



CITY OF IONIA

CITY COUNCIL

REGULAR MEETING MINUTES

6:30 PM, Wednesday, January 7, 2026

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

Mayor Milewski requested to amend the agenda to add a mistakenly omitted public hearing for Ordinance No. 601, which was properly noticed prior to the meeting.

Councilmember Patrick made a motion, seconded by Councilmember Waterman, to amend the agenda to add a public hearing for Ordinance No. 601 as item V.1.

MOTION CARRIED BY VOICE VOTE.

Councilmember Cowling made a motion, seconded by Councilmember Lee, to approve the agenda as amended.

MOTION CARRIED BY VOICE VOTE.

II. APPROVAL OF MINUTES

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

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

MOTION CARRIED BY VOICE VOTE.

III. PROCLAMATIONS

None.

IV. PUBLIC COMMENTS

None.

V. PUBLIC HEARINGS AND ASSOCIATED ACTION

(V.1.) Public Hearing to receive comments on Ordinance No. 601 - An ordinance to allow parking as an accessory use

Mayor Milewski opened the public hearing for comments on Ordinance No. 601 at 6:32 PM. City Manager Garland provided background information on the ordinance's purpose. With no comments from the public, Mayor Milewski closed the public hearing at 6:34 PM.

Councilmember Cook made a motion, seconded by Councilmember Starr, to approve Ordinance No. 601, an ordinance to amend Chapter 1260, Section 1260.03 and enact a New Section 1274.10 Entitled "Parking as an Accessory Use to an Adjacent Lot," 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. 601**

At a regular meeting of City Council for the City of Ionia, Michigan held at City Hall on January 7, 2026, beginning at 6:30 P.M., Councilmember Cook made a motion to adopt this Ordinance, which by motion was supported by Councilmember Starr.

AN ORDINANCE TO AMEND CHAPTER 1260, SECTION 1260.03 AND ENACT A NEW SECTION 1274.10 ENTITLED “PARKING AS AN ACCESSORY USE TO AN ADJACENT LOT” 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 1260, Section 1260.03. Part Twelve, Title Six, Chapter 1260, Section 1260.03 of the Codified Ordinances is hereby amended as follows:

1260.03 SPECIAL LAND USES.

The following uses may be allowed subject as a special land use by the Planning Commission subject to the general and specific requirements of Chapter 1274:

- (a) Business in the character of a drive-in or open front store.
- (b) Indoor and outdoor commercial storage and warehousing facilities.
- (c) Lumber yards, provided they comply with the following conditions:

- (1) Primary access shall be provided on a major street or highway.
- (2) The maximum size allowed when considering total land size shall not exceed 2.25 acres.
- (3) No greater than thirty percent (30%) of the sellable goods shall be stored in the open air.
- (d) Plant materials nursery for the retail sale of plant materials not grown on the site and sales of lawn furniture, playground equipment, and garden supplies, subject to the following conditions:
 - (1) The storage and/or display of any materials and/or products shall meet all structure setback requirements.
 - (2) All loading and parking shall be provided off-street.
 - (3) The storage of any soil, fertilizer, or other loose, unpackaged materials shall be contained to prevent any effects on adjacent use.
- (e) Outdoor theaters and open space venues - because outdoor theaters are unique in that they are used only after dark and since they develop a concentration of vehicular traffic entering and leaving their parking area, they shall be permitted in B-3 and I-1 districts only. Outdoor theaters shall further be subject to the following conditions:
 - (1) The proposed internal design shall receive approval from the Planning Commission and City Engineer regarding the adequacy of drainage, lighting, and other technical aspects based on applicable legal requirements.
 - (2) Outdoor theaters shall abut a major thoroughfare, and points of ingress and egress shall be available only from such major thoroughfares.
 - (3) All vehicles queueing up to enter the facility shall be provided with off-street waiting space. No vehicle shall be permitted to wait or stand within a dedicated right-of-way.
 - (4) The area shall be laid out to prevent the movie screen from being viewed from residential areas or adjacent major thoroughfares. All lighting used to illuminate the area shall be confined within and directed onto the outdoor theater site premises and subject to Section 1286.03.
- (f) Veterinary Hospitals or Veterinary Clinics, provided that all activities are conducted within an enclosed building and provided, further, that all buildings are set back at least 200 feet from abutting residential districts on the same side of the street.

(g) Parking as an accessory use to an adjacent lot, subject to Section 1274.10.

Section 2. Enactment of Part Twelve, Title Six, Chapter 1274, Section 1274.10. Part Twelve, Title Six, Chapter 1274 of the Codified Ordinances is hereby amended to enact a new Section 1274.10 to read in its entirety as follows:

1274.10 PARKING AS AN ACCESSORY USE TO AN ADJACENT LOT.

(a) Notwithstanding the general requirement of Section 1240.11(1) that an accessory use be located on the same zoning lot as the principal use to which it is related, the Planning Commission may

permit parking as an accessory use to an adjacent lot if the applicant demonstrates that the proposed parking cannot be reasonably placed on the same lot as the principal use due to site constraints or existing development.

(b) For purposes of the setback requirements under Section 1282.01(a), the barrier-free parking requirements under Section 1282.02(q), and calculating minimum and maximum parking space requirements, the two lots shall be considered one lot.

(c) All requirements under Chapter 1282 apply to parking approved under this section, provided, however, that if the principal use is on a lot outside of the City, the minimum and maximum parking space requirements shall not apply.

(d) As part of approval under this section, the Planning Commission may allow a dumpster enclosure or similar accessory structure that serves the principal use on the adjacent lot, subject to all applicable requirements of this Ordinance.

(e) In addition to any conditions that the Planning Commission may impose under Section 1274.05, the Planning Commission shall impose the following conditions with approval of a special land use under this section:

(1) The provision for parking as an accessory use to an adjacent lot shall be set forth in a recordable instrument recorded at the office of the Ionia County Register of Deeds, describing the lands affected by this agreement.

(2) The special land use approval shall automatically terminate if:

(A) the principal use on the adjacent lot ceases for a period of 18-months resulting in the use being considered abandoned, or;

(B) the principal use on the adjacent lot changes in use or expands resulting in significant alterations to site circulation, drainage, landscaping, lighting, and/or other considerations of site plan review that would require a site plan review by Planning Commission, or;

(C) the instrument required under Section 1274.10(e)(1) is found to be invalid or void by a court of competent jurisdiction or is terminated.

(3) Accessory structures shall not be allowed unless made part of said approval when granted.

Section 3. 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 4. 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.

ORDINANCE NO. 601 DECLARED ADOPTED.

VI. COMMUNICATIONS

None.

VII. CITY MANAGER'S REPORT

(VII.1.) Selection of Bond Counsel and Financial Advisor for DWSRF Debt issuance

City Manager Garland explained that it was necessary to approve a municipal finance advisor and bond counsel to assist the City with the issuance of bonds related to lead service line replacement through the Drinking Water State Revolving Fund (DWSRF).

Councilmember Starr made a motion, seconded by Councilmember Millard, to approve Bendzinski & Co. Municipal Finance Advisors as the City's Registered Municipal Advisor and Miller, Canfield, Paddock and Stone, P.L.C. as Bond Counsel for the proposed issuance of the initial series of revenue bonds to finance lead service line replacement and related water system improvements pursuant to the Drinking Water State Revolving Fund program.

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.2.) Resolution 2026-01 - Notice of Intent for 2025 DWSRF Financing

Jeffrey Aronoff of Miller Canfield presented and explained Resolution 2026-01 to Council, associated with the City's 2026 DWSRF lead service line replacement project.

Councilmember Cowling made a motion, seconded by Councilmember Waterman, to approve Resolution 2025-28, a resolution to authorize publication of a notice of intent to issue bonds and declaration of intent to reimburse, associated with the City's 2026 DWSRF lead service line replacement project.

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 2026-01



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

A RESOLUTION AUTHORIZING PUBLICATION OF NOTICE OF INTENT TO ISSUE BONDS AND DECLARATION OF INTENT TO REIMBURSE

At a meeting of the City Council of the City of Ionia, held at the Ionia City Hall, 114 North Kidd Street, Ionia, Michigan, on the 7th day of January, 2026 at 6:30 p.m., 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 for adoption by City Councilmember Cowling and was supported by City Councilmember Waterman:

A RESOLUTION TO APPROVE:

- Publication of a Notice of Intent to Issue up to \$6,000,000 of water revenue bonds for improvements to the City's Water Supply System.
- Principal of and interest on the revenue bonds shall be payable from Water Supply System revenues.
- Anticipated low interest loan funding from Drinking Water State Revolving Fund.
- Voters will have 45 days after publication to petition for referendum.

WHEREAS, the City of Ionia, County of Ionia, State of Michigan (the "City"), has determined that it is necessary for the public health, safety and welfare of the City to acquire, construct, furnish and equip improvements to the Water Supply System of the City (the "System"), including lead service line replacement, together with all related appurtenances and attachments (the "Project"); and

WHEREAS, the City has been advised by the Michigan Department of Environment, Great Lakes and Energy ("EGLE") that financial assistance to accomplish the acquisition and construction of all or a portion of the Project is available through the Drinking Water State Revolving Fund ("DWSRF") loan program administered by the EGLE and the Michigan Finance Authority; and

WHEREAS, the City has made application for participation in the DWSRF loan program; and

WHEREAS, the Revenue Bond Act, Act 94, Public Acts of Michigan, 1933, as amended ("Act 94"), provides a means for financing the purchase, acquisition, construction, improvement, enlargement, extension and repair of public improvements such as the Project through the issuance of revenue bonds; and

WHEREAS, the issuance of bonds payable from revenues of the System under Act 94 in a total amount not to exceed Six Million Dollars (\$6,000,000) (the "Bonds") for the purpose of financing all or part of the Project represents the most practical means to that end; and

WHEREAS, a notice of intent to issue revenue bonds must be published before the issuance of the Bonds in order to comply with the requirements of Section 33 of Act 94; and

WHEREAS, the City intends at this time to state its intentions to be reimbursed from proceeds of

the Bonds for any expenditures undertaken by the City for the Project prior to issuance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Clerk is authorized and directed to publish a notice of intent to issue bonds in the Daily News, a newspaper of general circulation in the City.
2. The notice of intent shall be published as a display advertisement not less than one quarter (1/4) page in size in substantially the form attached to this resolution as Exhibit A.
3. The City Council does hereby determine that the foregoing form of Notice of Intent to Issue Bonds, and the manner of publication directed, is adequate notice to the electors of the City and users of the System, and is the method best calculated to give them notice of the City's intent to issue the Bonds, the purpose of the Bonds, the security for the Bonds, and the right of referendum of the electors with respect thereto, and that the provision of forty-five (45) days within which to file a referendum petition is adequate to insure that the City's electors may exercise their legal rights of referendum, and the newspaper named for publication is hereby determined to reach the largest number of persons to whom the notice is directed.
4. The City makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended:
 - (a) As of the date hereof, the City reasonably expects to reimburse itself for the expenditures described in (b) below with proceeds of debt to be incurred by the City.
 - (b) The expenditures described in this paragraph (b) are for the costs of acquiring the Project which were paid or will be paid subsequent to sixty (60) days prior to the date hereof from the Water Supply System funds of the City.
 - (c) The maximum principal amount of debt expected to be issued for the Project, including issuance costs, is \$6,000,000.
 - (d) A reimbursement allocation of the expenditures described in (b) above with the proceeds of the borrowing described herein will occur not later than 18 months after the later of (i) the date on which the expenditure is paid, or (ii) the date the related Project is placed in service or abandoned, but in no event more than three (3) years after the original expenditure is paid. A reimbursement allocation is an allocation in writing that evidences the City's use of the proceeds of the debt to be issued for the Project to reimburse the City for a capital expenditure made pursuant to this resolution.
5. Miller, Canfield, Paddock and Stone, P.L.C. is hereby confirmed as Bond Counsel to the City in connection with the issuance of the Bonds.
6. Bendzinski and Co. is hereby confirmed as the registered municipal advisor to the City in connection with the issuance of the Bonds.
7. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

RESOLUTION 2026-01 DECLARED ADOPTED.

(VII.3.) FY 24-25 Comprehensive Annual Financial Report

Finance Director Chris Hyzer presented the FY24-25 Comprehensive Annual Financial Report along with Matt Smith from Vredeveld Haefner, LLC.

Councilmember Patrick made a motion, seconded by Councilmember Lee, to accept the FY24-25 Comprehensive Annual Financial Report and authorize its submission to the Michigan Department of Treasury with a noted correction to page 10 bullet point 3 to replace the word "decreased" with "increased."

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.4.) Resolution 2026-02 - Request from County Seat Brewing Company, LLC for an On-Premises Tasting Room Permit

City Manager Garland introduced Resolution 2026-02 as requested from County Seat Brewing Company, LLC for an On-Premises Tasting Room Permit.

Mayor Milewski made a motion, seconded by Councilmember Cowling, to approve Resolution 2026-02, a resolution to recommend approval by the Michigan Liquor Control Commission of the application from County Seat Brewing Company, LLC for a new On-Premises Tasting Room Permit at 326 & 328 W. Main Street.

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 2026-02



A RESOLUTION TO RECOMMEND APPROVAL OF AN ON-PREMISES TASTING ROOM PERMIT FOR COUNTY SEAT BREWING COMPANY, LLC

At a regular meeting of the City of Ionia City Council called to order by Mayor Milewski, on the 7th day of January, 2026 at 6:30 p.m., at the Ionia City Hall, 114 North Kidd Street, Ionia, Michigan, 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 for adoption by Mayor Milewski and was supported by City Councilmember Cowling:

WHEREAS, the City of Ionia received a request from County Seat Brewing Company, LLC for the Ionia City Council to recommend approval of a new On-Premises Tasting Room Permit to the Michigan Liquor Control Commission (MLCC); and

WHEREAS, County Seat Brewing Company, LLC is proposing the On-Premises Tasting Room to be located at 326 & 328 W. Main Street, Ionia, MI 48846; and

WHEREAS, an On-Premises Tasting Room Permit is authorized by MCL 436.1536 and requires local government approval; and

NOW, THEREFORE, BE IT RESOLVED THAT, it is the consensus of the Ionia City Council to recommend this application be considered for approval by the Michigan Liquor Control Commission.

RESOLUTION 2026-02 DECLARED ADOPTED.

(VII.5.) City of Ionia General Policy Manual - Section 6 - Assessor Policies Update - 6-007: Poverty Exemption 2026

Councilmember Winters made a motion, seconded by Councilmember Cowling, to approve revised policy 6-007 Poverty Exemption Policy 2025 to reflect new income limits for 2026.

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.) Fiscal Year 2025-2026 Budget Amendment #2

Councilmember Patrick made a motion, seconded by Councilmember Waterman, to approve Budget Amendment #2 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 #2

	25-26 Amended Budget	Proposed Amendment #2	Proposed Budget After Amendment
Fund: 101 GENERAL			
101-000.000- INCOME TAX			
425.000 REVENUES	2,550,000.00	(140,000.00)	2,410,000.00
101-000.000- PENALTIES AND			
445.000 INTEREST ON TAXS	20,000.00	6,000.00	26,000.00
101-000.000- PROPERTY TAX			
447.000 ADMINISTRATIVE FE	59,000.00	4,000.00	63,000.00
101-000.000- CODE ENFORCEMENT			
453.000 FEES	2,000.00	2,000.00	4,000.00
101-000.000- FEDERAL GRANT	0.00	3,500.00	3,500.00
101-000.000- STATE GRANT	200,000.00	32,000.00	232,000.00
101-000.000- CHARGE FOR SERVICES			
628.000 FIRE	1,800,000.00	110,000.00	1,910,000.00
Revenues	<u>7,620,000.00</u>	<u>17,500.00</u>	<u>7,637,500.00</u>
Account Category: Expenditures			
Department: 101.000 COUNCIL			
101-101.000- MEMBERSHIP AND			
861.000 DUES	22,000.00	1,000.00	23,000.00
Total Dept 101.000 - COUNCIL	<u>54,250.00</u>	<u>1,000.00</u>	<u>55,250.00</u>
Department: 210.000 CITY LEGAL FEES			
101-210.000- CONTRACTUAL &			
801.000 PROFESSIONAL SEV	45,000.00	20,000.00	65,000.00
101-210.000- LEGAL FEES -			
801.002 PROSECUTION	60,000.00	(20,000.00)	40,000.00
Total Dept 210.000 - CITY LEGAL FEES	<u>105,000.00</u>	<u>0.00</u>	<u>105,000.00</u>
Department: 265.000 BUILDINGS - GROUNDS			
101-265.000- INSURANCE	95,000.00	10,000.00	105,000.00
Total Dept 265.000 - BUILDINGS - GROUNDS	<u>356,700.00</u>	<u>10,000.00</u>	<u>366,700.00</u>
Expenditures	<u>7,948,070.00</u>	<u>11,000.00</u>	<u>7,959,070.00</u>
Fund 101 - GENERAL:			
TOTAL REVENUES	7,620,000.00	17,500.00	7,637,500.00
TOTAL EXPENDITURES	7,948,070.00	11,000.00	7,959,070.00
NET OF REVENUES & EXPENDITURES:	(328,070.00)		(321,570.00)
BEG. FUND BALANCE	5,122,889.56		5,122,889.56
END FUND BALANCE	4,794,819.56		4,801,319.56

Fund: 203 LOCAL STREETS

Revenues	676,597.00	0.00	676,597.00
Account Category: Expenditures			
Department: 463.000 ROUTINE			
MAINTENANCE - GENERAL			
203-463.000- REPAIR &			
775.000- MAINTENANCE			
	3,000.00	1,000.00	4,000.00
Total Dept 463.000 - ROUTINE			
MAINTENANCE - GENERAL	523,000.00	1,000.00	524,000.00
Department: 463.100 TREE TRIMMING			
203-463.100- CONTRACTUAL &			
801.000- PROFESSIONAL SEV	1,000.00	500.00	1,500.00
Total Dept 463.100 - TREE TRIMMING	52,000.00	500.00	52,500.00
Expenditures	702,000.00	1,500.00	703,500.00
Fund 203 - LOCAL STREETS:			
TOTAL			
REVENUES	676,597.00		676,597.00
TOTAL EXPENDITURES	702,000.00		703,500.00
NET OF REVENUES & EXPENDITURES:	(25,403.00)		(26,903.00)
BEG. FUND BALANCE	939,987.10		939,987.10
END FUND BALANCE	914,584.10		913,084.10

Fund: 239 PARKS - FACILITIES IMPROVEMENTS

Account Category: Revenues			
239-000.000-			
502.600	FEDERAL GRANT	0.00	382,000.00
Revenues		841,000.00	382,000.00
			1,223,000.00
Account Category: Expenditures			
Department: 545.800 STEELE ST. PARK			
239-545.800- CONTRACTUAL &			
801.000- PROFESSIONAL SEV	950,000.00	(100,000.00)	850,000.00
239-545.800- ARCHITECTURAL-			
805.400- ENGINEERING	40,000.00	100,000.00	140,000.00
Total Dept 545.800 - STEELE ST. PARK	990,000.00	0.00	990,000.00
Expenditures	1,036,000.00	0.00	1,036,000.00
Fund 239 - PARKS - FACILITIES IMPROVEMENTS:			
TOTAL			
REVENUES	841,000.00		1,223,000.00
TOTAL EXPENDITURES	1,036,000.00		1,036,000.00
NET OF REVENUES & EXPENDITURES:	(195,000.00)		187,000.00
BEG. FUND BALANCE	619,583.70		619,583.70
END FUND BALANCE	424,583.70		806,583.70

Fund: 245 INDUSTRIAL PARK LDFA

Account Category: Revenues

245-000.000- TAX INCREMENT

430.000 FINANCING

0.00	10,000.00	10,000.00
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Revenues

0.00	10,000.00	10,000.00
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Fund 245 - INDUSTRIAL PARK LDFA:

TOTAL

REVENUES

0.00	10,000.00	10,000.00
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TOTAL EXPENDITURES

0.00	0.00	0.00
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NET OF REVENUES & EXPENDITURES:

0.00		10,000.00
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BEG. FUND BALANCE

697.30		697.30
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END FUND BALANCE

697.30		10,697.30
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Fund: 247 BROWNFIELD DEVELOPMENT

Account Category: Revenues

247-000.000- LICENSES AND

450.000 PERMITS

0.00	3,000.00	3,000.00
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Revenues

1,500.00	3,000.00	4,500.00
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Expenditures

10,000.00	0.00	10,000.00
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Fund 247 - BROWNFIELD

DEVELOPMENT:

TOTAL

REVENUES

1,500.00		4,500.00
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TOTAL EXPENDITURES

10,000.00		10,000.00
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NET OF REVENUES & EXPENDITURES:

(8,500.00)		(5,500.00)
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BEG. FUND BALANCE

61,847.60		61,847.60
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END FUND BALANCE

53,347.60		56,347.60
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Fund: 248 DOWNTOWN DEVELOPMENT OPERATING

Account Category: Revenues

248-000.000-

688.000 OTHER REVENUE

500.00	1,500.00	2,000.00
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Revenues

313,000.00	1,500.00	314,500.00
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Expenditures

345,230.00	0.00	345,230.00
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Fund 248 - DOWNTOWN

DEVELOPMENT OPERATING:

TOTAL

REVENUES

313,000.00		314,500.00
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TOTAL EXPENDITURES

345,230.00		345,230.00
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NET OF REVENUES & EXPENDITURES:

(32,230.00)		(30,730.00)
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BEG. FUND BALANCE

184,140.04		184,140.04
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END FUND BALANCE

151,910.04		153,410.04
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Fund: 249 RECREATION DEPARTMENT

Revenues

538,900.00	0.00	538,900.00
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Account Category: Expenditures			
Department: 536.000 ADMINISTRATION			
249-536.000-	SALARY & WAGES -		
702.009	SEASONAL	7,000.00	500.00
			7,500.00
Total Dept 536.000 - ADMINISTRATION		304,013.00	500.00
			304,513.00
Department: 560.000 OPERATIONS			
249-560.000-	YOUTH FOOTBALL		
762.313	ADVISORY BOARD	2,000.00	2,000.00
			4,000.00
Total Dept 560.000 - OPERATIONS		48,500.00	2,000.00
			50,500.00
Department: 755.000 ARMORY			
249-755.000-	BUILDING REPAIR &		
931.000	MAINTENANCE	6,000.00	7,000.00
			13,000.00
Total Dept 755.000 - ARMORY		32,600.00	7,000.00
			39,600.00
Department: 770.000 PARK			
MAINTENANCE			
249-770.000-			
740.000	OPERATING SUPPLIES	7,000.00	1,500.00
			8,500.00
Total Dept 770.000 - PARK			
MAINTENANCE		169,500.00	1,500.00
			171,000.00
Expenditures		554,613.00	11,000.00
			565,613.00
Fund 249 - RECREATION DEPARTMENT:			
TOTAL			
REVENUES		538,900.00	538,900.00
TOTAL EXPENDITURES		554,613.00	565,613.00
NET OF REVENUES & EXPENDITURES:		(15,713.00)	(26,713.00)
BEG. FUND BALANCE		43,955.87	43,955.87
END FUND BALANCE		28,242.87	17,242.87

Fund: 250			
THEATRE			
FUND			
Revenues		405,100.00	0.00
			405,100.00

Account Category: Expenditures			
Department: 442.000 OPERATIONS			
250-442.000-	LIVE ENTERTAINMENT		
732.000	EXPENSE	0.00	1,100.00
			1,100.00
250-442.000-			
980.000	CAPITAL OUTLAY	185,000.00	(85,000.00)
			100,000.00
Expenditures		481,850.00	(83,900.00)
			397,950.00

Fund 250 - THEATRE FUND:			
TOTAL			
REVENUES		405,100.00	405,100.00
TOTAL EXPENDITURES		481,850.00	397,950.00
NET OF REVENUES & EXPENDITURES:		(76,750.00)	7,150.00
BEG. FUND BALANCE		291,698.30	291,698.30

END FUND BALANCE 214,948.30 298,848.30

Fund: 284 OPIOID

SETTLEMENT FUND

Account Category: Revenues

284-000.000-

685.000	Opioid Settlement Revenue	5,000.00	4,200.00	9,200.00
	Revenues	5,050.00	4,200.00	9,250.00
	Expenditures	1,000.00	0.00	1,000.00

Fund 284 - OPIOID

SETTLEMENT FUND:

TOTAL

REVENUES	5,050.00		9,250.00
TOTAL EXPENDITURES	1,000.00		1,000.00
NET OF REVENUES & EXPENDITURES:	4,050.00		8,250.00
BEG. FUND BALANCE	480.39		480.39
END FUND BALANCE	4,530.39		8,730.39

Fund: 588 DIAL-A-RIDE

Account Category: Revenues

588-000.000-

569.800	STATE GRANT - RTAP	5,500.00	19,500.00	25,000.00
	Revenues	2,162,949.00	19,500.00	2,182,449.00

Account Category: Expenditures

Department: 560.000 OPERATIONS

588-560.000-

743.100 OPERATING SUPPLIES- TIRES/TUBES 6,100.00 3,900.00 10,000.00

588-560.000-

954.000 INSURANCE 14,645.00 855.00 15,500.00

Total Dept 560.000 - OPERATIONS 520,810.00 4,755.00 525,565.00

Department: 564.000 MAINTENANCE

588-564.000-

850.000 COMMUNICATIONS 2,470.00 1,530.00 4,000.00

588-564.000-

930.000 VEHICLE REPAIR & MAINTENANCE 35,000.00 15,000.00 50,000.00

588-564.000-

931.000 BUILDING REPAIR & MAINTENANCE 5,395.00 4,605.00 10,000.00

Total Dept 564.000 - MAINTENANCE 48,725.00 21,135.00 69,860.00

Department: 568.000 Equitable Mobility

588-568.000-

729.000 CREDIT CARD FEES 0.00 2,500.00 2,500.00

588-568.000-

980.000 CAPITAL OUTLAY 1,600.00 3,400.00 5,000.00

Total Dept 568.000 - Equitable Mobility 264,244.00 5,900.00 270,144.00

Expenditures 2,148,499.00 31,790.00 2,180,289.00

Fund 588 - DIAL-A-RIDE:			
TOTAL			
REVENUES	2,162,949.00	19,500.00	2,182,449.00
TOTAL EXPENDITURES	2,148,499.00	31,790.00	2,180,289.00
NET OF REVENUES & EXPENDITURES:	14,450.00		2,160.00
BEG. FUND BALANCE	1,158,926.12		1,158,926.12
END FUND BALANCE	1,173,376.12		1,161,086.12

Fund: 590 SEWER DEPT.

Account Category: Revenues			
590-000.000-	TOWNSHIP REIMB FOR		
664.200	EXPENSES	2,000.00	18,000.00
			20,000.00
Revenues		3,667,000.00	18,000.00
			3,685,000.00
Expenditures		3,420,941.00	0.00
			3,420,941.00

Fund 590 - SEWER DEPT.:			
TOTAL			
REVENUES	3,667,000.00		3,685,000.00
TOTAL EXPENDITURES	3,420,941.00		3,420,941.00
NET OF REVENUES & EXPENDITURES:	246,059.00		264,059.00
BEG. FUND BALANCE	14,886,242.84		14,886,242.84
END FUND BALANCE	15,132,301.84		15,150,301.84

Fund: 591 WATER DEPT.

Account Category: Revenues			
591-000.000-			
502.000	FEDERAL GRANT	0.00	210,500.00
			210,500.00
Revenues		3,197,000.00	210,500.00
			3,407,500.00

Account Category: Expenditures			
Department: 558.000 ADMINISTRATIVE			
591-558.000-	CONTRACTUAL &		
801.000	PROFESSIONAL SEV	225,000.00	60,000.00
			285,000.00
Total Dept 558.000 - ADMINISTRATIVE		1,450,017.00	60,000.00
			1,510,017.00
Expenditures		2,756,017.00	60,000.00
			2,816,017.00

Fund 591 - WATER DEPT.:			
TOTAL			
REVENUES	3,197,000.00		3,407,500.00
TOTAL EXPENDITURES	2,756,017.00		2,816,017.00
NET OF REVENUES & EXPENDITURES:	440,983.00		591,483.00
BEG. FUND BALANCE	12,891,237.01		12,891,237.01
END FUND BALANCE	13,332,220.01		13,482,720.01

(VII.7.) Resolution 2026-03 - Intent to Provide Public Transportation Services via IDART (10-1-25 to 9-30-26)

Councilmember Cowling made a motion, seconded by Councilmember Winters, to approve Resolution #2026-03, which details the City's intent to provide public transportation services for fiscal year 2027 and designates the City Manager as the single point of contact with MDOT for public transportation matters.

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 2026-03



A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF IONIA REGARDING FINANCIAL ASSISTANCE FOR FISCAL YEAR 2027 UNDER PUBLIC ACT 51 OF 1951, AS AMENDED

At a regular meeting of the City Council of the City of Ionia, held at the Ionia City Hall, 114 North Kidd Street, Ionia, Michigan, on the 7th day of January, 2026 at 6:30 p.m., 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 for adoption by City Councilmember Cowling and was supported by City Councilmember Winters:

WHEREAS, pursuant to Public Act 51 of 1951, as amended (Act 51), it is necessary for the City of Ionia, a Home Rule City established pursuant to Public Act 279 of 1909, as amended, to provide a local transportation program for the state fiscal year of 2027 and, therefore, apply for state financial assistance under provisions of Act 51; and,

WHEREAS, it is necessary for the City of Ionia to name an official representative for all public transportation matters, who is authorized to provide such information as deemed necessary by the State Transportation Commission or department for its administration of Act 51; and,

WHEREAS, it is necessary to certify that no changes in eligibility documentation have occurred during the past state fiscal year; and,

WHEREAS, the performance indicators for this agency have been reviewed and approved by the City of Ionia; and,

WHEREAS, the City Council of the City of Ionia has reviewed and approved the proposed budget with sources of estimated federal funds of \$140,820; estimated state funds of \$251,287; estimated local funds of \$210,000; estimated fare box revenues of \$77,500; estimated other funds of \$77,860 (revenues totaling \$757,467) and with total eligible expenses of \$909,431 for Fiscal Year 2027; and,

WHEREAS, the City Council of the City of Ionia has also reviewed and approved the additional funding requests of \$525,000 from Federal Section 5339 Bus and Bus Facilities Program Funds for replacing vault equipment, facility updates including building a new garage vehicle housing unit, replacement of the maintenance sweeper, and replacement of the AVL monitor and computer; \$862,500 from Federal Section 5339 Bus and Bus Facilities Program Funds for replacement of 5 buses; \$36,928 for State Specialized Services funding for transporting elderly persons and persons with disabilities; \$168,500 in Federal Section 5311 Job Access Reverse Commute in continuation funding; \$50,000 from STP Funds through the RTF for facility improvements, including parking lot repairs; and \$87,500 from 5310/New Freedom Funds for a Mobility Manager.

NOW, THEREFORE, BE IT RESOLVED THAT, the City of Ionia does hereby make its intentions known to provide public transportation services and to apply for state financial assistance with this annual plan, in accordance with Act 51.

BE IT FURTHER RESOLVED THAT, the City Manager is hereby appointed as the Transportation Coordinator for all public transportation matters, and is authorized to provide such information as deemed necessary by the State Transportation Commission or department for its administration of Act 51 for 2027.

RESOLUTION 2026-03 DECLARED ADOPTED.

(VII.8.) Resolution 2026-04 - Deficit Elimination Plan for Ionia Theatre Fund

Councilmember Starr made a motion, seconded by Councilmember Winters, to approve Resolution 2026-04, a resolution implementing a deficit elimination plan for the City of Ionia Theatre Fund and authorize its filing with the Michigan Department of Treasury.

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 2026-04



COUNTY OF IONIA, MICHIGAN

A RESOLUTION IMPLEMENTING A DEFICIT ELIMINATION PLAN FOR THE CITY OF IONIA THEATRE FUND

At a meeting of the City Council of the City of Ionia, held at the Ionia City Hall, 114 North Kidd Street, Ionia, Michigan, on the 7th day of January, 2026 at 6:30 p.m., 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 for adoption by City Councilmember Starr and was supported by City Councilmember Winters:

WHEREAS, the City of Ionia’s Theatre Fund had a \$2,704 deficit fund balance as of June 30, 2025; and

WHEREAS, 1971 PA 140 requires that a Deficit Elimination Plan be formulated by the local unit of government and filed with the Michigan Department of Treasury; now

THEREFORE, BE IT RESOLVED that the City of Ionia’s legislative body adopts the following as the City of Ionia’s Theatre Fund Deficit Elimination Plan:

<u>GL Number</u>	<u>Description</u>	<u>25-26 Amended Budget</u>	<u>YTD Balance 12/31/2025</u>
<u>Fund: 250 THEATRE FUND</u>			
<u>250-000.000-633.000</u>	<u>MOVIE ADMISSIONS</u>	<u>85,000.00</u>	<u>26,866.00</u>
<u>250-000.000-634.000</u>	<u>MOVIE CONCESSIONS LIVE ENTERTAINMENT</u>	<u>115,000.00</u>	<u>45,593.90</u>
<u>250-000.000-635.000</u>	<u>REVENUE</u>	<u>2,000.00</u>	<u>925.00</u>
<u>250-000.000-639.000</u>	<u>THEATRE RENTAL</u>	<u>5,000.00</u>	<u>1,300.00</u>
<u>250-000.000-640.000</u>	<u>ADVERTISING REVENUES</u>	<u>6,000.00</u>	<u>1,254.23</u>
<u>250-000.000-665.000</u>	<u>INTEREST</u>	<u>100.00</u>	<u>(356.08)</u>
<u>250-000.000-675.000</u>	<u>GIFTS DONATIONS</u>	<u>4,000.00</u>	<u>769.86</u>
<u>250-000.000-688.000</u>	<u>OTHER REVENUE</u>	<u>3,000.00</u>	<u>1,695.75</u>
<u>250-000.000-699.101</u>	<u>CONTRIBUTION FROM GENERAL</u>	<u>20,000.00</u>	<u>-</u>
<u>250-000.000-699.248</u>	<u>CONTRIBUTION FROM DDA</u>	<u>185,000.00</u>	<u>0.00</u>
<u>Revenues</u>		<u>425,100.00</u>	<u>78,048.66</u>
<u>Account Category: Expenditures</u>			
<u>Department: 442.000</u>			
<u>OPERATIONS</u>			
<u>250-442.000-702.000</u>	<u>SALARY & WAGES</u>	<u>106,000.00</u>	<u>42,362.33</u>
<u>250-442.000-710.000</u>	<u>PAYROLL TAXES & FRINGE BENEFIT</u>	<u>12,000.00</u>	<u>5,369.99</u>
<u>250-442.000-727.000</u>	<u>OFFICE SUPPLIES</u>	<u>900.00</u>	<u>292.63</u>
<u>250-442.000-728.000</u>	<u>POSTAGE</u>	<u>100.00</u>	<u>0.00</u>

<u>250-442.000-729.000</u>	<u>CREDIT CARD FEES</u>	<u>5,000.00</u>	<u>2,373.48</u>
<u>250-442.000-732.000</u>	<u>LIVE ENTERTAINMENT</u>		
<u>250-442.000-740.000</u>	<u>EXPENSE</u>	<u>0.00</u>	<u>1,083.45</u>
	<u>OPERATING SUPPLIES</u>	<u>2,000.00</u>	<u>575.85</u>
	<u>CONTRACTUAL &</u>		
<u>250-442.000-801.000</u>	<u>PROFESSIONAL SEV</u>	<u>16,000.00</u>	<u>7,102.31</u>
<u>250-442.000-804.000</u>	<u>FILM EXPENSE</u>	<u>45,000.00</u>	<u>15,265.21</u>
<u>250-442.000-805.000</u>	<u>CONCESSION EXPENSE</u>	<u>42,000.00</u>	<u>13,792.53</u>
<u>250-442.000-851.000</u>	<u>TELEPHONE</u>	<u>1,100.00</u>	<u>315.00</u>
<u>250-442.000-861.000</u>	<u>MEMBERSHIP AND DUES</u>	<u>750.00</u>	<u>0.00</u>
<u>250-442.000-862.000</u>	<u>SUBSCRIPTIONS</u>	<u>500.00</u>	<u>149.99</u>
<u>250-442.000-920.000</u>	<u>PUBLIC UTILITIES</u>	<u>35,000.00</u>	<u>8,503.70</u>
	<u>BUILDING REPAIR &</u>		
<u>250-442.000-931.000</u>	<u>MAINTENANCE</u>	<u>20,000.00</u>	<u>9,338.76</u>
<u>250-442.000-956.001</u>	<u>SALES TAX</u>	<u>6,000.00</u>	<u>1,704.77</u>
	<u>ADVERTISING -</u>		
<u>250-442.000-962.200</u>	<u>PROMOTION</u>	<u>4,500.00</u>	<u>1,118.60</u>
<u>250-442.000-968.000</u>	<u>DEPRECIATION</u>	<u>0.00</u>	<u>0.00</u>
<u>250-442.000-980.000</u>	<u>CAPITAL OUTLAY</u>	<u>100,000.00</u>	<u>0.00</u>
<u>Total Dept 442.000 -</u>			
<u>OPERATIONS</u>		<u>396,850.00</u>	<u>109,348.60</u>
<u>Expenditures</u>		<u>396,850.00</u>	<u>109,348.60</u>
<u>Fund 250 - THEATRE FUND:</u>			
<u>TOTAL REVENUES</u>		<u>425,100.00</u>	<u>78,048.66</u>
<u>TOTAL EXPENDITURES</u>		<u>396,850.00</u>	<u>109,348.60</u>
<u>NET OF REVENUES &</u>			
<u>EXPENDITURES:</u>		<u>28,250.00</u>	<u>(31,299.94)</u>
<u>BEG. FUND BALANCE -</u>			
<u>ALL FUNDS</u>		<u>291,698.30</u>	<u>291,698.30</u>
<u>END FUND BALANCE -</u>			
<u>ALL FUNDS</u>		<u>319,948.30</u>	<u>260,398.36</u>

RESOLUTION 2026-04 DECLARED ADOPTED.

(VII.9.) Property and Liability Insurance for City of Ionia - 11/1/25 - 10/31/26 Rate Adjustment

City Manager Garland explained that every five years, MMRMA conducts a review of all properties it insures on the City's behalf. For the City's entire asset group (buildings, surrounding improvements + contents) values increased from \$22,851,500 to \$36,640,800; a 60% (\$13,789,300) increase. It was determined that this report was more thorough than the previous report, picking up additional assets, reflecting recent park project improvements, and also reflecting the increased cost of construction in today's marketplace, especially where block and brick buildings are concerned. Garland noted that funding for this premium has been budgeted and will be split proportionately across the applicable city departments.

Councilmember Millard made a motion, seconded by Councilmember Starr, to approve \$6,500 in

additional premium payment to secure \$13,789,300 in added property insurance loss coverage.

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.10.) Property and Liability Insurance Renewal for IRUA - 2/1/26 - 1/31/27

Councilmember Winters made a motion, seconded by Councilmember Starr, to approve the property and liability insurance proposal from Michigan Municipal Risk Management Authority (MMRMA) of \$32,174 for February 1, 2026, to January 31, 2027, and name Joe Lafler, City of Ionia Utilities Director as its Member Representative regarding this proposal. The motion also included approving the NFIP insurance renewal for the same period for \$2,321 with monies having been budgeted for this expense in the IRUA Fund, 598-558.000-954.000

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.11.) WWTP #3 Firetube Boiler - Tube Replacement Project

Councilmember Millard made a motion, seconded by Councilmember Winters, to approve the bid from Northern Boiler Mechanical Contractors of Grand Rapids, MI in the amount of \$21,458.00 to complete the WWTP #3 Firetube Boiler Project with a 20% contingency (\$4,292), in the event difficulties are incurred with funds available to complete this project from the IRUA Fund account #598-563.000-801.000.

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.12.) 2026 Street Reconstruction Project - Bid Award

Councilmember Starr made a motion, seconded by Councilmember Cowling, to approve the recommended bid from CL Trucking & Excavating of Ionia, in the amount of \$1,111,048 for the 2026 Street Improvement Project. Garland noted that funds will be budgeted for this project in the appropriate accounts from the Water Fund, Sanitary Sewer Fund, Major Street Fund, and Local Street Fund.

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

VIII. APPOINTMENTS

None.

IX. CITY DEPARTMENT REPORTS AND MINUTES FROM BOARDS AND COMMISSIONS

(IX.1.) Accounts Payable

January 8 - Councilmember Millard and/or Councilmember Cowling

January 22 - Councilmember Starr and/or Councilmember Lee

(IX.2.) December 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: Announced a training opportunity related to Planning Commission and zoning to be held at City Hall on February 10.

City Manager Garland: Wished everyone a Happy New Year.

Tom Millard: Wished everyone a Happy New Year.

Richard Starr: Echoed sentiments on a Happy New Year.

Jeff Winters: Indicated that he was happy to be back after missing a few Council meetings.

Troy Waterman: Offered appreciation for the great Christmas celebration downtown.

Brenda Cowling: (1) Echoed remarks on a Happy New Year; (2) Noted enthusiasm for the DDA report and all of its creative ideas.

Mayor John Milewski: (1) Informed Council that a bench has been purchased for the Fairgrounds on behalf of the 2025 City Council; (2) Indicated that Polly Products offered a tour of their facility to Council; (3) Announced that the State of the City will be held on Saturday, February 21 at the Ionia Theatre starting at 3:00 PM; (4) Provided a reminder that City Council elections will be held in November for five councilmembers.

XI. CLOSED SESSION

(XI.1.) Closed session in accordance with MCL 15.268, Sec. 8 (1)(h) To consider material exempt from discussion or disclosure by state or federal statute (simple majority vote required)

Councilmember Patrick made a motion, seconded by Councilmember Millard, to enter into closed session at 7:46 PM to consider material exempt from discussion or disclosure by state or federal statute in accordance with MCL 15.268, Sec. 8(1)(h).

MOTION CARRIED UNANIMOUSLY BY VOICE VOTE.

Councilmember Cowling made a motion, seconded by Councilmember Waterman, to end closed session and reenter open session at 8:25 PM.

MOTION CARRIED UNANIMOUSLY BY VOICE VOTE.

XII. ADJOURNMENT

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

MOTION CARRIED BY VOICE VOTE.

The meeting was adjourned at 8:25 PM.

Respectfully Submitted,

Jonathan T. Bowman
Ionia City Clerk