURES	2,756,017	2,756,017
NET OF REVENUES & EXPENDITURES:	440,983	540,983
BEG. FUND BALANCE	12,891,237	12,891,237
END FUND		
BALANCE	13,332,220	13,432,220

Fund: 661 CENTRAL GARAGE

Account Category: Revenues

661-000.000-695.000	SALE OF PROPERTY	10,000	27,000	37,000
Revenues		512,000	27,000	539,000
Expenditures		563,000	-	563,000

Fund 661 - CENTRAL GARAGE:

TOTAL REVENUES	512,000	539,000
TOTAL EXPENDITURES	563,000	563,000
NET OF REVENUES & EXPENDITURES:	(51,000)	(24,000)
BEG. FUND BALANCE	1,095,505	1,095,505
END FUND		
BALANCE	1,044,505	1,071,505

(VII.5.) Mobility Manager Grant and related FTE

City Manager Garland informed Council that a grant for Dial-A-Ride was received to cover the full cost of a new Mobility Manager position funded by Section 5310 grant funds.

Councilmember Winters made a motion, seconded by Councilmember Lee, to approve the new Mobility Manager full-time equivalent (FTE) employee.

Roll Call Vote:

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

Nays: None

Abstentions: None

MOTION CARRIED

(VII.6.) Street Tree Planting Project 2025

Councilmember Starr made a motion, seconded by Councilmember Cowling, to approve the low bid of \$14,577.45 from Horrocks Nursery Farms, Inc. of Ionia, Michigan to complete the 2025 Street Tree Planting Project with funds for this project having been budgeted in the Major and Local Street Funds (202-463.000-801.000 and 203-463.000-801.000).

Roll Call Vote:

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

Nays: None

Abstentions: None

MOTION CARRIED

(VII.7.) Naming Rights - Steele Street Park Band Shell

Councilmember Winters made a motion, seconded by Councilmember Millard, to authorize naming rights for the future Steele Street Park band shell if a donation of \$100,000 or more is committed to the project including the possibility of a commitment to a multi-year pledge, not to exceed seven (7) years.

Roll Call Vote:

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

Nays: None

Abstentions: None

MOTION CARRIED

(VII.8.) Schedule Special City Council Meeting

Councilmember Cowling made a motion, seconded by Councilmember Starr, to schedule a special meeting for Wednesday, October 15 at 6:15 PM for the purpose of awarding the Lawton Street watermain project bid, acting on the employee healthcare insurance renewal, and reviewing a resolution to approve/adopt the Ionia County Hazard Mitigation Plan.

MOTION CARRIED BY VOICE VOTE.

VIII. APPOINTMENTS

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

Per Section 2.03 of the City Charter of the City of Ionia, Mayor John Milewski recommended, for Council approval, to appoint Kyle Ondersma to a partial 4-year term on the Library Board of Trustees.

Councilmember Cowling made a motion, seconded by Councilmember Millard, to appoint Kyle Ondersma to the Library Board of Trustees for an unexpired term ending June 30, 2027, as recommended by Mayor Milewski.

Roll Call Vote:

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

Nays: None

Abstentions: None

MOTION CARRIED

IX. CITY DEPARTMENT REPORTS AND MINUTES FROM BOARDS AND COMMISSIONS

(IX.1.) Accounts Payable

October 2 - Councilmember Winters and/or Councilmember Cook

October 16 - Councilmember Patrick and/or Councilmember Waterman

October 30 - Councilmember Millard and/or Councilmember Cowling

(IX.2.) September 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 Bowman: (1) Reported that an Election Commission meeting was held on September 24 to conduct the public accuracy test of election equipment for the November election; (2) Announced that nearly 800 absentee ballots were mailed to voters; (3) Thanked Councilmember Millard and other election volunteers who assisted in preparing absentee ballots for distribution.

City Manager Precia Garland: Wished luck for the Detroit Tigers.

Margot Cook: Provided a reminder for the October 4 Brocktober Fest event at Bertha Brock Park.

Tom Millard: (1) Referenced the successful programming in September by Ionia Community Awareness including the Crusin' for a Cause event; (2) Reminded everyone of the upcoming Autumn Celebration and Chili Dawg Challenge on October 23.

Jeff Winters: (1) Indicated that Meander on Main was an exceptional event

Mary Patrick: Congratulated David Cunningham on his retirement.

Troy Waterman: Recognized Ionia Community Awareness for their efforts throughout September.

Brenda Cowling: (1) Offered congratulations to Mr. Cunningham; (2) Inquired into the sirens being used for Halloween trick-or-treating (Mayor Milewski indicated that efforts have been underway to allow for the siren to be used).

Mayor John Milewski: (1) Commented on the success of Meander of Main and the use of the Discover Ionia Social District.

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 7:28 PM.

Respectfully Submitted,

Jonathan T. Bowman
Ionia City Clerk