CITY OF IONIA

CITY COUNCIL
REGULAR MEETING AGENDA
6:30 PM, Wednesday, April 1, 2026
IONIA CITY HALL - COUNCIL CHAMBERS

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

I. Approval of Agenda

II. Approval of Minutes

1. March 4, 2026 – Special Meeting
2. March 4, 2026 – Regular Meeting

III. Proclamations

1. Arbor Day 2026

IV. Public Comments – Section 3.02 of the City Council's Rules of Order and Conduct for City Council Meetings provides opportunity for the public to address Council during the Public Comment section identified on the agenda. Your opportunity to speak occurs after you have been recognized by the Mayor. When addressing Council please state your name and address. Comments are limited to 5 minutes unless additional time (up to 10 minutes) is granted by the Mayor.

V. Public Hearings and Associated Action

1. *Action Required* – Public Hearing to receive comments on Ordinance 603 - DDA Development and Tax Increment Financing Plan

VI. Communications

1. *Presentation* – I-DART: Plan Presentations:

    - Transportation Development Plan
    - Move Ionia - A Plan for Countywide Transit Services

VII. City Manager's Report

1. *Action Required* – Electric Service for Steele St. Park
2. *Action Required* – Schedule Special Meeting for FY26-27 Budget Work Session
3. *Action Required* – Wellhead Protection Plan - 2026 Update
4. *Action Required* – License Agreement for use of City Property for Event Parking

VIII. Appointments

IX. City Department Reports and Minutes from Boards and Commissions

1. Accounts Payable
   April 2 - Councilmember Winters and/or Councilmember Cook
   April 16 - Councilmember Patrick and/or Councilmember Waterman
   April 30 - Councilmember Millard and/or Councilmember Cowling
2. March Reports & Minutes

X. Good of the Order/ City Councilmember Comments

XI. Closed Session

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)

XII. Adjournment

CITY OF IONIA

CITY COUNCIL
REGULAR MEETING MINUTES
5:30 PM, Wednesday, March 4, 2026
IONIA CITY HALL - COUNCIL CHAMBERS

CALL TO ORDER

Mayor John Milewski called the special meeting of the Ionia City Council to order at 5:30 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. PUBLIC COMMENTS

None.

III. PUBLIC HEARING AND CAPITAL IMPROVEMENT PLAN PRESENTATION

(III.1.) Public Hearing regarding proposed Capital Improvement Plan (CIP): FY2027 - FY2032

City Manager Precia Garland presented a summary of the proposed FY2027-2032 Capital Improvement Plan (CIP) to City Council. Department heads highlighted important projects included within the CIP and answered questions from Council.

Mayor Milewski opened the public hearing for comments on the proposed Capital Improvement Plan for FY2027-2032 at 6:32 PM.

Logan Bailey (921 W. Fargo St.) commented that he is excited to see all the planned improvements and appreciates the City's efforts. He requested Council to consider the parking needs of downtown because of the level of new private investment and improvements being made.

Mayor Milewski closed the public hearing at 6:34 PM.

Councilmember Millard made a motion, seconded by Councilmember Cowling, to approve

Resolution No. 2026-06 to adopt the FY2027-2032 Capital Improvement Plan.

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 2026-06

CITY OF IONIA
CITY COUNCIL
COUNTY OF IONIA, MICHIGAN

A RESOLUTION APPROVING THE CITY OF IONIA 2027 – 2032 CAPITAL IMPROVEMENT PLAN

At a special meeting of the City Council of the City of Ionia, held at the Ionia City Hall, 114 North Kidd Street, Ionia, Michigan, on the 4th day of March 2026, at 5:30 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 by Councilmember Millard and seconded by Councilmember Cowling:

WHEREAS, a Capital Improvement Plan allows for the planning of projects over a six (6) - year period; and

WHEREAS, a Capital Improvement Project is defined as a project that has a cost in excess of $5,000 and a useful life greater than one (1) year; and

WHEREAS, Section 5.10 of the City Charter of the City of Ionia requires the City Manager to annually prepare and submit to the City Council a capital program that includes:

1. A clear general summary of its contents;
2. A list of all capital improvements and other capital expenditures that are proposed to be undertaken during the six (6) fiscal years next ensuing, with appropriate supporting information as to the necessity for each;
3. Cost estimates and recommended time schedules for each improvement or other capital expenditure;
4. The method of financing, upon which each capital expenditure is to be reliant; and
5. The estimated annual cost of operating and maintaining the facilities to be constructed or acquired; and

WHEREAS, as is also required by City Charter of the City of Ionia, a notice of public hearing was published to notify the public of the availability of the draft 2027-2032 Capital Improvement Plan and to provide an opportunity for review and comment; and

WHEREAS, today's work session meeting was scheduled for the purpose of conducting the required public hearing and providing an in-depth review of the draft 2027-2032 Capital Improvement Plan; and

WHEREAS, the City Council is required by resolution to adopt the proposed 2027-2032 Capital Improvement Plan with or without amendment after public hearing; now

THEREFORE, BE IT RESOLVED THAT:

1. The City Council of the City of Ionia hereby adopts the 2027-2032 Capital Improvement Plan as presented.

2. The City Council of the City of Ionia hereby directs that the projects contained in the 2027-2032 Capital Improvement Plan be incorporated into the annual Operating Budget Process, especially regarding projects listed in the first year of the Capital Improvement Plan.

3. The City Council of the City of Ionia hereby directs that the adopted 2027-2032 Capital Improvement Plan shall be made available upon request in the offices of the Ionia City Hall and also posted on the City of Ionia's website.

RESOLUTION 2026-06 DECLARED ADOPTED.

IV. ADJOURNMENT

Councilmember Cowling made a motion, seconded by Councilmember Starr, to adjourn.
MOTION CARRIED BY VOICE VOTE.

The meeting was adjourned at 6:35 PM.

Respectfully Submitted,

Jonathan T. Bowman
Ionia City Clerk

CITY OF IONIA

CITY COUNCIL
REGULAR MEETING MINUTES
6:30 PM, Wednesday, March 4, 2026
IONIA CITY HALL - COUNCIL CHAMBERS

CALL TO ORDER

Mayor John Milewski called the meeting of the Ionia City Council to order at 6:40 PM.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

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

Councilmember Patrick made a motion, seconded by Councilmember Winters, to excuse the absence of Councilmember Tim Lee.
MOTION CARRIED BY VOICE VOTE.

I. APPROVAL OF AGENDA

With no changes or additions, Councilmember Winters made a motion, seconded by Councilmember Cowling, to approve the agenda as presented.
MOTION CARRIED BY VOICE VOTE.

II. APPROVAL OF MINUTES

(II.1.) February 4, 2026 – Regular Meeting

Minutes from the regular meeting of February 4, were reviewed. Councilmember Millard made a motion, seconded by Councilmember Waterman, to approve the February 4, 2026, meeting minutes as presented.
MOTION CARRIED BY VOICE VOTE.

III. PROCLAMATIONS

(III.1.) Proclamation for March is Reading Month 2026

Mayor John Milewski read and presented a Proclamation to declare March 2026 as Reading Month.

Proclamation for March is Reading Month 2026

WHEREAS, literacy is the cornerstone of all learning, serving as the essential foundation upon which our citizens build successful lives, vibrant careers, and informed perspectives; and

WHEREAS, early learning and consistent exposure to books during childhood are the most effective predictors of future academic success, fostering cognitive development, increasing a growing child's vocabulary with a lifelong curiosity about the world; and

WHEREAS, reading transcends the mere acquisition of facts, offering a gateway to empathy, cultural understanding, and the ability to imagine a brighter, more innovative future; and

WHEREAS, our libraries, schools, and families serve as the vital guardians of this tradition, working tirelessly to ensure that every individual—regardless of age or background—has access to the transformative power of the written word; and

WHEREAS, by committing to literacy today, we ensure a more articulate, compassionate, and empowered tomorrow; and

NOW, THEREFORE, BE IT PROCLAIMED that I, John R. Milewski II, Mayor of the City of Ionia, do hereby declare March 2026 as Reading Month in the community of Ionia, Michigan; and

BE IT FURTHER PROCLAIMED that I encourage all citizens to:

- **Dedicate** time each day to reading with a child, a peer, or in quiet reflection.
- **Support local libraries** and independent bookstores that keep our stories alive.
- **Celebrate the diversity of voices** in literature that challenge us and help us grow.

As we celebrate the joy of discovery this month, we reflect on the timeless wisdom of Theodor Seuss Geisel:

> "The more that you read, the more things you will know. The more that you learn, the more places you'll go."

IV. PUBLIC COMMENTS

James and Kim Roberts (760 Skyview Trail) - Indicated that they have had multiple sewer back-ups due to a long lateral line that is interconnected with two other homes before connecting to the City's sewer system. They requested assistance from the City to resolve this issue.

Miguel Pilar (Lake Odessa) - Announced that he was running for State Representative for the 78th District and shared his platforms.

Kaleb Hudson (City of Hastings) - Announced that he was running for State Representative for the 78th District and shared his platforms.

V. PUBLIC HEARINGS AND ASSOCIATED ACTION

(V.1.) Public Hearing to receive comments on Ordinance No. 602 - Codification

Mayor Milewski opened the public hearing for comments on Ordinance No. 602 at 6:55 PM and subsequently closed the public hearing at 6:56 PM following no comments from the public.

Councilmember Starr made a motion, seconded by Councilmember Cowling, to conduct a second

reading and adopt Ordinance No. 602, an ordinance to codify the ordinances adopted by the City Council since March 5, 2025.

Roll Call Vote:
Ayes: 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. 602

AN ORDINANCE APPROVING THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AND RESOLUTIONS AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES AND REPEALING ORDINANCES AND RESOLUTIONS IN CONFLICT THEREWITH

At a regular meeting of the City Council for the City of Ionia, Michigan held at City Hall on March 4, 2026, beginning at 6:40 P.M., City Councilmember Starr made a motion to adopt this Ordinance, which by motion was supported by Councilmember Cowling.

WHEREAS, American Legal Publishing Corporation will soon complete its most recent updating and revision of the Codified Ordinances of the City;

WHEREAS, various ordinances and resolutions of a general and permanent nature that have been passed by Council since the date of the last updating and revision of the Codified Ordinances (March 5, 2025) have been included in the Codified Ordinances of the City;

The CITY OF IONIA (the "City") HEREBY ORDAINS:

Section 1. That the editing, arrangement and numbering or renumbering of the following ordinances and resolutions are hereby approved as parts of the various component codes of the Codified Ordinances of the City, so as to conform to the classification and numbering system of the Codified Ordinances:

Ord. or Res. No.	Date	C.O. Section
593	4-2-25	Amend Ch. 1246: Zoning Map to reflect rezoning of 848 and 850 E. Lincoln Avenue from B-1 to HDR
Res. 25-16	6-24-25	Amend water and sewer fees in accordance with Sec. 214.05 and Sec. 1040.10
594	7-2-25	Amend Ch. 1276: Site Plan Review, Sec. 1289.08, and Sec. 1290.09
595	8-6-25	Amend Sec. 606.01, Ch. 804: Sidewalk Cafes, Sec. 1020.17, and Sec. 1062.13 – Alcoholic Beverages
Res. 25-23	9-3-25	Revise and change City Ward boundaries in accordance with Sec. 6.03 of City of Ionia Charter
596	10-1-25	Amend Ch. 1612: Emergency and Fire Services Response Cost Recovery

597	10-1-25	Amend Ch. 1246: Zoning Map to assign the T Zoning District to parcel 34-204-800-000-005-13
Res. 25-24	10-1-25	Establish a schedule of rates, fees, and charges in accordance with Sec. 1612.02 and Sec. 1612.03
598	11-5-25	Enact new Ch. 1294: Short-Term Rentals and amend Sec. 1240.11, Sec. 1248.02, Sec. 1250.02, Sec. 1252.02, Sec. 1258.02, and Sec. 1260.02
599	11-5-25	Amend Ch. 858: Renting of Residential Property
600	11-5-25	Amend Sec. 214.06 – Establish ADU Fees
Res. 25-25	11-5-25	Establish rental registration program fees in accordance with Sec. 858.08
601	1-7-26	Enact new Sec. 1274.10 and amend Sec. 1260.03 – Parking as an Accessory Use to an Adjacent Lot

Section 2. If any section, clause or phrase of this ordinance is declared to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof other than the part so declared to be invalid.

Section 3. This ordinance shall be published and recorded as provided in the City Charter and shall take effect upon publication.

ORDINANCE NO. 602 DECLARED ADOPTED.

VI. COMMUNICATIONS

(VI.1.) City of Ionia DDA 2025 Annual Report

Downtown Development Authority Director Cassie Rice presented the DDA 2025 Annual Report.

Councilmember Winters made a motion, seconded by Councilmember Starr, to accept the 2025 Annual Downtown Development Authority Report.
MOTION CARRIED BY VOICE VOTE.

(VI.2.) Vertical Pole Banner Application - Ionia Community Awareness

Councilmember Millard made a motion, seconded by Councilmember Cowling, to approve the vertical pole banner application submitted by Ionia Community Awareness to display up to 96 banners as specified, from September 1 – September 30, 2026.

Roll Call Vote:
Ayes: Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Mary Patrick, Troy Waterman, Brenda Cowling, John Milewski
Nays: None
Abstentions: None
MOTION CARRIED

VII. CITY MANAGER'S REPORT

(VII.1.) Introduction and First Reading - Ordinance 603 - DDA Development and Tax Increment Financing Plan

City Manager Garland introduced Ordinance 603 to establish a Downtown Development Authority (DDA) Development and Tax Increment Financing Plan, as recommended for approval by the DDA Board of Directors at its February 18, 2026, meeting. She explained that the Plan would create a new development area within the existing DDA District that focuses on the key commercial corridors near Main Street and along M-66.

Councilmember Millard made a motion, seconded by Councilmember Winters, to introduce and conduct a first reading of Ordinance No. 603, an ordinance to approve and adopt the Development and Tax Increment Financing Plan for the City of Ionia Downtown Development Authority. The motion was also to schedule a Public Hearing regarding the proposed ordinance for 6:30 PM, Wednesday, April 1, 2026, at Ionia City Hall and authorize notification to the public and the affected taxing jurisdictions in accordance with PA 57 of 2018, as amended.

Roll Call Vote:
Ayes: 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. 603

AN ORDINANCE TO REPEAL PART EIGHT, TITLE FOUR, CHAPTER 884 ENTITLED "DEVELOPMENT AND TAX INCREMENT FINANCING PLAN FOR THE DOWNTOWN DEVELOPMENT AUTHORITY" AND ENACT A NEW CHAPTER 885 ENTITLED "DOWNTOWN DEVELOPMENT AUTHORITY DEVELOPMENT AND TAX INCREMENT FINANCING PLAN" OF THE CODIFIED ORDINANCES OF THE CITY OF IONIA TO APPROVE AND ADOPT THE DEVELOPMENT AND TAX INCREMENT FINANCING PLAN FOR THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF IONIA

NOW, THEREFORE, THE CITY OF IONIA (the "City") HEREBY ORDAINS:

Section 1. Repeal Part Eight, Title Four, Chapter 884. Part Eight, Title Four, Chapter 884 entitled "Development and Tax Increment Financing Plan for the Downtown Development Authority," Sections 884.01 through 884.14, inclusive, of the Codified Ordinances of the City of Ionia is hereby repealed in its entirety.

Section 2. Enactment of Chapter 885. Part Eight, Title Four of the Codified Ordinances of the City of Ionia is hereby amended to enact a new Chapter 885, entitled "Downtown Development Authority Development and Tax Increment Financing Plan" to read in its entirety as follows:

Chapter 885
Downtown Development Authority Development and Tax Increment Financing Plan

885.01 Intent
885.02 Public Purpose

885.03 Findings
885.04 Approval and Adoption
885.05 Duration of the Plan
885.06 Amendments
885.07 Annual Report
885.08 Conflicts of Laws; Severability

885.01 INTENT.

This Chapter is intended to implement the powers granted under the Recodified Tax Increment Financing Act, Public Act 57 of 2018, as amended, (the "Act") by approving a Development and Tax Increment Financing Plan (the "Plan") designed to foster economic revitalization, strengthen the downtown commercial core, improve public infrastructure, and enhance property values within the designated Development Area of the Downtown Development Authority District. The Plan authorizes the use of tax increment revenues to support public improvements and development activities that serve a public purpose and benefit the City and its residents.

885.02 PUBLIC PURPOSE.

The Ionia City Council determined that the Plan constitutes a public purpose and that it is in the best interests of the public to proceed with the Plan in order to halt property value deterioration in the Downtown District, to increase property tax valuation, to eliminate the causes of the deterioration in property values, and to promote growth in the Downtown District.

885.03 FINDINGS.

The City Council's determination on the Plan, was based on the following considerations:

(a) Despite its best efforts, the established Development Area Citizens Council was unable to provide recommendations to the Downtown Development Authority on the Plan due to a lack of interest by eligible residents within the Development Area.

(b) The Plan meets the requirements set forth in Sections 217(2) of the Act.

(c) The proposed method of financing future development is feasible and the City of Ionia Downtown Development Authority (the "Authority") has the ability to arrange the financing.

(d) The development is reasonable and necessary to carry out the purposes of the Act.

(e) The land included within the Development Area to be acquired is reasonably necessary to carry out the purposes of the Act in an efficient and economically satisfactory manner.

(f) The Development Plan portion of the Plan is in reasonable accord with the Master Plan for the City of Ionia.

(g) Public services, such as fire and police protection and utilities, are or will be adequate to service the Development Area.

(h) Changes in zoning, streets, street levels, intersections, and utilities, to the extent required by the Plan, are reasonably necessary for the project and for the City.

885.04 APPROVAL AND ADOPTION.

The Plan is hereby approved and adopted as of the date of this Ordinance. A copy of the Plan and all amendments thereto shall be maintained on file in the City Clerk's Office.

885.05 DURATION OF THE PLAN.

The Plan shall be effective for thirty (30) years from the effective date of this Ordinance.

885.06 AMENDMENTS.

The Plan may be amended by City Council in accordance with the Act and subject to all public notice requirements.

885.07 ANNUAL REPORT.

Annually, the Authority shall submit a report to City Council and other required entities, as required by the Act.

885.08 CONFLICTS OF LAWS; SEVERABILITY.

All ordinances, resolutions, and orders or parts thereof in conflict with the provisions of this chapter are to the extent of such conflict hereby repealed, and each section of this chapter and each subdivision of any section thereof is hereby declared to be independent, and the finding or holding of any section or subdivision thereof to be invalid or void shall not be deemed or held to affect the validity of any other section or subdivision of this chapter.

Section 3. Repealer. All ordinances and parts of ordinances in conflict herewith are repealed to the extent of such conflict.

Section 4. 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 5. Publication and Effective Date. The City Clerk shall cause a notice of adoption of this Ordinance to be published. This Ordinance shall take effect immediately upon publication of a summary thereof as permitted by law, along with the date of its adoption, in the *Daily News*, a newspaper of general circulation in the City.

(VII.2.) Bid Award - Steele Park Project - Phase I

Mayor Milewski made a motion, seconded by Councilmember Starr, to approve the recommendation from MCSA Group to award the bid of $1,359,900 to FCC Construction of Caledonia, MI for the Steele Park Project - Phase I with funds budgeted for this project in the FY25-26 and FY26-27 budgets in 239-545.800-801.000.

Roll Call Vote:

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

Nays: None
Abstentions: None
MOTION CARRIED

(VII.3.) Bid Award - Axon TASER 10 Project
City Manager Garland presented the TASER purchase request explaining that nearly 50% percent of the cost ($40,945.50) will be reimbursed from MMRMA for a net cost to the City of $44,445.50. She also indicated that funds were budgeted for this purchase in 101-345.000-989.000.

Councilmember Starr made a motion, seconded by Councilmember Winters, to approve the purchase of (15) TASER 10 units with necessary equipment for $85,391, which includes five years of service from Axon Enterprise.

Roll Call Vote:
Ayes: 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
March 5 - Councilmember Millard and/or Councilmember Cowling
March 19 - Councilmember Starr and/or Councilmember Lee

(IX.2.) February 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 that the City is seeking election workers for the current election cycle.
City Manager Garland: (1) Notified Council that a special Council meeting will be needed on April 28 to act on the CWSRF and DWSRF applications; (2) Provided a reminder for the upcoming Firefighter Fundraiser and Chamber Bazaar on March 7; (3) Indicated that spring hydrant flushing will begin in March.
Tom Millard: (1) Thanked staff for the high water bill warning which he informed are typically sent out to residents with abnormal water usage; (2) Noted his excitement for the projects included in the Capital Improvement Plan.
Troy Waterman: (1) Mentioned that a resident contacted him about donating a tree for the City's 2026 Christmas tree; (2) Thanked the department heads for their work putting together projects in the Capital Improvement Plan.
Brenda Cowling: (1) Gave a reminder of the upcoming free movie screening of "Jaws" on March

16.
Mayor John Milewski: (1) Echoed the reminder for Free Movie Monday on March 16; (2) Indicated that there was a great turnout for the free Presidents' Day Movie; (3) Thanked everyone who attended the State of the City Address as there were approximately 50 people in attendance; (4) Thanked the City's department heads.

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 Cowling made a motion, seconded by Councilmember Starr, to enter into closed session at 7:31 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 BY VOICE VOTE.

Councilmember Cowling made a motion, seconded by Councilmember Patrick, to return to open session at 8:33 PM.
MOTION CARRIED BY VOICE VOTE.

XII. ADJOURNMENT

Councilmember Cowling made a motion, seconded by Councilmember Winters, to adjourn.
MOTION CARRIED BY VOICE VOTE.

The meeting was adjourned at 8:33 PM.

Respectfully Submitted,

Jonathan T. Bowman
Ionia City Clerk

CITY OF IONIA

PROCLAMATION CELEBRATING ARBOR DAY 2026

WHEREAS, in 1872, J. Sterling Morton encouraged the planting of trees by proposing a special day dedicated to tree planting before the Nebraska Board of Agriculture; and

WHEREAS, the first observance of Arbor Day resulted in the planting of more than one million trees in Nebraska, beginning a tradition that continues across the United States and around the world; and

WHEREAS, trees are vital to the health and well-being of our communities by improving air quality, reducing soil erosion, conserving energy, moderating temperatures, and providing habitat for wildlife; and

WHEREAS, trees are also an important renewable resource that provides wood products, paper, and other materials used in our everyday lives; and

WHEREAS, a healthy and vibrant tree canopy enhances the beauty of neighborhoods, increases property values, strengthens local business districts, and contributes to the overall quality of life for residents; and

WHEREAS, the City of Ionia has been recognized for 33 years by the Arbor Day Foundation as a Tree City USA community, demonstrating a long-standing commitment to responsible urban forestry and the stewardship of our community's trees.

NOW, THEREFORE BE IT RESOLVED, that I, John R. Milewski II, Mayor of the City of Ionia, do hereby proclaim Friday, April 24, 2026, as ARBOR DAY in the City of Ionia, in recognition of the 154th National Arbor Day, and encourage all residents to celebrate Arbor Day and take part in efforts to plant, protect, and care for trees throughout our community.

BE IT FURTHER RESOLVED, that the citizens of Ionia are encouraged to support tree planting and preservation efforts to help ensure a greener, healthier community for present and future generations.

John R. Milewski II, Mayor

CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: V.1

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

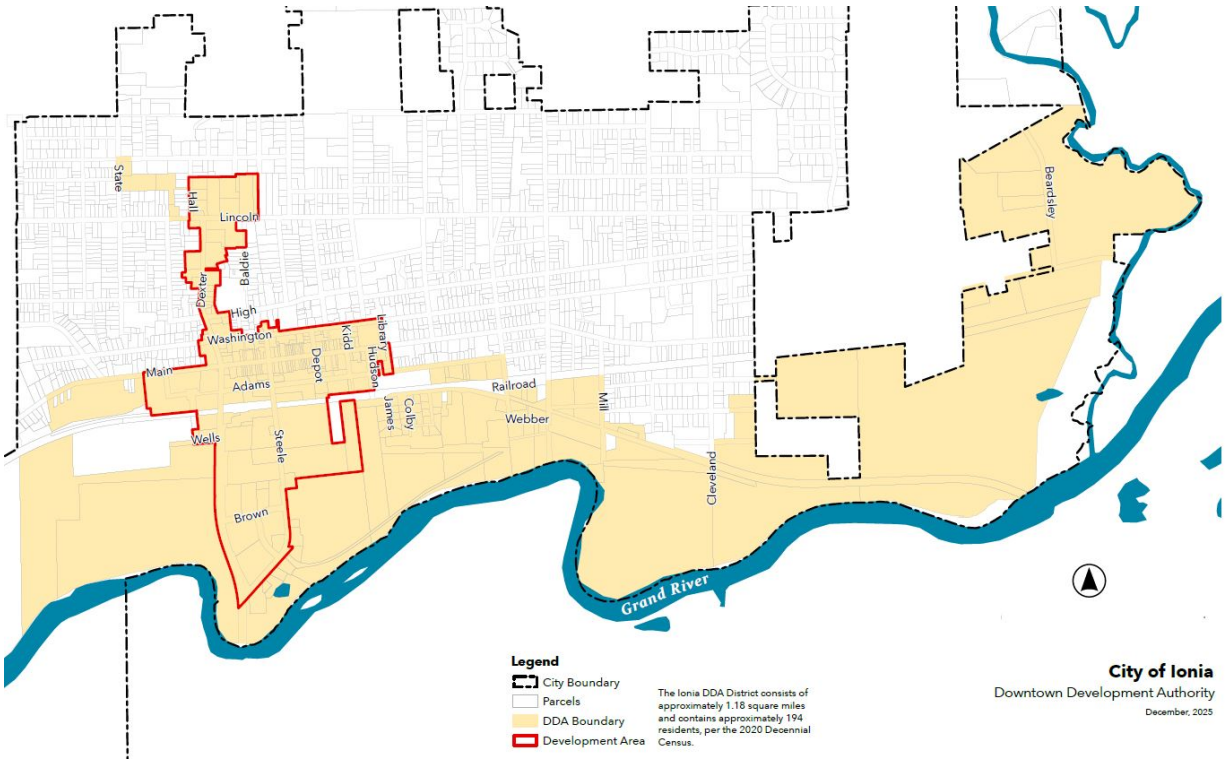
DATE: April 1, 2026

RE: Public Hearing to receive comments on Ordinance 603 - DDA Development and Tax Increment Financing Plan

Background:

The City of Ionia Downtown Development Authority (DDA) previously administered a Development and Tax Increment Financing (TIF) Plan to support significant downtown improvements and revitalization efforts. With the expiration of that plan, the DDA and City leadership have collaborated to develop a new Development and TIF Plan, attached for review.

The proposed plan was recommended for Council approval by the DDA Board of Directors during its February 18, 2026, meeting. It focuses on a smaller, subset area of the DDA District that mainly encompasses the B-2 Central Business District, as illustrated below.



The Development and TIF Plan incorporates all the elements required by PA 57 of 2018, as amended, which primarily includes listing development area projects that will be funded by TIF and estimating the amount of TIF revenue to be generated over the life of the plan. Once adopted by City Council, the plan will serve as a strategic framework to guide future reinvestment in downtown Ionia, supporting economic development, infrastructure enhancements, and overall community vitality. The plan is designed to leverage public infrastructure investments to stimulate and support private development. It provides a flexible framework for identifying and prioritizing projects, establishing a clear long-term vision, and outlining opportunities to utilize grant funding to supplement and advance key initiatives.

What is TIF?
Tax Increment Financing (TIF) is a redevelopment tool that allows a Downtown Development Authority to capture and reinvest the growth in property tax revenue generated within a designated geographic area, known as the TIF District. Importantly, TIF does not create a new tax. Instead, it captures the increase in taxable value above a base year valuation and reinvests that growth back into the district.

How It Works:

- Base Year Established – When the TIF plan is created, the current taxable value of all properties in the district is recorded as the "base value."
- Increment Captured – As properties are improved or property values rise, the increase in taxable value over the base (the "increment") generates new tax revenue from local millage, including City of Ionia (10.8754 mills) and Ionia County (6.092 mills).
- Revenue Reinvestment – The DDA captures the tax revenue generated from this incremental growth and reinvests those funds into eligible projects and initiatives within the district

What Can TIF Funds Be Used For? Example projects include:

- Infrastructure improvements (streets, sidewalks, lighting)
- Property acquisition and demolition
- Public parking facilities
- Marketing, promotion, and events
- Streetscape enhancements
- Planning and development studies
- Support for business development

What TIF Cannot Be Used For:

- Direct grants or subsidies to private businesses (unless specific legal conditions are met)
- Operating expenses of non-DDA entities

Why It Matters
TIF enables a DDA to:

- Attract and retain businesses

- Improve and modernize public infrastructure
- Enhance the downtown environment for resident and visitor experiences
- Promote long-term economic growth without increasing tax rates

Section 125.4217 - TIF Plan Requirements
This section details what must be included in a TIF plan, such as:

- A detailed description of the development area and proposed public improvements
- Estimated project costs, anticipated revenues, and an implementation schedule
- Projections of captured tax increment revenues and their intended uses
- Parameters regarding plan duration and amendment procedures to ensure fiscal oversight and compliance

Requested Action / Motion:
Following the public hearing and second reading, it is requested that the Ionia City Council consider making a motion to approve Ordinance No. 603, an ordinance torepeal Part Eight, Title Four, Chapter 884 entitled "Development and Tax Increment Financing Plan for the Downtown Development Authority" and enact a new Chapter 885 entitled "Downtown Development Authority Development and Tax Increment Financing Plan" of the Codified Ordinances of the City of Ionia to approve and adopt the Development and Tax Increment Financing Plan for the Downtown Development Authority of the City of Ionia.

Motion By: **Seconded By:**

Roll Call Vote:	Lee	___	Winters	___
	Cook	___	Patrick	___
	Millard	___	Waterman	___
	Starr	___	Cowling	___
		Milewski	___	

CITY OF IONIA
IONIA COUNTY, MICHIGAN
Ordinance No. 603

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

AN ORDINANCE TO REPEAL PART EIGHT, TITLE FOUR, CHAPTER 884 ENTITLED "DEVELOPMENT AND TAX INCREMENT FINANCING PLAN FOR THE DOWNTOWN DEVELOPMENT AUTHORITY" AND ENACT A NEW CHAPTER 885 ENTITLED "DOWNTOWN DEVELOPMENT AUTHORITY DEVELOPMENT AND TAX INCREMENT FINANCING PLAN" OF THE CODIFIED ORDINANCES OF THE CITY OF IONIA TO APPROVE AND ADOPT THE DEVELOPMENT AND TAX INCREMENT FINANCING PLAN FOR THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF IONIA

NOW, THEREFORE, THE CITY OF IONIA (the "City") HEREBY ORDAINS:

Section 1. Repeal Part Eight, Title Four, Chapter 884. Part Eight, Title Four, Chapter 884 entitled "Development and Tax Increment Financing Plan for the Downtown Development Authority," Sections 884.01 through 884.14, inclusive, of the Codified Ordinances of the City of Ionia is hereby repealed in its entirety.

Section 2. Enactment of Chapter 885. Part Eight, Title Four of the Codified Ordinances of the City of Ionia is hereby amended to enact a new Chapter 885, entitled "Downtown Development Authority Development and Tax Increment Financing Plan" to read in its entirety as follows:

Chapter 885
Downtown Development Authority Development and Tax Increment Financing Plan

885.01 Intent
885.02 Public Purpose
885.03 Findings
885.04 Approval and Adoption
885.05 Duration of the Plan
885.06 Amendments
885.07 Annual Report
885.08 Conflicts of Laws; Severability

885.01 INTENT.

This Chapter is intended to implement the powers granted under the Recodified Tax Increment Financing Act, Public Act 57 of 2018, as amended, (the "Act") by approving a Development and Tax

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Increment Financing Plan (the "Plan") designed to foster economic revitalization, strengthen the downtown commercial core, improve public infrastructure, and enhance property values within the designated Development Area of the Downtown Development Authority District. The Plan authorizes the use of tax increment revenues to support public improvements and development activities that serve a public purpose and benefit the City and its residents.

885.02 PUBLIC PURPOSE.

The Ionia City Council determined that the Plan constitutes a public purpose and that it is in the best interests of the public to proceed with the Plan in order to halt property value deterioration in the Downtown District, to increase property tax valuation, to eliminate the causes of the deterioration in property values, and to promote growth in the Downtown District.

885.03 FINDINGS.

The City Council's determination on the Plan, was based on the following considerations:

(a) Despite its best efforts, the established Development Area Citizens Council was unable to provide recommendations to the Downtown Development Authority on the Plan due to a lack of interest by eligible residents within the Development Area.

(b) The Plan meets the requirements set forth in Sections 217(2) of the Act.

(c) The proposed method of financing future development is feasible and the City of Ionia Downtown Development Authority (the "Authority") has the ability to arrange the financing.

(d) The development is reasonable and necessary to carry out the purposes of the Act.

(e) The land included within the Development Area to be acquired is reasonably necessary to carry out the purposes of the Act in an efficient and economically satisfactory manner.

(f) The Development Plan portion of the Plan is in reasonable accord with the Master Plan for the City of Ionia.

(g) Public services, such as fire and police protection and utilities, are or will be adequate to service the Development Area.

(h) Changes in zoning, streets, street levels, intersections, and utilities, to the extent required by the Plan, are reasonably necessary for the project and for the City.

885.04 APPROVAL AND ADOPTION.

The Plan is hereby approved and adopted as of the date of this Ordinance. A copy of the Plan and all amendments thereto shall be maintained on file in the City Clerk's Office.

885.05 DURATION OF THE PLAN.

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The Plan shall be effective for thirty (30) years from the effective date of this Ordinance.

885.06 AMENDMENTS.

The Plan may be amended by City Council in accordance with the Act and subject to all public notice requirements.

885.07 ANNUAL REPORT.

Annually, the Authority shall submit a report to City Council and other required entities, as required by the Act.

885.08 CONFLICTS OF LAWS; SEVERABILITY.

All ordinances, resolutions, and orders or parts thereof in conflict with the provisions of this chapter are to the extent of such conflict hereby repealed, and each section of this chapter and each subdivision of any section thereof is hereby declared to be independent, and the finding or holding of any section or subdivision thereof to be invalid or void shall not be deemed or held to affect the validity of any other section or subdivision of this chapter.

Section 3. Repealer. All ordinances and parts of ordinances in conflict herewith are repealed to the extent of such conflict.

Section 4. 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 5. 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.

The vote to approve and adopt this Ordinance was as follows:

YEAS:
NAYS:
ABSTAIN:
ABSENT:

ORDINANCE NO. 603 DECLARED ADOPTED.

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CITY OF IONIA

Dated: _____ _____

Jonathan T. Bowman, City Clerk

CERTIFICATION

I hereby certify that the above is a true copy of the Ordinance adopted by the City Council of the City of Ionia as of the date, time, and place as specified above, pursuant to the required statutory procedures.

_____

Jonathan T. Bowman, City Clerk

Introduction and First Reading:
Notice of Public Hearing:
Second Reading and Adoption:
Effective Upon Publication:

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CITY OF IONIA

Downtown Development Authority

Development
and
Tax Increment Financing Plan

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Approved by the City of Ionia Downtown Development Authority on February 18, 2026, for submittal to the Ionia City Council.

Approved by the Ionia City Council following a public hearing on XXXXXXX, 2026.

Introduction

The purpose of this Development and Tax Increment Financing Plan is to guide the revitalization and long-term stability of the City of Ionia Downtown Development Authority (DDA) District by identifying public improvements, redevelopment initiatives, and strategic investments necessary to strengthen the economic viability, functionality, and character of the area. Prepared pursuant to the Recodified Tax Increment Financing Act, PA 57 of 2018, this Plan establishes the framework for using tax increment revenues to finance eligible public improvements, leverage private investment, address aging infrastructure, enhance the pedestrian and business environment, and support a vibrant, mixed-use downtown that serves the Ionia community for years to come.

Background

The City of Ionia first established a Downtown Development Authority (DDA) in 1981 through Ordinance No. 283. This created the City's first DDA District and designated a board to oversee the authority. Only minor improvements were made, due to the insufficient funds to support greater improvements. In 1989, the City revisited the DDA specifically the boundaries of the District. Following this review, the Council adopted Ordinance No. 336 and 337 on April 17, 1990, to expand the District and create a new Development and Tax Increment Financing (TIF) Plan for the DDA. The plan was amended through Ordinance No. 347 on June 4, 1991 for a twenty-year term.

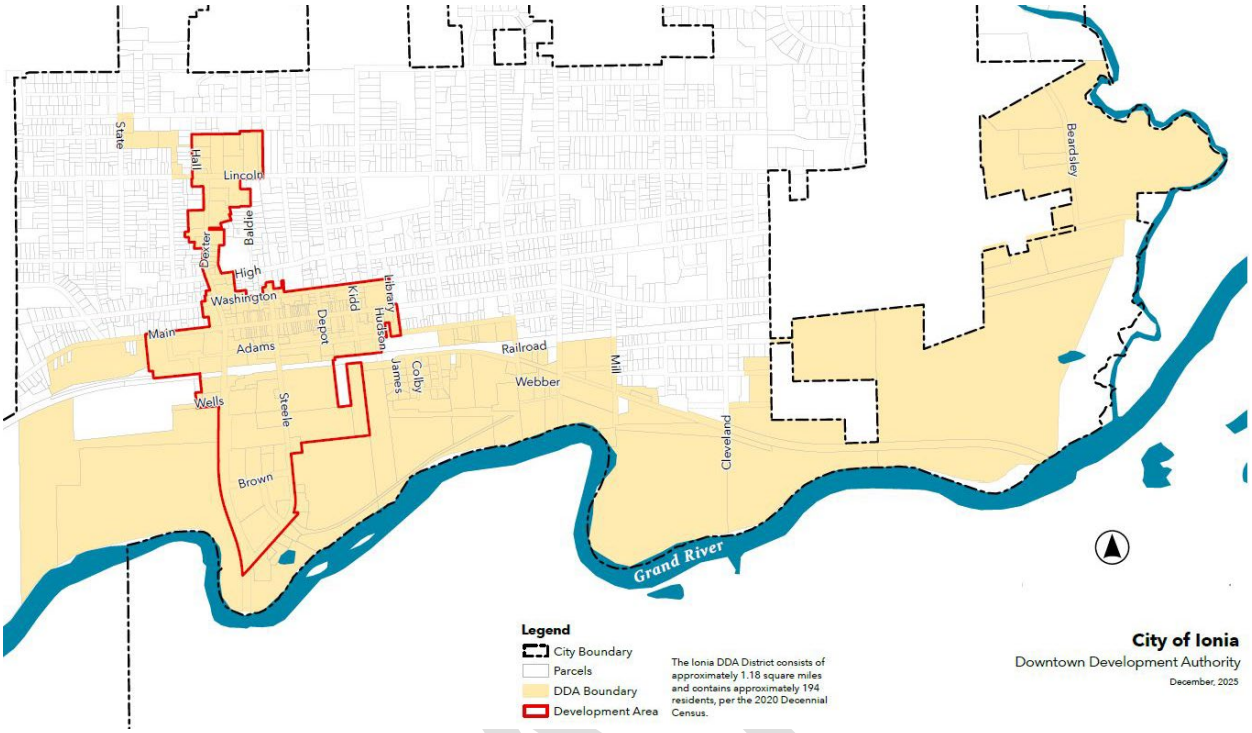
The Development and Tax Increment Financing Plan adopted in 1991 remained in effect for the twenty-year period and expired in 2011 upon reaching the end of its authorization. Since that time, the Downtown Development Authority has continued to function without the benefit of tax increment financing, limiting its ability to address long-standing and emerging needs within the DDA District. The sole source of revenue for the DDA is generated by the 2 mills levied within the DDA District, as permitted by state statute, to support its administrative and marketing operations. The City of Ionia Budget for Fiscal Year 2025-2026 estimated this revenue to be $46,000. As expenses historically exceed the funds garnered from the 2-mill levy, transfers from the City's General Fund have supported basic DDA operations.

Over the past fifteen years, infrastructure has continued to age, public spaces and streetscapes have required reinvestment, and opportunities for downtown enhancement have outpaced available funding sources. However, recently the City has experienced renewed interest in private investment and redevelopment within the DDA District, signaling positive market momentum and increased development potential. The adoption of a new Development and Tax Increment Financing Plan provides an opportunity to reestablish a dedicated funding mechanism to support necessary public improvements, leverage private investment, and implement strategic projects that will strengthen, revitalize, and enhance the downtown and the DDA District as a whole.

The boundaries for the DDA District, as established by the Ionia City Council, are shown on the following page in Figure 1. The boundaries for the district to which this Development and TIF Plan corresponds is also shown in Figure 1.

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Figure 1: DDA District Map



DEVELOPMENT PLAN

According to PA 57, the DDA can capture tax increment financing (TIF) based on an approved Development and Tax Increment Financing Plan, hereinafter referred to as "the Plan." In this Plan, the Ionia DDA will use property tax increment revenues (TIR) from the millages listed below in Table 1 to pay for eligible activities (millage rates as of July 1, 2025):

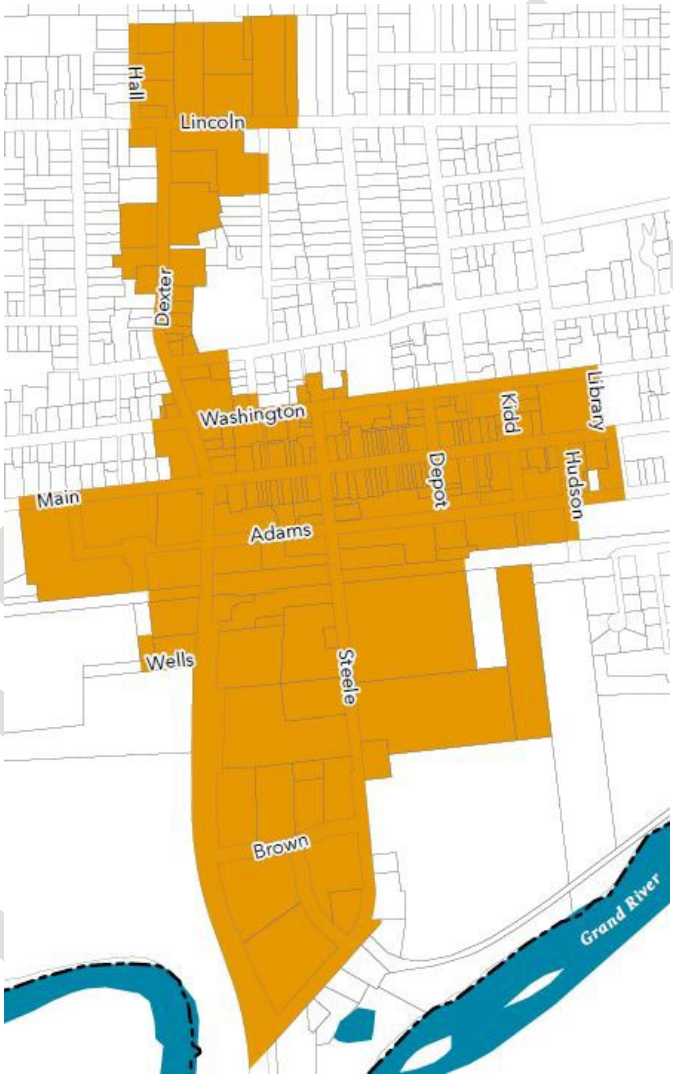
Table 1: Millage Rates	
Taxing Unit	**Millage**
City of Ionia Operating	3.0000
DDA	1.9088
Dial-A-Ride	0.7158
Env. Response	0.1008
Parks	2.0000
Public Safety	1.1500
Solid Waste Disposal	1.0000
Ionia Theatre	1.0000
Ionia County	4.5181
Ionia Co. Commission on Aging	0.4863
Ionia Co. Road Department	0.9884
Ionia Co. Veterans	0.0992
Total	**16.9674**

Pursuant to Public Act 57 Section 217 of 2018, the following paragraphs of the Development Plan serve to meet the minimum standards required for the use of tax increment financing within the downtown district.

<u>MCL 125.4217 (2)(a):</u> The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.

Within the established DDA District, the City has identified a targeted development area to utilize tax increment financing. The City of Ionia's Development Area focuses on the core downtown located on four blocks of Main Street and several streets such as Steele and Dexter which serve as major commercial corridors. Figure 2 provided below provides a snapshot of the Development Area boundaries. The complete Development Area Map is included as Appendix A.

Figure 2: Development Area Map



<u>MCL 125.4217 (2)(b):</u> The location and extent of existing streets and other public facilities within the development area, shall designate the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and shall include a legal description of the development area.

The legal description of the Development Area boundary is included as Appendix B. In addition to the legal description, Table 2 identifies each street within the area and the closest intersections or approximate distances from an intersection to highlight the location and extent of existing streets.

Table 2: Public Streets within the Development Area		
Street Name	**From**	**To**
Adams	Main	Church
Brown Boulevard	Dexter	Steele
Nash Boulevard	Brown	Steele
Steele	Dexter	Washington
Dexter	Steele	Lincoln Avenue
Well	Dexter	~275 Ft. West of Dexter
Hudson	Main	Adams
Library Court	Washington	Main
Kidd	Washington	Adams
Depot	Washington	Adams
Main	~250 Ft. West of Adams	Church
High	Dexter	~280 Ft. East of Dexter
Lincoln Avenue	Hall	~160 Ft. East of Baldie

The Development Area has a total of approximately 197 parcels consisting of 0.24 square miles. The majority of these parcels are classified into one of the City's commercial zoning districts, however there are four properties with a residential zoning classification and six located in a Planned Unit Development District. It is noteworthy that non-conforming residential uses exist throughout the Area. The non-conforming uses are essentially "grandfathered-in," but the City envisions these properties transitioning over time to commercial uses, due to their location on major corridors. Table 3 provides a breakdown of the different zoning classifications and existing land uses by number of parcels.

Table 3: Zoning Classifications and Land Uses within the Development Area	
Zoning Classification	**Approx. % of Development Area**
B-1, Neighborhood Business District	4.1 % (8 parcels)
B-2, Central Business District	59.9% (118 parcels)
B-3, General Business District	31.0% (61 parcels)
LDR, Low-Density Residential District	0.5% (1 parcel)
MDR, Medium-Density Residential District	1.5% (3 parcels)
PUD-2, Res. Life Church Planned Unit Development	3.0% (6 parcels)
Existing Land Use	**Approx. % of Development Area**
Commercial (single-use)	26.4% (52 parcels)
Industrial	0.0% (0 parcels)
Institutional (government buildings, public parking lots, religious buildings, etc.)	22.3% (44 parcels)
Mixed-Use (downtown commercial core with combined retail, residential, office, etc.)	42.6% (84 parcels)
Recreational (parks)	3.0% (6 parcels)
Residential Only	5.6% (11 parcels)

Land Use Descriptions

Commercial Uses

Ionia's Development Area includes a variety of commercial businesses, and all of the City's zoning classifications offer the opportunity for mixed-use development. Mixed-use spaces tend to be found

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in the central business district while the majority of single-use commercial spaces are typically located further away from Main Street commercial corridor. The City's three commercial zoning districts include:

1. **B-1, Neighborhood Business District:** Intended to meet the day-to-day convenience shopping and service needs of persons residing in adjacent and nearby residential areas.

2. **B-2, Central Business District:** Intended to cater to the needs of the City's traditional downtown business district, which serves a more significant consumer population than the B-1 Neighborhood Business District and is generally characterized by an integrated or planned cluster of establishments served by a common parking area and generating more significant volumes of vehicular and pedestrian traffic, along with mixed-use residential dwelling units within this district.

3. **B-3, General Business District:** Intended to provide sites for more diversified business types that are often incompatible with the pedestrian movement in the B-1 Neighborhood Business District or the B-2 Central Business District.

Residential Uses

There are two of the City's three residential zoning classifications that are currently active within the Development Area. While these districts allow flexible residential options, they only permit residential-only development. For this reason, a low percentage of properties with these zoning classifications are located within the Development Area as compared to the commercial uses that support mixed-use development. The following residential districts are present in the Development Area:

1. **LDR, Low-Density Residential District:** Intended to provide larger lots for traditional single-dwelling unit homes while permitting two-unit dwellings on corner lots that meet the district's minimum lot and width standards as a flexible bonus. The LDR also intends to allow for infill development, recognizing the need for increased housing opportunities in the City.

2. **MDR, Medium-Density Residential District:** Intended to maintain similar lot dimensions that follow historical patterns in the City, the MDR - Medium Density Residential District is designed to act as a transitional buffer between the LDR - Low-Density Residential District, the core downtown, and other more densely populated areas of the City. One intention of the MDR- Medium-Density Residential District is to provide a more comprehensive array of housing options on smaller lots, thereby developing a higher dwelling unit density in a smaller area when compared with the LDR Low-Density Residential District. Permitted uses include single, two-, and three-unit dwellings, while special land use approval permits attached dwellings of up to 8 units in townhouse formats.

Public and Quasi-Public Uses

In addition to the privately-owned properties, there are many uses that are classified as institutional, due to their public or quasi-public purposes. These uses include government and municipal buildings and facilities such as Ionia City Hall, Ionia County Courthouse, U.S. Post Office, Ionia County Administrative Building, Ionia Theatre, Armory Community Center, Farmers' Market Pavilion, and multiple public parking lots. Numerous public recreational facilities are located within the Development Area including the Dog Park, Trailhead Park, Veterans Memorial Park, Fred Meijer Grand River Valley Rail Trail, and Fred Thwaites Grand River Trail. A few churches and religious centers serve as quasi-public uses throughout the area. One of the larger quasi-public uses is the Restore Church located on Main Street within the Resurrection Life Church Planned Unit Development District.

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<u>MCL 125.4217 (2)(c):</u> A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.

The Development Area contains a variety of existing public improvements that require investment to meet current safety, accessibility, or functional standards. The full extent of demolition, repair, or alteration of existing improvements has not been fully determined at the time of adoption of this Plan, as design and engineering plans for individual projects remain in preliminary or draft form. However, implementation of the identified projects is expected to involve the demolition, removal, repair, enhancement, and/or replacement of existing infrastructure elements, which may include pavement, sidewalks, curbing, above- and below-ground utilities, lighting systems, signage, decorative walls, fencing, landscaping, and other public improvements. In some cases, existing improvements may be reconfigured or altered to improve safety, accessibility, traffic flow, or compatibility with adjacent redevelopment.

Many of these existing improvements were constructed decades ago and now require reinvestment to support continued downtown use, private redevelopment activity, and compliance with modern design and accessibility standards. There has also been innovation in terms of placemaking and adjustment of downtown priorities for the community, which will result in improvements beyond the scope of existing assets. Repairs and alterations will primarily focus on rehabilitation rather than full replacement and may include street resurfacing or reconstruction, sidewalk and curb replacement, Americans with Disabilities Act (ADA) accessibility upgrades, utility repairs or replacements, stormwater management improvements, lighting upgrades, streetscape enhancements, and repairs to public parking facilities. In some cases, demolition may be necessary to remove obsolete pavement, deteriorated structures, or incompatible site features to allow for improved layout, safety, and functionality. Alterations may also include reconfiguration of rights-of-way, installation of traffic calming measures, landscape improvements, signage, and other enhancements intended to improve the pedestrian environment and overall appearance of the downtown. The improvements outlined in this Plan will be completed as funding becomes available but are expected to require approximately 30 years for completion in alignment with the duration of this Plan.

<u>MCL 125.4217 (2)(d):</u> The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.

The Downtown Development Authority anticipates implementing a range of public improvement and redevelopment projects over a thirty-year planning horizon to strengthen the downtown district and enhance its role as a vibrant, distinctive center of community and economic activity. These initiatives are intended to address aging public infrastructure both above and below ground; improve streetscapes and pedestrian amenities; enhance public gathering spaces and placemaking features; and support projects that encourage private reinvestment, business growth, and long-term tax base expansion. Facilitating development and reinvestment that increases the taxable value within the Development Area is a primary objective of this Plan.

The location, general nature, and estimated cost of the proposed improvements within the Development Area, are identified in Table 4: Planned Projects within the Development Area. For planning and budgeting purposes, the projects are organized into five general implementation phases: Phase 1 (2026–2031), Phase 2 (2032–2037), Phase 3 (2038–2043), Phase 4 (2044–2049), and Phase 5 (2050-2055). While the Plan establishes a long-term framework, project timing is intended to remain flexible to allow the City to respond to private development interest, funding availability, and land opportunities as they arise. Projects may be accelerated, delayed, or implemented concurrently across phases based on changing conditions and priorities.

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The proposed phasing is based on several factors, including anticipated growth in tax increment revenues, alignment with the City's Capital Improvement Program, opportunities to promote economic development and job creation, the availability of complementary funding sources, and the relative complexity and duration of individual projects. While each project is assigned an estimated phase for planning purposes, projects identified in earlier phases may extend into later phases, and projects identified in later phases may be advanced sooner if circumstances warrant. The projects within each phase are not intended to be mutually exclusive, and implementation may overlap across multiple phases.

Cost estimates included in Table 4 are preliminary and represent planning-level estimates based on currently available information. Detailed design, engineering, and construction documents have not yet been completed, and therefore costs are expressed as general budget ranges or subject to refinement. Actual project costs may vary based on final design, market conditions, regulatory requirements, and opportunities to leverage partnerships or achieve efficiencies. Final project scopes and cost estimates will be developed and approved prior to implementation.

Funding for the projects will be derived from a variety of sources. Tax increment revenues are expected to be modest during the initial years of the Plan but are anticipated to grow over time as redevelopment and reinvestment occur within the Development Area. Additional funding sources may include, but are not limited to, federal and state grants, City funds, private contributions, and other sources authorized under the Recodified Tax Increment Financing Act, PA 57 of 2018. The Downtown Development Authority intends to leverage tax increment revenues with other available funding sources to the greatest extent practicable in order to maximize public benefit and advance the projects outlined in this Plan.

Table 4: Planned Projects within the Development Area

Project Name	Project Description	Estimated Cost
Phase 1: 2026-2031		
Adams Street Parking Lot – Curb Jets and Berms Re-Landscaping	Landscaping improvements to the Adams Street public parking lot, including curb jets and berm enhancements to improve drainage, appearance, and functionality.	$20,000
Wayfinding Signs	Installation of wayfinding signage to improve navigation and connectivity along downtown trails and pedestrian corridors as well as for municipal parking lots and other public amenities.	$30,000
Benches, Tables & Waste Receptacles	Purchase and installation of coordinated street furniture to improve comfort and pedestrian experience.	$25,000
Adams Street Parking Lot Resurfacing (Adjacent to Depot Building)	Resurfacing of the Adams Street public parking lot, including pavement repair and surface improvements to address deterioration and extend service life.	$250,000
Public Art	Installation of permanent or temporary public art, murals, sculptures, or artistic features within the DDA District to enhance placemaking and community identity.	$40,000
Barricade Upgrades	Purchase new barricades and reusable temporary event signage for downtown events and street closures.	$20,000

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Alley Improvements	Evaluate need for vehicular access on downtown alleys. Shift focus to pedestrians with emphasis on creating public gathering spaces featuring new landscaping and public art.	$75,000
	Phase 1 Estimated Cost:	**$460,000**

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Phase 2: 2032-2037		
Downtown Fire Pit or Warming Feature	Installation of a permanent or seasonal fire pit to create a year-round public gathering space within the commercial district.	$200,000
Downtown Holiday Decoration Replacement	Replacement of seasonal downtown holiday decorations to maintain visual quality and support downtown events and tourism.	$35,000
Washington / Steele Street (East Lot) Parking Lot Resurfacing and Expansion	Resurfacing and expansion of the public parking lot located at Washington and Steele Streets to increase parking capacity and improve circulation and accessibility.	$1,000,000
Outdoor Seating Zones	Creation of defined outdoor seating areas with tables, chairs, planters, and barriers to support social district.	$30,000
Steele Park Parking Lot	Creation of a parking lot along Steele Street to support Steele Park.	$750,000
	Phase 2 Estimated Cost:	**$2,015,000**
Phase 3: 2038-2043		
Façade Matching Grant Program	Grant or reimbursement program to assist property owners with exterior building improvements.	$200,000
Steele Park (Phase 2)	Expansion of Steele Park to include multi-purpose athletic fields.	1,500,000
Bike Racks & Micro-mobility Amenities	Installation of bicycle racks, repair stations, and related micro-mobility infrastructure to support alternative transportation.	$20,000
Gateway Park Development	Development and enhancement of Gateway Park, including site improvements, amenities, and placemaking elements to improve downtown entry and public space functionality. This project may include the acquisition and demolition of adjacent buildings to allow for a larger park space.	$2,000,000
Downtown Marketing Signage	Installation of promotional signage, banners, and messaging at gateways, parking areas, and key corridors to reinforce downtown identity.	$30,000
Development Area Promotion and Marketing	Encourage new businesses to located in the Development Area while retaining existing businesses and facilitating expansions.	$250,000
Social District Enhancements	Improvements supporting a designated social district, including signage, street furnishings, pavement markings, planters, and safety features.	$75,000
	Phase 3 Estimated Cost:	**$4,075,000**
Phase 4: 2044-2049		
Property Acquisition	Selective property acquisition for redevelopment as determined by the City.	$500,000
Pop-Up Plazas/ Parklets/Alley Improvements	Temporary or semi-permanent conversion of parking spaces or alleys into pedestrian plazas or seating areas.	$100,000
Burying of Overhead Power Lines	Utility line burial along Adams and Steele Streets to enhance the aesthetics of the corridors.	$500,000
Fire Suppression Line Expansion	Extend the dedicated fire suppression water main along Main Street to support redevelopment of mixed-use buildings.	$2,000,000

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	Phase 4 Estimated Cost:	**$3,100,000**
Phase 5: 2050-2055		
Resurfacing Downtown Parking Lots on Adams Street	Resurfacing of four public parking lots located along Adams Street to increase parking capacity and improve circulation and accessibility.	$1,500,000
Electrical and Fiber Upgrades on Main Street	Install new electrical and fiber infrastructure along Main Street including lamppost upgrades.	$1,500,000
Restoration of Main Street	Restoration of bricks on Main Street to preserve the historic character of the downtown business district.	$4,000,000
	Phase 5 Estimated Cost:	**$7,000,000**
	Total Estimated Cost for all Projects:	**$16,650,000**

MCL 125.4217 (2)(e): A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

The implementation of the Development Plan is anticipated to occur in five general stages over a thirty-year period. Phase 1 (2026–2031) will focus on streetscape enhancements and near-term public improvements intended to address immediate needs and support early private reinvestment. Phase 2 (2032–2037) will emphasize priority infrastructure improvements, expanded placemaking amenities, and projects that further strengthen downtown as development activity and tax increment revenues increase. Phase 3 (2038–2043) will include additional public space enhancements, parking and mobility improvements, and redevelopment-supportive projects as market conditions and funding allow. Phase 4 (2044–2049) will concentrate on more long-term capital improvements, reinvestment in existing facilities, and strategic enhancements to sustain downtown vitality. Phase 5 (2050-2055) will focus on ensuring key infrastructure will last for years to come.

The timing and sequencing of projects within each phase are intended to remain flexible, and individual projects may overlap phases or be advanced or delayed in response to funding availability, private development interest, and other opportunities. The exact details will not be available until specific plans have been drawn up and completion times projected by the City's engineering or design architect consultant. The City acknowledges that the list of projects in Table 4 far exceeds the estimated capture for this Plan, however the City will aim to maximize all available dollars through grants, donations, and other sources of revenue to facilitate the improvements.

MCL 125.4217 (2)(f): A description of any parts of the development area to be left as open space and the use contemplated for the space.

Steele Park is in development for an initial phase with future phases anticipated to include multipurpose athletic fields. The initial phase will result in open space until the determined use and specific plans are created. This may happen within the term of this Plan or in the future. Besides Steele Park, there are no areas within the development district that are anticipated to be left as open space while a future use is contemplated.

MCL 125.4217 (2)(g): A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

The DDA has no plans to sell, donate, exchange, or lease land to or from the City of Ionia in the Development Area. If opportunities arise consistent with the goals and purposes of this Plan, land and/or building purchases may be considered and terms would be determined at that time. The City and the DDA will follow the procedures and rules outlined in Chapter 212 "Purchases, Contracts, and Sales" of the City of Ionia Codified Ordinances, if this situation arises

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MCL 125.4217 (2)(h): A description of desired zoning changes and changes in streets, street levels, intersections, or utilities.

This Plan does not propose any zoning changes at this time. Should zoning amendments be considered in the future for properties within the Development Area, such changes will be reviewed and coordinated by the Downtown Development Authority, Planning Commission, and City Council in accordance with applicable state enabling legislation and the City's adopted ordinances. Any zoning changes will be undertaken to ensure that future land uses within the district are appropriate, compatible, and consistent with community goals.

MCL 125.4217 (2)(i): An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.

Over the thirty-year term of this Development Plan and Tax Increment Financing Plan, the total cost of public improvements to be undertaken by the Downtown Development Authority is estimated at approximately $16,650,000. This estimate includes costs associated with project administration, engineering, planning, design, and related professional services. Actual costs may vary as projects advance through design and implementation.

Funding for the proposed improvements is expected to be derived primarily from tax increment revenues generated by increases in taxable value resulting from redevelopment, new construction, and reinvestment within the Development Area, in accordance with this Plan. During the early years of the Plan, tax increment revenues are anticipated to be limited and may require supplementation from additional sources, including developer contributions, state and federal grants, donations, City funds, and other revenues permitted under PA 57 of 2018. Projects will not proceed until sufficient funding has been identified to cover project costs.

Most projects are anticipated to be financed on a "pay-as-you-go" basis using tax increment revenues collected and accumulated over time. However, the Downtown Development Authority may determine that alternative financing mechanisms are necessary to advance certain improvements. Such mechanisms may include bonding, loans, grants, special assessments, or other funding sources authorized under PA 57 of 2018. Any issuance of debt or similar financing instruments will require approval by the City Council. The availability and timing of funding will depend on the stability and growth of the Development Area's taxable value and the extent of future redevelopment and rehabilitation activity.

MCL 125.4217 (2)(j): Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.

The improvements planned in the Development Area are predominantly public in nature. At this time, there are no plans by the Authority to sell, lease, or convey any portions of the development to any particular person, natural or corporate, although such plans shall not be precluded from implementation in the future as need arises. The projects will serve to benefit the public in general, and not any particular person or corporation.

MCL 125.4217 (2)(k): The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.

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There are no specific plans at this point to lease, sell, or convey any improvements within the development area. In the event that properties are to be leased, sold, or conveyed by the Authority to another person, natural or corporate, the City of Ionia Code of Codified Ordinances will be followed.

MCL 125.4217 (2)(l): Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

Based on the Development Area Map included as Appendix A, it has been estimated from the 2020 Decennial Census that the Development Area of approximately 0.24 square miles within the DDA District contains approximately 133 residents. No families or individuals are planned to be displaced and no occupied residences are designated for acquisition and clearance by this Plan. Since it is estimated that more than 100 people reside in the Development Area, a Development Area Citizens Council (DACC) is required by the DDA Act. The Ionia City Council has created the DACC.

MCL 125.4217 (2)(m): A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

It is anticipated that no persons will be displaced as a result of development within the development area. If displacement of persons does occur due to new development, a plan for establishing priority for the relocation of displaced persons in any new housing in the development area will be developed.

MCL 125.4217 (2)(n): Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the federal uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646, 42 USC 4601.

This Plan does not include the acquisition of residential property by the Downtown Development Authority, therefore it is anticipated that no persons will be displaced and relocated. Any residential redevelopment occurring within the Development Area is anticipated to be undertaken by private entities for private development and ownership. If, at some future time, property acquisition through condemnation is determined to be necessary to achieve the objectives of this Plan and such action would result in the displacement of residents, the Downtown Development Authority will prepare and submit an acquisition and relocation plan to the City Council. Any such plan will comply with the requirements of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, including provisions for relocation assistance, financial support, and reimbursement of eligible expenses for displaced persons.

MCL 125.4217 (2)(o): A plan for compliance with 1972 PA 227, MCL 213.321 to 213.332.

The DDA does not intend to condemn property in conjunction with this plan. However, in the future if the condemnation of property is necessary to meet the objective of this plan, the DDA will submit to the City Council a plan and will comply with Act No. 227 of the Public Acts of 1972, as amended, Sections 213.321 to 213.332 of the Michigan Complied Laws.

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MCL 125.4217 (2)(p): Other material that the authority, local public agency, or governing body considers pertinent.

None.

TAX INCREMENT FINANCING PLAN

The Tax Increment Financing (TIF) Plan incorporates the Development Plan and provides a comprehensive description of the tax increment financing mechanism, including the maximum amount of bonded indebtedness that may be issued, the duration of the TIF program, the anticipated impact of tax increment capture on the taxable values of the affected taxing jurisdictions, and the portion of captured taxable value to be utilized by the Downtown Development Authority. This TIF Plan was written in accordance with PA 57 of 2018 and follows the requirements indicated in MCL 125.4214.

Tax Increment Procedure

Tax increment financing, as authorized under the Recodified Tax Increment Financing Act, PA 57 of 2018, is a redevelopment tool that allows a Downtown Development Authority to capture a portion of future property tax revenue generated by increases in taxable value within a designated Development Area and use those revenues to fund public improvements that support redevelopment. When a Tax Increment Financing Plan is adopted, the taxable value of all real and personal property within the Development Area, as equalized on the most recent assessment roll, is established as the initial taxable (or assessed) value. In each subsequent year, the current taxable value of property within the Development Area is determined. The amount by which the current taxable value exceeds the initial taxable value is known as the captured taxable (or assessed) value.

Tax increment revenue is generated by applying the eligible local tax levies of participating taxing jurisdictions to the captured taxable value. During the life of the TIF Plan, taxing jurisdictions continue to receive property tax revenues based on the initial taxable value, while taxes attributable to the captured value are transmitted to the Downtown Development Authority, excluding those millages that are not eligible for capture under state law, such as the State Education Tax and school operating millages. Increases in taxable value that generate tax increment revenues may result from new construction, rehabilitation, remodeling, additions, inflation, or other factors that contribute to property value growth within the Development Area.

Tax increment revenues may be expended annually as they are received, accumulated for future improvements, or pledged to support financing mechanisms such as bonds or loans, all in accordance with the approved Tax Increment Financing Plan. The DDA may use these revenues only for purposes identified in the Plan, and any surplus revenues must be returned proportionally to the affected taxing jurisdictions. The Tax Increment Financing Plan may be amended or terminated by the governing body following required notice and public hearing procedures, and the Downtown Development Authority is required to provide annual reporting on tax increment revenues, expenditures, and outstanding obligations in compliance with PA 57 of 2018.

Initial Assessed Value and Millage Rate

For purposes of this Plan, the initial assessed value is defined as the total taxable value of all real and personal property located within the Development Area as of December 31, 2024, as shown on the

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City's assessment roll that was equalized in May 2025. This is the most recent assessment roll for which equalization was completed at the time this Plan was adopted. Based on that assessment roll, the initial assessed value of the Development Area is $12,070,390.00.

The tax increment levy applicable within the Development Area consists of the combined millage rates levied by the eligible taxing jurisdictions. The participating taxing jurisdictions and the millage rates subject to capture are identified in Table 1, and together total 16.9674 mills per $1,000 of taxable value.

Table 1: Millage Rates	
Taxing Unit	**Millage**
City of Ionia Operating	3.0000
DDA	1.9088
Dial-A-Ride	0.7158
Env. Response	0.1008
Parks	2.0000
Public Safety	1.1500
Solid Waste Disposal	1.0000
Ionia Theatre	1.0000
Ionia County	4.5181
Ionia Co. Commission on Aging	0.4863
Ionia Co. Road Department	0.9884
Ionia Co. Veterans	0.0992
Total	**16.9674**

Statement of Estimated Impact of TIF on All Involved Taxing Jurisdictions

Under this Plan, the impact on the taxing jurisdictions within which the Development Area is located is that the taxable value upon which property taxes are currently levied will remain unchanged for the duration of the Plan. To the extent that private investment and redevelopment occur and taxable values increase as anticipated, a portion of the resulting tax revenues will be captured by the Downtown Development Authority in accordance with this Plan. Table 5 estimates the captured taxable valuation for the life of the Plan while Table 6 estimates tax increment revenues attributable to each participating taxing jurisdiction over the life of the Plan.

Table 5: Estimated Captured Taxable Valuation						
	Fiscal Year (July 1-June 30)	Tax Roll Assessment Date	Initial Assessed Value	Annual Taxable Growth	Current Valuation	Captured Valuation
	2024-2025	12-31-24	$12,070,390			
1	2025-2026	12-31-25		2.70%	$12,564,882.00	$494,492.00
2	2026-2027	12-31-26		2.50%	$12,879,004.05	$808,614.05
3	2027-2028	12-31-27		6.00%	$13,651,744.29	$1,581,354.29
4	2028-2029	12-31-28		2.50%	$13,993,037.90	$1,922,647.90
5	2029-2030	12-31-29		3.50%	$14,482,794.23	$2,412,404.23
6	2030-2031	12-31-30		2.50%	$14,844,864.08	$2,774,474.08
7	2031-2032	12-31-31		2.50%	$15,215,985.68	$3,145,595.68
8	2032-2033	12-31-32		2.50%	$15,596,385.33	$3,525,995.33
9	2033-2034	12-31-33		2.50%	$15,986,294.96	$3,915,904.96
10	2034-2035	12-31-34		2.50%	$16,385,952.33	$4,315,562.33

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11	2035-2036	12-31-35		2.50%	$16,795,601.14	$4,725,211.14
12	2036-2037	12-31-36		2.50%	$17,215,491.17	$5,145,101.17
13	2037-2038	12-31-37		2.50%	$17,645,878.45	$5,575,488.45
14	2038-2039	12-31-38		2.50%	$18,087,025.41	$6,016,635.41
15	2039-2040	12-31-39		2.50%	$18,539,201.05	$6,468,811.05
16	2040-2041	12-31-40		2.50%	$19,002,681.07	$6,932,291.07
17	2041-2042	12-31-41		2.50%	$19,477,748.10	$7,407,358.10
18	2042-2043	12-31-42		2.50%	$19,964,691.80	$7,894,301.80
19	2043-2044	12-31-43		2.50%	$20,463,809.10	$8,393,419.10
20	2044-2045	12-31-44		2.50%	$20,975,404.32	$8,905,014.32
21	2045-2046	12-31-45		2.50%	$21,499,789.43	$9,429,399.43
22	2046-2047	12-31-46		2.50%	$22,037,284.17	$9,966,894.17
23	2047-2048	12-31-47		2.50%	$22,588,216.27	$10,517,826.27
24	2048-2049	12-31-48		2.50%	$23,152,921.68	$11,082,531.68
25	2049-2050	12-31-49		2.50%	$23,731,744.72	$11,661,354.72
26	2050-2051	12-31-50		2.50%	$24,325,038.34	$12,254,648.34
27	2051-2052	12-31-51		2.50%	$24,933,164.30	$12,862,774.30
28	2052-2053	12-31-52		2.50%	$25,556,493.41	$13,486,103.41
29	2053-2054	12-31-53		2.50%	$26,195,405.74	$14,125,015.74
30	2054-2055	12-31-54		2.50%	$26,850,290.88	$14,779,900.88

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Table 6: Estimated Tax Increment Revenues Attributable to Each Participating Taxing Jurisdiction															
	Tax Roll Assmt. Date	Captured Valuation	City of Ionia Op.	DDA	Dial-a-Ride	Env. Resp.	Parks	Public Safety	Solid Waste Disposal	Ionia Theatre	Ionia Co.	Ionia Co. COA	Ionia Co. Roads	Ionia Co. Veterans	Total TIF Revenue
			3.0000	1.9088	0.7158	0.1008	2.0000	1.1500	1.0000	1.0000	4.5181	0.4863	0.9884	0.0992	
1	12-31-25	$494,492.00	$1,483.48	$943.89	$353.96	$49.84	$988.98	$568.67	$494.49	$494.49	$2,234.16	$240.47	$488.76	$49.05	$8,390.24
2	12-31-26	$808,614.05	$2,425.84	$1,543.48	$578.81	$81.51	$1,617.23	$929.91	$808.61	$808.61	$3,653.40	$393.23	$799.23	$80.21	$13,720.08
3	12-31-27	$1,581,354.29	$4,744.06	$3,018.49	$1,131.93	$159.40	$3,162.71	$1,818.56	$1,581.35	$1,581.35	$7,144.72	$769.01	$1,563.01	$156.87	$26,831.47
4	12-31-28	$1,922,647.90	$5,767.94	$3,669.95	$1,376.23	$193.80	$3,845.30	$2,211.05	$1,922.65	$1,922.65	$8,686.72	$934.98	$1,900.35	$190.73	$32,622.34
5	12-31-29	$2,412,404.23	$7,237.21	$4,604.80	$1,726.80	$243.17	$4,824.81	$2,774.26	$2,412.40	$2,412.40	$10,899.48	$1,173.15	$2,384.42	$239.31	$40,932.23
6	12-31-30	$2,774,474.08	$8,323.42	$5,295.92	$1,985.97	$279.67	$5,548.95	$3,190.65	$2,774.47	$2,774.47	$12,535.35	$1,349.23	$2,742.29	$275.23	$47,075.61
7	12-31-31	$3,145,595.68	$9,436.79	$6,004.31	$2,251.62	$317.08	$6,291.19	$3,617.44	$3,145.60	$3,145.60	$14,212.12	$1,529.70	$3,109.11	$312.04	$53,372.58
8	12-31-32	$3,525,995.33	$10,577.99	$6,730.42	$2,523.91	$355.42	$7,051.99	$4,054.89	$3,526.00	$3,526.00	$15,930.80	$1,714.69	$3,485.09	$349.78	$59,826.97
9	12-31-33	$3,915,904.96	$11,747.71	$7,474.68	$2,803.00	$394.72	$7,831.81	$4,503.29	$3,915.90	$3,915.90	$17,692.45	$1,904.30	$3,870.48	$388.46	$66,442.73
10	12-31-34	$4,315,562.33	$12,946.69	$8,237.55	$3,089.08	$435.01	$8,631.12	$4,962.90	$4,315.56	$4,315.56	$19,498.14	$2,098.66	$4,265.50	$428.10	$73,223.87
11	12-31-35	$4,725,211.14	$14,175.63	$9,019.48	$3,382.31	$476.30	$9,450.42	$5,433.99	$4,725.21	$4,725.21	$21,348.98	$2,297.87	$4,670.40	$468.74	$80,174.55
12	12-31-36	$5,145,101.17	$15,435.30	$9,820.97	$3,682.86	$518.63	$10,290.20	$5,916.87	$5,145.10	$5,145.10	$23,246.08	$2,502.06	$5,085.42	$510.39	$87,298.99
13	12-31-37	$5,575,488.45	$16,726.47	$10,642.49	$3,990.93	$562.01	$11,150.98	$6,411.81	$5,575.49	$5,575.49	$25,190.61	$2,711.36	$5,510.81	$553.09	$94,601.54
14	12-31-38	$6,016,635.41	$18,049.91	$11,484.55	$4,306.71	$606.48	$12,033.27	$6,919.13	$6,016.64	$6,016.64	$27,183.76	$2,925.89	$5,946.84	$596.85	$102,086.66
15	12-31-39	$6,468,811.05	$19,406.43	$12,347.67	$4,630.37	$652.06	$12,937.62	$7,439.13	$6,468.81	$6,468.81	$29,226.74	$3,145.78	$6,393.77	$641.71	$109,758.90
16	12-31-40	$6,932,291.07	$20,796.87	$13,232.36	$4,962.13	$698.77	$13,864.58	$7,972.13	$6,932.29	$6,932.29	$31,320.78	$3,371.17	$6,851.88	$687.68	$117,622.96
17	12-31-41	$7,407,358.10	$22,222.07	$14,139.17	$5,302.19	$746.66	$14,814.72	$8,518.46	$7,407.36	$7,407.36	$33,467.18	$3,602.20	$7,321.43	$734.81	$125,683.61
18	12-31-42	$7,894,301.80	$23,682.91	$15,068.64	$5,650.74	$795.75	$15,788.60	$9,078.45	$7,894.30	$7,894.30	$35,667.24	$3,839.00	$7,802.73	$783.11	$133,945.78
19	12-31-43	$8,393,419.10	$25,180.26	$16,021.36	$6,008.01	$846.06	$16,786.84	$9,652.43	$8,393.42	$8,393.42	$37,922.31	$4,081.72	$8,296.06	$832.63	$142,414.50
20	12-31-44	$8,905,014.32	$26,715.04	$16,997.89	$6,374.21	$897.63	$17,810.03	$10,240.77	$8,905.01	$8,905.01	$40,233.75	$4,330.51	$8,801.72	$883.38	$151,094.94
21	12-31-45	$9,429,399.43	$28,288.20	$17,998.84	$6,749.56	$950.48	$18,858.80	$10,843.81	$9,429.40	$9,429.40	$42,602.97	$4,585.52	$9,320.02	$935.40	$159,992.39
22	12-31-46	$9,966,894.17	$29,900.68	$19,024.81	$7,134.30	$1,004.66	$19,933.79	$11,461.93	$9,966.89	$9,966.89	$45,031.42	$4,846.90	$9,851.28	$988.72	$169,112.28
23	12-31-47	$10,517,826.27	$31,553.48	$20,076.43	$7,528.66	$1,060.20	$21,035.65	$12,095.50	$10,517.83	$10,517.83	$47,520.59	$5,114.82	$10,395.82	$1,043.37	$178,460.17
24	12-31-48	$11,082,531.68	$33,247.60	$21,154.34	$7,932.88	$1,117.12	$22,165.06	$12,744.91	$11,082.53	$11,082.53	$50,071.99	$5,389.44	$10,953.97	$1,099.39	$188,041.75
25	12-31-49	$11,661,354.72	$34,984.06	$22,259.19	$8,347.20	$1,175.46	$23,322.71	$13,410.56	$11,661.35	$11,661.35	$52,687.17	$5,670.92	$11,526.08	$1,156.81	$197,862.87
26	12-31-50	$12,254,648.34	$36,763.95	$23,391.67	$8,771.88	$1,235.27	$24,509.30	$14,092.85	$12,254.65	$12,254.65	$55,367.73	$5,959.44	$12,112.49	$1,215.66	$207,929.52
27	12-31-51	$12,862,774.30	$38,588.32	$24,552.46	$9,207.17	$1,296.57	$25,725.55	$14,792.19	$12,862.77	$12,862.77	$58,115.30	$6,255.17	$12,713.57	$1,275.99	$218,247.84
28	12-31-52	$13,486,103.41	$40,458.31	$25,742.27	$9,653.35	$1,359.40	$26,972.21	$15,509.02	$13,486.10	$13,486.10	$60,931.56	$6,558.29	$13,329.66	$1,337.82	$228,824.11
29	12-31-53	$14,125,015.74	$42,375.05	$26,961.83	$10,110.69	$1,423.80	$28,250.03	$16,243.77	$14,125.02	$14,125.02	$63,818.23	$6,869.00	$13,961.17	$1,401.20	$239,664.79
30	12-31-54	$14,779,900.88	$44,339.70	$28,211.87	$10,579.45	$1,489.81	$29,559.80	$16,996.89	$14,779.90	$14,779.90	$66,777.07	$7,187.47	$14,608.45	$1,466.17	$250,776.49
															$3,606,032.75

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The public improvements proposed in this Plan, together with the private investment they are intended to stimulate, are expected to promote long-term stability, reinvestment, and economic growth within the Development Area and the community as a whole. Over time, these improvements are anticipated to result in increased property values both within and adjacent to the Development Area, as well as enhanced taxable values throughout the City upon completion of the Tax Increment Financing Plan. Because the vitality of the downtown district located within the Development Area is closely tied to the overall economic health of the community, all taxing jurisdictions are expected to benefit from a strengthened and expanded tax base resulting from the implementation of this public improvement program.

Duration of Tax Increment Financing Plan

The TIF plan program shall be in effect for a period of 30-years from 2026 through 2055. Tax increment revenues collected under the Plan shall be used solely for purposes authorized in and consistent with the Development Plan, including project implementation, administration, maintenance, and other eligible activities. The Plan shall not be terminated while any bonded indebtedness remains outstanding, unless sufficient funds have been set aside to retire such obligations in full. Any surplus tax increment revenues remaining after the satisfaction of authorized expenditures and obligations shall be returned proportionally to the affected taxing jurisdictions.

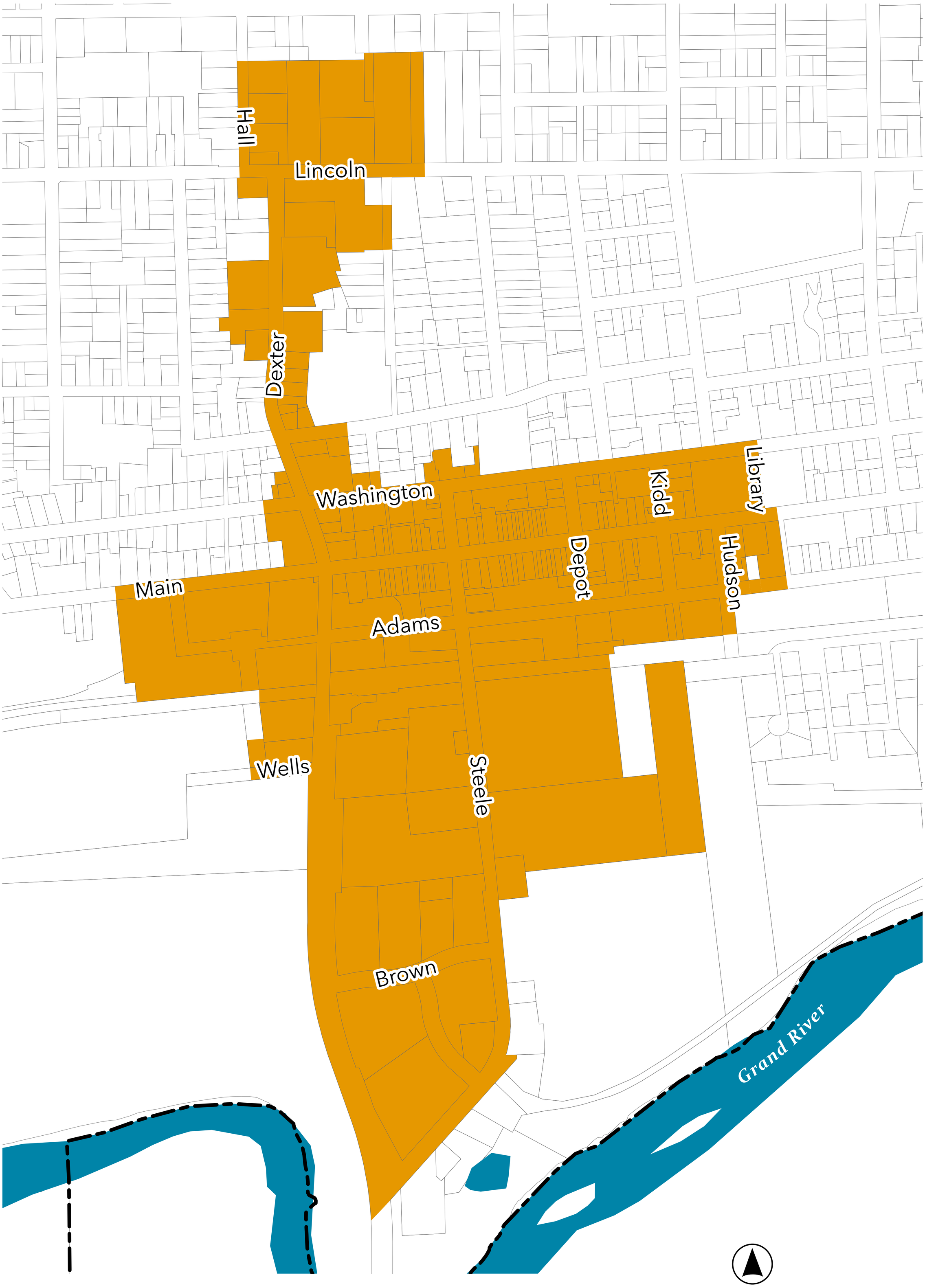
Tax increment revenues may be expended annually as received, accumulated for future use, or allocated on an as-needed basis for eligible development activities, including façade and rehabilitation assistance, blight remediation, property acquisition, right-of-way acquisition, marketing efforts, and other public or public-private projects consistent with the objectives of this Plan. In accordance with the Recodified Tax Increment Financing Act, PA 57 of 2018, the DDA shall prepare and submit an annual report to the City Council and the State Tax Commission detailing the status of the tax increment financing account, including revenues, expenditures, and outstanding obligations, and shall make such report available to the public as required by law.

Maximum Amount of Bond Indebtedness

The Downtown Development Authority does not currently have any bonded indebtedness and anticipates that most public improvement projects will be implemented on a "pay-as-you-go" basis using tax increment revenues as they are received or accumulated over time and held in reserve for future projects. If the DDA determines that issuing debt would be advantageous to advance all or a portion of the improvement program, bonded indebtedness or other borrowing may be undertaken, subject to approval by the City Council and in accordance with PA 57 of 2018. Any debt issued under this Tax Increment Financing Plan shall be limited to projects identified in the Development Plan and constrained by the availability of tax increment revenues sufficient to cover debt service. The maximum amount of bonded indebtedness authorized under this Plan shall not exceed $20 million, and bonds may be issued in any form permitted by state law.

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Appendix A: Development Area Map



Legend

- City Boundary
- Parcels
- Development Area

The Development Area consists of approximately .24 square miles within the DDA District and contains approximately 133 residents, per the 2020 Decennial Census.

City of Ionia

Downtown Development Authority

December, 2025

Appendix B: Development Area Legal Description

BEGINNING AT THE SOUTHEAST CORNER OF LOT 13 OF SMITHS ADDITION TO THE CITY OF IONIA, LIBER 1, PAGE 9; THENCE EASTERLY ALONG THE EASTERLY EXTENSION OF SAID LOT 13 TO THE SOUTHWEST CORNER OF LOT 17 OF SMITHS ADDITION; THENCE EASTERLY ALONG THE SOUTH LINE OF SMITHS ADDITION AND THE EASTERLY EXTENSION THEREOF, TO THE WEST LINE OF LOT 10 OF C. LOVELL'S ADDITION TO THE CITY OF IONIA, LIBER Y, PAGE 556, SAID LINE BEING THE WEST LINE OF THE EAST ½ OF THE SW ¼ OF SECTION 18, T7N-R6W; THENCE NORTH ALONG THE WEST LINE OF LOT 10 OF SAID LOVELL'S ADDITION TO THE NW CORNER OF LOT 10; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOVELL'S ADDITION TO THE NORTHWEST CORNER OF THE EAST 17.5 FEET OF LOT 8 OF LOVELL'S ADDITION; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 8 TO THE SOUTH LINE OF W. LINCOLN AVE; THENCE WESTERLY ALONG THE SOUTH LINE OF W. LINCOLN AVENUE TO THE NORTHWEST CORNER OF LOT 10 OF SUPERVISOR AMPHLETT'S SUBDIVISION OF LOT 23 OF HUTCHINS ADDITION TO IONIA, LIBER 2, PAGE 101; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 10 TO THE SOUTHWEST CORNER OF LOT 10; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 10 AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF BALDIE STREET; THENCE SOUTHERLY ALONG THE EAST LINE OF BALDIE STREET TO THE SOUTHWEST CORNER OF LOT 13 OF BALDIES ADDITION TO THE CITY OF IONIA, LIBER 1, PAGE 16; THENCE NORTHWESTERLY TO THE WEST LINE OF BALDIE STREET, TO A POINT 10 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 6 OF SUPERVISOR AMPHLETT'S SUBDIVISION OF LOT 23 OF HUTCHINS ADDITION TO IONIA; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 6, 90 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 6, 10 FEET TO THE NORTH LINE OF LOT 5 OF SUPERVISOR AMPHLETT'S SUBDIVISION OF LOT 23 OF HUTCHINS ADDITION TO IONIA; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 5 AND THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 22 OF SUPERVISOR AMPHLETT'S SUBDIVISION OF LOT 23 OF HUTCHINS ADDITION TO IONIA; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOT 22 TO THE SOUTHEAST CORNER OF LOT 22; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 22 TO THE SOUTHWEST CORNER OF LOT 22, BEING ON THE EAST LINE OF LOT 24 OF SUPERVISOR HUTCHINS ADDITION TO IONIA, LIBER 1, PAGE 45; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF LOT 24 OF SUPERVISOR HUTCHINS ADDITION TO IONIA TO A POINT 110 FEET NORTHWESTERLY FROM THE SOUTHEAST CORNER OF LOT 24; THENCE S 80° W 54 FEET; THENCE S 12° 30' E 11 FEET; THENCE S 84° W 97.5 FEET TO THE EAST LINE OF LOT 25 OF SUPERVISOR HUTCHINS ADDITION TO IONIA; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 25, 60.5 FEET TO THE SOUTHEAST CORNER OF LOT 25; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 25, 157 FEET TO THE SOUTHWEST CORNER OF LOT 25, BEING ON THE EAST LINE OF N. DEXTER STREET; THENCE SOUTH ALONG THE EAST LINE OF DEXTER STREET, 22 FEET TO THE NORTHWEST CORNER OF LOT 21 OF SUPERVISOR HUTCHINS ADDITION TO IONIA; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 21, 188 FEET TO THE NORTHEAST CORNER OF LOT 21; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 21, 194.9 FEET TO THE SOUTHEAST CORNER OF PARCEL

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RECORDED IN LIBER 581, PAGE 6766; THENCE WESTERLY 64.2 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO THE EAST LINE OF LOT 20 OF SUPERVISOR HUTCHINS ADDITION; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF LOTS 20,15, 14 AND 13 OF SUPERVISOR HUTCHINS ADDITION, 270.6 FEET TO AN ANGLE POINT ON THE EAST LINE OF SAID LOT 13; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF LOT 13 AND LOT 12 OF SUPERVISOR HUTCHINS ADDITION TO THE NORTH LINE OF HIGH STREET; THENCE EASTERLY ALONG THE NORTH LINE OF HIGH STREET TO THE INTERSECTION OF THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 8 OF SUPERVISOR HUTCHINS ADDITION; THENCE SOUTHERLY ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 8, THE WEST LINE OF LOT 8, AND THE WEST LINES OF LOTS 7 AND 1 OF SUPERVISOR HUTCHINS ADDITION, TO A POINT 94.5 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY, PARALLEL WITH THE NORTH LINE OF SAID LOT 1, TO THE WEST LINE OF DYE STREET; THENCE SOUTHERLY ALONG THE WEST LINE OF DYE STREET TO THE NORTH LINE OF W. WASHINGTON STREET; THENCE EASTERLY ALONG THE NORTH LINE OF W. WASHINGTON STREET TO THE SOUTHWEST CORNER OF THE EAST ½ OF LOT 73 OF THE ORIGINAL PLAT OF IONIA, LIBER 1, PAGE 52; THENCE NORTHERLY 96.90 FEET ALONG THE WEST LINE OF THE EAST ½ OF SAID LOT 73 TO THE SOUTH LINE OF THE NORTH 33 FEET OF LOT 73; THENCE EASTERLY 49.5 FEET ALONG SAID SOUTH LINE OF THE NORTH 33 FEET AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF A 16.5 FOOT WIDE ALLEY; THENCE NORTHERLY ALONG SAID CENTERLINE 43.89 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 65 OF SUPERVISOR CARTEN'S ADDITION TO THE CITY OF IONIA, LIBER 1 OF PLATS, PAGE 95; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 65, 90.95 FEET TO THE NORTHEAST CORNER OF LOT 65, BEING ON THE WEST LINE OF LOT 15 OF HALLS ADDITION TO THE CITY OF IONIA, LIBER Y, PAGE 557; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 15, 82.5 FEET MORE OR LESS TO THE SOUTH LINE OF THE NORTH 74 FEET OF THE SOUTH ½ OF LOT 15; THENCE EASTERLY 115 FEET ALONG THE SOUTH LINE OF THE NORTH 74 FEET OF THE SOUTH ½ OF LOT 15; THENCE NORTHERLY, PARALLEL WITH THE EAST LINE OF SAID LOT 15, 74 FEET TO THE NORTH LINE OF THE SOUTH ½ OF LOT 15; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTH ½ OF SAID LOT 15 TO THE EAST LINE OF LOT 15; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 15 TO THE NORTH LINE OF W. WASHINGTON STREET; THENCE EASTERLY ALONG THE NORTH LINE OF W. WASHINGTON STREET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LIBRARY STREET; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF LIBRARY STREET TO THE NORTH LINE OF E. MAIN STREET; THENCE EASTERLY ALONG THE NORTH LINE OF E. MAIN STREET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF CHURCH STREET; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF CHURCH STREET AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF E. ADAMS STREET; THENCE WESTERLY ALONG THE SOUTH LINE OF E. ADAMS STREET TO THE WEST LINE OF HUDSON STREET; THENCE SOUTHERLY 179 FEET MORE OR LESS ALONG THE WEST LINE OF HUDSON STREET AND THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF FORMER GRAND

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TRUNK WESTERN RAILROAD; THENCE WESTERLY 528 FEET MORE OR LESS ALONG THE NORTH LINE OF THE FORMER GRAND TRUNK RAILROAD TO A POINT ON THE EAST LINE OF PARCEL RECORDED IN LIBER 528, PAGE 8639, SAID POINT BEING WESTERLY 2809 FEET MORE OR LESS FROM THE EAST LINE OF SECTION 19, T7N-R6W; THENCE SOUTHERLY 30 FEET ALONG THE EAST LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF SAID PARCEL, BEING NORTHERLY 20 FEET FROM THE CENTERLINE OF THE MAIN TRACK OF FORMER GRAND TRUNK RAILROAD; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL AND PARALLEL WITH THE CENTERLINE OF THE FORMER RAILROAD TO A POINT APPROXIMATELY 650 FEET EASTERLY FROM THE EAST LINE OF STEELE STREET, BEING ON THE NORTHERLY EXTENSION OF THE EAST LINE OF PARCEL RECORDED IN LIBER 630, PAGE 7577; THENCE SOUTHERLY 592 FEET MORE OR LESS ALONG SAID NORTHERLY EXTENSION THEREOF AND THE EAST LINE OF SAID PARCEL RECORDED IN LIBER 630, PAGE 7577 TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID PARCEL 162 FEET TO THE WEST LINE OF THE EAST 186 FEET OF LOT 5 OF SUPERVISOR HANIGAN AND BAXTER'S ADDITION TO THE CITY OF IONIA, LIBER 2 OF PLATS, PAGES 56 AND 57; THENCE NORTHERLY 522 FEET MORE OR LESS ALONG SAID WEST LINE OF THE EAST 186 FEET OF LOT 5 TO THE SOUTH LINE OF FORMER GRAND TRUNK RAILROAD; THENCE EASTERLY 186 FEET ALONG THE SOUTH LINE OF SAID RAILROAD AND THE NORTH LINE OF LOT 5 OF SUPERVISOR HANIGAN AND BAXTER'S ADDITION TO THE NORTHEAST CORNER OF LOT 5; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 5, 917 FEET; THENCE WESTERLY 866 FEET MORE OR LESS ALONG THE SOUTH LINE OF THE NORTH 917 FEET OF SAID LOT 5 AND THE NORTH LINE OF PARCEL 1 AS DESCRIBED IN LIBER 614, PAGE 5958 TO THE EAST LINE OF PARCEL 3B RECORDED IN LIBER 614, PAGE 7283; THENCE SOUTHERLY ALONG SAID EAST LINE 120 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY 132 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO THE EAST LINE OF STEELE STREET, BEING 640 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF LOT 5 OF SAID HANIGAN AND BAXTER'S ADDITION; THENCE SOUTHERLY ALONG THE EAST LINE OF STEELE STREET TO A POINT ON THE WEST LINE OF LOT 7 OF SAID HANIGAN AND BAXTER'S ADDITION, SAID POINT BEING 19.5 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF STEELE STREET TO THE NORTHWEST CORNER OF LOT 9 OF SAID HANIGAN AND BAXTER'S ADDITION; THENCE SOUTHWESTERLY ON THE EXTENSION OF THE NORTH LINE OF SAID LOT 9 TO THE WEST LINE OF S. DEXTER STREET (M-66 HWY); THENCE NORTHERLY ALONG THE WEST LINE OF S. DEXTER STREET (M-66 HWY) TO THE INTERSECTION WITH THE SOUTH LINE OF WELL STREET; THENCE WESTERLY ALONG THE SOUTH LINE OF WELL STREET 295 FEET MORE OR LESS TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF A PARCEL DESCRIBED IN LIBER 600, PAGE 9394; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION 188 FEET MORE OR LESS TO THE NORTH LINE OF LOT 8 OF SUPERVISOR KEISTER'S ADDITION TO THE CITY OF IONIA, RECORDED IN LIBER 2 OF PLATS, PAGE 55; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 8, 80 FEET; THENCE NORTHERLY 164.12 FEET TO THE NORTH LINE OF LOT 7 OF SUPERVISOR KEISTER'S ADDITION (SOUTH LINE OF SAID FORMER RAILROAD), BEING WESTERLY 50.60 FEET FROM THE N.E. CORNER OF SAID LOT 7;

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THENCE ON THE NORTHERLY EXTENSION OF THE PREVIOUS LINE, 64.62 FEET TO THE SOUTHEAST CORNER OFW. ADAMS STREET COURT, SAID POINT BEING WESTERLY 273 FEET FROM THE WEST LINE OF S. DEXTER STREET; THENCE RUNNING WESTERLY, PARALLEL WITH THE CENTERLINE OF THE MAIN TRACK OF SAID FORMER RAILROAD, 585 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF PARCEL RECORDED IN LIBER 649, PAGE 1542; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL 97.19 FEET; THENCE WESTERLY ALONG SAID PARCEL 47.93 FEET; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL AND THE NORTHERLY EXTENSION THEREOF, TO THE NORTH LINE OF W. MAIN STREET; THENCE EASTERLY ALONG THE NORTH LINE OF W. MAIN STREET TO THE SOUTHWEST CORNER OF LOT 19 OF LOVELL AND DYE'S ADDITION TO IONIA, LIBER R, PAGE 792; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 19 TO THE NORTHWEST CORNER OF LOT 19; THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 11 OF LOVELL AND DYE'S ADDITION TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 11 TO THE NORTH LINE OF W. WASHINGTON STREET; THENCE EASTERLY ALONG THE NORTH LINE OF W. WASHINGTON STREET TO A POINT 14 FEET WEST OF THE SOUTHEAST CORNER OF LOT 7 OF LOVELL AND DYE'S ADDITION; THENCE NORTHERLY 66 FEET PARALLEL WITH THE EAST LINE OF SAID LOT 7; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF W. WASHINGTON STREET TO A POINT THAT IS 88 FEET WEST OF THE WEST LINE OF N. DEXTER STREET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID LOT 7 TO THE NORTH LINE OF LOT 7; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF W. WASHINGTON STREET TO THE WEST LINE OF N. DEXTER STREET; THENCE NORTHERLY ALONG THE WEST LINE OF N. DEXTER STREET TO A POINT THAT IS 79 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 130 OF SUPERVISOR VOELKERS ADDITION; THENCE WESTERLY 119.03 FEET ALONG A NORTHERLY LINE OF PARCEL RECORDED IN LIBER 622, PAGE 5630; THENCE NORTHERLY 79.90 FEET ALONG THE EASTERLY LINE OF SAID PARCEL TO THE NORTH LINE OF LOT 131 OF SUPERVISOR VOELKERS ADDITION; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 131, 72.37 FEET TO THE EAST LINE OF THE WEST 50 FEET OF LOT 134 OF SUPERVISOR VOELKERS ADDITION; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID LOT 134 TO THE NORTH LINE OF LOT 134; THENCE WESTERLY ALONG THE NORTH LINE OF LOT 134 TO THE SOUTHWEST CORNER OF LOT 135 OF SUPERVISOR VOELKERS ADDITION; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 135 TO THE SOUTH LINE OF LOT 137 OF SUPERVISOR VOELKERS ADDITION; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 137 TO THE SOUTHEAST CORNER OF LOT 137; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 137 TO THE NORTHWEST CORNER OF SAID LOT 135; THENCE NORTHERLY ALONG THE WEST LINES OF LOTS 139, 140, AND 142 OF SUPERVISOR VOELKERS ADDITION TO THE NORTHWEST CORNER OF LOT 142; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 142 TO THE WEST LINE OF N. DEXTER STREET; THENCE NORTHERLY ALONG THE WEST LINE OF N. DEXTER STREET TO THE NORTHEAST CORNER OF LOT 149 OF SUPERVISOR VOELKERS ADDITION; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 149, 145 FEET; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF N. DEXTER STREET TO THE NORTH LINE OF W. LINCOLN AVENUE; THENCE EASTERLY ALONG THE NORTH

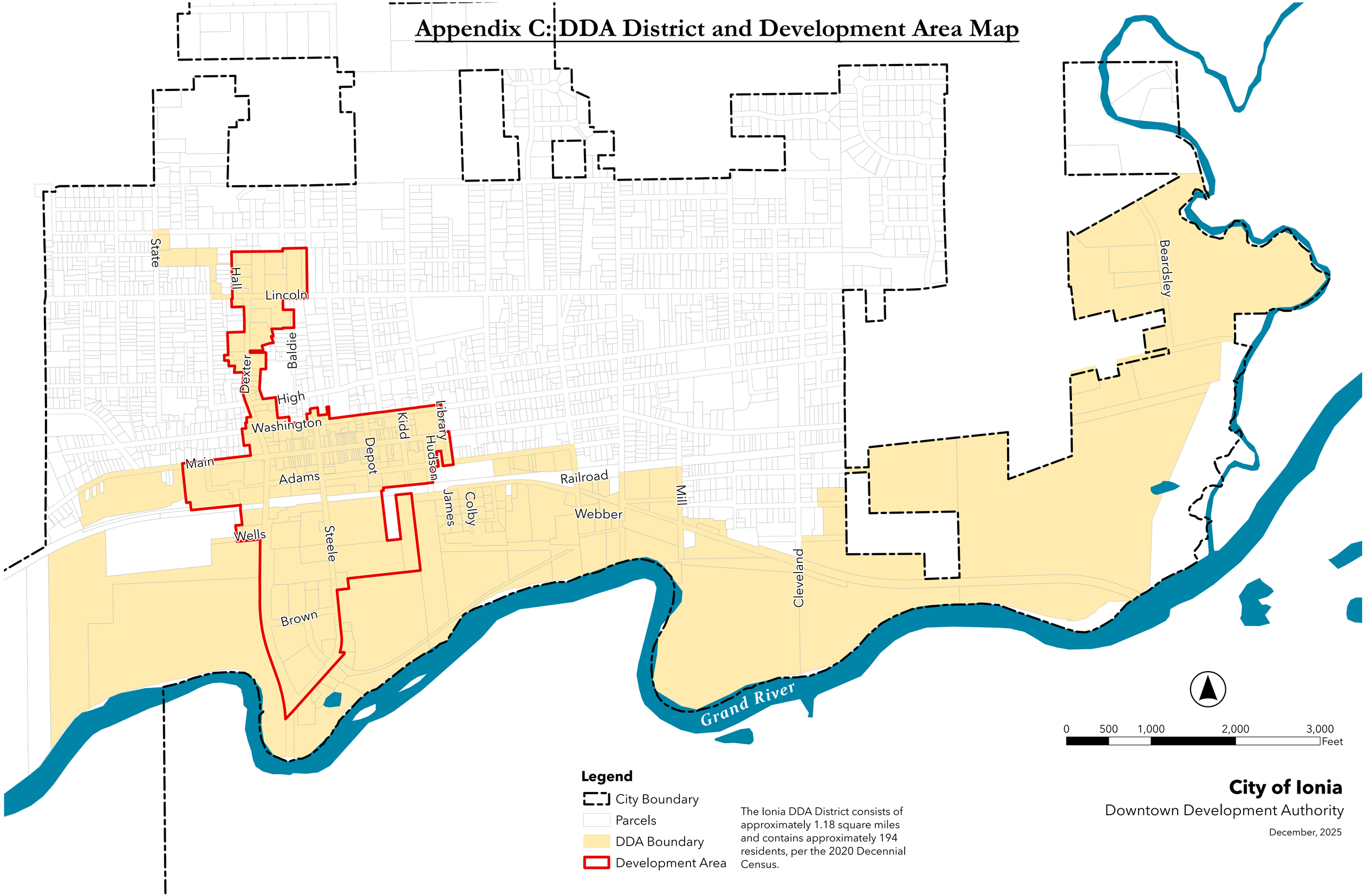
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LINE OF W. LINCOLN AVENUE TO THE WEST LINE OF HALL STREET; THENCE NORTHERLY ALONG THE WEST LINE OF HALL STREET TO THE POINT OF BEGINNING.

EXCEPT A PARCEL RECORDED IN LIBER 539, PAGE 4798, DESCRIBED AS: COMMENCING 80 FEET EAST OF THE SOUTHWEST CORNER OF LOT 5 OF LOVELL'S ADDITION; THENCE EAST 51 FEET TO A DRIVEWAY; THENCE NORTH 113 FEET; THENCE WEST 51 FEET; THENCE SOUTH 113 FEET TO THE PLACE OF BEGINNING, BEING PART OF LOTS 6 AND 7 OF SAID ADDITION.

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Appendix C: DDA District and Development Area Map



Legend

- City Boundary
- Parcels
- DDA Boundary
- Development Area

The Ionia DDA District consists of approximately 1.18 square miles and contains approximately 194 residents, per the 2020 Decennial Census.

City of Ionia

Downtown Development Authority

December, 2025

CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VI.1

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: April 1, 2026

RE: I-DART: Plan Presentations:

- Transportation Development Plan
- Move Ionia - A Plan for Countywide Transit Services

Background:
KFH Group (Rockville, MD) has prepared a Transportation Development Plan and a Plan for Countywide Transit Services titled "Move Ionia." Dan Dalton the principal planner from KFM Group will provide a presentation on the two Ionia Dial-A-Ride Transportation (I-DART) plans. The presentation and copies of both plans follow this communication.

Requested Action / Motion:
It is requested that the Ionia City Council consider a motion to accept the Ionia Dial-A-Ride Transportation Development Plan and Move Ionia Plan - A Plan for Countywide Transit, as presented.

Motion By: **Seconded By:**

Roll Call Vote:				
	Lee	___	Winters	___
	Cook	___	Patrick	___
	Millard	___	Waterman	___
	Starr	___	Cowling	___
		Milewski ___		

I-DART
Transit Development Plan / Move Ionia Plan

Ionia City Council | April 1, 2026



Agenda



1. Project Overview
2. Outreach and Community Engagement
3. I-DART Transit Development Plan
4. Move Ionia: A Plan for Countywide Transit Services
5. Your Questions

Project Overview

Transit Development Plan



- Builds upon and formulates the goals and objectives for I-DART
- Reviews existing transit service
- Identifies unmet transit needs
- Develops an appropriate course of action for the near future

Move Ionia Plan



- Opportunity to look beyond current services and organizational structure to a potential countywide transit system
- Reviews variety of considerations and issues, particularly possible organizational and funding implications

Outreach and Community Engagement

Project Advisory Committee:

- City of Ionia
- City of Belding
- City of Portland
- Ionia County
- Ionia County Commission on Aging
- Ionia County Economic Alliance
- Ionia County Community Member
- Michigan Health & Human Services
- The Right Door
- UMH Sparrow Ionia
- West Michigan Works



- Customer (Rider) Survey
- Community Survey
- Drivers and Operations Staff
- Community Workshop
- Meetings on a Bus Events
- Demographic Analysis
- Previous Plans and Studies



- Review of Existing Conditions
- Transit Needs Assessment
- Review of Demographics and Land Use
- Service Alternatives and Considerations
- Implementation Plan

Some Key Findings

Customer Survey Respondents:

- 67% use I-DART 2-3 times a week or more
- 35% have been using five years+
- 27% not able to make trip without I-DART
- 93% strongly satisfied or satisfied with I-DART services
- 59% with an annual income less than $15K
- Majority between 56-75 years old
- 95% without a household vehicle
- 55% without a valid driver's license

Community Survey Respondents:

- 13% reported using public transportation
- 77% aware of I-DART and have an overall positive impression
- 41% with an annual income of over $75K
- 79% supported additional funding to expand public transportation in the future

Overall Desired Service Improvements:

- Longer Weekday Service Hours
- Expanded Weekend Service
- Expanded Service Between Communities in Ionia County

Potential Service Improvements

Short-Term Improvements:



- Expand Weekday to 7:00 p.m.
- Expand Saturday Service by three hours

Mid-Term Improvements:

- Implement Scheduled Services
  - City of Ionia – M66 Corridor
  - Belding – Ionia
  - Portland – Ionia M66 Corridor



Long-Term Improvement:

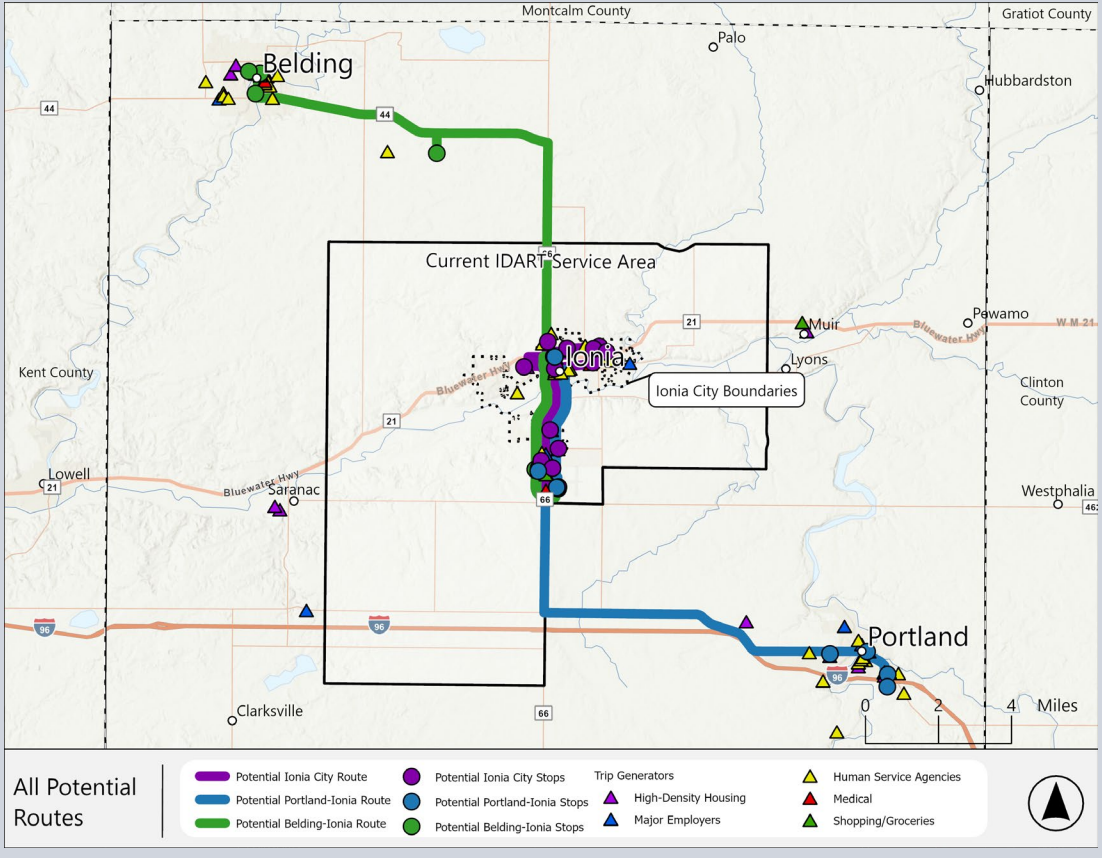
- Expand Sunday Service by two hours



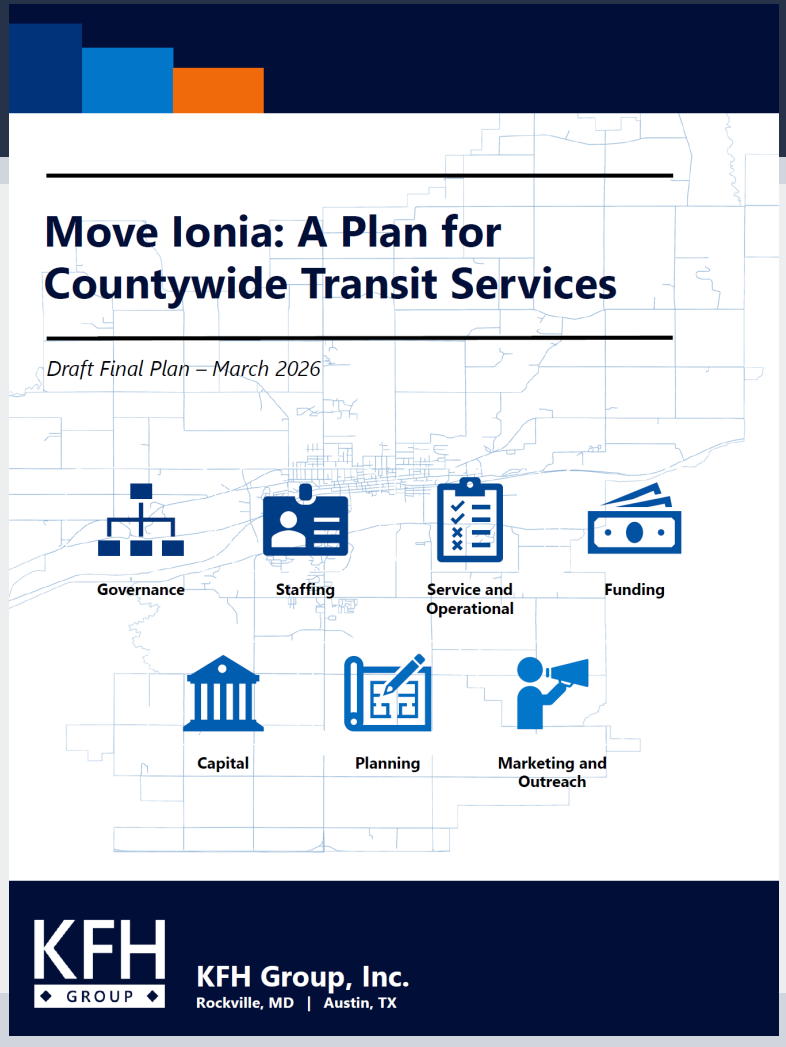
Improvement Highlights:

- Responds to top needs expressed by current customers and community members
- Expands access to key locations and connects communities
- Utilizes vehicles in current fleet
- Offers opportunity to operate more cost-effective scheduled services

Scheduled Service



- Provides customers with specific days and times that services would operate
- Alternative to dial-a-ride and demand-response services, most expensive form of transit
- Extensive marketing would be needed to educate customers on this new type of service



- Builds upon TDP to assess considerations and issues in implementing countywide transit services
- Presents potential implementation plan based on local conditions and lessons learned from other Michigan communities

Governance Considerations

Plan Includes Potential Process for Countywide Authority:

- Board of Directors – Roles and Responsibilities/Composition/ Subcommittees
- Proposed Mission and Vision Statements/Beliefs/Values
- Governing Principles

<u>Also discusses related areas:</u>

- Staffing Considerations
- Service and Operational Considerations
- Marketing and Outreach Considerations

Funding Considerations

- FY2026 Revenues:
  - I-DART Regular Services: $667,747
  - I-DART Job Access: $186,000
  - City of Belding: $250,079
- Primary Local Sources:
  - City of Ionia Millage (0.7158 mills)
  - City of Belding General Funds

Plan includes Conceptual Budget for Countywide System:

- Current Funding Sources:
  - Federal
  - State
  - Local
  - Farebox
- Potential Countywide Millage

Countywide Millage Considerations

- Projected Operating Budget:
  - Includes Expanded Weekday Service and Scheduled Services
  - Annual Inflationary Rate of 4%
  - Projected Annual Budget of $1,792,313
  - Projected Local Share of $705,137

Potential Millage Rate/Revenues:

- 0.25 = $590,387
- 0.30 = $708,465
- 0.35 = $826,542

- Other local sources would include advertising revenue and interest income

Potential Implementation Plan

- Overall plan serves as blueprint for implementing countywide services
- Includes projected timeline, activities, and key actions

Key Steps:

- Finalize *Move Ionia* Plan
- Form Steering Committee
- Gain commitment to formation of authority, confirm board structure, obtain legal counsel
- Prepare and complete appropriate documents
- Hold initial official Board meeting
- Hire Director and finalize staffing plan
- Conduct Countywide Millage Campaign

Questions/Contact Information

Contact Information:

- Dan Dalton, Principal Planner
  - ddalton@kfhgroup.com
- Sarah Lasky, Transportation Planner
  - slasky@kfhgroup.com
- Bennett Powell, Senior Transportation Planner
  - bpowell@kfhgroup.com

Ionia Dial-A-Ride (I-DART) Transit Development Plan

Draft Final TDP – March 2026



KFH GROUP

KFH Group, Inc.
Rockville, MD | Austin, TX

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Appendix A: Ionia-Belding Contract

Appendix B: Customer (Rider) Survey

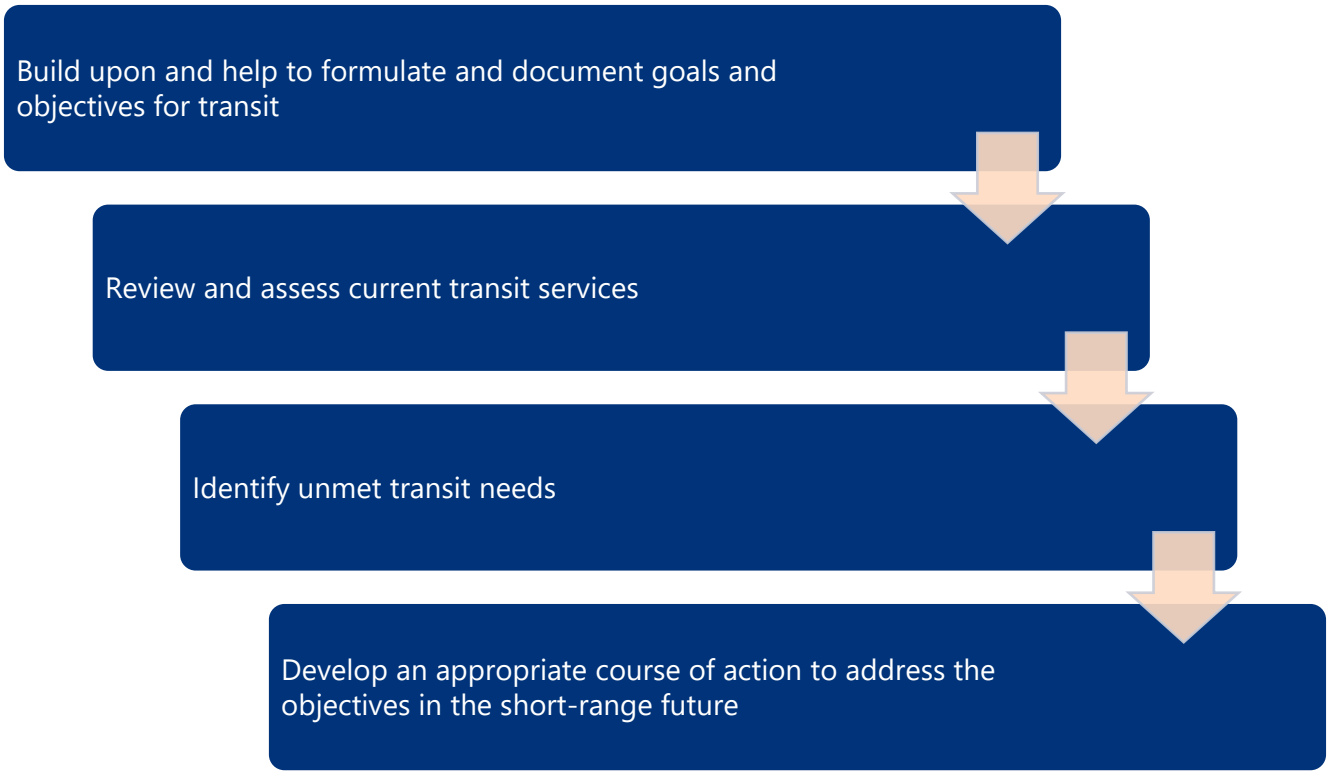
Appendix C: Community Survey

Appendix D: Driver and Operations Staff Questionnaire

Appendix E: Trip Generators

Chapter 1
Introduction

A Transit Development Plan (TDP) is a planning process that should be undertaken on a periodic basis by every transit system. Ionia Dial-A-Ride (I-DART) undertook this process, providing the opportunity to:



This TDP is designed to serve as a guide for I-DART, providing a roadmap for implementing service changes, improvements, and/or potential expansion over a five-year period. It can also serve as a basis for preparing grant applications for transit funding.

While a TDP is typically conducted as a separate planning process, this plan was developed in conjunction with a broader assessment of potential countywide transit services that is detailed in a complementary *Move Ionia: A Plan for Countywide Transit Services* document to this TDP. That plan discusses a variety of considerations and issues related to providing countywide transit services, though some aspects of countywide services – particularly potential scheduled services that would connect key communities in Ionia County – are discussed in this TDP.

Overview of the Plan

The I-DART TDP is presented through the following chapters:

- **Chapter 2** provides an assessment of existing conditions, with a particular focus on the transportation services operated by I-DART.
- **Chapter 3** provides an assessment of transit needs in the I-DART service area based on extensive outreach efforts that included input from current customers (riders), key stakeholders, and the broader community.
- **Chapter 4** reviews the land use and demographic characteristics that affect transit needs and services in the I-DART service area and throughout Ionia County.
- **Chapter 5** presents potential service alternatives to improve current services.
- **Chapter 6** provides final recommendations, including budgeting and implementation considerations over the next five years.

Chapter 2
Existing Conditions

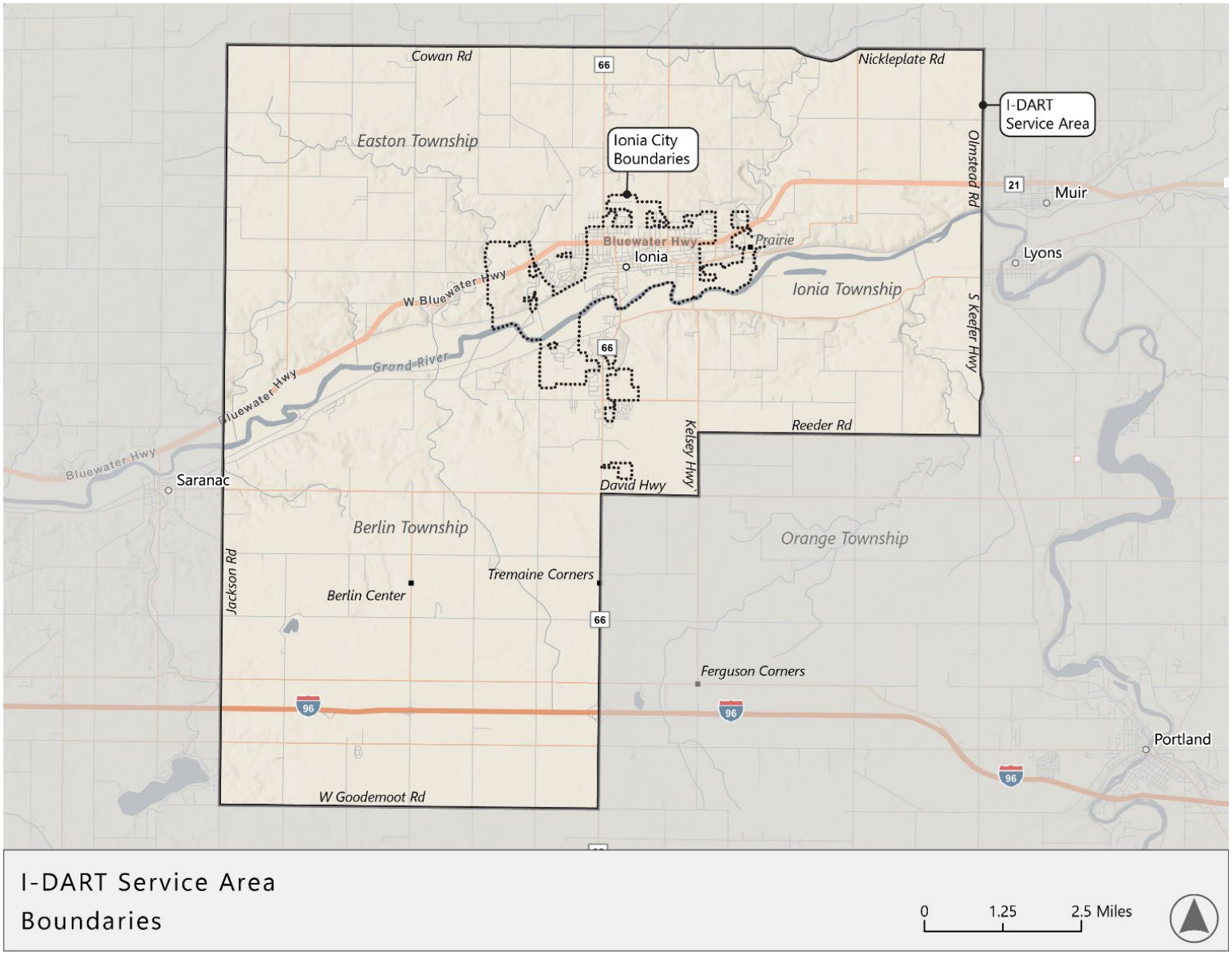
Introduction

This chapter provides a review of current I-DART services, funding sources, and operating expenses, and discusses recent ridership and overall performance in relation to typical transit industry standards. The chapter also documents the current I-DART vehicle fleet, facilities, and technology. Along with the needs assessment and demographic analysis discussed in subsequent chapters, this information serves as the basis for the development of possible service alternatives.

Background

I-DART is a public transportation service established by the City of Ionia in 1980, and is a shared ride, demand-response service through which customers call I-DART to schedule their rides. I-DART operates Monday through Friday from 6:00 a.m. to 4:45 p.m., and Saturday from 9:00 a.m. to 1:00 p.m., offering services within the City of Ionia limits, Berlin Township, Ionia Township, Easton Township, and Orange Township. **Figure 2-1** shows the I-DART service area. I-DART has recently implemented an on-demand microtransit service where customers can request trips through their smartphones, branded as I-Go.

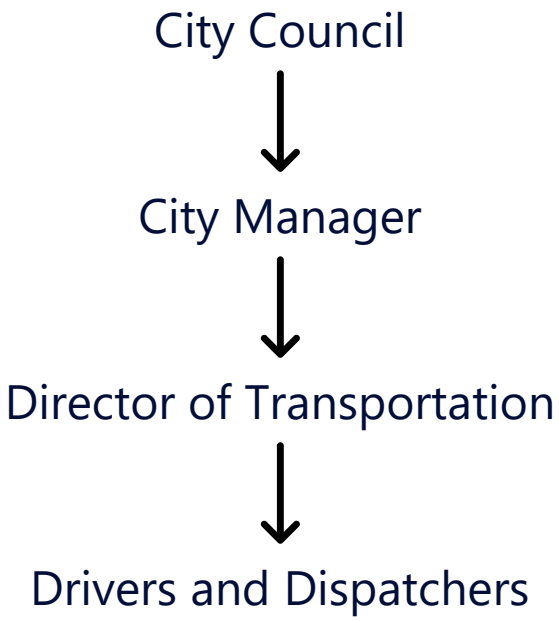
Figure 2-1: I-DART Service Area



Governance / Organizational Structure

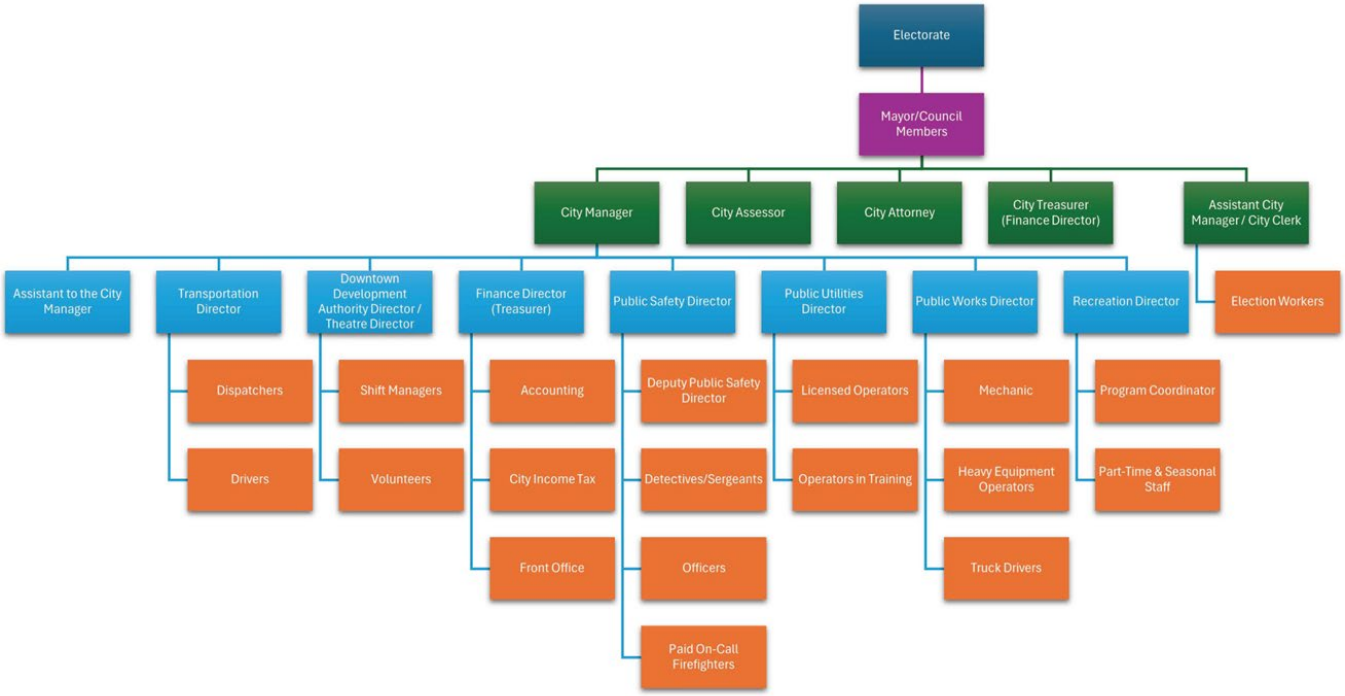
I-DART is managed by the Director of Transportation, reporting to the City Manager who is responsible for appointing, directing, and supervising all administrative officers of the City of Ionia. The City Manager reports to the City Council, as shown in the organizational chart provided in **Figure 2-2**. A broader organization chart for the City of Ionia that shows I-DART in relation to other city departments is depicted in **Figure 2-3**.

Figure 2-2: I-DART Organizational Chart



SOURCE: CITY OF IONIA DIAL-A-RIDE

Figure 2-3: City of Ionia Organizational Chart



SOURCE: CITY OF IONIA WEBSITE

I-DART Services

Dial-A-Ride Service

As noted earlier, I-DART is a shared ride, demand-response public transportation system where customers call to schedule their rides or book through the I-DART app. Trips are then grouped with other riders along the same routes. Operating hours are Monday through Friday from 6:30 a.m. to 4:45 p.m., and on Saturday from 9:00 a.m. to 1:00 p.m. While customers are encouraged to reserve their ride one hour in advance, I-DART recommends that, when possible, they arrange their trip 24 hours in advance. I-DART also reminds customers that the peak service hours are between 7:00 a.m. to 9:00 a.m. and 2:30 p.m. to 4:00 p.m. To minimize possible wait times, customers are encouraged to schedule their rides in advance or during off-peak hours from September to mid-June.

I-Go Microtransit Service

During the summer of 2025, I-DART launched a new on-demand transit service called I-Go. Currently, I-Go serves all of Ionia County through the use of two accessible vehicles. I-Go operates Monday through Friday from 6:00 a.m. to 8:00 p.m., Saturday from 8:00 a.m. to 3:00 p.m. and Sunday from 7:00 a.m. to 2:00 p.m.

Fare Structure

The current fare structure for Dial-A-Ride services is provided in **Table 2-1**.

Table 2-1: Single Ride

Fare Type	One Way Trip
Adult	$3.00
Children, Pre-Kindergarten	$1.50
Student, Kindergarten through 12th Grade	$2.00
Persons with Disability (DAR Eligibility Form on File)	$1.50
Senior Citizens, Ages 62 and Older	$1.50
Senior Citizens Hours (Cash or Trip Credit Only) [Monday-Friday 10:00 am-11:00 a.m. and 1:00 pm-2:00 p.m., Saturday 10:30 a.m.-11:30 p.m.]	$1.00

Trip credit is loaded to a rider's account and deducted automatically. Trip credit may be purchased at the I-DART office, online, through the rider app, or by providing payment to the driver at the pick-up location. Trip credit bundle information is shown in **Table 2-2**.

Table 2-2: Trip Credit Bundles

Trip Credit Bundle Type	Bundle Price
$15 Trip Credit	$14.00
$30 Trip Credit	$27.00
$60 Trip Credit	$52.00

The current I-Go fare structure for the on-demand services are shown in **Table 2-3.**

Table 2-3: I-Go Service Fares

Mileage	One-Way Regular Fare
< 6 miles	$3.00
6 – 10 miles	$5.00
11 – 15 miles	$7.00
16 – 20 miles	$10.00
>20 miles	$15.00
Each extra passenger	$3.00

Funding Sources

Federal / State Programs

I-DART receives federal and state funding that is administered by the Michigan Department of Transportation (MDOT) Office of Passenger Transportation through a variety of programs and requires an annual application process. Projected funding through these programs is a component of the proposed financial plan presented in Chapter 6 of the TDP. I-DART receives funding through the following MDOT programs.

Regular Services Program

Operating Assistance Programs

- **State Operating Assistance Program** – State funding is based on an annual budgeted Operating Assistance Report (OAR) submitted by I-DART. According to I-DART, operating assistance for FY 2027 will be 33.1804% of eligible expenses.

- **Federal Rural Area Formula Program (Section 5311)** – According to the MDOT FY2026 Application Instructions for Public Transit Programs, rural transit systems like Ionia Dial-A-Ride can use 18% of their budgeted OAR eligible expenses as an estimate. While listed in the application under 'operating assistance programs,' the application notes that these allocated funds can be used for operations and/or capital expenses, and this must be determined during the application process.

Capital Assistance Programs

- Federal Capital Assistance Programs
- State Capital Assistance Programs

Job Access and Reverse Commute (JARC) Program

MDOT notes that JARC activities are intended to provide innovative and flexible transportation for the employment needs of individuals with limited incomes—this includes providing transportation to employment opportunities from urban and rural areas to suburban areas for individuals of all income levels. JARC activities are eligible under the Section 5311 program. The MDOT FY2026 application also notes that no new or expansion projects are being funded.

Equitable Mobility Program

This MDOT program aims to address mobility gaps and improve access to education, jobs, health care, nutritious food, and socialization opportunities. MDOT notes that the program is part of a broader initiative to enhance the quality of life and equity with the state. I-DART was one of six organizations to receive funds through this competitive program and used the funding to support the new I-Go service.

Local Funding

Local funding for I-DART is provided through a millage that is included in Article VIII of the Charter of the City of Ionia. The Charter states that the City Council shall have full power and authority to levy and collect from year-to-year such amount of taxes upon all real and personal property and may levy a transportation tax of no more than three-quarters of one mill on each dollar of the equalized valuation in any one year.

The use of a millage as the local source of funding by I-DART is similar to many local transit systems in Michigan that are supported through this process. The millage rate is the rate at which taxes are levied on property, and a mill is 1/1000 of a dollar.

Farebox Recovery

As noted earlier, in addition to federal, state, and local sources, Ionia Dial-A-Ride has a fare structure and is supported through those fares collected from customers. In FY2025, $68,240 were recovered for through fares—about 11% of overall revenues.

Funding Summary

Table 2-4 provides a summary of operating funding through the Regular Services Program for the FY2021-2025 period. As shown, federal and local funding has varied from year-to-year.

Table 2-4: I-DART Historical Funding – Regular Services Program

Year	2021	2022	2023	2024	2025
Federal	$220,953	$217,805	$222,742	$108,747	$124,041
State	$207,056	$202,318	$208,513	$242,728	$228,043
Local	$128,142	$339,760	$206,935	$128,450	$134,654
Farebox Recovery	$50,201	$64,156	$67,889	$64,484	$68,240

SOURCE: MDOT RECONCILED REVENUE SCHEDULE REPORTS: 2021-2025 / I-DART

Table 2-5 provides a summary of operating funding through the JARC Program for the FY2021-2025 period.

Table 2-5: I-DART Historical Funding – JARC Program

Year	2021	2022	2023	2024	2025
Federal/State	$110,825	$118,875	$119,199	$118,713	$125,450
Pass-Through Revenue	$49,625	$49,625	$49,301	$49,787	$43,050
Farebox Recovery	$17,932	$16,771	$15,502	$17,413	$17,623

SOURCE: MDOT RECONCILED JOB ACCESS REVENUE SCHEDULE REPORTS: 2021-2025 / I-DART

Existing Ionia Dial-A-Ride Facilities, Technology, and Fleet

I-DART is located at 251 E. Adams Street, in Ionia, Michigan, which houses the administrative offices, dispatch, and vehicle maintenance facilities. For dispatching and scheduling, I-DART has used PCTrans software since 2013, although software from Via was recently procured. I-DART is using Liftango software for the new I-Go Microtransit service.

Table 2-6 provides information on the 13 vehicles that make up the current I-DART fleet. Capital requests submitted by I-DART to MDOT are summarized in **Table 2-7**.



Source: Google Maps

Table 2-6: Current I-DART and I-Go Vehicle Inventory

Local ID	Year	Type	Make	Model	Fuel	Seating Capacity	Lift Quantity	Mileage	Funding Source
DART 1	2019	Small Bus	Ford	Eldorado	Gas	18	2	117,173	State
DART 2	2020	Small Bus	Ford	Eldorado	Gas	18	2	85,892	State
DART 4	2020	Small Bus	Ford	Eldorado	Gas	18	2	110,317	Fed/State
DART 6	2020	Small Bus	Ford	Eldorado	Gas	18	2	93,882	State
DART 7	2017	Small Bus	Ford	Champion	Gas	14	2	110,547	Fed/State
DART 8	2018	Small Bus	Ford	Eldorado	Gas	18	2	127,526	Fed/State
DART 9	2013	Small Bus	Ford	Eldorado	Gas	14	2	145,938	Federal
DART 12	2018	Small Bus	Ford	Eldorado	Gas	18	2	117,791	Fed/State
DART 14	2019	Small Bus	Ford	Eldorado	Gas	18	2	99,561	State
DART 15	2023	E-Transit	Ford	E-Transit	Electric	7-9	2	14,742	Consumers
DART 16	2023	E-Transit	Ford	E-Transit	Electric	7-9	2	886	Consumers
I-Go 1	2024	Minivan	Chevy	Voyager	Gas	5	2	34,025	Federal
I-Go 2	2024	Minivan	Chevy	Voyager	Gas	5	2	35,328	Federal

SOURCE: I-DART, JANUARY 2026

Table 2-7: I-DART Capital Requests to MDOT

Requested Year	Capital Item	Federal Amount	State Amount	Local Amount	Total Amount	MDOT Funding Program
2026	Mobility Management	$58,000	$14,500	$0	$72,500	Section 5310/NF
2026	Equipment	$13,200	$3,300	$0	$16,500	Section 5339 - Bus and Bus Facilities
2026	Vehicle	$690,000	$172,500	$0	$862,500	Section 5339 - Bus and Bus Facilities
2026	Facility	$40,000	$10,000	$0	$50,000	Section 5339 - Bus and Bus Facilities
2026	Equipment	$5,600	$1,400	$0	$7,000	Section 5339 - Bus and Bus Facilities
2027	Facility	$40,000	$10,000	$0	$50,000	STBG (STP)
2027	Mobility Management	$58,000	$14,500	$0	$72,500	Section 5310/NF
2027	Equipment	$8,000	$2,000	$0	$10,000	Section 5339 - Bus and Bus Facilities
2027	Vehicle	$0	$0	$0	$0	Section 5339 - Bus and Bus Facilities
2028	Mobility Management	$58,000	$14,500	$0	$72,500	Section 5310/NF
2028	Equipment	$8,000	$2,000	$0	$10,000	Section 5339 - Bus and Bus Facilities
2028	Facility	$80,000	$20,000	$0	$100,000	Section 5339 - Bus and Bus Facilities
2029	Vehicle	$0	$0	$0	$0	STBG (STP)
2029	Mobility Management	$58,000	$14,500	$0	$72,500	Section 5310/NF
2029	Equipment	$5,600	$1,400	$0	$7,000	Section 5339 - Bus and Bus Facilities
2029	Facility	$24,000	$6,000	$0	$30,000	Section 5339 - Bus and Bus Facilities

SOURCE: IONIA DIAL-A-RIDE CAPITAL REQUESTS TO MDOT

The capital requests correspond to the following vehicle replacement schedule:

- **FY2026** – Expansion for mobility manager, update of vault equipment, replacement of DART 1, 8, 12, 14, and replacement of DART 7 (all of which have exceeded their useful life).

The TAM Plan contains an inventory of all the equipment operated by Michigan's rural transit agencies, including I-DART. Recipients of federal funding are required to provide to the Federal Transit Administration (FTA) an inventory of their assets, conditions assessments of those assets, and their performance targets.

Operating Expenses

Table 2-8 provides line-item amounts for I-DART operating expenses for FY2025 (October 1, 2024 – September 30, 2025) for the Regular Services and JARC Programs. As indicated in the table, the majority of expenses are for operator and dispatcher wages that tie directly to service operations.

Table 2-8: FY2025 I-DART Operating Expenses

Line Item	Regular Service	Job Access	New Service (Equitable Mobility Challenge)	Total Services
Operators Salaries and Wages	$266,535	$54,692	$43,391	$475,811
Other Salaries and Wages	$73,838	$18,167	$19,188	$111,193
Dispatchers' Salaries and Wages	$41,690	$11,945	$11,241	$64,876
Fringe Benefits	$38,161	$7,120	$5,308	$50,589
Pensions	$31,604	$8,772	$8,495	$48,871
Advertising Fees	$8,128	$43	$1,721	$9,892
Audit Costs	$2,283	$0	$468	$2,751
Other Services	$94,353	$65,821	$22,698	$182,872
Fuels and Lubricants	$44,268	$9,908	$3,697	$57,873
Tires and Tubes	$7,820	$1,533	$0	$9,353
Other Materials, Supplies, or Purchases	$4,548	$792	$370	$5,710
Utilities	$36,279	$4,669	$7,666	$48,614
Liability Insurance	$10,751	$2,763	$2,473	$15,987
Travel, Meetings, and Training	$6,911	$402	$0	$7,313
Association Dues and Subscriptions	$1,425	$0	$0	$1,425
Depreciation	$133,615	$0	$0	$133,615
Misc. Expenses	$160	$36	$5,277	$5,473
Pass-Through Expense (Belding Third Party Contract)	$0	$43,050	$0	$43,050
Ineligible Depreciation	$128,612	$0	$0	$128,612
Ineligible Percent of Association Dues	$92	$0	$0	$92
Ineligible Expenses Associated w/Rentals	$7,688	$0	$0	$7,688
Ineligible RTAP	$5,080	$0	$0	$5,080
Ineligible JARC Fares	$0	$17,623	$7,885	$25,508
Ineligible Pass-Through	$0	$43,050	$0	$43,050
Total Expenses	$802,369	$229,173	$131,993	$1,163,535
Total Ineligible Expenses	$141,472	$60,673	$7,885	$210,030
Total Eligible Expenses	$660,897	$168,500	$124,108	$953,505

SOURCES: FY2025 MDOT RECONCILED OPERATING ASSISTANCE REPORT (OAR) - EXPENSE SCHEDULE REPORT, FY2025 MDOT RECONCILED JOB ACCESS REPORT - EXPENSE SCHEDULE REPORT, FY2025 MDOT RECONCILED NEW SERVICES - EXPENSE SCHEDULE REPORT

Ridership Data

An overview of system ridership through the Regular Services Program funding for the last five years is provided in **Table 2-9**. A review of the ridership indicates a significant increase in FY2022 as ridership rebounded after the COVID-19 pandemic. Ridership continued to increase in FY2023, decreased slightly in FY2024, and then increased slightly in FY2025.

Table 2-9: I-DART Ridership Data – Regular Services Program

Year	Total Passengers	Change from Previous Year
2021	33,336	-
2022	43,350	30.0%
2023	45,041	3.9%
2024	44,337	-1.6%
2025	44,724	0.9%

SOURCES: 2021-2023 - MDOT REVENUE/EXPENSE REPORTS
2024 AND 2025: MDOT RECONCILED OPERATING ASSISTANCE REPORT FOR REGULAR SERVICE

Ridership through JARC Program funding for the last five years is provided in **Table 2-10**. A review indicates that ridership peaked in FY2022, decreased in FY2023, and then increased in both FY2024 and FY2025.

Table 2-10: I-DART Ridership Data – JARC Program

Year	Total Passengers	Change from Previous Year
2021	9,442	-
2022	9,573	1.4%
2023	8,340	-12.9%
2024	9,216	9.5%
2025	9,505	3.0%

SOURCE: MDOT RECONCILED JOB ACCESS REVENUE SCHEDULE REPORTS: 2021-2025

Operating and Performance Data

Transit services are typically evaluated for both efficiency (doing things right) and effectiveness (doing the right things):

- Efficiency is usually analyzed by operating cost per hour, mile, and passenger trip.
- Effectiveness, emphasized by passenger productivity, is usually analyzed by passenger trips per mile and hour. The most useful single measure is the passenger trips per hour, as it reflects usage concerning the amount of service provided. Generally speaking, the majority of transit operating costs are hourly (wages and benefits), so higher values of trips per hour reflect better use of resources.

Table 2-11 provides operating and performance data through the Regular Services Program funding for the FY2021-2025 period. This data shows:

- Vehicle miles and hours have increased throughout the period as implications from the pandemic subsided and demand for services increased.
- Cost per hour and cost per mile gradually increased between FY2021 and FY2023, then lowered in FY2024 and then increased slightly in FY2025.
- Passenger trips per mile and per hour have remained fairly consistent throughout the five-year period, peaking in FY2023 and showing a slight decrease in subsequent years. This is most likely due to the variable factors associated with the demand-response service model that has been in place throughout this timeframe.

Table 2-11: I-DART Operating and Performance Data – Regular Services Program

Performance Characteristic	2021	2022	2023	2024	2025
Total Passenger Trips	33,336	43,350	45,041	44,337	44,724
Total Miles	95,403	105,480	106,326	112,548	121,143
Total Vehicle Hours	7,952	8,476	8,877	9,364	9,528
Total Eligible Expenses	$492,443	$535,547	$589,448	$596,403	$660,897
Cost/Mile	$5.16	$5.08	$5.54	$5.30	$5.46
Cost/Hour	$61.93	$63.18	$66.40	$63.69	$69.36
Cost/Passenger Trip	$14.77	$12.35	$13.09	$13.45	$14.78
Passenger Trips/Mile	0.35	0.41	0.42	0.39	0.37
Passenger Trips/Hour	4.19	5.11	5.07	4.73	4.69

SOURCES: 2021-2023 - MDOT PERFORMANCE INDICATORS
2024 AND 2025 MDOT RECONCILED OPERATING ASSISTANCE REPORT FOR REGULAR SERVICE

Table 2-12 provides operating and performance data through JARC Program funding for the FY2021-2025 period. As shown cost per passenger trip, passenger trips per hour, and passenger trips per mile have shown favorable results over the last three years, while other areas have remained constant through the period.

Table 2-12: I-DART Operating and Performance Data – JARC Program

Performance Characteristic	2021	2022	2023	2024	2025
Total Passenger Trips	9,442	9,573	8,340	9,216	9,505
Total Miles	39,602	43,386	41,987	42,008	42,034
Total Vehicle Hours	2,835	2,881	2,882	2,899	2,809
Total Eligible Expenses	$160,450	$168,500	$168,500	$168,500	$168,500
Cost/Mile	$4.05	$3.88	$4.01	$4.01	$4.01
Cost/Hour	$56.60	$58.49	$58.47	$58.12	$59.99
Cost/Passenger Trip	$16.99	$17.60	$20.20	$18.28	$17.73
Passenger Trips/Mile	0.24	0.22	0.20	0.22	0.23
Passenger Trips/Hour	3.33	3.32	2.89	3.18	3.38

SOURCES: 2021-2023 - MDOT PERFORMANCE INDICATORS
2024 AND 2025 MDOT RECONCILED OPERATING ASSISTANCE REPORT FOR JARC PROGRAM

While MDOT does not have prescribed performance measures for transit services in Michigan, there are industry guidelines that can serve as a tool to assess and monitor the effectiveness and efficiency of these services. While no two transit systems are the same, the use of these guidelines can provide an assessment of services provided by I-DART compared to industry norms. When comparing the performance measures through the Regular Services Program funding (**Table 2-11**) to typical rural transit services, FY2025 indicated the following:

- **Cost Per Hour:** Typically, this cost should be between $44 to $66 per hour, so I-DART is just slightly above that range ($69.36).
- **Cost Per Mile:** The typically acceptable range for this performance measurement is between $2.25 and $4.50 per mile, so I-DART is above this range ($5.46).
- **Cost Per Passenger Trip**: Typically, the cost per passenger trip should be between $7.75 and $19.75, so I-DART is within this range ($14.78).

- **Passenger Trips Per Mile:** The results of this performance indicator should be within the .15 and .30 range, so I-DART is exceeding this measure (0.37).
- **Passenger Trips Per Hour:** Typically, this indicator should be 2.5 and 5.0 passenger trips per hour, so I-DART is within this range (4.69).

It should be noted that rural dial-a-ride services like those operated by I-DART—with numerous daily variables and the need for customers for call for nearly every trip—is the most difficult type of transit to operate. The cost per trip is also higher than any other transit mode. Demand-response service productivity is inherently low and is impacted by a variety of uncontrollable factors. While I-DART is meeting or exceeding some performance measures the development of alternatives and options discussed later in this plan focus on opportunities to provide even more efficient and effective services.

Current and Future Budgets

The current FY2026 operating budgets for the Regular Services and JARC Programs are provided in **Table 2-13.** These budgets served as the starting point for future projected budgets included in Chapter 6 of the TDP.

Table 2-13: I-DART FY2026 Operating Budgets

Line Item	Regular Service	Job Access	Total Services
Expenses			
Operators Wages	$256,000	$51,115	$307,115
Other Salaries and Wages	$89,500	$17,750	$107,250
Dispatchers' Salaries and Wages	$58,000	$11,700	$69,700
Fringe Benefits	$38,000	$8,500	$46,500
Pensions	$38,050	$7,920	$45,970
Advertising Fees	$8,000	$40	$8,040
Audit Costs	$3,000	$650	$3,650
Other Services	$87,000	$69,750	$156,750
Fuels and Lubricants	$48,500	$10,500	$59,000
Tires and Tubes	$4,500	$1,000	$5,500
Other Materials and Supplies	$2,500	$500	$3,000
Utilities	$33,500	$4,000	$37,500
Liability Insurance	$16,000	$2,500	$18,500
Travel, Meetings, and Training	$2,500	$50	$2,550

Line Item	Regular Service	Job Access	Total Services
Association Dues and Subscriptions	$1,450	$0	$1,450
Depreciation	$124,000		$124,000
Other Misc. Expenses	$150	$25	$175
Pass-Through Expense (Belding Third Party Contract)	$0	$50,000	$50,000
Ineligible Depreciation	$123,500	$0	$123,500
Ineligible Percent of Association Dues	$95	$0	$95
Ineligible Expenses Associated w/Rentals	$10,500	$0	$10,500
Ineligible RTAP	$5,500	$0	$5,500
Ineligible DB Pensions	$3,500	$0	$3,500
Ineligible JARC Fares	$0	$17,500	$17,500
Ineligible Pass-Through Expense (Belding Third Party Contract)	$0	$50,000	$50,000
Total Expenses	$810,650	$236,000	$1,046,650
Total Ineligible Expenses	$143,095	$67,500	$210,595
Total Eligible Expenses	$667,555	$168,500	$836,055
Revenues			
Passenger Fares	$76,750	$17,500	$94,250
Gains from Sales of Capital Assets	$15,000	$0	$15,000
Other Non-Trans Revenue	$13,500	$0	$13,500
Local (Millage)	$142,000	$0	$142,000
Local (Easton Township)	$40,281	$0	$40,281
State	$207,056	$59,250	$266,306
Federal	$125,660	$59,250	$184,910
Interest Income	$47,500	$0	$47,500
Pass-Through (Belding Third Party Contract)	$0	$50,000	$50,000
Total Revenues	$667,747	$186,000	$853,747

Marketing and Outreach

Currently, I-DART not only markets its services through advertisements with a local radio station but also provides advertising on its buses. It also utilizes guidebooks produced by the Chamber of Commerce to advertise for local recreational locations and RV parks.

Other Transportation Services

While the focus of the TDP process is on I-DART, the following section provides an overview of other transportation services available in the county and broader region.

Public Transportation

City of Belding Dial-A-Ride Shuttle Bus Service

The City of Belding is located in Ionia County and is approximately 15 miles from the City of Ionia. The City of Belding's Dial-a-Ride transportation services operate Monday through Friday from 6:30 a.m. to 4:15 p.m. Fare for the service within the Belding area is $3.00 per adult, $2.50 per student, and $1.50 per senior or person with a disability. Children aged three years or younger ride free when accompanied by an adult. Special routes and times are also available on weekdays between the cities of Belding, Greenville, and Ionia. According to MDOT Vehicle Statistics for FY2024 the Belding Dial-a-Ride fleet consists of five vehicles, all equipped with wheelchair lifts.

As indicated previously, the City of Ionia serves as pass-through for Job Access funds to the City of Belding ($50,000 for FY2026). The agreement between the two cities is provided in ***Appendix A***. Performance measures for the City of Belding Dial-a-Ride service are provided in **Table 2-14**.

Table 2-14: City of Belding Dial-a-Ride Operating and Performance Data

Performance Characteristic	2021	2022	2023	2024
Total Passenger Trips	21,537	23,385	20,570	17,997
Total Miles	72,043	54,375	61,280	60,247
Total Vehicle Hours	6,168	6,125	6,112	6,048
Total Eligible Expenses	$267,309	$277,592	$249,134	$277,321
Cost/Mile	$3.71	$5.11	$4.07	$4.60
Cost/Hour	$43.34	$45.32	$40.76	$45.85
Cost/Passenger Trip	$12.41	$11.87	$12.11	$15.41
Passenger Trips/Mile	0.30	0.43	0.34	0.30
Passenger Trips/Hour	3.49	3.82	3.37	2.98

SOURCE: 2021-2024 - MDOT PERFORMANCE INDICATORS

A review of these performance indicators for FY2024 in relation to I-DART regular services that year indicates that cost per mile and cost per hour were higher for I-DART, though cost per passenger trip was lower and passenger trips per mile and passenger trips per hour were greater for I-DART.

Human Services Transportation Providers

Ionia County Commission on Aging provides information and services to citizens who are 60 years of age and older and live within certain geographical areas for medical transportation, nutrition programs, home delivered meals, health and wellness programs, in-home assistance services, and supportive services.

Private Transportation Providers

Few private transportation providers operate within Ionia County. There are no private taxi companies, Transportation Network Companies (TNCs) such as Uber or Lyft, or intercity bus routes operating within the county. Indian Trails Bus #1483 from Detroit to Kalamazoo passes through the county along I-96, but the bus does not stop between Grand Rapids and Lansing.

Chapter 3
Transit Needs Assessment

Introduction

This chapter provides an assessment of transit needs in the area based on input received through a variety of outreach efforts, with a particular focus on feedback from current customers, key stakeholders, and the broader community. Along with the review of demographics to be presented in the next chapter, this assessment provides the foundation for the alternatives and recommendations that were developed for the TDP.

Overall, this document is divided into the following sections:

- **Project Advisory Committee** – Summary of input from this committee at the outset of the planning process.
- **Customer (Rider) Survey Results** – Summary of a customer survey that provides information on trip characteristics, typical travel patterns, desired service improvements, and satisfaction levels.
- **Community Survey Results** – Summary of a broader community survey that provided the opportunity to gather opinions from the general public on transit services in Ionia County.
- **Driver and Operations Staff Questionnaire** – Review of the feedback received from I-DART drivers and operations staff regarding current services and to identify opportunities to improve transportation in the future.
- **Previous Surveys and Plans** – Review of recent surveys and plans relevant to the needs assessment and the transit planning process involving Ionia County.

Project Advisory Committee

I-DART invited key community stakeholders to serve on a Project Advisory Committee that provided advice and feedback at key milestones throughout the planning process. The committee included representatives from the following agencies and organizations:



A meeting was conducted on May 15, 2025, with I-DART staff and the Project Advisory Committee to initiate the planning process. This meeting offered the opportunity to:

- Discuss the proposed planning process and solicit input about scope, issues, or schedule.
- Discuss and identify key issues related to the project, review existing studies and data, and gain a recent historical perspective of the service area from key participants.
- Determine local goals and objectives for transit service that will guide the project's direction, and the relationship of these goals to the current transit issues/service.

Through the project kickoff meeting and initial discussions with I-DART staff, the following issues were identified as key considerations for the planning process:

- Expanded hours, especially for employment needs
- Regional connectivity
- Regional coordination
- Expanded geographic service area
- Operational challenges and need for an Authority

Customer (Rider) Survey Results

An important task for the TDP was the administration of a rider survey to receive feedback on public transit services from customers and develop a rider profile. With input from I-DART staff, an onboard survey was prepared for these purposes and distributed by I-DART drivers. The surveys were distributed between May 1, 2025, and June 11, 2025. As an incentive to those filling out the survey, riders were given an option to leave their contact information and receive one free ride. A copy of the onboard survey is provided in **Appendix B**.

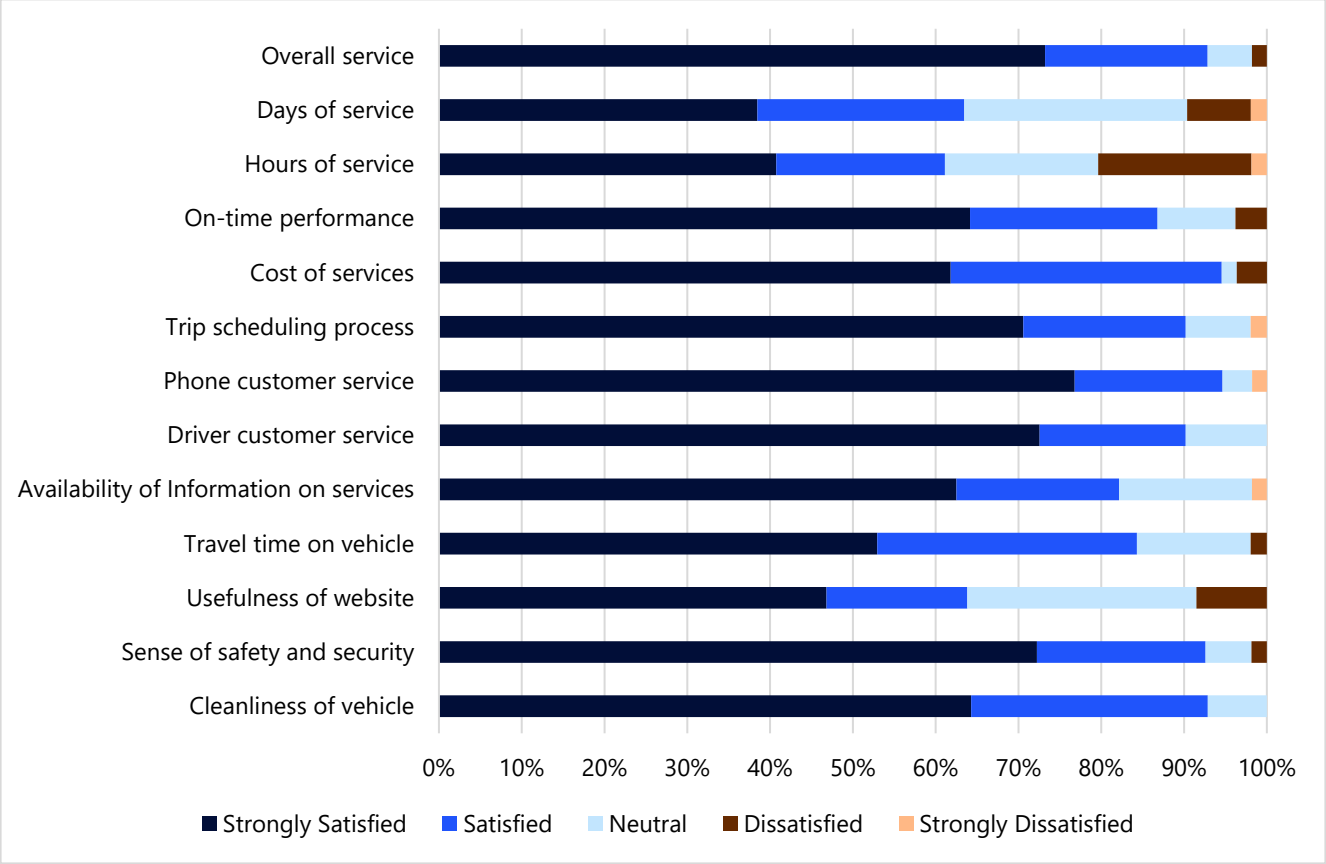
Overall, 56 surveys were collected, and the results are summarized in the following section.

Satisfaction with Ionia-Dial-A-Ride Services

Most respondents were either strongly satisfied or satisfied with the overall services (73% and 20%, respectively), as seen in **Figure 3-1**. Riders were strongly satisfied with phone customer service (77%), driver customer service (73%), and the sense of safety and security (72%).

Although not many respondents were dissatisfied or strongly dissatisfied, about 22% of respondents were dissatisfied or strongly dissatisfied with the *hours of service*.

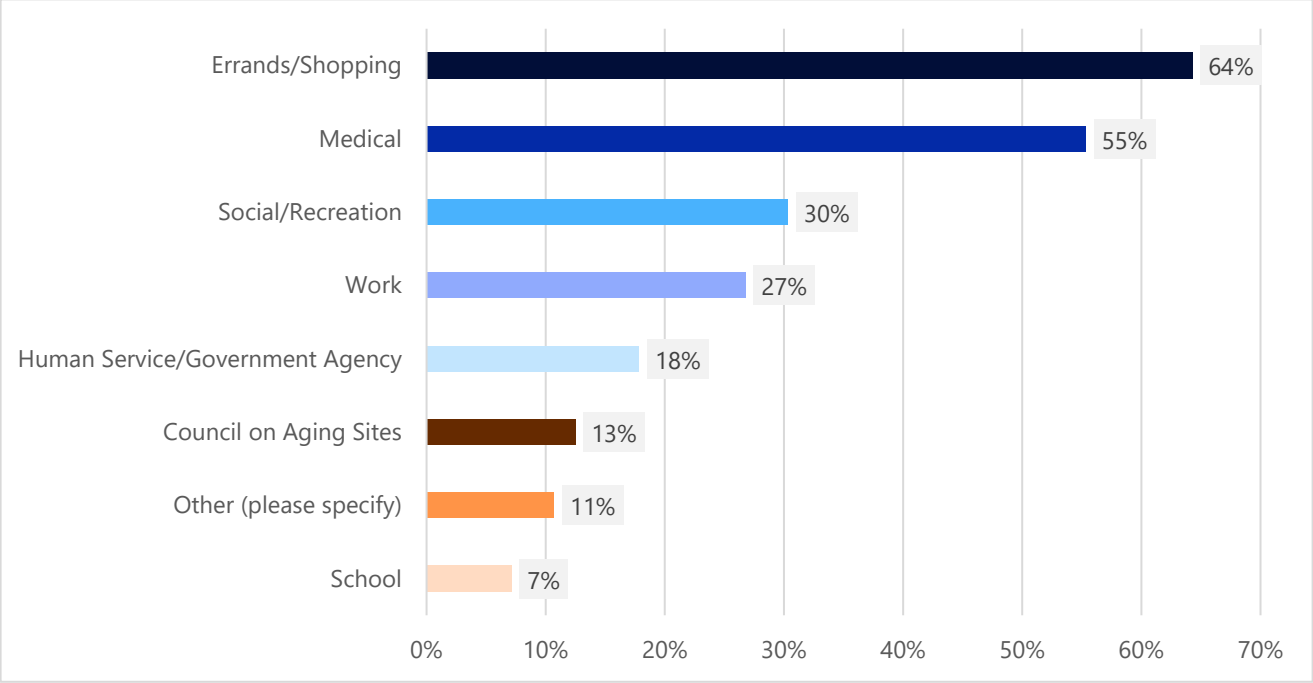
Figure 3-1: Satisfaction with I-DART Services



Trip Purpose and Frequency of Use

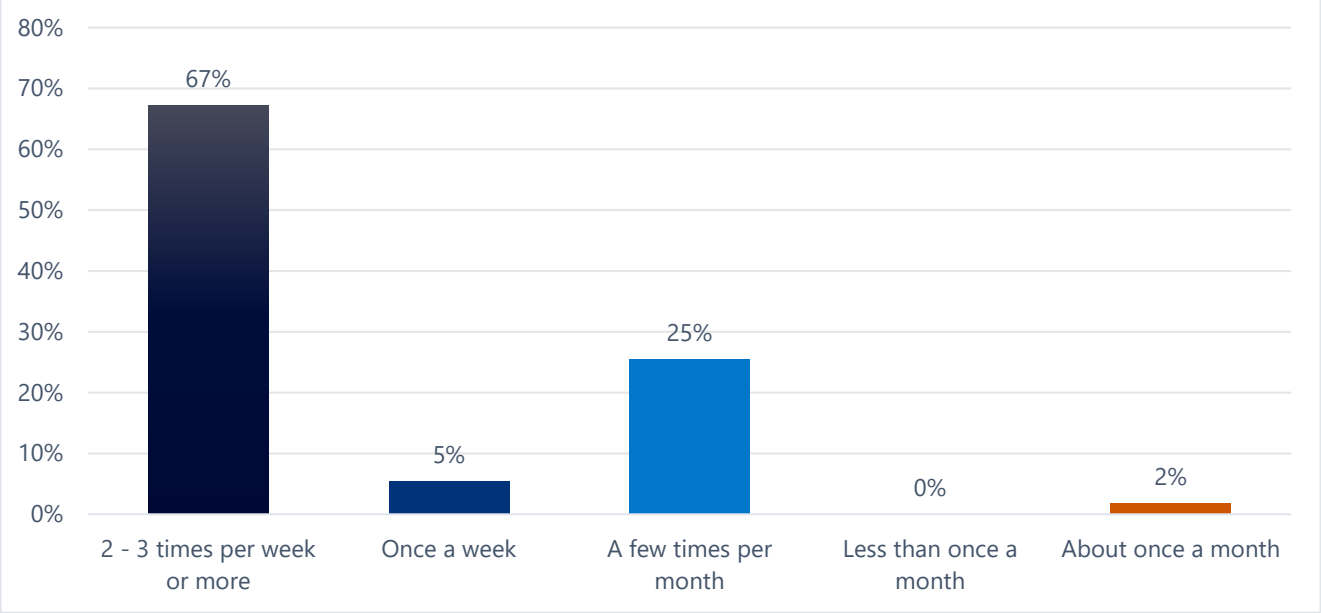
Participants were asked about the purpose of the trips taken using I-DART services. The top three responses are shown in **Figure 3-2** and include errands/shopping, medical, and social/recreation (64%, 55%, and 30%, respectively). Some purposes written in for the "Other" category include Right Door and Employment Search.

Figure 3-2: Trip Purpose



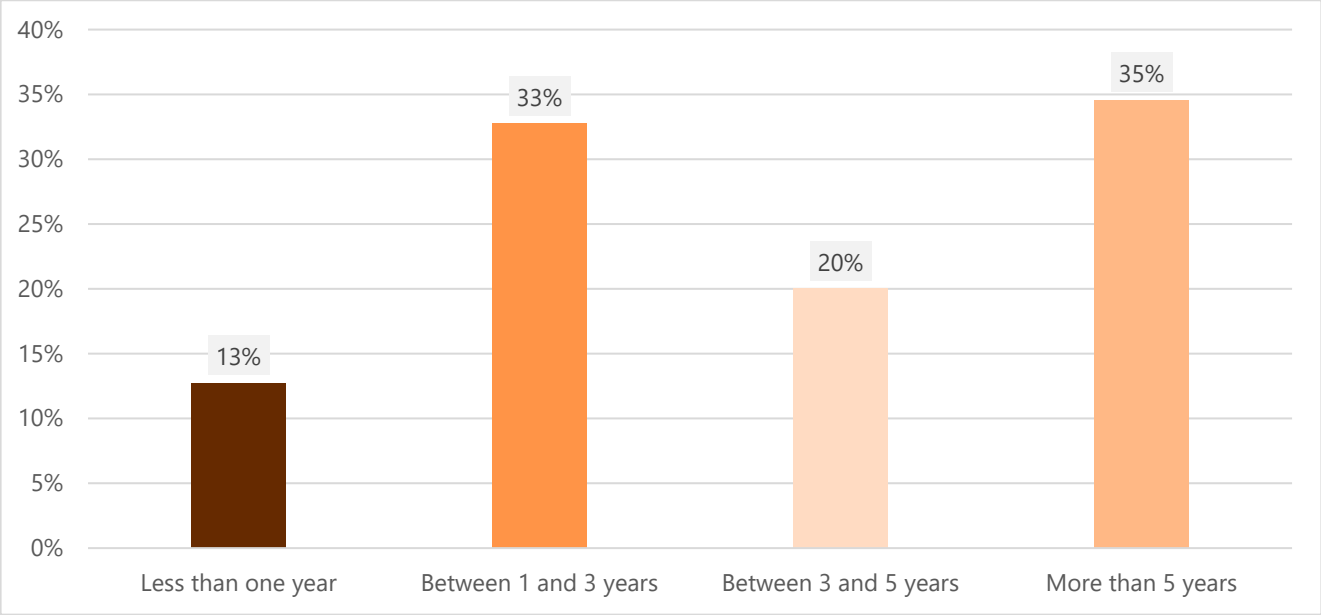
As shown in **Figure 3-3**, 67% of respondents use the bus transit service at least two to three times per week or more, while 25% of riders use the service a few times per month. The survey results regarding the frequency of use clearly show that riders depend largely on I-DART services for their mobility needs.

Figure 3-3: Frequency of Public Transportation Use



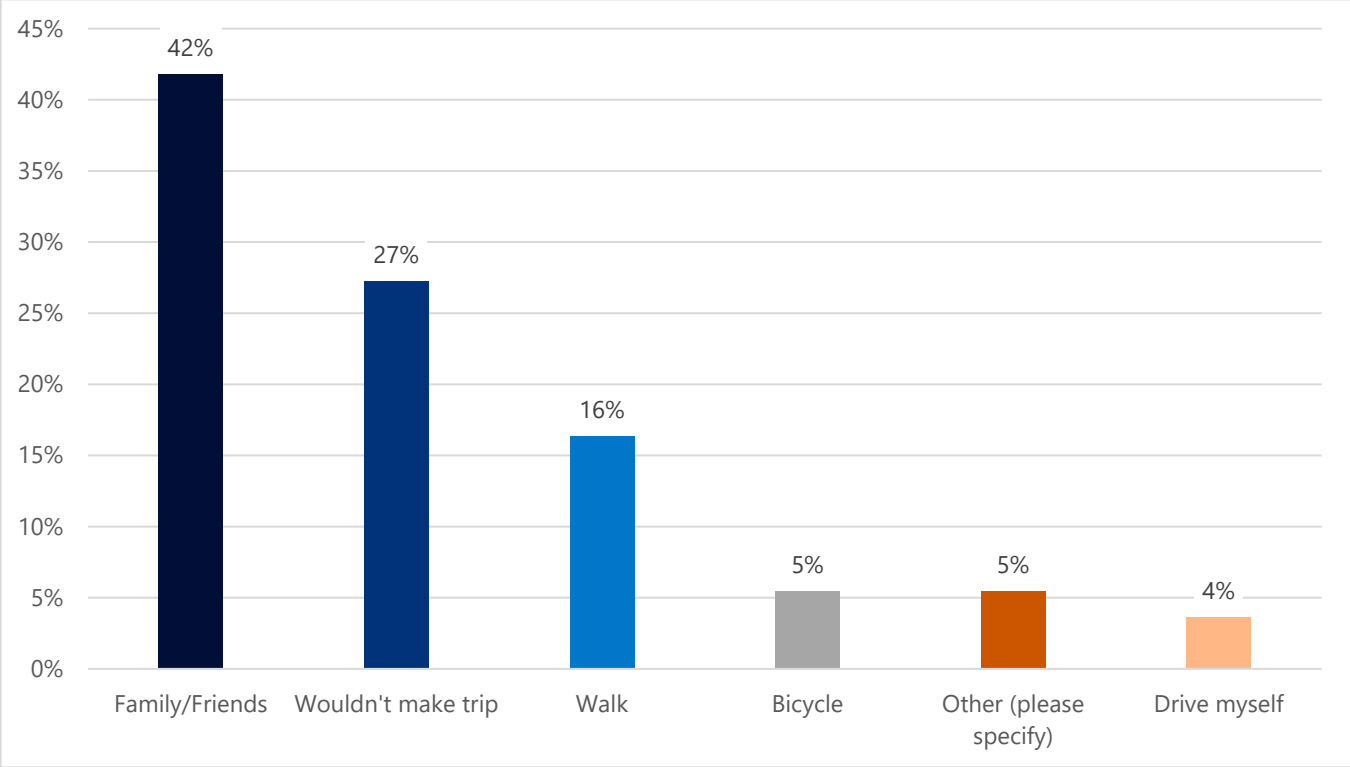
Next, participants were asked how long they had been using I-DART services. As seen in **Figure 3-4**, a majority of riders have been using the service for one to three years (33%) and more than five years (35%), again reinforcing the importance of public transportation services for current customers.

Figure 3-4: Length of Utilizing I-DART Services

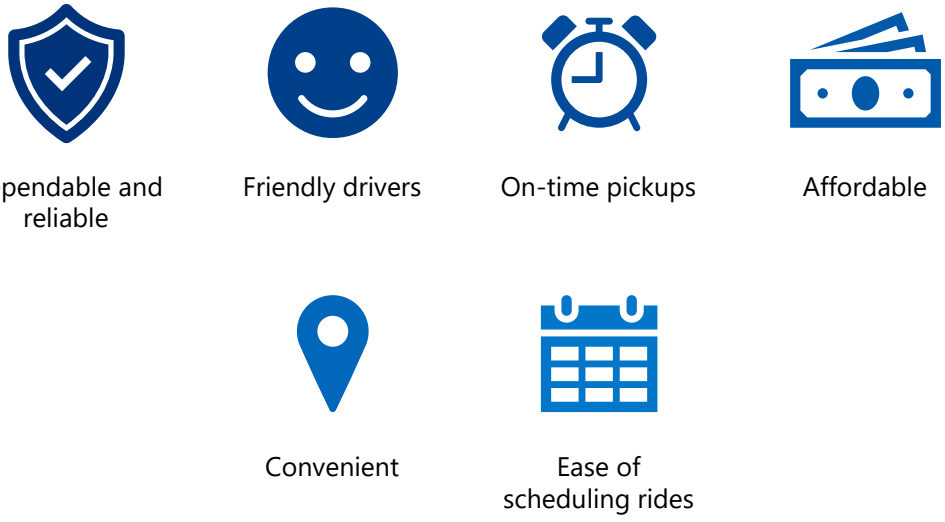


Riders were also asked about how they would make the trip without I-DART services. **Figure 3-5** shows the breakdown of possible transit options, with 42% of riders noting that they would get a ride from family or friends. However, 27% of riders stated that they would not have made the trip without I-DART services.

Figure 3-5: How Would You Make the Trip Without I-DART Services



Next, when participants were asked what they like most about I-DART services, their responses included:



Riders were also asked about what they like least about I-DART services, which included:

- Long wait times for the bus
- Difficulty scheduling a ride with dispatch
- Lack of evening hours
- No Sunday service
- Short service hours on Saturday
- Lack of feeling safe in wheelchair securement
- Bumpy rides
- Lengthy bus rides

Possible Transportation Service Improvements

Participants were asked whether there are places in the region they would like to access on a regular basis that do not already have public transportation available. About 51% of riders felt that there are places in the region they would like to access through public transportation, which included:

- Lake Odessa
- Belding
- Saranac
- Muir
- Hubbardston
- Jefferson
- Walmart

Participants were also asked about their top three choices for possible improvements to I-DART services. Some of the improvements included:

- Longer service hours on Saturday
- Longer service hours on weekday evenings
- Earlier service hours on weekday mornings
- Service on Sunday
- On-time service – both for pick-up and drop-off
- More vehicles
- Cheaper costs
- Different options for scheduling trips, especially after-hours
- Different payment options
- Expand geographic service area

Rider Information

In order to understand the existing rider population, key demographic attributes and other rider information were collected. Rider information was collected on residence ZIP Code, age, driver's license, employment status, annual household income, and ethnicity. **Figure 3-6** through **Figure 3-13** show the results of the responses.

Below is a summary of findings from the rider information.

- Most riders—about 95%—come from households with no vehicles.
- The annual household income of most respondents (59%) is under $14,999. Another 29% of respondents have household incomes between $15,000 and $29,999.
- A majority of respondents live in the 48846 ZIP Code, and all of the participants are Ionia County residents.
- The dominant age group of riders is 56–65 years old (25%), 66–75 years old (25%), and 46–55 years old (15%)
- A majority of respondents do not use assistance on a daily basis, but 14% of respondents use a cane.
- About 55% of riders do not have a valid driver's license.
- Respondents who are retired constitute 44%, while unemployed constitute 22% of the respondents.
- With respect to ethnicity, 96% of respondents identified themselves as Caucasian/White, while seven percent classify themselves as American Indian/Alaskan Native.

Figure 3-6: ZIP Codes of Respondents

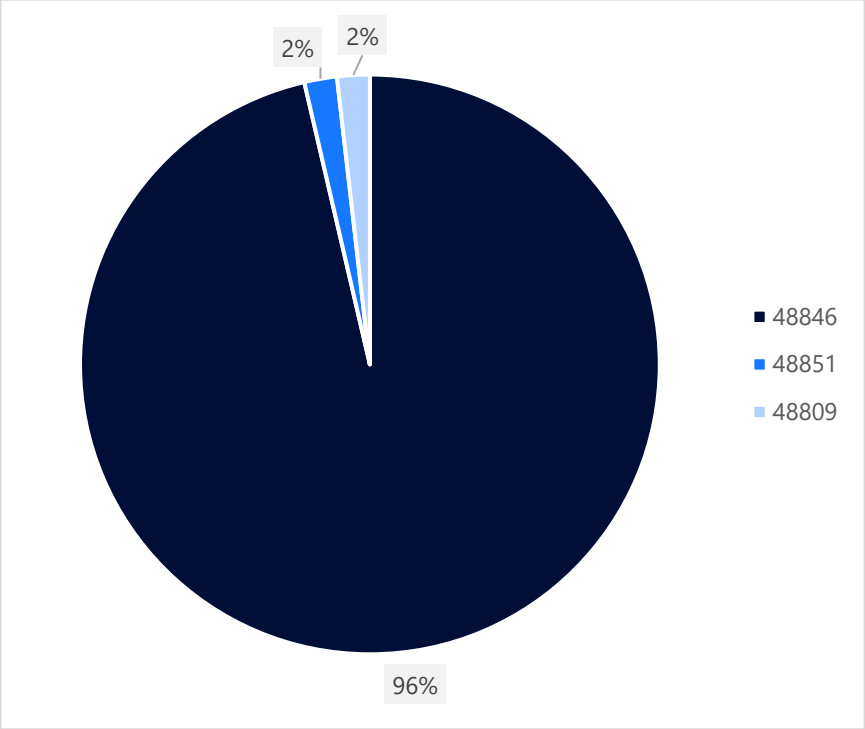


Figure 3-7: Age Group of Respondents

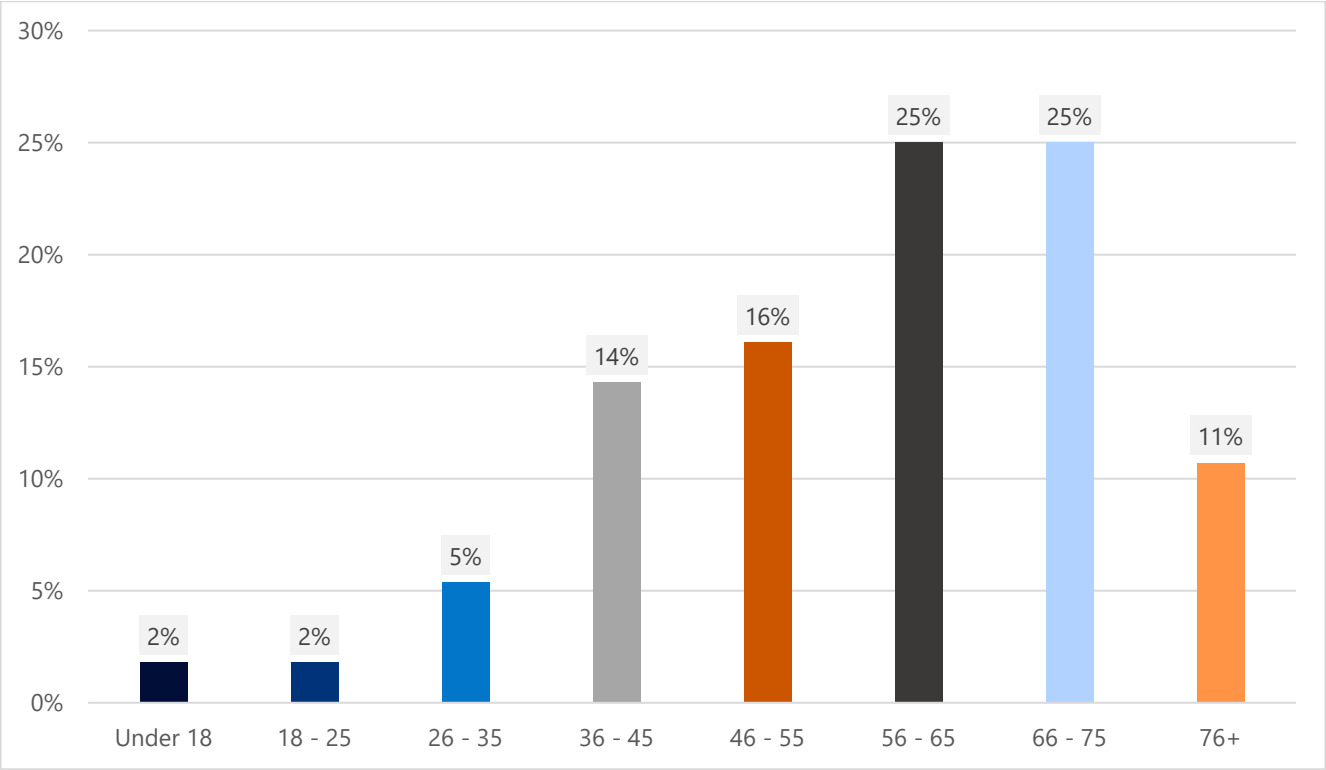


Figure 3-8: Current Needs for Mobility Assistance

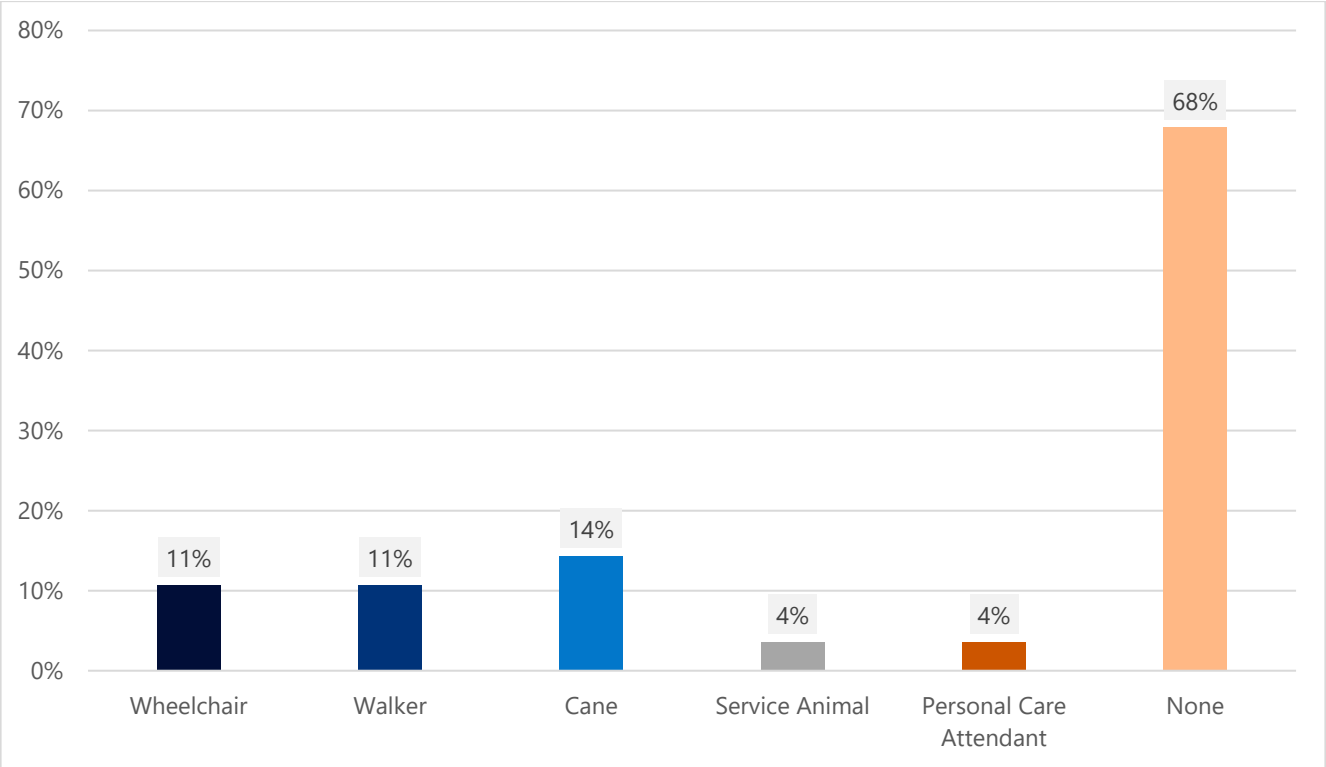


Figure 3-9: Valid Driver's License

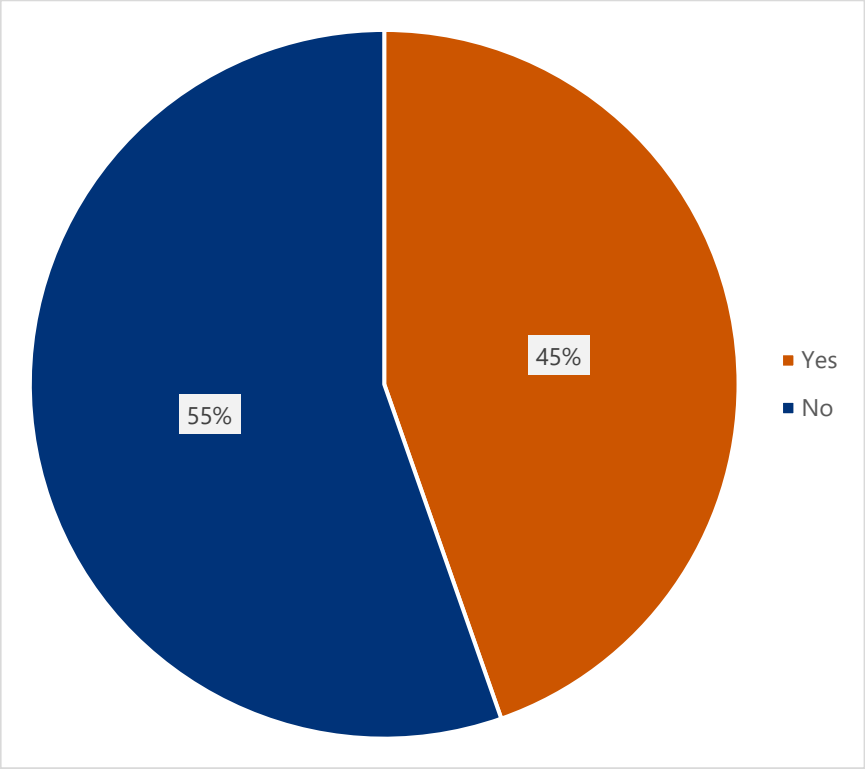


Figure 3-10: Availability of a Car

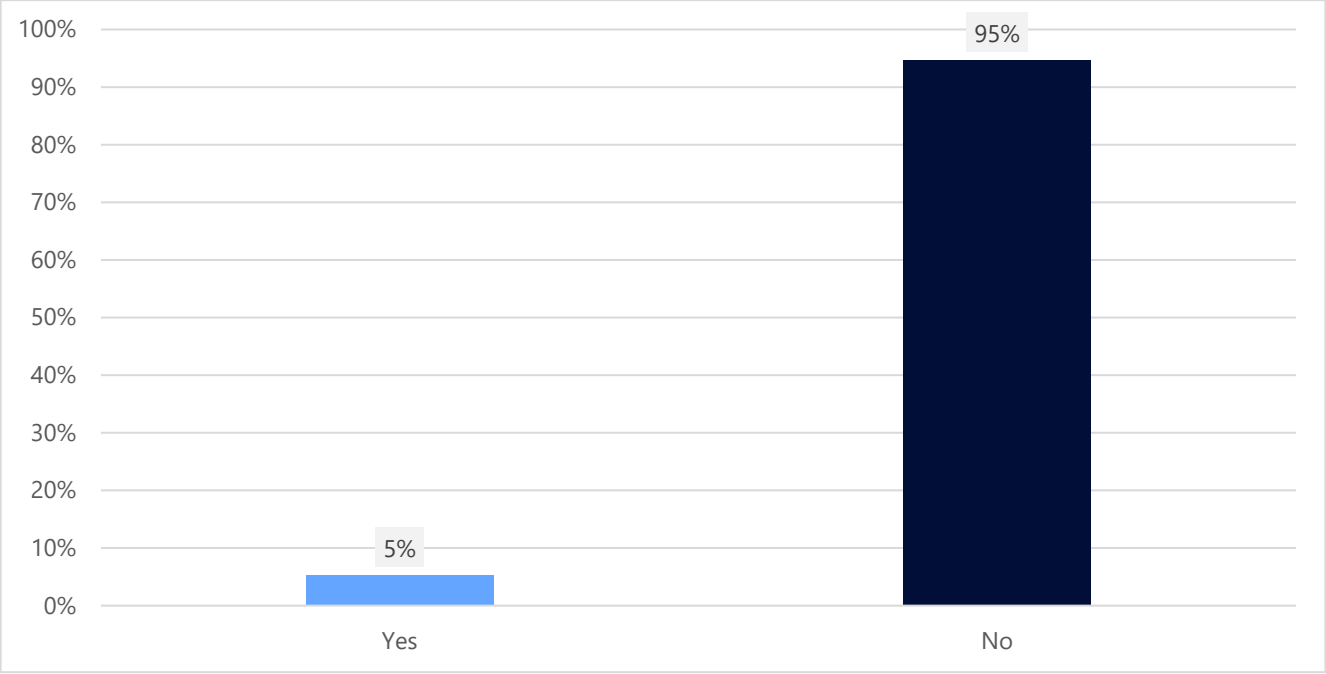


Figure 3-11: Current Employment Status of Respondents

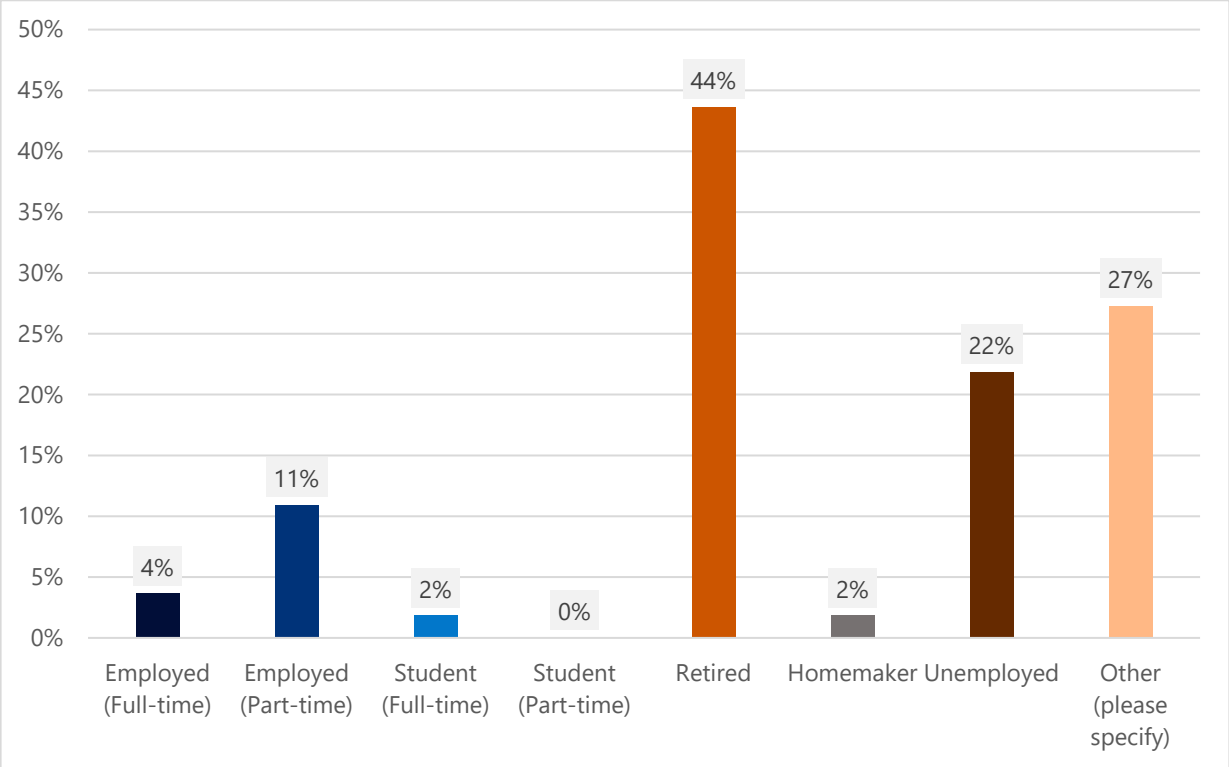


Figure 3-12: Total Annual Household Income

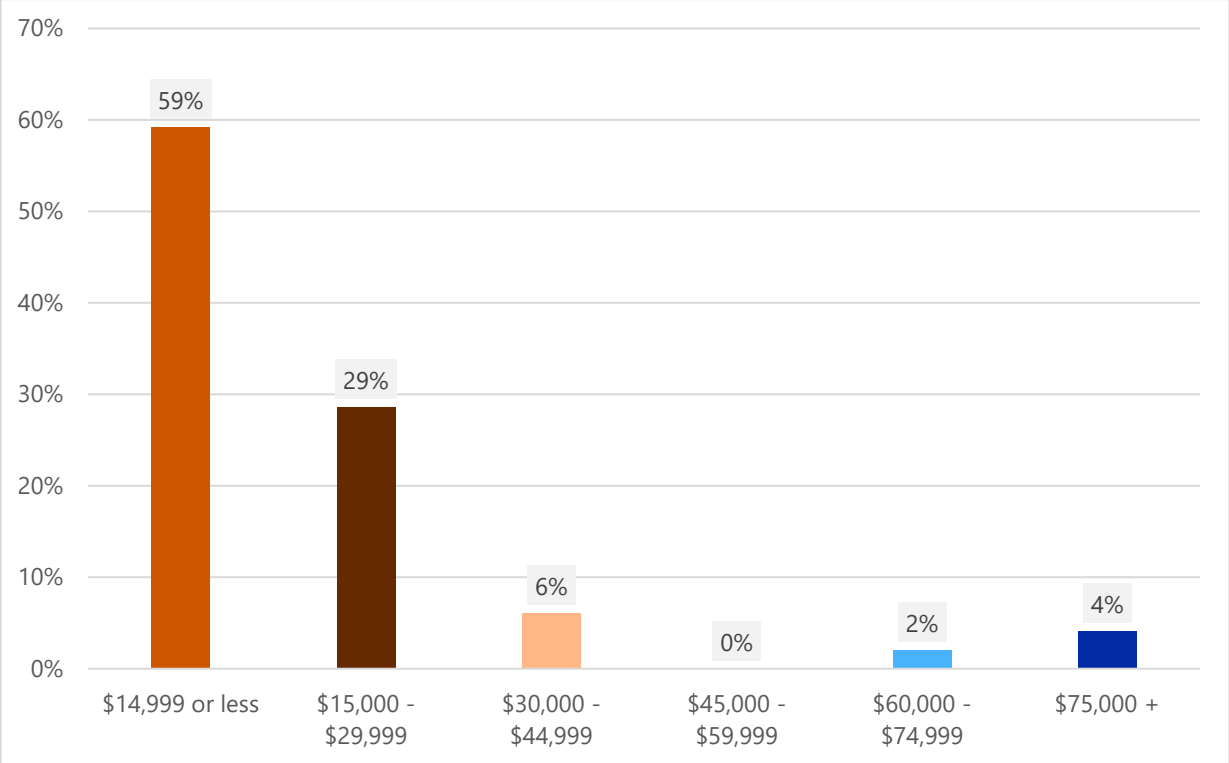
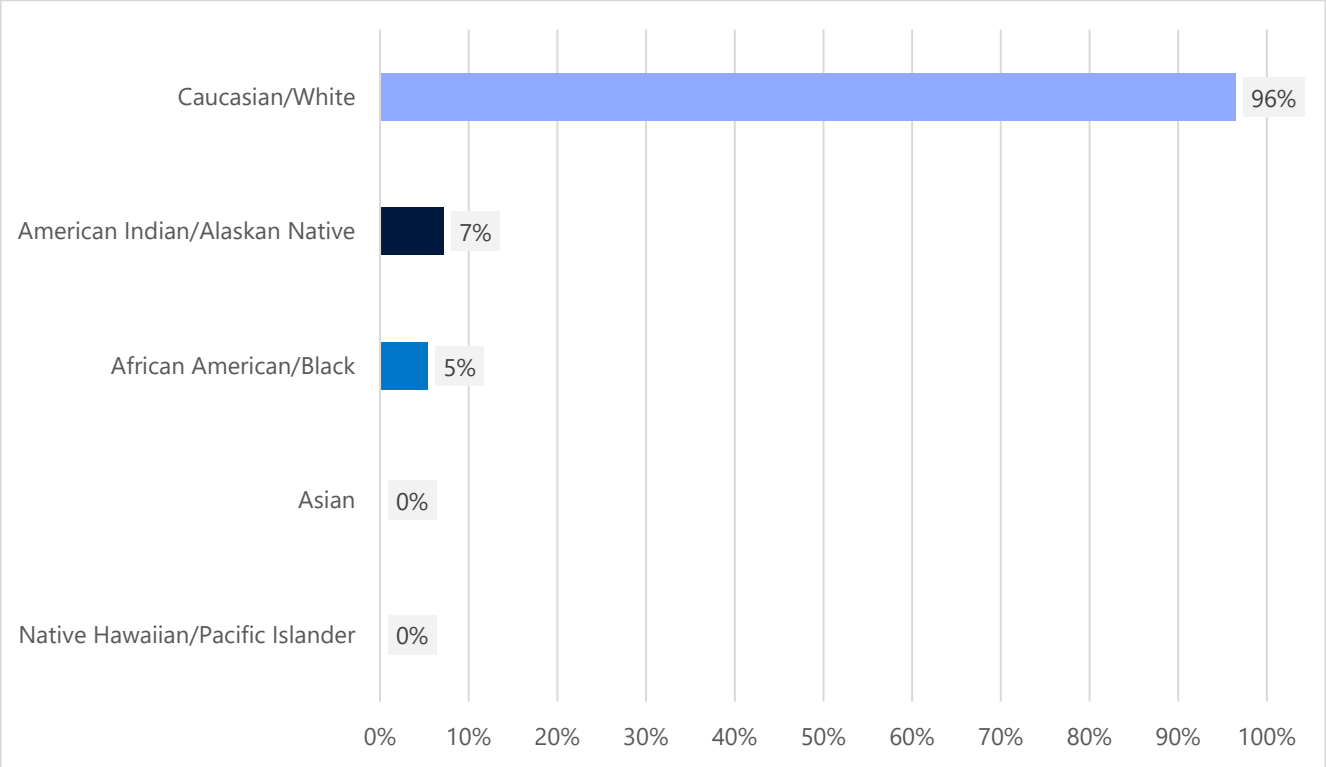


Figure 3-13: Classification of Respondents



Community Survey Results

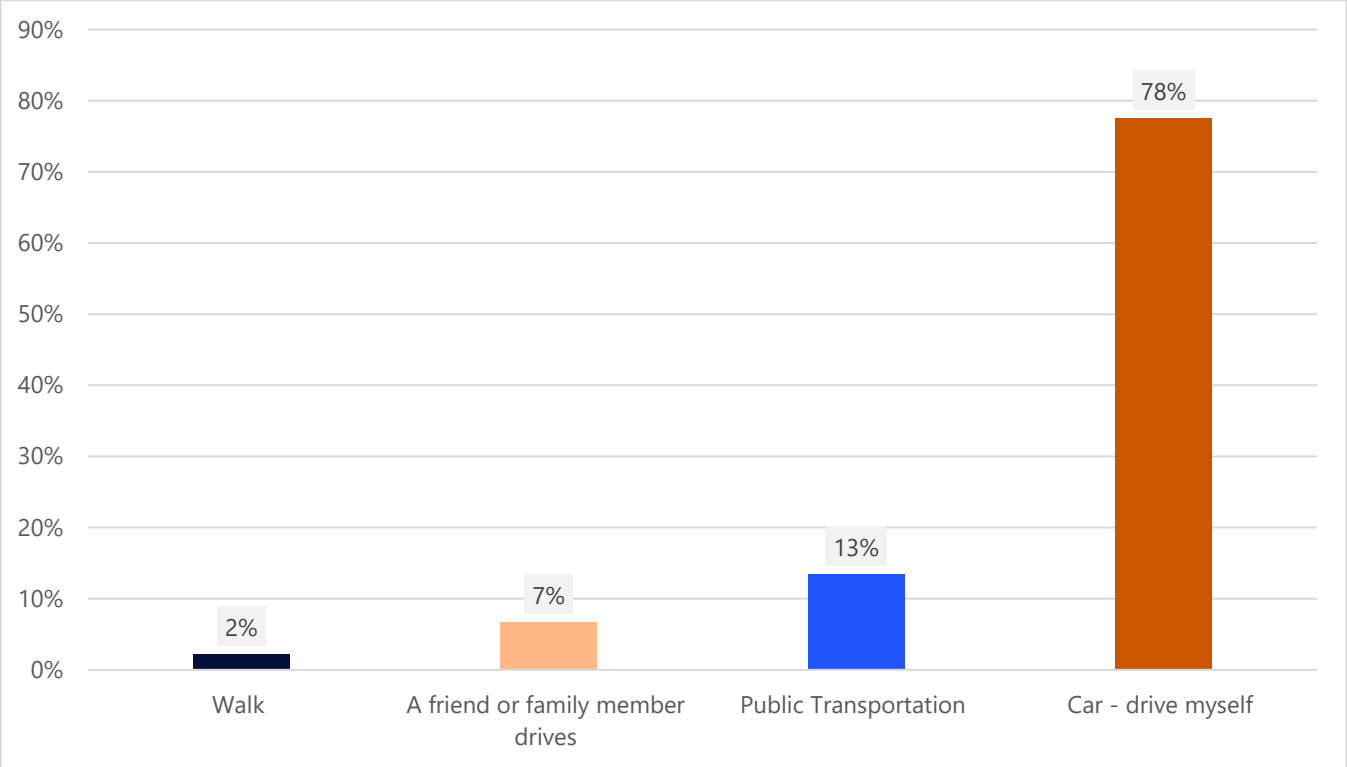
A community survey was launched on May 20, 2025, and closed on June 20, 2025. This survey was placed on the project website, as well as the city's website and social media platforms. The project team also promoted the community survey through discussions with the Advisory Group, who were encouraged to post the survey to their respective websites. A copy of the survey is included in **Appendix C.**

A total of 90 responses were collected through the online survey. The community survey covered a range of topics that included transportation choices, the impression of public transportation, typical travel patterns, desired transportation improvements, and demographic questions. The following section provides a review of key community survey results.

Primary Mode of Transportation

Of the respondents who answered this question, 78% stated that their primary mode of transportation is their car. However, the second highest answer, with 13%, was public transportation, as seen in **Figure 3-14**.

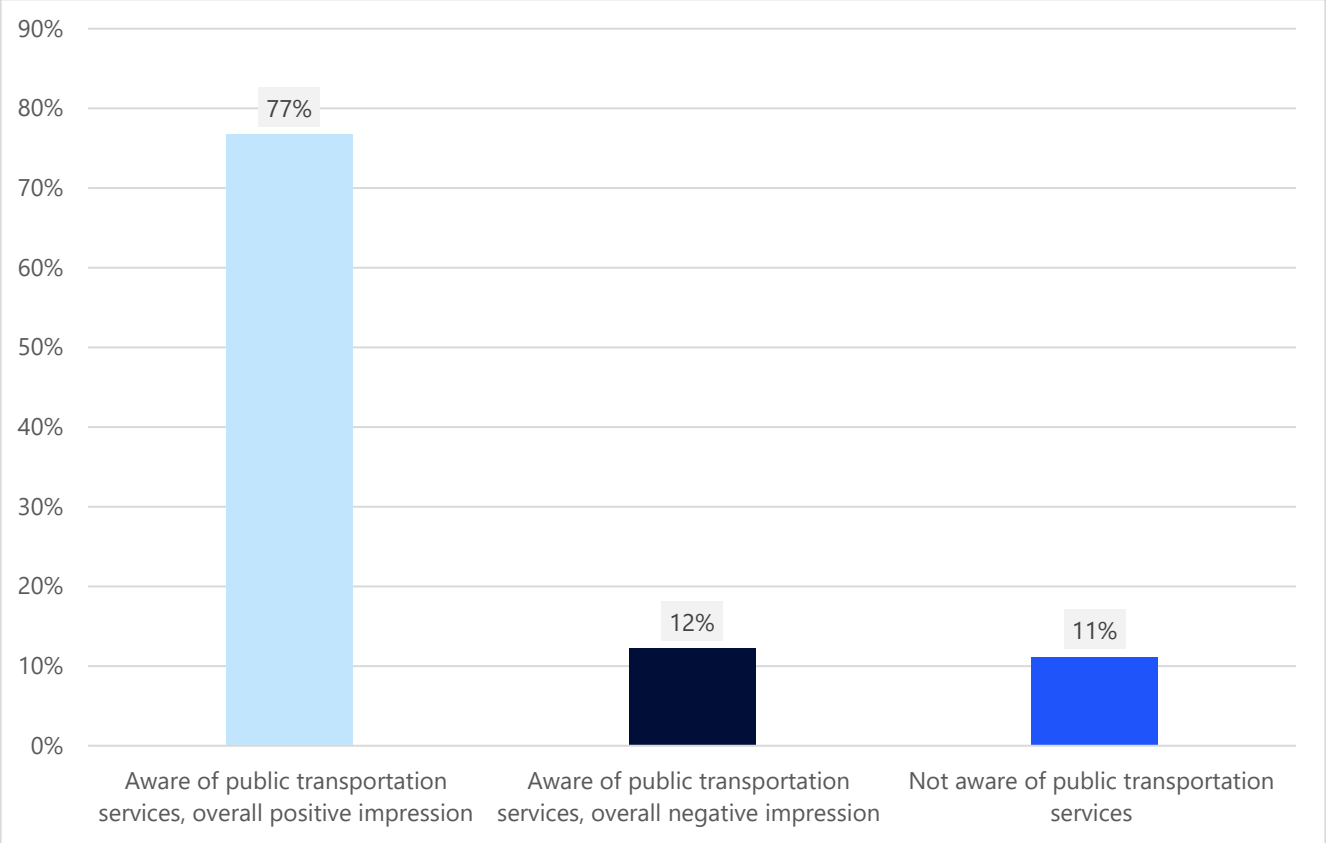
Figure 3-14: Primary Mode of Transportation



Awareness/Impression of Transit Services Provided

When the community was asked about the awareness and impression of I-DART, 77% of the respondents stated that they are aware and have a positive impression of the services, while only 12% of respondents had a negative impression. Another 12% stated that they were unaware of I-DART. **Figure 3-15** shows the overall awareness of I-DART Services.

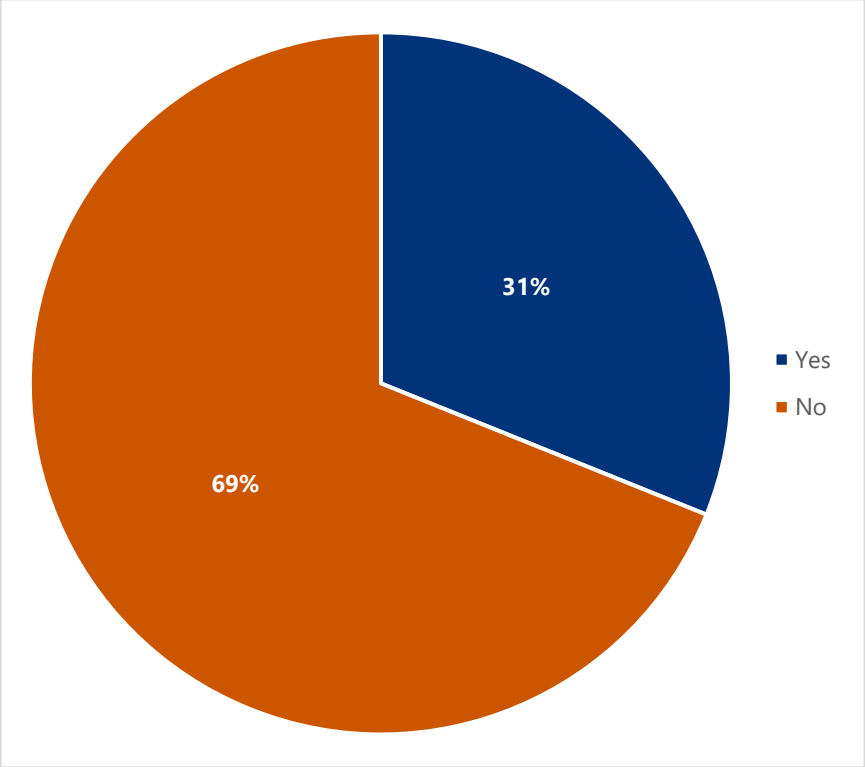
Figure 3-15: Awareness and Impression of I-DART Services



Use of Public Transportation

While the community survey is intended to be a broader effort that provides an opportunity for non-transit riders to provide their input, a significant number of respondents completed the survey when asked about whether they use I-DART services. As shown in **Figure 3-16**, 31% of the respondents stated that they *do use* public transportation services.

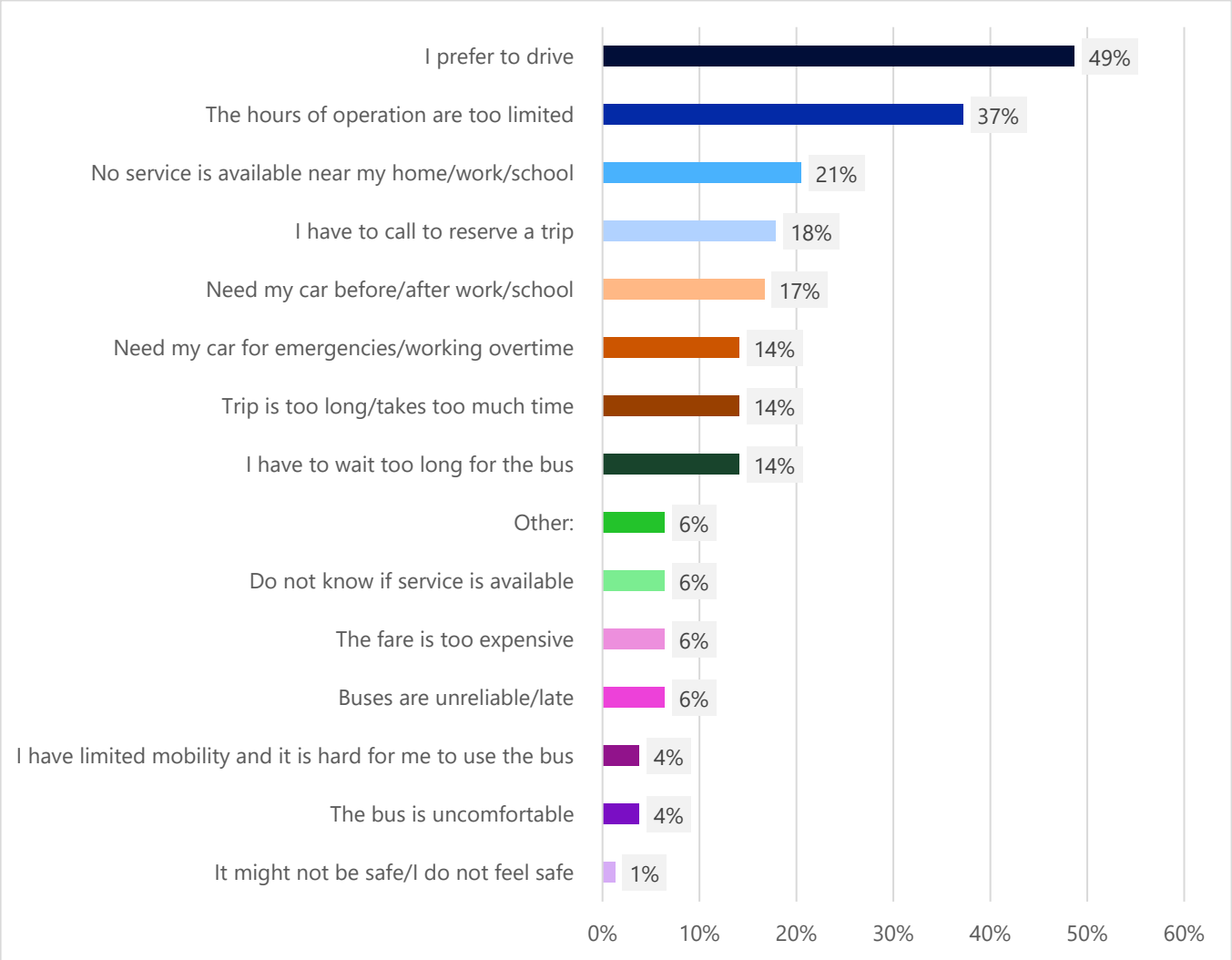
Figure 3-16: Use of Public Transportation in Ionia



Reasons for Not Using Public Transportation

Those in the community *who do not use* public transportation were asked to check the reasons why they do not, and the majority of respondents stated that it was due to their preference to drive (49%). The second reason for not using public transportation was that the hours of operation are too limited (37%). **Figure 3-17** shows the overall breakdown of reasons why the respondents do not use public transportation.

Figure 3-17: Reasons for Not Using Public Transportation



Service Improvements and Travel Needs

While nearly 70% of community survey respondents reported that they do not use public transportation, it is significant to note that a majority of community survey respondents stated that there is a need for additional or improved public transportation in Ionia (92%), as seen in **Figure 3-18**.

Figure 3-18: Need for Additional or Improved Public Transportation in Ionia

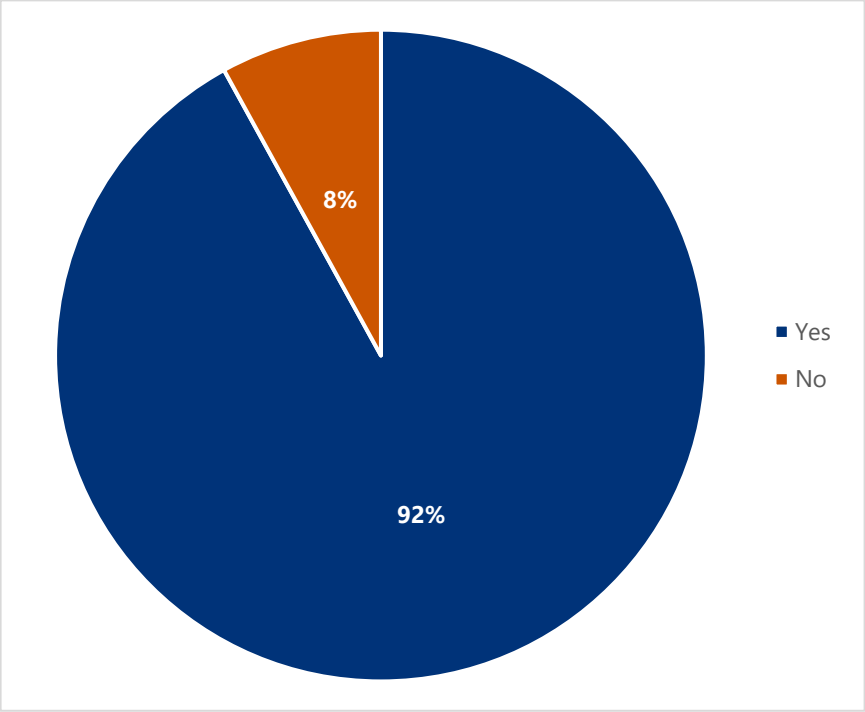


Figure 3-19 shows the types of improvements community members felt were necessary to encourage them to utilize transportation services in Ionia County. The top four choices included:

- Expanded service between communities in Ionia (68%)
- Service later in the evenings on weekdays (64%)
- Sunday service (46%)
- Service later in the evening on Saturday (64%)

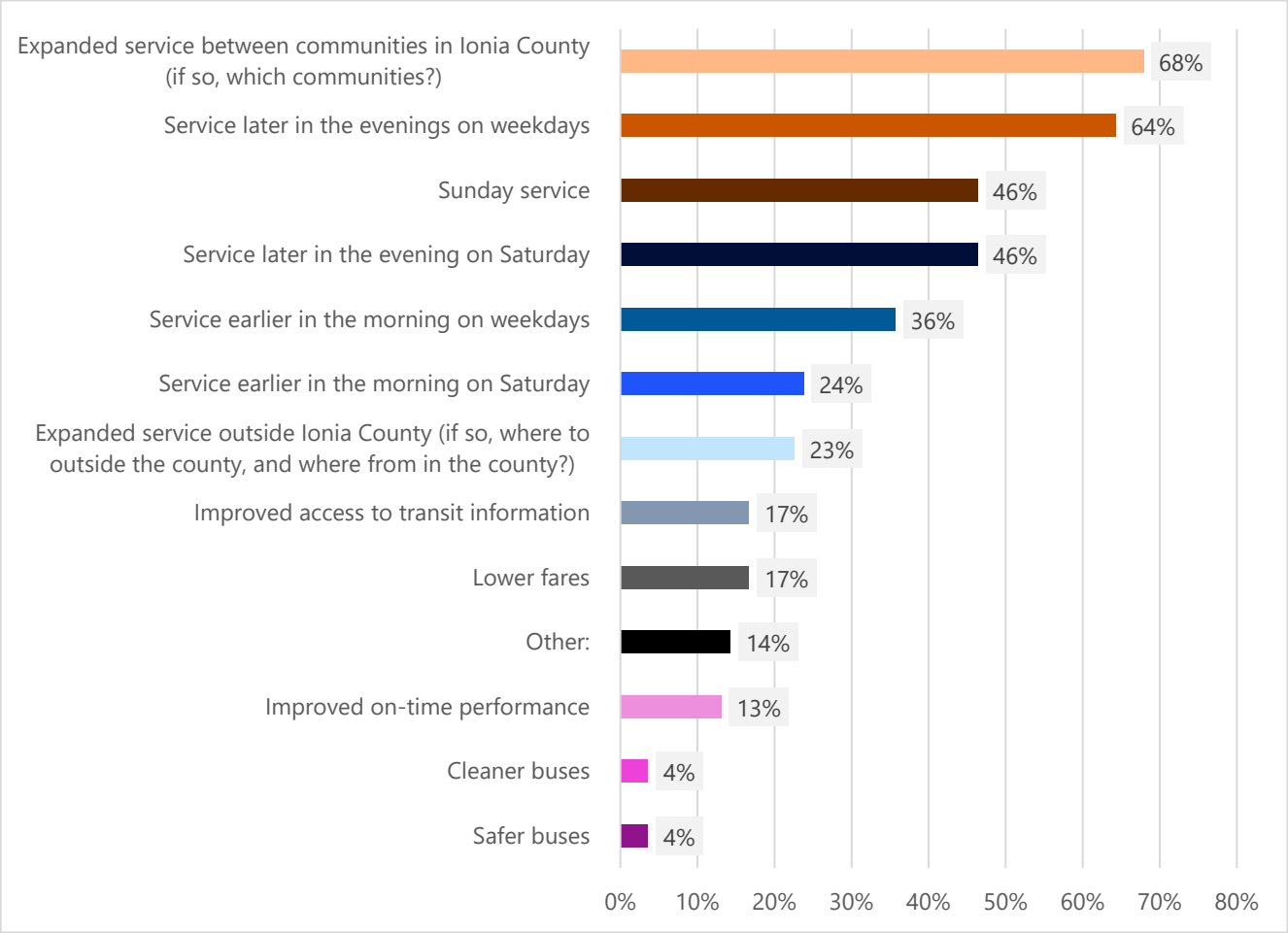
Communities where respondents wanted expanded service included:

- Belding
- Easton Township
- Hubbardston Township
- Lake Odessa
- Muir
- Portland
- Saranac

Respondents indicated they wanted expanded services outside of Ionia County to include:

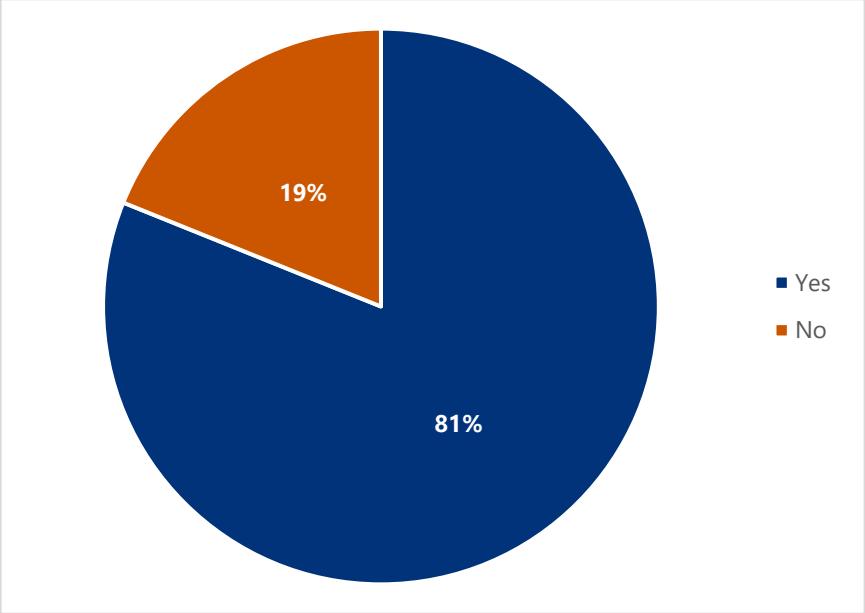
- Ann Arbor
- Barry County
- Boston Township
- Grand Rapids
- Greenville
- Ingham County
- Kent County
- Lansing
- Lowell
- Montcalm County

Figure 3-19: Transit Service Improvements Needed to Encourage Usage



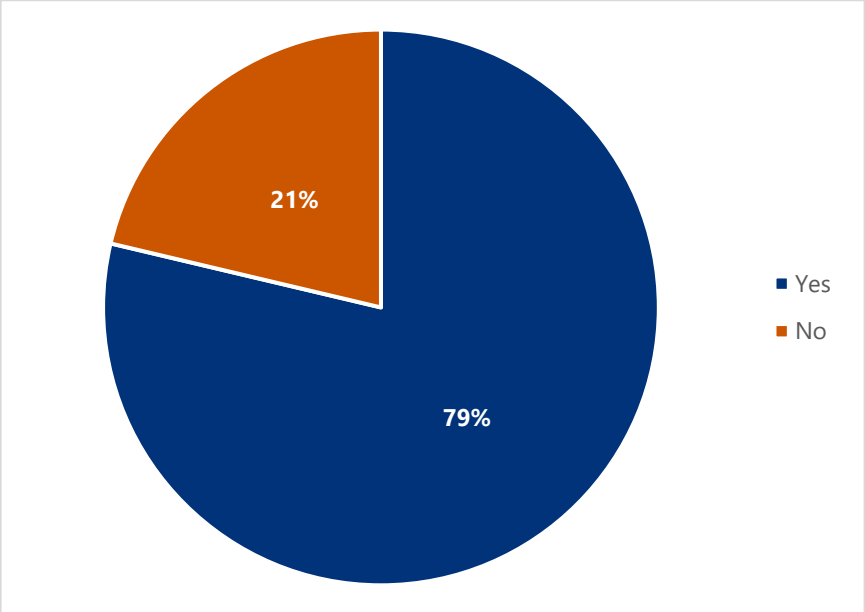
Respondents were asked whether they would use I-DART if its services met their travel needs. As shown in **Figure 3-20**, 81% of respondents stated they would use those services.

Figure 3-20: Would You Use I-DART if it Met Your Travel Needs



Next, community members were asked whether they would support additional funding to expand public transportation in the future. While it was noted earlier that the majority of community survey respondents did not use public transportation, in response to this question 79% stated that they would support additional funding for these services.

Figure 3-21: Support for Additional Funding for Public Transportation



Community Survey Respondent Profile

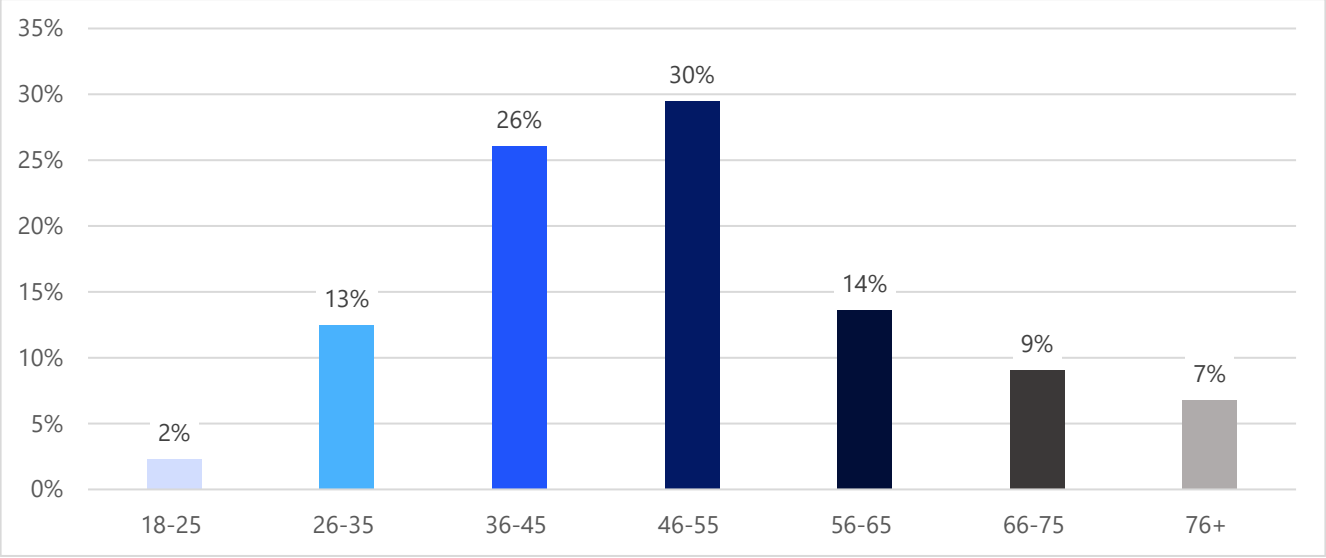
The survey asked multiple questions regarding basic demographics of the community survey respondents. Respondents were asked to indicate the ZIP Code in which they live, as seen in **Table 3-1**.

Table 3-1: ZIP Codes of Respondents

ZIP Code	# of Respondents	Location
48809	4	Belding
48818	1	Crystal
48834	1	Fenwick
48846	51	Ionia
48849	1	Lake Odessa
48851	3	Lyons
48860	6	Muir
48861	1	Mulliken
48865	4	Orleans
48875	5	City of Portland
48881	5	Saranac
48890	1	Sunfield
49315	1	Byron Center
49325	1	Freeport
49331	1	Lowell
49548	1	Grand Rapids

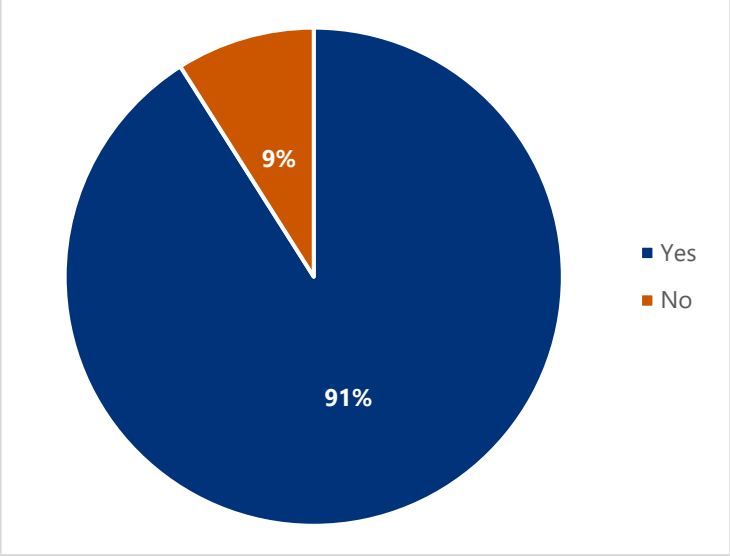
As seen in **Figure 3-22**, there was a wide range in the ages of the respondents, with the highest groupings including those 46–55 years of age (30%), and 36–45 years of age (26%).

Figure 3-22: Age Range of Respondents



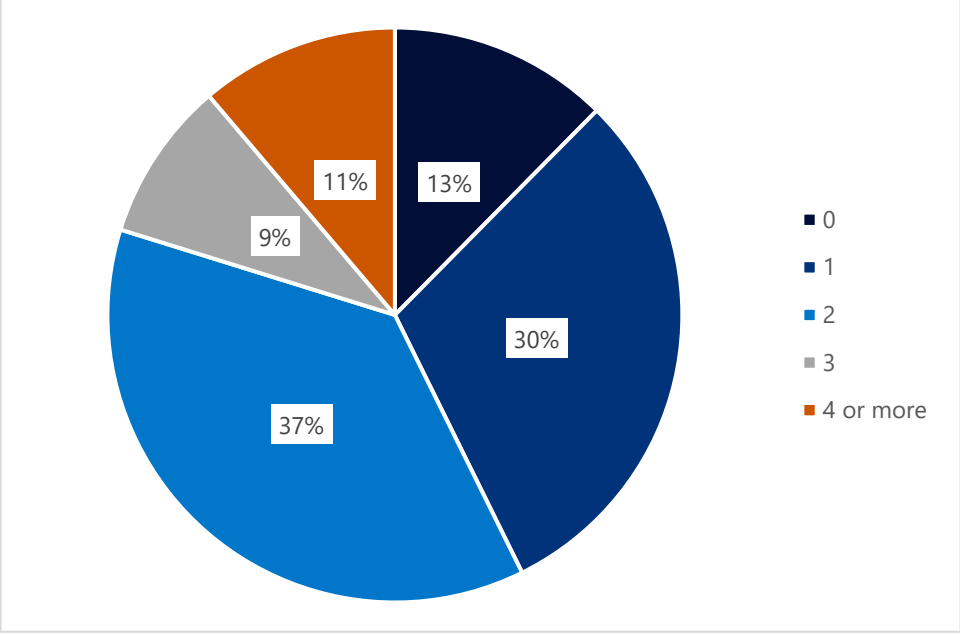
As shown in **Figure 3-23**, 91% of the community survey respondents stated that they have a valid driver's license (contrasted with the rider survey, where only 45% of respondents reported having a driver's license).

Figure 3-23: Driver's License



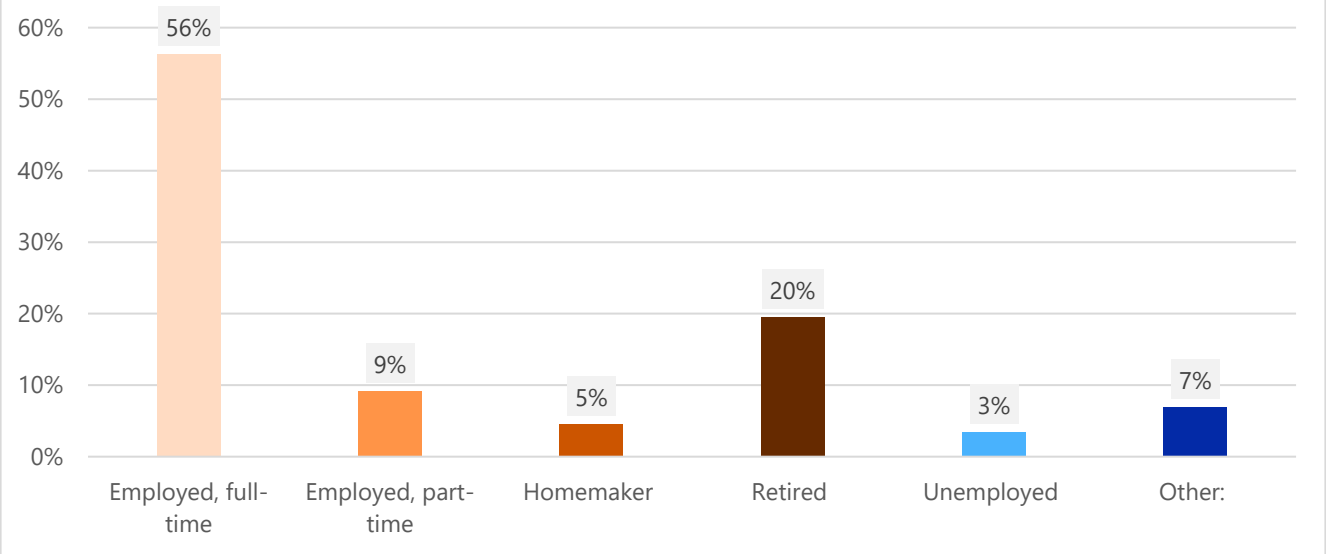
When asked about how many working vehicles are in their household, 37% of respondents stated that they have two working vehicles in their household. **Figure 3-24** shows the breakdown of the total number of working vehicles in each household.

Figure 3-24: Number of Working Vehicles in a Household



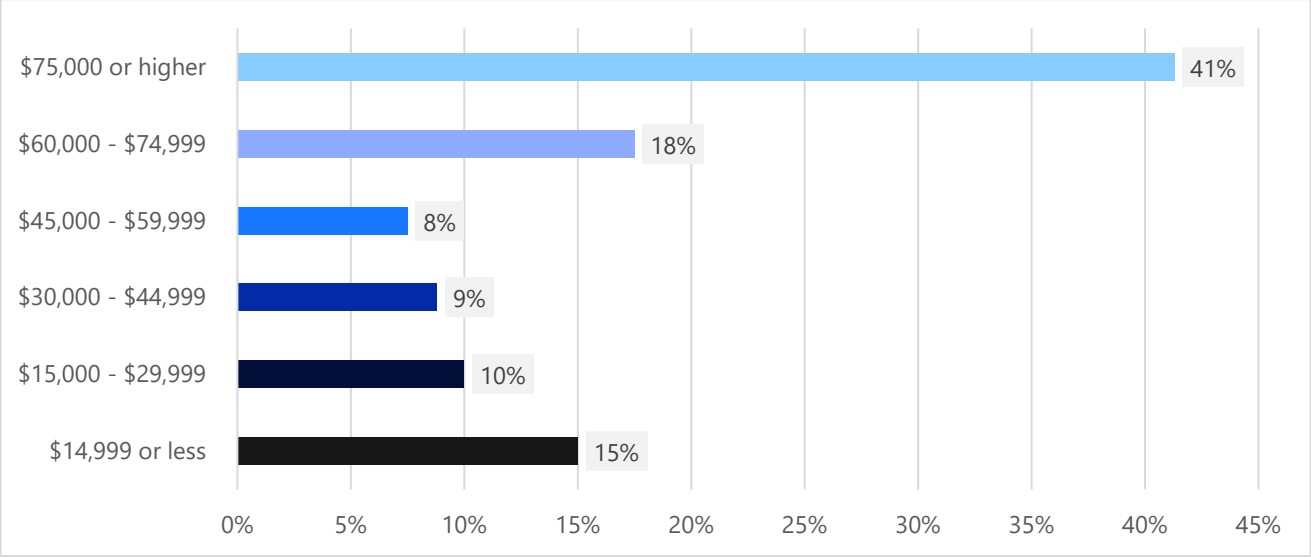
When asked about their current employment status, a majority of respondents stated that they were either employed full-time or retired (56% and 20% respectively), as seen in **Figure 3-25**. Some of the comments left in "Other" included disabled and self-employed.

Figure 3-25: Current Employment Status of Respondents



Participants were asked about their annual household income and 41% of respondents stated that their annual household income was $75,000 or higher, a complete opposite of the customer survey through which nearly 60% of riders reported having an annual household income of under $14,999. **Figure 3-26** shows the overall breakdown of annual household income ranges for the community.

Figure 3-26: Annual Household Income



Additional Comments

Community members were asked to provide any additional comments regarding the need for improved public transportation in their area. Some themes included:

- Additional transit options for senior population
- Additional transit options for medical appointments
- Later hours in the evenings both on weekdays and weekends
- Sunday service
- Transit options for residents outside of Ionia County with appointments in Ionia County
- Transit options for events in Ionia County – weekdays, evenings, and weekends
- Marketing to the public on the importance of public transportation options and availability
- Creation of an Authority

Driver and Operations Staff Questionnaire

A questionnaire seeking input on current services and possible improvements was distributed by I-DART to their drivers and operations staff. Front-line staff are the most public-facing employees in any transit system, and their position gives them a unique perspective on current needs. Nine staff members provided feedback, and a summary of their comments is included below. A copy of the questionnaire is provided in **Appendix D**.

Drivers and Operations staff were asked about the current strengths of I-DART. Some of those identified strengths included the staff themselves in regard to customer service, dependability, and maintaining cleanliness of the vehicles, as well as being able to provide transportation options for community members who need transportation or would not have other options available. The staff were then asked about weaknesses of the current system, which included:

- Wait times can be long during peak hours or during school days
- Hours of operations are not long – closing too early in the evening
- Marketing of service locations – not everyone is aware of locations and schedules
- Communication between I-DART employees – not all employees know the information
- Payment methods – need more payment options for riders

Next, the staff were asked three questions based on the input they have received from customers, which included:

1. Are there geographic areas or specific destinations that need new or improved service?
2. Are there specific days and hours when new or improved services are needed?
3. Are there other opportunities to improve services?

In regard to geographic areas or destinations that need service, staff members stated that they have heard a need in the southern part of Ionia County, Saranac Housing, Boyce Elementary School, all outlying towns in Ionia County, and Greenville. Staff members also stated that they have heard a need

for service from 4:30 a.m. to 6:30 p.m., longer services on Saturday, and Sunday service for church and lunch. Finally, in regard to potential opportunities to improve services, the employees mentioned expanding the geographic coverage of the service area, allowing customers and school children to pay fares through the app, and having a greater ability to provide rides during peak hours.

Employees were then asked about their opinion on the most important opportunity that could improve I-DART transit services, and their responses included:

- Changing the hours to go until 6:30 p.m.
- Longer hours on Saturday
- Have a dedicated route to Oak Hills and Bellview
- Hiring more drivers
- Expanding the fleet
- On-demand service

Community Workshop/Meetings on a Bus

Considering the needs expressed through previous outreach efforts, several community engagement activities were conducted to obtain additional input on identifying needs and preferred service improvements:

- Community Workshop on September 9, 2025, provided an opportunity to gain feedback from a variety of stakeholders.
- "Meetings on a Bus" at several key community locations on September 9, 2025, and September 10, 2025, offered the ability to interact with local residents and to obtain their thoughts on transportation needs in Ionia County and suggestions on possible improvements.

Key Themes

- **Positive Attitudes Towards Transit in Ionia County** – The overall sentiment from the public and stakeholders—whether they or someone they know uses the transit services in Ionia County—was positive. People are happy that mobility options exist and that the transit services in the county are looking to improve services.

- **Support for Expanded Transit Services** – Residents outside of the City of Ionia had less awareness of the I-GO services available to them and were pleasantly surprised to find out about the existence of transit service outside of the I-DART service area. Additionally, many participants cited the need for trips beyond the county boundary to both Grand Rapids and Lansing.

- **Fiscal Responsibility** – While most of the participants had little understanding of how public transit in Ionia and Ionia County is funded, there were concerns that neither the current service nor proposed transit service improvements would be cost effective.

Previous Surveys and Plans

This section summarizes several recent surveys and plans that are relevant to the study process.

Ionia I-Go Microtransit Community Survey Report (2025)

The City of Ionia launched a new microtransit transportation program called I-Go, and in coordination with KFH Group, conducted both an online community survey and an online stakeholder survey designed to engage community members and employers outside of the current I-DART service area.

Community members who participated in the community survey were asked about how often they anticipate using I-Go, potential days of use, and their main purpose for potentially using I-Go services. Participants felt that they would occasionally use the I-Go service, potentially during the week, but mostly on Fridays. Participants also mentioned they thought they would use the system from 6:00 a.m. to 9:00 a.m. and also from 8:00 p.m. to 9:00 p.m. The top three reasons for potential use of I-Go service included medical/dental, shopping/errands, and social/recreational.

The Employers who responded to the stakeholder survey included:

- Workbox Staffing
- Michigan Department of Health and Human Services
- The Right Door for Hope Recovery and Wellness
- Ionia County Library
- University of Michigan Health – Sparrow Ionia
- Mitten Family Dental
- Just like Home Adult Center

Employers reported that a majority of their employees drive alone to work and that a majority of employees felt there are transportation issues regarding employment, which included needing rides outside of current service hours or current service area and issues with personal vehicles. Employers also mentioned that employees had missed work, or clients had missed appointments due to a lack of transportation options. Around 43% of employers stated that they found it difficult to hire staff due to the time and area constraints of the current transportation services.

The recommendations from the I-Go Report included:

- Expanded service hours in the early morning and evening
- Weekend service hours
- Expanded service area to include surrounding townships and communities
- Partnerships with agencies and businesses

City of Ionia Master Plan (2025)

The City of Ionia Master Plan was prepared by the Planning Commission under the provisions of the Michigan Planning Enabling Act, Public Act 33 of 2008. The Plan was created through online surveys, planning commissioner's meetings, and public hearings/meetings. The Plan assists local officials in the following:

- Review of rezonings and special use permits
- Review of public improvement projects—all future public improvement projects, including the construction of new facilities, utilities, or buildings, must first be reviewed by the Planning Commission for consistency with the Master Plan
- Review of plants and site condominiums
- Maintaining community character while managing growth
- Providing a legal framework for zoning actions
- Providing consistency of process

The overall Master Plan includes a section regarding Public Transportation, which discusses the Dial-A-Ride Department. The goals for transportation within the Master Plan include:

- The Adams and Washington Street corridors will be characterized by wide sidewalks and attractive landscaping and will serve as key multi-modal transportation corridors in the City.

- Ionia's streets will contain traffic-calming measures at suitable locations to prioritize pedestrians and cyclists in addition to motorists, resulting in a safe and usable street network for all members of society.

- Support and fund, as appropriate, a feasibility study with Ionia Dial-A-Ride and surrounding communities to evaluate the creation of a regional transit authority.

- Work with MDOT to develop the M-66 and M-21 corridors with facilities that accommodate all modes of the transportation system, especially for people who bike and walk.

Coordinated Public Transit-Human Services Transportation Plan Michigan Planning Region 8 (2024)

The Coordinated Public Transit-Human Services Transportation Plan in Region 8 included Allegan, Barry, Ionia, Kent, Mecosta, Montcalm, Osceola, Ottawa Counties. The plan utilized regional outreach and discussion of current transportation services and resources available in order to provide an assessment of transportation needs in the region, along with strategies and potential projects to meet those transportation needs. The strategies to improve mobility were categorized by organizational and coordination strategies, operating strategies, and sustainability and financial strategies, and subsequently categorized into high, medium and low priority.

The high priority strategies included:

- Maintain services that are effectively meeting identified transportation needs in the region.
- Identify a process for planning and implementing new regional services to fill current gaps in transportation.
- Continue to support capital needs that help to maintain existing services and ensure vehicles are safe and appropriate for the need.
- Work with community leaders to identify additional funding sources that support increasing expenses and enable transportation providers to maintain and expand mobility options in the region.
- Develop additional partnerships to identify new funding opportunities.

The medium priorities included:

- Form a regional coordinating committee to serve as an ongoing forum for discussions on coordination opportunities and identify and prioritize regional connectivity needs.
- Administer trainings for human services agency staff, medical facility personnel, and others on the availability of transportation services.
- Identify opportunities to utilize emerging technologies in order to improve customer information and service requests, while maintaining convenient access for people who would prefer other methods.
- Assess opportunities to improve recruitment and retention of vehicle operators.
- Improve infrastructure that supports accessibility and the use of available transportation services.
- Assess opportunities to implement on-demand microtransit services.
- Advocate for continued and expanded funding for public transportation services in the region.

The lower priorities included:

- Expand regional mobility management efforts.
- Support recommendations to improve public transportation identified through transit plans conducted in the region.
- Identify opportunities to expand scheduled services where feasible that can be marketed to local communities.

- Expand outreach efforts to provide information on available transportation options, particularly public transit services that are open to the general public.
- Consider greater use of vanpool and long-distance rideshare services.
- Identify opportunities to implement or build upon current volunteer driver programs.

Summary of Needs Assessment and Next Steps

The needs assessment was combined with the review of existing conditions and the demographic data analysis to formulate potential service improvements that are discussed in Chapter 5 of this plan. Overall, the needs assessment detailed in this chapter provides insights for consideration of the following possible improvements:

- Scheduled Services
- Expand Demand-Response and On-Demand Services:
  - Saturday Service
  - Sunday Service
  - Weekday Service

Chapter 4
Review of Demographics and Land Use

Introduction

An important step in the TDP process is to assess current and future transit needs through an analysis of demographic and land use data. As part of a broader needs assessment that includes stakeholder and community input, this analysis helps to guide the alternatives that were identified through a subsequent phase in the planning process and are presented in Chapter 5.

The review of demographics and land use includes a general population profile, identification and evaluation of population subgroups who often depend on public transportation services, a review of the demographic characteristics pertinent to a Title VI analysis[1], and an assessment of major trip generators. All analyses were conducted for Ionia County and, wherever possible, for the I-DART service area as well. Data sources include the 2020 Census, American Community Survey (ACS) 2019-2023 five-year estimates, and the 2021 Census LEHD data.

Population Analysis

The following section provides a general population profile for Ionia County, examining historical numbers and future projections.

Population

As shown in **Table 4-1**, according to the 2023 Five-Year ACS Census, Ionia County's population was 66,706, an 8.4% increase from 2000. The City of Ionia has grown even faster—its population has increased by 22.5% over the same time span. In comparison, the State of Michigan has seen a negligible population growth of 1.1% since the turn of the century.

[1] Title VI is a federal statute that provides "that no person shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance." Title VI has been broadened by related statutes, regulations and executive orders, and now includes requirements that transit agencies receiving federal funds must ensure their programs and services do not disproportionately cause adverse impacts on minority populations, low-income populations and limited English proficient (LEP) persons.

Table 4-1: Historical Population Trends for Ionia County

Geography	2000	2010	2020	2023	2000-2010 %	2010-2020 %	2020-2023 %	2000-2023 %
Ionia, MI	10,569	11,394	13,378	12,950	7.8%	17.4%	-3.2%	22.5%
Ionia County	61,518	63,905	66,804	66,706	3.9%	4.5%	-0.1%	8.4%
Michigan	9,938,444	9,883,640	10,077,331	10,051,595	-0.6%	2.0%	-0.3%	1.1%

SOURCE: AMERICAN COMMUNITY SURVEY (ACS) 5-YEAR TABLES – 2019 TO 2023, US DECENNIAL CENSUS

Population Forecast

Projections developed by the Michigan Department of Technology, Management and Budget, shown in **Table 4-2**, estimate that Ionia County's population will shrink over the next three decades, falling to 61,392 by 2050. The rate of population decline (-8.1%) is projected to be greater than that of the State of Michigan (-1.7%) over the same period.

Table 4-2: Population Projections for Ionia County

Geography	2020	2030	2040	2050	2020-2030 %	2030-2040 %	2040-2050 %	2020-2050 %
Ionia County	66,804	66,622	65,129	61,392	-0.3%	-2.2%	-5.7%	-8.1%
State of Michigan	10,077,331	10,221,764	10,216,995	9,905,992	1.4%	0.0%	-3.0%	-1.7%

SOURCE: MICHIGAN DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET

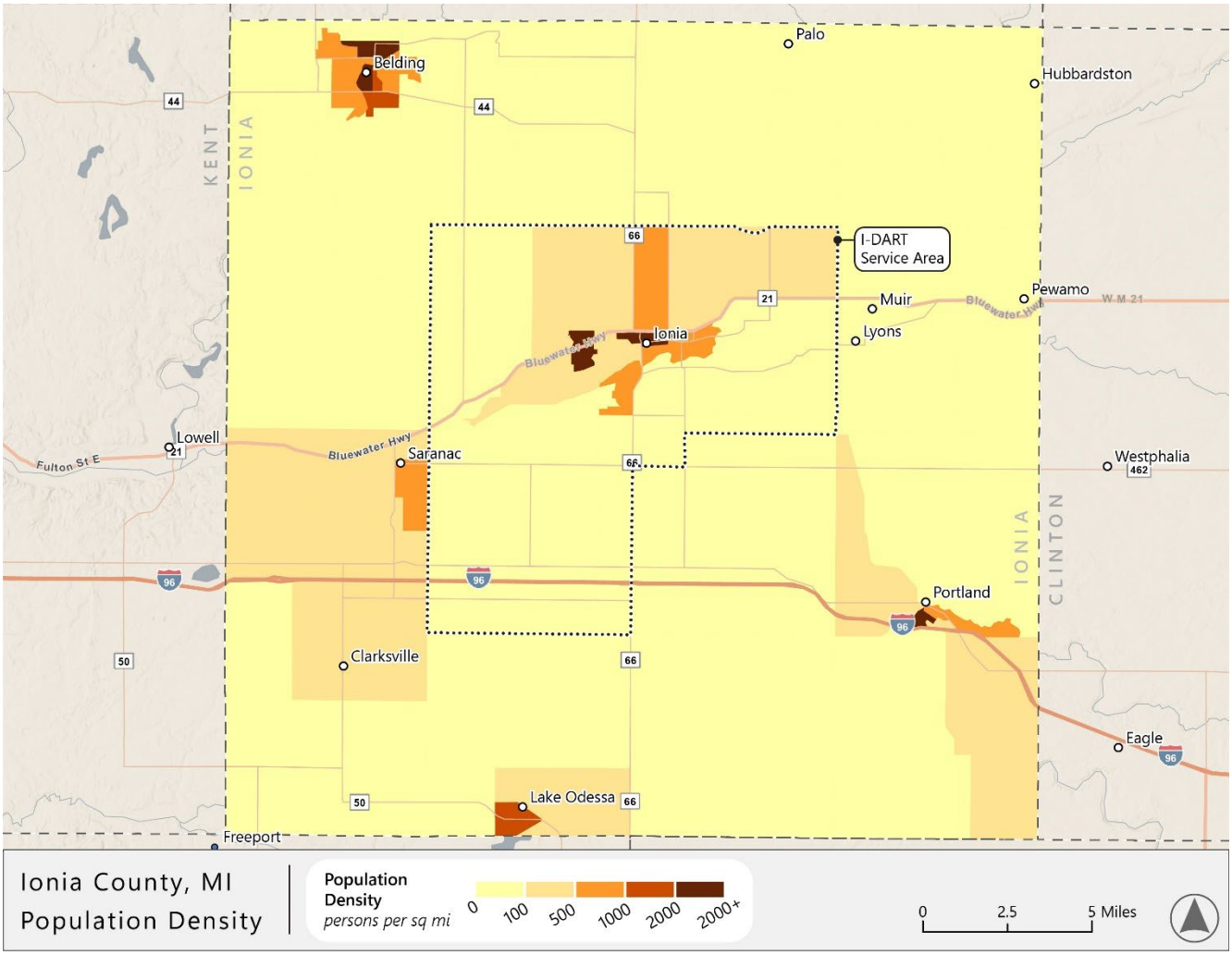
Population Density

Population density is often an effective indicator of the types of public transit services that are most feasible within a study area. While exceptions always exist, an area with a density of 2,000 persons per square mile will generally be able to sustain frequent, daily fixed-route transit service. Conversely, an area with a population density below this threshold may be better suited for deviated fixed route, demand-response, or on-demand services.

Figure 4-1 portrays the population density for Ionia County at the Census block group level. Ionia, Belding, and Portland are the only population centers in the county with block groups of at least 2,000 persons per square mile. Outside of these Census-Designated Places (CDPs), only Lake Odessa and Saranac contain block groups of at least 500 persons per square mile.

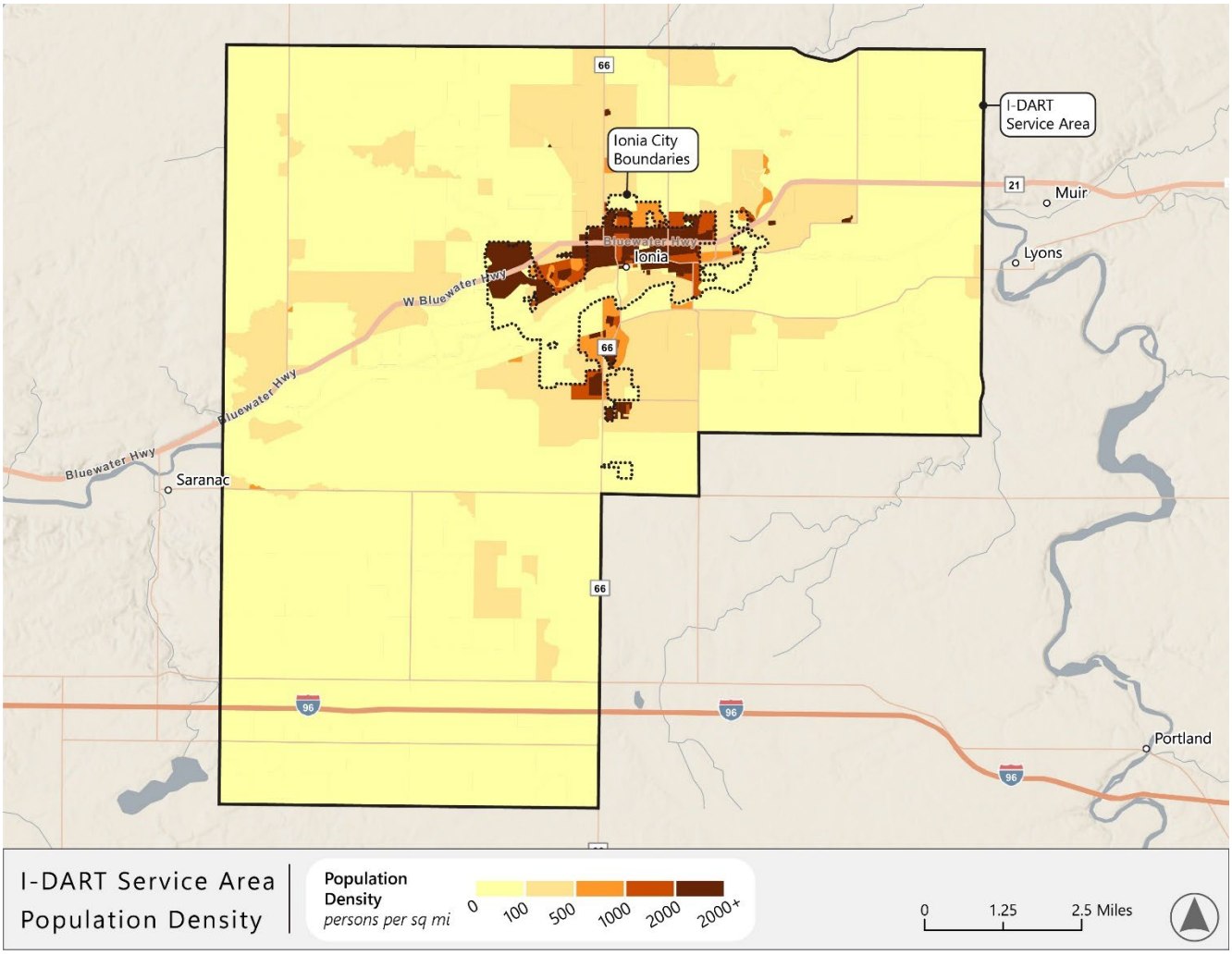
Figure 4-2 shows population density specifically within the I-DART service area at the Census block level, the smallest spatial unit for which data is available. Viewing the data at this level shows that the areas of population density of at least 2,000 persons per square mile are concentrated within the city boundaries of Ionia. Outside of the city, there are few blocks with a density greater than 500.

Figure 4-1: Ionia County Population Density



SOURCE: AMERICAN COMMUNITY SURVEY (ACS) 5 YEAR TABLES – 2019 TO 2023

Figure 4-2: I-DART Service Area Population Density



Transit-Dependent Populations

Public transportation needs are defined in part by identifying the relative size and location of those segments within the general population that are most likely to use transit services. These transit-dependent populations include individuals who may not have access to a personal vehicle or are unable to drive themselves due to age or disability. Determining the location of these populations assists in the evaluation of current transit services and the extent to which the services meet community needs.

The Transit Dependence Index (TDI) is an aggregate measure displaying relative concentrations of transit-dependent populations. Five factors make up the TDI calculation:

- Autoless households
- Individuals with disabilities
- Elderly populations (ages 65 and older)
- Youth populations (ages 10-17)
- Below poverty populations.

These factors represent specific socioeconomic characteristics of residents in the region. For each factor, individual block groups were classified according to the prevalence of the vulnerable population relative to the county average. The factors were each classified into a score from one to four, then multiplied by a population density score to yield a composite TDI score. This score represents the viability of fixed-route transit within that block group.

As illustrated in **Figure 4-3**, the relative classification system utilizes averages in ranking populations. For example, areas with less than half of the average transit-dependent population fall into the "Very Low" classification, and areas that are more than twice the average will be classified as "Very High." The classifications "Low" and "High" represent block groups which fall between the two classes with the study area average serving as the dividing line.

Figure 4-3: Transit Dependence Index Classification System

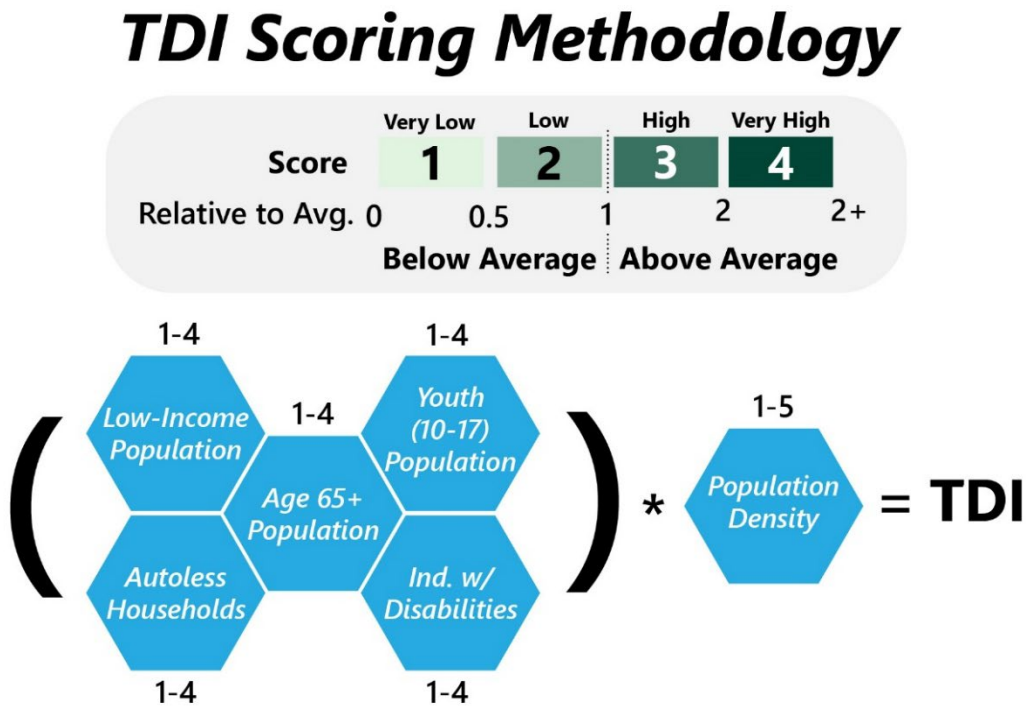


Figure 4-4 displays the TDI rankings for Ionia County. There are a few clusters of census block groups with "Very High" transit dependence concentrated around Ionia, Belding, and Portland. Areas with "High Need" are located around these three communities, as well as Saranac and Lake Odessa. Overall, the TDI generally matches the population density pattern.

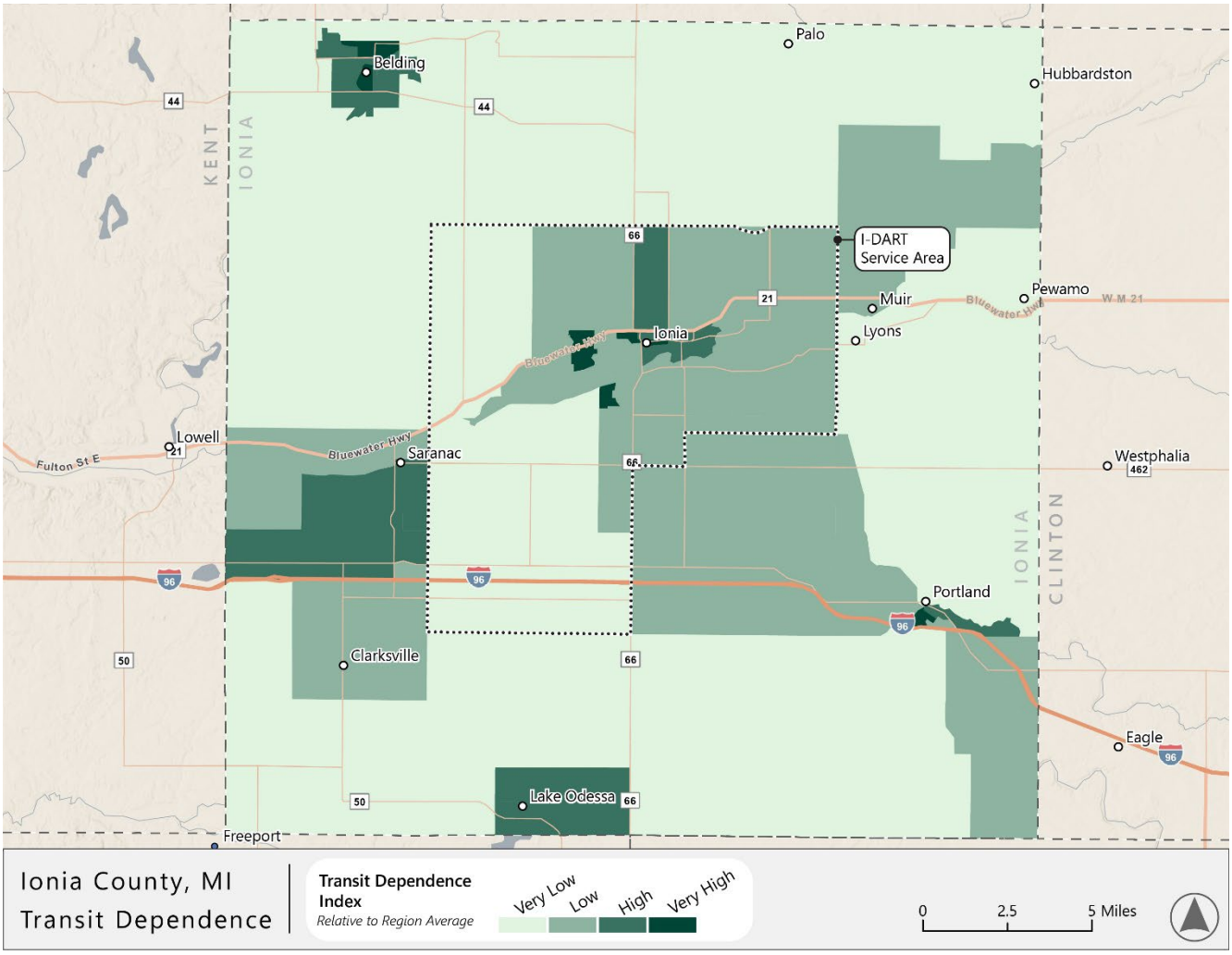
When only considering the transit needs within the I-DART service area, as shown in **Figure 4-5**, areas of highest need are concentrated in downtown Ionia. Outside of the urban core transit needs are low but note that needs are higher in the northeast portion of the service area than in the southwest portion.

The Transit Dependence Index Percent (TDIP) provides a complementary analysis to the TDI measure. It is nearly identical to the TDI measure except for the exclusion of population density. By showing the degree of need rather than the total amount of need, TDIP can show where there is high transit need in areas with lower population densities. In other words, TDI will show high need in areas with larger transit-dependent populations, and TDIP will show high need in areas where transit-dependent persons make up a larger portion of the total population, regardless of population size.

As shown in **Figure 4-6**, the only area with a "Very High" transit need is northwest of Belding. Areas of "High" need are found near most of the major population centers, as well across the rural, northeast portion of the county.

Within the I-DART service area (**Figure 4-7**) the level of transit need varies geographically, with the eastern half of the service area having a higher need than the western half.

Figure 4-4: Transit-Dependence Index, Ionia County



AMERICAN COMMUNITY SURVEY (ACS) 5 YEAR SAMPLE – 2019 TO 2023

Figure 4-5: Transit-Dependence Index, I-DART Service Area

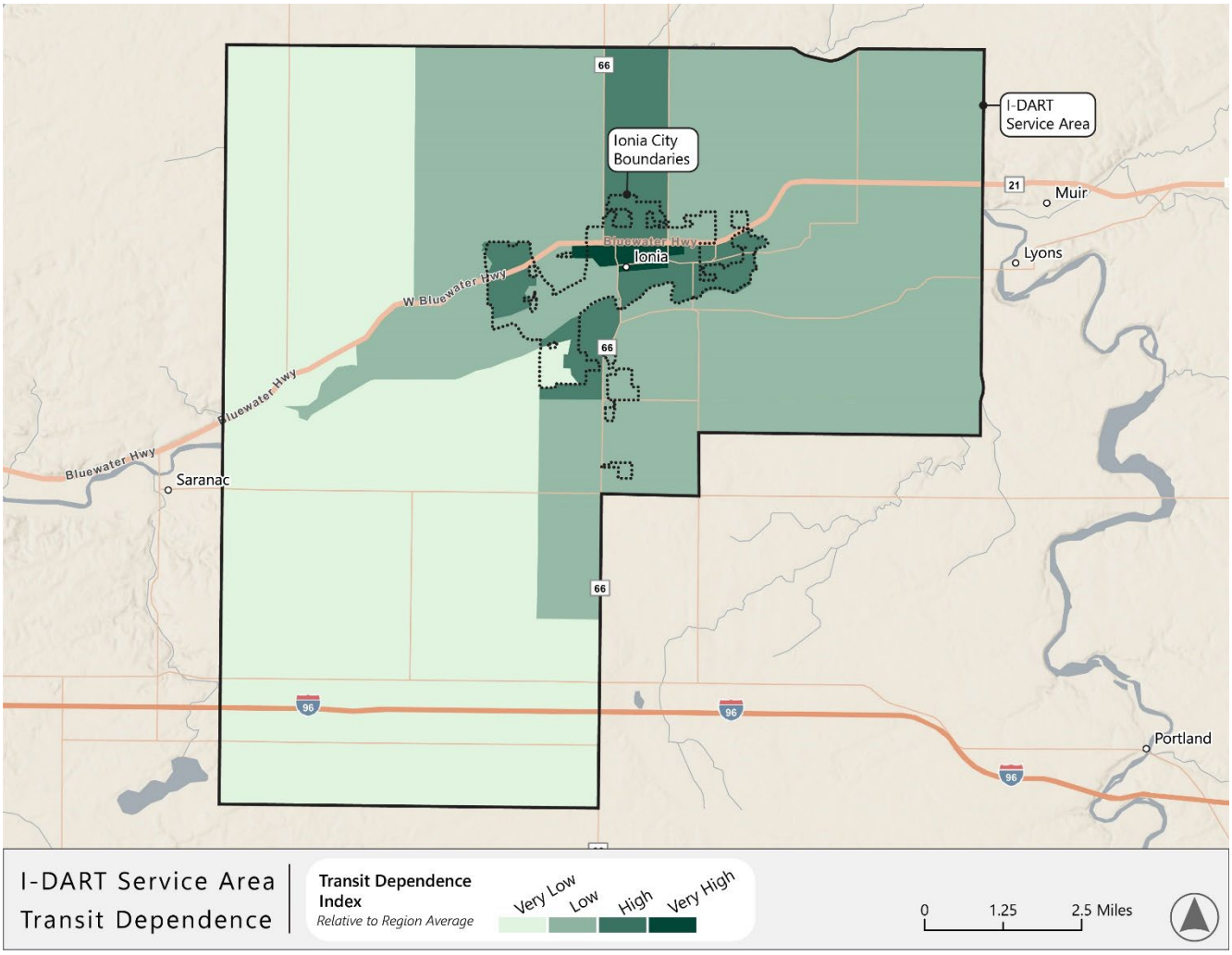
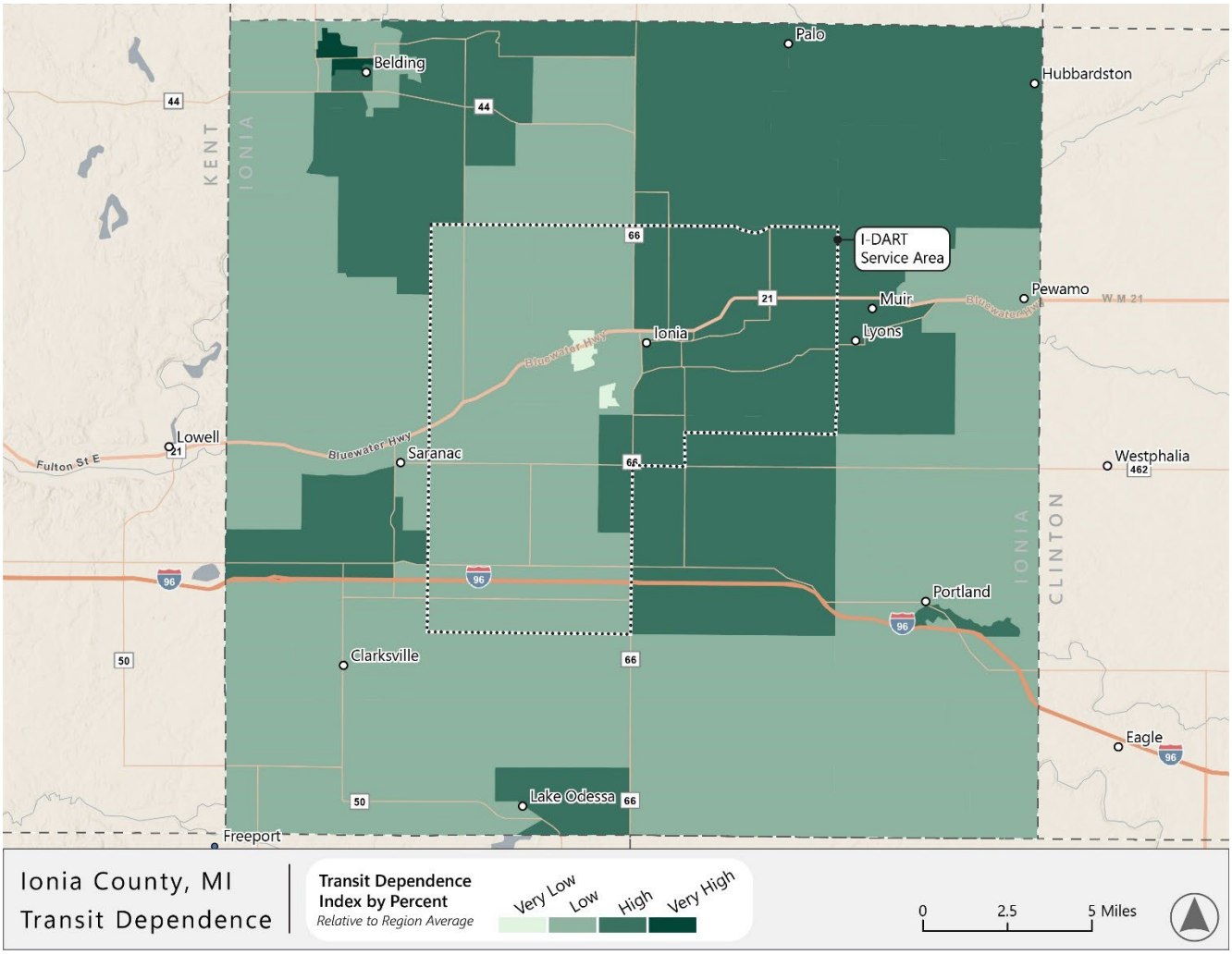
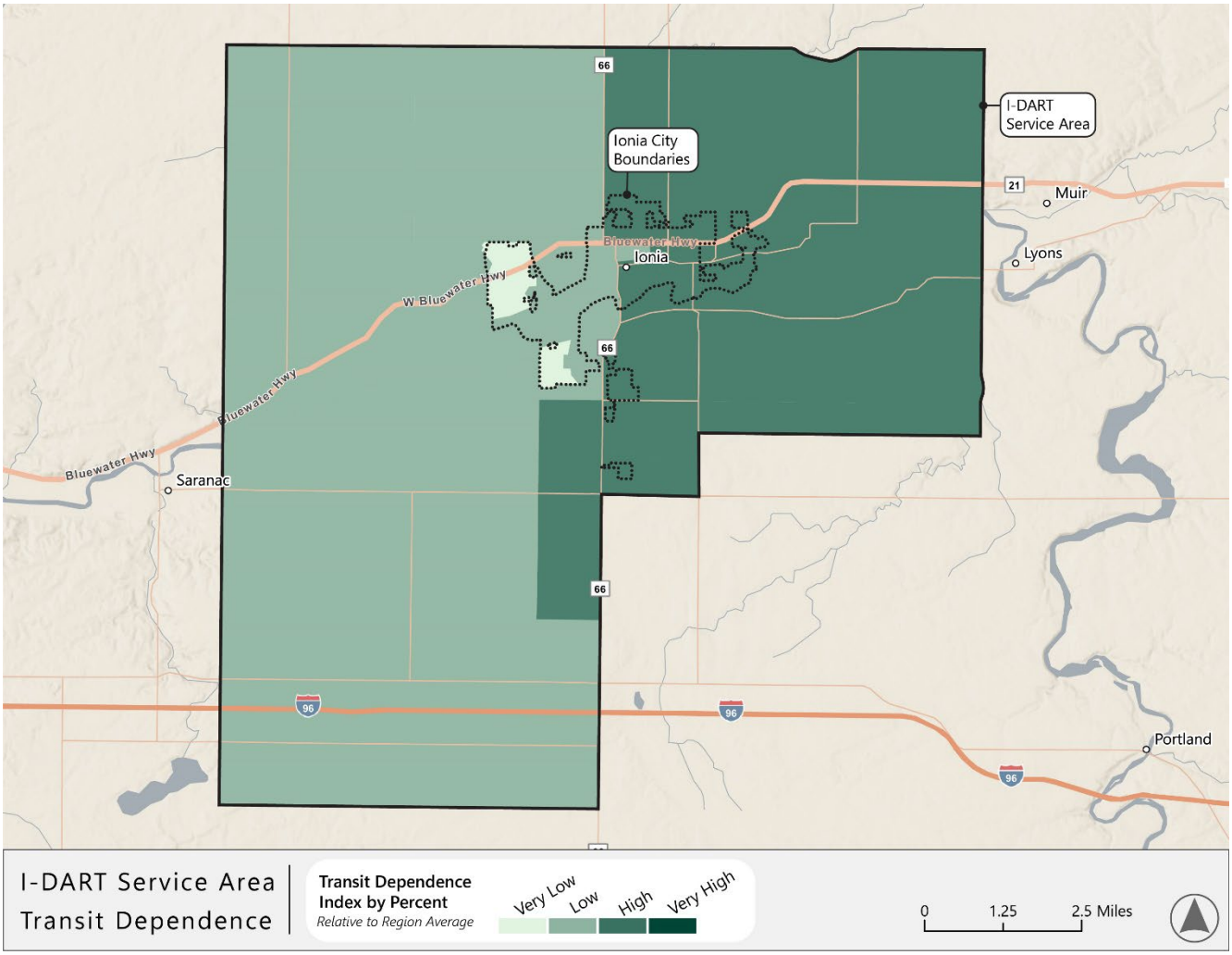


Figure 4-6: Transit-Dependence Index Percentage, Ionia County



AMERICAN COMMUNITY SURVEY (ACS) 5 YEAR SAMPLE – 2019 TO 2023

Figure 4-7: Transit-Dependence Index Percentage, I-DART Service Area



Autoless Households

Households without at least one personal vehicle are more likely to depend on the mobility offered by public transit than those households with access to a car. Although autoless households are reflected in both the TDI and TDIP measures, displaying this segment of the population separately is important since most land uses in Ionia County are at distances too far for non-motorized travel.

Figure 4-8 displays the concentration of autoless households in Ionia County. The areas of "Very High" concentrations are located in the main population centers of Ionia, Belding, and Portland. Within the I-DART service area (**Figure 4-9**), the highest concentrations of autoless households are located in the southeastern part of the City of Ionia.

Elderly Population (Age 65+)

A second socioeconomic group analyzed by the TDI and TDIP indices is the elderly population, defined as individuals at least 65 years of age or older. Elderly individuals may scale back their use of or be unable to safely operate personal vehicles as they age, leading to greater reliance on public transportation compared to individuals in other age brackets.

Figure 4-10 and **Figure 4-11** display the relative concentration of elderly individuals in Ionia County and the I-DART service area, respectively. High concentrations are found outside of population centers, with the highest concentration found outside of Ionia in the northeast portion of the I-DART service area.

Youth Population

Youths and teenagers, ages 10 to 17 years, who cannot drive or do not have regular access to an automobile, may rely on the mobility offered by public transportation.

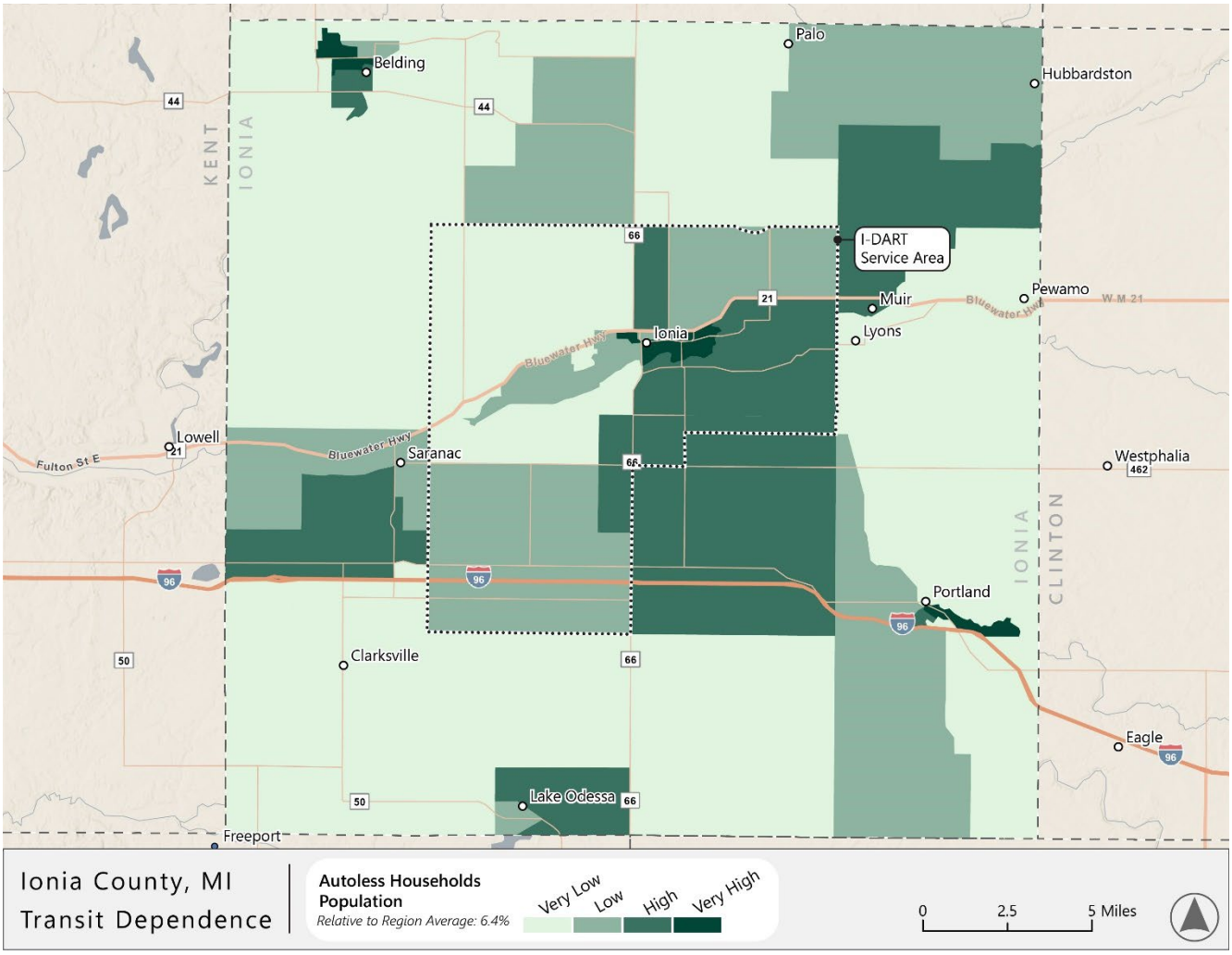
As seen in **Figure 4-12** and **Figure 4-13**, no block groups within Ionia County have a "Very High" concentration of youths but "High" concentrations are found throughout the county. There is a notable lack of concentration among youth populations in the vicinity of the City of Ionia, though high concentrations exist within the I-DART service area to the southwest of the city.

Individuals with Disabilities

Individuals with disabilities may be unable to operate a personal vehicle and are consequently more likely to rely on public transportation.

As shown in **Figure 4-14** and **Figure 4-15**, the highest concentrations of individuals with disabilities are found in block groups to the northwest of Belding, to the northeast of Ionia, and to the south of Portland.

Figure 4-8: Autoless Households, Ionia County



AMERICAN COMMUNITY SURVEY (ACS) 5-YEAR SAMPLE – 2019 TO 2023

Figure 4-9: Autoless Households, I-DART Service Area

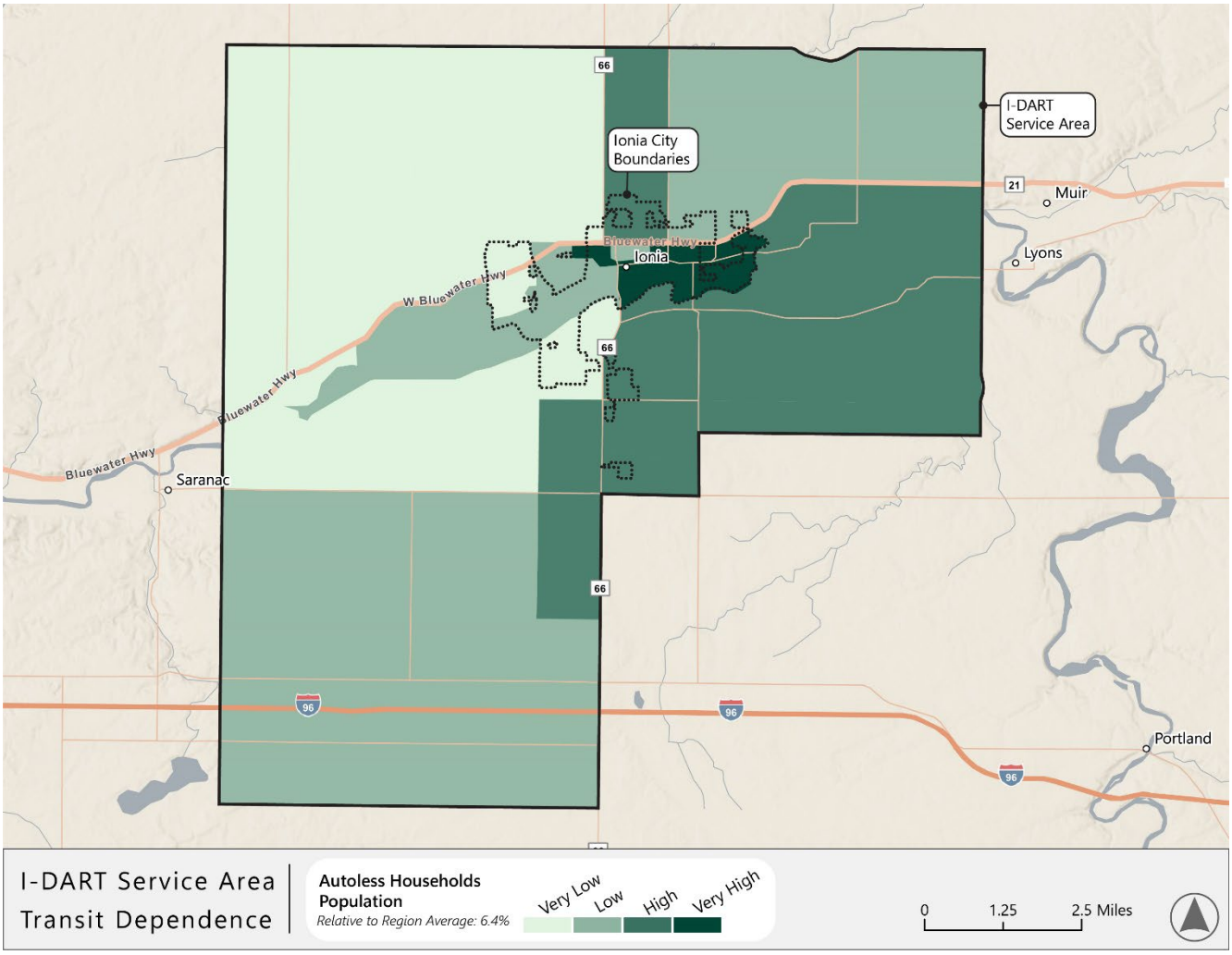
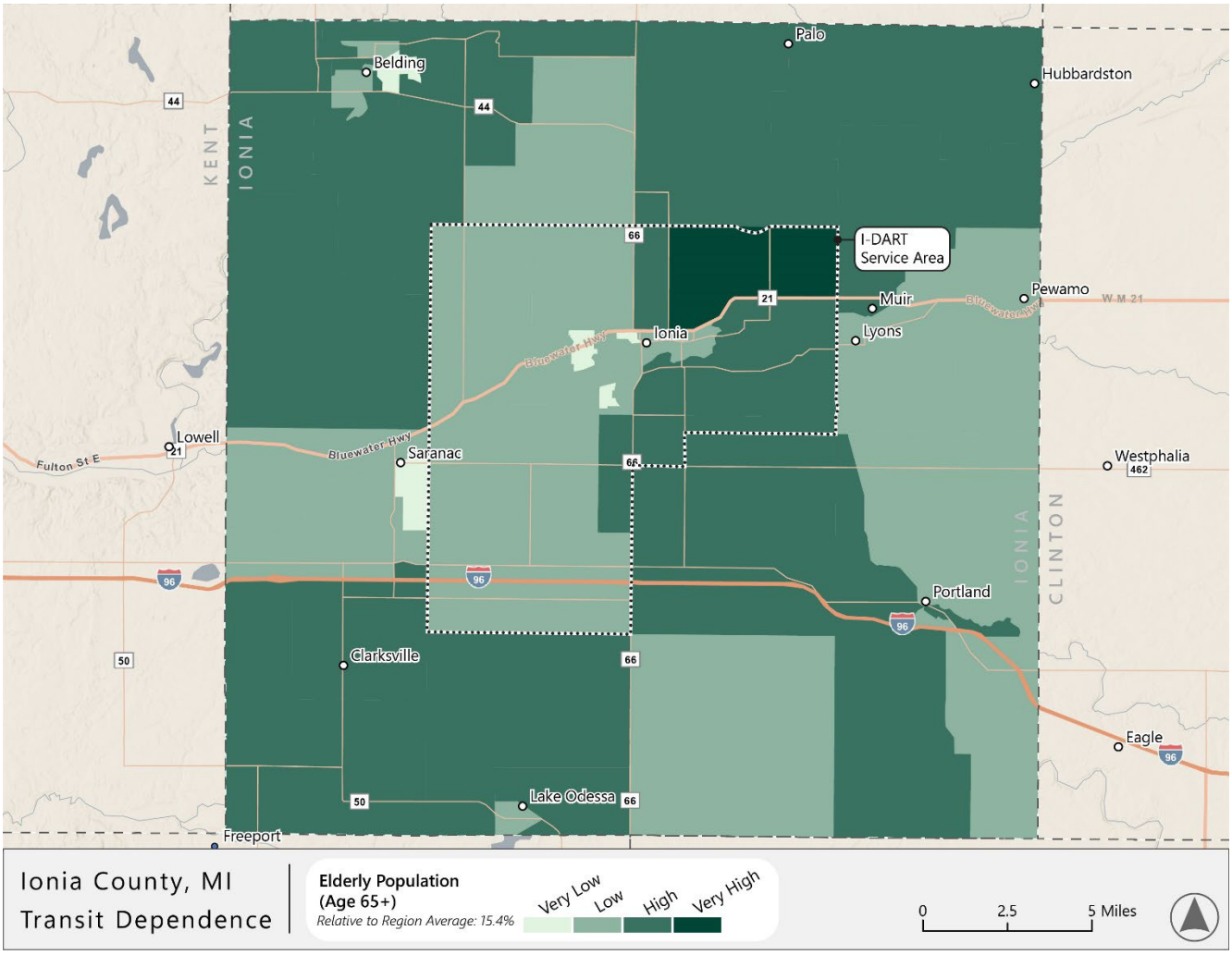


Figure 4-10: Elderly Populations, Ionia County



AMERICAN COMMUNITY SURVEY (ACS) 5-YEAR SAMPLE – 2019 TO 2023

Figure 4-11: Elderly Population, I-DART Service Area

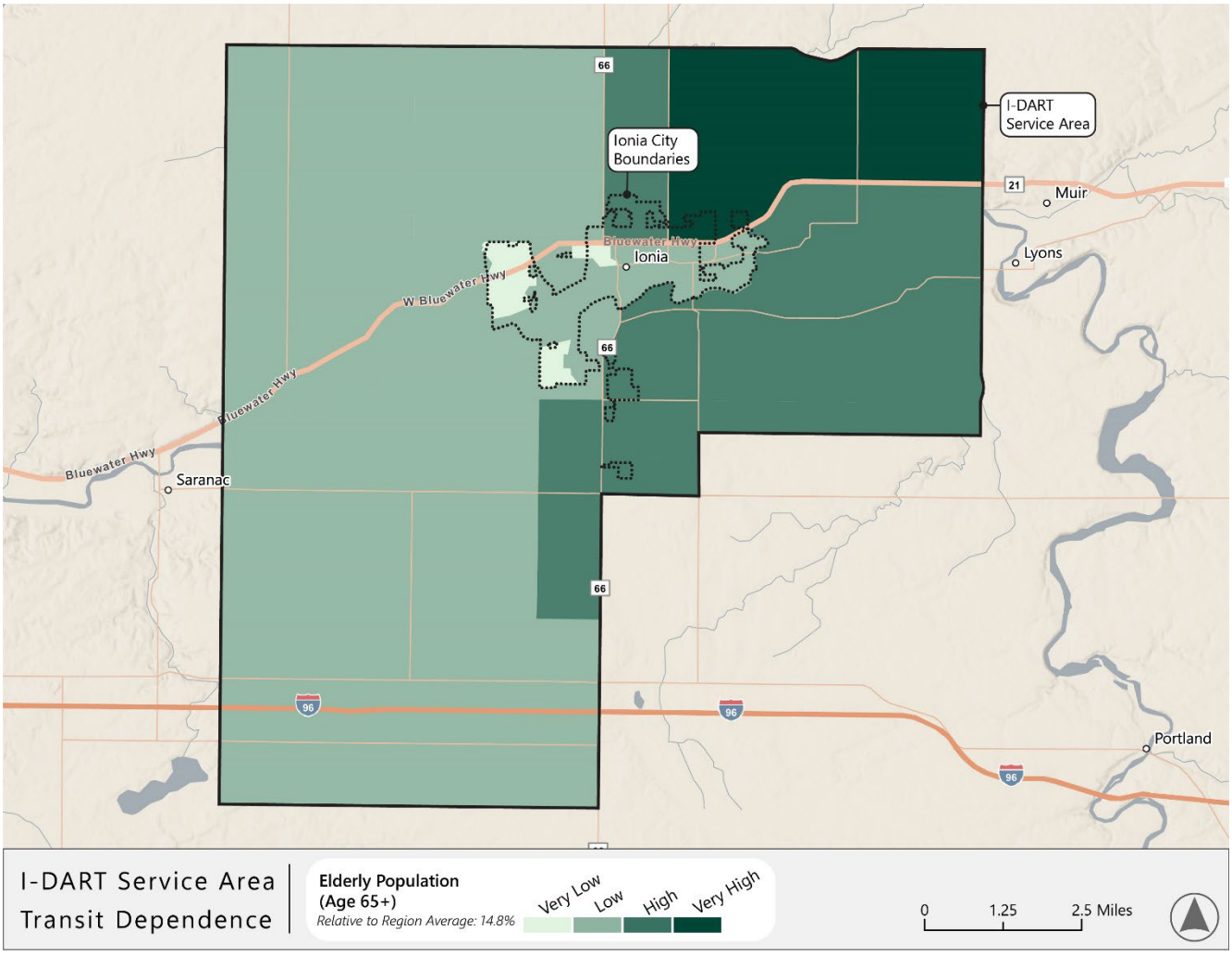
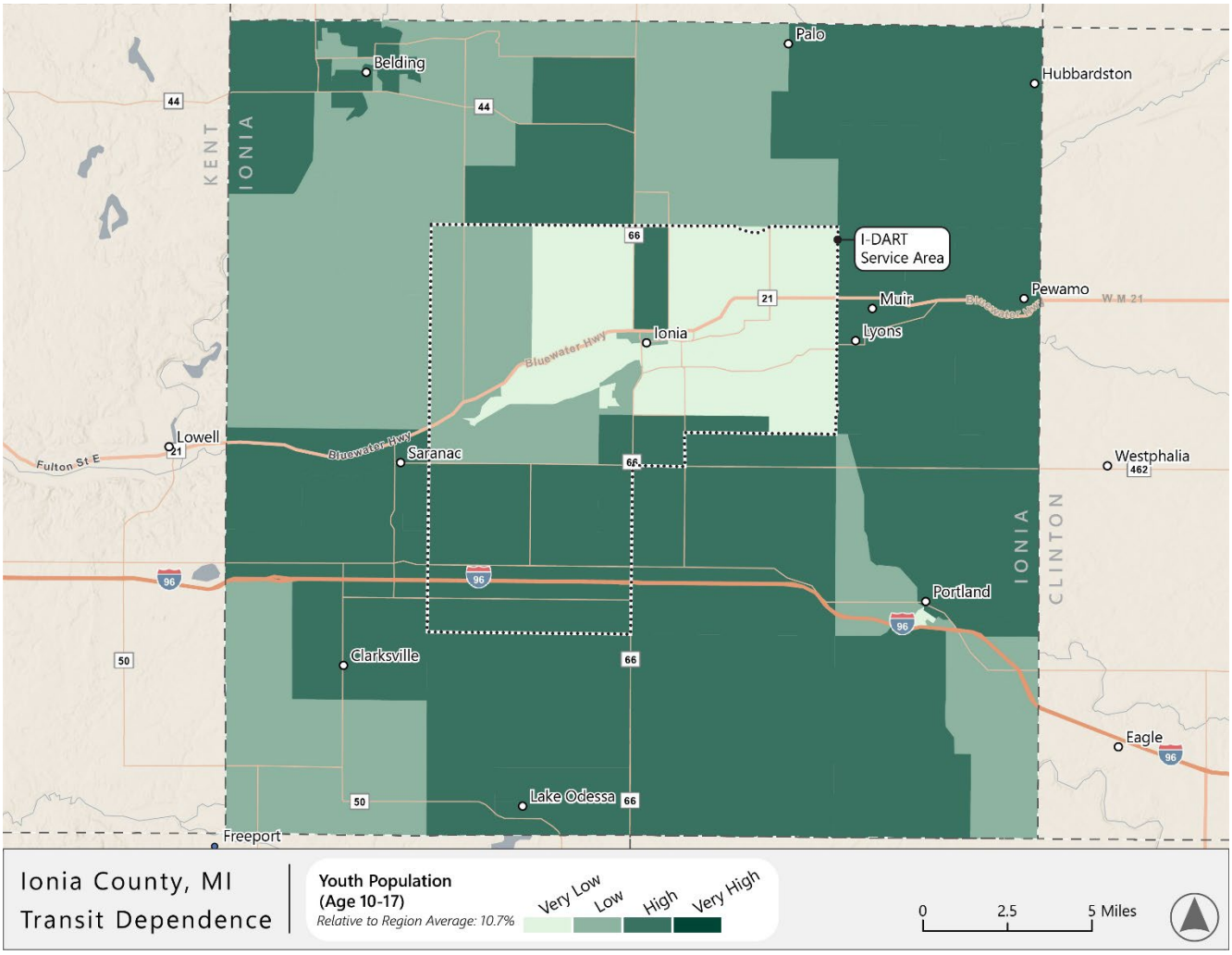


Figure 4-12: Youth Population, Ionia County



AMERICAN COMMUNITY SURVEY (ACS) 5-YEAR SAMPLE – 2019 TO 2023

Figure 4-13: Youth Population, I-DART Service Area

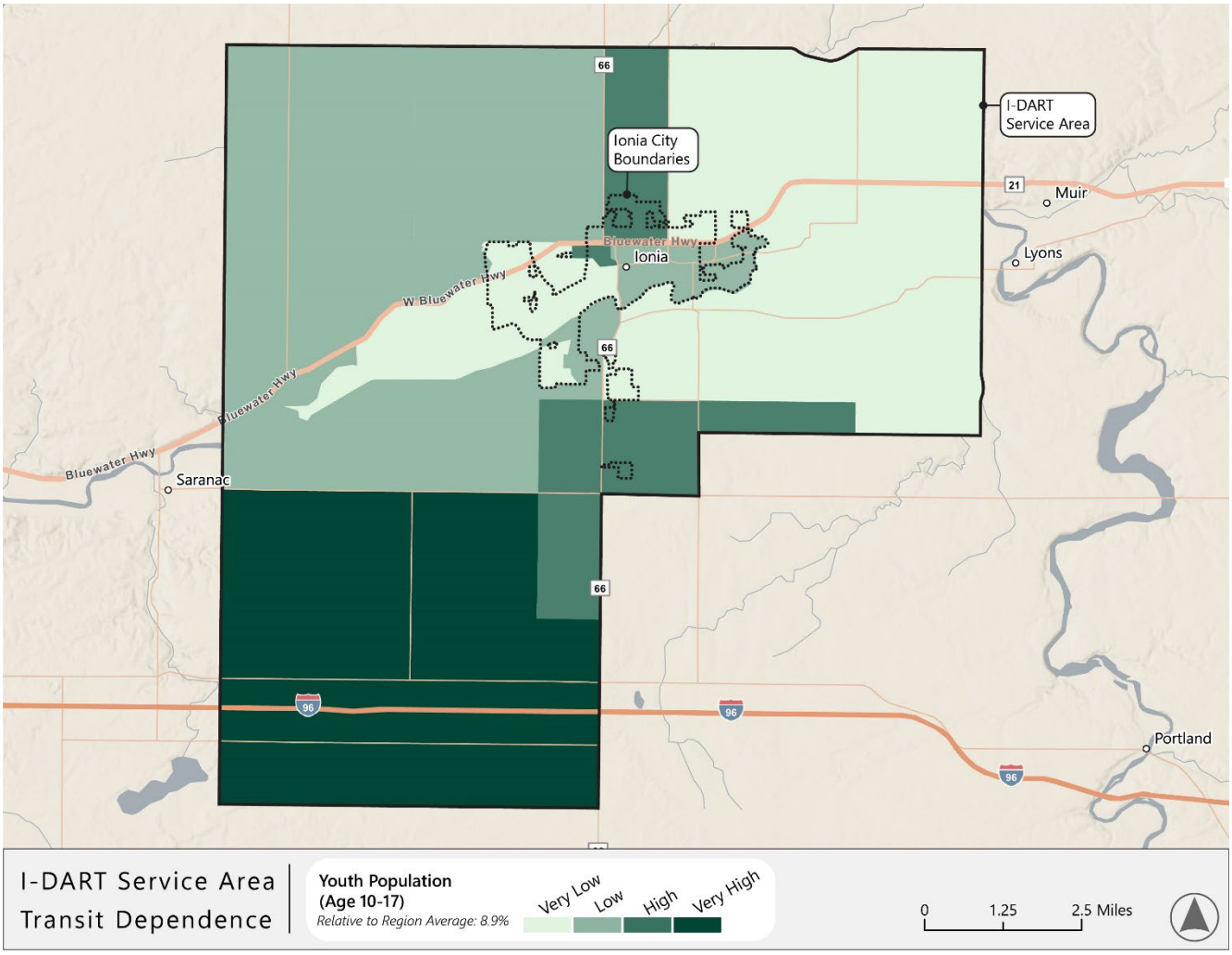
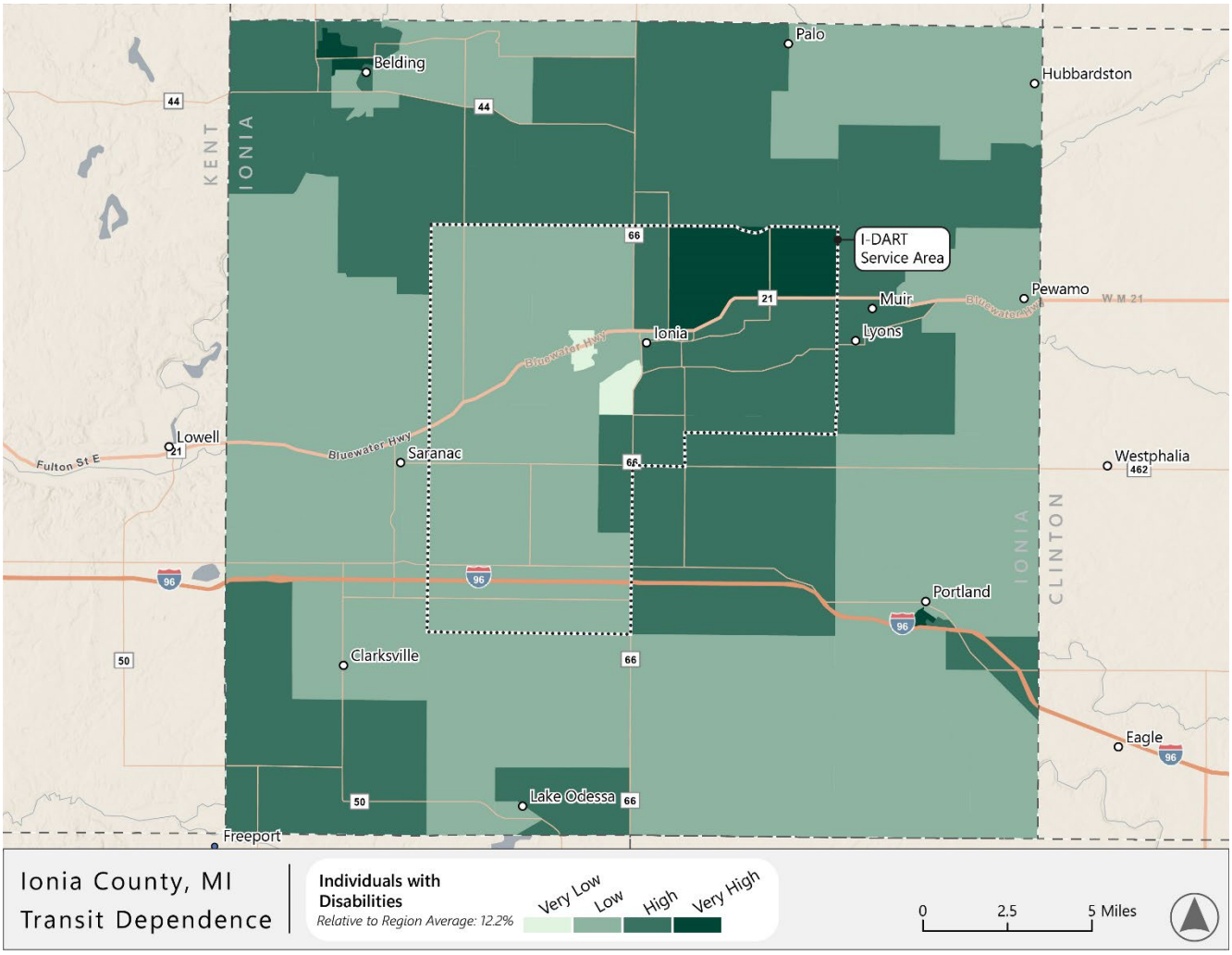
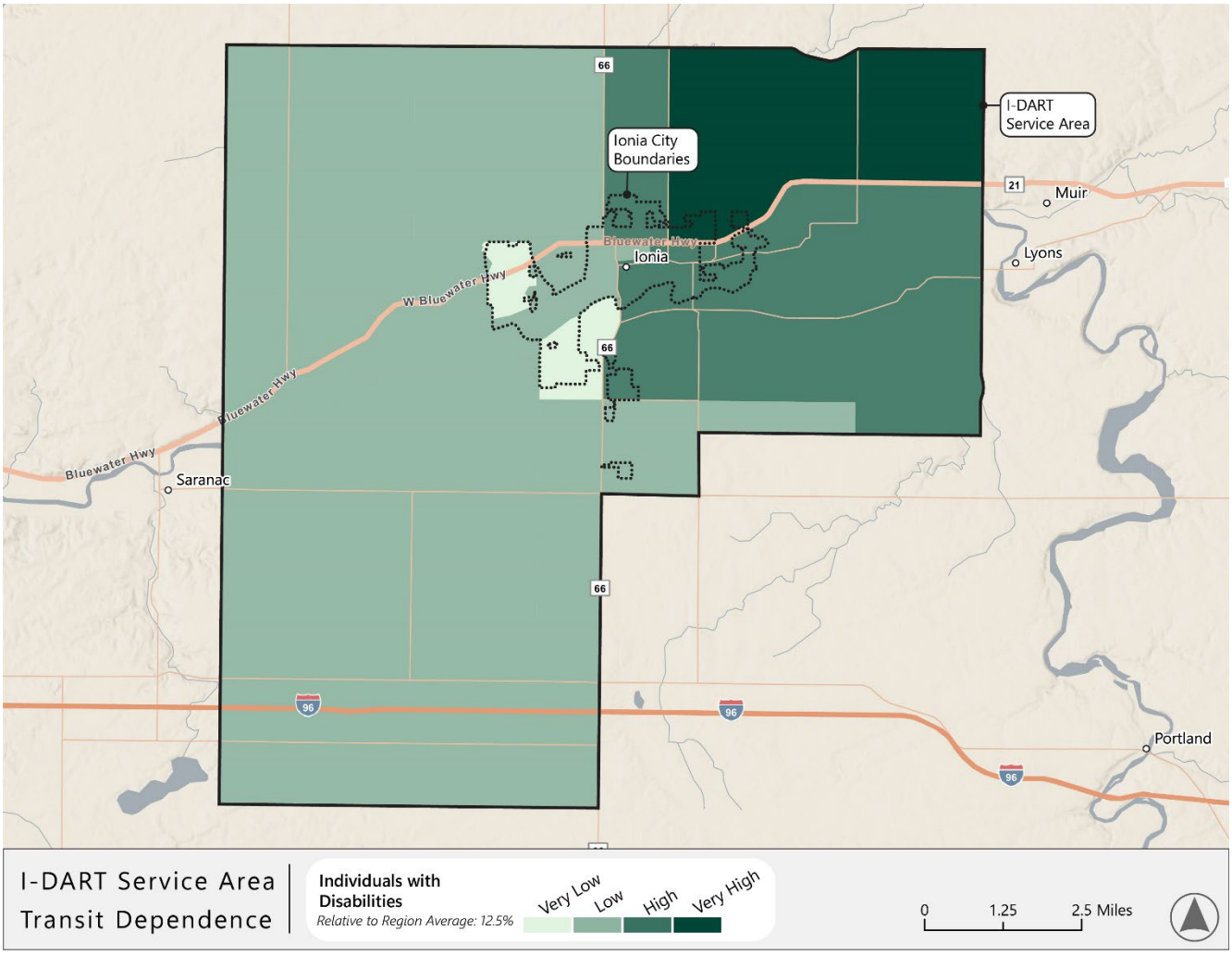


Figure 4-14: Individuals with Disabilities, Ionia County



AMERICAN COMMUNITY SURVEY (ACS) 5-YEAR SAMPLE – 2019 TO 2023

Figure 4-15: Individuals with Disabilities, I-DART Service Area



Title VI Demographic Analysis

As part of the Civil Rights Act of 1964, Title VI prohibits discrimination based on race, color, or national origin in programs and activities receiving federal subsidies. This includes agencies providing federally-funded public transportation. The following section examines the minority and below-poverty populations within Ionia County and the I-DART service area. It then summarizes the prevalence of residents with Limited-English Proficiency (LEP).

Minority Population

It is important to ensure that areas with an above average percentage of racial and/or ethnic minorities (represented by the "High" and "Very High" classifications) are not disproportionately impacted by any proposed alterations to existing public transportation services.

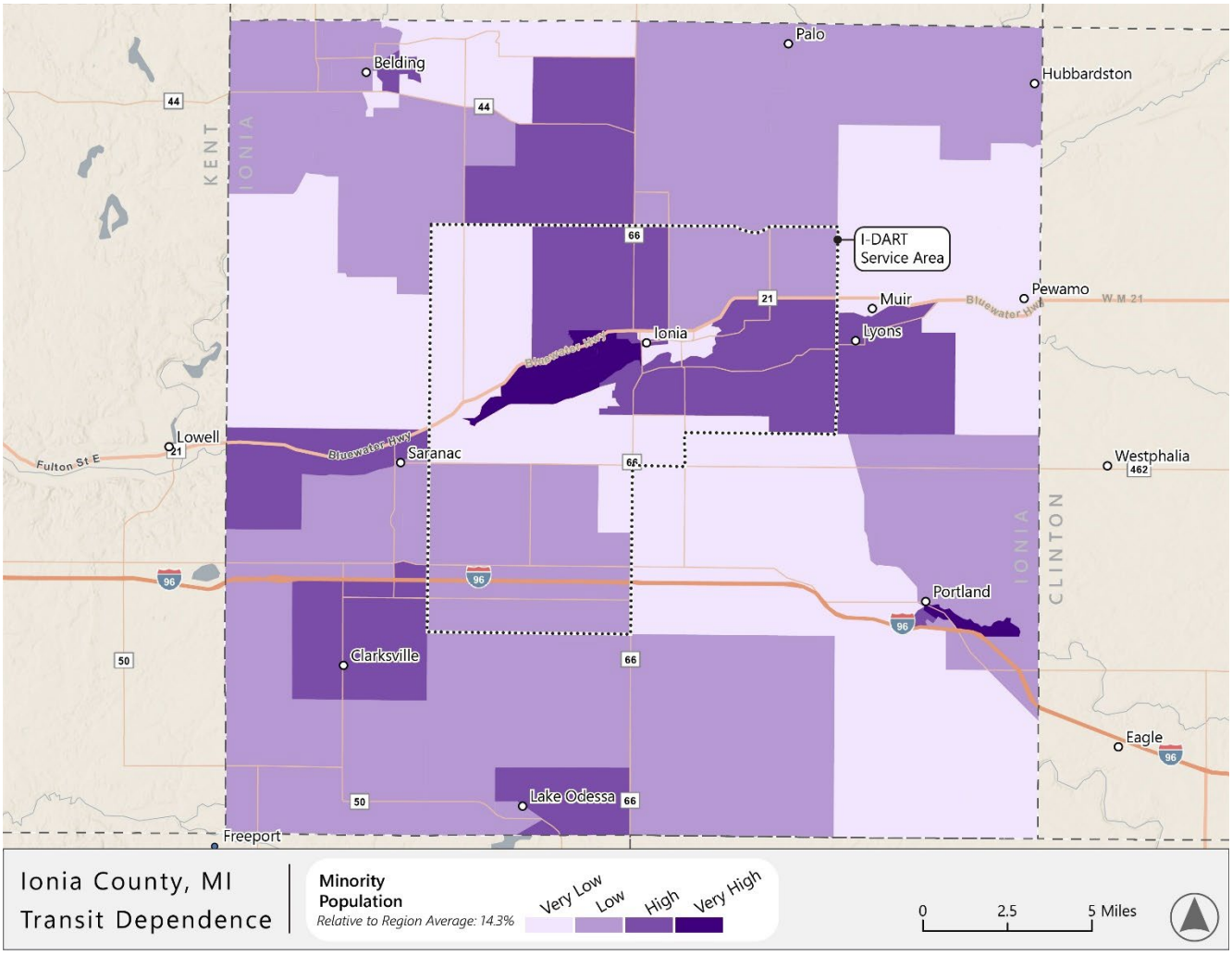
Figure 4-16 and **Figure 4-17** depict the percentage of minority individuals per block group in Ionia County and the I-DART service area, respectively. Above-average concentrations of minority individuals can be found around most CDPs in the county, with particularly high concentrations to the southwest of Ionia and to the southeast of Portland.

Below-Poverty Level Population

The second socioeconomic group included in the Title VI analysis represents those individuals who earn less than the federal poverty level. These individuals face financial hardships that may make the ownership and maintenance of a personal vehicle difficult. In such cases, they may be more likely to depend on public transportation.

Figure 4-18 and **Figure 4-19** depict the percentage of below-poverty individuals per block group in Ionia County and the I-DART service area, respectively. Above-average concentrations of below- poverty individuals are found across the northern half of the county, to the southeast of Ionia, to the southwest of Saranac, and around Lake Odessa.

Figure 4-16: Minority Population, Ionia County



AMERICAN COMMUNITY SURVEY (ACS) 5-YEAR SAMPLE – 2019 TO 2023

Figure 4-17: Minority Population, I-DART Service Area

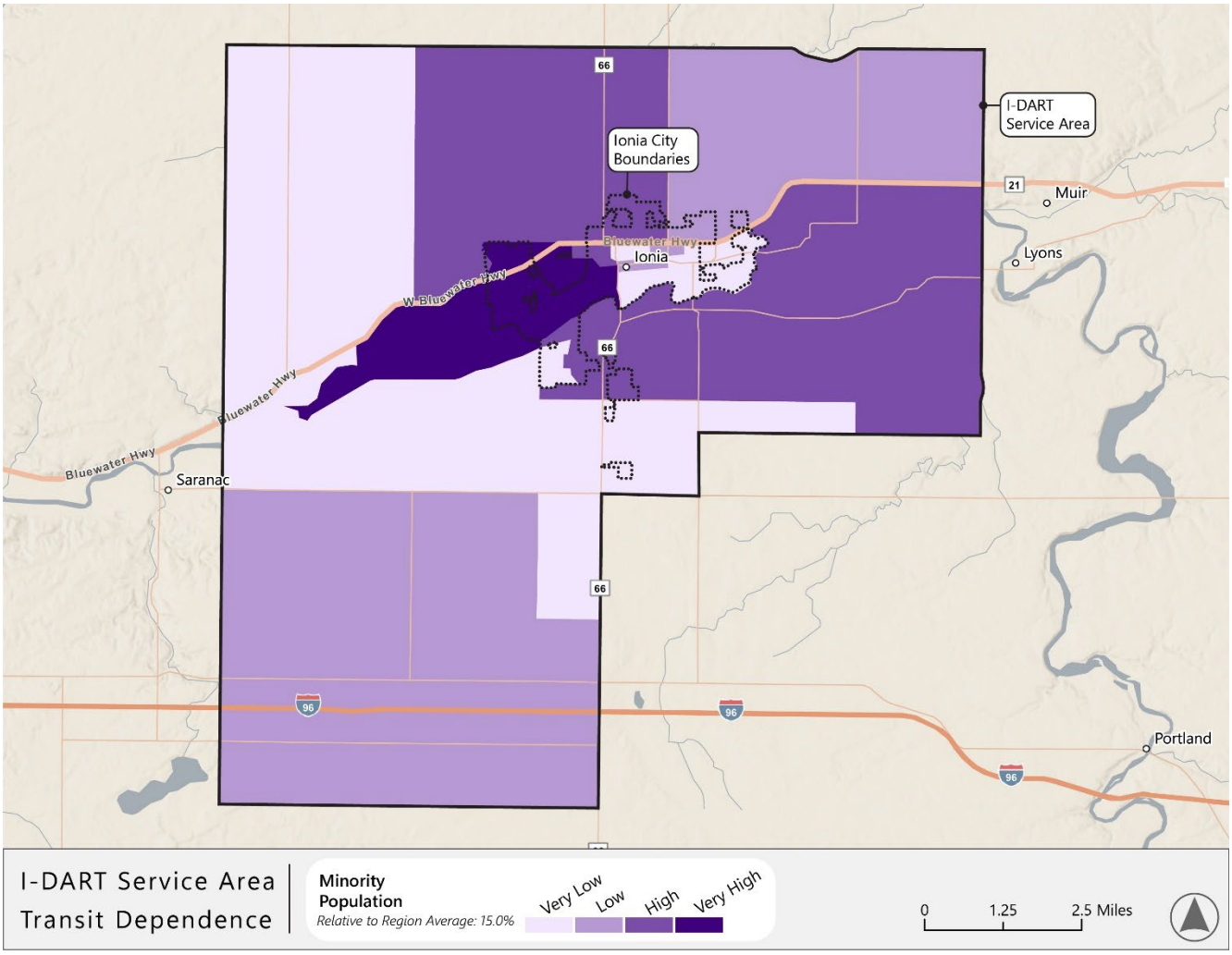
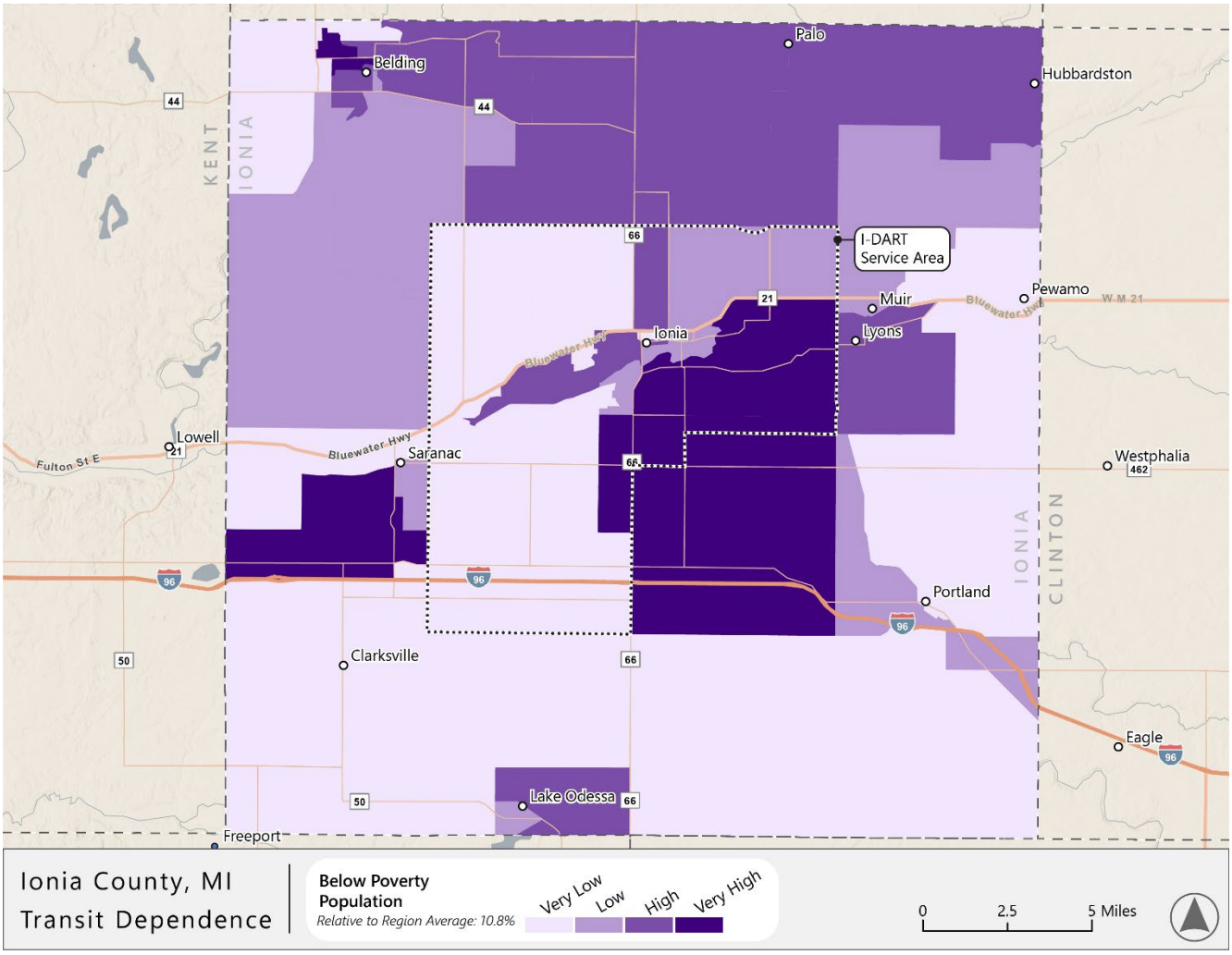
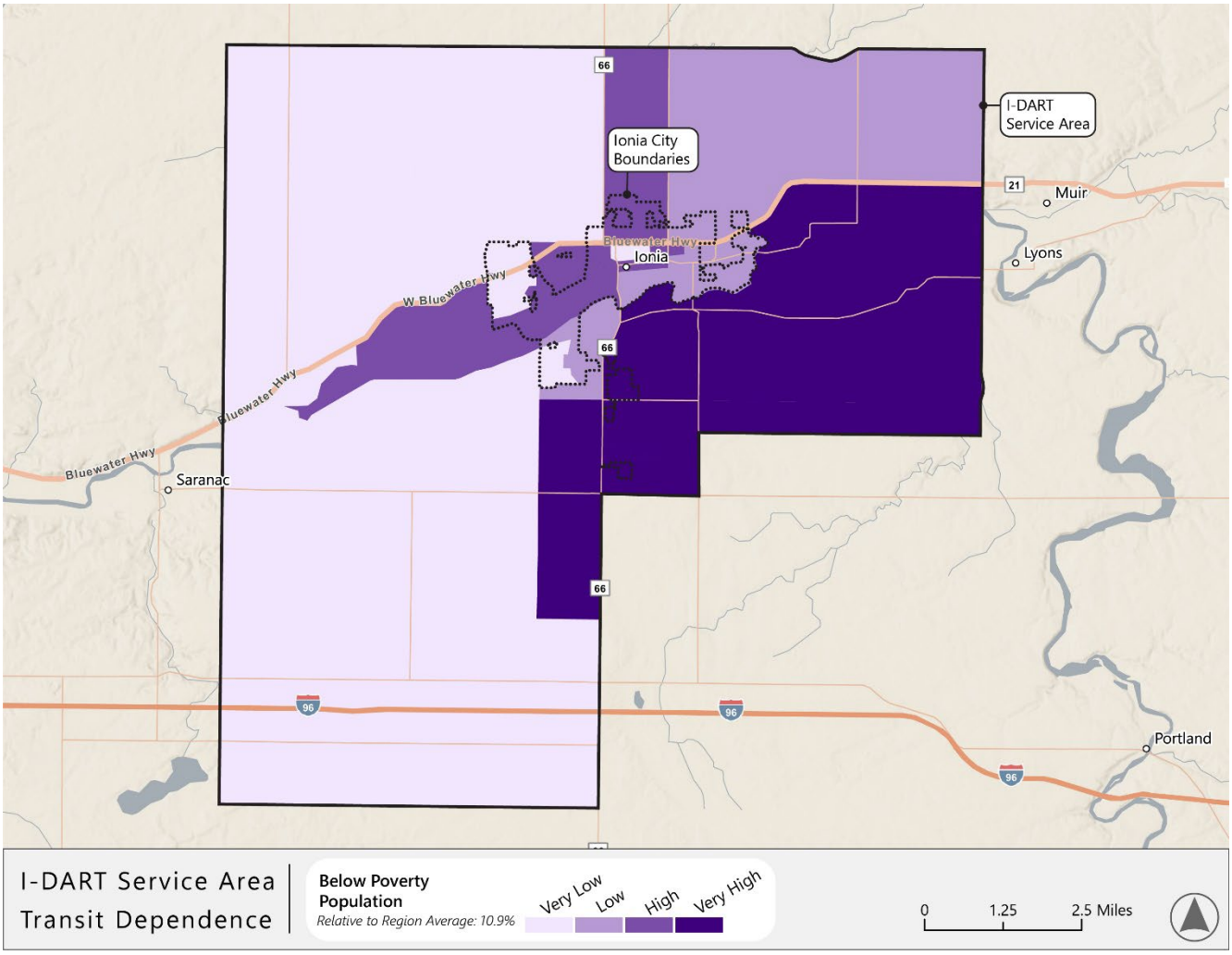


Figure 4-18: Below-Poverty Population, Ionia County



AMERICAN COMMUNITY SURVEY (ACS) 5-YEAR SAMPLE – 2019 TO 2023

Figure 4-19: Below-Poverty Population, I-DART Service Area



Limited-English Proficiency

In addition to providing public transportation for a diversity of socioeconomic groups, it is also important to serve and disseminate information to those of different linguistic backgrounds. Limited English Proficiency (LEP) population is a count of people who do not speak English as their primary language, and their ability to speak English is less than "very well." Title VI's Safe Harbor Provision stipulates that recipients of federal funding must provide written translations of all "vital documents" for each language group within an LEP population that makes up five percent or 1,000 persons (whichever is less) of the total population of the service area.

As shown in **Table 4-3**, 97.2% of Ionia County residents and 94.8% of Ionia, MI speak only English. No language group meets the Title VI threshold.

Table 4-3: Limited English Proficiency Populations in Ionia County

Geography	Ionia, MI		Ionia County		State of Michigan	
Total Pop. (5 yrs. and over)	12,283		63,217		9,502,054	
Speak only English	11,649	94.8%	61,445	97.2%	8,537,491	89.8%
Speak:	**Est. LEP Pop.**	**% LEP Pop.**	**Est. LEP Pop.**	**% LEP Pop.**	**Est. LEP Pop.**	**% LEP Pop.**
Spanish	135	1.1%	294	0.5%	97,470	1.0%
French, Haitian, or Cajun	0	0.0%	0	0.0%	4,857	0.1%
German or other West Germanic languages	0	0.0%	12	0.0%	8,392	0.1%
Russian, Polish, or other Slavic languages	0	0.0%	0	0.0%	18,680	0.2%
Other Indo-European languages	26	0.2%	32	0.1%	52,711	0.6%
Korean	0	0.0%	0	0.0%	7,899	0.1%
Chinese (incl. Mandarin, Cantonese)	0	0.0%	0	0.0%	20,315	0.2%
Vietnamese	0	0.0%	4	0.0%	8,505	0.1%
Tagalog (incl. Filipino)	0	0.0%	4	0.0%	4,655	0.0%
Other Asian & Pacific Island languages	0	0.0%	4	0.0%	23,180	0.2%
Arabic	0	0.0%	0	0.0%	71,188	0.7%
Other and unspecified languages	0	0.0%	7	0.0%	20,178	0.2%

SOURCE: AMERICAN COMMUNITY SURVEY, FIVE-YEAR ESTIMATES (2019-2023), TABLE C16001.

Land Use Profile

Major Trip Generators

Identifying land uses and major trip generators in Ionia County complemented the above demographic analysis by indicating where transit services may be most needed. Trip generators attract transit demand and include common origins and destinations, like high-density housing, major employers, medical facilities, educational facilities, non-profit and governmental agencies, and shopping centers, as seen in **Figure 4-20** and **Figure 4-21**. Trip generators are concentrated in the major population centers of Ionia, Belding, Portland, and Lake Odessa. Major destinations such as Walmart, the University of Michigan Health–Sparrow Ionia Hospital, Aldi, Menards, and Meijer are concentrated to the south of Ionia along Michigan SR 66.

A detailed list of all major trip generators by category is provided in ***Appendix E***.

Figure 4-20: Ionia County Trip Generators

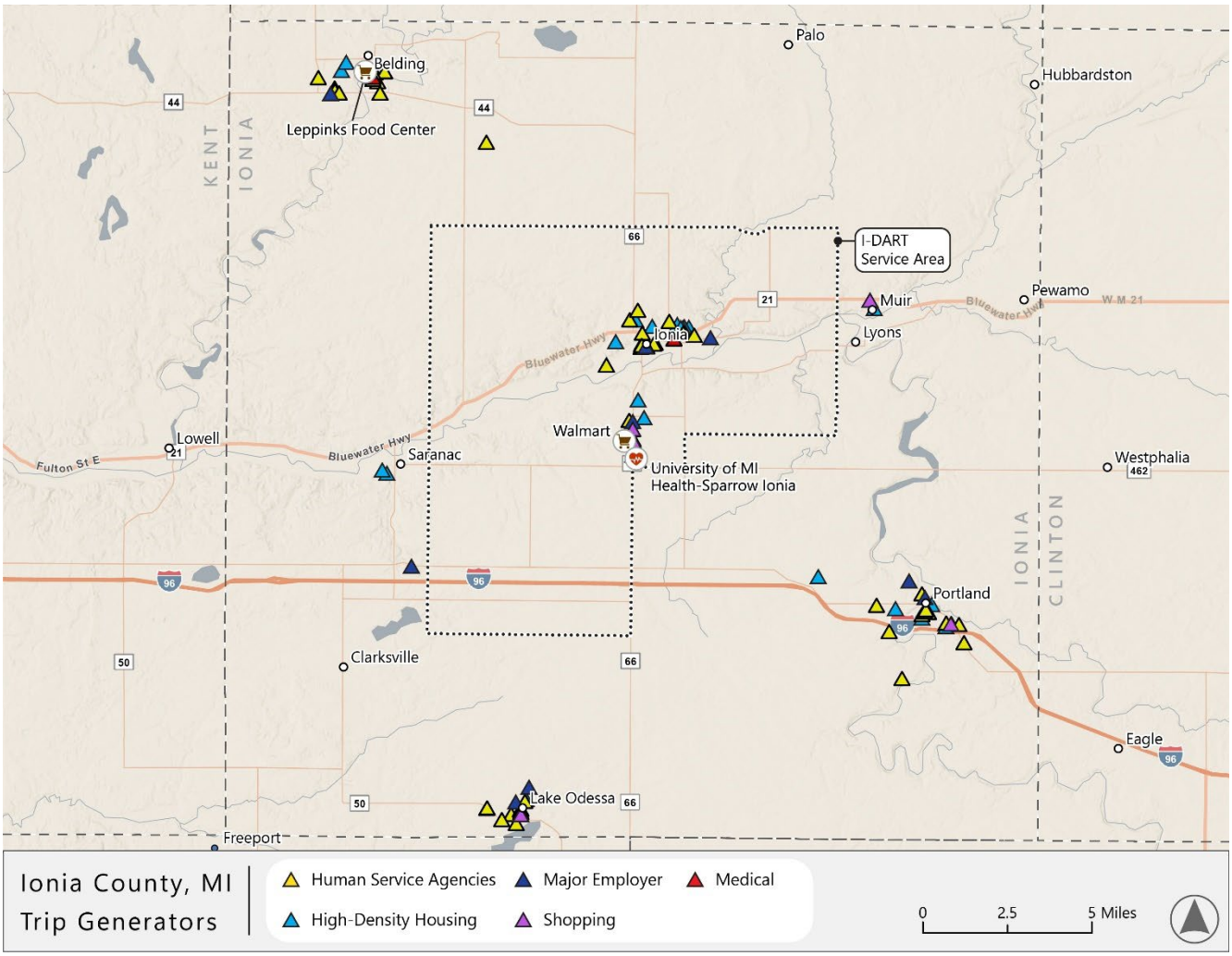
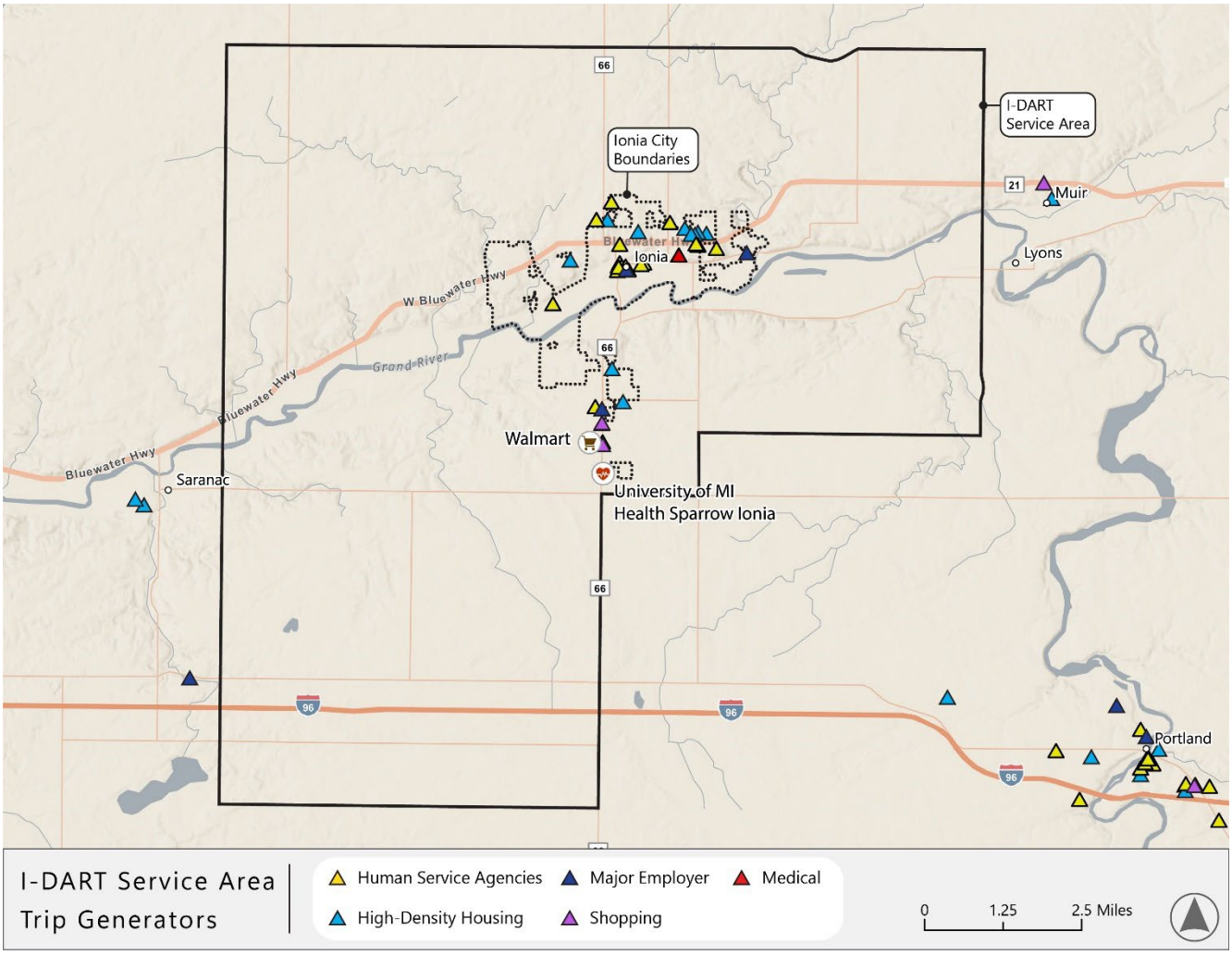


Figure 4-21: I-DART Service Area Trip Generators



Employment Travel Patterns

In addition to considering the location of Ionia County's major employers, it is also important to account for the commuting patterns of residents and workers within the study area. According to the 2023 ACS five-year estimates, 50.4% of Ionia County residents and 65.1% of Ionia, MI residents work within the county. As shown in **Table 4-4**, this level of in-county commuting is lower than that of the State of Michigan, likely reflecting the draw of Grand Rapids and Lansing as major employment centers.

At the county level, Ionia County is dominated by single-occupancy vehicle commuters, with 80.1% of residents driving alone to reach their place of employment. This percentage is higher than that of the State of Michigan as a whole. When considering just the residents of Ionia, however, commuting patterns differ. Only 67.7% of residents drive alone to work and, compared to the county as a whole, carpool (+5.0%), public transit (+5.8%), and walking (+3.7%) rates are all significantly higher.

Table 4-4: Journey to Work Patterns, Ionia County

Geography	Ionia, MI		Ionia County		State of Michigan	
Workers 16 years or older	5,045		30,177		4,616,510	
Location of Employment	**#**	**%**	**#**	**%**	**#**	**%**
In state of residence	5,045	100.0%	30,075	99.7%	4,539,156	98.3%
In county of residence	3,286	65.1%	15,197	50.4%	3,319,193	71.9%
Outside county of residence	1,759	34.9%	14,878	49.3%	1,219,963	26.4%
Outside state of residence	0	0.0%	102	0.3%	77,354	1.7%
Means of Transportation	**#**	**%**	**#**	**%**	**#**	**%**
Car, truck, or van - drove alone	3,413	67.7%	24,167	80.1%	3,492,210	75.6%
Car, truck, or van - carpooled	622	12.3%	2,188	7.3%	368,202	8.0%
Public transportation	363	7.2%	437	1.4%	47,705	1.0%
Walked	299	5.9%	656	2.2%	94,175	2.0%
Taxicab, motorcycle, bicycle, other	86	1.7%	232	0.8%	61,916	1.3%
Worked from home	262	5.2%	2,497	8.3%	552,302	12.0%

SOURCE: ACS, FIVE-YEAR ESTIMATES (2019 - 2023), TABLE B08130

Another source of data that provides an understanding of employee travel patterns is the Census Bureau's Longitudinal Employer-Household Dynamics (LEHD) dataset. **Table 4-5** and **Table 4-6** illustrate the results of this analysis. As of 2021, the top employment destinations for Ionia residents include Grand Rapids (7.0%) and Lansing (4.6%), as seen in **Table 4-5**. **Table 4-6** shows where Ionia workers live. The top residence locations include Belding (2.9%), Grand Rapids (2.2%), and Lansing (1.8%). This dataset includes all jobs, including public and private sectors, and full-time and part-time.

Table 4-5: LEHD Commuting Patterns: Where Ionia Residents Work

Destination	Percent
Ionia, MI	16.9%
Grand Rapids, MI	7.0%
Lansing, MI	4.6%
Lowell, MI	2.6%
Forest Hills, MI	2.3%
Kentwood, MI	1.8%
Portland, MI	1.8%
Wyoming, MI	1.5%
Greenville, MI	1.2%
Detroit, MI	1.2%
Other Towns, CDPs, and Cities	59.0%

Table 4-6: LEHD Commuting Patterns: Where Ionia Workers Live

Destination	Percent
Ionia, MI	12.8%
Belding, MI	2.9%
Grand Rapids, MI	2.2%
Lansing, MI	1.8%
Greenville, MI	1.6%
Portland, MI	1.6%
Kentwood, MI	1.1%
Lyons, MI	1.0%
Forest Hills, MI	0.9%
Waverly, MI	0.9%
Other Towns, CDPs, and Cities	73.2%

Chapter 5
Service Alternatives and Considerations

Introduction

This chapter discusses potential alternatives for I-DART to consider in efforts to improve services. These alternatives were developed based on a review of current services, the analysis of demographics and land use, and input from I-DART, the TDP Advisory Committee, customers, residents, and other key stakeholders. Additional feedback on these alternatives from I-DART staff and the TDP Advisory Committee was used to further define and detail the preferred options for inclusion in the implementation plan provided in the next chapter of the TDP.

The service alternatives focus on:

- Scheduled Services
- Expanded Demand-Response and On-Demand Services:
  - Saturday Service
  - Sunday Service
  - Weekday Service

The alternatives include a summary of potential advantages and disadvantages, along with estimates of costs and ridership when appropriate. The cost information for the service alternatives is expressed as the fully allocated costs, which means all program costs on a per unit basis are considered when contemplating expansions.

Scheduled Services

From a financial standpoint, demand-response transportation currently operated by I-DART is the most expensive form of transit to operate on a per trip basis. As a result, many rural and small urban communities look to other service designs that can accommodate the needs of their customers, including the use of more regularly scheduled services.

Results from the rider survey indicated that current customers identified areas and destinations around Ionia County that would benefit from regular access. Respondents also noted shopping, medical, and social/recreational trips as the primary purposes of their current trips—locations that could be found along scheduled service routes. Within the community survey, community members mentioned having to call to reserve a trip as one of the top four reasons for not using the public transportation services. Community members also stated that expanded service between communities in Ionia would encourage utilization of public transportation services in the future.

Therefore, this alternative proposes the implementation of scheduled services that would connect the City of Ionia with other communities in Ionia County and to key destinations in the region.

Service Optimization

Productivity, measured by one-way trips per hour, is the key to understanding how cost effective and useful a transit system is to a community. The current I-DART demand-response service operates about three to four unlinked one-way trip per service hour, which is excellent for demand-response service.

Typically, productivity for demand-response service is inherently low by nature and is affected by a variety of controllable and uncontrollable factors. Often the best way for a transit agency to control costs and be more relevant in its community is through productivity improvements. Improving productivity will result in more riders for the same cost.



Productivity Example

At a cost of $75 per hour, a productivity of
2 trips per hour will yield a cost of $37.50 per trip
4 passengers per hour brings the cost to $18.75
10 trips per hour? $7.50 per trip

Local / County Connector Routes

The following three scheduled connector routes are proposed within Ionia County, and are followed by some common characteristics between the routes, specifics on each, a summary of this alternative, and an overall map of potential route:

1. City of Ionia – M-66 corridor
2. Belding – Ionia M-66 corridor
3. Portland – Ionia M-66 corridor

Common Connector Route Characteristics

- Scheduled routes would provide customers with specific days and times that services would be available, which they can use when making plans to access key local destinations.
- For planning purposes, scheduled services are proposed to operate Monday through Friday for eight hours per day.

- Each scheduled route could begin with demand-response or on-demand services, through which customers would be picked up through advanced scheduling.
- Extensive marketing efforts would be needed to educate current and future customers on these potential services.

Schedule Connector Route Specifics

City of Ionia – M-66 Corridor

- Service would originate with multiple stops at housing complexes in the City of Ionia, as seen in **Figure 5-1**.
- Connector service would travel through the city boundary, with specific stops to potentially include:
  - Meijer
  - Walmart
  - Menard's
  - Sparrow Hospital Ionia

Ionia – Belding

- Service would originate in the City of Ionia, as seen in **Figure 5-2**.
- Connector service would travel through the City of Ionia to Belding, with specific stops to potentially include:
  - Sparrow Ionia Hospital
  - Walmart Ionia
  - Orleans
  - Robroy Industries/KMI
  - Covered Village Mall
  - Belding Housing Commission Apartments
- Potential connections to the current City of Belding service would need to be assessed.

Ionia – Portland

- Service would originate in the City of Ionia, as seen in **Figure 5-3.**
- Connector service would travel to Portland, with specific stops to potentially include:
  - Walmart Ionia
  - Sparrow Ionia Hospital
  - Blue Spruce Apartments
  - Golden Bridge Manor
  - Portland Apartments
  - Parker's Landing Apartments

Table 5-1: Scheduled Connector Route Overview

Advantages	Disadvantages
• Connects key residential areas with important and popular destinations with schedule service. • Responds to comments expressed by current customers and the broader community by providing scheduled services that would connect key residential areas with major destinations. • Provides opportunity to operate more cost-effective scheduled service. • Utilizes vehicles in existing fleet.	• There would be a major change to current service delivery and require extensive marketing campaign. • It would require I-DART dispatch staff to educate customers about new scheduled service. • May require the need to recruit and hire additional drivers.
Cost Estimates	**Ridership Impacts**
• Assuming 8 hours for service for 5 days a week for each connector route, this would result in approximately 6,240 annual vehicle hours for all three. • Using a projected operating cost of $66.00 per hour, estimated annual operating expenses for the three connector routes would be $411,840. *	• Assuming five passenger trips per hour, it is estimated that the three connector routes would result in 31,200 annual passenger trips.

*Not all routes would be implemented at once, rather, there could be a staggered implementation.

Figure 5-4 shows the full network alternative with the three scheduled connector routes linking Portland to Belding with a possible transfer in downtown Ionia.

Figure 5-1: City of Ionia – M66 Corridor Alternative

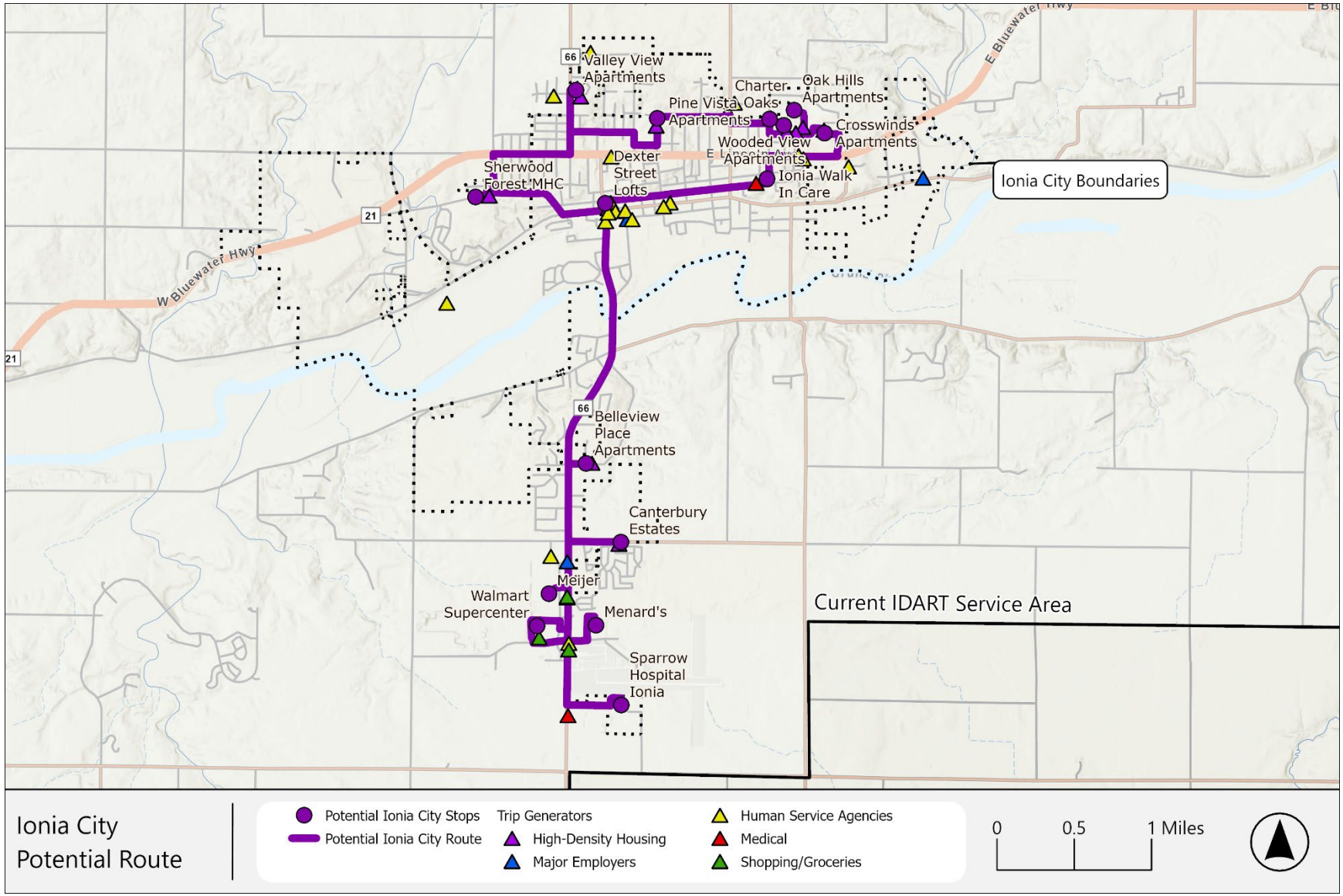


Figure 5-2: Ionia – Belding Alternative

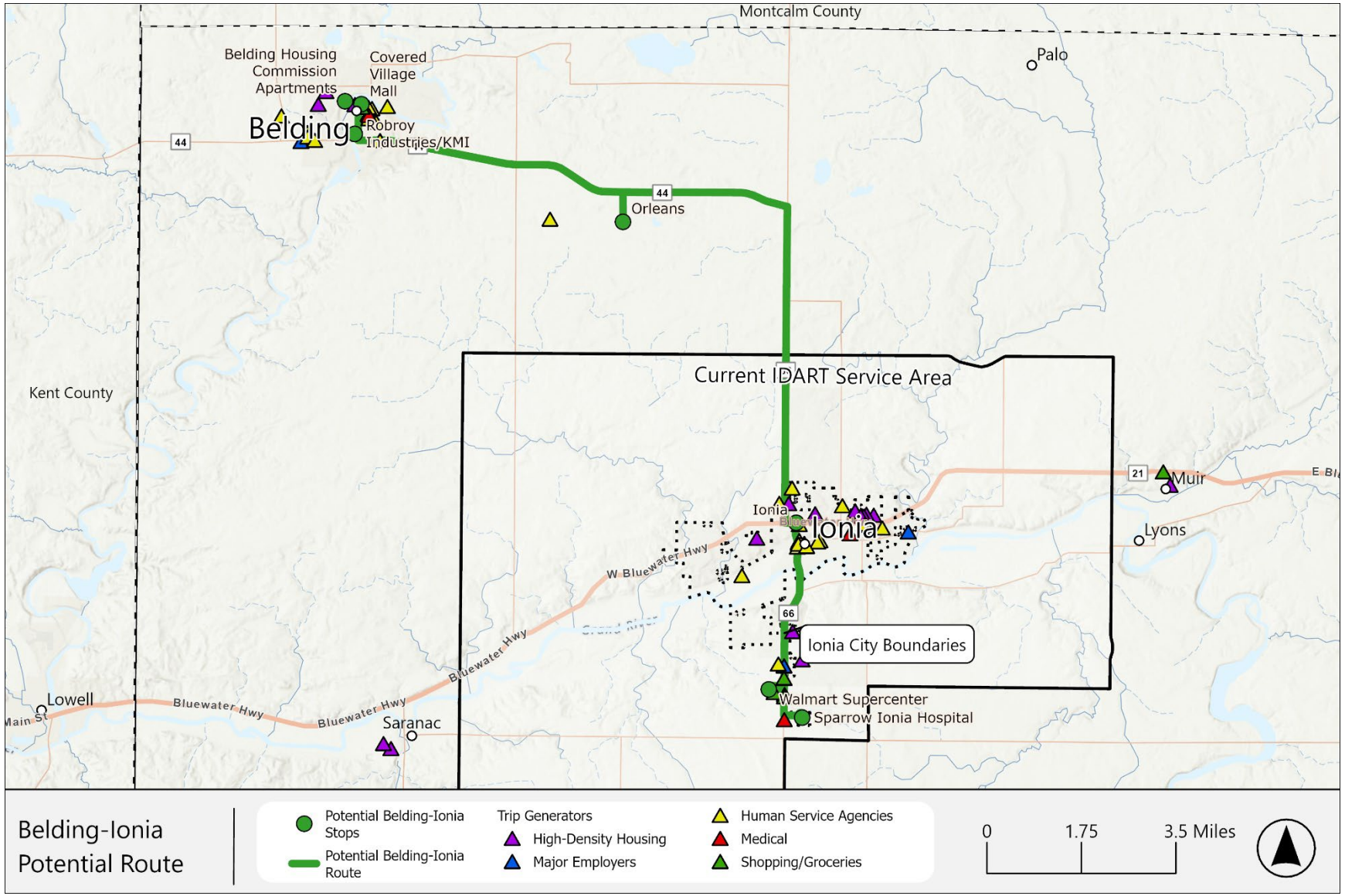


Figure 5-3: Ionia – Portland Alternative

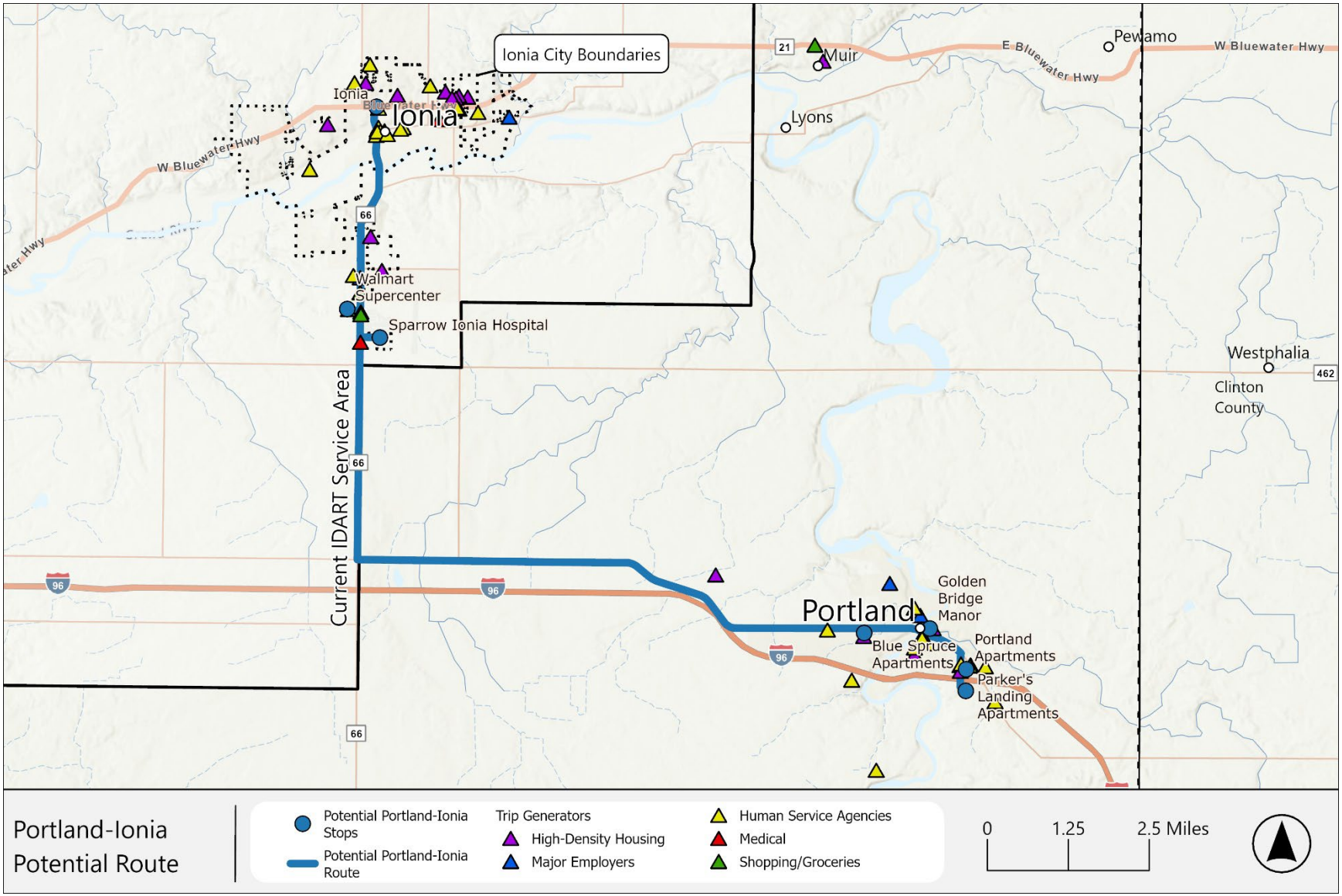
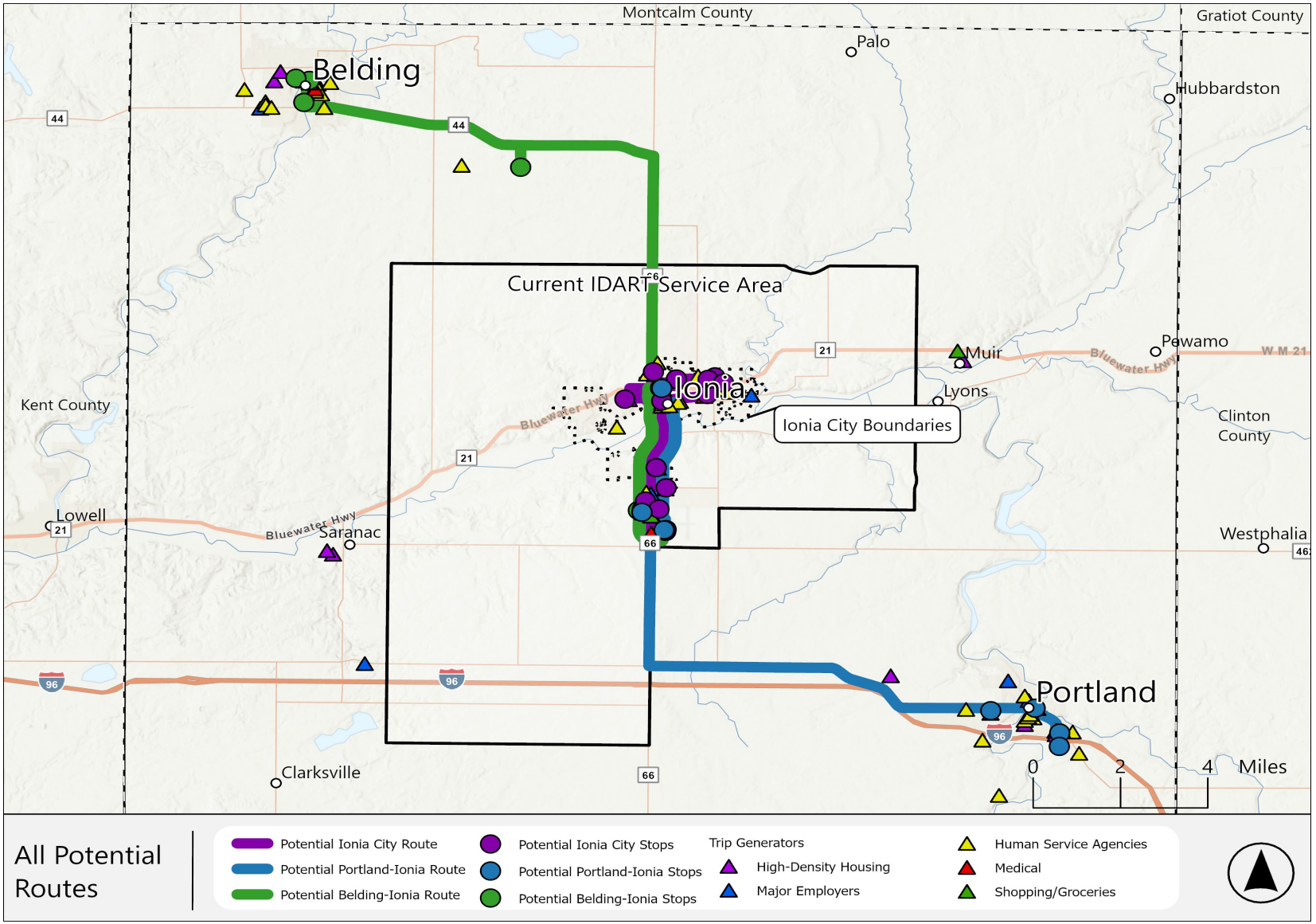


Figure 5-4: Potential Full Network Alternative



Potential Regional Scheduled Services

In addition to expanded services within Ionia County, the following potential regional scheduled services can be considered as more long-term considerations:

- Ionia – Grand Rapids
- Belding – Greenville
- Belding – Grand Rapids
- Ionia - Portland – Lansing

It is anticipated that these services would be secondary to the proposed routes in Ionia County. For example, I-DART may choose to operate a scheduled service from Ionia to Grand Rapids on Monday, Wednesday and Friday, using that same vehicle to take people from Ionia to Lansing on Tuesdays and Thursdays.

Expanded Demand-Response and On-Demand Services

As discussed in Chapter 2, I-DART provides shared ride, demand-response services that operate Monday through Friday from 6:00 a.m. to 4:45 p.m., and Saturday from 9:00 a.m. to 1:00 p.m., offering services within the City of Ionia, Berlin Township, Ionia Township, Easton Township, and Orange Township. As also noted, the system recently implemented new I-Go microtransit service that serves most of Ionia County, and operates Monday through Friday from 6:00 a.m. to 8:00 p.m., Saturday from 8:00 a.m. to 3:00 p.m., and Sunday from 7:00 a.m. to 2:00 p.m.

Despite the expanded service provided through the new I-Go service, it was expressed through the outreach efforts that there is a need for increased service hours. This may be the result of the fact that this new service was still in its infancy, and at the time of the outreach, current customers and the broader community may have been unaware of the service expansion. In addition, it is currently difficult to assess the productivity and performance of the new service, and whether expansion or modifications of this service should be considered. However, the following sections discuss potential service expansions based on the customer and community input and further evaluated through the next phase of the planning process and when additional data and information is available on the new I-Go service. Opportunities to incorporate the new service and potential expansions of demand-response and on-demand service with the proposed scheduled services will also be considered.

Expanded Saturday Service

Through the customer survey, current customers expressed the need for expanded Saturday service hours. Additionally, community survey respondents noted that the limited hours of operations were a primary reason for not using I-DART services. This alternative proposes an expansion of demand-response/on-demand service on Saturdays. While this service expansion would be minimal, it would provide a greater opportunity for Ionia County residents to run errands and access services in the community on Saturday.

Table 5-2: Expanded Saturday Service Overview

Advantages	Disadvantages
• Responds to a top need expressed by current I-DART customers, a factor that prohibits more members of the public from using the services. • Provides customers with greater flexibility in accessing key destinations, particularly employment opportunities that require later work hours. • Utilizes vehicles in the existing fleet.	• Requires additional operating costs for expanded service, including the need for expanded dispatch coverage. • Results in additional mileage on current fleet, accelerating the vehicle replacement schedule. • May require the need to recruit and hire additional drivers and dispatch staff.
Cost Estimates	**Ridership Impacts**
• Assuming three vehicles would be needed to provide Saturday service for three extra hours, this would result in approximately 468 annual vehicle hours. • Using a projected operating cost of $66.00 per hour, estimated annual operating expenses for this expansion would be $30,888.	• Expanded Saturday service would not generate large ridership numbers. However, to the customers who need these trips, they are critical. • Assuming passenger trips per hour would be 2.5, it is estimated that the Saturday service would result in 1,170 annual passenger trips.

Expanded Sunday Service

Another requested service expansion through customer and community outreach was for Sunday service. This alternative proposes an expansion of demand-response/on-demand service on Sundays. Similar to expanded Saturday service, Sunday expansion would be beneficial for Ionia County residents to run errands and access services in the community.

Table 5-3: Sunday Service Overview

Advantages	Disadvantages
• Responds to a top need expressed by current I-DART customers, a factor that prohibits more members of the public from using the services. • Provides customers with greater flexibility in accessing key destinations, particularly employment opportunities that require later work hours. • Utilizes vehicles in the existing fleet.	• Requires additional operating costs for expanded service, including the need for expanded dispatch coverage. • Results in additional mileage on current fleet, accelerating the vehicle replacement schedule. • May require the need to recruit and hire additional drivers and dispatch staff.
Cost Estimates	**Ridership Impacts**
• Assuming two vehicles would be needed to provide the expanded Sunday service, this would result in approximately 416 annual vehicle hours. • Using a projected operating cost of $66.00 per hour, estimated annual operating expenses for this expansion would be $31,200.	• Expanded Sunday service would not generate large ridership numbers. However, to the customers who need these trips, they are critical. • Assuming passenger trips per hour would be 2.5, it is estimated that the Sunday service would result in 1,102 annual passenger trips.

Expanded Weekday Service

Through the customer survey, riders expressed the need for expanded service hours during the week. Additionally, community survey respondents noted that the limited hours of operation were a primary reason for not using I-DART services. This alternative proposes an expansion of demand-response/on-demand service throughout the week, Monday through Friday, to 7:00 p.m.

Table 5-4: Weekday Service Overview

Advantages	Disadvantages
• Responds to a top need expressed by current I-DART customers, a factor that prohibits more members of the public from using the services. • Provides customers with greater flexibility in accessing key destinations, particularly employment opportunities that require later work hours. • Utilizes vehicles in the existing fleet.	• Requires additional operating costs for expanded service, including the need for expanded dispatch coverage. • Results in additional mileage on current fleet, accelerating the vehicle replacement schedule. • May require the need to recruit and hire additional drivers and dispatch staff.
Cost Estimates	**Ridership Impacts**
• Assuming two vehicles would be needed to provide the expanded weekday service, this would result in approximately 1,170 annual vehicle hours. • Using a projected operating cost of $66.00 per hour, estimated annual operating expenses for this expansion would be $77,220.	• Expanded weekday service would not generate large ridership numbers. However, to the customers who need these trips, they are critical. • Assuming passenger trips per hour would be 2.5, it is estimated that the expanded evening would result in 2,925 annual passenger trips.

Summary of Possible Service Alternatives

Table 5-5 provides a summary of the possible service alternatives, though as noted earlier additional analysis on the potential service expansions is ongoing. Although not noted within the table, hours could potentially be shifted from the current demand-response hours to the possible connector/scheduled service hours, utilizing current funding and resources.

Table 5-5: Summary of Possible Service Expansions

Project Description	Projected Annual Revenue Service Hours (1)	Projected Annual Operating Expenses (2)	Estimated Annual Ridership (3)
Scheduled Connector Routes	6,240	$411,840	31,200
Expanded Saturday Service	468	$30,888	1,170
Expanded Sunday Service	416	$31,200	1,040
Expanded Weekday Service	1,170	$77,220	2,925
Total	7,124	$473,928	33,410

(1) Assumes proposed service hours discussed in each alternative.
(2) Assumes operating expense of $66 per hour.
(3) Assumes 5 trips per hour for scheduled connector routes, and 2.5 trips per hour for other expanded services.

Chapter 6
Implementation Plan

Introduction

This chapter is the culmination of the planning process, providing a proposed implementation plan with a summary of the preferred service improvements over the next five years. This plan was derived through an evaluation of existing services, a needs assessment that included an analysis of rider and community input, a comprehensive demographic review, and will be finalized based on input from I-DART staff, the Project Advisory Committee, and other appropriate stakeholders.

The implementation plan is divided into the following sections:

- **Service Plan** – Discusses the proposed improvements, broken into potential short-, mid-, and long-term implementation timeframes.
- **Conceptual Financial Plan for Operating** – Provides estimated operating costs and funding sources based on the proposed service plan.
- **Implementation Plan Overview** – Provides a summary of the proposed improvements.

Service Plan

The proposed plan is primarily based on the potential service expansions discussed in Chapter 5. As noted in the Introduction, the service plan is organized into three potential phases: short- (Years 1-2), mid- (Years 3-4), and long-term (Year 5 and over). Each of the improvements proposed in the service plan are derived from the review of alternatives in the preceding chapter. Therefore, only brief descriptions of the proposed improvements are provided in this section, with additional details found in Chapter 5.

Short-Term Improvement

Expanded Weekday Service

Through this service improvement there would be an expansion of demand-response/on-demand service Monday through Friday until 7:00 p.m. For planning purposes, this service improvement is proposed for implementation in Year 1.

Improvement Highlights

- Responds to a top need expressed by current customers
- Expands access to important destinations
- Utilizes vehicles in existing fleet

Expanded Saturday Service

Through the customer and community surveys, there was an expressed need for expanded Saturday service hours. Therefore, this service improvement would be an expansion of demand-response/on-demand service for three hours on Saturdays. For planning purposes, this service improvement is proposed for implementation in Year 2.

Improvement Highlights

- Responds to a top need expressed by current customers and community members
- Expands access to important destinations
- Utilizes vehicles in existing fleet

Mid-Term Improvement

As noted in the Introduction, a broader assessment of countywide transit services is being conducted in conjunction with this TDP. The plan resulting from that assessment provides a variety of organizational and funding considerations for managing and supporting the proposed scheduled services outlined in Chapter 5 of this TDP, including the possible formation of a countywide authority. Therefore, there are a variety of variables impacting the possible timeline for implementation of these services, though for planning purposes they are included as a mid-term improvement.

Scheduled Services

- City of Ionia – M-66 Corridor
- Ionia – Belding
- Ionia - Portland

Through this service improvement there would be scheduled services running for approximately eight hours a day, Monday through Friday, connecting key residential areas with important and popular destinations to scheduled service.

- Provides opportunity to operate more cost-effective scheduled services
- Utilizes vehicles in existing fleet

Long-Term Improvement

Expanded Sunday Service

Another requested service expansion through customer and community outreach was for Sunday service hours. Therefore, this service improvement would be an expansion of demand-response/on-demand service for two hours on Sundays. For planning purposes, this service improvement is proposed for implementation in Year 5.

Improvement Highlights

- Responds to a top need expressed by current and community members.
- Providing greater flexibility to key destinations.
- Utilizes vehicles in existing fleet.

Conceptual Financial Plan for Operating

MDOT's Office of Public Transportation (OPT) distributes federal and state funds for provision of local public transit services in Michigan. I-DART develops and submits an annual grant application to OPT for funding to support operating and capital costs. OPT staff review all applications from across the state and make funding recommendations. Therefore, any estimate for the amount of grant funding available to I-DART is somewhat speculative.

However, this TDP can serve as an important role in the annual application process by providing I-DART with priorities in this effort. In addition, while MDOT's OPT does not require that projects funded through the annual application process be identified in a transit plan, a conceptual financial plan can help to support requests and budgets included in future applications.

The costs shown in this chapter are based on projected hourly operating costs. Depending on timing and implementation choices, costs may differ due to inflation or variable market costs. All proposed services will require additional operational planning prior to implementation.

Table 6-1 presents a conceptual financial plan for transit operations covering the TDP's five-year horizon and the proposed service plan. The financial projections consider the following and include a variety of assumptions:

- As discussed in Chapter 5, projected costs include implementation of the proposed weekday service expansion, Saturday service expansion, Sunday service expansion, and scheduled routes.

- It is anticipated that there will be some cost savings in the operation of current demand-response services with the implementation of the scheduled service routes, however, specific savings would be unknown until the route(s) are in place. Therefore, the current baseline operating cost is maintained throughout the conceptual financial plan timeline.

The projected federal share of 18% and the state share of 33.1804% were provided by I-DART based on current knowledge of MDOT funding projections, and at this time these percentages are anticipated to remain constant throughout the five-year planning period. Therefore, local funding is projected to increase each year to balance the overall conceptual financial plan. One opportunity to increase local funding would be consideration of a countywide millage, detailed in the complementary *Move Ionia: A Plan for Countywide Transit Services* document to this TDP.

Table 6-1: Conceptual Operations Financial Plan

Projects	1	2	3	4	5
Baseline Operating Cost with Inflation [1]	$861,137	$886,971	$913,580	$940,987	$969,217
Expanded Weekday Service	$77,220	$79,537	$81,923	$84,380	$86,912
Expanded Saturday Service	-	$30,888	$31,815	$32,769	$33,752
Three Scheduled Connector Routes	-	-	$436,921	$450,029	$463,530
Expanded Sunday Service	-				$35,116
Projected Operating Expenses	**$938,357**	**$997,395**	**$1,464,238**	**$1,508,165**	**$1,588,526**
Anticipated Funding Sources for Operating	**1**	**2**	**3**	**4**	**5**
Projected Operating Assistance [2]					
Federal	$168,904	$179,531	$263,563	$271,470	$285,935
State	$311,350	$330,940	$485,840	$500,415	$527,079
Subtotal Federal/State Funding	**$480,255**	**$510,471**	**$749,403**	**$771,885**	**$813,014**
Local					
Passenger Fares [3]	$94,250	$100,180	$147,070	$151,482	$159,554
Local Funding [4]	$363,852	$386,744	$567,765	$584,798	$615,958
Subtotal Local	**$458,102**	**$486,924**	**$714,835**	**$736,280**	**$775,512**

(1) Year 1 based on FY2025 eligible expenses with a 3% inflation rate, assumes similar annual inflation each year thereafter.

(2) Percentages based on projections provided by I-DART.

(3) Farebox recovery for Year 1 based on FY2025 data; future years based on similar percentage of overall budget.

(4) Local funding needed to balance budget.

Implementation Plan Overview

Public transportation can contribute to the local and regional economy by providing a way for residents to get to work and school, access necessary medical services, and support local businesses and economic development. I-DART is a vital component of the transportation infrastructure in the City of Ionia.

Recommendations for service improvements included in this TDP are focused on expanding service hours and implementing scheduled services. These recommendations build upon current services and will help I-DART continue to grow to meet customer and community needs and to address issues identified through the planning process.

Appendix A
Ionia-Belding Contract

CONTRACT
BETWEEN
CITY OF IONIA DIAL-A-RIDE
AND
CITY OF BELDING DIAL-A-RIDE

This contract made this 1st day of October, 2023 between the City of Ionia Dial-A-Ride (hereinafter referred to as the AGENCY), with offices located at 251 East Adams Street, Ionia, Michigan 48846 and the City of Belding Dial-A-Ride (hereinafter referred to as the SUBRECIPIENT) with offices located at 100 Depot Street, Belding, Michigan 48809.

RECITALS

WHEREAS, the AGENCY, pursuant to MDOT Contract 2022-0074/P10 is permitted to arrange for transportation of clients for Job Access/Reverse Commute Programs; and

WHEREAS, the SUBRECIPIENT is a public transit system providing transportation services pursuant to the laws of the State of Michigan; and

WHEREAS, the AGENCY and the SUBRECIPIENT agree to continue the inter-local agreement allowing each party to cross jurisdictional boundaries to provide public transportation.

WHEREAS, all terms and conditions included in the prime contract 2022-0074/P10 are incorporated into the subcontract. If in the event of a conflict between the terms and conditions of the subcontract and the prime agreement, the prime agreement prevails.

NOW THEREFORE, in consideration of the mutual promises, covenants, and conditions hereinafter contained the parties agree as follows:

SERVICES

The SUBRECIPIENT shall furnish all bus vehicles and equipment with competent drivers in charge for the purpose of transporting those clients designated by the AGENCY, which shall be transported weekdays both to and from the City of Ionia.

The SUBRECIPIENT shall not be limited to servicing only AGENCY clients but rather may transport members of the general public while performing this transportation service. The SUBRECPIENT shall only be permitted to service clients in designated areas of the AGENCY's service area. Exceptions to this must be approved by AGENCY.

CONTRACT DURATION

This contract shall be in effect from October 1, 2023 through September 30, 2024. This contract may be extended by addendum with reference to MDOT Contract 2022-0074/P10. This contract may also be terminated by either party upon thirty (30) days written notice.

CONSIDERATION

As consideration for services herein guaranteed and rendered, the AGENCY shall reimburse the SUBRECIPIENT at a rate of Fifty-Four Dollars ($54.00) per vehicle hour. The maximum amount available under this contract is Fifty-Five Thousand Dollars ($55,000.00). The SUBRECIPIENT shall prepare and submit appropriate information to the AGENCY in order to qualify the transit service for state financial assistance. Said report shall be submitted to the AGENCY fifteen (15) days after the end of each fiscal quarter. SUBRECIPIENT shall be reimbursed based on object class 610, and agrees that the costs reported to the AGENCY for this contract shall represent only those items that are properly chargeable in accordance with this contract. The SUBRECIPIENT also certifies that it has read the contract terms and has made itself aware of the applicable laws, regulations, and terms of this contract that apply to the reporting of costs incurred under the terms of this contract.

LIAISONS

Unless otherwise directed, the liaisons for the respective parties shall be as follows: For the AGENCY the liaison shall be the Transportation Director and the liaison for the SUBRECIPIENT shall be the Transportation Director.

INDEPENDENT CONTRACTOR

The SUBRECIPIENT shall employ and direct all persons performing any service hereunder, and such person shall be and remain the sole employee, and subject to control and direction of the SUBRECIPIENT, and not the employee or subject to the direction and control of the AGENCY. It is the intention of the parties hereto that the SUBRECIPIENT shall be and remain an independent contractor, and that nothing herein contained shall be construed as inconsistent with that status. The SUBRECIPIENT shall conduct the work in the name of the City of Belding and/or Belding Dial-A-Ride and shall not display the name of or any advertisement of the AGENCY on any of its vehicles. This agreement further shall not be construed as, and is not intended as, a partnership, joint venture or other business arrangement other than an independent contract.

This contract cancels and supplants any and all other agreements or understandings whether oral or written between the parties, and shall take effect as of the day first written above, and shall remain in effect until terminated according to the provisions contained herein. All terms and conditions included in the prime contract are incorporated in the subcontract, and in the event of a conflict, the prime contract shall prevail. For the purposes of this contract, the prime contract is the contract between the AGENCY and MDOT. The subcontract is this contract being between the AGENCY and the SUBRECIPIENT.

INDEMNITY

The SUBRECIPIENT agrees to indemnify the AGENCY against any and all losses, damages, costs, and expenses, including attorney fees, that may be suffered or incurred by the SUBRECIPIENT, or by any person or persons, firm, association, or corporation, resulting from:

1. Injury to or death of any persons, loss or destruction of or damage or delay to property, including the conversion thereof, caused by or resulting in any manner

from any acts or omissions, negligent or otherwise, of the SUBRECIPIENT or any of the SUBRECIPIENTS agents, servants, or employees.

2. Theft, embezzlement, or intentional injury to person(s) or property on the part of the SUBRECIPIENT, or any of the SUBRECIPIENT'S agents or employees.

APPLICABLE LAWS, RULES, AND REGULATIONS

In the performance of services hereunder, the SUBRECIPIENT shall comply with all applicable federal and state enactments with reference to employer's liability, workers' compensation, and shall indemnify the AGENCY against any and all loss. The SUBRECIPIENT shall also comply strictly with all state, federal, or municipal laws applicable to operations and agree to indemnify the AGENCY against all liability for any failure or default on the part of the SUBRECIPIENT in this behalf.

BINDING AGREEMENT

This contract shall insure to and bind the successors and assigns of the parties hereto, provided, however, that any assignment or subletting of this agreement, or interest therein, by the SUBRECIPIENT without the written consent of the AGENCY having first been obtained, shall be void and of no effect.

WAIVER

The waiver of a breach of any of the terms or conditions hereof shall be limited to the act or acts constituting such breach, and shall never be construed as being a continuing or permanent waiver of any such terms or conditions, all of which shall be and remain in full force and effect as to future acts or happenings, notwithstanding any such waiver.

NONDISCRIMINATION

The SUBRECIPIENT (hereinafter in Appendix A referred to as the contractor) agrees to comply with the State of Michigan provisions for "Prohibition of Discrimination in State Contracts as set forth in Appendix A dated June 2011, attached hereto and made a part hereof. The SUBRECIPIENT further covenants that it will comply with the Civil Rights Act of 1964, being P.L. 88-352,78 Stat.241, as amended, being Title 42 U.S.C. Section 1971, 1975d, and 2000a-2000h-6 in the performance of the PROGRAM for which the Contract is made.

INSURANCE

The SUBRECIPIENT shall carry and maintain, as a minimum, insurance detailed in Exhibit A dated November 1, 2005, attached hereto and made a part hereof, if vehicles are being operated for the purposes of providing transportation services funded under this contract. The SUBRECIPIENT shall provide proof of insurance coverage upon request by the AGENCY.

City of Ionia Dial-A-Ride **City of Belding Dial-A-Ride**

_____	_____
Signature	Signature
_____	_____
Date	Date

Appendix B
Customer (Rider) Survey

Ionia Dial-A-Ride CUSTOMER SURVEY

Ionia Dial-A-Ride, also known as the I-DART, is conducting a Transit Development Plan to identify transportation needs and identify how transit can adapt to meet these needs. *This is your opportunity to help design what public transportation will look like in Ionia County in the future, so please take a few minutes to complete the following brief survey.* You will receive a free ride for your participation. Your answers will be kept anonymous. *Thank you!*

How to submit your Survey:

Take this survey online
Onboard the bus – Hand completed survey to driver
Submit by email - Submit email or PDF to: admin@kfhgroup.com

To enter for a free ride, please provide:
Name: _____
Phone Number: _____

1. How often do you use the I-DART Service?

❑ 2-3 times per week or more ❑ A few times per month ❑ Less than once a month
❑ Once a week ❑ About once a month

2. How long have you been using the I-DART Service?

❑ Less than one year ❑ Between 1 and 3 years ❑ Between 3 and 5 years ❑ More than 5 years

3. When using I-DART, what are the main purposes of your trips? (You may check more than one)

❑ Medical ❑ Work ❑ School
❑ Errands / Shopping ❑ Council on Aging Site ❑ Social / Recreation
❑ Human Service / Government Agency ❑ Other: _____

4. If I-DART was not available, how would you make these trips?

❑ Drive Myself ❑ Family/Friends ❑ Walk ❑ Bicycle ❑ Wouldn't make trip
❑ Other: _____

5. What do you like most about I-DART?

_____

6. What do you like least about I-DART?

_____

7. Are there places you would like to go in the region on a regular basis, but you cannot because there is no public transportation available for these trips?

❑ No ❑ Yes If yes, from where to where? _____

8. If there were improvements to I-DART, what would be your top three choices?

(1) _____

(2) _____

(3) _____

PLEASE GO TO OTHER SIDE ⇨

9. Please rate your satisfaction with I-DART in the following areas.

	 Strongly Satisfied	 Satisfied	 Neutral	 Dissatisfied	 Strongly Dissatisfied
Overall service					
Days of service					
Hours of service					
On-time performance					
Cost of services					
Trip scheduling process					
Phone customer service					
Driver customer service					
Availability of information on services					
Travel time on vehicle					
Usefulness of website					
Sense of safety and security					
Cleanliness of vehicles					

10. Do you have any additional comments on the I-DART services?

_____

Please answer a few questions about yourself.

In what zip code do you live? _____

Are you an Ionia County Resident? ❑ Yes ❑ No

How old are you?

❑ Under 18 ❑ 18-25 ❑ 26-35 ❑ 36-45 ❑ 46-55 ❑ 56-65 ❑ 66-75 ❑ 76+

Do you need any of the following to help you on a daily basis? (check all that apply)

❑ Wheelchair ❑ Walker ❑ Cane ❑ Service Animal ❑ Personal Care Attendant ❑None

Do you have a valid driver's license? ❑ Yes ❑ No

Do you have access to a working vehicle? ❑ Yes ❑ No

Do you have an internet enabled "smart" phone? ❑ Yes ❑ No

Do you consider yourself Hispanic/Latino? ❑ Yes ❑ No

Which one of the following best describes your race? (check all that apply)

❑ Caucasian/White ❑ African American/Black ❑ Asian ❑ Prefer not to answer

❑ American Indian/Alaskan Native ❑ Native Hawaiian/Pacific Islander

What is your employment status? (check all that apply)

❑ Employed (Full-time) ❑ Student (Full-time) ❑ Retired ❑ Unemployed

❑ Employed (Part-time) ❑ Student (Part-time) ❑ Homemaker ❑ Other_____

What is your annual household income?

❑ $14,999 or less ❑ $15,000 - $29,999 ❑ $30,000 - $44,999

❑ $45,000 - $59,999 ❑ $60,000 - $74,999 ❑ $75,000+

Appendix C
Community Survey

I-DART Community Survey

Ionia Dial-A-Ride (I-DART) is currently conducting a transit planning effort to identify transportation needs, and importantly to assess how transit can adapt to meet these needs in the city, county, and region. An important task for this effort is to solicit input from area residents. ***This is your opportunity to help design what public transportation in our area could look like in the future,*** so please take a few minutes to complete the following brief survey by June 13, 2025. Individual survey responses will be kept confidential and will not be identified by the name of the respondent.

First, please tell us about your typical travel patterns.

1. What is your **primary** mode of transportation? Please check only one.

❑ Car ❑ Public Transportation ❑ Walk ❑ Bicycle
❑ A friend or family member drives ❑ Vanpools or carpools
❑ Other: _____

2. Are you aware of the public transportation services provided by I-DART? What is your impression of these services?

❑ Aware of public transportation services, overall positive impression
❑ Aware of public transportation services, overall negative impression
❑ Not aware of public transportation services

3. Do you use the public transportation services provided by the I-DART?

❑ Yes ❑ No

4. If you **DO NOT** use I-DART, please indicate why not (check all that apply).

❑ I prefer to drive
❑ Need my car before/after work/school
❑ Need my car for emergencies/working overtime
❑ The hours of operation are too limited
❑ I have to call to reserve a trip
❑ I have to wait too long for the bus
❑ Trip is too long/takes too much time
❑ The bus is uncomfortable
❑ Buses are unreliable/late
❑ The fare is too expensive
❑ No service is available near my home/work/school
❑ Do not know if service is available
❑ It might not be safe/ I do not feel safe
❑ I have limited mobility and it is hard for me to use the bus
❑ Other: _____

5. Would you use I-DART if there was a service that met your travel needs?

❑ Yes ❑ No

Next, please provide your thoughts on unmet transportation needs and possible improvements.

6. Do you think there is a need for additional or improved public transportation in your area?

❑ Yes ❑ No

7. If you feel there is a need for additional or improved public transportation, which improvements do you think are most needed? *(Check all that apply)*:

- ❑ Service earlier in the morning on weekdays
- ❑ Service later in the evening on weekdays
- ❑ Service earlier in the morning on Saturday
- ❑ Service later in the evening on Saturday
- ❑ Sunday service
- ❑ Scheduled service that does not require a reservation
- ❑ Expanded service between communities in Ionia County (if so, which communities?)
- ❑ Expanded service outside Ionia County (if so, where to outside the county, and where from in the county?)
- ❑ Improved on-time performance
- ❑ Lower fares
- ❑ Safer buses
- ❑ Cleaner buses
- ❑ Improved access to transit information
- ❑ Other:_____

8. Are there specific locations/services in the city, county, or region that are not currently served by public transportation, but you feel should be in the future? Please be as specific as possible.

_____

9. Would you support additional funding to expand public transportation in the future? ❑ Yes ❑ No

Please tell us a little about yourself.

10. Please indicate the zip code where you live: _____

11. Do you have a valid driver's license? ❑ Yes ❑ No

12. How many working cars/trucks/SUVs/motorcycles are in your household?

❑ 0 ❑ 1 ❑ 2 ❑ 3 ❑ 4 or more

13. Please indicate your age group.

❑ Under 18 years old	❑ 26-35 years old	❑ 46-55 years old	❑ 66-75 years old
❑ 18-25 years old	❑ 36-45 years old	❑ 56-65 years old	❑ 76 years or older

14. Which of the following best describes your current employment status? *You may check more than one.*

❑ Employed, full-time	❑ Student, full-time	❑ Retired	❑ Unemployed
❑ Employed, part-time	❑ Student, part-time	❑ Homemaker	❑ Other_____

15. What is your annual household income level? *Please check only one.*

❑ $14,999 or less	❑ $30,000 - $44,999	❑ $60,000 - $74,999
❑ $15,000 - $29,999	❑ $45,000 - $59,999	❑ $75,000 or higher

16. How would you classify yourself?

❑ African American/Black	❑ Caucasian/White	❑ Native American

❑ Asian ❑ Hispanic/Latino ❑ Other ❑ Prefer Not To Answer

17. Please provide your comments regarding the need for improved public transportation our area.

_____

_____

Appendix D
Driver and Operations Staff Questionnaire

IDART
Transit Development Plan / Coordination of Service Plan
Driver and Operations Staff Questionnaire

As you may be aware, we are currently conducting a planning effort that will assess current services and identify opportunities for implementing future service improvements. Please take a few minutes to complete the following questionnaire and provide your input.

- What do you consider to be the strengths and weaknesses of the services provided by IDART?

- Based on input you receive from your customers:
    - Are there geographic areas or specific destinations that need new or improved service?

    - Are there specific days and hours when new or improved services are needed?

    - Are there other opportunities to improve services?

- What do you think is the most important thing that could be done to improve transit services provided by IDART?

- What is your vision for public transportation in the area?

- Are there specific services that you would like to see implemented?

Please share any additional comments you may have concerning public transportation provided by IDART.

Thanks!

Appendix E
Trip Generators

Appendix E:
Trip Generators

Human Services Agencies

Trip Generator	Address
Simply Care	408 Hill St, Ionia, MI 48846
DaVita Ionia Dialysis	2622 Heartland Blvd, Ionia, MI 48846
Ionia Dept. Human Services - Food Distribution Center	920 E Lincoln Ave, Ionia, MI 48846
Ionia Seventh-day Adventist Church Community Service Center Food Pantry	721 Elmwood Dr, Ionia, MI 48846
SDA Community Service Center	721 Elmwood Dr, Ionia, MI 48846
Zion Church of Ionia	423 W Washington St, Ionia, MI 48846
SKLD Ionia	814 E Lincoln Ave, Ionia, MI 48846
Ionia Community Library (I C L)	126 E Main St, Ionia, MI 48846
City of Ionia Parks & Rec Department	439 W Main St, Ionia, MI 48846
Ionia Armory Community Center	439 W Main St, Ionia, MI 48846
Comprehensive Recovery Services	215 W Main St, Ionia, MI 48846
Ionia Cardiac Rehabilitation | University of Michigan Health-Sparrow	3565 S State Rd, Ionia, MI 48846
Ionia Rehabilitation Center | University of Michigan Health-Sparrow	205 S Dexter St, Ionia, MI 48846
Just Like Home - Adult DayCenter	330 4th St, Ionia, MI 48846
Mission Point Nursing & Physical Rehabilitation Center of Belding	414 E State St, Belding, MI 48809
Nova Care	437 W Lincoln Ave, Ionia, MI 48846
NovaCare Rehabilitation - Ionia	120 S Dexter St Suite 400, Ionia, MI 48846
Green Acres Ionia	2550 Commerce Ln, Ionia, MI 48846
Ionia County Commission on Aging	115 Hudson St, Ionia, MI 48846
Ionia County Veterans Services	375 Apple Tree Dr, Ionia, MI 48846
Ionia Walk-In Care | University of Michigan Health-Sparrow	550 E Washington St, Ionia, MI 48846

Trip Generator	Address
Ambulatory Care Clinic of Ionia	3015 S State Rd, Ionia, MI 48846
Veteran's Employment Rep	307 W Adams St, Ionia, MI 48846
Alpha Care Center	1040 4th Ave, Lake Odessa, MI 48849
Beginning Roots Child Development	826 Washington Blvd, Lake Odessa, MI 48849
Central United Methodist Church	912 4th Ave, Lake Odessa, MI 48849
Corewell Health Pennock Hospital Family Medicine - Lake Odessa	4294 Laurel Dr, Lake Odessa, MI 48849
Family Medical Center	1020 4th Ave, Lake Odessa, MI 48849
Harvest Community Church	230 N Washington St, Odessa, TX 79761
Lake Odessa Community Library	620 6th Ave, Lake Odessa, MI 48849
Luminate Home Care	1007 4th Ave, Lake Odessa, MI 48849
Odessa Township Office	930 4th Ave, Lake Odessa, MI 48849
Pearl Street Homes	3862 Laurel Dr, Lake Odessa, MI 48849
Spectrum Health Hospitals Lab	1332 Pearl St, Lake Odessa, MI 48849
Total Health Center Inc	2025 Lapo Rd, Lake Odessa, MI 48849
Community Food Bank	4249 Laurel Dr, Lake Odessa, MI 48849
Country Living Senior Care	4294 Laurel Dr # 2, Lake Odessa, MI 48849
Four Season AFC	310 E Bridge St, Portland, MI 48875
Health Source Physical Therapy & Wellness Center - Portland, MI	7884 E Emery Rd, Portland, MI 48875
Ivy Rehab for Kids	7555 Knox Rd, Portland, MI 48875
Laura's Daycare	1447 E Grand River Ave, Portland, MI 48875
Portland Area Services Group	9751 E Grand River Ave Suite 1, Portland, MI 48875
Portland Assisted Living and Memory Center	15726 E Grand River Ave, Portland, MI 48875
Portland District Library	144 Kent St, Portland, MI 48875
Portland Recreation Department	223 Charlotte Hwy, Portland, MI 48875
Sunny Bunch Christian Childcare Center	334 Kent St, Portland, MI 48875
Sunset Ridge	259 Kent St, Portland, MI 48875
The Brook of Portland	175 Kent St, Portland, MI 48875

Trip Generator	Address
The Red Mill Pavilion	7204 E Grand River Ave, Portland, MI 48875
Alvah N. Belding Library	102 Rindlehaven Commons, Portland, MI 48875
Belding Adult Education	450 N Water St, Portland, MI 48875
Belding City Hall	302 E Main St, Belding, MI 48809
Belding Head Start	755 Orchard St, Belding, MI 48809
Center Street Free Methodist Church	120 Pleasant St, Belding, MI 48809
Color Wheel Child Care Center	1975 Orchard St, Belding, MI 48809
Gibbs Place	311 E Center St, Belding, MI 48809
Harrison House AFC	416 S Bridge St, Belding, MI 48809
Heath Family Childcare	532 Harrison St, Belding, MI 48809
Hillcrest Lanes	532 Harrison St, Belding, MI 48809
Ionia County Community Mental Health	116 W Washington St, Belding, MI 48809
Mission Point Nursing & Physical Rehabilitation Center of Belding	420 E State St, Belding, MI 48809
Orleans Township Library	7441 Storey Rd, Belding, MI 48809
Spectrum Health Outpatient Rehabilitation - Belding	414 E State St, Belding, MI 48809
United Way Of Montcalm – Ionia Counties	4296 Palmer Rd, Belding, MI 48809

Medical Facilities

Trip Generator	Address
Great Lakes Bay Health Center Belding	318 S Bridge St Suite B, Belding, MI 48809
University of Michigan Health-Sparrow Ionia	3565 S State Rd, Ionia, MI 48846
Corewell Health Pennock Hospital Multispecialty Center - Ionia	2776 S State Rd M66, Ionia, MI 48846
Ionia Walk-In Care | University of Michigan Health-Sparrow	550 E Washington St, Ionia, MI 48846

High-Density Housing

Trip Generator	Address
Belleview Place Apartments (Phase I and II)	129 Belleview Dr, Ionia, MI 48846
Canterbury Estates	360 E Tuttle Rd, Ionia, MI 48846
Charter Oaks	634 Morse St, Ionia, MI 48846
Crosswinds Apartments	844 Prospect St, Ionia, MI 48846
Oak Hills	647 Crawford, Ionia, MI 48846
Pine Vista Apartments / HUD	667 Union St, Ionia, MI 48846
Robinson Court	Robertson Ct, Ionia, MI 48846
Sherwood Forest MHC (Active Living, 55+)	1133 Yeomans St, Ionia, MI 48846
The Abbey Apartments	2575 Heartland Blvd, Ionia, MI 48846
The Dexter Street Lofts	122 N Dexter St, Ionia, MI 48846
Valley View Apartments	741 Valley View Dr, Ionia, MI 48846
Wooded View Apartments	630 Johnson St, Ionia, MI 48846
Blanchard Apartments	Blanchard St, Muir, MI 48860
Lakewood Apartments	222 Parsonage St, Saranac, MI 48881
Saranac Gardens Apartments	375 Summit St, Saranac, MI 48881
Parker's Landing	712 Parkers Dr, Portland, MI 48875
Blue Spruce Apartments	8005 Silverland Dr, Portland, MI 48875
Golden Bridge Manor Apartments	248 Divine Hwy, Portland, MI 48875
Edgemont	240 Charlotte Hwy #17, Portland, MI 48875
Carriage House Apartments	206 Hill St, Portland, MI 48875
Flats on the River Apartments	101 N, S Front St, Belding, MI 48809
Jacklyn Apartments	112 Jacklyn St, Belding, MI 48809
Brentwood II Apartments	1180 Brentwood St, Belding, MI 48809
Emerson Manor Apartments	1175 Emerson St, Lake Odessa, MI 48849
Portland Apartments	1800 Lillian Blvd, Portland, MI 48875

Shopping/Groceries

Trip Generator	Address
Tom's Food Center	1462 E Grand River Ave, Portland, MI 48875
Walmart Supercenter	152 Sprague Rd, Ionia, MI 48846
Meijer	2770 S State Rd, Ionia, MI 48846
Leppinks Food Centers	301 W Main St, Belding, MI 48809
Carl's Super Market	838 4th Ave, Lake Odessa, MI 48849
Muir Village Market	278 E Maple St, Muir, MI 48860
Aldi	3065 S State Rd, Ionia, MI 48846

Major Employers

Trip Generator	Address
Ventra Ionia Main, LLC	14 Beardsley Rd, Ionia, MI 48846
Herbrucks Poultry Ranch, Inc.	6425 Grand River Ave, Saranac, MI 48881
Mercantile Bank of Michigan	2600 S State Rd, Ionia, MI 48846
THK RHYTHM Co.	902 Lyons Rd, Portland, MI 48875
Cargill Kitchen Solutions	3000-3238 Bonanza Rd, Lake Odessa, MI 48849
Sparrow Ionia Hospital	3565 S State Rd, Ionia, MI 48846
Matcor Automotive Inc.	314 S Steele St, Ionia, MI 48846
Portland Products, Inc.	271 Morse Dr, Portland, MI 48875
Twin City Foods, Inc.	801 Lincoln St, Lake Odessa, MI 48849
Extruded Aluminum Corp.	7200 Industrial Dr, Belding, MI 48809

Move Ionia: A Plan for Countywide Transit Services

Draft Final Plan – March 2026



KFH GROUP

KFH Group, Inc.
Rockville, MD | Austin, TX

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Chapter 1
Introduction

This plan has been prepared for Ionia County stakeholders as a complementary document to the I-DART Transit Development Plan (TDP). It reviews a variety of considerations and issues related to providing countywide transit services and is designed to serve as a blueprint for future efforts to improve mobility in Ionia County. Similar to the TDP process, this plan was led by I-DART and guided by a Project Advisory Committee that provided input on interim documents and a draft document. The committee included representatives from the following agencies and organizations:



Through community outreach and input from the key stakeholders serving in an advisory capacity, there was a clear expression of the need for expanded public transportation services and potential countywide services detailed in the 2026 I-DART TDP. A critical related issue is the organizational and funding structures to manage and support these potential services, and these and other key items are discussed in this plan.

While an organizational arrangement could be considered that only includes the current public transit services in Ionia County — provided by I-DART and the City of Belding — the following plan provides the structure to implement and manage transit services beyond these jurisdictions. This provides the greatest opportunity to enhance mobility throughout Ionia County, as compared to the current arrangement, where services are provided by the two providers while gaps in service remain.

However, there are political ramifications and institutional implications, and overall change from the way things were done in the past that need to be considered. Substantial discussions will be required in regard to any changes to the organizational structure, recognizing that multiple factors will influence the final decision-making process. Therefore, this chapter provides proposed principles to help facilitate consideration of these options, and the plan then follows with the key areas that would need to be taken into consideration as part of any countywide system.

This plan also takes into account organizational structures and arrangements for other transit systems in Michigan, specifically in Calhoun County, where a countywide authority was recently established and a millage to support countywide transit services was approved by voters.

Guiding Principles

While there is general consensus that a countywide transit system is needed, it can be helpful for agreement on "guiding principles" that can serve as the foundation for future discussions. The following principles are proposed, and can be updated as needed as efforts move forward:

Governance. The governance of the system must be equitable among the local partners.

Funding. Similar to governance, local partners must feel that for any funding they are contributing for a countywide system, they must be receiving appropriate service (so called "bang for their buck"). The funding structure must also ensure fairness across Ionia County.

Services. The level of countywide services must greatly expand mobility options for local residents when compared to current public transit services.

Why Implement Countywide Transit Services?

While various aspects related to the decision to implement countywide transit services are discussed throughout this plan, and advantages of a countywide system are interrelated, the primary reasons involve:

- Saving money by reducing administrative and management costs through the elimination of duplicative functions.
- Reducing overall operating costs by using one scheduling/dispatch center, handling marketing through one entity, conducting service planning through one office, performing vehicle maintenance through one location, and other operational efficiencies. The overall costs of one countywide service would be less than the sum of the operating costs for the current individual systems.
- Providing seamless connections for County residents between transit services and eliminating the need to pay multiple fares for in-county trips. A countywide transit system would also offer the opportunity for more efficient routing, planning, and scheduling of these services.
- Fulfilling current and future unmet transportation needs by directing cost savings to gaps in current services and establishing an organizational structure that can plan and implement services to support future growth in the need for transit services.
- Increasing ridership through a countywide transit system that is easy to understand and to navigate.
- A countywide system would also be more conducive to an improved marketing and outreach campaign that allows customers to access a single point of contact for information on available transit services in Ionia County.

- Increasing funding opportunities, as an authority would have the ability to facilitate a possible countywide millage that would support expanded public transit services.
- Ensuring more efficient use of resources, including the improved use of current facilities and a consolidated vehicle maintenance management system. Through a countywide system there would also be more effective use of current vehicles and more flexibility in service delivery, as all vehicles would be seen as one fleet and not as separate pieces that cannot be interchanged.
- Providing safer public transit services through a singular uniform training program, following similar and consistent procedures.

Plan Contents

While many aspects of a potential countywide transit system are interrelated, they are presented in the following order. This report then concludes with a proposed Implementation Plan that discusses key steps moving forward.



Chapter 2
Governance Considerations

As noted in the previous chapter, while an organizational arrangement could be considered that only includes the current public transit service areas in Ionia County, the greatest opportunity to improve and expand mobility is through a structure to implement and manage countywide transit services that go beyond these jurisdictions. This chapter reviews the current governance structures and discusses the potential structure that could be employed for this provision of countywide transit services. The options presented in this chapter resulted from research of other transit systems in Michigan and across the country that are governed by an authority or similar structure.

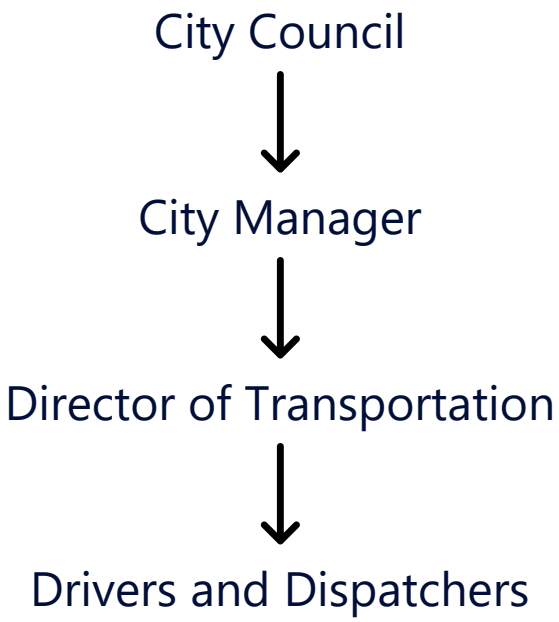
This chapter therefore focuses on the issues and factors related to such a structure, a proposed Ionia County Transit Authority. Much of this chapter relates to governance implications of establishing this authority, an area that will need the most attention initially. After review by the Project Advisory Committee the preferred structure will be further detailed for inclusion in the final plan, and designed to serve as the foundation for future efforts.

Current Organizational Structures

I-DART

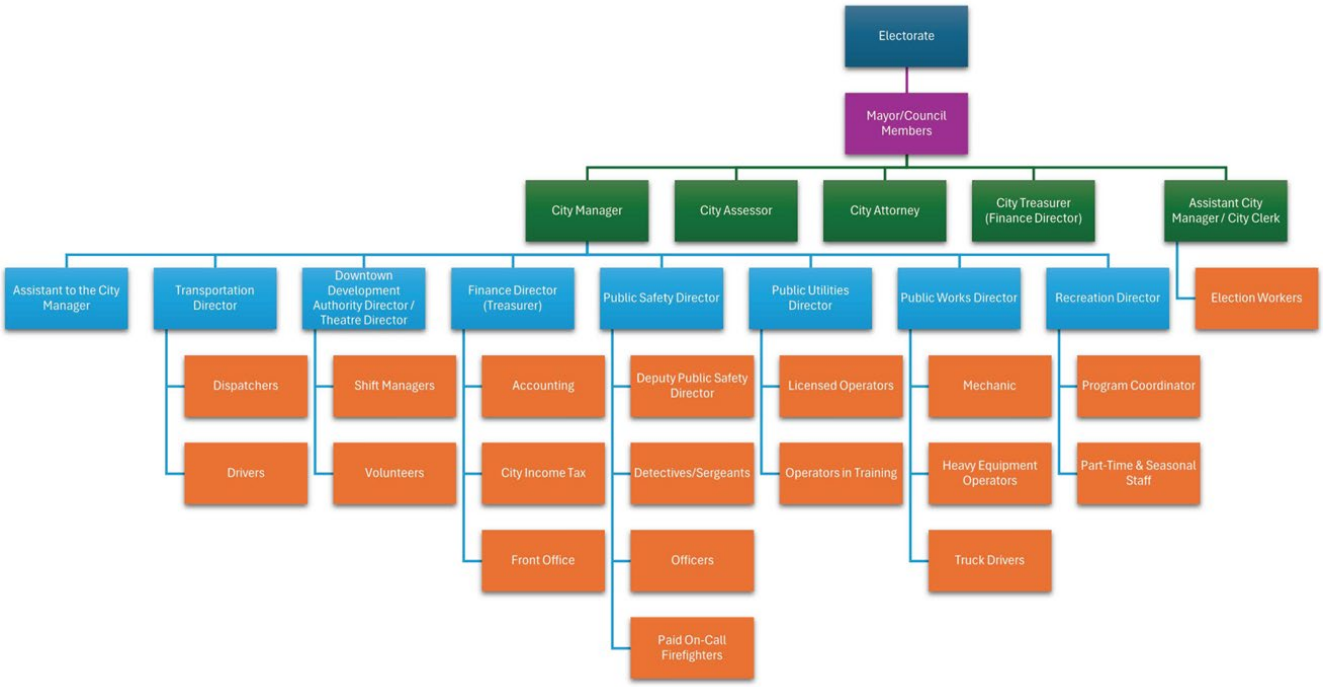
I-DART is a City of Ionia department and managed by the Director of Transportation reporting to the City Manager, who is responsible for appointing, directing, and supervising all administrative officers of the City of Ionia. The City Manager reports to the City Council, as shown in the organizational chart provided in **Figure 2-1**. A broader organization chart for the City of Ionia that shows I-DART in relation to other city departments is depicted in **Figure 2-2**.

Figure 2-1: I-DART Organizational Chart



SOURCE: CITY OF IONIA DIAL-A-RIDE

Figure 2-2: City of Ionia Organizational Chart



City of Belding Dial-A-Ride Shuttle Bus Service

The City of Belding's Dial-a-Ride service is overseen by a director who reports to the City Manager. Currently the City of Ionia serves as pass-through for Job Access funds to the City of Belding through an agreement between the two cities, as provided in **Appendix A**.

New Countywide Public Transit Authority

The potential new Ionia County Transit Authority could be organized under the State of Michigan Public Transportation Act (Act 196 of 1986), which authorizes the formation of public transportation authorities with certain general powers and duties. Under this alternative, the organization would operate all public transit services in Ionia County (either directly or through contracts). The new authority would be an independent governmental unit and would have a governing body appointed by the member jurisdictions. This authority would also have the ability to levy a countywide millage with the approval of a majority of the registered electors residing in the County through a general or special election. The Act 196 of 1986 legislation is provided in **Appendix B**.

The countywide authority would have a Board of Directors whose primary purpose would be to ensure that the authority fulfills its mission and meets its goals. More specifically, the Board would:

- Develop goals and objectives for the authority and ensure that these are met.
- Provide fiduciary oversight.
- Set service policies, standards, and organizational priorities.
- Provide vision for strategic planning efforts.
- Hire the Transit Director and oversee his or her performance.
- Serve as a liaison between the authority and elected official

Beyond the Board, local stakeholders could participate on a Transportation Advisory Committee (similar to the current LAC).

Advantages

- Establishes a governance structure to lead countywide transit services.
- Eliminates the need for two separate governance structures and LACs.
- Provides the organizational structure to implement countywide millage to support transit services.

Disadvantages

- Requires local jurisdictions to give up local control and instead participate in a countywide organizational structure.
- Requires each contributing jurisdiction to be represented on countywide Board, as opposed to a local one.

Cost Benefit and Impact Considerations

- There would be administrative costs related to the process in arranging for a countywide millage vote, advocating for support for the millage, and if successful, transitioning from the local millage system to the countywide one.

- The creation of a new public transit authority would eliminate the need for oversight by individual systems, as the new authority would instead be overseen by a Board that includes representatives from all participating communities.

Process For Implementing a Countywide Authority

Formation of a new transit authority may be accomplished by the adoption of Articles of Incorporation by resolution, which must be adopted by a majority of the members serving on the governing body of the authority incorporated under Act No. 55 of the Public Acts of 1963 or Act No. 204 of the Public Acts of 1967. As noted earlier, the potential Ionia County Transit Authority would be an independent governmental unit and would have the ability to levy a millage. More information on a potential millage is included in a later chapter that discusses funding.

The public transportation authority act provides a variety of guidance that would need to be considered in establishing the potential Ionia County Transit Authority. An example of Articles of Incorporation, from the creation of the transit authority in Calhoun County is included in **Appendix C**.

The development of by-laws would also be a component of the formation of an authority. The by-laws would confirm composition and responsibilities of the Board of Directors and document other procedures for the authority. The by-laws for the recently formed Transportation Authority of Calhoun County are provided in **Appendix D**. Appropriate examples of by-laws from other transit authorities in Michigan can also be used to develop those for the Ionia County Transit Authority.

Governance

Board of Directors – Roles and Responsibilities

The potential Ionia County Transit Authority would have a Board of Directors whose primary purpose would be to ensure that the authority fulfills its mission and meets its goals. More specifically, the Board's purpose would be to:

- Develop goals and objectives for the authority and ensure that these are met,
- Provide fiduciary oversight,
- Set service policies, standards, and organizational priorities,
- Provide vision for strategic planning efforts,
- Hire the Transit Director and oversee his or her performance, and
- Serve as a liaison between the authority and elected officials.

A critical function of the Board of Directors would be setting the course for the future of the organization by developing vision and mission statements and establishing values and beliefs to guide the authority. While these important governing guidelines will need to be developed as part of the initial responsibilities of an Ionia County Transit Authority Board, the following are proposed for consideration:

Mission: To provide safe, efficient, affordable, and customer friendly transportation services for the residents and visitors of Ionia County.

Vision: We envision a future for our community in which:

- Public transportation supports individual independence by offering citizens an economical and efficient way to access jobs, medical facilities, educational institutions, shopping centers, and other critical community destinations;
- Public transportation supports economic development by providing access to employment, retail, and other locations in the community;
- Public transportation offers local businesses additional solutions for recruiting and retaining employees;
- The Ionia County Transit Authority works to improve coordination of current transportation services in Ionia County and for an improved network of regional public transportation options and mobility solutions;
- Ionia County Transit Authority serves as the foundation for a possible unified countywide system that meets the mobility needs of all Ionia County citizens.

Beliefs: Ionia County Transit Authority will carry out our mission based on the following beliefs:

- Responsibility to our customers. We believe that our transportation system should be a customer-oriented enterprise.
- Responsibility to Ionia County citizens. We believe that communities have a moral and economic obligation to provide transportation alternatives to all citizens. We also have an obligation to ensure that each taxpayer dollar used to provide mobility is done so efficiently and effectively.
- Role in regional development. We believe that the public transportation system plays an important role in shaping regional development patterns and improving the quality of life in our community. A well-designed public transportation system can support an environmentally sustainable future, control urban sprawl by promoting responsible development, increase energy conservation, and reduce traffic congestion.
- Collaboration. We believe that no single organization can provide all the transportation solutions needed by our citizens. We must build broad-based collaborations to blend a wide variety of transportation options into a flexible and responsive network focused on the needs of every citizen.

Values: As an organization, we are committed to embodying the following values in how we carry out our mission:

- Customer service orientation. We will provide service that is convenient, affordable, accessible, timely, and responsive to customer needs.
- Customer loyalty. We will earn our customers' trust by providing service that is friendly, respectful, safe, and dependable.
- Employees. We see our employees as the first line of contact with our customers and, therefore, we value our employees as integral to the success of our organization.

Board of Directors Composition

The membership of the potential Ionia County Transit Authority Board of Directors would include appropriate representation from the community. The following are some examples of the Board of Directors' compositions for transit authorities in other areas of Michigan:

The Board of Directors for the Transportation Authority of Calhoun County includes the following representatives:

- Battle Creek (2)
- Calhoun County (2)
- Albion (1)
- Marshall (1)
- Springfield (1)

The Rapid (Interurban Transit Partnership), the authority that provides public transportation services for the Grand Rapids metro area, is overseen by a 15-member board of directors that represent the six municipalities in The Rapid service area. The current Board make-up includes the following number of representatives from each jurisdiction:

- East Grand Rapids (2)
- Grand Rapids (5)
- Grandville (2)
- Kentwood (2)
- Walker (2)
- Wyoming (2)

The Greater Lapeer Transit Authority (GLTA) is overseen by a Board of Directors representing the various communities served by the systems. The current make-up contains the following representatives:

- Elba Township (1)
- City of Lapeer (3)
- Oregon Township (1)
- Mayfield Township (1)
- Lapeer Township (1)
- Deerfield Township (1)

A variety of other representatives can be considered for the Board, often representing population groups most likely to need transit services, key community locations, and public and private organizations. For instance, in Cass County, the Board consists of the Chair of the Southwestern Michigan College Board, the Chair of the Mental Health Board, the Chair of the Council on Aging Board, and the Chair of the Department of Human Services/Medical Care Facility Board.

Proposed Board Composition

While the proposed Board composition will be finalized after input from I-DART and Project Advisory Committee, it is anticipated that members will include representatives from:

- City of Belding
- City of Ionia
- City of Portland
- Ionia County
- Ionia County Commission on Aging
- Human service and workforce development agencies and healthcare providers (such as those serving on the Project Advisory Committee)

Board Nominating Process

After agreement on a structure, a process would need to be established for staffing the initial Board of Directors, for community stakeholders to express interest in serving on the Board, and for new members to be appointed at appropriate time intervals. After establishment of the Board, one of the Governing Subcommittees (discussed later in this chapter) would handle this process.

An important consideration in the formation of the Board of Directors is the Incompatible Public Offices Act, which is a legal framework in Michigan that prohibits individuals from holding two incompatible public offices simultaneously. Ride Calhoun noted this as one of the lessons they learned through the formation of an authority, and that basically the same body that creates or appoints the authority cannot also sit on the board. Therefore, decisions on who would serve on a steering committee to lead formation of an authority and countywide transit system should be taken into account so that potential Board members are not represented on the steering committee and prohibited from serving on the Board.

Governing Principles

The new Ionia County Transit Authority Board should establish a set of governing principles, especially critical with the establishment of a new authority. The following governing principles are proposed:

The Board of Directors, as Ionia County Transit Authority's governing body:

- Serves as the steward and guardian of the authority's values, vision, mission, and resources,
- Plays a leading, proactive role in the authority's strategic decision making, and in setting strong, clear strategic directions and priorities,
- Monitors authority performance (both operational and financial) against clearly defined performance targets,
- Ensures that the authority's image and relationships with the wider community and key stakeholders are positive, and that they contribute to the authority's success in carrying out its mission,

- Ensures that the authority possesses the financial and other resources necessary to realize its vision and carry out its mission fully,
- Strives to ensure that the Board possesses the attributes and qualifications required for strong governance, and that the governing knowledge and skills of Board members are systematically developed,
- Ensures that Board members are fully engaged in the governing process and that the resources they bring to the Board are fully utilized in governing,
- Takes accountability for its own performance as a governing body by setting clear, detailed Board governing performance targets, and by regularly monitoring and assessing Board performance,
- Appoints a Transit Director who is responsible for providing executive direction to all authority operations, and
- Works in close partnership with the Transit Director to ensure that clear, detailed performance targets are set and periodically evaluates the Transit Director's performance against these targets.

Governing Subcommittees

The potential Ionia County Transit Authority would need to consider possible subcommittees to help carry out Board functions and to help support the Board governance responsibilities. The following subcommittees can be initially considered, and others added as needed in the future:

- Governance: Typically headed by the Board Chair and consisting of the chairs of the other committees and the Transit Director, the Governance Subcommittee manages and coordinates Board operations, including setting the agenda for each Board meeting based on the work of other subcommittees.

- Planning and Development: Working closely with the Transit Director, this subcommittee would coordinate Board member involvement in the authority's strategic and operational planning and budget preparation.

- Performance Monitoring/External Relations: This subcommittee would be responsible for designing financial and operational performance reports in close collaboration with the Transit Director and other senior managers for monitoring authority financial and operational performance, and for maintaining a positive public image and productive working relationships with key stakeholders.

Board Meetings

While the Public Transportation Act does not specifically address Board meetings in the legislation, regular Board meetings should be scheduled and well publicized. All meetings should be publicly notified in accordance with the Michigan Open Meetings Act, and agendas and minutes should be posted and available in a variety of formats.

Ongoing Board Support and Assistance

After establishment of the initial Board of Directors, ongoing support and assistance will be critical to ensure the success of the Board. One of the responsibilities of the Governance Subcommittee is developing and overseeing execution of a formal Board member capacity building program. This program would include orientation of new members, continuing education and training, and a possible mentoring program pairing new Board members with senior Board members. Other considerations include an annual Board retreat that allows members to review accomplishments from the previous year and to strategize for the coming one.

Future Opportunities

This same Michigan Act that allows for the creation of a public transportation authority also includes a provision that allows new membership after the formation of an authority. Specifically, it notes that political subdivisions or portions of a city, village, or township may become a member of a public authority after the public authority's formation upon:

- Resolution adopted by a majority vote of the members elected to and serving on the legislative body of the political subdivision requesting membership for all or a portion of the political subdivision, and

- Upon resolution adopted by a 2/3 vote of the members serving on the Board of the public authority, approving an amendment to the Articles of Incorporation of the public authority adding all or a portion of the political subdivision.

Regulatory Issues

No matter the organizational structure that is eventually chosen by local stakeholders, compliance with drug and alcohol testing, CDL requirements, ADA regulations, Title VI requirements, and other regulatory issues will still be required. Countywide services through one entity should have no significant negative impact, as the regulatory issues must be complied with under any circumstance. However, by consolidating the two current transit systems, the regulatory burden will be minimized with one drug and alcohol testing system and consistent driver training to ensure compliance with the ADA and other regulations.

Chapter 3
Staffing Considerations

This chapter reviews the staffing for current transit services in Ionia County and then discusses overall staffing considerations related to the potential Ionia County Transit Authority discussed in the previous chapter.

Current Staffing Structures and Levels

Table 3-1 provides an overview of staffing for I-DART and the City of Belding Dial-A-Ride Shuttle Bus Service as of January 2026. As noted, both systems have staff involved in management of the individual systems.

Table 3-1: Current Transit Service Staffing

Transit Agency	Management Staff	Administrative Staff	Operations Staff	Vehicle Operators	Maintenance Staff
I-DART	Director of Transportation	Mobility Manager (in process of hiring)	Dispatchers (2)	I-DART Drivers: 16 I-GO Drivers: 8	Contracted
City of Belding	Transit Director	None	Part-time Dispatchers (2)	Part-time Drivers: 6	Contracted

Potential Countywide Authority Functions

The Public Transportation Authority Act notes that an authority may operate services directly, may contract for services, or may employ a management firm to operate the public transportation system, under the supervision of the public authority. Therefore, a newly formed authority could choose to operate services directly or could contract for services. However, by assuming that the countywide authority would build upon the current arrangement through which I-DART provides services directly, it is anticipated a similar structure would be put in place for the new authority, and services would be directly operated.

No matter the arrangement, the new authority will require appropriate administration and operations staff. In particular, an authority would take on administrative responsibilities that are currently handled by the City of Ionia such as human resources and finance.

Looking ahead to a countywide system and closely tied with the various governance structures discussed in the preceding chapter, it is useful to consider how transit services would typically be provided in a geographic area the size of Ionia County. In this scenario, a typical transit system would have appropriate staffing for the following functions (as noted some may be provided through positions or through contractual arrangements):

Administration:

- Management:
  - Overall agency oversight
  - Liaison to the Board of Directors
  - Service Planning
- Human Resources
- Financial
- Marketing and Community Outreach
- Grant Writing

Operations:

- Overall Management
- Street Supervision
- Dispatching and Scheduling
- Vehicle Operations
- Vehicle Maintenance

Possible Contractual Needs:

- Legal
- Auditing
- Finance/Accounting

Wage Levels

In line with functions and appropriate staffing, another important area for consideration for a countywide authority is the wage scale. The following provides the current I-DART salaries (though does not include fringe benefits):

- Director: $41.16
- Mobility Manager: $27.89
- I-DART Dispatchers/Drivers: $17.59 - $20.31
- I-Go Drivers: $16.59 – $19.31

The current annual salary for the City of Belding Transit Director is approximately $50,000.
There are several methods that are typically used to establish wages and benefits for rural and small urban transit system employees. Most systems use a combination of these methods when developing their compensation packages, including:

- Internal equity, which ensures that jobs within an organization are comparably valued for the level of skill and responsibility,
- Market pricing, which ensures that compensation levels are competitive outside of the organization, but within the labor market, and
- Peer analysis, which reviews the compensation levels at an organization relative to other similar organizations within the region or nationally.

Chapter 4
Service and Operational Considerations

This chapter discusses the current transit services operated in Ionia County and then provides a proposed Operations Plan that includes proposed service improvements that would expand current services for a countywide transit system. Additional service details are provided in the I-DART TDP that was completed simultaneously with this plan.

Current Transit Services

Currently in Ionia County, transportation services are operated by both I-DART and the City of Belding, which are summarized below (and detailed in the associated TDP).

I-DART Services

Dial-A-Ride Service

As noted earlier, I-DART is a shared ride demand-response public transportation system where customers call to schedule their rides that are ultimately grouped with other riders along the same routes. Operating hours are Monday through Friday from 6:30 a.m. to 4:45 p.m., and on Saturday from 9:00 a.m. to 1:00 p.m. While customers are encouraged to reserve their ride one hour in advance, I-DART recommends that they arrange for their trip 24 hours in advance when possible. I-DART also reminds customers that peak hours are 7:00 a.m. to 9:00 a.m. and 2:30 p.m. to 4:00 p.m.

I-Go Microtransit Service

During the summer of 2025, I-DART launched a new on-demand transit service called I-Go. Currently, I-Go serves all of Ionia County through the use of two accessible vehicles. I-Go operates Monday through Friday from 6:00 a.m. to 8:00 p.m., Saturday from 8:00 a.m. to 3:00 p.m. and Sunday from 7:00 a.m. to 2:00 p.m.

Implementation of I-Go provides a useful foundation for future consideration of countywide transit services. In addition to initiating a broader discussion of potential countywide service with key stakeholders, the new service also provides ridership and origin/destination data that can be used to test the overall feasibility of countywide transit and to develop potential new services for presentation to the community and elected officials.

City of Belding Dial-A-Ride Shuttle Bus Service

The City of Belding's Dial-a-Ride transportation services operate Monday through Friday from 6:30 a.m. to 4:15 p.m. The Dial-a-Ride service also operates special routes that are available during the week between the cities of Belding, Greenville, and Ionia.

Proposed Vision For Countywide Transit Services and Operations Plan

As a key step in eliminating service gaps and providing the foundation for countywide transit services, the following section provides a proposed Operations Plan that incorporates current services and proposes new service improvements and expansions. Chapters 5 and 6 provide the proposed companion Capital and Financial Plans to support this Operations Plan, and Chapter 7 discusses other planning considerations related to these services.

Scheduled Connector Routes

- Proposed Operating Hours: Monday – Friday, each route for eight hours
- Projected Annual Operating Hours: 6,240 hours

City of Ionia – M-66 Corridor

- Service would originate with multiple stops at housing complexes in the City of Ionia, as seen in **Figure 4-1**.

- Connector service would travel through the city boundary, with specific stops to potentially include:
  - Meijer
  - Walmart
  - Menard's
  - Sparrow Hospital Ionia

Ionia – Belding

- Service would originate in the City of Ionia, as seen in **Figure 4-2**.

- Connector service would travel through the City of Ionia to the City of Belding, with specific stops to potentially include:
  - Sparrow Ionia Hospital
  - Walmart Ionia
  - Orleans
  - Robroy Industries/KMI

  - Covered Village Mall
  - Belding Housing Commission Apartments

- Connections to the City of Belding Dial-A-Ride service.

Ionia – Portland

- Service would originate in the City of Ionia, as seen in **Figure 4-3.**

- Connector service would travel to Portland, with specific stops to potentially include:
  - Walmart Ionia
  - Sparrow Ionia Hospital
  - Blue Spruce Apartments
  - Golden Bridge Manor
  - Portland Apartments
  - Parker's Landing Apartments

Figure 4-1: City of Ionia – M66 Corridor Proposed Service

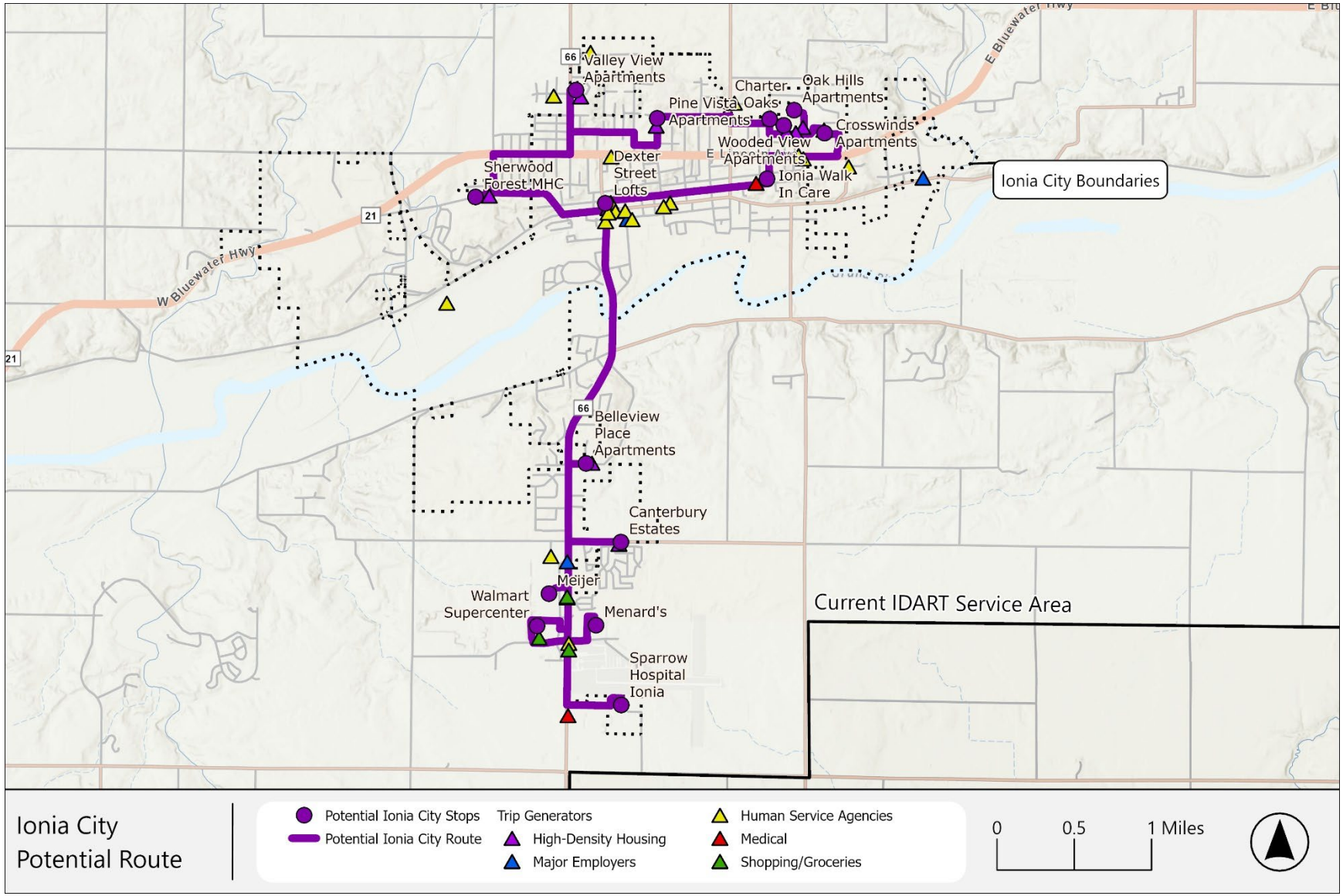


Figure 4-2: Ionia – Belding Proposed Service

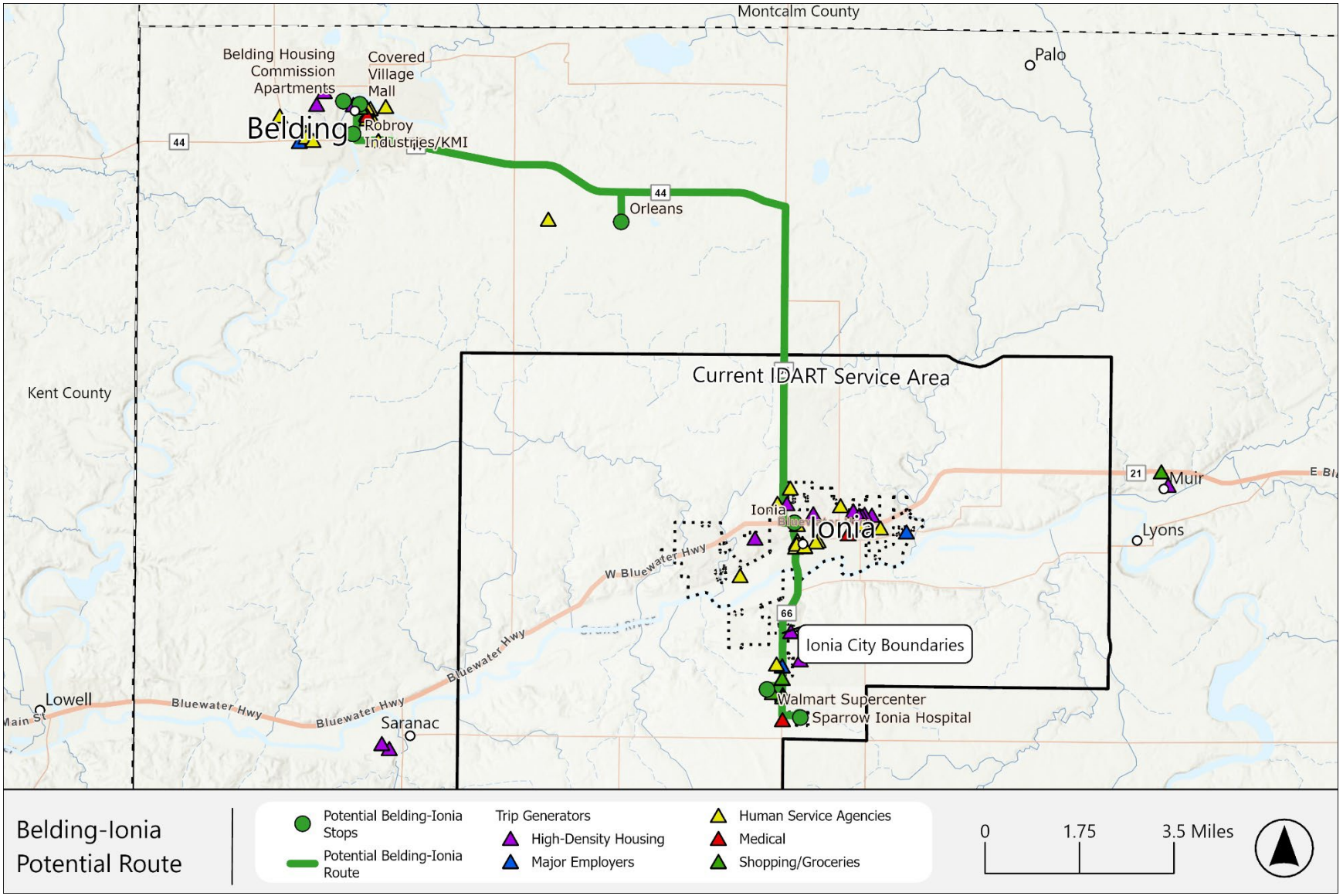
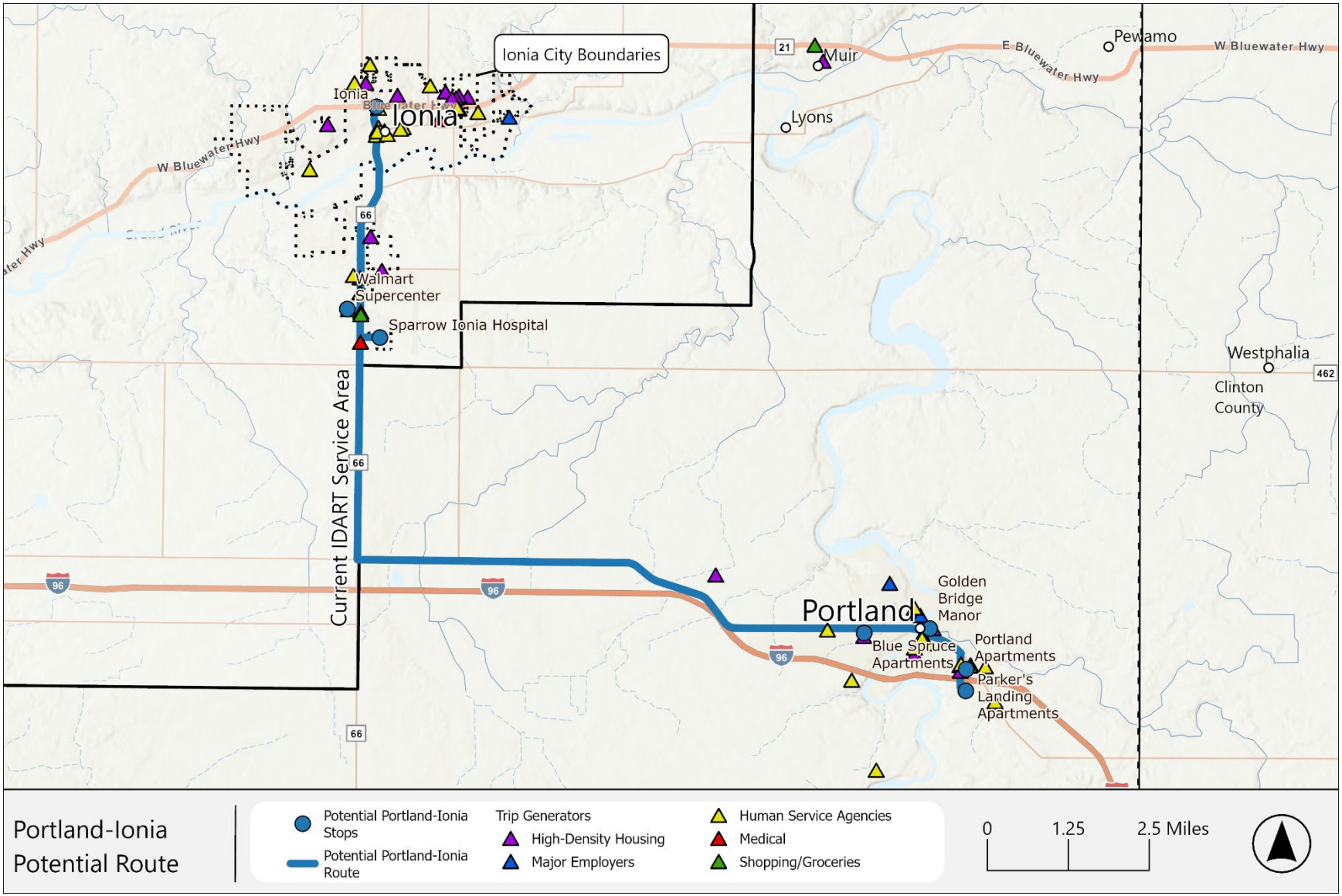


Figure 4-3: Ionia – Portland Proposed Service



Maintain and Expand I-DART Demand Response/On-Demand Service

- Proposed Operating Hours: Monday – Friday from 6:30 a.m. to 7:00 p.m.; Saturday from 8:00 a.m. to 6:00 p.m.; Sunday from 8:00 a.m. – 6: 00 p.m.
- Projected Annual Operating Hours: 14,317 hours

Maintain Belding Dial-A-Ride

- Proposed Operating Hours: Monday through Friday from 6:30 a.m. to 4:15 p.m.
- Projected Annual Operating Hours: 6,048 hours

Overall Planning Service Levels

Table 4-1 summarizes the levels of service planned for the proposed Operations Plan. More information on the financing of this proposed increase in service is included in the next chapter.

Table 4-1: Planned Levels of Service

Service	Description	Projected Annual Revenue Service Hours
Existing Services (1)		**18,311**
I-DART Demand-Response / I-GO	Shared ride demand-response operates Monday-Friday from 6:30 a.m. - 4:45 p.m. and Saturday from 9:00 a.m. to 1:00 p.m. On-demand I-GO service operates Monday-Friday from 6:00 a.m. - 8:00 p.m., Saturday from 8:00 a.m. to 3:00 p.m., and Sunday from 7:00 a.m. to 2:00 p.m.	12,263
Belding Dial-A-Ride	Operates Monday-Friday from 6:30 a.m. to 4:15 p.m.	6,048
Proposed New Services (2)		**8,294**
Scheduled Connector Routes		6,240
Expanded Saturday Service		468
New Sunday Service		416
Expanded Weekday Service		1,170
Total Projected Annual Service Hours		**26,605**

(1) Based on MDOT FY2024 Performance Indicators for I-DART Regular Services/JARC Services and City of Belding DAR
(2) Assumes hours projected for each proposed service.

Proposed Phasing of Service Improvements

The I-DART Transit Development Plan (TDP) that was completed in conjunction with this plan proposed the new services in three potential phases: short- (Years 1-2), mid- (Years 3-4), and long-term (Year 5 and over):

Short-Term Improvement

- Expanded Weekday Service
- Expanded Saturday Service

Mid-Term Improvement

- Scheduled Services

Long-Term Improvement

- Expanded Sunday Service

In working with key decision makers and the broader community on the formation of the authority an additional option would be to segment possible service scenarios as "Good", "Better" and "Best", a process that was used in Calhoun County to introduce he possible improvements to the community and gain support for the system. The service levels and corresponding budgets would be presented to these audiences, with the "good" proposal maintaining existing levels of service, the "better" alternative including the expanded weekday and Saturday service, and the "best" proposal including the scheduled services and the expanded Sunday service.

Chapter 5
Funding Considerations

This chapter begins with a review of the variety of funding sources that support current public transit services in Ionia County. After describing the funding programs, this chapter details the recent revenue amounts for the two transit systems, discusses millage implications, and proposes a conceptual budget for a countywide transit system.

Current Funding Sources

Current transit services are funded through a variety of federal, state, and local funds, as well as fare revenue. In addition, the City of Ionia serves as a pass-through for Job Access Program funds to the City of Belding. These various funding sources can be meshed into one budget as happens in many countywide transit systems in Michigan and across the country, saving staff time related to the administration of two transit budgets (and associated reporting requirements), as well in regard to local funding since each system works separately with their local officials to secure financial support.

The following federal and state funding is administered by the Michigan Department of Transportation (MDOT) Office of Passenger Transportation through a variety of programs and requires an annual application process.

Federal / State Programs

Regular Services Program

Operating Assistance Programs

- **State Operating Assistance Program** – State funding based on an annual budgeted Operating Assistance Report (OAR) submitted by I-DART. According to I-DART, operating assistance for FY 2027 will be 33.1804% of eligible expenses.

- **Federal Rural Area Formula Program (Section 5311)** – According to the MDOT FY2026 Application Instructions for Public Transit Programs, rural transit systems like I-DART can use 18% of their budgeted OAR eligible expenses as an estimate. While listed in the application under operating assistance programs, the application notes that these allocated funds can be used for operations and/or capital expenses, and this must be determined during the application process.

Capital Assistance Programs

- Federal Capital Assistance Programs
- State Capital Assistance Programs

Job Access and Reverse Commute (JARC) Program

MDOT notes that JARC activities are intended to address innovative and flexible transportation to employment needs of individuals with limited incomes—this includes providing transportation to employment opportunities from urban and rural areas to suburban areas for individuals of all income levels. JARC activities are eligible under the Section 5311 program. The MDOT FY2026 application also notes that no new or expansion projects are being funded.

Local Funding

Local funding for I-DART is provided through a millage that is included in Article VIII of the Charter of the City of Ionia. The Charter states that the City Council shall have full power and authority to levy and collect from year to year such amount of taxes upon all real and personal property and may levy a transportation tax of no more than three-quarters of one mill on each dollar of the equalized valuation in any one year. The use of a millage as the local source of funding by I-DART is similar to many local transit systems in Michigan that are supported locally through this process. The millage rate is the rate at which taxes are levied on property, and a mill is 1/1000 of a dollar. The current City of Ionia millage rate for I-DART is 0.7158.

Local funding for the City of Belding transit services is provided through general funds.

Other funding can be used as part of the required local match for the federal and state transit programs. Guidance on federal fund braiding for local match is provided by the Coordinating Council on Access and Mobility and available at https://www.transit.dot.gov/sites/fta.dot.gov/files/2025-05/CCAM-Federal-Fund-Braiding-Guide-2025.pdf.

Farebox Recovery

In addition to federal, state, and local sources, I-DART and the City of Belding DAR have a fare structure, and both systems are supported through those fares collected from customers. For FY2024, about 10% of overall revenues for I-DART came through farebox recovery, and about 12% for the City of Belding DAR.

Funding Summary

Considering the various sources, **Table 5-1** provides a summary of budgeted revenue for I-DART and the City of Belding for FY2026 based on MDOT reports.

Table 5-1: FY2026 Budgeted Revenues

FY2026	I-DART Regular Service	I-DART Job Access	Belding DAR	Total
Federal	$125,660	$59,250	$58,859	$243,769
State	$207,056	$59,250	$90,680	$356,986
Pass-Through Revenue	$0	$50,000	$0	$50,000
Local	$182,281	$0	$40,000	$222,281
Farebox Recovery	$76,750	$17,500	$40,000	$134,250
Other*	$76,000	$0	$20,540	$96,540
Total Revenues	$667,747	$186,000	$250,079	$1,103,826

* Includes Interest Income and Sales of Capital Assets

Source: MDOT FY2026 Operating Assistance Reports (OAR)

Potential Countywide Millage

Millage funding is a critical component in the funding of transit services in Michigan. As noted earlier, the creation of a countywide authority would enable a countywide millage if approved by a majority of the registered electors. The additional funds obtained through a possible millage could be used to expand services, particularly the scheduled connector routes discussed in Chapter 4.

While other local millage structures could be considered, a countywide millage would be the most effective and equitable way to fund the proposed multi-jurisdictional services. In Michigan, there are over 90 millages that support local transit services, including many that are levied on a countywide basis. Through previous work in Michigan, the project team interviewed other countywide systems in Michigan that are supported by funding from separate local millages along with county funds, and there was consensus among these systems that, if possible, a countywide millage was the best option.

Transit Authority Implications

The creation of the Ionia County Transit Authority would initiate a variety of issues and opportunities in regard to a millage. These include:

- As noted in Chapter 2, the Ionia County Transit Authority would have the ability to levy a millage with the approval of a majority of the registered electors residing in the portion of the County served by the authority through a general or special election. The funds obtained through a countywide millage would be used to expand services.

- Many other communities in Michigan have been successful in passing a millage to support local transit services. Likewise, the Ionia County Transit Authority would need to champion an organized campaign to ensure a positive result. This would include providing the public with specific information on the revenue amount that would be generated and details on service improvements.

- Establishing a countywide millage would require consensus between the multiple jurisdictions, agreement on the new millage, and repeal of the current local City millage.

- There would be administrative costs related to the process in arranging for a countywide millage vote, advocating support for the millage, and if successful, making the transition.

Potential Millage Revenues

While there are a variety of transitional factors related to a countywide millage, there is also great opportunity to expand funding to support transit services in Ionia County. Potential revenue from a countywide millage needs to take into account possible rates and taxable value. **Table 5-2** provides current millage rates in several counties adjacent to Ionia County and/or that have similar population numbers. While this information can be useful, it shows that the millage rates vary between the different juridictions and reinforces the localized decision making process in establishing the rates.

Table 5-2: Current Transit Millage Rates for Michigan Counties

County	Millage Rate
Barry	0.2328
Clinton	0.6962
Isabella	0.8620
Saint Joseph	0.3274
Van Buren	0.2453

Countywide System – Conceptual Budget

Table 5-3 provides a conceptual operating budget for operating existing and proposed transit services on a countywide basis over a five-year planning period. As noted in the table, various assumptions were used to project expenses and revenues, and this initial conceptual budget can be used as a starting point for projecting revenues to support a countywide system.

Table 5-3: Conceptual Budget – Countywide Transit Services

Projects	1	2	3	4	5
Baseline Operating Cost [1]	$1,147,979	$1,193,898	$1,241,654	$1,291,320	$1,342,973
Expanded Weekday Service	$77,220	$79,537	$81,923	$84,380	$86,912
Expanded Saturday Service	-	$30,888	$31,815	$32,769	$33,752
Three Scheduled Connector Routes [2]	-	-	$436,921	$450,029	$463,530
Expanded Sunday Service	-				$35,116
Projected Operating Expenses	**$1,225,199**	**$1,304,323**	**$1,792,313**	**$1,858,498**	**$1,962,282**
Anticipated Funding Sources for Operating	**1**	**2**	**3**	**4**	**5**
Projected Operating Assistance [3]					
Federal	$220,536	$234,778	$322,616	$334,530	$353,211
State	$406,526	$432,780	$594,696	$616,657	$651,093
Subtotal Federal/State Funding	**$627,062**	**$667,558**	**$917,313**	**$951,187**	**$1,004,304**
Local					
Passenger Fares [4]	$116,116	$123,615	$169,863	$176,136	$185,972
Local Funding [5]	$482,021	$513,150	$705,137	$731,176	$772,007
Subtotal Local	**$598,137**	**$636,765**	**$875,000**	**$907,312**	**$957,978**

(1) Year 1 based on FY2026 Budgets for I-DART and Belding DAR (See Table 5-1) with a 4% inflation rate, assumes similar annual inflation each year thereafter.

(2) Projected increase in operating expenses between Years 2-3 the result of planned implementation of scheduled services in Year 3.

(3) Federal percentage of 0.18 and State percentage of 0.331804 based on projections provided by I-DART. Percentages remain constant.

(4) Farebox recovery for Year 1 based on FY2024 revenues; future years based on similar percentage of overall budget.

(5) Local funding needed to balance budget, would include millage, advertising revenue, and other local sources.

As indicated in the conceptual budget, projected funding for the countywide system would be through sources similar to current services — federal, state, local funds, and farebox revenue. With the projected inflation rate, and federal and state funding percentages remaining constant throughout the period, the local funding amount would increase as new services are implemented to balance the overall projected budget.

The 2025 Ionia County Equalization Report includes an Ionia County taxable value of $2,361,549,837 (and therefore one mill would generate $2,361,550). **Table 5-4** provides projected revenues based on potential millages of 0.25, 0.30, and 0.35, which are similar to several other counties as noted earlier. As shown, the projected amounts through either a 0.30 or 0.35 millage would fulfill the projected local amount needed to implement countywide connector routes and expand weekday and Saturday services in Year Three of the conceptual budget. However, final determination of a millage amount will be based on numerous local factors and taxable values at the time of implementation. The final amount generated will also be based on the communities and townships that opt-in to the transit millage, should it pass, while reducing the current millage for City of Ionia residents.

Table 5-4: Conceptual County Wide Millage Rates

Ionia County Taxable Value*	$2,361,549,837
Potential Millage Rate	**Projected Revenue**
0.25	$590,387
0.3	$708,465
0.35	$826,542

* SOURCE: 2025 IONIA COUNTY EQUALIZATION REPORT

Chapter 6
Capital Considerations

This chapter discusses initial capital considerations relevant for countywide transit services. However, many capital-related considerations will be impacted by operating and funding decisions discussed in the preceding chapters. Ultimately this chapter will include a proposed Capital Plan to support the expanded transit services and potential countywide system.

Capital Program Considerations

Capital equipment includes maintenance equipment, vehicles, technology, facilities, and other equipment. Clearly there are many positive impacts to a countywide system related to capital equipment. Single procurement can eliminate any administrative duplication and can help achieve economies of scale.

Some other considerations include:

- A countywide fleet provides the opportunity for greater flexibility in the use of vehicles, a reduction in maintenance costs, and an improved spare ratio.

- In the area of technology, there are clear benefits to a countywide approach which would justify any investment in more advanced technology to improve system performance, safety, and record keeping. Larger fleets can more successfully use this technology to reduce costs.

Existing Facilities, Technology, and Fleet

I-DART is located at 251 E. Adams Street, in the City of Ionia. This location houses administrative offices, dispatch, and vehicle maintenance facilities. For dispatching and scheduling, I-DART has used PCTrans software since 2013, although software from Via was recently procured. I-DART uses Liftango software for the new I-Go service. **Table 6-1** provides information on the 12 vehicles that make up the current I-DART fleet.

Table 6-1: Current I-DART and I-Go Vehicle Inventory

Local ID	Year	Type	Make	Model	Fuel	Seating Capacity	Lift Quantity	Mileage	Funding Source
DART 1	2019	Small Bus	Ford	Eldorado	Gas	18	2	117,173	State
DART 2	2020	Small Bus	Ford	Eldorado	Gas	18	2	85,892	State
DART 4	2020	Small Bus	Ford	Eldorado	Gas	18	2	110,317	Fed/State
DART 6	2020	Small Bus	Ford	Eldorado	Gas	18	2	93,882	State
DART 7	2017	Small Bus	Ford	Champion	Gas	14	2	110,547	Fed/State
DART 8	2018	Small Bus	Ford	Eldorado	Gas	18	2	127,526	Fed/State
DART 9	2013	Small Bus	Ford	Eldorado	Gas	14	2	145,938	Federal
DART 12	2018	Small Bus	Ford	Eldorado	Gas	18	2	117,791	Fed/State
DART 14	2019	Small Bus	Ford	Eldorado	Gas	18	2	99,561	State
DART 15	2023	E-Transit	Ford	E-Transit	Electric	7-9	2	14,742	Consumers
DART 16	2023	E-Transit	Ford	E-Transit	Electric	7-9	2	886	Consumers
I-Go 1	2024	Minivan	Chevy	Voyager	Gas	5	2	34,025	Federal
I-Go 2	2024	Minivan	Chevy	Voyager	Gas	5	2	35,328	Federal

SOURCE: I-DART, JANUARY 2026

The MDOT FY204 Vehicle Statistics report indicated that Belding DAR has five lift-equipped vehicles in their fleet. Additional information on these vehicles, and on other relevant capital equipment, will be obtained and included in the updated iteration of this chapter.

Capital Funding Implications

Similar to the current arrangements in the County, primary capital expenses for a countywide system would involve facility and vehicle replacement costs. Other capital costs would include computer hardware/software replacements or upgrades, bus stop signage or improvements, and communication equipment upgrades. It is anticipated that the MDOT-administered funding programs discussed in Chapter 5 will serve as the primary sources to offset these costs.

Capital Improvement Plan

As noted earlier, this section will provide a conceptual capital improvement plan that takes into account current conditions along with the Operations Plan for countywide transit services presented in Chapter 4. Appropriate assumptions related to a five year capital improvement plan for Ionia County will be used to develop a vehicle replacement and expansion program, and as appropriate the need to transfer vehicles to a new authority and the future process for submitting applications to MDOT.

Chapter 7
Planning Considerations

Countywide Service Planning

While transit systems in Michigan are not required to conduct transit planning efforts on a regular basis through which routes, services, and schedules are formally evaluated for efficiency and effectiveness, as noted earlier, this plan is being conducted in conjunction with an I-DART Transit Development Plan (TDP). While the TDP focuses on I-DART services, that planning process included a needs assessment and provided potential options for expanding mobility that were instrumental to this plan and to potential countywide services—and were incorporated into the proposed Operations Plan presented in Chapter 4.

An important component of implementing countywide transit services is the opportunity to provide customers with the ability to travel throughout Ionia County through one system in a seamless manner. Routes and services can be rationalized and planned as one. In addition, a countywide system provides the opportunity to conduct detailed evaluations of various services to more fully assess and determine possible future modifications. Transit service planning on a countywide level also allows performance measures to be viewed from a broader perspective, and appropriate changes can be made if services are inefficient or ineffective.

Additional benefits resulting from a countywide system would include having a single transit planning contact within Ionia County. Changing demographics and land use issues impact transit planning and can be taken into account from a countywide standpoint. In addition, employers, developers, human service agencies, and other key stakeholders would have a specific contact to discuss transit needs related to any new residential or shopping developments. MDOT would also have a single point of contact for transit planning in Ionia County.

The formation of the Ionia County Transit Authority would also help to provide a stronger focus on countywide service planning, with a Board that includes representatives from various communities and a formal structure to serve as an ongoing forum for obtaining input on countywide transit needs. Greater coordination of service planning efforts can lead to improved linkages between services at major activity centers, expanding mobility options for the residents of Ionia County. Service planning would also involve evaluation of a fare integration program to ensure more seamless services (discussed in the next section of this chapter), as well planning and implementation of new services if the proposed millage is approved.

Fare Integration

One area related to planning as well as operations is that the two current transit systems in Ionia County have separate fare structures.

I-DART Fare Structure

Table 7-1 provides the current I-DART fare structure for Dial-A-Ride services.

Table 7-1: Single Ride

Fare Type	One Way Trip
Adult	$3.00
Children, Pre-Kindergarten	$1.50
Student, Kindergarten through 12th Grade	$2.00
Persons with Disability (DAR Eligibility Form on File)	$1.50
Senior Citizens, Ages 62 and Older	$1.50
Senior Citizens Hours (Cash or Trip Credit Only) [Monday-Friday 10:00 am-11:00 a.m. and 1:00 pm-2:00 p.m., Saturday 10:30 a.m.-11:30 p.m.]	$1.00

Trip credit is loaded to a rider's account and deducted automatically. Trip credit may be purchased at the I-DART office, online, through the rider app, or by providing payment to the driver at the pick-up location. Trip credit bundle information is shown in **Table 7-2**.

Table 2-2: Trip Credit Bundles

Trip Credit Bundle Type	Bundle Price
$15 Trip Credit	$14.00
$30 Trip Credit	$27.00
$60 Trip Credit	$52.00

The current I-Go fare structure for the on-demand services are shown in **Table 7-3**

Table 7-3: I-Go Service Fares

Mileage	One-Way Regular Fare
< 6 miles	$3.00
6 – 10 miles	$5.00
11 – 15 miles	$7.00
16 – 20 miles	$10.00
>20 miles	$15.00
Each extra passenger	$3.00

Belding DAR Fare Structure

Fare for the City of Belding's Dial-a-Ride transportation services within the Belding area is $3.00 per adult, $2.50 per student, and $1.50 per senior or person with a disability. Children aged three years or younger ride free when accompanied by an adult.

Fare Structure Considerations

There are considerations related to fares to be addressed through future planning efforts and in the provision of countywide services:

- Equity – In lieu of a countywide millage, how are services funded and provided in areas that do not contribute millage to the system.

- Rationalizing – In a countywide system fares will have to be rationalized. For example, all in-town Dial-A-Ride services would be one fare as would any local fixed route service, while intra-county services could be another fare, possibly based on distance.

Chapter 8
Outreach Considerations

Conducting outreach to the community and educating decision makers will be an essential component in the formation of an authority and implementing a countywide transit system. This chapter discusses community engagement considerations, as well as future opportunities to improve public outreach through a countywide approach and to ensure that residents of Ionia County are aware of their mobility options.

Community Engagement

An initial outreach consideration will be cultivating support for a countywide authority and transit system and developing trust with community members. Engagement with a variety of community stakeholders and decision makers will be critical to this process. For instance, Ride Calhoun staff reported that they presented at numerous meetings that included the local rotary club, places of worship, neighborhood planning councils, commissions, and councils. The Move Ionia efforts could follow a similar process and identify key community events and stakeholders, and through presentations to these groups discuss the advantages of an authority and specifically the service alternatives proposed in Chapter 4 of this plan.

Marketing and Outreach Opportunities

A countywide transit system provides opportunities to improve customer service and to expand awareness of transportation options through increased access to information. These opportunities include:

Centralized Public Information: A countywide approach allows for one telephone number, one website, one brochure, and coordinated marketing of countywide services and schedules. The new I-DART mobility management program offers the foundation for such an effort.

On-Line Information: A website for a countywide transit system would provide the opportunity to provide customers with a single point of access on bus routes and other transportation options in the County.

Branding: A key part of a countywide system would be a branding program to ensure all public transit vehicles in Ionia County display the same system name and logo. Attractive buses, branded with one system name and logo, can be the best marketing for public transit services. The ideal time to consider a new name as part of a branding and marketing effort would be at the establishment of the Ionia

County Transit Authority. While Ionia County Transit Authority would be the legal name for the new organization, another name such as "Move Ionia" could be considered as the name for the transit system. A public contest to name the system would be another way to involve the community in this process. Overall, the intent is to fully market transit services in Ionia County and define a consistent image.

However, through this process, there will need to be consideration of how to have one unified identity while maintaining individual service branding (i.e. for the current I-GO service), and for allowing local jurisdictions to feel that they still have their own system. One consideration is to have consistent branding on all buses, but then a specific paint scheme or logo to identify buses that provide a specific service or are designated to provide service in a particular geographic area.

Service Design and Productivity: Marketing can become problematic for demand-response or dial-a-ride services since there are limitations on the number of potential riders at any given time. This is often called a productivity ceiling because it is not possible to increase productivity past a certain point simply due to the service design. Therefore, the proposed shift to more scheduled and fixed route services would expand benefits from countywide marketing efforts. Those services do not have the same limitations as Dial-A-Ride services and are only limited by the size of the fleet.

Consistent Fare Structure: Related to marketing is the need for a consistent fare structure. A countywide transit system provides the opportunity to implement a uniform fare policy that is easy for customers to understand and provides convenient transfer between different services.

Tracking Complaints/Commendations: A countywide system would improve the quality of marketing and the tracking of customer service.

Staffing Implications

There are obvious opportunities for consolidated marketing and advertising through a countywide system. This includes one marketing program with one set of staff addressing marketing and outreach efforts and activities. The addition of a mobility manager position at I-DART provides the foundation for this effort, and in addition, the proposed staffing plan included a Planning/Marketing Manager who would lead the planning activities discussed in the previous chapter and the marketing opportunities presented in this chapter. Working with the mobility manager, the responsibilities for this position would include:

- Developing and supporting marketing plans to maximize transit services.
- Designing and producing web-based marketing materials and printed newsletters, flyers, and other materials.
- Researching, writing, and disseminating press releases, public service announcements, and feature stories.
- Cultivating and facilitating positive relationships with media and community groups.
- Preparing planning documents for public and governmental review.
- Conducting community outreach forums for discussion of transit issues.

Chapter 9
Implementation Considerations

This chapter serves as the culmination of the planning work discussed in the previous chapters. While there are still a number of issues to be addressed and areas that will require agreement, this chapter provides the basic framework for these discussions and will serve as the guide for implementing a countywide transit system.

Proposed Implementation Process

It is anticipated that the Project Advisory Committee discussed in Chapter 1 and who oversaw the development of this plan will lead implementation efforts, joined by other appropriate local decision makers and elected officials. It is also anticipated that I-DART will assume the lead in the formation of the Ionia County Transit Authority, and the authority would then guide efforts to implement a countywide program and to pursue a countywide millage.

Projected Timeline, Activities, And Key Actions

Table 9-1 proposes a timeline for the implementation process along with key activities and actions. While this timeline provides an initial foundation for future efforts and discussions, as noted in the table, various projected dates need to be determined initially by the Steering Committee and ultimately the Board of Directors and the new Executive Director – and will need to be updated through the various steps based on current conditions and any impediments during the process.

As noted in the table, the proposed timeline is segmented between formation of the Ionia County Transit Authority and implementation of a countywide millage to support public transit services, though some work on these efforts may take place concurrently.

Table 9-1: Projected Timeline, Activities, and Key Actions

Formation of Ionia County Transit Authority		
Projected Dates	**Implementation Activity**	**Key Actions**
February – March 2026	Finalize *Move Ionia* Plan	Update plan based on I-DART and Project Advisory Committee input.
		Present plan to Ionia City Council.
Spring 2026	Form Steering Committee	Build upon current advisory committee by adding additional decision makers and community members to form one that will lead implementation of authority. Take Incompatible Offices Act into consideration.
Determined by Steering Committee	Gain commitment to formation of authority, confirm Board structure, and obtain legal counsel.	Obtain appropriate endorsement of the formation of the Ionia County Transit Authority.
		Determine Board representation.
		Identify and confirm Board members.
		Obtain legal counsel to ensure compliance, draft of Articles of Incorporation and by-laws, filing of documents, and development of transition agreements.
Determined by Steering Committee	Prepare and complete appropriate documents to authority.	Conduct legal review of Articles of Incorporation, modify as needed, and complete.
		Articles of Incorporation adopted by resolution by a majority of the Board of Directors.
Determined by Board of Directors	Hold initial official meeting of the Board of Directors.	Elect officers.
		Adopt by-laws.
		Determine appropriate subcommittees.
		Confirm vision/mission statements and governing principles.
		Discuss composition of advisory committee.
		Identify any other action the Board deems necessary.
Determined by Board of Directors	Hire Director and develop staffing plan.	Develop Executive Director Position description.
		Advertise position, conduct interviews.
		Make offers, conduct hiring process.
		Begin considerations of marketing campaign to include possible naming of system.
		Make necessary preparations for transition. Items include vehicle titles, TMI contract, and accounting and financial systems.
		Develop appropriate staffing plan (based on potential structures included in Ch. 3).
Determined by new Executive Director in consultation with Board of Directors	Obtain needed supports for countywide system.	Identify funding to support marketing campaign, and if determined by Board hire firm to lead branding and community education efforts.
Campaign to Implement a Countywide Millage to Support Public Transit Services		
Determined by new Executive Director in consultation with Board of Directors and other stakeholders	Develop process and schedule for implementing countywide millage.	Refine proposed services that could be funded through countywide millage.
		Conduct public outreach campaign.

Appendix A
Ionia-Belding Contract

CONTRACT
BETWEEN
CITY OF IONIA DIAL-A-RIDE
AND
CITY OF BELDING DIAL-A-RIDE

This contract made this 1st day of October, 2023 between the City of Ionia Dial-A-Ride (hereinafter referred to as the AGENCY), with offices located at 251 East Adams Street, Ionia, Michigan 48846 and the City of Belding Dial-A-Ride (hereinafter referred to as the SUBRECIPIENT) with offices located at 100 Depot Street, Belding, Michigan 48809.

RECITALS

WHEREAS, the AGENCY, pursuant to MDOT Contract 2022-0074/P10 is permitted to arrange for transportation of clients for Job Access/Reverse Commute Programs; and

WHEREAS, the SUBRECIPIENT is a public transit system providing transportation services pursuant to the laws of the State of Michigan; and

WHEREAS, the AGENCY and the SUBRECIPIENT agree to continue the inter-local agreement allowing each party to cross jurisdictional boundaries to provide public transportation.

WHEREAS, all terms and conditions included in the prime contract 2022-0074/P10 are incorporated into the subcontract. If in the event of a conflict between the terms and conditions of the subcontract and the prime agreement, the prime agreement prevails.

NOW THEREFORE, in consideration of the mutual promises, covenants, and conditions hereinafter contained the parties agree as follows:

SERVICES

The SUBRECIPIENT shall furnish all bus vehicles and equipment with competent drivers in charge for the purpose of transporting those clients designated by the AGENCY, which shall be transported weekdays both to and from the City of Ionia.

The SUBRECIPIENT shall not be limited to servicing only AGENCY clients but rather may transport members of the general public while performing this transportation service. The SUBRECPIENT shall only be permitted to service clients in designated areas of the AGENCY's service area. Exceptions to this must be approved by AGENCY.

CONTRACT DURATION

This contract shall be in effect from October 1, 2023 through September 30, 2024. This contract may be extended by addendum with reference to MDOT Contract 2022-0074/P10. This contract may also be terminated by either party upon thirty (30) days written notice.

CONSIDERATION

As consideration for services herein guaranteed and rendered, the AGENCY shall reimburse the SUBRECIPIENT at a rate of Fifty-Four Dollars ($54.00) per vehicle hour. The maximum amount available under this contract is Fifty-Five Thousand Dollars ($55,000.00). The SUBRECIPIENT shall prepare and submit appropriate information to the AGENCY in order to qualify the transit service for state financial assistance. Said report shall be submitted to the AGENCY fifteen (15) days after the end of each fiscal quarter. SUBRECIPIENT shall be reimbursed based on object class 610, and agrees that the costs reported to the AGENCY for this contract shall represent only those items that are properly chargeable in accordance with this contract. The SUBRECIPIENT also certifies that it has read the contract terms and has made itself aware of the applicable laws, regulations, and terms of this contract that apply to the reporting of costs incurred under the terms of this contract.

LIAISONS

Unless otherwise directed, the liaisons for the respective parties shall be as follows: For the AGENCY the liaison shall be the Transportation Director and the liaison for the SUBRECIPIENT shall be the Transportation Director.

INDEPENDENT CONTRACTOR

The SUBRECIPIENT shall employ and direct all persons performing any service hereunder, and such person shall be and remain the sole employee, and subject to control and direction of the SUBRECIPIENT, and not the employee or subject to the direction and control of the AGENCY. It is the intention of the parties hereto that the SUBRECIPIENT shall be and remain an independent contractor, and that nothing herein contained shall be construed as inconsistent with that status. The SUBRECIPIENT shall conduct the work in the name of the City of Belding and/or Belding Dial-A-Ride and shall not display the name of or any advertisement of the AGENCY on any of its vehicles. This agreement further shall not be construed as, and is not intended as, a partnership, joint venture or other business arrangement other than an independent contract.

This contract cancels and supplants any and all other agreements or understandings whether oral or written between the parties, and shall take effect as of the day first written above, and shall remain in effect until terminated according to the provisions contained herein. All terms and conditions included in the prime contract are incorporated in the subcontract, and in the event of a conflict, the prime contract shall prevail. For the purposes of this contract, the prime contract is the contract between the AGENCY and MDOT. The subcontract is this contract being between the AGENCY and the SUBRECIPIENT.

INDEMNITY

The SUBRECIPIENT agrees to indemnify the AGENCY against any and all losses, damages, costs, and expenses, including attorney fees, that may be suffered or incurred by the SUBRECIPIENT, or by any person or persons, firm, association, or corporation, resulting from:

1. Injury to or death of any persons, loss or destruction of or damage or delay to property, including the conversion thereof, caused by or resulting in any manner

from any acts or omissions, negligent or otherwise, of the SUBRECIPIENT or any of the SUBRECIPIENTS agents, servants, or employees.

2. Theft, embezzlement, or intentional injury to person(s) or property on the part of the SUBRECIPIENT, or any of the SUBRECIPIENT'S agents or employees.

APPLICABLE LAWS, RULES, AND REGULATIONS

In the performance of services hereunder, the SUBRECIPIENT shall comply with all applicable federal and state enactments with reference to employer's liability, workers' compensation, and shall indemnify the AGENCY against any and all loss. The SUBRECIPIENT shall also comply strictly with all state, federal, or municipal laws applicable to operations and agree to indemnify the AGENCY against all liability for any failure or default on the part of the SUBRECIPIENT in this behalf.

BINDING AGREEMENT

This contract shall insure to and bind the successors and assigns of the parties hereto, provided, however, that any assignment or subletting of this agreement, or interest therein, by the SUBRECIPIENT without the written consent of the AGENCY having first been obtained, shall be void and of no effect.

WAIVER

The waiver of a breach of any of the terms or conditions hereof shall be limited to the act or acts constituting such breach, and shall never be construed as being a continuing or permanent waiver of any such terms or conditions, all of which shall be and remain in full force and effect as to future acts or happenings, notwithstanding any such waiver.

NONDISCRIMINATION

The SUBRECIPIENT (hereinafter in Appendix A referred to as the contractor) agrees to comply with the State of Michigan provisions for "Prohibition of Discrimination in State Contracts as set forth in Appendix A dated June 2011, attached hereto and made a part hereof. The SUBRECIPIENT further covenants that it will comply with the Civil Rights Act of 1964, being P.L. 88-352,78 Stat.241, as amended, being Title 42 U.S.C. Section 1971, 1975d, and 2000a-2000h-6 in the performance of the PROGRAM for which the Contract is made.

INSURANCE

The SUBRECIPIENT shall carry and maintain, as a minimum, insurance detailed in Exhibit A dated November 1, 2005, attached hereto and made a part hereof, if vehicles are being operated for the purposes of providing transportation services funded under this contract. The SUBRECIPIENT shall provide proof of insurance coverage upon request by the AGENCY.

City of Ionia Dial-A-Ride **City of Belding Dial-A-Ride**

_____	_____
Signature	Signature
_____	_____
Date	Date

Appendix B

Public Transportation Authority Act

PUBLIC TRANSPORTATION AUTHORITY ACT

Act 196 of 1986

AN ACT to authorize the formation of public transportation authorities with certain general powers and duties; to provide for the withdrawal of certain local entities from public transportation authorities; to authorize certain local entities to levy property taxes for public transportation service and public transportation purposes; to protect the rights of employees of existing public transportation systems; to provide for the issuance of bonds and notes; to provide for the pledge of taxes, revenues, assessments, tax levies, and other funds for bond or note payment; to provide for the powers and duties of certain state agencies; to validate taxes authorized before July 10, 1986, elections held before July 10, 1986, and bonds and notes issued before July 10, 1986; to provide for transfer of certain tax revenue and certain powers, rights, duties, and obligations; to authorize condemnation proceedings; to grant certain powers to certain local entities; to validate and ratify the organization, existence, and membership of public transportation authorities created before July 10, 1986 and the actions taken by those public transportation authorities and by the members of those public transportation authorities; and to prescribe penalties and provide remedies.

History: 1986, Act 196, Imd. Eff. July 10, 1986 ;-- Am. 1998, Act 168, Eff. Mar. 23, 1999

The People of the State of Michigan enact:

124.451 Short title.

Sec. 1.

This act shall be known and may be cited as the "public transportation authority act".

History: 1986, Act 196, Imd. Eff. July 10, 1986

124.452 Definitions.

Sec. 2.

As used in this act:

(a) "Board" means the governing body of a public authority.

(b) "Goods" means baggage, accessories, or other personal property carried by or accompanying persons using public transportation service.

(c) "Political subdivision" means a county, city, village, or township. Political subdivision, in relation to those provisions involving an authority created under an interlocal agreement pursuant to the urban cooperation act of 1967, Act No. 7 of the Public Acts of the Extra Session of 1967, being sections 124.501 to 124.512 of the Michigan Compiled Laws, forming a public authority, includes any other entities which entered into the interlocal agreement.

(d) "Public authority" means an authority created under this act.

(e) "Public transportation", "public transportation service", "public transportation purpose" means the movement of people and goods by publicly or privately owned water vehicle, bus, railroad car, rapid transit vehicle, taxicab, or other conveyance which provides general or special service to the public, but not including charter or sightseeing service or transportation which is exclusively used for school purposes. Public transportation, public transportation services, or public transportation purposes as defined by this section are declared by law to be transportation purposes within the meaning of section 9 of article IX of the state constitution of 1963 .

(f) "Public transportation facility" means all property, real and personal, which enhances the effectiveness of a public transportation system and is functionally related to a public transportation system or which creates new or enhanced coordination between public transportation and other forms of transportation, including street railways, motor buses, tramlines, subways, monorails, rail rapid transit facilities, tunnels, bridges, and parking facilities and

other property owned or leased by a public authority for which the public authority is eligible for federal assistance as administered by the United States department of transportation.

(g) "Public transportation system" means a system for providing public transportation service, including public transportation facilities.

(h) "Revenue" means money received by the public authority as provided in section 17.

(i) "Taxable property" means the property taxable under the general property tax act, Act No. 206 of the Public Acts of 1893, being sections 211.1 to 211.157 of the Michigan Compiled Laws, except for property expressly exempted under that act.

History: 1986, Act 196, Imd. Eff. July 10, 1986

124.453 Public authority; formation generally; membership; articles of incorporation; approval.

Sec. 3.

(1) An authority incorporated under Act No. 55 of the Public Acts of 1963, being sections 124.351 to 124.359 of the Michigan Compiled Laws, or an authority having a population of less than 1,000,000 incorporated under the metropolitan transportation authorities act of 1967, Act No. 204 of the Public Acts of 1967, being sections 124.401 to 124.425 of the Michigan Compiled Laws, may form a public authority under this act. Political subdivisions which are members of an authority described in this subsection which form a public authority shall be members of the public authority.

(2) Formation of a public authority pursuant to subsection (1) may be accomplished by adoption of articles of incorporation by resolution adopted by a majority of the members serving on the governing body of the authority incorporated under Act No. 55 of the Public Acts of 1963 or Act No. 204 of the Public Acts of 1967.

(3) An authority created under an interlocal agreement pursuant to the urban cooperation act of 1967, Act No. 7 of the Public Acts of the Extra Session of 1967, being sections 124.501 to 124.512 of the Michigan Compiled Laws, for the purpose of providing public transportation service may form a public authority under this act. Political subdivisions which have created an entity described in this subsection which form a public authority shall be members of the public authority.

(4) Formation of a public authority pursuant to subsection (3) may be accomplished by adoption of articles of incorporation and by amendment of the interlocal agreement by resolution adopted by a majority of the governing body of each public entity which were parties to the interlocal agreement. In addition, if a separate legal or administrative entity was created under the interlocal agreement, a public authority may be formed pursuant to subsection (3) only with the approval of the entity empowered by the interlocal agreement to bring action in court against other entities, on behalf of the authority created under the interlocal agreement.

History: 1986, Act 196, Imd. Eff. July 10, 1986

124.454 Public authority; formation by political subdivision; articles of incorporation.

Sec. 4.

(1) A political subdivision or a combination of 2 or more political subdivisions may form a public authority under this act. A county with a population between 240,000 and 255,000 may form more than 1 public authority under this act. A city, village, township, or county forming a public authority by itself or in combination with 1 or more other political subdivisions may provide that only a portion of the city, village, township, or county shall become part of the public authority. The portion of the city, village, township, or county to become part of the public authority shall be bounded by precinct lines drawn for election purposes.

(2) Formation of a public authority pursuant to subsection (1) shall be accomplished by adoption of articles of incorporation by an affirmative vote of a majority of the members elected to and serving on the legislative body of each political subdivision.

History: 1986, Act 196, Imd. Eff. July 10, 1986 ;-- Am. 2011, Act 123, Imd. Eff. July 20, 2011

124.455 Articles of incorporation; endorsement as evidence of adoption; publication; filing; operative public authority; effective date of articles; validity of incorporation conclusively presumed; exception.

Sec. 5.

(1) The adoption of articles of incorporation under this act shall be evidenced by an endorsement on the articles of incorporation by the clerk of each respective political subdivision or by the recording officer of the incorporating authority under section 3 in a form substantially as follows:

The foregoing articles of incorporation were adopted by an affirmative vote of a majority of the members serving on the governing or legislative body of _____, _____ at a meeting duly held on the _____ day of _____, A.D., 19__.

_____

_____

_____

_____

(2) The articles of incorporation shall be published by the person or persons designated in the articles at least once in a newspaper designated in the articles and circulated within the area proposed to be served by the public authority. One printed copy of the articles of incorporation shall be filed with the secretary of state, the clerk of each county to be served by the public authority, and the director of the state transportation department by the person designated to do so by the articles. The public authority shall become operative and the articles of incorporation effective at the time provided in the articles of incorporation. The validity of the incorporation shall be conclusively presumed unless questioned in a court of competent jurisdiction within 60 days after the publication of the articles of incorporation.

History: 1986, Act 196, Imd. Eff. July 10, 1986

124.456 Articles of incorporation; contents.

Sec. 6.

The articles of incorporation shall state the name of the public authority; the name or names of the incorporating authority or the incorporating political subdivisions; the portion of an incorporating city, village, or township to become part of the public authority, if less than the entire city, village, or township is to become part of the public authority; the purposes for which it is formed; the power, duties, and limitations of the public authority and its officers; the composition and method of selecting its governing body and officers; the person or persons charged with the responsibility of causing the articles of incorporation to be published and the printed copies of the articles of incorporation to be filed as provided in this act; the method of amending the articles of incorporation; and any other matters which the incorporators consider advisable.

History: 1986, Act 196, Imd. Eff. July 10, 1986

124.457 Membership after formation of public authority; resolution; approval, execution, filing, and publication of amendment to articles.

Sec. 7.

A political subdivision or a portion of a city, village, or township bounded by lines described in section 4 may become a member of a public authority after the public authority's formation under this act upon resolution adopted

by a majority vote of the members elected to and serving on the legislative body of the political subdivision requesting membership for all or a portion of the political subdivision and upon resolution adopted by a 2/3 vote of the members serving on the board of the public authority approving an amendment to the articles of incorporation of the public authority adding all or a portion of the political subdivision. The amendment to the articles of incorporation shall be executed by the clerk of the political subdivision, all or a part of which is being added and shall be filed and published in the same manner as the original articles of incorporation.

History: 1986, Act 196, Imd. Eff. July 10, 1986

124.458 Conditions to release from membership in public authority; taxes; transportation services; evidence of release; withdrawal from public authority; violation of MCL 168.1 to 168.992 applicable to petitions; penalties; notice; applicability to certain political subdivisions.

Sec. 8.

(1) Subject to subsection (8), and except as otherwise provided in this section, a political subdivision that is a member of a public authority or a portion of a city, village, or township, if that portion is a member of a public authority, may be released from membership in the public authority if all of the following conditions are met:

(a) Adoption of a resolution by a majority of the members elected to and serving on the legislative body of the political subdivision requesting release from membership.

(b) Acceptance of the request by a 2/3 vote of the members serving on the board of the public authority, excluding the members representing the political subdivision requesting release.

(c) Payment or the provision for payment is made regarding all obligations of the political subdivision to the public authority or its creditors.

(2) Subject to subsection (8), notwithstanding subsection (1), a political subdivision that is a member of a public authority or a portion of a city, village, or township, if that portion is a member of a public authority, may be released from membership in the public authority if all of the following conditions are met:

(a) The entity desiring to withdraw from the authority has approved the question by a majority of the qualified and registered electors voting at a general or special election held in November before the expiration of a tax authorized to be levied under this act.

(b) Subject to subsection (6), a petition that bears the signatures of registered electors of the entity equal to at least 20% of the number of votes cast in the political subdivision or portion of a city, village, or township for all candidates for governor in the last general election in which a governor was elected and that requires the governing body of the entity by resolution to submit the question to its electors at the next general or special election is filed not less than 60 days before the election with the clerk of the entity presenting the question.

(c) The vote upon the question approving the resolution is by ballot and is in substantially the following form:

"Shall _____ (township, village, city, or other) as provided by 1986 PA 196 withdraw from the authority as a member?

Yes ____

No ____".

(d) All ballots are cast, canvassed, and the results of the election certified in the same manner as ballots on any other question submitted to the electors of the entity seeking withdrawal pursuant to the Michigan election law, 1954 PA 116, MCL 168.1 to 168.992.

(e) Payment or the provision for payment is made regarding all obligations of the political subdivision to the public authority or its creditors. If withdrawal is approved by a majority of the electors voting on the question, the decision will take effect at the expiration date of the tax and neither the authority nor officials of the political subdivision may appeal or amend this decision.

(3) Subject to subsection (8), tax authorized to be levied by a public authority within the boundaries of the political subdivision or the portion of a political subdivision to be released shall continue to be levied for the period of time originally authorized and shall be paid over to the public authority originally authorized to be the recipient of the tax revenue. A political subdivision or portion of a political subdivision that has been released from an authority shall continue to receive transportation services from the authority until the political subdivision or portion of the political subdivision is no longer required to pay a tax levied by the authority.

(4) Subject to subsection (8), the release of a political subdivision or portion of a political subdivision from a public authority shall be evidenced by an amendment to the articles of incorporation executed by the recording officer of a public authority and filed and published in the same manner as the original articles of incorporation.

(5) Subject to subsection (8), a political subdivision or other entity that is part of a public authority under this act

may withdraw from the public authority until the expiration of the thirtieth day following the date the public authority is incorporated or until the expiration of the thirtieth day after receiving notification under subsection (7), whichever is later, without meeting the conditions listed in subsection (1) or (2). If a public authority under this act has as a member a political subdivision that is part of a metropolitan statistical area, as defined by the United States department of commerce or a successor agency, and the metropolitan statistical area has a population of not less than 600,000 and not more than 1,500,000, a political subdivision or other entity that is part of the public authority may also withdraw from the public authority until the expiration of 30 days after the date on which the board of the public authority adopts a resolution calling for an election for the purpose of levying a tax pursuant to section 18, without meeting the conditions listed in subsection (1) or (2). If all or a portion of a city, village, or township is part of an authority incorporating as a public authority under this act, the city, village, or township may also decide to only withdraw a portion of the entity bounded by the lines described in section 4 from the public authority under the deadline established in this subsection. In addition, a political subdivision or other entity that is part of a public authority under this act may withdraw from the public authority in any year in which a tax authorized to be levied under this act expires, without meeting the conditions listed in subsection (1) or (2), if the political subdivision or entity makes the determination to withdraw by a vote of its legislative body held in January of that year. Further, if all or a portion of a city, village, or township is part of an authority incorporating as a public authority under this act, the city, village, or township may also decide to only withdraw a portion of the entity bounded by the lines described in section 4 from the public authority in that same January. However, if a tax is authorized to be levied in a political subdivision or portion of a political subdivision by a public authority under this act and the political subdivision or portion of a political subdivision withdraws pursuant to this subsection, the tax shall continue to be levied in the political subdivision or portion of a political subdivision for the period of time originally authorized. A political subdivision or portion of a political subdivision that withdraws from the authority shall continue to receive public transportation services from the authority until the political subdivision or portion of the political subdivision is no longer required to pay a tax levied by the authority.

(6) Subject to subsection (8), a petition under subsection (2), including the circulation and signing of the petition, is subject to section 488 of the Michigan election law, 1954 PA 116, MCL 168.488. A person who violates a provision of the Michigan election law, 1954 PA 116, MCL 168.1 to 168.992, applicable to a petition described in subsection (2) is subject to the penalties prescribed for that violation in the Michigan election law, 1954 PA 116, MCL 168.1 to 168.992.

(7) Subject to subsection (8), an authority that forms under this act on or after May 1, 2006 shall notify all political subdivisions or portions of any city, village, or township that are included in the authority that the political subdivision or portion of the political subdivision is included in the authority. The authority shall include in this notification notice of the right to withdraw from the authority under this section. The political subdivision or portion of the political subdivision that is notified has 30 days after receiving the notification to withdraw from the authority pursuant to subsection (5).

(8) Subsections (1) to (7) do not apply to a political subdivision within a county with a population of 1,100,000 or more that has a public transit authority under this act after that county's public transportation millage in effect on the effective date of the amendatory act that added this subsection expires.

(9) For a county that has a population of 1,100,000 or more and a public transit authority under this act, regardless of whether each political subdivision in the county is a member of the county's public transit authority before the effective date of the amendatory act that added this subsection, all political subdivisions within that county shall become a member of that county's public transit authority after that county's public transportation millage in effect on the effective date of the amendatory act that added this subsection expires.

History: 1986, Act 196, Imd. Eff. July 10, 1986 ;-- Am. 1990, Act 10, Eff. Mar. 1, 1990 ;-- Am. 1998, Act 168, Eff. Mar. 23, 1999 ;-- Am. 2006, Act 175, Imd. Eff. June 6, 2006 ;-- Am. 2024, Act 236, Eff. Apr. 2, 2025

124.459 Tax limitations.

Sec. 9.

A public authority is intended to and shall be considered to be an authority the tax limitations of which are provided by charter or general law within the meaning of section 6 of article IX of the state constitution of 1963.

History: 1986, Act 196, Imd. Eff. July 10, 1986

124.460 Validation and ratification of acts taken before effective date of act.

Sec. 10.

The organization, existence, membership, and all acts taken before the effective date of this act by an authority incorporated or purporting to be incorporated under Act No. 55 of the Public Acts of 1963, being sections 124.351 to 124.359 of the Michigan Compiled Laws; an authority having a population of less than 1,000,000 incorporated or purporting to be incorporated under the metropolitan transportation authorities act of 1967, Act No. 204 of the Public Acts of 1967, being sections 124.401 to 124.425 of the Michigan Compiled Laws; or an authority created or purported to be created under an interlocal agreement pursuant to Act No. 7 of the Public Acts of 1967, being sections 124.501 to 124.512 of the Michigan Compiled Laws, are hereby validated and ratified.

History: 1986, Act 196, Imd. Eff. July 10, 1986

124.461 Assumption, transfer, assignment, or conveyance of tax revenues, property, rights, duties, and obligations.

Sec. 11.

(1) All tax revenue, or real or personal property or property rights, money, authorizations to levy a tax, and all other rights, duties, and obligations of an existing authority that forms a public authority in accordance with section 3 shall be assumed by and transferred to the public authority created under this act without execution or delivery of any document or instrument transferring or assigning them.

(2) A political subdivision forming a public authority under this act, including a political subdivision only a portion of which is part of the public authority pursuant to a decision by the legislative body of the political subdivision, may assign or convey any of its tax revenue, real or personal property or property rights, and all other rights, duties, and obligations involving public transportation service to the public authority formed by the political subdivision. However, a transfer or assignment shall not be made which materially adversely affects the contractual rights of a person having a contract with that political subdivision.

History: 1986, Act 196, Imd. Eff. July 10, 1986

124.462 Powers of public authority generally; public authority as public benefit agency and instrumentality of state.

Sec. 12.

A public authority created under this act may plan, promote, finance, acquire, improve, enlarge, extend, own, construct, operate, maintain, replace, and contract for public transportation service by means of 1 or more public transportation systems and public transportation facilities. A public authority is a public benefit agency and instrumentality of the state with all the powers of a public corporation, to accomplish its purposes and to control, operate, administer, and exercise the franchise of the public transportation system and public transportation facilities, if any.

History: 1986, Act 196, Imd. Eff. July 10, 1986

124.463 Additional powers of public authority.

Sec. 13.

A public authority formed under this act shall be a corporate body with power to sue and be sued in any court of the state and shall be considered to be an agency and instrumentality of the state. The public authority shall possess all the powers necessary to carry out the purposes of its formation and all things incident to carrying out the purposes of its formation. The public authority shall be administered in the manner determined by the board and as provided in its articles of incorporation. The public authority by contract may employ a management firm, either corporate or otherwise, to operate the public transportation system, under the supervision of the public authority. The enumeration of powers of this act shall not be construed as a limitation on the general powers of the public authority.

History: 1986, Act 196, Imd. Eff. July 10, 1986

124.464 Additional powers of public authority.

Sec. 14.

A public authority formed under this act, in addition to its other powers and duties, may:

(a) Adopt bylaws and rules of administration to accomplish the purposes of this act.

(b) Provide public transportation service and public transportation facilities within or without the boundaries of the public authority as provided in Act No. 51 of the Public Acts of 1951, being sections 247.651 to 247.674 of the Michigan Compiled Laws, except that a public authority may not provide public transportation service in an area within the boundaries of a member or a released or withdrawn member, other than an entity withdrawing under section 8(5), of another authority formed under this or any other act without the agreement and consent of the other authority.

(c) Acquire and hold, by purchase, lease, grant, gift, devise, land contract, installment purchase contract, bequest, condemnation, or other legal means, real and personal property, including franchises, easements, or rights of way on, under, or above any property within or without the boundaries of the public authority as provided in Act No. 51 of the Public Acts of 1951, and pay for the same from or pledge for the payment thereof, revenue of the public authority. Subject to reasonable use, the public authority may use space and areas over, under, and upon the public streets and highways to carry out its duties.

(d) Ask appropriate local political subdivisions to begin condemnation proceedings.

(e) Apply for and accept grants, loans, or contributions from the federal government or any of its agencies, the state or other public or private agencies to be used for any of the purposes of this act and to do any and all things within its express or implied powers necessary or desirable to secure that financial or other aid or cooperation in the carrying out of any of the purposes of this act.

(f) Sell, lease, or use any property acquired for the purposes of this act but not needed for those purposes, and lease advertising space and grant concessions for the sale of newspapers and other articles and for services on or in any portion of the property under the jurisdiction of the public authority.

(g) Grant to utilities, public or privately owned, the right to use the property or any part of the property of the public transportation facilities. A public authority formed under this act also may grant to any other public authority formed under this act the right to use any part of the public transportation facilities.

(h) Contract with any other transportation authority or political subdivision of the state or another state or any agency or instrumentality of the state or another state or another nation or private corporation or person for service contracts, joint use contracts, or contracts for the construction or operation of any part of the public transportation facilities.

(i) Investigate transportation requirements, needs, and programs and engage by contract consultants as may be necessary and cooperate with the federal government, state, political subdivisions, and other authorities or transportation agencies in those investigations.

(j) Hire employees, attorneys, accountants, and consultants as the board considers necessary to carry out the purposes of the authority.

(k) Lend money derived from the revenues of the public authority to any persons, corporations, or associations, public or private, for the purpose of financing qualified mass commuting vehicles, as defined in the internal revenue code that will be leased or sold to the public authority and to sell and lease or purchase back mass commuting vehicles, as defined in the internal revenue code.

(l) Impose and collect rents, charges, fees, or fares from users of public transportation services or public

transportation facilities.

(m) Exercise all other powers incidental, necessary, or convenient for the exercise of the powers granted in this act.

History: 1986, Act 196, Imd. Eff. July 10, 1986

124.465 Collective bargaining agreements; employees entering military service.

Sec. 15.

(1) A public authority formed under this act shall have the right to bargain collectively and enter into agreements with labor organizations pursuant to Act No. 336 of the Public Acts of 1947, being sections 423.201 to 423.216 of the Michigan Compiled Laws. Upon acquisition or reincorporation of a public transportation system, the public authority shall assume and be bound by any existing collective bargaining agreements applicable to that system for the remainder of the term of the agreement, and, except where the existing collective bargaining agreement may otherwise permit, shall retain the employees covered by that collective bargaining agreement. The acquisition or reincorporation of a public transportation system by the public authority shall not adversely affect any existing rights and obligations contained in the existing collective bargaining agreement. Members and beneficiaries of any pension or retirement system established by the existing public transportation system shall continue to have the same rights, privileges, benefits, obligations, and status under the new public authority.

(2) If an existing collective bargaining agreement is expiring at the time of acquisition or reincorporation of a public transportation system to a public authority under this act, the acquisition or reincorporation does not affect the obligation of each of the parties to bargain collectively pursuant to the requirements of Act No. 336 of the Public Acts of 1947.

(3) Employees who left the employ of the acquired public transportation system to enter the military services of the United States shall have the same rights as to the public transportation system established by the public authority pursuant to Act No. 263 of the Public Acts of 1951, being sections 35.351 to 35.356 of the Michigan Compiled Laws, as they would have had under the acquired public transportation system.

History: 1986, Act 196, Imd. Eff. July 10, 1986

124.466 Exemption of public authority from certain acts in exercise of powers.

Sec. 16.

In the exercise of its powers within the boundaries of the public authority, a public authority is exempt from the motor carrier act, Act No. 254 of the Public Acts of 1933, being sections 475.1 to 479.20 of the Michigan Compiled Laws; Act No. 3 of the Public Acts of 1939, being sections 460.1 to 460.8 of the Michigan Compiled Laws; and Act No. 432 of the Public Acts of 1982, being sections 474.101 to 474.141 of the Michigan Compiled Laws.

History: 1986, Act 196, Imd. Eff. July 10, 1986

124.467 Public transportation service; financing.

Sec. 17.

Public transportation service, including any public transportation system and public transportation facilities, may be financed by the public authority by any 1 or more of the following means:

(a) By service charges, fees, or fares to users of the public transportation services.

(b) By funds disbursed by the state to the public authority and usable by the public authority.

(c) By any other income or revenue, including appropriations or contributions, or other revenue of the members of the public authority and any political subdivisions.

(d) By grants, loans, appropriations, payments, or contributions from the federal government, this state, another state or other governmental units and grants, contributions, gifts, devises, or bequests from public or private sources.

(e) By proceeds of ad valorem taxes, special assessments, or charges imposed pursuant to law and collected by the state or a political subdivision or the public authority and returned or paid to the public authority pursuant to law or contract.

(f) By proceeds of an income tax as may be provided by law.

(g) By issuance of bonds or notes as provided by this act.

(h) By means of land contracts, installment purchase contracts, or leases authorized by this act.

History: 1986, Act 196, Imd. Eff. July 10, 1986

124.468 Tax levy; collection.

Sec. 18.

(1) A public authority formed under this act may levy a tax on all of the taxable property within the limits of the public authority for public transportation purposes as authorized by this act.

(2) The tax authorized in subsection (1) shall not exceed 5 mills of the state equalized valuation on each dollar of assessed valuation of taxable property within the limits of the applicable public authority.

(3) The tax authorized under subsection (1) shall not be levied except upon the approval of a majority of the registered electors residing in the public authority affected and qualified to vote and voting on the tax at a general or special election. The election may be called by resolution of the board of the public authority. The recording officer of the public authority shall file a copy of the resolution of the board calling the election with the clerk of each affected county, city, or township not less than 60 days before the date of the election. The resolution calling the election shall contain a statement of the proposition to be submitted to the electors. Each county, city, and township clerk and all other county, city, and township officials shall undertake those steps to properly submit the proposition to the electors of the county, city, and township at the election specified in the resolutions of the public authority. The election shall be conducted and canvassed in accordance with the Michigan election law, 1954 PA 116, MCL 168.1 to 168.992, except that if the public authority is located in more than 1 county, the election shall be canvassed by the state board of canvassers. The results of the election shall be certified to the board of the public authority promptly after the date of the election. Not more than 1 election may be held in a public authority in a calendar year for approval of the tax authorized under subsection (1). If the election is a special election, the public authority in which the election is held shall pay its share of the costs of the election.

(4) The taxes authorized by this section may be levied at a rate and for a number of years as determined by the public authority in the resolution calling the election and as set forth in the proposition submitted to the electors.

(5) The tax rate authorized by this section shall be levied and collected as are all ad valorem property taxes in this state and the recording officer of the public authority shall at the appropriate times certify to the proper tax assessing or collecting officers of each tax collecting county, city, and township the amount of taxes to be levied and collected each year by each county, city, and township. Consistent with subsection (6), the board of the public authority shall determine on which tax roll, if there is more than 1, of each county, city, or township that the taxes authorized by this section shall be collected. Each tax assessing and collecting officer and each county treasurer shall levy and collect the taxes certified by the public authority and pay those taxes to the public authority by the time provided in section 43 of the general property tax act, 1893 PA 206, MCL 211.43. The tax rate authorized by this section may be first levied by the public authority as a part of the first tax roll of the appropriate counties, cities, and townships occurring after the election described in subsection (3). The tax may be levied and collected on the July or December tax roll next following the date of election, if the tax is certified to the proper tax assessing officials not later than May 15 or September 15, respectively, of the year in which the election is held.

(6) A public authority that is authorized to impose a July property tax levy and that determines to do so shall negotiate agreements with the appropriate cities and townships for the collection of that levy. If a city or township and the public authority fail to reach an agreement for the collection by the city or township of the July property tax levy of the public authority, the public authority then may negotiate, until April 1, a proposed agreement with the county treasurer to collect its July property tax levy against property located in that city or township. If the county treasurer and the public authority fail to reach an agreement for the collection by the county of the July property tax

levy of the public authority, the July property tax levy shall be collected with the December property tax levy. Any agreement negotiated under this subsection shall guarantee the collecting unit its reasonable expenses. This subsection does not apply to a city or township that is levying a July property tax.

(7) If, pursuant to subsection (6), the public authority has reached a proposed agreement with a county treasurer on the collection of its July property tax levy against property located in a city or township with which an agreement to collect this levy could not be made pursuant to subsection (6), the public authority shall notify by April 15 that city or township of the terms of that agreement and the city or township shall have 15 days in which to exercise an option to collect the public authority's July property tax levy.

(8) Collection of all or part of a public authority's property tax levy by a treasurer pursuant to subsection (6) or (7) shall comply with all of the following:

(a) Collection shall be either 1/2 or the total of the property tax levy against the properties, as specified for that year in the resolution of the public authority.

(b) The amount the public authority has agreed to pay as reasonable collection expenses shall be stated in writing and reported to the state treasurer.

(c) Taxes authorized to be collected shall become a lien against the property on which the taxes are assessed, and due from the owner of that property, on July 1.

(d) Taxes shall be collected on or before September 14 and all taxes and interest imposed pursuant to subdivision (f) unpaid before March 1 shall be returned as delinquent on March 1. Taxes delinquent under this subdivision shall be collected pursuant to the general property tax act, 1893 PA 206, MCL 211.1 to 211.155.

(e) Interest shall be added to taxes collected after September 14 at that rate imposed by section 59 of the general property tax act, 1893 PA 206, MCL 211.59, on delinquent property tax levies that became a lien in the same year.

(f) All or a portion of fees or charges, or both, authorized under section 44 of the general property tax act, 1893 PA 206, MCL 211.44, may be imposed on taxes paid before March 1 and shall be retained by the treasurer actually performing the collection of the July property tax levy of the public authority, regardless of whether all or part of these fees or charges, or both, have been waived by the township or city.

(9) An agreement for the collection of a July property tax levy of a public authority with a county treasurer shall include a schedule for delivering collections to the public authority.

(10) To the extent applicable and consistent with the requirements of this section, the general property tax act, 1893 PA 206, MCL 211.1 to 211.155, shall apply to proceedings in relation to the assessment, spreading, and collection of taxes pursuant to this section. Additionally, in relation to the assessment, spreading, and collection of taxes pursuant to this section, the county treasurer shall have powers and duties similar to those prescribed by the general property tax act, 1893 PA 206, MCL 211.1 to 211.155, for township supervisors, township clerks, and township treasurers. However, this section does not transfer any authority over the assessment of property.

(11) If a county treasurer collects the July property tax levy of the public authority, the township or city shall deliver by June 1 a certified copy of the assessment roll containing state equalized valuations for each parcel of taxable property in the township or city to the treasurer collecting the July property tax levy of the public authority. The county treasurer receiving this certified copy of the assessment roll shall remit the necessary cost incident to the reproduction of the assessment roll to the township or city.

(12) A county treasurer collecting taxes pursuant to this section shall be bonded for tax collection in the same amount and in the same manner as a township treasurer would be for undertaking the duties prescribed by this section.

(13) An agreement for the collection of a July property tax levy between a public authority and a county may cover July collections for 2 years. If an agreement covers July collections for 2 years, the notice required by subsection (7) and the option to reconsider provided by subsection (7) shall not apply for July collections in the second year.

(14) If collections are made pursuant to this section by a county treasurer, all payments from a public authority for collecting its July property tax levy and all revenues generated from collection fees shall be deposited, when received or collected, in a fund that shall be used by the county treasurer to pay for the cost of collecting the public authority's July property tax levy.

History: 1986, Act 196, Imd. Eff. July 10, 1986 ;-- Am. 2006, Act 175, Imd. Eff. June 6, 2006 ;-- Am. 2024, Act 236, Eff. Apr. 2, 2025

124.469 Additional tax levy.

Sec. 19.

Any member of the public authority or a political subdivision otherwise granted taxing authority under state law may levy a tax on all of the taxable property within the limits of the political subdivision, and appropriate, grant, or contribute the proceeds of the tax to the public authority for public transportation purposes as authorized by this act or to provide sufficient money to fulfill its contractual obligation to the public authority under section 20, which tax shall be within charter, statutory, and constitutional limitations.

History: 1986, Act 196, Imd. Eff. July 10, 1986

124.470 Contract with public authority to make payments, appropriations, or contributions; pledge of full faith and credit; tax levy; execution of contract.

Sec. 20.

(1) Any member of the public authority or a political subdivision may contract with the public authority to make payments, appropriations, or contributions to the public authority of the proceeds of taxes, special assessments, or charges imposed and collected by the political subdivision or out of any other funds legally available.

(2) Any member of the public authority or a political subdivision may pledge its full faith and credit for payment of its contractual obligation to the public authority.

(3) If the public authority has issued notes or bonds in anticipation of payments, appropriations, or contributions to be made to the public authority pursuant to contract by a member of the public authority or a political subdivision, the political subdivision may levy a tax, subject to all appropriate statutory and constitutional requirements, on all taxable property in the political subdivision to provide sufficient money to fulfill its contractual obligation to the public authority, which tax as to rate or amount will be as provided in section 6 of article IX of the state constitution of 1963.

(4) Any member or political subdivision desiring to enter into a contract under subsection (1) shall authorize by resolution of its governing body the execution of the contract.

(5) Any political subdivision that forms or becomes a member of the public authority under this act and, before the effective date of the formation or membership, has authorized the levy of a tax to provide money for public transportation purposes or has imposed or collected special assessments or charges for public transportation purposes may levy or impose and collect the tax or special assessment or charge and contract with the public authority to make payments, appropriations, or contributions to the public authority of the proceeds of the taxes, special assessments, or charges, subject to conditions of the original authorization.

History: 1986, Act 196, Imd. Eff. July 10, 1986

124.471 Duties of public authority.

Sec. 21.

Each public authority created under this act shall do the following:

(a) Obtain an annual audit in accordance with sections 6 to 13 of Act No. 2 of the Public Acts of 1968, being sections 141.426 to 141.433 of the Michigan Compiled Laws. The audit shall also be in accordance with generally accepted government auditing standards as promulgated by the United States general accounting office and shall satisfy federal regulations relating to federal grant compliance audit requirements. A copy of the annual audit shall be filed with the state treasurer in accordance with section 4(2) of Act No. 2 of the Public Acts of 1968, being section 141.424 of the Michigan Compiled Laws and a copy shall be filed with the state transportation department in accordance with section 10h(2) of Act No. 51 of the Public Acts of 1951, being section 247.660h of the Michigan Compiled Laws.

(b) Prepare budgets and appropriations acts in accordance with sections 14, 15(1)(a) to 15(1)(g), 15(1)(i), 15(2), 16, 17, 18, and 19 of the Uniform Budget Act, Act No. 2 of the Public Acts of 1968, being sections 141.434 to 141.439 of the Michigan Compiled Laws.

(c) If ending a fiscal year in a deficit condition, file a financial plan to correct the deficit condition in the same manner as provided in section 21(2) of Act No. 140 of the Public Acts of 1971, being section 141.921 of the Michigan Compiled Laws. A copy of the financial plan shall also be filed with the state transportation department.

History: 1986, Act 196, Imd. Eff. July 10, 1986

124.472 Notes and bonds generally.

Sec. 22.

A public authority may, by resolution of its board, borrow money and issue its notes and bonds in anticipation of the collection of taxes and other revenues for its then next succeeding fiscal year, or the taxes or other revenue for its current fiscal year to provide funds for operating purposes or for capital purposes related to public transportation facilities.

History: 1986, Act 196, Imd. Eff. July 10, 1986

124.473 Notes and bonds; additional provisions; tax exemption; advancing money or delivering property to carry out powers and duties; repayment or payment.

Sec. 23.

(1) A public authority may borrow money and issue notes and bonds to acquire, construct, or purchase public transportation facilities and to otherwise finance and carry out its powers and duties. The notes and bonds may pledge, be payable from, and may be issued in anticipation of payment of the proceeds of any of the methods of financing described in section 17 or elsewhere in this act or as may be provided by law.

(2) The public authority may issue bonds or notes at any time to retire, fund, or refund, in whole or in part, outstanding bonds or notes issued pursuant to this act, or for transportation purposes under any other act including the payment of interest accrued, or to accrue, to the earliest or any subsequent date of redemption, purchase, or maturity of the bonds or notes, redemption premium, if any, and any commission, service fees, and other expenses necessary to be paid in connection with the bonds or notes, whether the bonds or notes to be refunded have matured or are redeemable or shall at a later date mature or become redeemable. If considered advisable by the public authority, the public authority may issue bonds or notes partly to refund outstanding bonds or notes and partly for any other purpose contemplated by this act.

(3) The bonds and notes issued pursuant to section 22 or this section may be issued pursuant to, and shall be subject to the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821.

(4) The public authority, by resolution of its board, shall provide for the issuance of the notes or bonds for the purpose of paying part or all of the cost of the public transportation facilities or authorized programs, which cost may include an allowance for legal, engineering, architectural, and consulting services; interest on the bonds or notes becoming due before the collection of the first revenue available for the payment of the interest as determined by the authority; a debt service reserve; and other necessary incidental expenses. Principal of, and interest and redemption premiums on, the bonds or notes issued under this section shall be payable solely from revenue, the other sources described in this section, or otherwise described in this act. Any interest shall be payable on the dates as determined in the resolution authorizing the issuance of the bonds or notes. The board of the public authority, in the resolution authorizing the issuance of the bonds or notes shall determine the principal amount of the bonds or notes to be issued, the registration provisions, the bond or note denominations, the bond or note designations, the rights of prior redemption of the bonds or notes at the option of the public authority or the holders of the bonds or notes, the maximum rate of interest, the method of execution of the bonds or notes, and any other provisions respecting the bonds or notes, the rights of the holders of the bonds or notes, the security for the bonds or notes, and the procedures for disbursement of the bond or note proceeds and for the investment of the proceeds of bonds or notes and money for the payment of bonds or notes. The board of the public authority in the resolution authorizing the issuance of bonds or notes may provide for the assignment of the revenues pledged to 1 of the paying agents for the bonds or notes or to a trustee, as provided in this act. The board of the public authority, in the resolution or resolutions authorizing the bonds or notes, may provide for the terms and conditions upon which the holders of the bonds or notes, or any portion of the bond or noteholders or any trustee for the bond or noteholders, shall be entitled to the appointment of a receiver. The resolution authorizing the bonds or notes may provide for the appointment of a trustee for the bond or noteholders, may give to the trustee the appropriate rights, duties,

remedies, and powers, with or without the execution of a deed of trust or mortgage, necessary and appropriate to secure the bonds or notes.

(5) All bonds and notes and the interest coupons attached to the bonds or notes are declared to be fully negotiable and to have all of the qualities incident to negotiable instruments under the uniform commercial code, 1962 PA 174, MCL 440.1101 to 440.11102, subject only to the provisions for registration of the bonds or notes which may appear on the bonds or notes.

(6) The property of the authority, its income and operation, and any vendor, vendee, lessor, and lessee interest in any property sold or leased pursuant to section 24 shall be exempt from all taxation by this state or any of its political subdivisions and all bonds and notes of the authority, the interest on the bonds and notes, and their transfer shall be exempt from all taxation by this state or any of its political subdivisions. This state covenants with the purchasers and all subsequent holders and transferees of notes and bonds issued by the authority under this act, in consideration of the acceptance of and payment for the notes and bonds, that the notes and bonds of the fund, issued pursuant to this act, the interest on the notes and bonds, the transfer of the bonds or notes, and all its fees, charges, gifts, grants, revenues, receipts, and other money received or to be received and pledged to pay or secure the payment of the notes or bonds shall at all times be free and exempt from all state or local taxation as provided by the laws of this state.

(7) The public authority may issue additional bonds or notes with respect to the pledge of the revenues with previously issued bonds or notes of the public authority for the purpose and under the terms and conditions provided in the resolution authorizing the previous issue of bonds. The public authority may enter into agreements with the holders of the bonds or notes or with others for the bonds or notes to be delivered to the public authority or others before the stated maturities of the bonds or notes.

(8) This state, a political subdivision, or a private corporation, partnership, or individual may advance money or deliver property to the public authority to finance or to carry out its powers and duties. The public authority may agree to repay the advances or pay for the property within a period not exceeding 40 years, from the proceeds of its bonds or notes or from other funds legally available for use, with or without interest as may be agreed at the time of advance or of repayment. The obligation of the public authority to make the repayment or payment may be evidenced by a contract or note or notes, which contract or note may pledge the full faith and credit of the public authority, but the contract or note shall not be an obligation within the meaning of the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821. A political subdivision, subject to applicable constitutional limitations and procedures, may pledge its full faith and credit for the payment of bonds or notes of the public authority upon adoption of a resolution or a majority vote of the members elected to and serving on its governing body so providing.

History: 1986, Act 196, Imd. Eff. July 10, 1986 ;-- Am. 2002, Act 335, Imd. Eff. May 23, 2002

124.474 Loans.

Sec. 24.

The public authority may lend money including money derived from the proceeds of sale of its bonds or notes to another public authority, a political subdivision, any other public entity, or a private corporation, partnership, or individual for the purpose of financing qualified mass commuting vehicles, as defined in the internal revenue code, that will be leased or sold to the public authority and to sell and lease or purchase back mass commuting vehicles, as defined in the internal revenue code. For that purpose, the public authority may borrow money and issue bonds or notes, enter into loan agreements, leases, or purchase agreements and any other agreements including indemnification agreements as are necessary or appropriate in the judgment of the board to accomplish purposes of this section.

History: 1986, Act 196, Imd. Eff. July 10, 1986

124.475 Revenues pledged for payment of debt service on bonds or notes subject to statutory lien; substitution of other security.

Sec. 25.

The revenues pledged for payment of debt service on bonds or notes shall be and remain subject to a statutory lien until the payment in full of the principal of and interest on the bonds or notes unless the resolution authorizing the bonds or notes provides for earlier discharge of the lien by substitution of other security. The pledge of revenues and any statutory lien that exists for the payment of debt service on bonds or notes shall be effective for all purposes without the delivery of any evidence in this regard or any recording.

History: 1986, Act 196, Imd. Eff. July 10, 1986

124.476 Investments; use of investment income.

Sec. 26.

(1) The public authority may invest any of its money in 1 or more of the following:

(a) Direct obligations of the United States and obligations the principal and interest of which are unconditionally guaranteed by the United States.

(b) Certificates of deposit issued or bank accounts in any bank, trust company, or savings institution whose deposits are insured by the federal deposit insurance corporation or federal savings and loan insurance company.

(c) Prime commercial paper having the highest rating given by a rating service which the department of treasury determines rates the majority of the bond and note issues of the state.

(d) Repurchase agreements with any bank or trust company which is a member of the federal deposit insurance corporation and which are secured by any of the types of securities which are obligations described in subdivisions (a), (b), or (c).

(2) Investment income may be used by the public authority for any purpose for which any other money of the public authority may be used and may be pledged or dedicated in whole or in part to a special purpose including payment of debt service on bonds or notes, as the board determines.

History: 1986, Act 196, Imd. Eff. July 10, 1986

124.477 Notes and bonds as securities.

Sec. 27.

The notes and bonds of the authority are securities in which the public officers and bodies of this state, municipalities, and municipal subdivisions, insurance companies, associations, and other persons carrying on an insurance business, banks, trust companies, savings banks and savings associations, savings and loan associations, investment companies, and administrators, guardians, executors, trustees, and other fiduciaries, and all other persons who are authorized to invest in bonds or other obligations of the state may properly and legally invest funds.

History: 1986, Act 196, Imd. Eff. July 10, 1986

124.478 Validation and ratification of prior acts.

Sec. 28.

The authorization, issuance, sale, execution, and delivery of all issues of bonds and notes authorized, issued, sold, executed, or delivered by an authority before the effective date of this section, and all acts taken by an authority in connection with those bonds and notes are hereby validated and ratified.

History: 1986, Act 196, Imd. Eff. July 10, 1986

124.479 Duration of financial obligation; applicability.

Sec. 29.

(1) Before the effective date of the amendatory act that added subsection (2), and notwithstanding any other provision of this act, a political subdivision may obligate itself financially for a period over 5 years from the date the obligation is undertaken only if approved by majority vote of the electorate of the political subdivision.

(2) Beginning on the effective date of the amendatory act that added this subsection, subsection (1) does not apply.

History: 1986, Act 196, Imd. Eff. July 10, 1986 ;-- Am. 2024, Act 236, Eff. Apr. 2, 2025

Appendix C

Example of Articles of Incorporation

At a Regular Session of the Calhoun County Board of Commissioners, held in Board Chambers, Calhoun County Building, 315 West Green Street, Marshall, Michigan, on Thursday, February 15, 2024 with Chair Kathy-Sue Vette presiding, the following action was taken:

> **RESOLVED** that the Calhoun County Board of Commissioners does hereby approve the Second Amended Articles of Incorporation for the Transportation Authority of Calhoun County (TACC), as presented, in accordance with Act 196 of 1986, the Michigan Public Transportation Authority Act; being MCL 124.453, et seq.
>
> Res.019-2024

"Moved Comr. Frisbie, second by Comr. Miller to approve the Second Amended Articles of Incorporation for the Transportation Authority of Calhoun County (TACC), as presented, in accordance with Act 196 of 1986, the Michigan Public Transportation Authority Act; being MCL 124.453, et seq."

On a **ROLL CALL VOTE**
YES - 6, Comrs. Vette, Frisbie, King, Hatcher, Thompson, and French.
NO - 1, Comr. Miller.
Motion **CARRIED**.

STATE OF MICHIGAN)
) SS
COUNTY OF CALHOUN)

I, the undersigned, Calhoun County Deputy Clerk and Secretary to the Board of Commissioners, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Calhoun County Board of Commissioners at its regular meeting held on Thursday, February 15, 2024 relative to adoption of the resolution therein set forth; that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be made available as required by said Act.

Dated: February 15, 2024

Susan M. Connolly
Deputy Clerk and Secretary to the
Board of Commissioners

AMENDED ARTICLES OF INCORPORATION

OF THE TRANSPORTATION AUTHORITY OF CALHOUN COUNTY

ARTICLE 1

INTRODUCTION

1. The Calhoun County Board of Commissioners adopts these Amended Articles of Incorporation, pursuant to the provisions of Act 196 of Public Acts of 1986, to create and establish a public transportation authority and define its powers, duties, rights, and responsibilities; the composition and selection process for its Board of Directors; and establish the effective date for these Amended Articles of Incorporation.

2. The corporate name of the authority created by these Articles of Incorporation is the Transportation Authority of Calhoun County (TACC).

ARTICLE 2

DEFINITIONS

1. ACT: "The Act" shall mean Act 196 of 1986; MCL 124.451 et seq, the Public Transportation Authority Act.

2. BOARD: "Board" means the governing body of the TACC.

3. POLITICAL SUBDIVISION: "Political Subdivision" means Calhoun County, or any city, village, or township within Calhoun County.

4. PUBLIC AUTHORITY: "Public Authority" means the Transportation Authority of Calhoun County (TACC); created under the Act and these Articles of Incorporation to service the geographical area, defined in Section 3.02 below and further established in Attachment A, District Ma.

5. PUBLIC TRANSPORTATION, PUBLIC TRANSPORTATION SERVICE, PUBLIC TRANSPORTATION PURPOSE: "Public Transportation" means the movement of people and goods by publicly or privately owned water vehicle, bus, railroad car, rapid transit vehicle, taxicab, or other conveyance which provides general or special service to the public, but not including charter or sightseeing service, or transportation which is exclusively used for school purposes. Public transportation, public transportation services, or public transportation purposes are further defined and declared to be transportation purposes within meaning of section 9 of article IX of the Michigan Constitution of 1963.

6. TAXABLE PROPERTY: "Taxable Property" means the property taxable under the general property tax act(s) of the State of Michigan, except for property expressly exempted by the act(s) of the state legislature.

ARTICLE 3

AUTHORITY AND FORMATION

SECTION 3.01: CREATION; INCORPORATOR; AND NAME OF THE PUBLIC AUTHORITY

1. The Calhoun County Board of Commissioners, as the incorporating political subdivision, hereby creates a public transportation authority, pursuant to the Act, named the Transportation Authority of Calhoun County (TACC).

2. As a Public Authority the TACC shall be a public body corporate and shall be known and exercise its powers under the title of "the Transportation Authority of Calhoun County" (TACC).

3. Pursuant to the Act, TACC, its income and property, is exempt from all taxation by the State of Michigan.

SECTION 3.02: JURISDICTIONAL BOUNDARIES

1. The jurisdictional boundaries of the TACC for purposes of the Act, is the geographical area known as the County of Calhoun, Michigan, and includes the territory within all political subdivisions within Calhoun County, subject to withdrawal and removal of all or a part of a political subdivision, as described in the Act. To the extent permitted by the Act, a political subdivision may request that only a portion of its own geographical boundary be included or removed from membership in the TACC, provided that portion is contiguous with existing electoral precincts or reporting districts.

2. Further the geographical area in which the Public Authority shall exercise its powers as provided by the Act and these Articles is hereby established as shown on Attachment A, the District Map, as may be amended from time to time, including all notations, references and other information shown. Amendment to the District Map shall be treated as an amendment of these Articles and shall be approved and noticed in the manner provided by Article 10 below, and the Act.

3. Notwithstanding the above, the TACC may provide services within and outside its jurisdictional boundaries if otherwise allowed by law.

SECTION 3.03: PURPOSE

1. The purpose of these Articles is to create a Public Transportation Authority under Act 196 for the purpose of providing Public Transportation Services within the meaning of section 9 of article IX of the Michigan Constitution of 1963.

SECTION 3.04: ADOPTION ENDORSEMENT AND PUBLICATION

1. The Calhoun County Clerk/Register shall endorse these Articles of Incorporation after their adoption by the Calhoun County Board of Commissioners and the "New" Authority shall publish them once in a newspaper of general circulation throughout the County on a date at least 10 days, but not more than 30 days, after their adoption.

SECTION 3.05: FILING OF ARTICLES

1. The Calhoun County Clerk/Register shall file a printed copy of these Articles of Incorporation in the Calhoun County Clerk/Register's Office, and the TACC shall file them with the Michigan Secretary of State, and the Director of the Michigan Department of Transportation and provide confirmation of such filing to the Calhoun County Clerk/Register and, if requested, any political subdivision to be served by the TACC.

SECTION 3.06: EFFECTIVE DATE; VALIDITY PRESUMED

1. The TACC shall become operative, and these Articles of Incorporation shall become effective, thirty (30) days after filing with the Calhoun County Clerk/Register's Office, with the Michigan Secretary of State, and the Director of the Michigan Department of Transportation (MDOT), whichever is later.

   The validity of the incorporation of the TACC will be conclusively presumed unless questioned in a court of competent jurisdiction within sixty (60) days after the publication of the articles of incorporation.

SECTION 3.07: SEVERABILITY

1. The requirements and the various chapters, parts, sections, and clauses these Articles of Incorporation are severable. If a court of competent jurisdiction determines that any article, part, sentence, paragraph, section, or clause is unconstitutional or invalid, the remaining chapters, parts, portions, and provisions of these Articles of Incorporation shall remain in full force and effect.

SECTION 3.08: POWERS

1. The TACC shall possess, without limitation, every power granted to it by the Act, and necessary to carry out the purpose of its incorporation as provided in the Act, and to carry out the terms of any Transportation Agreements between the TACC, its members, or any public or private entity providing services to the TACC, including but not limited to, the following:

    a. Investigate transportation requirements, needs, and programs and engage by contract consultants as may be necessary and cooperate with the federal government, state, political subdivisions, and other authorities or transportation agencies in those investigations.

    b. To acquire, succeed to, or assist in succeeding to, the assets, liabilities, and contractual undertakings of the existing public transportation systems of the Cities of Battle Creek and Marshall, upon terms to be agreed upon by Battle Creek, Marshall, and the Authority.

    c. To acquire and own assets, real and personal, as permitted by the Act.

    d. To hire a management firm, either corporate or otherwise to operate the public transportation system, under the supervision of the TACC.

    e. To operate, acquire, or contract with a private carrier or other party to provide, vehicle operation and dispatch services, maintenance services of vehicles and equipment, supplies, vehicle storage facilities and office space.

    f. To fix and collect charges, rents, rates or fees; to make and enter into contracts; to employ agencies or employees, to manage, maintain or operate buildings, works or improvements; to acquire, hold or dispose of property; to incur debts, liabilities, or obligations which do not constitute debts, liabilities or obligations of Calhoun County.

g. Contract with any other transportation authority or political subdivision of the state or another state or any agency or instrumentality of the state or another state or another nation or private corporation or person for service contracts, joint use contracts, or contracts for the construction or operation of any part of the public transportation facilities.

h. To levy taxes as permitted by law.

i. No enumeration of powers in these Articles shall be construed as a limitation on the general powers of the TACC.

ARTICLE 4

BOARD OF DIRECTORS

SECTION 4.01: MEMBERSHIP

1. Subject to Section 4.02 of these Articles of Incorporation, the Board shall consist of Seven (7) regular members, each to be appointed by the Calhoun County Board of Commissioners. Regular and Alternate members must be residents of Calhoun County.

2. Members shall be selected in the following fashion:

   a. One (1) member nominated by, and a resident of, the City of Albion.

   b. Two (2) members nominated by, and a resident of, the City of Battle Creek

   c. One (1) member nominated by, and a resident of, the City of Marshall.

   d. One (1) member nominated by, and a resident of, the City of Springfield.

   e. Two (2) members nominated by, and residents of, Calhoun County.

3. When appointing members of the Board, the Calhoun County Board of Commissioners shall consider, and give preference to, elected officials of a City, a Village, a Township, or a portion thereof, that has opted into the jurisdictional boundaries of the TACC. Members of the Calhoun County Board of Commissioners shall not be eligible to serve on the Board.

4. The County Commission may also appoint one (1) person to serve as alternate for each regularly appointed member. An alternate must also meet the qualifications for Board membership of Paragraphs 2-4, above. An alternate may serve as a voting member any time a regular member is or may be absent, or a quorum would not otherwise be present at a meeting. Alternates may attend all meetings, and engage in discussion and debate, but may only vote when acting in the absence of a regular member.

5. Members may be removed from office by resolution of the Calhoun County Board of Commissioners without cause, prior notice, or a hearing. Any vacancy in office shall be filled by appointment as provided above.

6. The Board shall designate one of its members as Chairperson, one as Vice-Chairperson, one as Secretary and one of its members as Treasurer (the offices of Secretary and Treasurer may be combined), each to be designated for such terms of office and have such duties and responsibilities as may be established in the By-Laws of the TACC.

7. The Board shall adopt and may amend By-Laws as it deems necessary. However, such By-Laws shall not be effective until approved by the County Board of Commissioners.

8. The books and records of the TACC shall be maintained in accordance with generally accepted accounting practices and applicable state and federal regulations and shall be open to inspection and subject to audit by Calhoun County at all reasonable times.

9. TACC shall submit an annual report to Calhoun County, and all members, which shall include a report of the financial affairs of the TACC and a report of the public's use of the transportation system, and such additional reports as the County Board of Commissioners may from time-to-time request.

10. The Board of Directors shall adopt an annual budget that shall be a plan for all revenues and expenditures. Budgeted expenditures shall not exceed anticipated revenues.

SECTION 4.02: TERM

1. The term of office of a Board members shall be three (3) years. Terms shall begin on January 1 of the first year and end on December 31 of the third year.

2. For the initial appointments to the Board of Directors, three (3) members shall be appointed to serve until December 31, 2026, two (2) members shall be appointed to serve until December 31, 2025, and two (2) members shall be appointed to serve until December 31, 2024.

3. All members appointed shall serve until they are re-appointed, or a successor named.

4. Members shall serve without compensation.

ARTICLE 5

PUBLIC MEETINGS

SECTION 5.01: PUBLIC MEETINGS

1. The Authority shall conduct all meetings of the Board in compliance with the Open Meetings Act (Act 267 of the Public Acts of 1976).

2. The Authority shall provide public notice of the time, date, and place of the meeting in the manner required by Act 267 of 1976, as amended.

3. The Authority shall meet at regular intervals, adopt its own rules of procedure and shall keep a record of its proceedings.

4. A majority of the Directors present in person at a meeting shall constitute a quorum. Each Director shall have one vote. Decisions of the Board of Directors require a majority vote of the Directors appointed and serving at a Board meeting having a quorum present.

ARTICLE 6

EXEMPTION FROM MOTOR CARRIER ACT

SECTION 6.01: EXEMPTION FROM MOTOR CARRIER ACT

1. In the exercise of its powers within its boundaries, the Authority is exempt from the Motor Carrier Act, Act No. 254 of the Public Acts of 1933, being sections 475.1 to 479.20 of the Michigan Compiled Laws; Act No. 3 of the Public Acts of 1939, being sections 460.1 to 460.8 of the Michigan Compiled Laws; and Act No. 42 of the Public Acts of 1982, being sections 474.101 to 474.139 of the Michigan Compiled Laws.

ARTICLE 7

FUNDING

SECTION 7.01: FUNDING

1. The Authority may apply for and accept grants, loans, or contributions from the federal government or any of its agencies, the state, other public or private agencies, or other lawful sources.

SECTION 7.02: FINANCING

1. The Authority may finance public transportation services, including any public transportation system and public transportation facilities pursuant to the provisions of the Act.

2. Budgets and appropriations shall be made in accordance with Act 2 of the Public Acts of 1968.

SECTION 7.03: TAX LEVY

1. The Authority may levy a tax for public transportation purposes as provided for and within the time limits and rates established by the Act within its jurisdictional boundaries subject to the tax limitations of which are provided by general law within the meaning of section 6 of article IX of the Michigan Constitution of 1963.

2. No tax may be levied except upon the approval of a majority of the registered electors residing within the jurisdictional boundaries of the Public Authority affected and qualified to vote and voting on the tax at a general or special election called in accordance with Act 196.

SECTION 7.04: PUBLIC AUTHORITY MEMBER TAX LEVY

1. Any member of the Authority, or a political subdivision, otherwise granted taxing authority under state law may levy a tax within the limits of its political subdivision, and appropriate, grant, or contribute, in whole or in part, the tax levied and collected to the Authority for public transportation purposes as authorized by the Act, or to provide sufficient money to fulfill its contractual obligations to the Authority, which tax will be within charter, statutory, and constitutional limitations thereon.

SECTION 7.05: PAYMENTS, APPROPRIATIONS, OR CONTRIBUTIONS

1. Any member of the Authority or a political subdivision outside Calhoun County may contract with the Authority to make payments, appropriations, or contributions to the Authority of the proceeds of taxes, special assessments, or charges imposed or collected by the political subdivision or out of any other funds legally available in exchange for service.

SECTION 7.06: FULL FAITH AND CREDIT

1. Any political subdivision within the Authority's jurisdiction may, but is not required to, pledge its full faith and credit for payment of its contractual obligation to the Authority.

SECTION 7.07: NOTES AND BONDS

1. If the Authority has issued notes or bonds in anticipation of payments, appropriations, or contributions to be made to the Authority pursuant to a contract by a political subdivision, the political subdivision may levy a tax, subject to all appropriate statutory and constitutional requirements, on all taxable property in the political subdivision to provide sufficient money to fulfill its contractual obligations to the Authority in accordance with law.

SECTION 7.08: EXISTING LEVIES

1. Any political subdivision outside the Authority's jurisdiction that has authorized the levy of a tax to provide money for public transportation purposes or has imposed, collected special assessments, or charges for public transportation purposes may contract with the Authority to make payments, appropriations, or contributions to the Authority of the proceeds of the taxes, special assessments, subject to the conditions of the original authorization of such levy in exchange for service.

SECTION 7.09: BORROWING MONEY

1. By resolution of the Board, the Authority may borrow money and issue notes and bonds in anticipation of the collection of taxes and other revenues for its current or succeeding fiscal year, to provide funds for operating purposes or for capital purposes related to transportation facilities pursuant to the provisions of the Act.

SECTION 7.10: REVENUES PLEDGED FOR PAYMENT OF DEBT

1. The revenues pledged for payment of debt service on bonds or notes shall be, and remain subject to, a statutory lien until the payment in full of the principal and interest on the bonds or notes unless the resolution authorizing the issuance of the bonds or notes provides for earlier discharge of the lien by substitution of other security. The pledge of revenues and any statutory lien that exists for the payment of debt services on bonds or notes shall be effective for all purposes without delivery of any evidence in this regard or any recording.

SECTION 7.11: INVESTMENTS

1. The Authority may invest any of its money in accordance with all applicable laws and regulations.

ARTICLE 8

COLLECTIVE BARGAINING AGREEMENTS

SECTION 8.01: CONTRACTUAL OBLIGATIONS

1. The Authority shall have the right to collectively bargain and enter into agreements with labor organizations pursuant to applicable law. Upon succession by the Authority to a public transportation system, the Authority shall assume and be bound by any existing collective bargaining agreements applicable to that system for the remainder of the term of that agreement, and, except where the existing collective bargaining agreement may otherwise permit, shall retain the employees covered by that collective bargaining agreement. The succession to a public transportation system by the Authority shall not adversely affect any existing rights and obligations contained in the existing collective bargaining agreement.

ARTICLE 9

BUDGET AND AUDITS

SECTION 9.01: BUDGETS AND AUDITS

1. Prepare budgets and appropriations acts in accordance with sections 14, 15(1)(a) to 15(1)(g), 15(1)(i), 15(2), 16, 17, 18, and 19 of the Uniform Budget Act, Act No. 2 of the Public Acts of 1968, being sections 141.434 to 141.439 of the Michigan Compiled Laws.

2. The Authority shall obtain an annual audit in accordance with sections 6 to 13 of Act 2 of the Public Acts of 1968 of the Michigan Compiled Laws. The audit shall be in accordance with generally accepted government auditing standards as promulgated by the United States General Accounting Office and satisfy federal regulations relating to federal grant requirements.

3. Copies of the Audit will be filed with, the State Treasurer and the State Transportation Department as provided for in the Act.

ARTICLE 10

AMENDMENTS

SECTION 10.1: AMENDMENTS

1. These Articles of Incorporation, including the District Map, may be amended by the Calhoun County Board of Commissioners. All amendments must comply with applicable state and federal laws and filed and published in the same manner as the original Articles of Incorporation.

SECTION 10.02: TERMINATION OF TRANSPORTATION SERVICES; DISSOLUTION OF THE AUTHORITY

1. Any political subdivision that is a member of the Public Authority may be released from membership in the Public Authority if the conditions set forth in the Act are met, which may or may not necessitate the decision to stop providing transportation services as contemplated in the agreement.

2. The Authority may be dissolved as provided for in the then current laws and regulations governing the formation or legal tax status of the Public Authority. The dissolution action shall provide for the distribution of all assets, for the settlement of all debts and liabilities of the Authority, and the provision for continued transportation services to the cities of Battle Creek and Marshall.

3. Notice of the decision to stop providing transportation services, or dissolution of the Public Authority, shall be executed jointly by the Chairperson and by the Secretary of the Board of the Public Authority, after a majority vote by the then serving members of the TACC Board, filed with the recording officer of the Calhoun County Clerk, and filed and published in the same manner as the original Articles of Incorporation. Except as provided above, dissolution is not required if either (a) a member political subdivision is released from membership, or (b) a political subdivision withdraws from the Authority pursuant to section 3.02.

4. On release from or dissolution of the Authority, any millage obligation pledged for the use by the Authority shall be deemed extinguished as of the date of the dissolution subject to payment or provision for payment of all obligations of the political subdivision to the Public Authority or its creditors as of the date of release or dissolution; and thereafter, in the case of dissolution of the Authority, the respective political subdivisions shall have no obligation to pledge the respective tax levy to any successor-in-interest to the Authority.

CLERK ENDORSEMENT

The foregoing Articles of Incorporation for the TACC were amended by an affirmative vote of a majority of the members serving on Calhoun County Board of Commissioners as the incorporating political subdivision at a meeting duly held on the 15th day of February, 2024.

Pursuant to the Act, execution of this endorsement by the Clerk/Registrar of Calhoun County, the incorporating authority, shall be evidence of adoption of the amended Articles of Incorporation.

Kimberly Hinkley

Calhoun County Clerk and Register of Deeds

Appendix D

Transportation Authority of Calhoun County By-Laws

TRANSPORTATION AUTHORITY OF CALHOUN COUNTY BY-LAWS

ARTICLE I - NAME

This Corporation shall be known as the Transportation Authority of Calhoun County, herein referred to as the “Authority”.

ARTICLE II - BOARD OF DIRECTORS

1. General. The property, business, and affairs of the Authority shall be managed by a Board of Directors, herein referred to as the “Board.” Board membership, composition, and time of service shall be described in the Articles of Incorporation.

2. Authority. The Board shall have the general direction, control, and management of the business of the Authority. It shall have the power to lease, purchase, sell, and convey real estate; to purchase, pledge and/or sell personal property; to make and enter into contracts and agreements on behalf of the Authority as it deems necessary for the successful operation of the Authority in compliance with State Law. The board shall have authority to elect or appoint all officers, prescribe their duties, and determine their compensation, to discharge any such officers with or without cause, and to assign any officer to new duties as it may think proper. The compensation and duties of other employees of the Authority may be fixed by the Board or may be delegated by the Board to a committee or any individual.

3. Committees. The Chairperson of the Board may appoint, subject to Board approval, committees as she or he determines necessary. These committees shall work on such matters as may be delegated to them by the Board and may make recommendations to the entire Board for appropriate action. Committee meeting minutes shall be kept and shall be provided to each Board member as well as becoming part of the official records of the Authority. The Chairperson may, with Board approval, appoint Ad Hoc Committees consisting of Board members and/or citizens of Calhoun County. A specific date shall be established for completion of each special committee assignment, extendable only by a two-thirds vote of the entire Board. The Transportation Authority will have no standing committees.

4. Compensation. No Board member shall receive any compensation from the Board. No Board member may serve as an employee of the Board. Board members may receive reimbursement of expenses incurred in the performance of Board duties.

ARTICLE III - OFFICERS

1. Officers. The official officers of the Authority shall be a Chairperson, Vice-Chairperson, Treasurer, and Secretary who shall be members of the Board and who shall be elected at the initial meeting and each annual meeting of the Board thereafter.

Vacancies in the positions of officers may be filled by the Board at any time by majority vote. The Board shall also have the authority to appoint a Treasurer and Recording Secretary who need not be members of the Board.

2. Compensation. The officers shall receive no compensation.

3. Chairperson. The Chairperson shall preside over all meetings and shall appoint all committees with the approval of the Board. The Chairperson shall be responsible for the agenda and the Chairperson shall perform such other duties as the Board may designate. The Chairperson shall sign the minutes of the Board meetings after those minutes have been approved by the action of the Board.

4. Vice-chairperson. The Vice-Chairperson shall perform the duties of the Chairperson in the absence or incapacity of the Chairperson.

5. Secretary. The Secretary shall sign the minutes of Board meetings although the recording of such may be done by a Recording Secretary. The Secretary shall have custody of the books and records of the Authority. The Secretary shall perform such other duties, as from time to time may be prescribed by the Board.

6. Treasurer. The Treasurer shall keep accounts of all monies of the Authority received or disbursed and shall deposit all monies and valuables in the name of and to the credit of the Authority in the banks or other depositories as the Board of Directors shall designate. Checks against the Authority accounts shall be signed as directed by the Board of Directors. The Treasurer shall have custody of the financial books and records of the Authority and shall keep accurate accounts of the financial reports of the Authority and render such reports as may be requested by the Board of Directors.

7. Recording Secretary. The Board may appoint or employ any person to act as Recording Secretary. The Recording Secretary shall record the minutes of the meetings of the Board and record all the votes of the Board. The Recording Secretary shall perform all other duties as may be assigned by the Board. Minutes shall be signed by the Recording Secretary and forwarded to the Secretary (if applicable) for his or her signature upon approval by the Board.

ARTICLE IV - EXECUTIVE DIRECTOR

1. Appointment. The Board shall appoint and employ an Executive Director who shall have active direction and management of the day-to-day operations of the Authority. The Executive Director shall perform such other duties as assigned by the Board and shall carry out the policies of the Board. The Executive Director reports only to the Board of Directors.

2. Compensation. The Executive Director shall receive such compensation as may be determined by the Board.

3. Discharge. The Executive Director may be discharged on a majority vote of the Board.

ARTICLE V - CONFLICT OF INTEREST

1. Financial Conflict. No Board member, officer, employee of the Authority shall have any financial interest, directly or indirectly, in any contract or other dealing with the Authority, unless all material facts relating to that interest are disclosed to the Board and the Board authorizes the contract or other dealing by a 2/3 vote, without counting the vote of the interested person if a Board member.

2. Determination. If a conflict-of-interest question is raised it shall be resolved by a majority vote of the remaining Board members. It is the responsibility of the Board member, officer, or employee, to inform the Board or their supervisor of any potential or perceived conflict of interest.

3. Voting. If a conflict should arise regarding any issue under voting consideration, the Board member involved shall abstain from voting on the matter.

ARTICLE VI - MEETINGS

1. Open Meetings. All meetings of the Board shall be subject to the requirements of Public Act 267 of 1976, as amended, (Open Meetings Act).

2. Minutes. Minutes shall be kept of each Board and committee meeting showing the date, time, place, members present, members absent, and any action taken. Minutes of all Board meetings shall be approved by the Board, and signed by the Secretary and Chairperson and made a permanent part of the records of the Authority.

3. Place of Meeting. The Board may hold any of its meetings at such place or places within the County of Calhoun, subject to the requirements of Paragraph I herein, as the Board may from time to time designate or as shall be designated by the person or persons calling any special meetings.

4. Annual Meeting. Unless changed by the Board, the annual meeting of the Authority for election of Board Officers and the transaction of any other business shall be held on the second Tuesday of January at a time and place to be established by the Board.

5. Regular Meetings. Regular meetings of the Board shall be held on the second and fourth Tuesday of each month, at such times and places as shall be established by the Board at its annual meeting. The board may waive the need to hold a regular meeting, as it deems appropriate.

6. Notice of Regular Meetings. Notice of regular meetings shall be given as required by the Michigan Open Meetings Act.

7. Special Meetings. Special meetings of the Board may be called at any time by the Chairperson of the Board or by any two (2) Board members.

8. Notice of Special Meetings. Notice of all special meetings of the Board shall be given to the public as required by the Open Meetings Act and shall be given in writing to each Board member at least 18 hours prior to such meetings. Board members may waive, in writing, the right to receive 18 hours advance notice but in no event shall the notice given be shorter than required by the Open Meetings Act.

9. Business at Special Meetings. No business shall be transacted at a special meeting except stated in the notice posted and sent to Board members unless all Board members are present at the meeting and give unanimous consent.

10. Order of Business. The order of business for a regular meeting of the Authority shall be approved by a majority of the Board.

11. Robert's Rules of Order. The rules contained in Robert's Rules Order for small groups, unless otherwise specified herein, shall govern all meetings of the Authority.

12. Voting. Except as otherwise provided in these By-laws, by law, or by the Articles of Incorporation, a majority vote of the Board shall be required for the adoption of any motion or resolutions.

13. Quorum. Four (4) members of the Board shall constitute a quorum for the taking of official action by the Board.

14. Adjournment. If a quorum is not present for any regular, special or annual meeting, the Board members present may adjourn to such future time as shall be agreed upon by them and notice of such adjournment shall be given as required for special meetings.

15. Attendance at Board Meetings. In addition to the rights of the Calhoun County Board of Commissioners to remove and appoint its member(s) at will, the Board may remove any member who fails to attend three (3) regular meetings in a one (1) year period if such attendance is without valid reason as determined by the remaining Board members. A Board member removed under this section may not return to the Board for at least one (1) year following the effective date of his or her removal.

ARTICLE VII - FINANCES, CONTRACTS AND BUDGET

1. Depository. The funds and accounts of the Authority shall be deposited in such bank or other depository as shall be designated by the Board.

2. Checks. All checks, drafts, or other orders for payments of money, notes, or other evidence of indebtedness, issued in the name of or payable to the Authority, shall be

signed or endorsed by ~~at least two of~~ the following persons: Chairperson and Treasurer. Each such person shall give such bond as the Board may require.

3. Execution of Contracts. The Board may authorize the Executive Director, or any officer, agent, or employee, to enter into any contract or execute any instrument in the name and on behalf of the Authority. No person shall have any power or right to bind the Authority, unless authorized by the Board, by any contract or engagement or to pledge its credit or to render it liable for any purpose or in any amount.

4. Preparation of Budget. The Executive Director shall, by August 1st of each year, prepare and present a budget for consideration by the Board for the upcoming fiscal year. The Executive Director shall use the records of operation of the Authority through at least the preceding July 1st in preparing the budget.

ARTICLE VIII - FISCAL YEAR

1. Date. The fiscal year of the Authority shall commence on October 1st and end on the following September 30th.

2. Audit. An annual audit of the Authority shall be made by a certified public accountant. The accountant making such audit shall be appointed annually by the Board.

ARTICLE IX - AMENDMENTS

1. Vote. These By-laws may be amended, added to, or repealed at a regular or special meeting by a two-thirds majority vote of the entire Board.

2. Notice. These By-laws may not be amended, added to, or repealed, unless a statement of proposed amendments, additions, or action to repeal, has been included in, or has accompanied, the notice of the meeting at which such action shall be taken.

ARTICLE X - DISSOLUTION

1. Manner. The manner of dissolution of this Authority shall be as provided by State law.

ARTICLE XI - INDEMNIFICATION OF BOARD MEMBERS

1. General. Any Board member who is party, or is threatened to be made a party to any threatened or pending civil suit or administrative proceeding, including the investigative stages thereof, by reason of the fact that he or she is or was a Board member, shall be indemnified by the Authority against expenses (including attorney fees), judgments, or amounts paid in settlement, which were actually and reasonably incurred by such

person if he or she acted in good faith and in a manner a reasonable person would believe to be in or not opposed to the best interest of the Authority.

2. Versus the Authority. A Board member shall not be indemnified by the Authority for any claims or civil actions by the Authority against such Board member or by such Board member against the Authority unless a Court of competent jurisdiction rules that such Board member had prevailed on litigation involving the Board member and the Authority.

3. Criminal. No Board member shall be indemnified by the Authority for investigations or prosecutions involving suspected or actual criminal conduct on the part of that Board member.

4. Verification. Any indemnification under subsection 1 of this Article shall be made only after a majority of the Board members not involved, disinterested person or persons selected by the Board, or through a legal opinion by an attorney selected by the Board, determines that a particular instance qualifies for indemnification.

5. Advanced Cost. Upon receipt of a legally binding commitment, with such security as the Board may require, to repay such amount unless it is later determined that he or she is entitled to be indemnified by the Authority, the Board may, after determining that it appears reasonably like that the involved Board member would ultimately be entitled to indemnification by the Authority, advance expenses and other costs incurred in defending a claim or civil action as described in subsection 1 above.

6. Insurance. The Board may purchase and maintain insurance on behalf of any Board member, former Board member, officer, employee, or agent of the Authority against any liability which may be asserted against him or her and incurred by them in any such capacity, whether or not the Authority would have been required to indemnify such person against liability under the provision of this Article.

Adopted: June 4, 2024

CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.1

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: April 1, 2026

RE: Electric Service for Steele St. Park

Background:

Construction of Phase I of the new Steele Street Park is beginning this month. Part of the project includes constructing buildings to which electricity must be supplied. When the former K-Mart shopping center was demolished, the old electrical service to the property was removed as well. It is now necessary to install a new service. To complete this work, Consumers Energy has requested the City approve the attached service agreement and provide it with an easement, as shown in the attached documentation. The estimated fee to install this service is $32,863. Should the service cost less than this amount, the City will be reimbursed. Should the cost exceed this amount, the City will be billed for the balance due. The electrical service installation will be coordinated with the City's general contractor for the project and will likely not occur until the restroom building is set and under construction.

Requested Action / Motion:

It is requested the City Council consider a motion to approve the service agreement and utility easement as requested by Consumers Energy, so that an electrical service can be installed to serve Steele Street Park. It is further requested City Manager Precia Garland be authorized to sign the authorizing documents on the City's behalf.

Motion By: **Seconded By:**

Roll Call Vote:				
	Lee	___	Winters	___
	Cook	___	Patrick	___
	Millard	___	Waterman	___
	Starr	___	Cowling	___
		Milewski	___	

Consumers Energy
Count on Us
A CMS Energy Company

CEM Support Center
Consumers Energy, Lansing Service Center, Rm. 122, 530 W. Willow St., Lansing, MI 48906-4754

March 5, 2026

NOTIFICATION #'s:
ELECTRIC SERVICE: 1075101494

CITY OF IONIA
PO Box 496
Ionia, MI 48846-0496

ELECTRIC UG DISTRIBUTION: 1076469136

REFERENCE: 242 S STEELE ST, IONIA

Dear Valued Customer,

Thank you for contacting Consumers Energy for your energy needs. Please note the Notification Number above and include it on any correspondence you send. Please note the Account Number, located above the Account Name on your invoice, when submitting payment.

A copy of our proposed design drawings are enclosed.

The estimated cost for your energy request is as follows:

Refundable Agreement for Installation of Electric Facilities:	$	32,798.00
Non Refundable Agreement for Installation of Electric Facilities:		
Overhead Electric Service		
Underground Electric Service:	$	65.00
Excess Footage Charge:		
Temporary Electric Service:		
Winter Construction Costs:	$	-
Additional Costs (See Invoice):		
Total Estimated Cost	**$**	**32,863.00**
Less Prepayment Received:	$	-
Total Estimated Cost Due:	**$**	**32,863.00**

Costs may also result from practical difficulties encountered during construction and additional payment may be required if:

- Work presently designed is done outside normal business hours.
- Change to the location of the service entrance.
- Changes to the design or route.
- Other construction delays.

Enclosed is a copy of the Agreement for Installation or Modification of Electric Facilities and invoice that is valid for 60 days from the date of this letter and is subject to change thereafter. This cost estimate includes only work required for Consumers Energy and does not reflect any work or costs that may be required by other parties, including other utilities. Please review and sign the Agreement for Installation of Electric Facilities and return in the envelope provided or email to: POBoxCEServiceRequest@cmsenergy.com. You will receive a copy of the agreement after it is signed and dated by a Consumers Energy company representative. Once we receive your payment and any required easements, contracts, permits or inspections we can proceed with your request. Payment in full is required before the installation will be scheduled for construction.

CONTACT OUR SECURE CREDIT/DEBIT CARD PAYMENT CENTER @ 1-866-329-9593 TO PAY WITH YOUR VISA OR MASTERCARD OR MAKE A PAYMENT ONLINE AT: www.consumersenergy.com AND CLICK "MAKE PAYMENT" TO USE THE GUEST PAY FEATURE.

Please review all attached materials carefully and direct inquiries for your request to:

Bridget Datema at 616-268-6868

October 2025

Regarding: Important Change to Debit and Credit Card Payments for Non-Energy Accounts.

Dear Customer,

Beginning **November 19, 2025**, Consumers Energy will implement a convenience fee for debit, credit card and guest ACH payments made to **non-energy accounts**. A **$9.99 fee per transaction** will apply, and each transaction will be limited to **$2,500**.

You can make payments **without incurring the fee** by mailing a check, mailing a money order, or by logging into your authenticated customer account using ACH for payment.

Ways to Pay for Construction Billing

- **Online:** ConsumersEnergy.com/GuestPay
- **By Phone:** 866-329-9593
- **By Mail:**
  CEM Support Center
  Consumers Energy
  Lansing Service Center Room 122
  530 W Willow St
  Lansing, MI 48906-4754

As a valued partner, you can count on us to keep you informed of important updates. If you have any questions during this transition, please contact the project coordinator assigned to your job.

We appreciate your business and look forward to continuing to build safe and reliable communities across Michigan with your support.

Your Partners,
Consumers Energy

NOTICE FOR NATURAL GAS AND ELECTRIC CUSTOMERS
WINTER CONSTRUCTION/PRACTICAL DIFFICULTIES CHARGES

An **additional** construction charge of $3.00 per foot for **all underground construction footage** will be applied to gas and electric facilities installed **starting December 15 through April 15**. To help you avoid this charge, we have included important dates and site requirements below. **Please note that Electrical inspection is a requirement for construction for Electric and Joint trench requests.**

NATURAL GAS AND UNDERGROUND ELECTRIC SERVICE FROM EXISTING FACILITIES

Applications/request for service must be received on or before November 1 ; the job site must be ready including inspection; and all required permits, easements (if applicable) and estimated payments must be received on or before November 23. (Please note that the November 23 payment deadline replaces the payment due date listed at the top of your invoice.)

If you are in the early stages of construction, please make sure your basement (or foundation) is backfilled, and the service route from the building to the property line is leveled and sloped for appropriate grade. Please keep this route clear of all dirt and building materials so that our employees can work safely and efficiently.

If you're unable to meet the above dates or site conditions, you may want to consider installing conduit for your Consumers Energy natural gas and/or electric service. Conduits that are properly installed and usable will not incur the winter charges.

GAS MAIN AND UNDERGROUND PRIMARY ELECTRIC EXTENSIONS

Application/request for main and primary underground electric extension must be made on or before October 2, and the following must be completed on or before November 1 :

1. All payments must be made in advance, including your service payment. Please note that the November 1, payment deadline replaces the payment due date listed at the top of your invoice.
2. Governmental agencies must have returned required construction permits.
3. The site must be clear and ready for construction, including the service route.
4. Consumers Energy must receive all required easements.

GAS METERS

You do not need to call us to request gas meter installation for single-unit buildings that require a 250 Metris meter. We will set gas meters within 2 days after the gas service has been installed.

To schedule installation of a gas meter for a multifamily building or building that requires a meter larger than a 250 Metris meter, please call us at (800) 477-5050. These installations require connecting a fuel line to our meter bracket and at least one permanent natural gas appliance. Also, we need your help to access the building. If your township requires a pressure test inspection tag, please verify this has been completed before requesting a meter set.

NOTE: To help us schedule your meter set when you need it and avoid delays, we suggest that you apply for your natural gas and electric service at the same time you apply for your building permit.

If you have any questions, please call your Project Coordinator or Service Technician:

Bridget Datema at 616-268-6868

Consumers Energy
1 Energy Plaza Dr.
Jackson, MI 49201

World Class Performance Delivering Hometown Service

Consumers Energy
Count on Us®

A CMS Energy Company

Dear New Electric Customer:

Thank you for your request for electric service. In order to expedite your request and meet your schedule, we have deleloped the following list of items requiring action by you (Customer Responsibilities). These requirements must be met before we can install your service.

CUSTOMER RESPONSIBILITIES

1)	Service Location:	A copy of our design document may be included in your customer packet. If included, your service entrance equipment should be located at the spot indicated by an "X" as shown on the design document (Form 2804). Install the meter socket 3½ - 5 feet above final grade of this location.
2)	Meter Socket:	Residential metering equipment furnished free of charge, owned and maintained by Consumers Energy includes: meters and one or two position self-contained meter sockets. Contact the company representative assigned to your notification for locations to pick-up the meter socket. For metering installations that require a three or more position self-contained meter socket, the customer will be required to purchase approved meter sockets from a distributor or supplier of their choice.
3)	Payment:	An invoice may be included in your customer packet. If included, the deposit amount on the invoice must be paid prior to installation of your service. Additional charges may apply and will be billed/or a refund issued upon completion of your service installation.
4)	Site Conditions:	The site must be within three (3) inches of final grade before we can install your service. If you have requested an underground service, you will need to clear a 12-foot wide path that is free of building materials, brush, trees, shrubs, etc, along the proposed service route to avoid delays. Our Forestry Department can provide this service for you at an additional charge. For overhead service, nominal line clearing will be provided at no charge. Any extensive line clearing may require additional charges. After your service is installed, we will backfill and place excavated earth over the trench. You are responsible for the final restoration and ensuring that the grading over the trench is at the required level.
5)	Staking:	To avoid damage, you must mark (stake) your existing private underground facilities such as: well, septic systems, sprinkler system, any underground wires, buried LPG tanks, piping, or other unusual buried facilities. These stakes must be apparent when we arrive to install the service. We cannot reimburse you for damage to facilities that are not properly staked. You do not need to stake the utilities' electric, gas or communication lines.
6)	Mobile Home or Temporary Service:	If you requested service to a mobile home or temporary electric service, you will be required to set your own pole or install a pipe for underground service in accordance with Consumers Energy specifications. Contact the Consumers Energy representative assigned to your notification for additional information.
7)	Construction Repair:	If additional line work is required to reach your location due to site conditions or other unusual circumstances, extra charges may be incurred.
8)	**ELECTRICAL INSPECTION:**	**YOU ARE RESPONSIBLE FOR ENSURING THAT ALL ELECTRICAL PERMITS AND INSPECTIONS ARE OBTAINED BEFORE ANY SERVICE CONNECTIONS CAN BE MADE. WIRINGS MUST COMPLY WITH LOCAL AND STATE ELECTRICAL CODES. NOTE: CAUTION SHOULD BE USED WHEN WORKING INSIDE FUSE PANEL. PANEL MAY BE ENERGIZED AFTER SERVICE IS**
9)	Additional Charges:	Underground services installed during the months of December through April may be subject to an additional charge. Unusual site conditions may also require an additional charge. These charges will be communicated to you in advance of construction.
10)	Joint Trenching:	Discounts for installation of electric and gas service in the same trench (joint trench) are applied in calculating the gas service contribution.
11)	Usage Rate:	Customers are billed at a general service rate while the structure is under construction. If the structure is a home, then the owner of the home, upon receiving a Certificate of Occupancy, should call 1-800-477-5050 to ensure the gas and/or electric rates are changed to an appropriate rate.

Please keep these procedures in a convenient location to review as we proceed with designing your service and constructing the job. If any of the characteristics of the service request are changed and not communicated to us, you may experience delays and/or additional charges.

If you have any questions regarding these requirements please direct inquiries to:

Bridget Datema at **616-268-6868**

Customer Site Readiness Photo Instructions
Electric Overhead and Underground Service

Before Consumers Energy can install your service, your site must pass the Company's site readiness check. To prepare for this milestone, you must return a signed and completed ***GO-READY* Checklist** (attached to your invoice) along with site readiness photos.

Submit the checklist and photos to email address: mailto:poboxservicerequest@cmsenergy.com or to your assigned project coordinator. In the subject line, include the site address and the Consumers Energy assigned notification number.

Site readiness photo submission is a regulatory requirement. When submitting, follow the requirements in this document.

Requirements for Site Readiness

For electric metering requirements, refer to Electric Service and Metering Information and Requirements, Section 10-12.

New Business Electric Service

- Meter socket inspection and approval is required. Acceptable approval methods are a sticker on the meter socket, or an email or verbal approval from your inspector.
- Electrical metering equipment shall not be adjacent to gas pipes or closer than 3 feet to a gas meter and/or fuel source.
- If there are multiple meters, the meter sockets must be labeled with the address or unit number using address stickers or Consumers Energy aluminum meter tags.
- Site must be (at a minimum) to rough grade. Meter must be installed 3 feet 6 inches to 5 feet above final grade.
- Permanent services must be installed securely on the residence and temporary power will be removed.
- The customer shall furnish suitable support for CE service drop attachment and in no case will CE be responsible for the damage to any building or structure to which a service drop attachment is made.
- Meter location must maintain 5 feet of horizontal and 3 feet of vertical clearance to decks, fire escapes, or other similar installations.
- Meter and mast location must maintain 3 feet of clearance to windows in any direction for overhead electric service.
- Meter base is to be securely installed at a Consumers Energy approved location on the customer's premise.
- A 12-foot-wide clear proposed service pathway is required from the meter location to the source for direct-buried underground service. If a 12-foot clearance is not possible due to lot size/constraints, identify the maximum width of the clear path and discuss alternate installation methods with your Project Coordinator.
- Customer supplied pedestal must be installed for mobile homes, basement homes and well houses. Pedestal must conform to CE requirements. Contact your Project Coordinator for Consumers Energy's electric meter pedestal requirements.
- Multi-meter/brackets are not to be mounted on customers' switchboards, cubicles, or metal frames without obtaining the Company's approval.
- Meters and customer service equipment for two or more customers occupying apartments or offices in the same building are to be grouped in one location.

approval.

- Meters and customer service equipment for two or more customers occupying apartments or offices in the same building are to be grouped in one location.
- The service equipment must be readily accessible and shall not be located in areas where the only entrance is through a trapdoor, by ladder, or in any location difficult to enter in an emergency, nor in wet, dirty, or cramped areas.
- The customer shall install the metering equipment and pedestal to meet the minimum clearance requirements below unless Consumers Energy requires a greater clearance.
  - 3 feet minimum around the metering pedestal.
  - 5 feet minimum in front of the metering equipment.
- Private utilities must be marked.

Electric Meter/Service Relocate

Follow the requirements for New Business.

- Meter will not be installed in a new location unless the customer's meter socket is visible in submitted photos. Otherwise, if the Project Coordinator releases the work to be completed by our distribution crews, then only the new service line will be installed.
  - The customer will be without a meter and electric supply to their property until the customer's meter socket is installed and the Project Coordinator is notified of the installation.
- If the meter is not being relocated or coordination is for the same day, communication to be facilitated with Project Coordinator.

Electric Meter Upgrade

- Meter location to show current meter/meter bracket.
- Photo must be taken at least 5 feet back to show a clear view of the meter location from ground to meter or overhead service to meter depending on the type of service installed at said location.
- If the service wire needs to be upgraded, a 12-foot-wide clear proposed service pathway is required from the meter location to the source for direct-buried underground service. If a 12-foot clearance is not possible due to lot size/constraints, identify the maximum width of the clear path and discuss alternate installation methods with your Project Coordinator.

Electric Meter Set

Follow the requirements for Meter Upgrade.

- The customer must inform Consumers Energy specifically which meter(s) need(s) to be set for the initial request.
- Customer supplied pedestal must be installed for mobile homes, basement homes and well houses. Pedestal must conform to CE requirements. Contact your Project Coordinator for Consumers Energy's electric meter pedestal requirements.
- Multi-meter/brackets are not to be mounted on customer's switchboards, cubicles, or metal frames without obtaining the Company's approval.
    - All newly constructed private families (i.e., single-family homes) and multifamily (i.e. apartments) shall have separately metered households.
    - Multiple meters, the meter socket must be labeled with the address or unit number.
    - The meter bank area is clear of debris.

Retire/Renew Electric Service

Follow the requirements for New Business.

- The meter area and service path must be clear of debris to retire the service. Crews must be able to access the service/meter.

Temporary Electric Service

Follow the requirements for New Business.

- See requirements in Electric Service and Metering Information and Requirements, Section 10-4-3, Temporary Service.

Photo Instructions – Electric

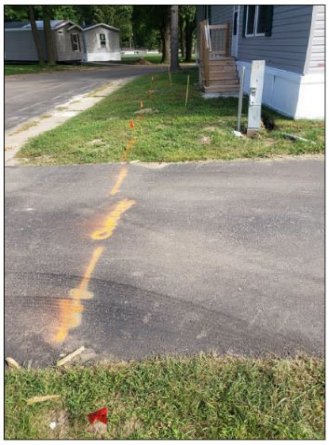
Site readiness photo submission is a regulatory requirement.



Rough grade.



Clear pathway from meter location to street.



Private utilities marked or flagged.



Meter location marked.



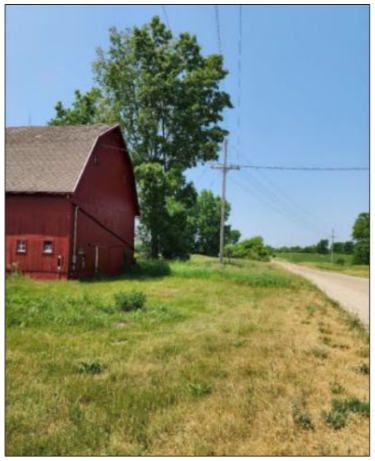
Meter installed 3 feet 6 inches to 5 feet above final grade.



Multiple meter labelling. Meters must be labelled with address or unit number.



Approved overhead service, meter set only.



Approved overhead permanent service and clear path.



Approved overhead temporary service and a clear path.



Meter socket inspection sticker.

NOTE

NO OUTAGE NEEDED

CUSTOMER TO INSTALL CONDUIT
FOR SERVICE ONLY

AT LOCATION 1:
IF WE HAVE TO TRENCH OR HYDRO-EXCAVATE, THE CREW SHOULD KNOW TO STOP WORK AND CONTACT THE AREA FIELD ENVIRONMENTAL COORDINATOR (FEC) IF THEY ENCOUNTER ANY DISCOLORED SOILS, ODORS, OR BURIED DEBRIS / NON SOIL MATERIAL (e.g. ASH. SLAG, BRICKS, etc.). THE FEC IS TED WEBSTER @ 517-331-3995. ANY EXCESS SOIL FROM THE PROJECT (HYDRO-VAC OR OTHERWISE) NEEDS TO REMAIN ON SITE EVEN IF IT LOOKS CLEAN. WE CAN'T GENERATE EXCESS SOIL. WE'LL NEED TO LEAVE IT ON SITE FOR THE CUSTOMER TO HANDLE THE SOIL AS THEY SEE FIT.

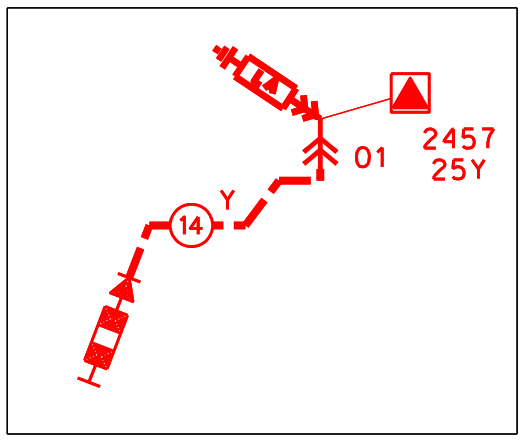
LVD AUTOMATION EXISTS
BETWEEN EASTON/PARMETER
AND CLYDE RD/GLENN RD

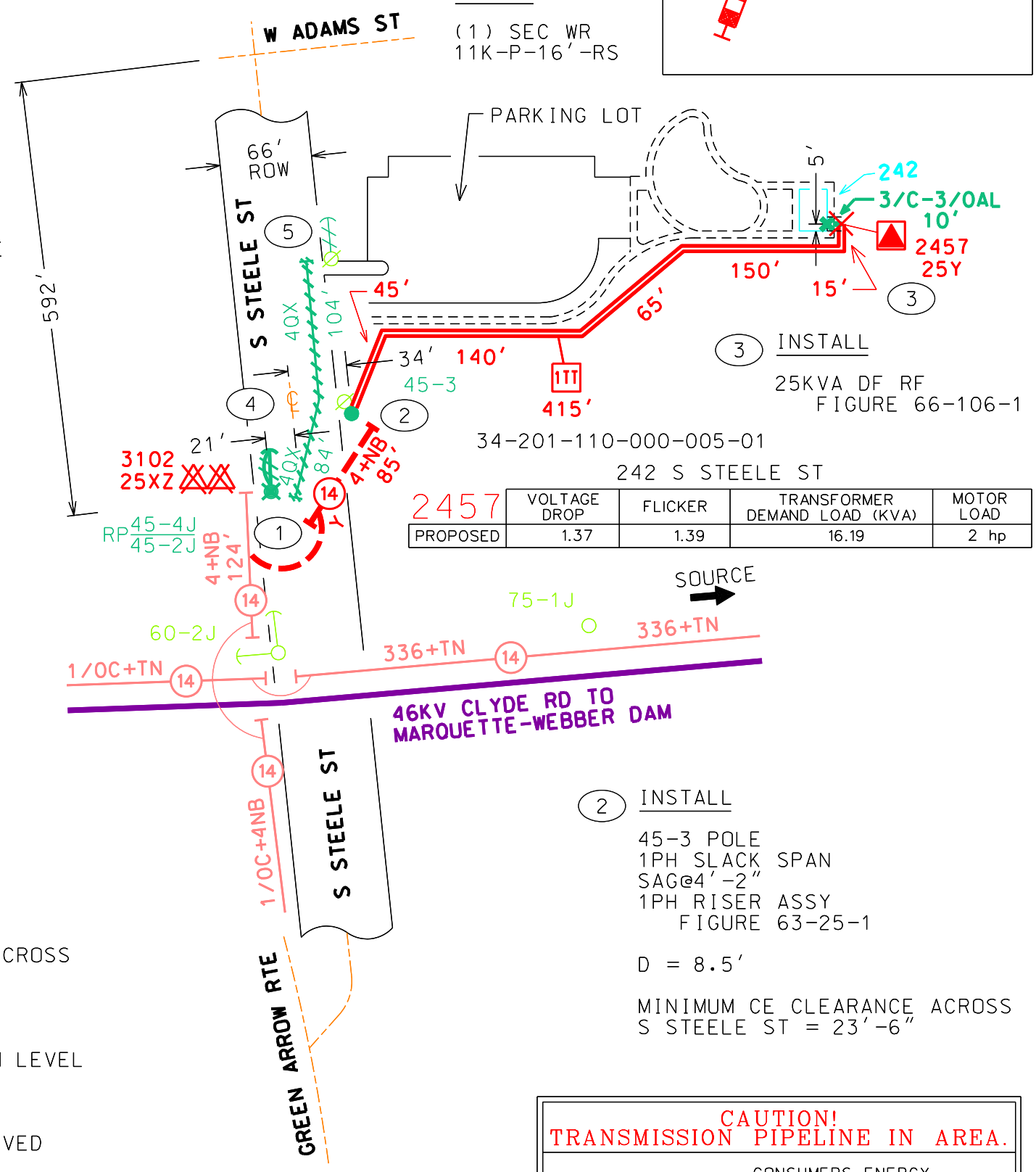
UNDERGROUND LEGEND

1. Single-phase primary

TT. No 1/0 AL stranded cable, 260 mils tree-retardant INS, 25KV, Jacketed.

242 S STEELE ST
ONE-LINE





(5) FOREIGN POLE

REMOVE

(1) SEC WR
11K-P-16'-RS

(4) FOREIGN POLE

REMOVE

(2) SEC WR

(1) INSTALL

45-3 POLE
S8FGDE
(3) PRI DE
(1) NEUT DE
FIGURE 23-150-1
1PH SLACK SPAN
SAG@4'-2"
FIGURE 23-157-1
20K-FG+11K-P-20'-STE
FIGURE 22-101-15

P = 3'
D = 8'

REMOVE

45-4 POLE
S8L
(3) PRI DE
(1) NEUT DE
(1) SEC DE
(3) WR
(2) 25 KVA XFMR ASSY
20K-FG-P-15'-RT

MINIMUM CE CLEARANCE ACROSS
S STEELE ST = 23'-6"

NOTE

TOP POLE 1' ABOVE COMM LEVEL

CE POLE 0948291

TOPPED POLE TO BE REMOVED
AFTER COMMS TRANSFER
ERET-OHL NOTIFICATION: 1076108898

(3) INSTALL

25KVA DF RF
FIGURE 66-106-1

34-201-110-000-005-01

242 S STEELE ST

2457	VOLTAGE DROP	FLICKER	TRANSFORMER DEMAND LOAD (KVA)	MOTOR LOAD
PROPOSED	1.37	1.39	16.19	2 hp

(2) INSTALL

45-3 POLE
1PH SLACK SPAN
SAG@4'-2"
1PH RISER ASSY
FIGURE 63-25-1

D = 8.5'

MINIMUM CE CLEARANCE ACROSS
S STEELE ST = 23'-6"

**CAUTION:
HIGH PRESSURE GAS
MAIN NEAR LOCATION 1**

**CAUTION!
TRANSMISSION PIPELINE IN AREA.**

PIPELINE OWNER: CONSUMERS ENERGY

PIPELINE OWNER CONTACT INFO:
NAME: KEVIN COUTURIER
ADDRESS:
PHONE: 989-574-7538

SPECIAL NOTES: HAND DIG TO EXPOSE EXISTING UTILITIES

ADDITIONAL NOTIFICATIONS:

ECNC NLU
NOTIF. #1076469136
DESIGN #11862615

SUBSTATION	WD NO.
EASTON	0248
CIRCUIT	CKT NO.
PARMETER	01

Consumers Energy
A CMS Energy Company ELECTRIC

METER NUMBER

METER LOCATION

TLM NUMBER	# OF RODS	OHMS
0706193102		

CE STAKING REQ'D [X] Yes [ ] No

FORESTRY REQ'D [ ] Yes [X] No

METER ORDER NUMBER

READ

CONSUMERS ENERGY CONTACTS

DEPARTMENT	NAME	NUMBER
COORDINATOR	BRIDGET DATEMA	616-268-6868
DESIGNER	ANTHONY ARBOGAST	616-956-3287

242 S Steele St - ECNC NSU

CM NO.100008128601

ORDER TYPE	MAT. TYPE	NOTIFICATION NUMBER	DESIGN NUMBER	ORDER NUMBER
ECNC	NSU	1075101494	11840526	45420145
ECNC	NLO	1075634009	11840474	
ECNC	NLO	1076095508	11841393	
ERET	OHL	1076108898	11841357	

JOB PURPOSE:
CUSTOMER REQUESTED NEW OH PRIMARY AND UG SERVICE TO PROPOSED RESTROOM

UPSTREAM SECTIONALIZING DEVICE:
3PH ELEC RECLOSER 697-800A
LOCATION:
BALDIE S/O LINCOLN

SHEET B	SHEET 1 OF 1	SCALE 1"=100'	IONIA	CO	CITY OF IONIA	T 07N R 06W SEC. 19

ELECTRIC CAD TITLE BLOCK (2020)
02-23-2026 00:18:22 SA_BOUD_JS_PROD_Design2194399.dgn

COMPUTATION OF ELECTRIC DISTRIBUTION SYSTEM LINE EXTENSION DEPOSIT AND CONTRIBUTIONS (GENERAL SERVICE)

Attachment to Agreement
Dated 2/24/2026
between Consumers Energy Company
and CITY OF IONIA

Estimated cost (not including applicable "Nonrefundable Contribution" (below)		$ 34,898.10
Company's Share of Cost : Three times estimated increase in annual revenue of $700.00 ($700.00 total estimated annual revenue from permanent customers minus $0.00 present annual revenue from permanent customers) for permanent customers to be immediately served when the extension is completed		$ (2,100.00)
TOTAL LINE EXTENSION DEPOSIT SUBJECT TO REFUND		$ 32,798.00

NONREFUNDABLE CONTRIBUTION:

1.	Nonrefundable contribution for additional cost for alternate route due to Applicant not securing easements, right of way and tree-trimming permits, and items requested or made necessary by the Applicant.	+	$
2.	Nonrefundable contribution for winter construction	+	$
TOTAL NONREFUNDABLE CONTRIBUTION			$
TOTAL PAYMENT			$ 32,798.00

SCHEDULE OF REFUNDS

1. Original Customers

At the end of each of the five 12-month periods during the five-year period beginning three months following the date the line extension is completed, the Company will refund to the Applicant three times the amount that actual revenue from original permanent customers exceeds the base annual revenue. The 'base annual revenue' equals the total estimated annual revenue from permanent customers stated above; provided that if for any 12-month refund period the actual revenue upon which the refund is based exceeds the base annual revenue. Said actual 12-month revenue will be the base annual revenue for calculations of future refunds. Total refund(s) shall not exceed the amount of the original deposit subject to refund.

2. Additional Connected Customers

The Company will refund $1,000 for each permanent residential customer and/or three times the first year's estimated annual revenue for each permanent general service customer who during the five-year refund period connects directly to the line extension covered by this Agreement. Directly connected customers are those who do not require the construction of more than 300 feet of primary and/or secondary distribution line. Refunds will not be made until the original customer(s) or equivalent is actually connected to the extension. Refund will not include any amount of Nonrefundable contribution. Total refund(s) shall not exceed the amont of the original deposit subject to refund.

The following customers (original permanent customers) are to be immediately served when said line extension is completed:

Name	Location
CITY OF IONIA	242 S STEELE ST, IONIA

Consumers Energy
Count on Us®

A CMS Energy Company

PLEASE RETURN THE CHECKED DOCUMENTS BELOW TO CONSUMERS ENERGY IN THE ENVELOPE PROVIDED	
TO EXPEDITE SERVICE, RETURN VIA EMAIL TO: POBoxCEServiceRequest@cmsenergy.com	
☑	AGREEMENT FOR INSTALLATION (Please return all pages of contracts) (Form 93, Form 94 and Form 95 - 2 Page Document Each) (Form 861, Form 862 and Form 230 - 4 Page Document Each)
☑	PAYMENT WITH INVOICE STUB (BOTTOM STUB IS REQUIRED FOR PROCESSING)
☐	REQUEST FOR ELEVATED CUSTOMER DELIVERY PRESSURE
☐	STANDARD LIGHTING CONTRACT (MUST BE CERTIFIED BY CLERK) EMAIL STREETLIGHT CONTRACTS TO: street_lighting@cmsenergy.com
☐	SIGNED CUSTOMER ATTACHMENT PROGRAM (CAP) CONTRACT (PLEASE ENSURE TO CHECK PAYMENT OPTION ON CONTRACT)
☑	GO READY FORM (FORM 1250) TO EXPEDITE SERVICE, RETURN VIA EMAIL TO: POBoxCEServiceRequest@cmsenergy.com
☑	SITE READY PHOTO(S) TO EXPEDITE SERVICE, RETURN VIA EMAIL TO: POBoxCEServiceRequest@cmsenergy.com
☐	OTHER:

ELECTRIC SERVICE NOTIFICATION:	1075101494
GAS SERVICE NOTIFICATION:	
ELECTRIC OH DISTRIBUTION NOTIFICATION:	
ELECTRIC UG DISTRIBUTION NOTIFICATION:	1076469136
GAS MAIN NOTIFICATION:	
STREETLIGHT NOTIFICATION:	

AGREEMENT FOR INSTALLATION
OF ELECTRIC FACILITIES (REFUNDABLE)

PART I

Effective Date: 2/24/2026 **Notification Number:** 1075634009 **(Drawing Attached, Exhibit A)**

Company:

CONSUMERS ENERGY COMPANY
a Michigan Corporation

530 W. Willow St
(Street and Number)

Lansing, MI 48909-7662
(Address)

Customer:

CITY OF IONIA
(Name)

(Street and Number)

IONIA, MI 48846-0496
(City, State and Zip Code)

Attention: JONATHAN BOWMAN

Service Location: 242 S STEELE ST, IONIA

Township IONIA **County** IONIA

Town 07 **Range** 06 **Section**

Service Characteristics: Single Phase 120/240 Volt

Extension Type: Overhead & Underground

Total Payment: $ 32,798.00

(a) Part II, Terms and Conditions for Line Extension and (b) Computation of Electric Distribution System Line Extension Deposit and Contribution (Residential/General Service) are attached hereto and are a part of this Agreement. CUSTOMER ACKNOWLEDGES HAVING READ SAID ATTACHMENTS.

CONSUMERS ENERGY COMPANY

By _____
(Signature)

_____
(Print or Type Name)

_____
(Date Signed)

Title _____

CITY OF IONIA
(Customer)

By _____
(Signature)

_____
(Print or Type Name)

_____
(Date Signed)

Title _____

TERMS AND CONDITIONS
PART II

1. The Company, subject to the provisions of this Agreement, shall furnish, install, own and maintain an electric line extension consisting of primary and secondary cables, transformers, power terminals, primary service connections and associated equipment and any other underground or overhead line extension facilities which are required in connection therewith, but not including secondary service connections, to make available alternating current, 60 hertz, electric service to Applicant's service location identified in Part I. If the line extension is to serve a residential subdivision, the Applicant shall record the plat of the subdivision in the office of the Register of Deeds in the County where the subdivision is located, if it is not already so recorded. The facilities included in the line extension and its approximate location, or in the case of a residential subdivision the location of the subdivision, are shown on the drawing attached as Exhibit A. If said line extension is to serve a residential subdivision, it shall be designed and installed so that the Company may serve streetlighting luminaries therefrom. The character and location of all streetlighting equipment, if installed by the Company, and all equipment constituting the line extension shall conform to specifications prepared by the Company. Streetlighting service is not covered by this Agreement and, if provided by the Company, shall be the subject of separate agreement between the Company and the governmental body requesting such service. The character and location of all equipment constituting the line extension shall conform to specifications prepared by the Company. Said line extension system shall be used for furnishing the Company's electric service to the Applicant and to such other persons along such line extension, or beyond the same, as may become customers of the Company; provided, however, that such line extension shall remain a separate, distinct unit for purposes of this Agreement and any further extension therefrom shall have no effect upon this Agreement. Further, secondary service connections between such line extension and any buildings or other facilities to be served therefrom are not covered by this Agreement and shall be the subject of separate agreements between the Company and parties requesting such service connections.

2. The Applicant shall pay to the Company, upon the execution hereof, the "Total Payment" as set forth in Part I and in the "Computation of Electric Distribution System Line Extension Deposit and Contribution" attached, after deducting the allowance for the investment under the Company's line extension policy. If an underground line extension is included under this Agreement, said "Total Payment" may include a nonrefundable contribution as stated in said "Computation of Electric Distribution System Line Extension Deposit and Contribution," computed in accordance with Rule C6.2 of the General Rules and Regulations included in the Company's Schedule of Rates Governing the Sale of Electric Service (Rate Schedule) as filed with the Michigan Public Service Commission. No portion of a nonrefundable contribution, nor of any other nonrefundable contribution required hereunder, shall be refunded (except as otherwise provided in Section 4, 5, 7 and 8 hereof) nor any interest paid thereon by the Company.

3. The Company will backfill and place excavated earth over any area of construction; the Customer is responsible for the final restoration of the construction area. In regard to any amount identified as "Line Extension Deposit Subject to Refund" in said "Computation of Electric Distribution System Line Extension Deposit and Contribution," the Company will refund to the Applicant in accordance with the attached "Schedule of Refunds." No refund shall be made in excess of said refundable amount and said amount shall bear no interest. Any portion of said amount remaining unrefunded at the expiration of the fifth 12 months' period next succeeding the month during which the line extension is completed, shall be retained by the Company.

4. If the underground electric line extension or any portion thereof is to be installed between December 15 and April 15, the Applicant shall pay the Company, prior to installation of said extension or portion thereof, an additional nonrefundable contribution (winter charge) per trench foot asstated in the "Computation of Electric Distribution System Line Extension Deposit and Contribution" for the portion of said line extension installed during said period. The Applicant will receive a credit for any part of said winter charge paid by other utilities for joint use of the trench or paid by the Applicant for installation, by the Company, of gas pipe in the same trench. No portion of said line extension will be installed between December 15 and April 15, unless the Applicant has paid such additional contribution. Further, a nonrefundable contribution in addition to that provided for herein may be required where, in the Company's judgment, practical difficulties (not considered in determining the nonrefundable contribution included herein) such as water conditions or rock near the surface are encountered during construction. If the Customer does not make the additional contribution within 15 days after written notice of the amount of the additional contribution, the Company may, at its option, refund all payments made to it hereunder by the Applicant, without interest, and with reasonable expenses incurred by the Company on account of this Agreement deducted therefrom, and this Agreement shall thereupon terminate.

TERMS AND CONDITIONS (CONT.)

5. Prior to the installation of the line extension, and as a condition precedent thereto, the Applicant shall secure and deliver to the Company, at no expense to the Company, recordable easements, in form and substance satisfactory to the Company, granting all necessary rights of way for installation and maintenance of said line extension. If said line extension is to serve a residential subdivision, said easements shall include, but not by way of limitation, rights of way for streetlighting in the subdivision by means of underground facilities, notwithstanding that the Company does not undertake to provide streetlighting facilities and service as a part of this Agreement. If said easements are not secured and delivered to the Company within thirty (30) days after execution of this Agreement, the Company may, at its option, refund all payments made to it hereunder by the Applicant, without interest, and with reasonable expenses incurred by the Company on account of this Agreement deducted therefrom, and this Agreement shall thereupon terminate.

6. For any underground facilities included in the line extension, the Applicant shall provide, at no expense to the Company, rough grading (not more than three inches below finished grade) so that the underground facilities can be properly installed in relation to the finished grade level. If said line extension is to serve a residential subdivision, after rough grading, the Applicant shall install and maintain, at no expense to the Company, permanent survey stakes indicating all property lines in the subdivision. Applicant shall maintain the average ground elevation within six feet of any cable, conduit, wire, conductor or other underground facility thereafter at a level not to exceed twelve inches above or three inches below the grade level established at the time of installation of said underground facilities. Further, Applicant shall maintain the ground surface elevation in an area four feet wide around any transformer pad, subsurface transformer, junction vault or other support at an elevation of not less than three inches and not more than six inches below the base of any transformer mounted on a pad or other support and not more than six inches below the top of any subsurface transformer or junction vault; provided, however, that changes in the ground surface elevation in excess of the limits herein prescribed may be permitted upon written consent of the Company.

7. Upon execution of this Agreement and compliance in full by the Applicant with all conditions to be performed by him as contained herein and in the Rate Schedule, the Company, subject to weather, labor disputes, availability of necessary materials, and any other cause beyond the reasonable control of the Company, shall construct such line extension. Notwithstanding the foregoing, if, in the sole judgment of the Company, it does not appear that all of the customers (or their equivalent) upon which the "Free Footage Allowances" and/or the "Company's Share of Cost" (as the case may be) is based, as stated in said "Computation of Line Extension Deposit and Contribution," will in fact require and be prepared to receive electric service upon completion of such line extension, the Company may, upon notice thereof to the Customer, postpone construction of said extension until such time as, in the sole judgment of the Company, permanent customers requiring such quantity of electricity will require and be prepared to receive electric service. In the event of such postponement by the Company the Applicant may, upon notice thereof to the Company, cancel this Agreement at any time prior to the commencement of installation of said line extension by the Company. If prior to the end of any such postponement by the Company, the "Line Extension Deposit Subject to Refund" required for installation of such line extension increases or decreases due to changes in the estimated cost, the Company may, prior to construction of such line extension, require the Applicant to (1) execute an amendment to this Agreement reflecting said changes in cost and (2) pay such additional cost. If the Applicant fails to execute such amendment and pay such additional costs within thirty (30) days after presentation of such amendment to the Applicant, or if any such postponement of construction continues for more than twelve months, the Company may, upon notice thereof to the Applicant, cancel this Agreement. In the event of such cancellation either by the Applicant or by the Company as aforesaid, the Company shall refund all payments made to it hereunder by the Applicant, without interest.

8. If at any time more than sixty (60) days after the effective date of this Agreement and prior to commencement of installation of said line extension by the Company the "Line Extension Deposit Subject to Refund" and/or nonrefundable contribution(s) required for installation of such line extension increase or decrease due to changes in the Rate Schedule, the Applicant will be required, prior to installation of such line extension, to (1) execute an amendment to this Agreement reflecting said changes, and (2) pay any additional amounts required by the Company as a result of said changes. If the Applicant fails to execute such amendment and pay such additional amounts, if any, within thirty (30) days after presentation of such amendment to the Applicant the Company may, upon notice to the Applicant, cancel this Agreement. In the event of such cancellation by the Company as aforesaid, the Company shall refund all payments made to it hereunder by the Applicant, without interest.

TERMS AND CONDITIONS (CONT.)

9. The Applicant shall have no ownership in said line extension by reason of any payment made hereunder. This Agreement and the installation and operation of said line extension shall be subject to the Rate Schedule as may be applicable including Rule C6.1, "Overhead Extension Policy," and C6.2, "Underground Policy," copies of which will be furnished to the Applicant upon his request. This Agreement and the benefits and obligations thereof may be transferred by the Applicant only upon the Company's prior written consent. Any other attempted transfer by Applicant shall be void.

10. All notices require hereunder shall be in writing and shall be sent by United States mail or delivered in person to the parties at their respective addresses as set forth in Part I. Either party may at any time change the addressee or address to which notices to it are to be mailed or delivered by giving notice of such change to the other party.

11. With respect to the subject matter hereof, this Agreement supersedes all previous representations, negotiations, understandings or agreements, either written or oral, between the parties hereto or their representatives, and constitutes the entire agreement of the parties.

12. This Agreement may be executed and delivered in counterparts, including by a facsimile or an electronic transmission thereof, each of which shall be deemed an original. Any document generated by the Parties with respect to this Agreement, including this Agreement, may be imaged and stored electronically and introduced as evidence in any proceeding as if original business records. Neither Party will object to the admissibility of such images as evidence in any proceeding on account of having been stored electronically.

13. Additional Items

Consumers Energy
Count on Us®

Amount Due:	$32,863.00
Please pay by:	March 19, 2026

CITY OF IONIA
PO BOX 496
IONIA MI 48846-0496

Invoice Number	9328804104
PO Number	
PO Date	
Bill Date	03/05/26

Account: 3000 2582 0071

242 S STEELE ST IONIA - ELECTRIC UTILITY INSTALLATION - NOTIFICATION NUMBER (s): - 1075101494 - - - 1076469136 - - -

NONENERGY INVOICE

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Electric UnderGround Refundable Contract	1.0 EA	$32,798.00	$32,798.00
Electric Underground Srvc General Srvc	10.0 FT	$6.50	$65.00

TOTAL DUE: $32,863.00

See Page 2 for Payment Options.

Consumers Energy is regulated by the Michigan Public Service Commission, Lansing, Michigan

INVOICE QUESTIONS - Contact: Bridget Datema -616-268-6868 -

Fold, detach and mail this stub with your check made payable to Consumers Energy. Please write your account number on your check.

Consumers Energy
Count on Us®

Account: 3000 2582 0071

CONSUMERS ENERGY
CEM Support Ctr - Lansing RM 122
530 W Willow St
Lansing, MI 48906-4754

PREPAYMENT REQUEST

Amount Due:	$32,863.00
Please pay by:	March 19, 2026
Enclosed:	

6 330039207592 000032863003 0000 2056 9 300025820071 H

Ways to pay your nonenergy bill:



Same-day payment
ConsumersEnergy.com

Discover® MasterCard®
Visa® or eCheck



Same-day payment
866-329-9593

Discover® MasterCard®
Visa® or eCheck



By mail
Check, money order

Consumers Energy
Payment Center
P.O. Box 740309
Cincinnati, OH 45274-0309



In person
Cash, check, card
or money order

Varies by authorized payment location

Fee may apply

GO-READY Checklist
Natural Gas & Electric Request

This form is required to schedule your service installation, retirement, or relocate request. If any of the requirements below are not met upon our arrival, Consumers Energy reserves the right to reschedule your project.

Complete the section below based on your type of service (Permanent Retirement or Install/Relocate/Partial Retirement) request.

Check all requirements on the applicable checklist before returning this document.

Return this completed checklist by email poboxceservicerequest@cmsenergy.com (preferred), Fax: 517-374-2424, or to your assigned project coordinator. *If none of these options are available, mail your completed checklist to: Consumers Energy, WM&CD Support Center, Lansing Service Center, Room 122, 530 W. Willow St., Lansing, MI 48906*

Customer Information			
Notification Number:	1075101494	1076469136	
Service Address:	242 S STEELE ST, IONIA		
Has your payment been submitted to Consumers Energy?	☐ Yes	☐ No	☐ N/A

Permanent Retirement					
Type of Retirement:	☐ Electric	☐ Gas	☐ Both	Is the site ready for retirement?	☐ Yes ☐ No
Printed Name:					
Signature: Here				Date:	

Install, Relocate, and Partial Retirements	Yes	N/A
Has your gas meter location been clearly marked and/or your electric meter socket properly installed at the agreed upon location?	☐	☐
Has your electric meter been inspected and approved by the local city/township inspector?	☐	☐
Is the site at rough grade (within 3" of final grade)?	☐	☐
Is a 12-foot-wide path clear of debris and construction equipment?	☐	☐
Are site ready photos included? Submit site ready photos with this checklist, see Customer Site Readiness Photo Instructions (attached) for photo submission requirements.	☐	☐
Is the site ready for partial retirement?	☐	☐
Are you ready for your temporary electric service to be removed when permanent service is turned on? If not ready, please wait to return this form. (Select N/A if you arranged a separate temporary service with your Project Coordinator or are Gas Only project.)	☐	☐
Type of partial retirement	☐ Electric ☐ Gas ☐ Both	☐ N/A

Private Underground Facility

Reduce the risk of damage by making Consumers Energy aware of any privately owned underground facilities or buried obstructions by clearly identifying the facility location. Mark or expose the following facilities or obstructions including, but not limited to:

	Yes	N/A		Yes	N/A		Yes	N/A
Septic tank (existing or future)	☐	☐	Underground yard lighting	☐	☐	Conduit	☐	☐
Drain field (existing or future)	☐	☐	Sprinkler systems	☐	☐		☐	☐
Well (existing or future)	☐	☐	Electronic dog fence	☐	☐		☐	☐

Additional Comments:

These facilities must be marked with stakes, spray paint, or flags. Consumers Energy and/or its agents will not be held responsible for damage that occurs to privately owned underground facilities that are not properly marked before service installation. After services are installed, excavation will be backfilled. Final restoration to private/customer-owned property is your responsibility.

Printed Name: _____

Signature: Here _____ Date: _____

EASEMENT FOR ELECTRIC FACILITIES

SAP# 1075634009/1076469136
Design# 11840474/11862615
Agreement# MI00000090515

CITY OF IONIA, a Michigan municipal corporation, whose address is PO Box 496, Ionia, Michigan 48846 (hereinafter "Owner")

for $1.00 and other good and valuable consideration [*exempt from real estate transfer tax pursuant to MCLA 207.505(f) and from State real estate transfer tax pursuant to MCLA 207.526(f)*] grants and warrants to

CONSUMERS ENERGY COMPANY, a Michigan corporation, One Energy Plaza, Jackson, Michigan 49201 (hereinafter "Consumers")

a permanent easement to enter Owner's land (hereinafter "Owner's Land") located in the City of Ionia, County of Ionia, and State of Michigan as more particularly described in the attached Exhibit A to construct, operate, maintain, inspect (including aerial patrol), survey, replace, reconstruct, improve, remove, relocate, change the size of, enlarge, and protect a line or lines of electric facilities in, on, over, under, across, and through a portion of Owner's Land (hereinafter "Easement Area") as more fully described in the attached Exhibit B, together with any pole structures, poles, or any combination of same, wires, cables, conduits, crossarms, braces, guys, anchors, transformers, electric control circuits and devices, location markers and signs, communication systems, utility lines, protective apparatus and all other equipment, appurtenances, associated fixtures, and facilities, whether above or below grade, useful or incidental to or for the operation or protection thereof, and to conduct such other activities as may be convenient in connection therewith as determined by Consumers for the purpose of transmitting and distributing electricity. Consumers may attach additional lines outside the Easement Area, running laterally from a line within the Easement Area to the South edge of Owner's Land, in which event the Easement Area shall include a 30.00-foot-wide strip of land, being 15.00 feet on each side of each such lateral line.

Additional Work Space: In addition to the Easement rights granted herein, Owner further grants to Consumers, during initial construction and installation only, the right to temporarily use such additional work space reasonably required to construct said lines. Said temporary work space shall abut the Easement Area, on either side, as required by construction.

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

Trees and Other Vegetation: Owner shall not plant any trees within the Easement Area. Consumers shall have the right from time to time hereafter to enter Owner's Land to trim, cut down, and otherwise remove and control any trees, brush, roots, and other vegetation within the Easement Area. Consumers shall have the right from time to time hereafter to enter Owner's Land to trim, cut down, and otherwise remove and control any trees, brush, or other vegetation located outside of the Easement Area which are of such a height or are of such a species whose mature height that in falling directly to the ground could come into contact with or land directly above Consumers' facilities.

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

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

Exercise of Easement: Consumers' nonuse or limited use of this Easement shall not preclude Consumers' later use of this Easement to its full extent.

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

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

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

Date: _____ Owner: CITY OF IONIA, a Michigan municipal corporation

_____
Signature

By: _____
Print name

Its: _____
Print title

Acknowledgment

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

on _____ by _____,_____of
Date Name Title

City of Ionia, a Michigan municipal corporation, on behalf of the corporation.

_____
Notary Public

_____
Print Name

_____County, _____

Acting in _____ County

My Commission expires: _____

PROPERTY OWNERS MAIL SIGNED EASEMENT TO:
Connie Hardman
Consumers Energy Company
4141 Wilder Road
Bay City MI 48706
ROW Manager: Michael Loper

Prepared By:
Kelsea Reichard, 12/26/25 EP7-464
Consumers Energy Company
One Energy Plaza
Jackson, MI 49201
Revised By: Kelsea Reichard 3/3/26

REGISTER OF DEEDS OFFICE USE ONLY
Return recorded instrument to:
Carrie J. Main, EP7-464
Consumers Energy Company
One Energy Plaza
Jackson, MI 49201

EXHIBIT A

Owner's Land

Land situated in the City of Ionia, County of Ionia, State of Michigan:

A parcel of land in the Southwest 1/4 and Northwest 1/4 of Section 19, Town 7 North, Range 6 West, described as: beginning at the intersection of Eht East line of Steele Street with the South line of the Grand Trunk railroad right of way; South 02 degrees 00 minutes East 522.00 feet along the East line of Steele Street; North 89 degrees 01 minutes East 650.00 feet; North 02 degrees 00 minutes West 522.00 feet; South 89 degrees 01 minutes West 650.00 feet along the South line of the Grand Trunk railroad right of way to Point of Beginning.

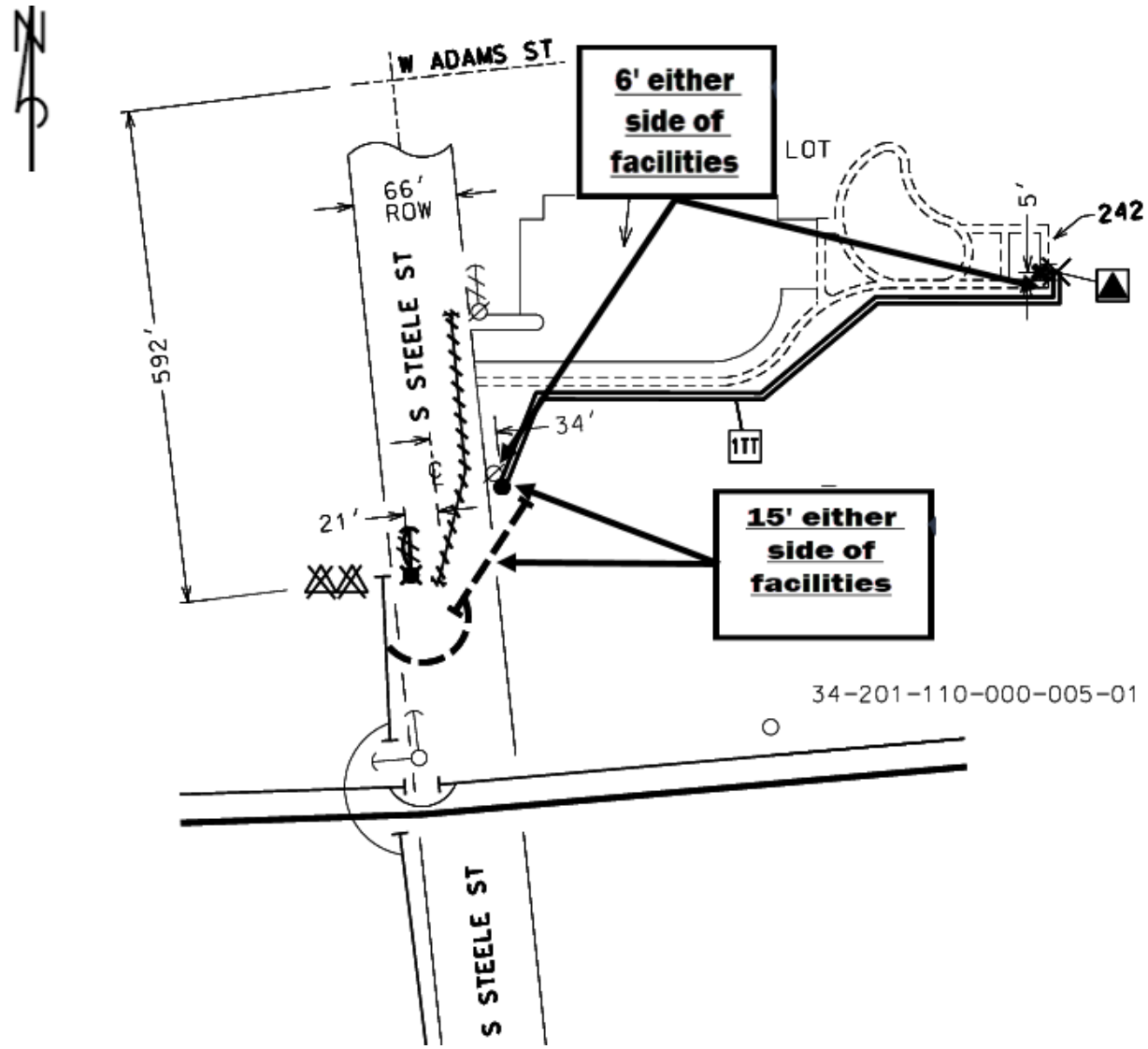
Also known as: 242 South Steele Street, Ionia, Michigan 48846

Parcel ID: 34-201-110-000-005-01

EXHIBIT B

Easement Area

Being 15.00 feet on each side of the facilities of the line constructed on Owner's Land, the facilities to be located approximately as shown in the attached drawing and a 15.00 feet on each side of the facilities of the line constructed on Owner's Land, the facilities to be located approximately as shown in the attached drawing.



CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.2

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: April 1, 2026

RE: Schedule Special Meeting for FY26-27 Budget Work Session

Background:

As has been past practice, it is requested City Council schedule a special meeting for the purpose of reviewing the proposed FY26-27 City budget. It is customary to schedule this meeting prior to the regular May meeting at 5:30 PM, Wednesday, May 6, 2026 with the regular meeting to follow at 6:30 PM.

Requested Action / Motion:

It is requested City Council consider a motion to schedule a Special City Council Meeting for 5:30 PM, Wednesday, May 6, 2026 for the purpose of reviewing the proposed FY26-27 budget.

Motion By: **Seconded By:**

Roll Call Vote:				
	Lee	___	Winters	___
	Cook	___	Patrick	___
	Millard	___	Waterman	___
	Starr	___	Cowling	___
		Milewski ___		

CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.3

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: April 1, 2026

RE: Wellhead Protection Plan - 2026 Update

Background:

The 1986 amendments to the Safe Drinking Water Act include specifications that can be used by communities to establish Source Water Protection Programs (SWPP), designed in turn to protect groundwater supplies. Such programs also include the creation of Wellhead Protection Plans (WHPP), which shows the delineated wellhead protection area, identifies all potential contaminant sources within the protection area, and develops a management plan. Additionally, the program involves public education activities and an opportunity to meet and review the plan.

In Michigan, SWPPs are voluntary, but communities with current SWPPs receive higher scores for State Revolving Fund (SRF) applications to improve aging water infrastructure. The City of Ionia first completed a WHPP in 2000-2001 and recently took steps over the last 18 months to update its WHPP. The updated WHPP follows this document.

Key features and updates in the 2026 WHPP are as follows:

- The wellhead delineation area remains the same as it was in 2000, even though pumping rates have declined by approximately 39% as of 2025, from 2.6 million gallons per day to 1.6 million gallons per day.
- The contaminant source inventory, which identifies existing and potential sources of contamination within the WHPA has improved since 2000,with a reduced number of identified potential sources of contamination.
- Recent education efforts include the development of a flyer describing SWPP activities and a survey of potential environmental concerns, which was mailed to all water customers in 2025. Property owners outside the City, but within the wellhead protection area were also mailed this information.
- Plan management activities were reviewed and reaffirmed for continuation under the updated plan, Examples of management activities include:
    1. Facility inspections promoting best management practices
    2. Public education activities
    3. Confirming ordinances/sanitary codes
    4. Conducting household hazardous waste collections

Requested Action / Motion:
It is requested the Ionia City Council consider making a motion to adopt Resolution 2026-07, a Resolution to set forth the City of Ionia's Policy and Administrative Procedures to Protect the Municipal Groundwater Supply, which includes adoption of the 2026 City of Ionia Wellhead Protection Plan.

Motion By: **Seconded By:**

Roll Call Vote:	Lee	___	Winters	___
	Cook	___	Patrick	___
	Millard	___	Waterman	___
	Starr	___	Cowling	___
		Milewski	___	

CITY OF IONIA
CITY COUNCIL
COUNTY OF IONIA, MICHIGAN

A RESOLUTION TO SET FORTH THE CITY OF IONIA'S POLICY AND ADMINISTRATIVE PROCEDURES TO PROTECT THE MUNICIPAL GROUNDWATER SUPPLY

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 1st day of April, 2026, at 6:30 p.m., there were:

PRESENT:
ABSENT:

The following resolution was offered by Councilmember _____ and seconded by Councilmember _____:

WHEREAS, the City of Ionia recognizes the importance if its groundwater supply as a natural resource used for human consumption; and

WHEREAS, it is within the responsibility of the City of Ionia as a public water supplier, to consider the health, safety and welfare of the community and its customers; and

WHEREAS, groundwater contamination can and does occur as a consequence of a variety of land use activities;

WHEREAS, it is desirable to preserve and protect the quality and quantity of our groundwater resources to assure a continued safe, adequate, and useable supply both now and in the future; and

WHEREAS, the protection of current and potential future sources of groundwater used for drinking water is worthwhile from the standpoint of resource protection; and

WHEREAS, state, county, and municipal laws and regulations require certain land uses to obtain permits and approvals for construction and operation; and

WHEREAS, state agencies are not always aware of new development proposals and the owners or developers of proposed new land uses are not always aware of state, county, and municipal permit and approval requirements; and

WHEREAS, local government officials, through adopted zoning ordinances, have the legal authority to review and/or approve land uses for the purposes of meeting the needs of the state's residents for natural resource protection and public services, including public water supplies;

NOW, THEREFORE, BE IT RESOLVED, that the City of Ionia agrees to take action to protect the immediate Wellhead Protection Area and take steps to determine and update the zone of contribution to the wells or well fields in compliance with the State of Michigan Wellhead Protection Program; and

BE IT FURTHER RESOLVED, that the City of Ionia will issue no zoning permit or special land use permit until such time that all required municipal, county, state, or federal environmental permits or approvals have been obtained, and/or there is evidence that proper application to the responsible municipal, county, state, or federal agencies has been made and significant issues affecting the Wellhead Protection Area have been addressed. An Environmental Permits Checklist and Hazardous Substances Reporting Form are hereby adopted for administrative use when new, changed or expanded land use activities are proposed.

Upon a call of the roll, the vote was as follows:

AYES:
NAYS:
ABSTAIN:
ABSENT:

RESOLUTION 2026-07 DECLARED ADOPTED.

_____

Jonathan T. Bowman, City Clerk
City of Ionia
114 North Kidd Street
Ionia, Michigan 48846
Telephone No: (616) 527-4170

CERTIFICATION

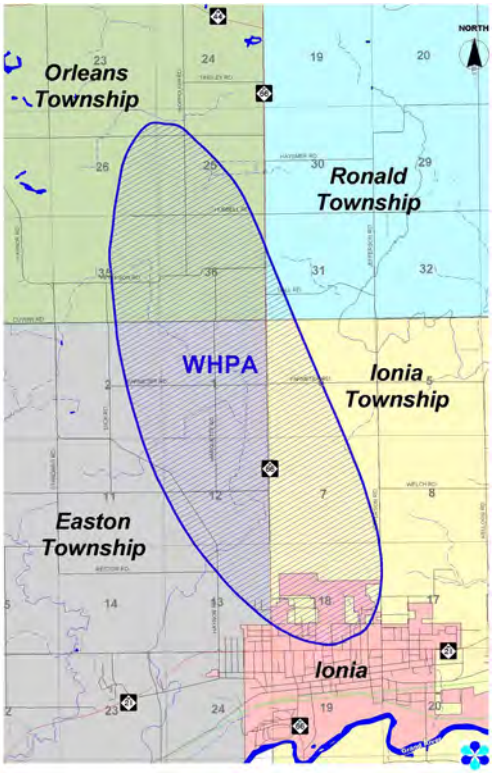
I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Ionia, County of Ionia, State of Michigan at a regular meeting held on April 1, 2026, at 6:30 PM and that the public notices of said meeting were given pursuant to Act No. 267 of the Michigan Public Acts of 1976 and that minutes of the meeting were kept and will be or have been made available as required by the Act.

_____

Jonathan T. Bowman, City Clerk
City of Ionia
114 North Kidd Street
Ionia, Michigan 48846
Telephone No: (616) 527-4170

SOURCE WATER PROTECTION PROGRAM
CITY OF IONIA, MICHIGAN

MARCH 2026



PEERLESS MIDWEST INC.
An Employee Owned Company

Indiana - Michigan - Illinois - Colorado

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APPENDIX A City Well Logs
APPENDIX B MDEQ/EGLE WHPA Delineation Approval Letters, Well Usage Table
APPENDIX C Local Planning Team Meeting Documentation
APPENDIX D General Risk Criteria & Potential Sources of Contamination
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APPENDIX F Example Environmental Permits Checklists
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APPENDIX H Contingency Plan & Emergency Notification Form

Source Water Protection Program
The City of Ionia, Michigan

March 2026

1.0 INTRODUCTION

The 1986 Amendments to the Safe Drinking Water Act require communities to establish Source Water Protection Programs (SWPP) to protect their groundwater supplies. Community groundwater suppliers are encouraged to delineate the Wellhead Protection Area (WHPA) for their production wells, identify all contaminant sources within the WHPA, conduct public education activities, and develop a management plan for the WHPA. The WHPA is defined as the land surface and subsurface area surrounding a wellfield through which water, or contaminants, can enter the ground and move toward the wellfield within a specified period of time. Unlike many SWPPs around the country, Michigan's SWPP is voluntary. The City of Ionia has proactively chosen to protect its water supply by implementing a SWPP. Michigan's SWPP includes the following primary elements:

1) **WHPA Delineation**
2) **Roles & Responsibilities (Local Planning Team)**
3) **Contaminant Source Inventory**
4) **WHPA Management**
5) **Contingency Plans**
6) **Plan for New Wells**
7) **Public Education & Participation**

The City of Ionia completed their original WHPA delineation in 2000, and subsequent management plan in 2001. Upon approval of this SWPP Update, copies will be made available at the following locations in Ionia:

- Ionia Public Library, 126 E Main St.
- Ionia City Hall, 114 N Kidd St.

1.1 Location

Ionia, Michigan is located in central Ionia County approximately 30 miles northwest of Lansing, Michigan and 30 miles east of Grand Rapids, Michigan. The City of Ionia is located at the intersection of State Route M-21 and State Route M-66. The Grand River flows from east to west through the City directly south of the downtown area.

The town first began in 1831 when settlers led by Samuel Dexter came here from New York and began a settlement on the Grand River. As the community grew, it was platted in 1841 and incorporated as a village in 1865. It eventually organized into a city in 1873. Today, Ionia is the largest of the cities in the county and has a diverse economy, including auto parts manufacturing, metal fabrication and playing host each July/August to the Ionia County Free Fair, located at the fairgrounds on the Grand River. There are also many small businesses. The Michigan Department of Corrections is the largest employer in Ionia with three (3) prisons in the Ionia area. The downtown area is particularly noted for the preservation of its Victorian style, turn-of-the-century architecture [MultiMag, 1997].

The Ionia Public Utilities Department serves a population of approximately 12,249 people with potable water. Ionia has one (1) wellfield containing nine (9) sand and gravel wells (Wells 5A, 9A, 10A, 11A, 12A, 13A, 14A, 15, and 16A). The wellfield is located in the north-central portion of the City in Section 18, T7N, R6W (Figure 1). Geologic well logs for the City's wells are provided in Appendix A.

2.0 WHPA DELINEATION

Delineating the WHPA is the first step toward completion of the SWPP. The WHPA for the City of Ionia was delineated using computer modeling in 2000. The WHPA delineation report, completed by Peerless-Midwest in June 2000, and the resulting WHPA was approved by the former Michigan Department of Environmental Quality (MDEQ) in October 2000. The WHPA delineation was again approved for this 2026 update. Both the 2000 and 2026 MDEQ/ Michigan Department of Environment of Great Lakes and Energy (EGLE) approval letters are provided in Appendix B. This section summarizes the June 2000 WHPA Delineation report (see the full-report for WHPA modeling details and descriptions).

2.1 Glacial Geology

The City of Ionia lies in the southern-most edge of the North-central Lower Peninsula of Michigan. Coarse-grained, sandy outwash and glaciofluvial sediments deposited by the Lake Michigan and Saginaw Lobes characterize the area (Rheaume, S.J., 1991). Surface water drains toward the Grand River. The Grand River served as a glacial sluiceway where large quantities of glacial meltwater escaped from ice margins during the Wisconsinan Stage of glaciation, ranging from 10,000 to 24,000 years ago. Glacial outwash is composed of sand and gravel that is deposited and stratified as glacial ice melted. The melting ice produced broad plains of braided stream channels (Ashley, Shaw, and Smith, 1985). This outwash is consistently present as a sand and gravel unit throughout Ionia County. It serves as the main aquifer for the area. Clayey glacial till sequences typically overly the sand and gravel outwash deposits. The City's production wells are developed in the sand and gravel aquifer.

2.2 Bedrock Geology

The Ionia area lies in the south-central portion of the Michigan Basin. Glacial deposits overlie Pennsylvanian age sandstones and shales of the Grand River and Saginaw formations. Driller's logs from the area show depths to bedrock from 130 to 240 feet below the surface, and indicate that these sedimentary rocks are a source of groundwater for the area. In general, the bedrock in the area dips towards the northeast and can occur at depths of over 200 feet below the surface. The

clay, shale, sand, and gypsum of the Jurassic aged Red Beds formation can be found in bedrock topographic highs of the area, but are not a source of groundwater (Swanson, 1970).

2.3 Local Hydrostratigraphic Units

Well logs from residential, business, and municipal wells throughout the Ionia area were collected as part of the 2001 SWPP development. The information shows that one (1) main water-bearing formation exists in the Ionia area: a sand and gravel aquifer. Locally, the study area has a thick layer of clay till, usually a minimum of fifty feet, often greater than one hundred feet. The till layer is occasionally overlain by sand and gravel outwash near the surface. In addition, the till sequence sometimes has unsaturated outwash units and thin lenses of sand and gravel within it. The clay, sand and gravel mixture acts as an aquitard and provides some protection from the downward migration of potential contaminants into the underling aquifer. However, at some locations in the area, including the wellfield, the water levels in the sand and gravel aquifer are below the clay unit or the clay unit is not present, resulting in unconfined aquifer conditions. The aquifer appears to range from confined to unconfined conditions throughout the study area depending on the continuous nature of the overlying clay till. The City's wells and many other wells in the vicinity are completed in the sand and gravel aquifer. The main aquifer of focus for this study is the sand and gravel aquifer north of the Grand River occurring at elevations between 750 and 640 feet above mean sea level (AMSL). Wells that tap sand and gravel within the river valley and south of the river appear to be developed within a separate, deeper, artesian aquifer (occurring at elevations between 570 to 540 feet AMSL). Regionally and upgradient of the City's wells, groundwater flows from north-northwest to south-southeast in the sand and gravel aquifer.

2.4 Aquifer Hydraulic Properties

Several aquifer performance tests have been conducted at the City of Ionia's Wellfield. Average hydraulic conductivities from the tests range from 183 to 397 feet per day (assuming aquifer thicknesses of 50 to 60 feet) with storativities ranging from 0.2 to 0.01. Peerless-Midwest, Inc. conducted the most recent test at Well 16 in February 2000. The results of this 72-hour aquifer performance test showed an average transmissivity of 12,141 ft^2/day (221 ft/day hydraulic conductivity based on a thickness of 55 feet) and a storativity of 0.01. The average hydraulic conductivity from all of the previous aquifer tests was calculated to be approximately 275 ft/day

using an aquifer thickness of 50 to 60 feet. The final modeled hydraulic conductivity of the aquifer in the model was set at 260 ft/day.

2.5 Production Wells and Pumping Rates

Ionia has one (1) wellfield containing nine (9) sand and gravel wells. Well logs of the production wells are presented in Appendix A. The City provided historic pumping rates for 1997, 1998, 1999, and 2000. The total daily average groundwater withdrawal from the wellfield at that time was approximately 2.6 million gallons per day (MGD). Per MDEQ recommendations, the average daily total from the peak month over the 3-year period was used as input to the model. Due to anticipated growth, the total daily withdrawal from Ionia's Wellfield was modeled at a rate of 5.21 MGD or 696,890 ft^3/day, which is more than twice the actual daily average from this time period.

The current (2022-2024) usage of the wells was reviewed as part of this update to evaluate the applicability of the 2000 WHPA delineation. Table 1 reflects the current wells and/or previously associated well utilized in the 2000 WHPA delineation, if applicable and their usage. Additional details are available in Appendix B.

TABLE 1 Well Construction and Usage Details

Well	Diameter (in)	Depth (ft)	Screened Interval (ft)	Year Drilled	Modeled Pumping Rate[1] (ft^3/day)	Current Usage (ft^3/day)[2]	Percentage of Modeled Rate
Well 5A (5)	12	100	80-100	2023	696,890.20	217,840.7	31.26
Well 9A (9)	16	110	95-110	2015			
Well 10A (10)	12	105	90-105	2021			
Well 11A	12	107	77.10-107	1957			
Well 12A (12)	12	150	137-150	2020			
Well 13A (13)	16	171	161-171	2008			
Well 14A (14)	16	193	193-208	2004			
Well 15	16	180	142-149 170-180	1999			
Well 16A (16)	16	184	174-184	2013			

[1] Average Day of the Peak Month.

[2] Average Day Over 3 Years.

The current usage rates were calculated from the average monthly rate between 2022 and 2024. These values ranged from 46.75 million gallons (MG) per month to 48.43 MG per month. These values are significantly below (31.26% usage) the 2000 modeled rates. As such, the WHPA was not redelineated as part of this SWPP update.

2.6 WHPA Delineation Results

A two-dimensional, analytic, groundwater flow model was selected for the original delineation study (WinFlow). The model was calibrated to measured static groundwater levels in order to reproduce the regional flow pattern. Visual inspection and comparison of the measured potentiometric surface map and the modeled potentiometric surface map demonstrate that the model reproduced the regional flow pattern. The modeled groundwater levels also statistically match the measured water levels with a high degree of accuracy. Approximately 4% of the overall model response was due to error in computed head values.

The 1, 5, and 10 year time of travel (TOT) capture areas were delineated using numerical particle tracking. This was accomplished by tracing the movement of individual fluid particles through the groundwater flow system. Fluid particles may represent molecules of water or dissolved contaminants. The time-dependant capture zones are calculated for water only. Times of travel for contaminants may vary depending on the type of contaminant and physical, chemical or biological reactions that may occur in the aquifer. The reverse particle tracking option was used for the model. In this method, particles are started initially at the pumping well and their movement is tracked backwards in time.

Results of this study indicate the ten (10) year (3,650 days) time of travel (TOT) capture area for the City of Ionia's Wellfield is approximately 27,500 feet in length at its longest point and is approximately 9,500 feet wide at its widest point (Figure 2). The wellhead capture areas extend to the north-northwest from the wellfield. The ten (10) year wellhead capture area is approximately 4,779 acres (7.47 square miles) in area. The one (1), five (5), and ten (10) year captures areas are shown in detail on Figure 2 overlaid on USGS Topographic Maps. The State of Michigan requires management of the ten-year TOT capture area in order to minimize the threat of groundwater contamination.

3.0 ROLES & RESPONSIBILITIES

This element is designed to identify individuals responsible for development and implementation of the City's SWPP. The establishment of roles and responsibilities frequently requires the building of partnerships within the community and the participation and cooperation of many individuals or groups. Together, this team can determine how to tailor a source water protection program to meet the needs of the community. The dynamic aspect of source water protection emphasizes the importance of a team approach. The team can provide consistency in the program and ensure its continuance over time. [EGLE, 2024]. A local planning team (LPT) was established to help guide the present and future activities of the City of Ionia's SWPP. The following individuals representing City and County government, schools, adjacent municipalities, and citizens were involved with the SWPP LPT:

- **Joe Lafler –** Ionia City D.P.U. Director and CWO (Main SWPP contact)
- **Precia Garland**- Ionia City Manager
- **Jonathan Bowman**- Ionia City Assistant City Manager
- **Chris Hyzer –** Ionia City Finance Director
- **Lyndon Randall –** Village of Lyons DPW Superintendent
- **Corland McDiarmid-** Ionia City Department of Public Safety
- **Mike Avery-** Ionia Public Schools Facilities, Grounds, and Transportation Director
- **Mark Novak-** Ionia County Health Department
- **Geoff Petersen-** Ionia City Public Works Director

Ionia City Utilities Director/CWO (Joe Lafler): The City Utilities Director, who is also the City's Certified Water Operator (CWO), has direct daily interaction with the water system and infrastructure. The Utilities Director is also the designated SWPP Coordinator and thus responsible for timely updates of the SWPP. As the CWO, this representative is one of the most in-tune with the status and function of the system, and their input in updating the SWPP is monumental to producing an accurate and cohesive plan. They will also be responsible for updating the SWPP every six years or as the need arises.

Ionia City Manager (Precia Garland): The Ionia City Manager is responsible for assisting with implementing and coordinating municipal/ governmental related amendments to the SWPP. A copy of the complete SWPP report is available at their office.

Ionia City Assistant Manager (Jonathan Bowman): The Ionia City Assistant Manager, as the title suggests, works directly with and supports the City Manager. The Assistant Manager acts in a similar role as the City Manager by also facilitating governmental implementation and support of the SWPP, but brings their own ideas and suggestions to the team.

Ionia City Finance Director (Chris Hyzer): The City Finance Director is also a member of City Government, but works directly with the City's funds. This includes expenditures for the water utility. By incorporating the Finance Director into the LPT, potential updates to the SWPP that may be financially taxing (including but not limited to public education and outreach, obtaining property for future well fields, and SWPP management strategies) can be immediately discussed and considered.

Village of Lyons DPW Superintendent (Lyndon Randall): The Village of Lyons is located approximately 6 miles east of the City of Ionia. Although not located within the WHPA, having an adjacent municipality familiar with the WHPA is beneficial for many reasons, including emergency backup water or assistance with an emergency spill response.

City of Ionia Department of Public Safety (Corland McDiarmid): The City of Ionia Department of Public Safety would be one of the first responders to an accident within the WHPA. Their knowledge of and appropriate response to an accidental environmental spill or release could help prevent significant contamination to groundwater.

Ioinia Public Schools Facility, Grounds, and Transportation Director (Mike Avery): Boyce Elementary School is located within the WHPA. The Facility and Grounds Director would be responsible for cleaning up and reporting any spills that may potentially impact the aquifer. Their involvement in the LPT may prompt a more thorough and quick response, as well as the forethought to alert the SWPP Coordinator and potentially the Ionia County Health Department if necessary. They would also have the opportunity to combine grounds maintenance and interacting

with students, allowing for potential good groundwater steward learning opportunities on a daily and real-life basis.

Several miles of bus transportation routes are also located within the WHPA. Involvement of the Transportation Director of the LPT would be beneficial in the case of an accident or a spill to have the forethought to contact the SWPP Coordinator and possibly the Ionia County Health Department, if necessary.

Ionia County Health Department (Mark Novak): A large portion of the City's WHPA is located outside city limits. The Ionia County Health Department can assist the Townships and residents within them in preventing contamination to the aquifer. By implementing zoning ordinances, regular inspections of properties within the county, and providing educational material for residents, farmers, and businesses, the health department can help protect the City's drinking water source for years to come.

Ionia City Public Works Director (Geoff Petersen): The City Public Works Department's primary focus is maintaining and repairing city-owned streets. They also are responsible for maintaining parks, trails, and public open spaces, seasonal decorations, and general assistance with other departments. Similar to the Utilities Department, the Public Works Department is very "hands on" in the community on a daily basis, and is in a position to be both a good groundwater steward and also alert the Utilities Department of any observed actual or potential threats to groundwater.

A team meeting was held on March 26, 2026 to help guide and implement SWPP activities. The public notice, sign-in sheet, and meeting agenda are available as Appendix C. Most of the current LPT will continue to serve on the LPT for the foreseeable future to help guide SWPP updates and amendments. The LPT members have agreed to meet at least once every year hereafter (or more often, if warranted) to review and help guide SWPP updates and amendments.

4.0 CONTAMINANT SOURCE INVENTORY

Michigan's SWPP requires the identification of sources of contamination within the WHPA. As a minimum, known and potential sites of environmental contamination should be included on a contaminant inventory list. Known sites of environmental contamination may include leaking underground storage tanks, Superfund (NPL) sites, Michigan Part 201 sites of Act 451 (sites of environmental contamination), oil and gas contamination sites, and others. Potential sites may include underground and aboveground storage tanks, hazardous waste generators and others.

The goal of the contaminant source inventory is to identify existing and potential sources of contamination within the WHPA, which might represent a "threat" to the public water supply system (PWSS). A comprehensive knowledge of these "threats" is essential in the development and implementation of effective management and public education strategies within the local source water protection program.

Land use associated with agricultural operations, commercial facilities, manufacturing and industrial facilities, institutional facilities, and utility companies may also be considered potential sources of contamination. Abandoned wells left improperly sealed provide a direct conduit into the ground water system through which contaminants may migrate and should be considered as potential sources of contamination. [EGLE, 2024]

4.1 Land Use

Land use surveys within the WHPA can help determine the potential types of contaminants that may be present. Non-point source (NPS) pollution, unlike pollution from industrial and commercial sites, comes from many different sources. NPS pollution is caused by precipitation moving over and infiltrating into the ground. As the runoff moves, it picks up and mobilizes natural and synthetic pollutants, transporting them into lakes, rivers, wetlands, coastal waters, and our underground sources of drinking water (groundwater). NPS pollution is not typically isolated to one facility or site, but is generally the combined affect of numerous sites or large areas. The groundwater pollutants typically include:

- Excess fertilizers and pesticides from agricultural and residential areas;
- Oil, grease, and other chemicals from urban runoff and energy production;
- Salt from irrigation practices and road/highway deicing;
- Acid drainage from abandoned mines;
- Organic wastes from livestock, pets, and faulty septic systems;

Specific chemical contaminants that may occur from NPS pollution typically include: Nitrates, Bacteria, Salts, Oil & Grease, pesticides, and changes in pH. Certain land uses may also be considered "good" or beneficial to the underground aquifers. The beneficial land uses include:

- Wetlands, Prairies, Forests;
- Nature parks and/or preserves;
- Other mainly undeveloped or unused lands.

These types of land uses can actually purify surface water before it reaches aquifers or streams. In particular, wetlands can act as large contaminant "sponges" filtering out chemicals and/or bacteria before they reach the groundwater. Other open areas also filter and remove harmful agricultural chemicals, excess sediment, and bacteria. One example of open/undeveloped land is filter strips or conservation buffers along cultivated agricultural land. Conservation buffers slow water runoff, trap sediment, trap fertilizers, pesticides, pathogens, and other chemicals.

4.1.1 Results of Land Use Study

Figure 3 shows generalized land use/land cover data with National Land Cover Database (NCLD) information. As shown on Figure 3, the majority of the land use within the 10-Year WHPA is agricultural, wetland, or forest land. Land uses were divided into four (4) categories:

1. Wetland – Undeveloped, generally, low lying areas. Areas typically exhibited saturated or partially saturated surface soils, and/or open water.
2. Agricultural – Area used primarily for agricultural purposes (cultivated fields, grazing, orchards, etc.).

3. Developed – Includes residential, commercial, and industrial areas. Area used for sale of goods or services, miscellaneous sales, manufacturing facilities and or heavy commercial facilities, or dominated by residential homes and properties. Can include subdivisions or stretches of roadway dominated by residential dwellings.
4. Forest – Areas include deciduous, evergreen, or mixed forested areas.

The majority of the WHPA is used for non-commercial, non-industrial purposes. Note that some overlapping may exist between land use designations, such as dwellings located within agricultural areas or minor commercial facilities within residential areas. NPS pollution from agricultural activities is a significant concern within the City's WHPA, since the largest portion of the WHPA is classified as agricultural. However, a significant portion of the total WHPA is undeveloped open space and/or wetland area, which would help reduce agricultural pollution before the contaminants enter the groundwater.

4.2 Contaminant Source Inventory

Michigan's Wellhead Protection Rule requires the identification of contamination sources within the WHPA. As a minimum, known and potential sites of environmental contamination should be included on a contaminant inventory list. Known sites of environmental contamination may include leaking underground storage tanks (LUSTs), Superfund (NPL) sites, Michigan Part 201 sites of Act 451 (sites of environmental contamination), and oil and gas contamination sites. Potential sites for contamination include registered underground storage tanks (USTs), hazardous waste generators and ground water discharges (NPDES permit holders) (EGLE, 2024). These types of sites are typically listed on state and federal databases. Other sites may also have the potential to be a contaminant source, if the chemicals associated with the sites are improperly handled, stored, or discarded. For example, auto repair shops, which may not be listed on federal and state databases, have the potential to result in contamination of the groundwater if used oil, antifreeze, brake fluid, etc. is mishandled or improperly discarded. Potential contamination sources range from septic tanks, dry cleaners and underground gasoline storage tanks to landfills, urban runoff and pesticides applied on farm fields.

The sites were categorized as low, medium, or high risk based mainly on the criteria listed in Appendix D (Oregon DEQ, 1996). In general, the risk factors are defined as the following:

- LOW RISK = Unlikely to cause environmental damage to the soil or groundwater, unless a catastrophic event would occur. However, the potential for damage exists due to the type of operation, likely chemicals used or observed, or other practices that may occur at the site.
- MEDIUM RISK = The potential for environmental damage is greater due to the quantities of chemicals, type of operation, or type of storage apparently observed at the site. Environmental damage may occur from the mishandling, improper storage or use of chemicals that may be present at the site.
- HIGH RISK = Facility or site is more likely to cause environmental damage based on type of operation, likely chemicals stored, or even proximity to wellfield. Practices or types of operations apparently observed at the site are historically known to be sites of environmental damage at similar facilities. Best management practices or change in operation should likely be instituted to prevent an accidental release.

The facilities overall aesthetic appearance was also taken into account. As an example, an agricultural property with ASTs was generally considered medium or moderate risk, however, an agricultural property with ASTs and several 55-gallon drums and small containers of liquid scattered across the property was considered high risk. However, it is important to note that all portions of the WHPA were not inspected and no facility or site inspections were performed. The risk associated with the sites was based on appearance only and is speculative. As such, the results may change if further information becomes available during potential future inspections or interviews. Appendix D lists potential sources of contamination that were identified both during the "windshield survey" or inspection of the WHPA and from a national and state-wide database search.

4.2.1 Windshield Survey

The windshield survey was performed on May 1, 2025 by traveling through the WHPA on public roadways with maps and inventory forms. For each location (address), the land use activity category and apparent activities present at that location were identified, along with other information such as map location, potential chemicals present, etc.

As shown in Appendix D, 39 unregulated sites were identified within the 10-Year WHPA with a potential to contaminate the groundwater. Five (5) of these sites have been added since the 2001 management plan. Figure 4 shows the locations of all 39 sites identified by corresponding Map ID Number with the table in Appendix D.

4.2.2 Federal & State Database Search

A comprehensive database search was conducted by Environmental Data Resources, Inc. (EDR) on April 30, 2025. The regulated PCSs include environmental spills, a former gas station and a former auto service station. The table in Appendix D provides a summary of the regulated PCSs. Figure 4 shows the locations of the possible regulated sources of contamination keyed to the Map ID listed in Appendix D. Additionally, a reduced copy of the EDR Report is available in Appendix D.

As shown in Appendix D, 12 regulated sites were identified within the 10-Year WHPA with a potential to contaminate the groundwater. Five (5) of these sites have been added since the 2001 management plan. Figure 4 shows the locations of all 12 sites identified by corresponding Map ID Number with the table in Appendix D.

The majority of all the potential sources were identified as ASTs without secondary containment. Secondary containment can contain accidental spills and releases that may occur and is considered a best management practice (BMP) for ASTs. However, secondary containment for ASTs is not required by law in Michigan unless the AST contains more than 1,100 gallons. It is important to note that the contents and integrity of containers and ASTs/USTs were not inspected or observed. They may or may not contain chemical substances.

4.3 WHPA Flyers & Surveys

A flyer describing SWPP activities and a survey of potential environmental concerns was sent out with the 2025 annual Consumer Confidence Report (CCR). A copy of the flyer/survey is included in Appendix E. Property owners within the WHPA and outside Ionia city limits were also mailed

the flyer/ survey. A list of these property owners is provided in Appendix E. The front portion of the flyer describes the City's SWPP activities and shows a map of the 10-year WHPA. The back depicts the environmental survey portion of the flyer. Seven (7) general environmental questions were asked of residents. Abandoned wells were highlighted, since the City plans to aggressively pursue the proper closure of abandoned wells within the WHPA.

4.4 Conclusions & Updates

A contaminant source inventory has a number of benefits to a community. It identifies the potential sources of contamination and land uses that could threaten the groundwater so that a community can take appropriate action to manage those sources before their wells become contaminated. By knowing where potential contamination sources are located, it can be used by a community in the event of a contamination incident to focus the investigation and direct mitigation and management efforts. Further, it can be a valuable tool for siting new wells. A contaminant source inventory also provides an opportunity to educate the public and local officials, about groundwater protection. Educating the public by involving them in the protection effort benefits the community through increased public awareness, involvement in environmental issues, and increased communication between the local government and the citizens of the community.

The City of Ionia's Contaminant Source Inventory (CSI) portion of its SWPP will provide these benefits. However, efforts must be continued to update and amend the CSI. The SWPP LPT and the City have agreed to update the CSI annually during their LPT meetings. Efforts will also be made to persuade property owners to change potentially harmful environmental practices.

5.0 WHPA MANAGEMENT

The goal of the management plan is to specify how actual and potential sources of contamination in a WHPA will be managed in order to prevent them from reaching the aquifer. Each community may custom design a plan and select the control measures which are most appropriate for their plan. Management approaches may involve a variety of activities including facility inspections, land-use regulations, operational policies, best management practices, public information, and education. To help communities attain this goal, wellhead protection areas are considered as special management areas by many supporting organizations. The state, for example, will give special attention to facilities and properties within a wellhead protection area when conducting underground storage tank inspections, granting ground water discharge permits or inspecting hazardous waste sites. [EGLE, 2024].

Management strategies selected for implementation should be feasible options that help protect the drinking water from the specific potential contaminants within the WHPA. Management strategies may be either regulatory or non-regulatory in nature. Some examples of regulatory management options are:

- Zoning ordinances;
- Source or use prohibition;
- Design or operating standards; and
- Site plan reviews.

Some examples of non-regulatory management options include:

- Facility inspections and best management practice implementation;
- Public education;
- Groundwater monitoring;
- Reduction of salt usage and dust inhibitors on roadways;
- Land acquisition or set-asides; and
- Household hazardous waste collection.

5.1 Selected Management Options

A thorough review of management options was performed by the LPT. Since Ionia and many surrounding Townships are not zoned communities, public education was selected to represent the majority of management activities. The comprehensive public education activities chosen by the LPT are detailed in Section 8.0 of this report. In addition, flyer/surveys were mailed or distributed to residents and businesses with the WHPA. The flyer/surveys discussed the importance of source water protection, included a map of the WHPA, and contained an environmental survey portion which residents were encouraged to fill out and return to the City. The flyers/surveys are discussed in detail in Section 4.3 and a copy of the flyer/survey is included in Appendix E. Table 2 outlines the management options chosen by the LPT and expected implementation dates:

TABLE 2 SWPP Management Activities & Implementation Dates

Management Activity	Implementation Date(s)
Extensive Public Education (see Section 8.0)	Updated 2026
Promote Household Hazardous Waste Collection	Ongoing
Survey/Letter to WHPA Residents/Businesses	April 2001 & Summer 2025
Environmental Permits Checklist	Renewed Spring 2026
Facility Inspections – Promote BMPs	Renewed Spring 2026
Incorporate SWPP into Master Plan	2002 & 2025
WHPA Road Signs	2001 (still active)
Ordinances/ Sanitary Codes	Updated 2026
Source Water Assessment	Spring 2025

Household Hazardous Waste Collections

The importance of properly disposing of household hazardous waste has been a topic of previous public education material and will continue to be in the future. As previously mentioned, household hazardous waste collection contact information for Ionia County was included on the SWPP flyer/surveys to (at a minimum) every resident and business within the WHPA in Summer 2025. The City hosts City Clean-Up days twice a year, where residents can dispose of household hazardous waste as well.

Environmental Permits Checklist

An environmental permits checklist, based on the MDEQ form, was implemented through the City and County Building Departments in 2002 for new facilities. A copy of the new (2022) EGLE environmental permit checklist, as well as one for Ionia County Health Department, are provided in Appendix F. Persons applying for building permits within the City's WHPA will be asked to complete the environmental permits checklist and return it to the building department prior to construction. The checklist will be sent to the City's Public Utilities Department for review. Once the Building and Utility Departments have reviewed the checklist, the permit holder may then be contacted to ensure proper environmental regulations are followed and best management practices are encouraged at the new facility. To date, no environmental permits have been sent to the City's Public Utilities Department. However, the SWPP Coordinator will reach out to the building department and verify/ reinforce that these permits are being requested of new builds within the WHPA going forward.

Facility Inspections – Promote BMPs

Environmental inspections of new and existing facilities were originally implemented in 2002. Best management practices (BMPs) will be promoted during the inspections. High risk facilities identified in the contaminant source investigation will be contacted for permission to inspect the premises. If the owner/operator grants permission, the facility will be inspected for potential contaminant sources and substandard environmental practices. The owner/operator will be given a list of options that could be instituted at the facility to improve environmental conditions. The options will be voluntarily instituted by the owner/operator. If the owner/operator refuses facility inspections, information on BMPs and other environmental improvements will be mailed to the facility. To date, no records that any facility inspections have been conducted were able to be located. As part of this update, the SWPP Coordinator will reach out to the identified facilities to gauge interest and conduct inspections at interested facilities.

Incorporate City of Ionia's SWPP into County Land Use Master Plan

The City of Ionia updated their Master Plan in November 2025. The updated Master Plan references the City of Ionia as a Type I Community Water Supply, servicing the City of Ionia as well as parts of Berlin, Easton, and Ionia Townships. It also references the 2002 Wellhead Protection Plan as an

effort to help protect the City's drinking water supply. A map of the City's Type I wells is provided as well. Relevant pages of the Master Plan are provided in Appendix G.

The City will continue to urge Ionia County officials to continue to incorporate support of the City's SWPP in the County's Master Plan for development and growth. Since the majority of the City's WHPA is located outside of the Ionia City limits, it is necessary for county and township governments to support the implementation of certain aspects of the City's SWPP. As an example, landfills or heavy chemical manufacturing may not be a desirable business entity within a WHPA. By supporting the City of Ionia's SWPP, county and township officials may consider WHPAs when identifying locations for future developments.

Another important step towards this support has been accomplished under the SWPP by obtaining Township Resolutions from all four (4) townships within the WHPA supporting the City's efforts. Copies of the resolutions from Easton, Ionia, Orleans, and Ronald Townships as well as a resolution from the City of Ionia are included in Appendix G.

WHPA Road Signs

A total of 16 WHPA road signs have been placed throughout the WHPA. Examples of all five types of signs are provided in Appendix G ("Orleans Township", "Ronald Township", "Ionia Township", "Easton Township", and "Public Utilities City Wellfield" in red lettering). The signs inform persons they are entering a "**DRINKING WATER PROTECTION AREA**" for the City of Ionia. The City of Ionia Public Utilities Department phone number is listed as an informational contact and 911 is listed as an emergency contact (see Section 6 for emergency situation plans). The signs will help educate and notify the public of the existence of the WHPA.

The need to replace these signs due to age was discussed as part of this update. It was suggested to the City that the current road signs delineating the WHPA be removed, and instead a general "**DRINKING WATER PROTECTION COMMUNITY**" signs be placed at the 4 major entrances/ gateway signs to the City (eastbound and westbound on M-21 and northbound and southbound on M-66). Several communities have converted to this option, given the security risk of delineating the WHPA with signage. The City is receptive to moving the signs rather than simply replacing the current ones, and will be evaluated for feasibility in the near future.

Ordinances/ Sanitary Codes

The City of Ionia has adopted a general water ordinance. The code is quite extensive and includes topics such as establishment of a municipal water system, water connections, cross-connection prevention, and water well restrictions. Code 1040.18 addresses mandatory connection for any property or structure that has City water "available". Installation of private water wells is prohibited where City water is available. Properties with private wells that become no longer operable/ repairable must connect to City water. Code 1040.21 addresses specific parcels that are known to have groundwater contamination and thus are not allowed to have water wells installed for any reason. A copy of the ordinance is provided in Appendix G.

Ionia County Health Department has also adopted a sanitary code. Section 4 of the code addresses groundwater, wells, and water supplies. The code regulates well drilling and sealing, location and setbacks of wells, improperly constructed wells, and permits, among other topics. A copy of Section 4 of the code ordinance is provided in Appendix G.

Source Water Assessments

In February 2025, EGLE conducted Source Water Assessments (SWAs) on each of the City's Community water supply wells. These assessments consider geologic sensitivity, well construction, groundwater quality, and potential contamination sources. The score is expressed both quantitatively as a points system, expressed as a Source Water Assessment Score (SWAS) and qualitatively (very low, low, moderately low, moderate, moderately high, high, very high) expressed as a Susceptibility Determination. Copies of the assessments are provided in Appendix G. Table 3 shows the scores for each well.

TABLE 3 Source Water Assessment Determinations

Well	Source Water Assessment Score	Susceptibility Determination
Well 5A (5)	185	Moderately High
Well 9A (9)	209	Moderate
Well 10A (10)	224	Moderately High
Well 11A	171	Moderate
Well 12A (12)	101	Moderate
Well 13A (13)	160	Moderately Low
Well 14A (14)	115	Moderately Low
Well 15	115	Moderately Low
Well 16A (16)	144	Moderate

6.0 CONTINGENCY PLAN

The goal of a contingency plan is the immediate and long-term protection of the wellfield by identification of personnel, testing equipment, procedures, and materials that can be used for the rapid correction or mitigation of environmental accidents, which might constitute a water supply emergency. A contingency plan includes response protocol, notification procedures and methods of containment. Accidents, which might directly impact the wells, need to be addressed with methods for isolating portions of the wellfield and/or providing water from an alternative source.

A water supply emergency may range in severity from a short-term power outage to the effects of a widespread natural disaster. For the purposes of source water protection, the most probable threat to a PWSS requiring an emergency response will be from a hazardous substance spill within the wellhead protection area. Such a spill may occur at a fixed location involving the handling or storage of chemicals or in association with a transportation related accident.

A comprehensive knowledge of the PWSS controls is critical in the case of a water supply emergency. Essential information such as the location of the WHPA, wells, distribution system, and isolating valves is critical to any emergency response situation [EGLE, 2024]. The City of Ionia updated its Water Supply System Contingency Plan in May 2025. The plan is provided in Appendix H and includes the following information:

- Water Well & Auxiliary Power Information
- Chemical Treatment Information
- Distribution Information
- Personnel Inventory (names and phone numbers)
- Contractors Available During an Emergency (names and phone numbers)
- Other Agency Names and Phone Numbers (MDEQ, Health Dept., etc.)
- Critical Users List (names, phone numbers, locations)
- Means of Public Notifications

Copies of the plan will be available at the following locations:

- Ionia County Health Department, 175 E Adams St.
- Ionia City Hall, 114 N Kidd St.
- Ionia Department of Public Safety, 239 E Adams St.
- Ionia Waste Water Treatment Plant, 720 Wells St.

Any older copies of the contingency plan should be discarded once the new copies are distributed.

The City of Ionia has completed the GIS mapping of its water supply distribution system, which would be available during an emergency. Hard copy blueprints of the system, including critical isolating valves, are located in the Director's office and three (3) field vehicles. A representative of the City's Public Utilities Department is available during all emergency situations via on-call phone (7 days a week – 24 hours a day). An Emergency Notification Report Form will be completed by a Public Utilities Department representative for every emergency spill within the WHPA. The form, based on the MDEQ example form is provided in Appendix H.

Training of Ionia County Central Dispatch personnel is ongoing. The importance of WHP and groundwater was emphasized, as well as procedures to follow in the event of a spill or other environmental emergency within the WHPA. Central dispatch personnel have been directed to call Joe Lafler, Utilities Director or the department's 24-hour phone in the event of an environmental emergency. Further, maps of the WHPA were given to city and county fire and police personnel for reference in the event of an environmental emergency in 2001.

Hazardous materials are routinely transported and used within the WHPA. State Route M-66 is a primary north-south highway through the county and several facilities that store or use hazardous materials were identified during the Contaminant Source Inventory within the WHPA. Both the county/township and city fire departments have contracts with Young's Environmental (Grand Rapids) for the proper clean-up of hazardous materials spills. The local fire departments have been directed to contain the spills until Young's Environmental arrives within one hour. Young's Environmental was sent a map of the City of Ionia's WHPA for reference in 2001.

Alternative water supplies will be available from within the system, by wellfield management, or from outside the system. If only specific wells are contaminated or threatened, the affected well(s) would be shut down and the City's other wells would be used. Water use restrictions may also be instituted, if needed. Public notification procedures would be implemented for water use restrictions. The "Plan for New Wells" may also be rapidly instituted to find alternate locations for water supply wells depending on the severity of the situation in the event several wells were affected.

Water from outside the system would be used as a last resort. The City of Ionia and the Village of Muir have reached an agreement to share water resources during an emergency situation. Water would be transported via potable water tank trucks (National Guard and/or local private company) from the Village of Muir to centralized locations throughout the City for distribution to the public. During an emergency situation of this magnitude, all or most of the City's wells would be non-operational.

7.0 PLAN FOR NEW WELLS

Another step towards completing a successful SWPP in Michigan is to establish a plan for new wells. Water supply expansion, due to increases in water use, will necessitate the need to develop new wells for the City of Ionia in the future. The existing wellfield currently utilizes nine (9) wells with possible plans for a tenth well in the future. Although water quality and quantity are considered good to excellent at this site, a different locality for new wells would be beneficial to the City for the following reasons:

1) The new wellfield would not be susceptible to the same potential and known sources of contamination as the existing wellfield.
2) The new wellfield would increase total capacity of the City's public water supply system.
3) The new wellfield, particularly if located within a different aquifer, would diminish potential groundwater mining activities that may or may not occur at the existing wellfield in the future (i.e. increased cone of depression and lowering of the water table due to pumpage exceeding or nearing aquifer recharge in the area).
4) The existing wellfield may be nearing its' sustainable yield. New wells would allow for increased production for the total system without harming the existing wellfield's aquifer.

However, new wells located in a different location may also have disadvantages. Foremost, the quality and quantity of groundwater may be inadequate or too expensive to treat in other locations. Remote well locations may require substantial capital improvements, including long stretches of water mains and potential booster stations to tap into the existing system. These factors, including potential sources of contamination and political factors, such as existing locations of municipal owned lands, must be considered when identifying likely areas for new wells. This section of the City of Ionia's Source Water Protection Plan, will focus on potential new well locations for water supply expansion and decentralization.

Where water supply expansion, increases in water use, or susceptibility of existing wells warrants future development of production facilities, a mechanism should be provided to incorporate the new facilities into the local SWPP. Systems that undergo expansion with the construction of new wells are strongly encouraged to adopt the source water protection concept. This is done because

WHPA delineation is easier (and less costly) at the time of construction, source water protection can be used to evaluate the availability of the groundwater resource at a site, and source water protection helps ensure that ground water resource development is occurring in an area which is not subject to contamination. A water supply assessment of the existing wellfield and possible sites for new wells should result in a better understanding of the existing ground water availability, the ability of the public water supply system to meet present demands for water, and the potential ability for new sites to meet this demand [EGLE, 2024].

7.1 Current Water Supply Assessment

7.1.1 Production Capacity Limitations

The City of Ionia's existing wellfield currently produces an average of approximately 1.6 million gallons per day (MGD). Individually, the wells have the capacity to produce over 6.5 MGD. However, this does not take into account interference effects from other wells and potential groundwater mining effects that may occur in the future. Well logs of the existing wells are provided in Appendix A.

General drawdown scenarios investigated with the WHPA delineation model indicate that a "water mining" condition may occur at the existing wellfield site with continued expansion and increased production in the same aquifer area. By increasing the total pumping represented with the WHPA model to 10.4 MGD, water levels in the wellfield fall near or below the screens of most of the wells. While the current City production hasn't increased since the previous WHPA delineation, in the extended future (10 to 20 years or more, depending on growth rates and climate) demand will likely outpace the physical aquifer capacity of the existing wellfield. An alternative location for new wells may be needed to increase the capacity of the City's public water supply system.

7.1.2 Environmental Limitations

Although the City's public groundwater supply is of good quality, sources of contamination could adversely affect the wellfield in the future. As shown in the CSI portion of the SWPP, some existing sources and many potential sources of contamination exist within the City's WHPA. Therefore, the wellfield is effectively "at risk" for contamination. Since, all of the City's wells are located within the same general wellfield area, the entire wellfield could be contaminated by an environmental disaster, leaving the City with no alternative water supply wells (information regarding emergency procedures for contamination and other disasters are described in the Contingency Plan portion of the SWPP – Section 6.0; Appendix H). By locating additional new wells in other areas within the current aquifer, the City would still have production capabilities in the event of a disaster of this type.

7.2 Evaluation of Potential Sites

7.2.1 Deep Sandstone Bedrock Aquifer – South Ionia

A potential location for new wells is at the Tuttle Road Water Tank Site and the Swartz Court Booster Station Site in south Ionia (Figure 5). At these sites, a deep sandstone bedrock well is an option. The deep sandstone bedrock aquifer would likely be tapped at the Tuttle Road Water Tank site and the Swartz Court Booster Station site in South Ionia (Figure 5). The sandstone aquifer is present at approximately 300 feet AMSL or 500 feet below the ground surface in the South Ionia area. The sandstone aquifer is grayish-white in color with specific capacities of 1.3 to 3.3 gpm/ft drawdown. However, the depth of the well would likely allow a well capacity ranging from 300 to 600 gpm, with a deep pump setting. The reported water quality is generally good and is comparable to water quality from the existing wellfield (K-Mart well sampling results). Susceptibility to contamination would be low to very low considering the thick sequences of clay and shale that lie above the aquifer in the area. These two proposed well locations would also be located very near existing water mains, allowing for minimal engineering and construction efforts to hook into the existing system.

7.2.2 Intermediate Sand and Gravel Aquifer – West Prison Sites

A potential well field located west of the City near the prison facilities would be completed in the same intermediate sand and gravel aquifer as the City's existing wells (Figure 5) at the prison sites west of the City (I-Max facility and the Bellamy Creek facility). The intermediate sand and gravel aquifer is the same aquifer tapped by the existing City wells. However, the water quality may be inferior to the existing wellfield due to reported higher levels of iron at these locations, which may require treatment. Susceptibility to contamination would likely be approximately the same as the existing wellfield, which is low to moderate. The wellhead protection area for these wells would likely extend to the north-northwest, much the same as the existing WHPA. These well locations would also be located near existing water mains, allowing for minimal engineering and construction efforts to hook into the existing system.

7.2.3 Deep Sand Aquifer – Grand River Valley Sites

A potential well field completed in the deep, confined sand and gravel aquifer present near the Michigan Reformatory Prison site on Wall Street is another option (Figure 5). The aquifer is present at approximately 500 feet AMSL or 100 feet below the ground surface in the river valley area. No water quality information is available. Susceptibility to contamination would be low considering the thick sequence of clay (approximately 80 to 100 feet thick) that lies above the aquifer in the area. This well location would also be located near existing water mains, allowing for minimal engineering and construction efforts to connect to the existing system.

7.3 Plan for New Wells Conclusions

In conclusion, new well sites would benefit the City's production capacity and limit the consequences of contamination to the existing wellfield. Since all of the City's wells are located within the same wellfield, the possibility of a catastrophic event, such as gross contamination, damaging all of the wells is greater. All three aquifer areas identified for possible new wells should be evaluated when the plan for new wells is initiated. Included with the hydrogeologic investigation, at that time, will be a draft WHPA delineation and a preliminary contaminant source inventory for the sites to help identify potential contaminant threats in the area.

8.0 PUBLIC EDUCATION & PARTICIPATION

The goal of this element is to actively involve and educate people who live and conduct business in the wellhead protection area in the development and implementation of the program. Local source water protection programs must ensure that public participation takes place by incorporating processes for involvement in each of the program elements. To generate interest and initiate participation, communities have focused on public education, information, and participation. Involving the public is one of the most important elements to a successful program. Source water protection cannot be completed without establishing strong partnerships and cooperation throughout the community. [EGLE, 2024]

Several public education and participation efforts have been accomplished and further efforts will continue in the near future. Table 4 lists the different activities and expected implementation dates.

TABLE 4 Public Education Activities & Implementation Dates

Activity	Implementation Date(s)
City of Ionia's Website	2026
City of Ionia's Facebook Page/ Social Media	2025 (ongoing)
Survey/Letter to WHPA Residents/Businesses	April 2001 (ongoing)
Nature Trail SWPP Posters	Spring 2002
Groundwater Week & Other Public Events	May 2002 (ongoing)
Public Meetings	May 2001 & May 2002
City of Ionia's Quarterly Newsletter	2025 (ongoing)
WHPA Road Signs	2001 (ongoing)

City of Ionia's Website

The City of Ionia's website at www.cityofionia.org/200/Public-Utilities continues to serve as a public education outlet for SWPP activities. Information regarding the City's Source Water Protection and Source Water Assessment is provided, as well as several public education/ groundwater protection flyers. The City will maintain the website and continue to add new information as is available.

City of Ionia's Facebook Page/ Social Media

The City of Ionia's Facebook Page serves as a public education outlet for SWPP activities, as well as emergency notifications. It is anticipated that a post will be made regarding the SWPP every six months, including maps and links to other sites where users can get additional information on source water protection and environmental activities.

Survey/Letter to WHPA Residents/Businesses

As previously mentioned and described in detail in Section 4.3, in Summer 2025, a flyer describing SWPP activities and a survey of potential environmental concerns was mailed to all residents and facilities within the City's 10-Year WHPA, as well as property owners outside city limits within the WHPA. A copy of the flyer/survey is included in Appendix E. The front portion of the flyer describes the City's SWPP activities and shows a map of the 10-year WHPA. The back depicts the environmental survey portion of the flyer.

Nature Trail SWPP Posters

As part of the SWPP plan development in 2001, informational posters were displayed at a local school nature trail/groundwater education outdoor classroom describing the City's SWPP efforts and groundwater education. The nature trail is a project spearheaded by the local Natural Resource Conservation Service (NRCS) office and the Ionia County Groundwater Stewardship. One of the main topics of the nature trail is groundwater, along with prairies, wetlands, and trees. The main trail billboard has two (2) full color posters with a map of the City's WHPA and descriptions and other figures describing the importance of source water protection. Boyce Elementary School, where the nature trail is located, is within the City's WHPA.

Groundwater Week & Other Public Events

The city hosts the famous "Ionia Free Fair" annually in July. The utility department is interested in having a booth at the fair to promote groundwater protection. Giveaways and information regarding the importance of groundwater and the City's SWPP will be discussed and distributed at the booth. The presence of the booth will be discussed at the LPT this summer prior to the fair.

Public Meetings

The City Council meetings are held on the first Wednesday of every month at the City Hall-Council Chambers. This meeting is open to the public. While not specifically designed to help educate the public about the City's SWPP, citizens are able to come and raise concerns and ask questions regarding the WHPA/SWPP.

WHPA Road Signs

As previously discussed in Section 5.1, a total of 16 WHPA road signs have been placed throughout the WHPA. Examples of all five types of signs are provided in Appendix G. The City of Ionia Public Utilities Department phone number is listed as an informational contact and 911 is listed as an emergency contact (see Section 6.0 for emergency situation plans). The signs will help educate and notify the public of the existence of the WHPA. It was suggested to the City that the current road signs delineating the WHPA be removed, and instead a general "**DRINKING WATER PROTECTION COMMUNITY**" signs be placed at the 4 major entrances/ gateway signs to the City. The City is receptive to moving the signs rather than simply replacing the current ones, and will be evaluated for feasibility in the near future.

9.0 CONCLUSIONS, UPDATES, & PLAN CONTINUANCE

The City of Ionia, Michigan has proactively chosen to protect its water supply by instituting and completing a comprehensive SWPP. The education and participation of the public is a primary component of the City's SWPP. Educating the public by involving them in the protection effort benefits the community through increased public awareness, involvement in environmental issues, and increased communication between the local government and the citizens of the community.

However, efforts must be continued to update and amend the SWPP in the future as new and modified information becomes available. The SWPP LPT and the City have agreed to update the CSI portion of the SWPP annually. Further, the City will attempt to inspect several high-risk sites identified in the CSI during this time period. Efforts will also be made to persuade property owners to change potentially harmful environmental practices. Several public education efforts are underway, which will increase community awareness, such as: information on the City's website; educational information on the City's quarterly newsletter; information on the City's Facebook page/ social media; informational billboards at a local school nature trail/groundwater education outdoor classroom describing the City's SWPP efforts and groundwater education. Further, sixteen (16) road signs have been placed on public roadways, which state that one is entering a WHPA and lists contact phone numbers for emergencies and further information. An environmental permits checklist, based on the MDEQ/EGLE form, is also being instituted through the City and County Building Departments for new facilities.

10.0 LIMITATIONS

These results and conclusions were based on the best available information at the time of this report using generally accepted practices of the profession, undertaking similar studies at the same time and under the same types of conditions. It is important to note that not every portion of the WHPA could be examined during the windshield survey, nor were any facility/site inspections performed. Observations were made from public roadways only. The risk associated with the sites was based on appearance only. Some revisions may and will be necessary should further data become available and/or conditions change. Peerless-Midwest's observations and opinions must not be considered as fact, but only as opinion based on our professional judgment concerning the significance of the information gathered during the course of this project. As such, no warranty and/or guarantee is expressed or implied.

PEERLESS-MIDWEST, INC.

Katelynn Shail

Katelynn Shail, P.G.
Manager of Hydrogeological Services

11.0 REFERENCES

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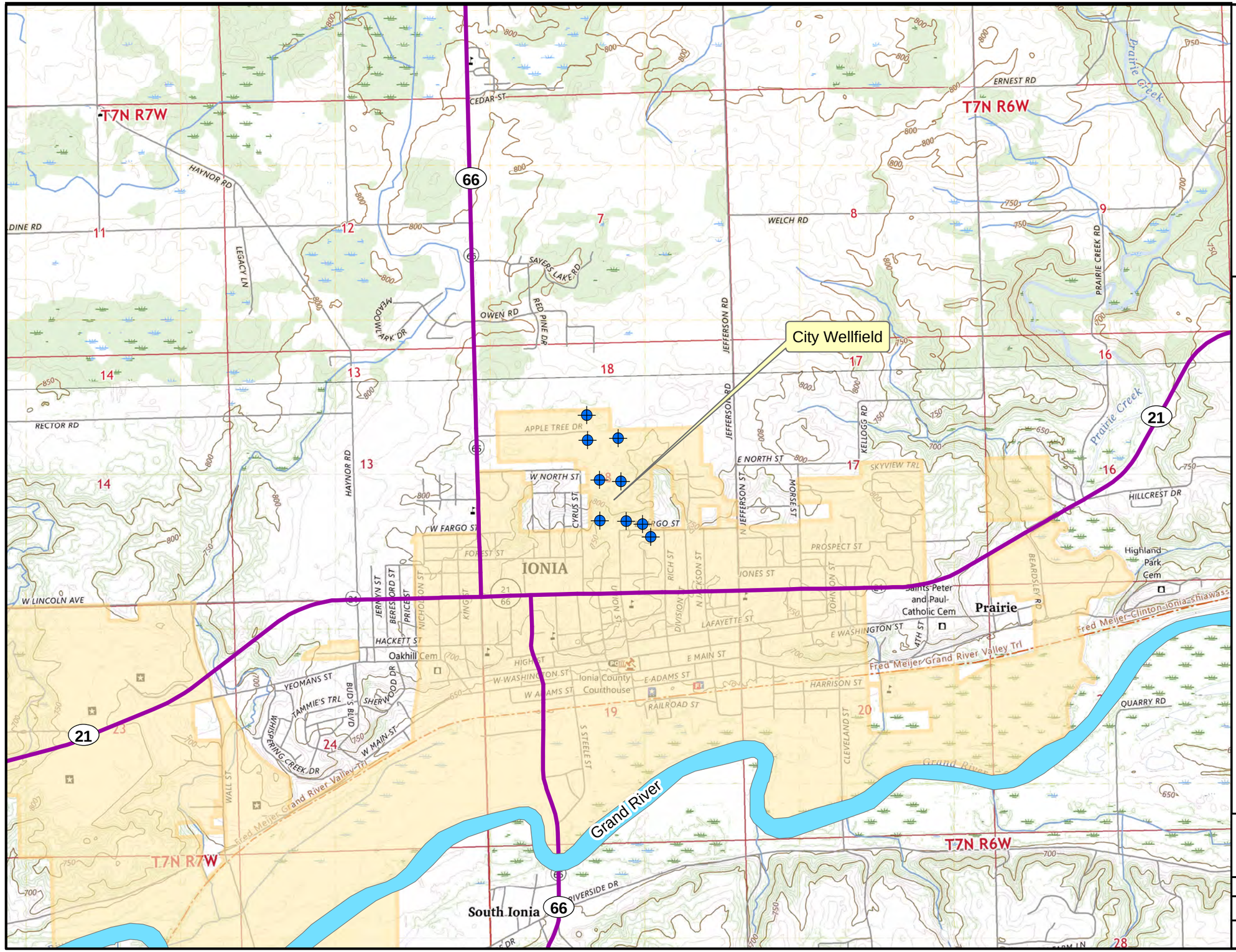
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FIGURES





MAP FEATURES

- Production Wells
- River
- State Highway
- City Limit

N

1:24,000

2,000 1,000 0 2,000

Feet

SITE LOCATION MAP

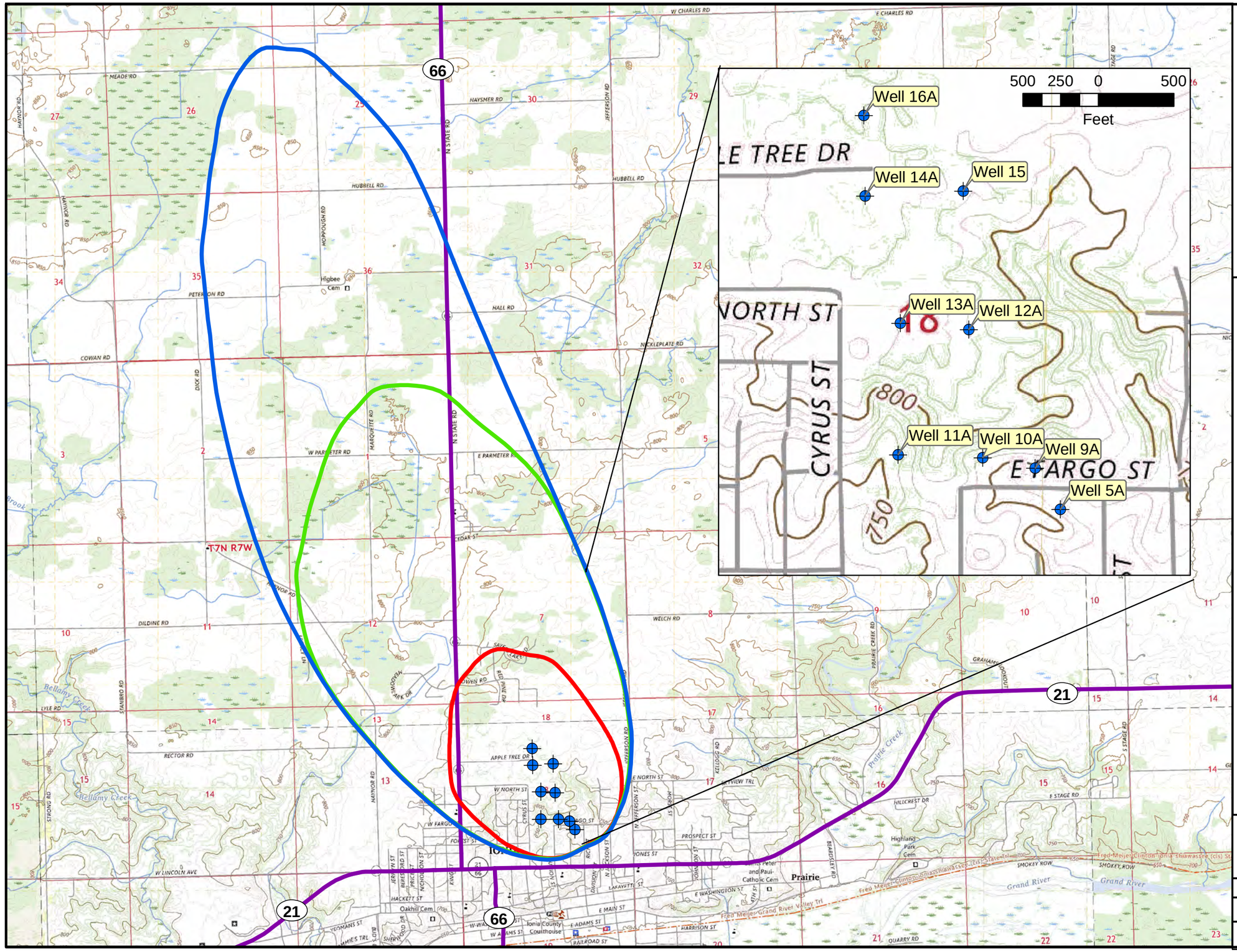
Ionia, MI SWPP Update

Proj. #:60953	Drawn by: KNS	Date: 04/24/25

PEERLESS-MIDWEST, INC.

Proj2 (T)\Ionia\WHPA_info\2025 WHPP Update\gis\60953.106_Ionia_SWPPUpdate_Fig1

FIGURE 1





MAP FEATURES

- Production Wells
- 1 Year TOT WHPA
- 10 Year TOT WHPA
- 5 Year TOT WHPA
- State Highway

N

1:36,000

3,000 1,500 0 3,000
Feet

SITE DETAIL MAP

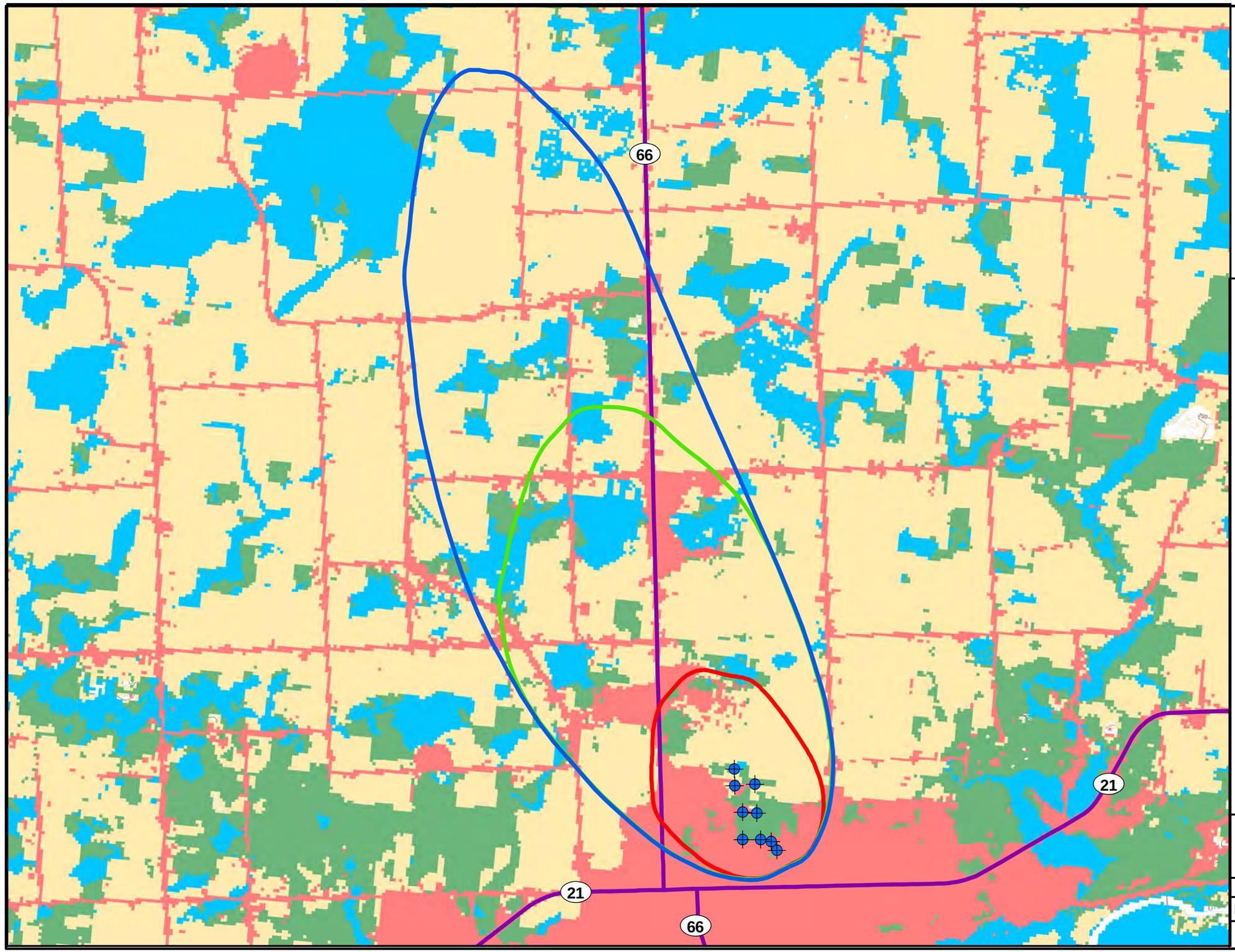
Ionia, MI SWPP Update

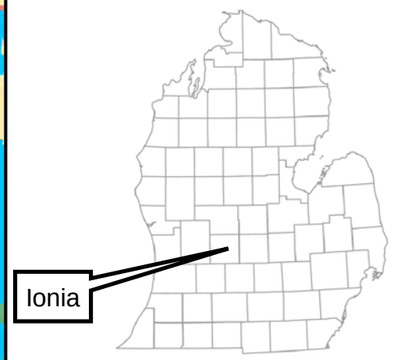
Proj. #:60953	Drawn by: KNS	Date: 04/24/25

PEERLESS-MIDWEST, INC.

Proj2 (T)\Ionia\WHPA_info\2025 WHPP Update\gis\60953.106_Ionia_SWPPUpdate_Fig2

FIGURE 2





MAP FEATURES

- Production Wells
- 1 Year TOT WHPA
- 10 Year TOT WHPA
- 5 Year TOT WHPA
- State Highway
- Developed
- Forest
- Agricultural
- Wetland

N

1:36,000

3,000 1,500 0 3,000

Feet

LAND USE MAP

Ionia, MI SWPP Update

Proj. #:60953	Drawn by: KNS	Date: 04/24/25

PEERLESS-MIDWEST, INC.

Proj2 (T)\Ionia\WHPA_info\2025 WHPP Update\gis\60953.106_Ionia_SWPPUpdate_Fig3

FIGURE 3

I-Max Prison

Intermediate Sand Aquifer

Bellamy Creek Prison Site

Deep Sand Aquifer

Michigan Reformatory

Swartz Crk. Booster Station

Deep Sandstone Bedrock Aquifer

Tuttle Rd. Water Tank

IONIA

South Ionia

T7N R7W

W LINCOLN AVE

POTTERS RD

W MAIN ST

W RIVERSIDE DR

E RIVERSIDE DR

BELLVIEW DR

HOLIDAY DR

HACKETT ST

FOREST ST

E FARGO ST

LAFAYETTE ST

E MAIN ST

W WASHINGTON ST

E ADAMS ST

W ADAMS ST

RAILROAD ST

Ionia County Courthouse

Oakhill Cem

YEOMANS ST

TAMMIE'S TRL

BUDS BLVD

SHERWOOD DR

WHISPERING CREEK DR

HORIZON DR

BERTHA BROCK DR

BROCKTON WOODS

WALL ST

S STEELE ST

BATES RD

Grand River

Fred Meijer Grand River Valley Trl

Ionia Rec. Area

Ionia

MAP FEATURES

Production Wells

State Highway

Proposed Well Locations

N

1:18,000

1,500 750 0 1,500

Feet

POTENTIAL FUTURE WELL LOCATIONS MAP

Ionia, MI SWPP Update

Proj. #:60953	Drawn by: KNS	Date: 05/05/25

PEERLESS-MIDWEST, INC.

Proj2 (T)\Ionia\WHPA_info\2025 WHPP Update\gis\60953.106_Ionia_SWPPUpdate_Fig5

FIGURE 5

APPENDIX A

City Well Logs

Water Well And Pump Record

Completion is required under authority of Part 127 Act 368 PA 1978.
Failure to comply is a misdemeanor.

Wellogic

Import ID:

Tax No:	Permit No:	County: Ionia			Township: Ionia	
		Town/Range: 07N 06W	Section: 18	Well Status: Active	WSSN: 3370	Source ID/Well No: 5A

Well ID: 34000013604

Elevation:

Latitude: 42.990572

Longitude: -85.062096

Method of Collection: GPS Std Positioning Svc SA On

Distance and Direction from Road Intersection:
150' S of E Fargo St. and 460' E of Union St.

Well Owner: City of Ionia

Well Address:	Owner Address:
Fargo St. Ionia, MI 48846	114 N Kidd St. Ionia, MI 48846

Drilling Method: Rotary
Well Depth: 100.00 ft. **Well Use:** Type I public
Well Type: Replacement **Date Completed:** 12/7/2023

Casing Type: Steel - black **Height:** 2.00 ft. above grade
Casing Joint: Welded
Casing Fitting: None

Diameter: 12.00 in. to 80.00 ft. depth

Borehole: 20.00 in. to 100.00 ft. depth

Pump Installed: No
Pressure Tank Installed: No
Pressure Relief Valve Installed: No

Static Water Level: 53.04 ft. Below Grade
Well Yield Test: **Yield Test Method:** Test pump
Pumping level 66.60 ft. after 8.00 hrs. at 600 GPM

Formation Description	Thickness	Depth to Bottom
Topsoil	2.00	2.00
Sand Fine To Medium	50.00	52.00
Sand Fine To Medium W/Gravel	48.00	100.00

Screen Installed: Yes **Filter Packed:** Yes
Screen Diameter: 12.00 in. **Blank:**
Screen Material Type: Stainless steel-wire wrapped
Screen Installation Type: Attached

Slot	Length	Set Between
35.00	20.00 ft.	80.00 ft. and 100.00 ft.

Fittings: None

Well Grouted: Yes **Grouting Method:** Grout pipe outside casing

Grouting Material	Bags	Additives	Depth
Other	65.00	Retarder	0.00 ft. to 70.00 ft.

Geology Remarks:

Wellhead Completion: 12 inches above grade

Nearest Source of Possible Contamination:

Type	Distance	Direction
None		

Drilling Machine Operator Name: Bryant Anderson
Employment: Employee

Contractor Type: Water Well Drilling Contractor **Reg No:** 91-2688
Business Name: Peerless Midwest Inc
Business Address: 55860 Russell I.p., Mishawaka, IN, 46545

Abandoned Well Plugged: No
Reason Not Plugged: Will return to plug well at a later date

Water Well Contractor's Certification

This well and/or pump installation was performed under my registration.

Signature of Registered Contractor **Date**

General Remarks:

Other Remarks: Grouting Material 1:Type 1L Neat Cement

Water Well And Pump Record

Completion is required under authority of Part 127 Act 368 PA 1978.
Failure to comply is a misdemeanor.

Import ID:

Tax No:	Permit No:	County: Ionia			Township: Ionia	
		Town/Range: 07N 06W	Section: 18	Well Status: Active	WSSN: 3370	Source ID/Well No: 9A

Well ID: 34000005489

Elevation: 765 ft.
Latitude: 42.991591
Longitude: -85.062205
Method of Collection: GPS Std Positioning Svc SA On

Distance and Direction from Road Intersection:
205' N of E Fargo St. and 65' W of Townsend St. (ext.)

Well Owner: City of Ionia

Well Address:
Ionia, MI 48846

Owner Address:
720 Wells St.
Ionia, MI 48846

Drilling Method: Rotary
Well Depth: 110.00 ft. **Well Use:** Type I public
Well Type: Replacement **Date Completed:** 6/10/2015

Casing Type: Steel - black **Height:** 2.00 ft. above grade
Casing Joint: Solvent welded/glued
Casing Fitting:

Diameter: 16.00 in. to 95.00 ft. depth

Borehole: 24.00 in. to 112.00 ft. depth

Pump Installed: No
Pressure Tank Installed: No
Pressure Relief Valve Installed: No

Static Water Level: 65.00 ft. Below Grade
Well Yield Test: **Yield Test Method:** Test pump

Screen Installed: Yes **Filter Packed:** Yes
Screen Diameter: 16.00 in. **Blank:**
Screen Material Type: Stainless steel-wire wrapped

Slot	Length	Set Between
100.00	15.00 ft.	95.00 ft. and 110.00 ft.

Fittings: None

Formation Description	Thickness	Depth to Bottom
Sand W/Boulders	35.00	35.00
Clay Sandy	20.00	55.00
Sand Fine To Medium W/Gravel	2.00	57.00
Sand Medium W/Gravel	53.00	110.00

Well Grouted: Yes **Grouting Method:** Grout pipe outside casing

Grouting Material	Bags	Additives	Depth
Neat cement	144.00	None	0.00 ft. to 85.00 ft.

Wellhead Completion: 12 inches above grade

Geology Remarks:

Nearest Source of Possible Contamination:

Type	Distance	Direction
None		

Abandoned Well Plugged: No
Reason Not Plugged: Will return to plug well at a later date

Drilling Machine Operator Name: Tim Hann
Employment: Employee

Contractor Type: Water Well Drilling Contractor **Reg No:** 91-2495
Business Name: Peerless Midwest Inc
Business Address: 55860 Russell I.p., Mishawaka, IN, 46545

Water Well Contractor's Certification

This well/pump was constructed under my supervision and I hereby certify that the work complies with Part 127 Act 368 PA 1978 and the well code.

Signature of Registered Contractor **Date**

General Remarks:
Other Remarks:

Water Well And Pump Record

Completion is required under authority of Part 127 Act 368 PA 1978.
Failure to comply is a misdemeanor.

Import ID:

Tax No:	Permit No:	County: Ionia			Township: Ionia	
		Town/Range: 07N 06W	Section: 18	Well Status: Active	WSSN: 3370	Source ID/Well No: 10A

Well ID: 34000006543

Elevation:

Latitude: 42.991464

Longitude: -85.063172

Method of Collection: GPS Std Positioning Svc SA On

Distance and Direction from Road Intersection:
155' N of E Fargo St. & 155' E of Union St. (ext.)

Well Owner: City of Ionia

Well Address:
Fargo St
Ionia, MI 48846

Owner Address:
114 N Kidd St.
Ionia, MI 48846

Drilling Method: Rotary
Well Depth: 105.00 ft. **Well Use:** Type I public
Well Type: Replacement **Date Completed:** 1/22/2021

Casing Type: Steel - black **Height:** 2.00 ft. above grade
Casing Joint: Welded
Casing Fitting: None

Diameter: 12.00 in. to 90.00 ft. depth

Borehole: 18.00 in. to 105.00 ft. depth

Pump Installed: No
Pressure Tank Installed: No
Pressure Relief Valve Installed: No

Static Water Level: 99.90 ft. Below Grade
Well Yield Test: **Yield Test Method:** Test pump

Formation Description	Thickness	Depth to Bottom
Sand Fine	65.00	65.00
Sand Coarse	40.00	105.00

Screen Installed: Yes **Filter Packed:** Yes
Screen Diameter: 12.00 in. **Blank:**
Screen Material Type: Stainless steel-wire wrapped
Screen Installation Type: Attached

Slot	Length	Set Between
80.00	15.00 ft.	90.00 ft. and 105.00 ft.

Fittings: None

Well Grouted: Yes **Grouting Method:** Grout pipe outside casing

Grouting Material	Bags	Additives	Depth
Neat cement	90.00	None	0.00 ft. to 80.00 ft.

Geology Remarks:

Wellhead Completion: 12 inches above grade

Nearest Source of Possible Contamination:

Type	Distance	Direction
None		

Drilling Machine Operator Name: Gregg Burks
Employment: Employee

Contractor Type: Water Well Drilling Contractor **Reg No:** 91-2615
Business Name: Gregg Burks
Business Address: 3728 Westshore Dr., Bremen, IN, 46506

Abandoned Well Plugged: No
Reason Not Plugged: Will return to plug well at a later date

Water Well Contractor's Certification

This well and/or pump installation was performed under my registration.

Signature of Registered Contractor **Date**

General Remarks:

Other Remarks:

Water Well And Pump Record

Completion is required under authority of Part 127 Act 368 PA 1978.
Failure to comply is a misdemeanor.

Import ID: 34070618304

Tax No:	Permit No:	County: Ionia			Township: Ionia	
		Town/Range: 07N 06W	Section: 18	Well Status:	WSSN: 3370	Source ID/Well No: IONIA WELL #11A

Well ID: 34000000121

Elevation: 776 ft.
Latitude: 42.991637
Longitude: -85.065277
Method of Collection: GPS Std Positioning Svc SA Off

Distance and Direction from Road Intersection:
WSSN# 03370; 175FT E OF W PROP. LINE & 125FT N OF S PRO

Well Owner: CITY OF IONIA

Well Address:
IONIA WELL #11A
IONIA, MI

Owner Address:
IONIA, MI

Drilling Method: Unknown
Well Depth: 113.00 ft. **Well Use:** Type I public
Well Type: New **Date Completed:** 5/23/1957

Casing Type: Steel - black **Height:** 3.00 ft. above grade
Casing Joint: Unknown
Casing Fitting: Drive shoe

Diameter: 12.00 in. to 77.30 ft. depth

Borehole:

Pump Installed: Yes **Pump Installation Only:** No
Pump Installation Date: **HP:**
Manufacturer: Other **Pump Type:** Unknown
Model Number: **Pump Capacity:** 700 GPM
Drop Pipe Length: 75.00 ft. **Pump Voltage:**
Drop Pipe Diameter: **Drilling Record ID:**
Draw Down Seal Used: No

Pressure Tank Installed: No
Pressure Relief Valve Installed: No

Static Water Level: 48.00 ft. Below Grade
Well Yield Test: **Yield Test Method:** Unknown
Pumping level 16.00 ft. after 24.00 hrs. at 700 GPM

Screen Installed: Yes **Filter Packed:** No
Screen Diameter: 11.50 in. **Blank:** 0.00 ft. Above
Screen Material Type:
Screen Installation Type: Unknown

Slot	Length	Set Between
10.00	29.90 ft.	77.10 ft. and 107.00 ft.

Fittings: None

Formation Description	Thickness	Depth to Bottom
Sand W/Clay	5.00	5.00
Sand & Clay	30.00	35.00
Sand W/Clay	5.00	40.00
Sand Fine W/Clay	16.00	56.00
Sand W/Gravel W/Clay	8.00	64.00
Sand & Gravel W/Clay	6.00	70.00
Sand W/Gravel W/Clay	2.00	72.00
Sand & Gravel W/Clay	2.00	74.00
Sand W/Gravel W/Clay	2.00	76.00
Sand W/Gravel W/Clay	2.00	78.00
Sand Gravel Clay	2.00	80.00
Sand & Gravel	2.00	82.00
Sand W/Gravel	6.00	88.00

(Continued On Page 2)

Well Grouted: No

Geology Remarks:

Wellhead Completion: Unknown

Drilling Machine Operator Name:
Employment: Unknown

Nearest Source of Possible Contamination:

Type	Distance	Direction
Unknown	0 ft.	

(Continued on page 2)

General Remarks: ORIGINAL WELLID# WAS 18004; VERT.TURBINE PUMP; HOFACRE, OHIO DRILLING CO
Other Remarks: Pump Manufacturer:DEMING

Water Well And Pump Record

Completion is required under authority of Part 127 Act 368 PA 1978.
Failure to comply is a misdemeanor.

Import ID: 34070618304

Tax No:	Permit No:	County: Ionia			Township: Ionia	
		Town/Range: 07N 06W	**Section:** 18	**Well Status:**	**WSSN:** 3370	**Source ID/Well No:** IONIA WELL #11A

Well ID: 34000000121

Elevation: 776 ft.
Latitude: 42.991637
Longitude: -85.065277
Method of Collection: GPS Std Positioning Svc SA Off

Distance and Direction from Road Intersection:
WSSN# 03370; 175FT E OF W PROP. LINE & 125FT N OF S PRO

Well Owner: CITY OF IONIA

Well Address:	Owner Address:
IONIA WELL #11A IONIA, MI	IONIA, MI

(Continued from Page 1)

Formation Description	Thickness	Depth to Bottom
Gravel & Sand	10.00	98.00
Sand Fine	2.00	100.00
Sand & Gravel	6.00	106.00
Clay & Stones	7.00	113.00

OTHER REMARKS:
Pump Manufacturer:DEMING

Contractor Type: Unknown **Reg No:**
Business Name:
Business Address:

Water Well Contractor's Certification

This well was drilled under my supervision and this report is true to the best of my knowledge and belief.

Signature of Registered Contractor **Date**

Water Well And Pump Record

Completion is required under authority of Part 127 Act 368 PA 1978.
Failure to comply is a misdemeanor.

Wellogic

Import ID:

Tax No:	Permit No:	County: Ionia			Township: Ionia	
		Town/Range: 07N 06W	**Section:** 18	**Well Status:** Active	**WSSN:** 3370	**Source ID/Well No:** 12A

Well ID: 34000006523

Elevation:

Latitude: 42.993979

Longitude: -85.063574

Method of Collection: GPS Std Positioning Svc SA On

Distance and Direction from Road Intersection:
1,075' N of E Fargo St. & 275' E of Apple Tree Dr.

Well Owner: City of Ionia

Well Address:	Owner Address:
Apple Tree Dr. Ionia, MI 48846	114 N Kidd St. Ionia, MI 48846

Drilling Method: Rotary
Well Depth: 150.00 ft. **Well Use:** Type I public
Well Type: Replacement **Date Completed:** 12/3/2020

Casing Type: Steel - black **Height:** 2.00 ft. above grade
Casing Joint: Welded
Casing Fitting:

Diameter: 12.00 in. to 137.00 ft. depth

Borehole: 20.00 in. to 150.00 ft. depth

Pump Installed: Yes **Pump Installation Only:** No
Pump Installation Date: 12/22/2020 **HP:** 50.00
Manufacturer: National **Pump Type:** Vertical turbine
Model Number: K10MC **Pump Capacity:** 500 GPM
Drop Pipe Length: 130.00 ft. **Pump Voltage:** 460
Drop Pipe Diameter: 8.00 in. **Drilling Record ID:**
Draw Down Seal Used: No

Pressure Tank Installed: No
Pressure Relief Valve Installed: Unknown

Static Water Level: 109.00 ft. Below Grade
Well Yield Test: **Yield Test Method:** Test pump
Pumping level 123.00 ft. after 8.00 hrs. at 500 GPM

Formation Description	Thickness	Depth to Bottom
Topsoil	2.00	2.00
Brown Clay W/Sand W/Gravel	10.00	12.00
Sand	3.00	15.00
Brown Clay	9.00	24.00
Sand	61.00	85.00
Brown Clay W/Silt	26.00	111.00
Sand Fine To Coarse W/Gravel	39.00	150.00

Screen Installed: Yes **Filter Packed:** Yes
Screen Diameter: 12.00 in. **Blank:**
Screen Material Type: Stainless steel-wire wrapped
Screen Installation Type: Attached

Slot	Length	Set Between
50.00	13.00 ft.	137.00 ft. and 150.00 ft.

Fittings: None

Well Grouted: Yes **Grouting Method:** Grout pipe outside casing

Grouting Material	Bags	Additives	Depth
Neat cement	205.00	None	0.00 ft. to 127.00 ft.

Geology Remarks:

Wellhead Completion: 12 inches above grade

Drilling Machine Operator Name: Gregg Burks
Employment: Employee

Nearest Source of Possible Contamination:

Type	Distance	Direction
None		

Contractor Type: Water Well Drilling Contractor **Reg No:** 91-2615
Business Name: Peerless Midwest Inc
Business Address: 55860 Russell I.p., Mishawaka, IN, 46545

Abandoned Well Plugged: No
Reason Not Plugged: Well still in use for non-drinking water purposes

Water Well Contractor's Certification

This well and/or pump installation was performed under my registration.

Signature of Registered Contractor **Date**

General Remarks:

Other Remarks:

WATER WELL AND PUMP RECORD

Completion is required under authority of Part 127 Act 368 PA 1978.

Failure to comply is a misdemeanor.

Well ID: 34000004430

Tax No:	**Permit No**:	**County**: Ionia	**Township**: Ionia

Well ID: 34000004430

Elevation: 833 ft

Latitude: 42.9937

Longitude: -85.0657

Fraction:	**Section**:	**Town/Range**:	**WSSN**:	**Source ID/Well No**:
NE¼ NE¼ SW¼	18	07N 06W	3370	Well #13A

Distance and Direction from Road Intersection: 385' East of Cyrus & 350' South of North St. Extended, 225' Southwest of Water Tower

Well Owner: City Of Ionia

Well Address:
Cyrus St. Wellfield
Ionia MI 48846

Owner Address:
720 Wells St.
Ionia MI 48846

Drilling Method: Other

Well Depth: 171.00 ft. **Well Use**: Type I public

Well Type: Replacement **Date Completed**: 5/15/2008

Casing Type: Steel - black
Casing Joint: Welded
Diameter: 16.00 in. to 161.00 ft. depth

Bore Diameter 1: 24.00 in. to 171.00 ft. depth
Bore Diameter 2:
Bore Diameter 3:
Height: 2.00 ft. above grade
Casing Fitting: None

Pump Installed: No **Pump Installation only**: No
Pump Installation date: **HP**:
Manufacturer: **Pump Type**:
Model Number: **Pump Capacity**:
Length of Drop Pipe: **Id of Well**:
Diameter of Drop Pipe:
Draw Down Seal Used: No

Pressure Tank Installed: No
Pressure Tank Type:
Manufacturer:
Model Number : **Tank Capacity** : Gallons
Pressure Relief Valve Installed : No

Static Water Level: 131.00 ft. Below Grade(Not Flowing)
Yield Test Method: Test pump
Measurement Taken During Pump Test:
143.90 ft. after 8.00 hrs. pumping at 653.00 GPM

Abandoned Well Plugged: No
Reason for not plugging Well: Other
Abandoned well ID:

Formation Description	Thickness	Depth to Bottom
Clay Sandy	10.00	10.00
Clay & Gravel Sandy	43.00	53.00
Gravel & Clay W/Sand W/Cobbles	34.00	87.00
Sand & Clay Fine W/Gravel	51.00	138.00
Sand Fine To Medium	3.00	141.00
Sand Medium To Coarse W/Gravel	20.00	161.00
Sand Fine To Medium	2.00	163.00
Sand Fine To Medium W/Gravel	2.00	165.00
Sand & Gravel Coarse Fine To Medium	2.00	167.00
Gravel Fine To Coarse	4.00	171.00
Clay	2.00	173.00

Screen Installed: Yes **Well Intake**:
Filter Packed: Yes
Screen Diameter: 16.00 in. **Length**: 10.00 ft.
Screen Material Type: Stainless steel-wire wrapped
Slot: 80.00 in. Set Between 161.00 ft. and 171.00 ft.
Blank:
Fittings:
Blank above screen

Well Grouted: Yes **Grouting Method**: Grout pipe outside casing
No. of Bags: 393 **Additives**: None
Grouting Materials:
Neat cement From 5.00 ft. to 151.00 ft.

Well Head Completion: 12 inches above grade

Geology Remarks:

Nearest source of possible contamination:

Type	**Distance**	**Direction**
None		

Contractor Type: Water well drilling contractor
Registration Number: 2515
Business Name: Peerless-Midwest, Inc.
Business Address: 55860 Russell Industrial Pwy., Mishawaka, IN 46545

Drilling Machine Operator Name: Andrew Zarobinski

Employment: Employee

WATER WELL CONTRACTOR'S CERTIFICATION:
This well was drilled under my supervision and this report is true to the best of my knowledge and belief.

Signature of Registered Contractor **Date**

General Remarks:

OTHER REMARKS **Drilling Method**: Reverse Circulation **Reason For Not Plugging Well**: Abandoned well kept for monitoring point

EQP 2017C (2/2000)

ATTENTION WELL OWNER: FILE WITH DEED

6/20/2008 09:26

WATER WELL AND PUMP RECORD

Completion is required under authority of Part 127 Act 368 PA 1978.

Failure to comply is a misdemeanor.

Well ID: 34000002452

Tax No:	**Permit No**:	**County**: Ionia	**Township**: Ionia

Well ID: 34000002452

Elevation:

Latitude:

Longitude:

Fraction:	**Section**:	**Town/Range**:	**WSSN**:	**Source ID/Well No**:
SE¼ NW¼ SW¼	18	07N 06W		14A

Distance and Direction from Road Intersection: +/- 2880 FEET EAST OF M 66 AND 175 FEET SOUTH OF APPLE TREE ROAD (IF EXTENDED)

Well Owner: City Of Ionia

Well Address:

MI

Owner Address:
720 WELLS ST
IONIA MI 48846

Drilling Method: Rotary

Well Depth: 208.00 ft. **Well Use**: Type III public

Well Type: New **Date Completed**: 7/8/2004

Casing Type: Steel - unknown
Casing Joint: Unknown
Diameter: 16.00 in. to 193.00 ft. depth

Bore Diameter 1: 30.00 in. to 208.00 ft. depth
Bore Diameter 2:
Bore Diameter 3:
Height: 2.00 ft. above grade
Casing Fitting: None

Pump Installed: No **Pump Installation only**: No
Pump Installation date: **HP**:
Manufacturer: **Pump Type**:
Model Number: **Pump Capacity**:
Length of Drop Pipe: **Id of Well**:
Diameter of Drop Pipe:
Draw Down Seal Used: No

Pressure Tank Installed: No
Pressure Tank Type:
Manufacturer:
Model Number : **Tank Capacity** : Gallons
Pressure Relief Valve Installed : No

Static Water Level: 136.50 ft. Below Grade(Not Flowing)
Yield Test Method: Test pump
Measurement Taken During Pump Test:
151.63 ft. after 6.00 hrs. pumping at 885.00 GPM

Abandoned Well Plugged: No
Reason for not plugging Well:

Abandoned well ID:

Screen Installed: Yes **Well Intake**:
Filter Packed: Yes
Screen Diameter: 16.00 in. **Length**: 15.00 ft.
Screen Material Type: Stainless steel-wire wrapped
Slot: 30.00 in. Set Between 193.00 ft. and 208.00 ft.
Blank:
Fittings:
None

Well Grouted: Yes **Grouting Method**: Unknown
No. of Bags: 4 **Additives**: None
Grouting Materials:
Neat cement From 0.00 ft. to 136.00 ft.

Well Head Completion: 12 inches above grade

Nearest source of possible contamination:

Type	**Distance**	**Direction**
None		

Drilling Machine Operator Name: DOUG GENTRY & BRUCE MCLEISH
Employment: Employee

Formation Description	Thickness	Depth to Bottom
Topsoil	1.00	1.00
Clay Sandy	9.00	10.00
Tan Clay Soft	33.00	43.00
Gray Clay	8.00	51.00
Clay Sandy Gravely	7.00	58.00
Gray Clay Hard Gravely	25.00	83.00
Tan Clay & Sand Fine To Medium	30.00	113.00
Sand Fine	12.00	125.00
Sand & Gravel Fine To Medium Fine To Medium	5.00	130.00
Sand Fine To Coarse	20.00	150.00
Sand & Gravel Medium To Coarse Fine To Coarse	23.00	173.00
Gray Clay	10.00	183.00
Sand Fine To Medium Coarse	10.00	193.00
Sand & Gravel Fine To Coarse Fine To Coarse	8.00	201.00
Sand & Gravel Fine To Coarse Fine To Medium	7.00	208.00
Clay	2.00	210.00

(Continued on Page 2)

Completion is required under authority of Part 127 Act 368 PA 1978.

Failure to comply is a misdemeanor.

Well ID: 34000002452

Tax No:	**Permit No**:	**County**: Ionia	**Township**: Ionia

Well ID: 34000002452

Elevation:

Latitude:

Longitude:

Fraction:	**Section**:	**Town/Range**:	**WSSN**:	**Source ID/Well No**:
SE¼ NW¼ SW¼	18	07N 06W		14A

Distance and Direction from Road Intersection: +/- 2880 FEET EAST OF M 66 AND 175 FEET SOUTH OF APPLE TREE ROAD (IF EXTENDED)

Well Owner: City Of Ionia

Well Address:

MI

Owner Address:
720 WELLS ST
IONIA MI 48846

(Continued from Page 1)

Formation Description	Thickness	Depth to Bottom

Water Well And Pump Record

Completion is required under authority of Part 127 Act 368 PA 1978.
Failure to comply is a misdemeanor.

Import ID:

Tax No:	Permit No:	County: Ionia			Township: Ionia	
		Town/Range: 07N 06W	Section: 18	Well Status: Active	WSSN: 3370	Source ID/Well No: IONIA WELL #15

Well ID: 34000000514

Elevation: 814 ft.
Latitude: 42.996304
Longitude: -85.063711
Method of Collection: GPS Std Positioning Svc SA Off

Distance and Direction from Road Intersection:
603' N of W North St. (extended) & 930' E of Cryus St. (extended)

Well Owner: City of Ionia #15

Well Address:	Owner Address:
IONIA WELL #15 Ionia , MI 48846	720 Wells St. Ionia, MI 48846

Drilling Method: Rotary
Well Depth: 181.00 ft. **Well Use:** Type I public
Well Type: New **Date Completed:** 6/16/1999

Casing Type: Steel - black **Height:** 2.00 ft. above grade
Casing Joint: Unknown
Casing Fitting: Unknown

Diameter: 16.00 in. to 142.00 ft. depth

Borehole: 30.00 in. to 181.00 ft. depth

Pump Installed: No
Pressure Tank Installed: No
Pressure Relief Valve Installed: No

Static Water Level: 112.00 ft. Below Grade
Well Yield Test: **Yield Test Method:** Test pump
Pumping level 135.00 ft. after 8.00 hrs. at 1002 GPM

Screen Installed: Yes **Filter Packed:** No
Screen Diameter: 16.00 in. **Blank:** 21.00 ft. *u
Screen Material Type: Stainless steel-wire wrapped
Screen Installation Type: Unknown

Slot	Length	Set Between
50.00	10.00 ft.	142.00 ft. and 180.00 ft.

Fittings: Unknown

Formation Description	Thickness	Depth to Bottom
Brown Clay Sandy	17.00	17.00
Sand Fine W/Clay	11.00	28.00
Clay W/Sand W/Gravel	42.00	70.00
Clay Hard Silty	18.00	88.00
Brown Clay Sticky	18.00	106.00
Sand Fine	20.00	126.00
Sand Fine To Medium	4.00	130.00
Sand & Gravel Fine To Coarse	17.00	147.00
Sand & Gravel Fine To Coarse Fine	2.00	149.00
Clay W/Gravel	9.00	158.00
Sand Fine W/Clay	4.00	162.00
Sand Fine W/Sand	5.00	167.00
Sand Fine To Medium W/Sand	3.00	170.00

(Continued On Page 2)

Well Grouted: Yes **Grouting Method:** Unknown

Grouting Material	Bags	Additives	Depth
Neat cement	0.00	None	0.00 ft. to 130.00 ft.

Geology Remarks:

Wellhead Completion: Other

Drilling Machine Operator Name: D. Gentry, R. Buck
Employment: Employee

Nearest Source of Possible Contamination:

Type	Distance	Direction
Unknown		

(Continued on page 2)

General Remarks:
Other Remarks: Wellhead Completion:24" above grade

Water Well And Pump Record

Completion is required under authority of Part 127 Act 368 PA 1978.
Failure to comply is a misdemeanor.

Import ID:

Tax No:	Permit No:	County: Ionia			Township: Ionia	
		Town/Range: 07N 06W	**Section:** 18	**Well Status:** Active	**WSSN:** 3370	**Source ID/Well No:** IONIA WELL #15

Well ID: 34000000514

Elevation: 814 ft.
Latitude: 42.996304
Longitude: -85.063711
Method of Collection: GPS Std Positioning Svc SA Off

Distance and Direction from Road Intersection:
603' N of W North St. (extended) & 930' E of Cryus St. (extended)

Well Owner: City of Ionia #15

Well Address:	Owner Address:
IONIA WELL #15 Ionia , MI 48846	720 Wells St. Ionia, MI 48846

(Continued from Page 1)

Formation Description	Thickness	Depth to Bottom
Sand Fine To Coarse W/Gravel	1.00	171.00
Sand Fine To Coarse W/Gravel	7.00	178.00
Sand Fine To Coarse W/Gravel	1.00	179.00
Clay W/Sand W/Gravel	2.00	181.00

OTHER REMARKS:
Wellhead Completion:24" above grade

Contractor Type: Water Well Drilling Contractor **Reg No:** 91-1980
Business Name: Peerless-Midwest, Inc.
Business Address: 55860 Russel Industrial Parkway, Mishawaka, IN,

Water Well Contractor's Certification

This well was drilled under my supervision and this report is true to the best of my knowledge and belief.

Signature of Registered Contractor **Date**

Water Well And Pump Record

Completion is required under authority of Part 127 Act 368 PA 1978.
Failure to comply is a misdemeanor.

Import ID:

Tax No:	Permit No: W136006	County: Ionia	Township: Ionia

Town/Range:	Section:	Well Status:	WSSN:	Source ID/Well No:
07N 06W	18	Active		#16A

Well ID: 34000005133

Elevation:

Latitude: 42.99756

Longitude: -85.06601

Method of Collection: GPS Std Positioning Svc SA Off

Distance and Direction from Road Intersection:
200' N. of Apple Tree Drive & 2,500' East of M-66

Well Owner: City of Ionia

Well Address:
Well #16A
Ionia, MI

Owner Address:
720 Well St.
Ionia, MI 48846

Drilling Method: Rotary
Well Depth: 184.00 ft. **Well Use:** Type I public
Well Type: Replacement **Date Completed:** 2/19/2013
Casing Type: Steel - black **Height:** 2.00 ft. above grade
Casing Joint: Welded
Casing Fitting:

Diameter: 16.00 in. to 174.00 ft. depth

Borehole: 24.00 in. to 189.00 ft. depth

Pump Installed: No
Pressure Tank Installed: No
Pressure Relief Valve Installed: No

Static Water Level: 127.00 ft. Below Grade
Well Yield Test: **Yield Test Method:** Test pump

Screen Installed: Yes **Filter Packed:** Yes
Screen Diameter: 16.00 in. **Blank:**
Screen Material Type: Stainless steel-wire wrapped

Slot	Length	Set Between
50.00	10.00 ft.	174.00 ft. and 184.00 ft.

Fittings: None

Formation Description	Thickness	Depth to Bottom
Sand Fine W/Clay	48.00	48.00
Brown Clay W/Gravel	14.00	62.00
Sand Fine To Medium	26.00	88.00
Sand Fine To Medium	35.00	123.00
Sand Fine To Medium W/Clay	19.00	142.00
Sand Fine To Medium W/Gravel	46.00	188.00

Well Grouted: Yes **Grouting Method:** Grout pipe outside casing

Grouting Material	Bags	Additives	Depth
Neat cement	216.00	None	0.00 ft. to 168.00 ft.

Wellhead Completion: 12 inches above grade

Geology Remarks:

Nearest Source of Possible Contamination:

Type	Distance	Direction
None		

Abandoned Well Plugged: No
Reason Not Plugged: Will return to plug well at a later date

Drilling Machine Operator Name: John Blatz
Employment: Employee

Contractor Type: Water Well Drilling Contractor **Reg No:** 91-2495
Business Name: Peerless Midwest Inc
Business Address: 55860 Russell I.p., Mishawaka, IN, 46545

Water Well Contractor's Certification

This well/pump was constructed under my supervision and I hereby certify that the work complies with Part 127 Act 368 PA 1978 and the well code.

Signature of Registered Contractor **Date**

General Remarks:

Other Remarks:

APPENDIX B

MDEQ WHPA Approval Letter

Well Usage Table

STATE OF MICHIGAN

JOHN ENGLER, Governor
DEPARTMENT OF ENVIRONMENTAL QUALITY
"Better Service for a Better Environment"
HOLLISTER BUILDING, PO BOX 30473, LANSING MI 48909-7973

INTERNET: www.deq.state.mi.us
RUSSELL J. HARDING, Director

REPLY TO:

DRINKING WATER & RADIOLOGICAL
PROTECTION DIVISION
3423 N MARTIN L KING JR BLVD
PO BOX 30630
LANSING MI 48909-8130

September 14, 2000

Mr. Chris Kenyon, Director of Public Utilities
City of Ionia
114 North Kidd Street
Ionia, Michigan 48846-1699

WSSN: 3370

Dear Mr. Kenyon:

This letter is in regard to the "Wellhead Protection Area Delineation for the City of Ionia, Michigan" (June 2000) submitted on your behalf by Peerless-Midwest, Inc. (PMI). The report documents the development of groundwater flow modeling used to identify the wellhead protection area (WHPA) for the city of Ionia public water supply wells. The criteria for the WHPA delineation have been met, and the WHPA is approved. For your convenience, the approved WHPA is identified on the enclosed map.

The 1996 amendments to the federal Safe Drinking Water Act require that states complete a source water assessment on all public water supply systems. The source water assessments consist of determinations of geologic sensitivity and public water supply system susceptibility. The geologic sensitivity is inherent to the aquifers from which your groundwater originates. Public water supply system susceptibility is determined in large part by the number and type of contamination sources within a WHPA. Information from the WHPA delineation indicates the drift aquifer supplying the city of Ionia wells ranges from confined to unconfined. Unconfined aquifers are considered "sensitive," while confined aquifers are geologically categorized as "not sensitive." The susceptibility determination will be made upon completion of your WHPA contaminant source inventory.

We are pleased the city of Ionia is progressing in the development and implementation of a local wellhead protection program. However, it is important to realize delineation of a WHPA is only the first step in developing a comprehensive local program. With approval of the WHPA for water supply wells #5, #9, #10, #11A, #12, #13, #14, #15, and #16, the city of Ionia may begin to address the remaining elements of a local wellhead protection program.

Management of the WHPA will be a particularly important task. Portions of the approved WHPA lie outside of the corporate limits in sections 25, 26, 35, and 36 of Orleans Township; section 31 of Ronald Township; sections 1, 2, 11, 12, and 13 of Easton Township; and sections 6, 7, and 18 of Ionia Township. Accordingly, cooperation with the adjacent townships in management of the WHPA will be necessary.

In closing, we commend you and the city of Ionia for the progress you are making in the development and implementation of a local wellhead protection program. If you have any comments or questions with regard to wellhead protection, please contact Mr. Wayne Kukuk, Resource Analyst, at 517-335-8964, or Ms. Lisa Chadwick, Geologist, at 517-335-9505, Wellhead Protection Unit, Ground Water Supply Section, Drinking Water and Radiological Protection Division.

Sincerely,

Flint Watt

Flint C. Watt, P.E., Chief
Drinking Water and Radiological
Protection Division
517-335-9218

Enclosure

cc: Mr. David Jeffers, PMI
Mr. Dave Timm, DEQ
Mr. Steve Miller, DEQ
Mr. Brant Fisher, DEQ
Mr. Wayne Kukuk, DEQ
Ms. Lisa Chadwick, DEQ

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
DRINKING WATER AND ENVIRONMENTAL HEALTH DIVISION

GRETCHEN WHITMER
GOVERNOR

PHILLIP D. ROOS
DIRECTOR

December 15, 2025

Katelynn Shail, P.G.
Peerless Midwest
55860 Russell Industrial Parkway
Mishawaka, Indiana 46545

SUBJECT: Public Water Supply Identification (PWSID): 00370

Dear Katelynn Shail:

This letter is in response to the received well production reports regarding the City of Ionia water withdrawals, submitted by Peerless Midwest. The production reports show the monthly withdrawal of the City's nine wells for 2022, 2023, and 2024. The City of Ionia operates below a third of the originally modelled rates that established the existing wellhead protection area (WHPA). At these rates the existing WHPA delineation remains valid.

In closing, we commend you and the other members of the wellhead protection team, along with the City of Ionia for the progress being made in the continued implementation of your local Wellhead Protection Program. If you have any questions or concerns regarding wellhead protection, please contact me at 517-242-4560; BauerT1@Michigan.gov; or Jason Berndt, at 517-203-9631; BerndtJ1@Michigan.gov; or you may contact us by mail at EGLE-DWEHD, Environmental Health Section,
P.O. Box 30817, Lansing, Michigan 48909-8311.

Sincerely,

Travis Bauer,
Senior Geologist
Source Water Unit
Drinking Water and Environmental Health Division

cc: Joe Lafler, Utilities Director, City of Ionia
Brandon Morrill, EGLE
Jason Berndt, EGLE
Brock Howell, EGLE

City of Ionia, MI- Well Production Reports 2022-2024
Units are in gallons unless otherwise noted

	2022								
	Well 5	Well 11A	Well 9A	Well 10A	Well 12A	Well 13A	Well 14A	Well 15	Well 16A
January	2,312,000	3,702,000	7,103,000	6,654,000	5,645,000	5,807,000	6,918,000	6,674,000	168,000
February	2,012,000	3,042,000	6,584,000	6,174,000	2,871,000	6,120,000	3,849,000	6,932,000	2,172,000
March	3,534,000	5,058,000	7,136,000	7,703,000	5,295,200	7,530,700	7,366,000	8,714,000	3,047,800
April	2,443,000	3,549,000	8,747,000	8,005,000	6,501,000	6,494,000	4,251,000	7,749,000	2,510,000
May	1,570,000	3,090,000	8,553,000	8,187,000	6,318,000	6,375,000	3,883,000	7,564,000	2,580,000
June	1,529,000	3,393,000	7,650,000	10,184,000	8,396,000	8,669,000	5,002,000	2,425,000	2,706,000
July	2,029,000	3,025,000	10,126,000	9,622,000	9,606,000	10,154,000	5,530,000	0	3,888,000
August	1,858,000	2,755,000	10,172,000	9,844,000	10,006,000	10,728,000	5,280,000	0	4,076,000
September	4,899,000	6,719,000	9,552,000	9,281,000	9,102,000	10,128,000	4,184,000	0	4,421,000
October	5,326,000	6,681,000	6,763,000	8,561,000	6,908,000	6,520,000	3,779,000	0	2,686,000
November	2,850,000	4,450,000	7,125,000	7,017,000	5,320,000	5,344,000	3,001,000	4,532,000	2,086,000
December	2,519,000	3,998,000	7,552,000	6,871,000	5,424,000	5,504,000	2,815,000	4,909,000	2,383,000
Avg. Month	2,740,083.33	4,121,833.33	8088583	8,175,250.00	6,782,683.33	7,447,808.33	4,654,833.33	4,124,916.67	2,726,983.33
Max Month	5,326,000	6,719,000	10,172,000	10,184,000	10,006,000	10,728,000	7,366,000	8,714,000	4,421,000
Month	September	August	August	June	August	August	March	March	August

	2023								
	Well 5	Well 11A	Well 9A	Well 10A	Well 12A	Well 13A	Well 14A	Well 15	Well 16A
January	2,787,000	3,560,000	7,487,000	7,373,000	4,984,000	5,284,000	2,840,000	5,483,000	2,082,000
February	2,093,000	2,624,000	7,368,000	7,261,000	4,613,000	4,909,000	2,771,000	4,845,000	1,909,000
March	2,304,000	3,148,000	8,052,000	7,968,000	1,723,000	7,337,000	3,920,000	7,327,000	2,723,000
April	3,019,000	3,167,000	9,425,000	9,171,000	6,292,000	6,238,000	4,116,000	6,834,000	2,329,000
May	3,167,000	3,679,000	11,920,000	5,876,000	5,700,000	5,647,000	3,192,000	6,213,000	2,590,000
June	2,973,000	3,098,000	10,066,000	10,004,000	6,998,000	6,963,000	4,205,700	7,578,000	2,971,000
July	1,877,000	3,631,000	9,997,000	10,081,000	6,058,000	5,985,000	3,712,000	6,539,000	2,540,000
August	0	6,261,000	9,900,000	9,956,000	7,271,000	2,413,000	5,118,000	7,660,000	2,344,000
September	394,000	8,674,000	7,794,000	11,464,000	7,563,000	4,919,000	4,059,000	7,762,000	3,174,000
October	3,350,000	5,996,000	4,659,000	6,209,000	57,430,000	5,897,000	3,316,000	6,117,000	2,374,000
November	2,056,000	2,642,000	7,286,000	6,496,000	5,207,000	5,334,000	2,975,000	5,631,000	2,329,000
December	305,000	6,205,000	6,860,000	7,554,000	4,876,000	4,946,000	2,975,000	5,273,000	2,070,000
	2,027,083.33	4,390,416.67	8,401,166.67	8,284,416.67	9,892,916.67	5,489,333.33	3,599,975.00	6,438,500.00	2,452,916.67
	3,350,000	8,674,000	11,920,000	11,464,000	57,430,000	7,337,000	5,118,000	7,762,000	3,174,000
	October	September	May	September	October	March	August	September	September

	2024								
	Well 5	Well 11A	Well 9A	Well 10A	Well 12A	Well 13A	Well 14A	Well 15	Well 16A
January	682,000	5,731,000	8,038,000	7,743,000	5,263,000	5,427,000	2,605,000	5,675,000	2,533,000
February	338,000	5,752,000	7,618,000	7,274,000	5,148,000	5,311,000	3,125,000	5,561,000	1,967,000
March	49,000	5,336,000	8,657,000	8,231,000	5,766,000	5,927,000	3,247,000	6,120,000	2,418,000
April	3,610,000	8,139,000	9,030,000	3,619,000	6,819,000	6,880,000	3,847,000	7,354,000	2,870,000
May	6,209,000	6,294,000	6,670,000	2,457,000	6,447,000	6,813,000	3,856,000	6,929,000	2,474,000
June	5,705,000	4,947,000	2,018,000	8,972,000	6,601,000	6,580,000	3,726,000	7,167,000	2,662,000
July	2,195,000	2,155,000	9,527,000	9,026,000	6,433,000	6,155,000	3,372,000	6,777,000	2,430,000
August	2,609,000	1,308,000	10,589,000	9,670,000	6,592,000	6,252,000	3,477,000	6,910,000	2,418,000
September	3,416,000	3,042,000	10,965,000	10,146,000	8,591,000	8,389,000	3,909,000	8,392,000	2,737,000
October	2,042,000	1,899,000	9,458,000	8,479,000	6,544,000	6,378,000	1,062,000	6,938,000	3,613,000
November	1,767,000	1,652,000	8,300,000	7,709,000	5,539,000	5,388,000	0	5,534,000	3,389,000
December	1,774,000	1,982,000	7,577,000	7,165,000	5,347,000	5,233,000	0	5,915,000	3,447,000
	2,533,000.00	4,019,750.00	8,203,916.67	7,540,916.67	6,257,500.00	6,227,750.00	2,685,500.00	6,606,000.00	2,746,500.00
	6,209,000	8,139,000	10,965,000	10,146,000	8,591,000	8,389,000	3,909,000	8,392,000	3,613,000
	May	April	September	September	September	September	September	September	October

	Well 5	Well 11A	Well 9A	Well 10A	Well 12A	Well 13A	Well 14A	Well 15	Well 16A
Monthly Average over 3 years (g/mo)	2,433,389	4,177,333	8,231,222	8,000,194	7,644,367	6,388,297	3,646,769	5,723,139	2,642,133
Daily Average (gpd)	81,113	139,244	274,374	266,673	254,812	212,943	121,559	190,771	88,071
Daily Average (ft^3/d)	10,843	18,614	36,678	35,649	34,063	28,466	16,250	25,502	11,773
Modeled Delineation Values (ft^3/d)	55,108.5	43,982.4	66,836.0	56,547.6	80,938.2	88,121.9	234,277.2	60,378.5	10,700.0
Current Values per well (ft^3/d)	10,843.2	18,614.3	36,678.5	35,649.0	34,063.4	28,466.4	16,250.1	25,502.4	11,773.4
Percentage of Modeled Rate	19.676	42.322	54.878	63.043	42.086	32.303	6.936	42.238	110.032

Modeled Delineation Values (ft^3/d)	696,890.2
Current Values (ft^3/d)	217,840.7
Percentage of Modeled Rate	31.25896576

gpd = Gallons Per Day
ft^3/d = Cubic Feet Per Day
g/mo = Gallons per Month

APPENDIX C

Local Planning Team Meeting Documentation

CITY OF IONIA

The City of Ionia will host a meeting on March 26, 2026, at 5:00 PM in the Council Chambers of Ionia City Hall located at 114 North Kidd Street, Ionia, Michigan regarding updates to the City's Source Water Protection Plan. Members of the public are invited and encouraged to attend. At this meeting, Peerless Midwest, Inc. will present information to the public on how Source Water Protection Plan's assist in protecting community water and how the public and residents can help.

The City of Ionia complies with the "Americans with Disabilities Act." If auxiliary aids or services are required at a public meeting for individuals with disabilities, please contact Jonathan Bowman, City Clerk, at least three (3) business days prior to any such meeting.

Published 3/7/2026

CITY OF IONIA, MI SOURCE WATER PROTECTION PROGRAM

Local Planning Team Meeting – Thursday, March 26, 2026

City Hall – 5:00 pm

Printed Name	Signature	Title	Phone/Email
Chris Hyzer		Finance Director	616-523.0157
Joe Lafler		Utilities Director	616-523-0165
Corland McDiarmid		IDPS Director	616 527-4431
Geoffrey Peterson		DPW Director	616 523 0170
Precia Garland	Precia R. Garland	City Manager	616 527 5776

CITY OF IONIA, MI SOURCE WATER PROTECTION PROGRAM
Local Planning Team Meeting – Thursday, March 26, 2026
City Hall – 5:00 pm

AGENDA:

1. **SWPP Overview**
   a. **Local Planning Team**
   b. **WHPA Delineation**
   c. **Contaminant Source Inventory**
   d. **WHPA Management**
   e. **Contingency Plan**
   f. **Plan for New Well Field Location**
   g. **Public Participation and Outreach**
2. **Comments and Discussion**

APPENDIX D

General Risk Criteria (Oregon DEQ, 1996)

&

Potential Sources of Contamination

Table 3-3: Ranking The Potential Contaminant Sources*

(Use Your Browser's Back Arrow to Return to Document)

Commercial/Industrial	Agricultural/Rural	Residential/Municipal	Miscellaneous
Higher Risks			
Automobile Body Shops	Auction Lots	Airports - Maintenance/Fueling Areas	Historic Gas Stations
Gas Stations	Confined Animal Feeding Operations (CAFOs)	Landfills/Dumps	Historic Waste Dumps/Landfills
Repair Shops	Farm Machinery Repair	Railroad Yards/Maintenance/Fueling Areas	Injection Wells/Drywells/Sumps
Boat Services/Repair/Refinishing	Machine Shops	Septic Systems - High Density - >1/Acre	Military Installations
Chemical/Petroleum Processing/Storage	Lagoons/Liquid Wastes	Utility Stations - Maintenance Areas	Underground Storage Tanks; Confirmed Leaking Tanks (DEQ List)
Chemical/Petroleum Processing/Storage	Pesticide/Fertlizer/Petroleum Storage, Handling, Mixing, & Cleaning Areas		Non-Regulated Tanks - <1,100 Gallons)
Dry Cleaners			Not Yet Upgraded or Registered Tanks
Electrical/Electronic Manufacturing			Wells
Fleet/Trucking/Bus Terminals			
Furniture Repair/Manufacturing			
Home Manufacturing			
Junk/Scrap/Salvage Yards			
Machine Shops			
Metal Plating/Finishing/Fabricating			
Mines/Gravel Pits			
Parking Lots/Malls - >50 Spaces			
Photo Processing/Printing			
Plastics/Synthetics Producers			
Research Laboratories			
Wood Preserving/Treating			
Wood/Pulp/Paper Processing and Mills			
Moderate Risks			
Automobile Car Washes	Crops - Irrigated** Berries, Hops, Mint, Orchards, Vineyards, Nurseries	Drinking Water Treatment Plants	Above Ground Storage Tanks
Cement/Concrete Plants	Greenhouses, Vegetables	Golf Courses	Construction/Demolition Areas
Food Processing	Boarding Stables	Housing - High Density - >1 House/0.5 Acres	Managed Forests

Funeral Services/Graveyards	Land Application Sites	Motor Pools		Random Dumpsites	
Hardware/Lumber/Parts Stores			Parks	Sludge Disposal Areas	
Medical/Vet Office			Waste Transfer/Recycling Stations	Transportation Corridors	Freeways/State Highways
			Wastewater Treatment Plants/Collection Stat's.		Railroads
					Right-of-Ways-Herbicide Use Areas

Lower Risks

Office Buildings/Complexes	Crops - Nonirrigated	Christmas Trees, Grains, Grass Seeds, Hay, Pasture	Apartments and Condominiums	Surface Water - Streams/Lakes/Rivers	
RV/Mini Storage	Septic Systems - Low Density - <1/Acre		Campgrounds/RV Parks	Underground Storage Tanks	Decommissioned - Inactive
			Fire Stations		Upgraded and/or Registered - Active
			Schools		

* Facility-specific management practices are not taken into account in estimating risks and assigning these categories.

** Note: Drip-irrigated crops are considered lower risks.

GW\WH5868CG (November 1, 1996)

2001 Map ID	2025 Map ID	NAD 1927 Zone 16N		Civil Twp	Facility Name	Facility Address	Operating Status	Estimated Risk	Database	Reference Number	EDR ID	Potential Sources/ Comments	Potential Contaminants
		N	E										
1	1	4762123	657335.4	Ionia	Orion Manufacturing	480 Apple Tree Drive	Active	Low	RCRA NonGen/ NLR	1007098108	H37	Loading Docks, Parking lots, Urban Run off	Ignitable Waste
2	2	4768788	654840.7	Orleans	Demolished Home	N of Meade, 2000' w of Hoppough	Abandoned	Low	-	-	-	Old Heat Oil Tank, appears empty	Heating Oil
3	3	4768195	655540.9	Orleans	Farm House/Barn	4475 Hoppough	Active	High-Medium	-	-	-	Septic, Old well ?, 2 ASTs w/ no containment, 1 old 1 newer	Gas/Diesel
4	4	4767607	655509.7	Orleans	Old Farm House	762 Hubbell	Active	Medium	-	-	-	Old AST	Gas/Diesel/Oil
5	5	4766577	654427	Orleans	Bulk Grain Storage	1419 Peterson	Active	Medium	-	-	-	Approx. 2,000 gal AST, No Containment	Gas/Diesel/Oil
6	6	4766626	655263.7	Orleans	Farm House & Barn	942 Peterson	Active	High	-	-	-	2X 300AST, misc. containers,4X 55gl drums, no containment	Gas/Diesel/Oil
7	7	4766880	656864.3	Ronald	Boyce Elem School	3550 N State Rd 66	Active	Medium	-	-	-	Lg Capacity Septic,backup Gen fuel, parking lot run off	Gas/Diesel/Oil Nitrates, Bacteria
8, 28	8	4763726	656148.8	Easton	Consumers Power Tower	3000' N of Parmeter, 1500' W of Marquette	Active	Medium	RCRA VSQG, WDS, ECHO, FINDS, ENVIRO	1010319980, S111979387, 1010440246, S129660528	B10-B12, 20	Backup Generator suspected UST/AST	Ignitable Waste, Gas/Diesel/Oil
9	9	4765037	655799.7	Easton	Residential/Auto Service	660 Parmeter	Unknown	High	-	-	-	55 gal drums (appear deteriorated), old autos in rear	Gas/Diesel/Oil/ Solvents
10	10	4764929	655402	Easton	Leisure Time Amusements	937 W Parmeter Road	Active	Low	-	-	-	Large Truck, trailer storage	Gas/Diesel/Oil
11	11	4765107	656767.3	Easton	Michigan Recoery Services	2555 N State	Unknown	High	-	-	-	floor drains ? Auto repair, 12 auts present, 2 service bays, septic	Gas/Diesel/Oil/ Solvents
12	12	4766366	656744.1	Orleans	Farm House	3363 N State	Abandoned	Medium	-	-	-	3,000-5,000 gal AST, no containment, possibly inactive	Gas/Diesel/Oil
13	13	4765909	656889	Ionia	General Commercial	3024 N. State	Abandoned	High	-	-	-	floor drains, auto repair, septic	Gas/Diesel/Oil/ Solvents
14	14	4765676	656792.3	Easton	Nelson	2849 N. State	Active	Medium	-	-	-	2X 300gal AST no containment	Gas/Diesel/Oil
15	15	4765446	656761.2	Easton	Farm House	2705 N. State	Active	HIGH	-	-	-	Farm implement storage, old and dilapidated autos	Gas/Diesel/Oil Heavy Metals
16	16	4765242	656900.3	Ionia	Farm House	2638 N. State	Active	Medium	-	-	-	300 gal AST no containment	Gas/Diesel/Oil
17	17	4765197	656779.7	Easton	Joe's Motorcycle Tires	2593 N. State	Active	Medium	-	-	-	Potential storage of Oil and Gas	Gas/Diesel/Oil/ Solvents
18	18	4764959	657407.6	Ionia	CL Trucking & Excavating (Formerly George Ogden Excavating)	256 Parmeter Rd.	Active	Moderate	AST	A100365505	17	(1) 8,000 gallon diesel AST, Current in Use	Gas/Diesel/Oil
19	19	4765103	658074.8	Ionia	Barn	753 E Parmeter Rd	Active	Medium	-	-	-	1X 500gal AST no containment	Gas/Diesel/Oil
20	20	4765099	657820.3	Ionia	Residential Home	579 Parmeter	Unknown	Medium	-	-	-	3,000-5,000 gal AST, no containment, possibly inactive	Gas/Diesel/Oil
21	21	4764665	656801.8	Easton	Discount Tire & Battery	2265 N. State	Active	High	SPILLS	S128482873, S111343992, S128482871	A6, C13-C15	Auto repair, battery & tire storage, septic, 3/23/10- Tire Fire	Gas/Diesel/Oil/ Solvents
22	22	4764387	656824.7	Easton	Residential Home	W side SR 66 at Trailer Park Entrance	Active	Medium	-		-	1X 300 gal AST no containment	Gas/Diesel/Oil
23	23	4764385	656955.7	Ionia	Evergreen Mobile Home Park	2096 N. State	Active	High	CDL, PART 201, WDS, NPDES, ENVIRO, INVENTORY, SPILLS	S123340015, S123340021, S110484878, S128068227, S128065890, S110093072, S110788401	A2-A5, A7 & A8	Large sewage lagoon (over 2 acres) for +100 mobile homes	Nitrates, Bacteria
24	24	4764108	656929.5	Ionia	Lillie's Foreing & Domestic Auto Repair (formerly Giant's Enterprises)	1920 N. State	Active	High	WDS	S111948649	1	engine repair,sales,service, used oil from engines, septic	Gas/Diesel/Oil/ Solvents
25	25	4763987	656754.9	Easton	RBC Construction	W side SR 66, .4 mi N of Dildine	Active	Medium	-	-	-	2X AST no containment	Gas/Diesel/Oil
26	26	4763881	656903	Ionia	Horrocks Nursery	1776 N. State	Active	Medium	-	-	-	Pesticides,herbicides,fungicides	Pesticides, herbicides, fungicides
27	27	4763939	656013.2	Easton	Residential Home	1777 Marquette	Active	Medium	-	-	-	1X 300gal AST no containmet	Gas/Diesel/Oil
29	28	4762212	656077.1	Easton	Residential Home	877 Haynor	Active	Medium	-	-	-	2X Home Heating Oil Tanks, Agricultural Tank Sprayer	Oil & pesticides, herbicides

2001 Map ID	2025 Map ID	NAD 1927 Zone 16N		Civil Twp	Facility Name	Facility Address	Operating Status	Estimated Risk	Database	Reference Number	EDR ID	Potential Sources/ Comments	Potential Contaminants
		N	E										
30	29	4762563	656128.1	Easton	Residential Home	998 Haynor	Active	Medium	-	-	-	Contractor storage yard w/ AST ?	Gas/Diesel/Oil
31	30	4762688	655975.6	Easton	The Machine Shop	1069 Haynor	Active	High	-	-	-	Cutting Oils…etc	Cutting Oils Solvents
32	31	4762891	655850.3	Easton	Malokofsky	1187 Haynor	Active	Medium	-	-	-	1X 300 gal AST no containment	Gas/Diesel/Oil
33	32	4762949	655955	Easton	Residential Home	1216 Haynor	Active	Medium	-	-	-	Old Auto Storage in woods	Gas/Oil/antifreeze
34	33	4763478	655705.6	Easton	Residential Home/ Hanulcik Farm	740 Dildine	Active	Medium	-	-	-	1X 400 gal AST no containment, Agric. Tank Sprayer, Facility Identified on LEPC list (Paraquat)	Gas/Diesel/Oil, pesticide/herbicide
35	34	4763232	658620.4	Ionia	Residential Home	1366 N. Jefferson	Active	Medium	-	-	-	1X AST no containment	Gas/Diesel/Oil
36	35	4763072	658490.4	Ionia	Residential Home	1275 N. Jefferson	Active	High	-	-	-	UST- unknown size, Fill Pipe and Dispenser Visible	Gas/Diesel/Oil
37	36	4761976	658499.7	Ionia	Sterner Real Esate (former Sterner Veterinary Clinic)	821 N Jefferson	Unknown	High	-	-	-	Possible abandoned water well (see Windmill), Windmill in Rear (0.5 miles from Wellfield) Facility also identified on UST list (Tanks Removed)	general
38	37	4761924	657283.2	Ionia	Peerless-Midwest, Inc.	505 Apple Tree Drive	Active	High	-	-	-	Well Cleaning Chemical Storage, truck maintenance, AST no containment, AST is usually empty and normally filled and dispensed off-site - 700 feet from wellfield	Acids/Caustics, Gas/Oil/Diesel
39	38	4761389	657786.1	Ionia	Pine Vista Apartments	667 N. Union	Active	High	-	-	-	Parking Lot run-off, fuel for back-up generator, Approximately 200 feet from wellfield	Gas/Diesel/Oil, Urban Run-off
40	39	4761768	657489.1	Ionia	Residential Home	323 North Street	Active	High	-	-	-	AST no containment, <1/4 mile from wellfield, Trucking service operation	Gas/Diesel/Oil
41	40	4761834	657113.3	Ionia	Residential Home	436 North Street	Active?	High	-	-	-	AST no containment, <1/4 mile from wellfield	Gas/Diesel/Oil
42	41	4762126	657179.5	Ionia	Enwork (formerly Volcor Finishing, Inc.	510 Apple Tree Drive	Active	High	PART 201, INVENTORY, BEA, RCRA-VSQG, ECHO, FINDS, E MANIFSEST	S129190807, S129290335, 1000988250, 1031535989	33-H36	Cutting Oils, Lubricants, Solvents, Painting, <1/4 mile from wellfield, Facility Identified on RCRIS list.	240 gallon drums of Waste Solids Containing Flammable Liquid, Oils, Solvents, Paints, 55 gallon drums of Flammable Liquid Waste, Corrosive Liqud Waste
-	42	4763742	655297.3	Easton	Residential Home	1602 Haynor Rd.	Inactive	Low	SPILLS	S128483081, S111343923	E21 & E22	6/12/10- Anhydrous Ammonia tank ruptured in field	Anhydrous Ammonia
-	43	4763487	655460.8	Easton	Residential Home	1597 Haynor Rd.	Inactive	Low	SPILLS	S128479880	E23	No Information Available	Unknown
-	47	4765687	656800.7	Easton	Darby's Standard Service	2913 N State Rd.	Inactive	Low	EDR Hist Auto	1022149058	27	Former Auto Service 1969-1971	Gas/Diesel/Oil
-	45	4765854	656858.4	Ionia	Boxer Storage (former Wells Oil Co)	3006 N State Rd	Inactive	Moderate	AST, INVENTORY, WDS, LUST, UST, UST FINDER RELEASE, UST FINDER, EDR Hist Auto	A100128093, U000255381, 1029032799, 1028433755, 1020524951	G28-G32	(4) USTs, removed from ground in 1991, unknown contaminants in storage units could leak, Former Auto Service 1989-1995	VOCs, SVOCs, unknown, Gas/Diesel/Oil
-	46	4761775	657686.1	Ionia	City of Ionia	City Well Field	Active	Low	UST FINDER, UST	1028432708, U003327666	J42 & J43	500 gallon diesel UST removed in 1991	Diesel
-	47	4761771	657027.3	Ionia	Residential Home	66 W North St.	Active	Moderate	-	-	-	Falling down barn/ shed	Unknown
-	48	4761700	656788.9	Easton	Residential Home	718 N King St.	Active	Moderate	-	-	-	Miscellaneous scrap/ junk, household applicances, multiple storage sheds	Unknown
-	49	4766564	656060.7	Orleans	Residential Home	3372 N Marquette Rd.	Active	Moderate	-	-	-	Miscellaneous scrap/ junk, vehicles	Gas/Diesel/Oil, unknown
-	50	4765388	656072.7	Easton	Residential Home	2736 N Marquette Rd	Active	Low	-	-	-	Miscellaneous scrap/ junk, vehicles	Gas/Diesel/Oil, unknown
-	-			All	MDOT	SR 66	Active	Medium	-	-	-	Transportation Vehicles, Potential vehcile accident could release motor fluids, or HAZMAT if vehicle is hauling hazardous materials	Gas/Diesel/Oil, Misc Chemicals

Ionia SWPP
Fargo St.
Ionia, MI 48846

Inquiry Number: 7974177.2s
April 30, 2025

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
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with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

FARGO ST.
IONIA, MI 48846

COORDINATES

Latitude (North):	43.0143460 - 43° 0' 51.64''
Longitude (West):	85.0765770 - 85° 4' 35.67''
Universal Tranverse Mercator:	Zone 16
UTM X (Meters):	656745.1
UTM Y (Meters):	4763988.0
Elevation:	813 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	14454725 SHILOH, MI
Version Date:	2019
South Map:	14450386 IONIA, MI
Version Date:	2019

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20200702
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
FARGO ST.
IONIA, MI 48846

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	GIANT ENTERPRISES	1920 N STATE RD	MI WDS	Lower	524, 0.099, NE
A2	NORTH STATE ROAD (IO	2096 NORTH STATE ROA	MI PART 201, MI WDS	Lower	1357, 0.257, NNE
A3		2096 N STATE	MI CDL	Lower	1357, 0.257, NNE
A4		2096 N STATE 89	MI CDL	Lower	1357, 0.257, NNE
A5		2096 N STATE RD	MI CDL	Lower	1357, 0.257, NNE
A6	DISCOUNT TIRE & BATT	2265 N STATE RD	MI INVENTORY, MI SPILLS, MI WDS	Lower	1357, 0.257, NNE
A7	EVERGREEN MOBILE HOM	2096 NORTH STATE ROA	MI NPDES, MI ENVIRO	Lower	1357, 0.257, NNE
A8		2096 N STATE RD	MI CDL	Lower	1357, 0.257, NNE
9	COMPLAINT:06-34-0014	2190 N. STATE ROAD	MI ENVIRO	Lower	1785, 0.338, NNE
B10	INTERNATIONAL TRANSM	1718 MARQUETTE RD	RCRA-VSQG	Lower	2451, 0.464, WNW
B11	INTERNATIONAL TRANSM	1718 MARQUETTE RD	FINDS, ECHO	Lower	2451, 0.464, WNW
B12	INTERNATIONAL TRANSM	1718 MARQUETTE RD	MI WDS	Lower	2451, 0.464, WNW
C13		2265 NORTH STATE ROA	MI SPILLS	Lower	2501, 0.474, North
C14		2265 N STATE RD	MI SPILLS	Lower	2501, 0.474, North
C15		2265 NORTH STATE ROA	MI SPILLS	Lower	2501, 0.474, North
16	WOLBERS POSSEHN	1276 N STATE RD	MI ENVIRO	Lower	3253, 0.616, South
17	CL TRUCKING & EXCAVA	256 E PARMETER RD	MI AST	Higher	3865, 0.732, NNE
D18	AMERITECH-GRAND RAPI		MI ENVIRO	Lower	4040, 0.765, NNW
D19	COMPLAINT:11-34-0008	SPRAGUE AND HARWOOD	MI ENVIRO	Lower	4040, 0.765, NNW
20	34-CONSUMERS ENERGY	MARQUETTE & PARMETER	MI ENVIRO	Higher	4081, 0.773, NNW
E21		1602 HAYNOR RD	MI SPILLS	Higher	4285, 0.812, WSW
E22		1602 HAYNOR RD	MI SPILLS	Higher	4285, 0.812, WSW
E23		1597 HAYNOR RD, IONI	MI SPILLS	Higher	4323, 0.819, WSW
F24	2717 NORTH STATE STR	2717 NORTH STATE STR	US CDL	Higher	4614, 0.874, North
F25	COMPLAINT:06-34-0009	2757 NORTH STATE ROA	MI ENVIRO	Higher	4813, 0.912, North
26	34-579 E PARMETER RD	579 E PARMETER RD	MI ENVIRO	Higher	4961, 0.940, NE
27	DARBYS STANDARD SERV	2913 N STATE RD	EDR Hist Auto	Lower	5587, 1.058, North
G28	WELLS OIL-IONIA	3006 N STATE RD	UST FINDER RELEASE	Lower	6056, 1.147, North
G29	WELLS OIL CO	3006 N STATE RD	UST FINDER	Lower	6056, 1.147, North
G30	WELLS ENTERPRISE	3006 N STATE RD	MI AST	Lower	6056, 1.147, North
G31	WELLS OIL CO	3006 N STATE RD	MI LUST, MI UST, MI INVENTORY, MI WDS	Lower	6056, 1.147, North
G32	WELLS OIL COMPANY	3009 N STATE RD	EDR Hist Auto	Lower	6064, 1.148, North
33	500 510 520 APPLE TR	500 510 520 APPLE TR	MI INVENTORY, MI PART 201	Higher	6218, 1.178, SSE
H34	500 510 520 APPLE TR	500 510 520 APPLE TR	MI BEA	Higher	6490, 1.229, South
H35	ENWORK - IONIA	510 APPLE TREE DRIVE	E MANIFEST	Higher	6498, 1.231, South
H36	VOLCOR FINISHING INC	510 APPLETREE DR	RCRA-VSQG, FINDS, ECHO, E MANIFEST	Higher	6498, 1.231, South
H37	ORION MANUFACTURING	480 APPLE TREE DR	RCRA NonGen / NLR	Higher	6525, 1.236, South
I38	RUSSELL WALCOTT TRUS	1090 RECTOR RD	UST FINDER	Lower	7744, 1.467, SW
I39	RUSSELL WALCOTT TRUS	1090 RECTOR RD	MI UST	Lower	7744, 1.467, SW

MAPPED SITES SUMMARY

Target Property Address:
FARGO ST.
IONIA, MI 48846

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
I40	1090 RECTOR ROAD	1090 RECTOR ROAD	MI PART 201, MI INVENTORY, MI BEA	Lower	7744, 1.467, SW
41	ROSE LAND AND FINANC	1004 ELMWOOD DR	RCRA-VSQG	Lower	7787, 1.475, South
J42	CITY OF IONIA	776 CYRUS ST	MI UST	Higher	7861, 1.489, SSE
J43	CITY OF IONIA	776 CYRUS ST	UST FINDER	Higher	7861, 1.489, SSE
44	TODD FUELS INC	807 W FARGO ST	MI AST	Higher	8532, 1.616, South
K45	YEOMANS EGGS	602 HAYNOR RD	MI UST	Lower	9293, 1.760, SSW
K46	YEOMANS EGGS	602 HAYNOR RD	UST FINDER	Lower	9293, 1.760, SSW
K47	YEOMANS ENTERPRISE L	601 HAYNOR ROAD	RCRA-VSQG	Lower	9317, 1.765, SSW
48	MICHIGAN BELL GARAGE	336 S STEEL	UST FINDER RELEASE	Lower	9355, 1.772, SSE
L49	DOMINOS	648 W LINCOLN AVE	UST FINDER	Lower	9814, 1.859, South
L50	DOMINOS	648 W LINCOLN AVE	MI LUST, MI UST, MI INVENTORY	Lower	9814, 1.859, South
L51	PURKEYS LIFETIME MUF	648 W LINCOLN AVE	EDR Hist Auto	Lower	9814, 1.859, South
L52	IONIA DOMINO'S	648 W LINCOLN	UST FINDER RELEASE	Lower	9814, 1.859, South
M53	EDWARD STERNER	821 N JEFFERSON ST	MI UST	Lower	9843, 1.864, SE
M54	EDWARD STERNER	821 N JEFFERSON ST	UST FINDER	Lower	9843, 1.864, SE
L55	BLACKS SERVICE INC	703 W LINCOLN	EDR Hist Auto	Lower	9852, 1.866, South
L56	FORMER GRAB-N-GET GA	703 WEST LINCOLN AVE	MI BEA	Lower	9852, 1.866, South
L57	GRAB N GIT	703 W LINCOLN AVE	RCRA NonGen / NLR	Lower	9852, 1.866, South
L58	GRAB-N-GIT CONVENIEN	703 W LINCOLN AVE	UST FINDER RELEASE	Lower	9852, 1.866, South
L59	PURKS MOBIL	703 W LINCOLN AVE	UST FINDER	Lower	9852, 1.866, South
L60	PURKS MOBIL	703 W LINCOLN AVE	MI LUST, MI UST, MI INVENTORY, MI CDL, MI BEA, MI...	Lower	9852, 1.866, South
L61	GIANTS GULF SERVICE	643 W LINCOLN	EDR Hist Auto	Lower	9854, 1.866, South
N62	MUFFLER MAN	500 W LINCOLN AVE	UST FINDER, UST FINDER RELEASE	Lower	9875, 1.870, South
N63	MUFFLER MAN	500 W LINCOLN AVE	RCRA-VSQG, FINDS, ECHO	Lower	9875, 1.870, South
N64	MUFFLER MAN	500 W LINCOLN AVE	MI LUST, MI UST, MI INVENTORY, MI WDS	Lower	9875, 1.870, South
N65	RAINBOW MUFFLER INC	500 W LINCOLN AVE	EDR Hist Auto	Lower	9875, 1.870, South
N66	INTERSECTION PARTY S	501 W LINCOLN AVE	UST FINDER	Lower	9915, 1.878, South
N67	INTERSECTION PARTY S	501 W LINCOLN AVE	MI LUST, MI UST, MI INVENTORY	Lower	9915, 1.878, South
N68	INTERSECTION PARTY S	501-503 W.LINCOLN	UST FINDER RELEASE	Lower	9915, 1.878, South
O69	M P D PETROLEUM INC	439 W LINCOLN AVE	EDR Hist Auto	Lower	9953, 1.885, South
O70	DRAKES MARKET PLUS	439 W LINCOLN AVE	MI LUST, MI UST, MI INVENTORY, RCRA NonGen / NLR,...	Lower	9953, 1.885, South
O71	FORMER DRAKES MARKET	439 W LINCOLN AVE	UST FINDER, UST FINDER RELEASE	Lower	9953, 1.885, South
O72	DRAKE'S MARKET PLUS	439 WEST LINCOLN AVE	MI BEA	Lower	9953, 1.885, South
P73	428 LINCOLN AVENUE	428 WEST LINCOLN AVE	MI PART 201, MI INVENTORY, MI BEA	Lower	9977, 1.890, South
P74	BERGER MOTOR SALES I	428 W LINCOLN AVE	RCRA NonGen / NLR, FINDS, ECHO	Lower	9977, 1.890, South
P75	PDS-1 MICHIGAN INC	431 W LINCOLN AVE	MI MANIFEST, MI WDS	Lower	9996, 1.893, South
P76	RITE AID #04326	431 WEST LINCOLN HIG	RCRA NonGen / NLR, E MANIFEST	Lower	9996, 1.893, South
Q77	TONYS CRYSTAL FLASH	1026 W LINCOLN	EDR Hist Auto	Lower	10032, 1.900, SSW
Q78	TONYS CRYSTAL FLASH	1036 W LINCOLN AVE	UST FINDER	Lower	10044, 1.902, SSW

MAPPED SITES SUMMARY

Target Property Address:
FARGO ST.
IONIA, MI 48846

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
Q79	TONYS CRYSTAL FLASH	1036 W LINCOLN AVE	MI LUST, MI UST, MI INVENTORY, MI BEA	Lower	10044, 1.902, SSW
Q80	TONYS CRYSTAL FLASH	1036 W LINCOLN	EDR Hist Auto	Lower	10044, 1.902, SSW
Q81	TONYS CRYSTAL FLASH	1036 W LINCOLN (W M-	UST FINDER RELEASE	Lower	10044, 1.902, SSW
Q82	BUD MONTGOMERY	1048 W LINCOLN AVE	MI UST	Lower	10056, 1.905, SSW
Q83	BUD MONTGOMERY	1048 W LINCOLN AVE	UST FINDER	Lower	10056, 1.905, SSW
Q84	HAYNOR AREA GW CONTA	HAYNOR RD & W. LINCO	MI INVENTORY, MI PART 201	Lower	10076, 1.908, SSW
Q85	IONIA BODY SHOP	1033 W LINCOLN AVE	RCRA-VSQG, FINDS, ECHO, WI MANIFEST	Lower	10079, 1.909, SSW
O86	420 NORTH DEXTER STR	420 NORTH DEXTER STR	MI PART 201, MI INVENTORY, MI BEA	Lower	10085, 1.910, South
R87	TONYS CRYSTAL FLASH	1110 W LINCOLN	EDR Hist Auto	Lower	10149, 1.922, SSW
88	431 - 437 W. LINCOLN	431 - 437 W. LINCOLN	MI BEA	Lower	10180, 1.928, South
R89	GARY L FERGUSON	1115 W LINCOLN AVE	UST FINDER	Lower	10194, 1.931, SSW
R90	GARY L FERGUSON	1115 W LINCOLN AVE	MI UST	Lower	10194, 1.931, SSW
91	CUSTOM OFFICE SYSTEM	1243 W LINCOLN AVE	RCRA-VSQG, FINDS, ECHO	Lower	10398, 1.969, SSW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ---------- National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ---------- Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROLS ---------- Institutional Controls Sites List

Federal ERNS list

ERNS ---------- Emergency Response Notification System

Lists of state- and tribal hazardous waste facilities

MI SHWS ---------- This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

Lists of state and tribal landfills and solid waste disposal facilities

MI SWF/LF ---------- Solid Waste Facilities Database

Lists of state and tribal leaking storage tanks

INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

FEMA UST ---------- Underground Storage Tank Listing
INDIAN UST ---------- Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

MI AUL ---------- Engineering and Institutional Controls

Lists of state and tribal voluntary cleanup sites

INDIAN VCP ---------- Voluntary Cleanup Priority Listing

Lists of state and tribal brownfield sites

MI BROWNFIELDS ---------- Brownfields and UST Site Database

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---------- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

MI SWRCY ---------- Recycling Facilities
MI HIST LF ---------- Inactive Solid Waste Facilities
INDIAN ODI ---------- Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 ---------- Torres Martinez Reservation Illegal Dump Site Locations
ODI ---------- Open Dump Inventory
IHS OPEN DUMPS ---------- Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ---------- Delisted National Clandestine Laboratory Register
MI DEL PART 201 ---------- Delisted List of Contaminated Sites

EXECUTIVE SUMMARY

Local Land Records

MI LIENS	Lien List
LIENS 2	CERCLA Lien Information

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System

Other Ascertainable Records

FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
MINES MRDS	Mineral Resources Data System
ABANDONED MINES	Abandoned Mines
UXO	Unexploded Ordnance Sites
DOCKET HWC	Hazardous Waste Compliance Docket Listing
FUELS PROGRAM	EPA Fuels Program Registered Listing
PFAS NPL	Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES	Federal Sites PFAS Information
PFAS TSCA	PFAS Manufacture and Imports Information
PFAS TRIS	List of PFAS Added to the TRI
PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR	PFAS Contamination Site Location Listing
PFAS WQP	Ambient Environmental Sampling for PFAS

PFAS PROJECT NORTHEASTERN UNIVERSITY PFAS PROJECT
PFAS NPDES Clean Water Act Discharge Monitoring Information
PFAS ECHO Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAIN Facilities in Industries that May Be Handling PFAS Listing
PFAS PT 139 AIRPORT All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC Aqueous Foam Related Incidents Listing
BIOSOLIDS ICIS-NPDES Biosolids Facility Data
MI PFAS PFAS Contaminated Sites Listing
MI AQUEOUS FOAM Aqueous Film Forma Foam Listing
MI AIRS Permit and Emissions Inventory Data
MI ASBESTOS ASBESTOS
MI COAL ASH Coal Ash Disposal Sites
MI DRYCLEANERS Drycleaning Establishments
MI LEAD Lead Safe Housing Registry
MI UIC Underground Injection Wells Database
MI SSCUP State Owned Sites Cleanup Program List

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP EDR Proprietary Manufactured Gas Plants
EDR Hist Cleaner EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

MI RGA PART 201 Recovered Government Archive State Hazardous Waste Facilities List
MI RGA LF Recovered Government Archive Solid Waste Facilities List
MI RGA LUST Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal RCRA generators

RCRA-VSQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting

the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-VSQG list, as provided by EDR, and dated 02/17/2025 has revealed that there are 7 RCRA-VSQG sites within approximately 2 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
VOLCOR FINISHING INC EPA ID:: MIR000000620	***510 APPLETREE DR***	***S 1 - 2 (1.231 mi.)***	***H36***	***55***

Lower Elevation	Address	Direction / Distance	Map ID	Page
INTERNATIONAL TRANSM EPA ID:: MIK411852411	1718 MARQUETTE RD	WNW 1/4 - 1/2 (0.464 mi.)	B10	26
ROSE LAND AND FINANC EPA ID:: MIK148774961	1004 ELMWOOD DR	S 1 - 2 (1.475 mi.)	41	68
YEOMANS ENTERPRISE L EPA ID:: MIK127976932	601 HAYNOR ROAD	SSW 1 - 2 (1.765 mi.)	K47	75
MUFFLER MAN EPA ID:: MID985664887	***500 W LINCOLN AVE***	***S 1 - 2 (1.870 mi.)***	***N63***	***106***
IONIA BODY SHOP EPA ID:: MID985632645	***1033 W LINCOLN AVE***	***SSW 1 - 2 (1.909 mi.)***	***Q85***	***169***
CUSTOM OFFICE SYSTEM EPA ID:: MID089962344	***1243 W LINCOLN AVE***	***SSW 1 - 2 (1.969 mi.)***	***91***	***182***

Lists of state and tribal leaking storage tanks

MI LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Quality's Leaking Underground Storage Tank (LUST) Database.

A review of the MI LUST list, as provided by EDR, and dated 02/07/2025 has revealed that there are 7 MI LUST sites within approximately 2 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
WELLS OIL CO Release Status: Open Facility Id: 00033029 Facility Id: 33029	***3006 N STATE RD***	***N 1 - 2 (1.147 mi.)***	***G31***	***44***
DOMINOS Release Status: Open Facility Id: 39257 Facility Id: 00039257	***648 W LINCOLN AVE***	***S 1 - 2 (1.859 mi.)***	***L50***	***79***
PURKS MOBIL Release Status: Open Substance Release: Gasoline	***703 W LINCOLN AVE***	***S 1 - 2 (1.866 mi.)***	***L60***	***94***

Facility Id: 12590
Facility Id: 00012590

MUFFLER MAN	***500 W LINCOLN AVE***	***S 1 - 2 (1.870 mi.)***	***N64***	***109***
Release Status: Open Facility Id: 1804 Facility Id: 00001804				
INTERSECTION PARTY S	***501 W LINCOLN AVE***	***S 1 - 2 (1.878 mi.)***	***N67***	***116***
Release Status: Open Facility Id: 35601 Facility Id: 00035601				
DRAKES MARKET PLUS	***439 W LINCOLN AVE***	***S 1 - 2 (1.885 mi.)***	***O70***	***119***
Release Status: Open Facility Id: 17896 Facility Id: 00017896				
TONYS CRYSTAL FLASH	***1036 W LINCOLN AVE***	***SSW 1 - 2 (1.902 mi.)***	***Q79***	***160***
Release Status: Open Facility Id: 11067 Facility Id: 00011067				

Lists of state and tribal registered storage tanks

MI UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Quality's Michigan UST database.

A review of the MI UST list, as provided by EDR, has revealed that there are 13 MI UST sites within approximately 2 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CITY OF IONIA	776 CYRUS ST	SSE 1 - 2 (1.489 mi.)	J42	71
Database: UST, Date of Government Version: 12/02/2024 Tank Status: Removed from Ground Facility Type: CLOSED Facility Id: 00002401				

Lower Elevation	Address	Direction / Distance	Map ID	Page
WELLS OIL CO	***3006 N STATE RD***	***N 1 - 2 (1.147 mi.)***	***G31***	***44***
Database: UST, Date of Government Version: 12/02/2024 Tank Status: Removed from Ground Facility Type: CLOSED Facility Id: 00033029				
RUSSELL WALCOTT TRUS	1090 RECTOR RD	SW 1 - 2 (1.467 mi.)	I39	66
Database: UST, Date of Government Version: 12/02/2024 Tank Status: Temporarily Out of Use Facility Type: ACTIVE Facility Id: 00042634				
YEOMANS EGGS	602 HAYNOR RD	SSW 1 - 2 (1.760 mi.)	K45	73
Database: UST, Date of Government Version: 12/02/2024 Tank Status: Removed from Ground				

Facility Type: CLOSED
Facility Id: 00018645

DOMINOS ***648 W LINCOLN AVE*** ***S 1 - 2 (1.859 mi.)*** ***L50*** ***79***
Database: UST, Date of Government Version: 12/02/2024
Tank Status: Removed from Ground
Facility Type: CLOSED
Facility Id: 00039257

EDWARD STERNER 821 N JEFFERSON ST SE 1 - 2 (1.864 mi.) M53 84
Database: UST, Date of Government Version: 12/02/2024
Tank Status: Removed from Ground
Facility Type: CLOSED
Facility Id: 00015127

PURKS MOBIL ***703 W LINCOLN AVE*** ***S 1 - 2 (1.866 mi.)*** ***L60*** ***94***
Database: UST, Date of Government Version: 12/02/2024
Tank Status: Removed from Ground
Tank Status: Currently In Use
Facility Type: ACTIVE
Facility Id: 00012590

MUFFLER MAN ***500 W LINCOLN AVE*** ***S 1 - 2 (1.870 mi.)*** ***N64*** ***109***
Database: UST, Date of Government Version: 12/02/2024
Tank Status: Removed from Ground
Tank Status: Closed in Ground
Facility Type: CLOSED
Facility Id: 00001804

INTERSECTION PARTY S ***501 W LINCOLN AVE*** ***S 1 - 2 (1.878 mi.)*** ***N67*** ***116***
Database: UST, Date of Government Version: 12/02/2024
Tank Status: Removed from Ground
Facility Type: CLOSED
Facility Id: 00035601

DRAKES MARKET PLUS ***439 W LINCOLN AVE*** ***S 1 - 2 (1.885 mi.)*** ***O70*** ***119***
Database: UST, Date of Government Version: 12/02/2024
Tank Status: Removed from Ground
Facility Type: CLOSED
Facility Id: 00017896

TONYS CRYSTAL FLASH ***1036 W LINCOLN AVE*** ***SSW 1 - 2 (1.902 mi.)*** ***Q79*** ***160***
Database: UST, Date of Government Version: 12/02/2024
Tank Status: Removed from Ground
Facility Type: CLOSED
Facility Id: 00011067

BUD MONTGOMERY 1048 W LINCOLN AVE SSW 1 - 2 (1.905 mi.) Q82 167
Database: UST, Date of Government Version: 12/02/2024
Tank Status: Removed from Ground
Facility Type: CLOSED
Facility Id: 00038139

GARY L FERGUSON 1115 W LINCOLN AVE SSW 1 - 2 (1.931 mi.) R90 180
Database: UST, Date of Government Version: 12/02/2024
Tank Status: Removed from Ground
Facility Type: CLOSED
Facility Id: 00035649

MI AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the Department of Natural Resources' Michigan AST database.

A review of the MI AST list, as provided by EDR, and dated 01/29/2025 has revealed that there are 3 MI AST sites within approximately 2 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CL TRUCKING & EXCAVA Facility Id: 91085105 Tank Status: Currently In Use	256 E PARMETER RD	NNE 1/2 - 1 (0.732 mi.)	17	33
TODD FUELS INC Facility Id: 91034008 Removed/Closed Date: 06/28/1991 Tank Status: Removed from Premises	807 W FARGO ST	S 1 - 2 (1.616 mi.)	44	72

Lower Elevation	Address	Direction / Distance	Map ID	Page
WELLS ENTERPRISE Facility Id: 92084094 Removed/Closed Date: 10/01/2003 Tank Status: Removed from Premises	3006 N STATE RD	N 1 - 2 (1.147 mi.)	G30	44

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

MI PART 201: A Part 201 Listed site is a location that has been evaluated and scored by the DEQ using the Part 201 scoring model. The location is or includes a "facility" as defined by Part 201, where there has been a release of a hazardous substance(s) in excess of the Part 201 residential criteria, and/or where corrective actions have not been completed under Part 201 to meet the applicable cleanup criteria for unrestricted residential use. The Part 201 List does not include all of the sites of contamination that are subject to regulation under Part 201 because owners are not required to inform the DEQ about the sites and can pursue cleanup independently. Sites of environmental contamination that are not known to DEQ are not on the list, nor are sites with releases that resulted in low environmental impact.

A review of the MI PART 201 list, as provided by EDR, and dated 01/13/2025 has revealed that there are 6 MI PART 201 sites within approximately 2 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
500 510 520 APPLE TR Facility ID: 34000194	***500 510 520 APPLE TR***	***SSE 1 - 2 (1.178 mi.)***	***33***	***49***

Lower Elevation	Address	Direction / Distance	Map ID	Page
NORTH STATE ROAD (IO Facility ID: 34000145	***2096 NORTH STATE ROA***	***NNE 1/4 - 1/2 (0.257 mi.)***	***A2***	***8***
1090 RECTOR ROAD Facility ID: 34000152	***1090 RECTOR ROAD***	***SW 1 - 2 (1.467 mi.)***	***I40***	***67***
428 LINCOLN AVENUE Facility ID: 34000175	***428 WEST LINCOLN AVE***	***S 1 - 2 (1.890 mi.)***	***P73***	***130***
HAYNOR AREA GW CONTA	***HAYNOR RD & W. LINCO***	***SSW 1 - 2 (1.908 mi.)***	***Q84***	***168***

Facility Status: Interim Response conducted - No further activities anticipated
Facility ID: 34000022

420 NORTH DEXTER STR	***420 NORTH DEXTER STR***	***S 1 - 2 (1.910 mi.)***	***O86***	***173***

Facility ID: 34000135

MI INVENTORY: The Inventory of Facilities has three data sources: Facilities under Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA) identified through state funded or private party response activities (Projects); Facilities under Part 213, Leaking Underground Storage Tanks of the NREPA; and Facilities identified through submittals of Baseline Environmental Assessments (BEA) submitted pursuant to Part 201 or Part 213 of the NREPA. The Part 201 Projects Inventory does not include all of the facilities that are subject to regulation under Part 201 because owners are not required to inform the Department of Environmental Quality (DEQ) about the facilities and can pursue cleanup independently. Facilities that are not known to DEQ are not on the Inventory, nor are locations with releases that resulted in low environmental impact. Part 213 facilities listed here may have more than one release; a list of releases for which corrective actions have been completed and list of releases for which corrective action has not been completed is located on the Leaking Underground Storage Tanks Site Search webpage. The DEQ may or may not have reviewed and concurred with the conclusion that the corrective actions described in a closure report meets criteria. A BEA is a document that new or prospective property owners/operations disclose to the DEQ identifying the property as a facility pursuant to Part 201 and Part 213. The Inventory of BEA Facilities overlaps in part with the Part 201 Projects facilities and Part 213 facilities. There may be more than one BEA for each facility.

A review of the MI INVENTORY list, as provided by EDR, and dated 01/13/2025 has revealed that there are 13 MI INVENTORY sites within approximately 2 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
500 510 520 APPLE TR Facility ID: 34000194	***500 510 520 APPLE TR***	***SSE 1 - 2 (1.178 mi.)***	***33***	***49***

Lower Elevation	Address	Direction / Distance	Map ID	Page
DISCOUNT TIRE & BATT Facility ID: 34000145	***2265 N STATE RD***	***NNE 1/4 - 1/2 (0.257 mi.)***	***A6***	***11***
WELLS OIL CO Facility ID: 00033029	***3006 N STATE RD***	***N 1 - 2 (1.147 mi.)***	***G31***	***44***
1090 RECTOR ROAD Facility ID: 34000152	***1090 RECTOR ROAD***	***SW 1 - 2 (1.467 mi.)***	***I40***	***67***
DOMINOS Facility ID: 00039257	***648 W LINCOLN AVE***	***S 1 - 2 (1.859 mi.)***	***L50***	***79***
PURKS MOBIL Facility ID: 00012590	***703 W LINCOLN AVE***	***S 1 - 2 (1.866 mi.)***	***L60***	***94***
MUFFLER MAN Facility ID: 00001804	***500 W LINCOLN AVE***	***S 1 - 2 (1.870 mi.)***	***N64***	***109***
INTERSECTION PARTY S Facility ID: 00035601	***501 W LINCOLN AVE***	***S 1 - 2 (1.878 mi.)***	***N67***	***116***
DRAKES MARKET PLUS Facility ID: 00017896	***439 W LINCOLN AVE***	***S 1 - 2 (1.885 mi.)***	***O70***	***119***
428 LINCOLN AVENUE Facility ID: 34000175	***428 WEST LINCOLN AVE***	***S 1 - 2 (1.890 mi.)***	***P73***	***130***
TONYS CRYSTAL FLASH	***1036 W LINCOLN AVE***	***SSW 1 - 2 (1.902 mi.)***	***Q79***	***160***

Facility ID: 00011067

HAYNOR AREA GW CONTA	***HAYNOR RD & W. LINCO***	***SSW 1 - 2 (1.908 mi.)***	***Q84***	***168***
Facility ID: 34000022				
420 NORTH DEXTER STR	***420 NORTH DEXTER STR***	***S 1 - 2 (1.910 mi.)***	***O86***	***173***
Facility ID: 34000135				

MI CDL: A listing of clandestine drug lab locations.

A review of the MI CDL list, as provided by EDR, and dated 10/28/2024 has revealed that there are 4 MI CDL sites within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
Not reported	2096 N STATE	NNE 1/4 - 1/2 (0.257 mi.)	A3	9
Not reported	2096 N STATE 89	NNE 1/4 - 1/2 (0.257 mi.)	A4	9
Not reported	2096 N STATE RD	NNE 1/4 - 1/2 (0.257 mi.)	A5	10
Not reported	2096 N STATE RD	NNE 1/4 - 1/2 (0.257 mi.)	A8	24

US CDL: A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

A review of the US CDL list, as provided by EDR, and dated 12/31/2024 has revealed that there is 1 US CDL site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
2717 NORTH STATE STR	2717 NORTH STATE STR	N 1/2 - 1 (0.874 mi.)	F24	39

Records of Emergency Release Reports

MI SPILLS: Environmental pollution emergencies reported to the Department of Environmental Quality such as tanker accidents, pipeline breaks, and release of reportable quantities of hazardous substances.

A review of the MI SPILLS list, as provided by EDR, and dated 09/27/2024 has revealed that there are 7 MI SPILLS sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported	1602 HAYNOR RD	WSW 1/2 - 1 (0.812 mi.)	E21	36
Not reported	1602 HAYNOR RD	WSW 1/2 - 1 (0.812 mi.)	E22	37
Not reported	1597 HAYNOR RD, IONI	WSW 1/2 - 1 (0.819 mi.)	E23	38

Lower Elevation	Address	Direction / Distance	Map ID	Page
DISCOUNT TIRE & BATT	***2265 N STATE RD***	***NNE 1/4 - 1/2 (0.257 mi.)***	***A6***	***11***
Not reported	2265 NORTH STATE ROA	N 1/4 - 1/2 (0.474 mi.)	C13	29
Not reported	2265 N STATE RD	N 1/4 - 1/2 (0.474 mi.)	C14	30
Not reported	2265 NORTH STATE ROA	N 1/4 - 1/2 (0.474 mi.)	C15	31

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 02/17/2025 has revealed that there are 5 RCRA NonGen / NLR sites within approximately 2 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ORION MANUFACTURING EPA ID:: MIK461681470	480 APPLE TREE DR	S 1 - 2 (1.236 mi.)	H37	61

Lower Elevation	Address	Direction / Distance	Map ID	Page
GRAB N GIT EPA ID:: MIK424586956	703 W LINCOLN AVE	S 1 - 2 (1.866 mi.)	L57	88
DRAKES MARKET PLUS EPA ID:: MIR000023622	***439 W LINCOLN AVE***	***S 1 - 2 (1.885 mi.)***	***O70***	***119***
BERGER MOTOR SALES I EPA ID:: MID017146952	***428 W LINCOLN AVE***	***S 1 - 2 (1.890 mi.)***	***P74***	***133***
RITE AID #04326 EPA ID:: MIK168814162	***431 WEST LINCOLN HIG***	***S 1 - 2 (1.893 mi.)***	***P76***	***143***

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 11/11/2024 has revealed that there is 1 FINDS site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
INTERNATIONAL TRANSM Registry ID:: 110031361693	***1718 MARQUETTE RD***	***WNW 1/4 - 1/2 (0.464 mi.)***	***B11***	***28***

ECHO: ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

A review of the ECHO list, as provided by EDR, and dated 12/21/2024 has revealed that there is 1 ECHO site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
INTERNATIONAL TRANSM	***1718 MARQUETTE RD***	***WNW 1/4 - 1/2 (0.464 mi.)***	***B11***	***28***

EXECUTIVE SUMMARY

Registry ID: 110031361693

UST FINDER RELEASE: US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

A review of the UST FINDER RELEASE list, as provided by EDR, and dated 06/08/2023 has revealed that there are 8 UST FINDER RELEASE sites within approximately 2 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
WELLS OIL-IONIA	3006 N STATE RD	N 1 - 2 (1.147 mi.)	G28	42
MICHIGAN BELL GARAGE	336 S STEEL	SSE 1 - 2 (1.772 mi.)	48	77
IONIA DOMINO'S	648 W LINCOLN	S 1 - 2 (1.859 mi.)	L52	84
GRAB-N-GIT CONVENIEN	703 W LINCOLN AVE	S 1 - 2 (1.866 mi.)	L58	91
MUFFLER MAN	***500 W LINCOLN AVE***	***S 1 - 2 (1.870 mi.)***	***N62***	***103***
INTERSECTION PARTY S	501-503 W.LINCOLN	S 1 - 2 (1.878 mi.)	N68	118
FORMER DRAKES MARKET	***439 W LINCOLN AVE***	***S 1 - 2 (1.885 mi.)***	***O71***	***128***
TONYS CRYSTAL FLASH	1036 W LINCOLN (W M-	SSW 1 - 2 (1.902 mi.)	Q81	166

UST FINDER: EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

A review of the UST FINDER list, as provided by EDR, and dated 06/08/2023 has revealed that there are 13 UST FINDER sites within approximately 2 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CITY OF IONIA	776 CYRUS ST	SSE 1 - 2 (1.489 mi.)	J43	71

Lower Elevation	Address	Direction / Distance	Map ID	Page
WELLS OIL CO	3006 N STATE RD	N 1 - 2 (1.147 mi.)	G29	42
RUSSELL WALCOTT TRUS	1090 RECTOR RD	SW 1 - 2 (1.467 mi.)	I38	65
YEOMANS EGGS	602 HAYNOR RD	SSW 1 - 2 (1.760 mi.)	K46	74
DOMINOS	648 W LINCOLN AVE	S 1 - 2 (1.859 mi.)	L49	78
EDWARD STERNER	821 N JEFFERSON ST	SE 1 - 2 (1.864 mi.)	M54	86
PURKS MOBIL	703 W LINCOLN AVE	S 1 - 2 (1.866 mi.)	L59	92
MUFFLER MAN	***500 W LINCOLN AVE***	***S 1 - 2 (1.870 mi.)***	***N62***	***103***
INTERSECTION PARTY S	501 W LINCOLN AVE	S 1 - 2 (1.878 mi.)	N66	115
FORMER DRAKES MARKET	***439 W LINCOLN AVE***	***S 1 - 2 (1.885 mi.)***	***O71***	***128***
TONYS CRYSTAL FLASH	1036 W LINCOLN AVE	SSW 1 - 2 (1.902 mi.)	Q78	159
BUD MONTGOMERY	1048 W LINCOLN AVE	SSW 1 - 2 (1.905 mi.)	Q83	167
GARY L FERGUSON	1115 W LINCOLN AVE	SSW 1 - 2 (1.931 mi.)	R89	179

EXECUTIVE SUMMARY

E MANIFEST: EPA established a national system for tracking hazardous waste shipments electronically. This system, known as ?e-Manifest,? will modernize the nation?s cradle-to-grave hazardous waste tracking process while saving valuable time, resources, and dollars for industry and states.

A review of the E MANIFEST list, as provided by EDR, and dated 02/17/2025 has revealed that there are 3 E MANIFEST sites within approximately 2 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ENWORK - IONIA	510 APPLE TREE DRIVE	S 1 - 2 (1.231 mi.)	H35	51
VOLCOR FINISHING INC	***510 APPLETREE DR***	***S 1 - 2 (1.231 mi.)***	***H36***	***55***

Lower Elevation	Address	Direction / Distance	Map ID	Page
RITE AID #04326	***431 WEST LINCOLN HIG***	***S 1 - 2 (1.893 mi.)***	***P76***	***143***

MI BEA: A BEA is a document that new or prospective property owners/operations disclose to the DEQ identifying the property as a facility pursuant to Part 201 and Part 213. The Inventory of BEA Facilities overlaps in part with the Part 201 Projects facilities and Part 213 facilities. There may be more than one BEA for each facility.

A review of the MI BEA list, as provided by EDR, and dated 02/07/2025 has revealed that there are 10 MI BEA sites within approximately 2 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
500 510 520 APPLE TR	500 510 520 APPLE TR	S 1 - 2 (1.229 mi.)	H34	50

Lower Elevation	Address	Direction / Distance	Map ID	Page
1090 RECTOR ROAD	***1090 RECTOR ROAD***	***SW 1 - 2 (1.467 mi.)***	***I40***	***67***
FORMER GRAB-N-GET GA	703 WEST LINCOLN AVE	S 1 - 2 (1.866 mi.)	L56	88
PURKS MOBIL	***703 W LINCOLN AVE***	***S 1 - 2 (1.866 mi.)***	***L60***	***94***
DRAKES MARKET PLUS	***439 W LINCOLN AVE***	***S 1 - 2 (1.885 mi.)***	***O70***	***119***
DRAKE'S MARKET PLUS	439 WEST LINCOLN AVE	S 1 - 2 (1.885 mi.)	O72	130
428 LINCOLN AVENUE	***428 WEST LINCOLN AVE***	***S 1 - 2 (1.890 mi.)***	***P73***	***130***
TONYS CRYSTAL FLASH	***1036 W LINCOLN AVE***	***SSW 1 - 2 (1.902 mi.)***	***Q79***	***160***
420 NORTH DEXTER STR	***420 NORTH DEXTER STR***	***S 1 - 2 (1.910 mi.)***	***O86***	***173***
431 - 437 W. LINCOLN	431 - 437 W. LINCOLN	S 1 - 2 (1.928 mi.)	88	179

MI MANIFEST: A generator who transports, or offers for transportation, hazardous waste for off-site treatment, storage or disposal must prepare a hazardous waste manifest to accompany such shipment.

A review of the MI MANIFEST list, as provided by EDR, and dated 06/30/2018 has revealed that there is 1 MI MANIFEST site within approximately 2 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PDS-1 MICHIGAN INC	***431 W LINCOLN AVE***	***S 1 - 2 (1.893 mi.)***	***P75***	***141***

WI MANIFEST: Hazardous waste manifest information.

A review of the WI MANIFEST list, as provided by EDR, and dated 05/31/2018 has revealed that there is 1 WI MANIFEST site within approximately 2 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
IONIA BODY SHOP	***1033 W LINCOLN AVE***	***SSW 1 - 2 (1.909 mi.)***	***Q85***	***169***
ACT Status: A				
FID: 0				
EPA ID: MID985632645				

MI NPDES: General information regarding NPDES (National Pollutant Discharge Elimination System) permits and NPDES Storm Water permits.

A review of the MI NPDES list, as provided by EDR, and dated 03/31/2025 has revealed that there is 1 MI NPDES site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
EVERGREEN MOBILE HOM	***2096 NORTH STATE ROA***	***NNE 1/4 - 1/2 (0.257 mi.)***	***A7***	***12***
Permit Number: M00603				
Permit Number: GW1810198				

MI WDS: The Waste Data System (WDS) tracks activities at facilities regulated by the Solid Waste, Scrap Tire, Hazardous Waste, and Liquid Industrial Waste programs.

A review of the MI WDS list, as provided by EDR, and dated 12/08/2023 has revealed that there are 4 MI WDS sites within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
GIANT ENTERPRISES	1920 N STATE RD	NE 0 - 1/8 (0.099 mi.)	1	8
Site Id: MIG000016003				
WMD Id: 419422				
NORTH STATE ROAD (IO	***2096 NORTH STATE ROA***	***NNE 1/4 - 1/2 (0.257 mi.)***	***A2***	***8***
WMD Id: 472216				
DISCOUNT TIRE & BATT	***2265 N STATE RD***	***NNE 1/4 - 1/2 (0.257 mi.)***	***A6***	***11***
Site Id: MIG000062065				
WMD Id: 421554				
INTERNATIONAL TRANSM	1718 MARQUETTE RD	WNW 1/4 - 1/2 (0.464 mi.)	B12	29
Site Id: MIK411852411				
WMD Id: 482537				

MI ENVIRO: MiEnviro is permitting and compliance for air quality and water resources, including National Pollutant Discharge Elimination System (NPDES), storm water, groundwater discharge, aquatic nuisance control, Part 41 construction, medical waste registrations, and land and water interface permits.

A review of the MI ENVIRO list, as provided by EDR, and dated 12/30/2024 has revealed that there are 8 MI ENVIRO sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
34-CONSUMERS ENERGY	MARQUETTE & PARMETER	NNW 1/2 - 1 (0.773 mi.)	20	34

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
COMPLAINT:06-34-0009	2757 NORTH STATE ROA	N 1/2 - 1 (0.912 mi.)	F25	39
34-579 E PARMETER RD	579 E PARMETER RD	NE 1/2 - 1 (0.940 mi.)	26	39

Lower Elevation	Address	Direction / Distance	Map ID	Page
EVERGREEN MOBILE HOM	***2096 NORTH STATE ROA***	***NNE 1/4 - 1/2 (0.257 mi.)***	***A7***	***12***
COMPLAINT:06-34-0014	2190 N. STATE ROAD	NNE 1/4 - 1/2 (0.338 mi.)	9	25
WOLBERS POSSEHN	1276 N STATE RD	S 1/2 - 1 (0.616 mi.)	16	31
AMERITECH-GRAND RAPI		NNW 1/2 - 1 (0.765 mi.)	D18	33
COMPLAINT:11-34-0008	SPRAGUE AND HARWOOD	NNW 1/2 - 1 (0.765 mi.)	D19	34

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 10 EDR Hist Auto sites within approximately 2 miles of the target property.

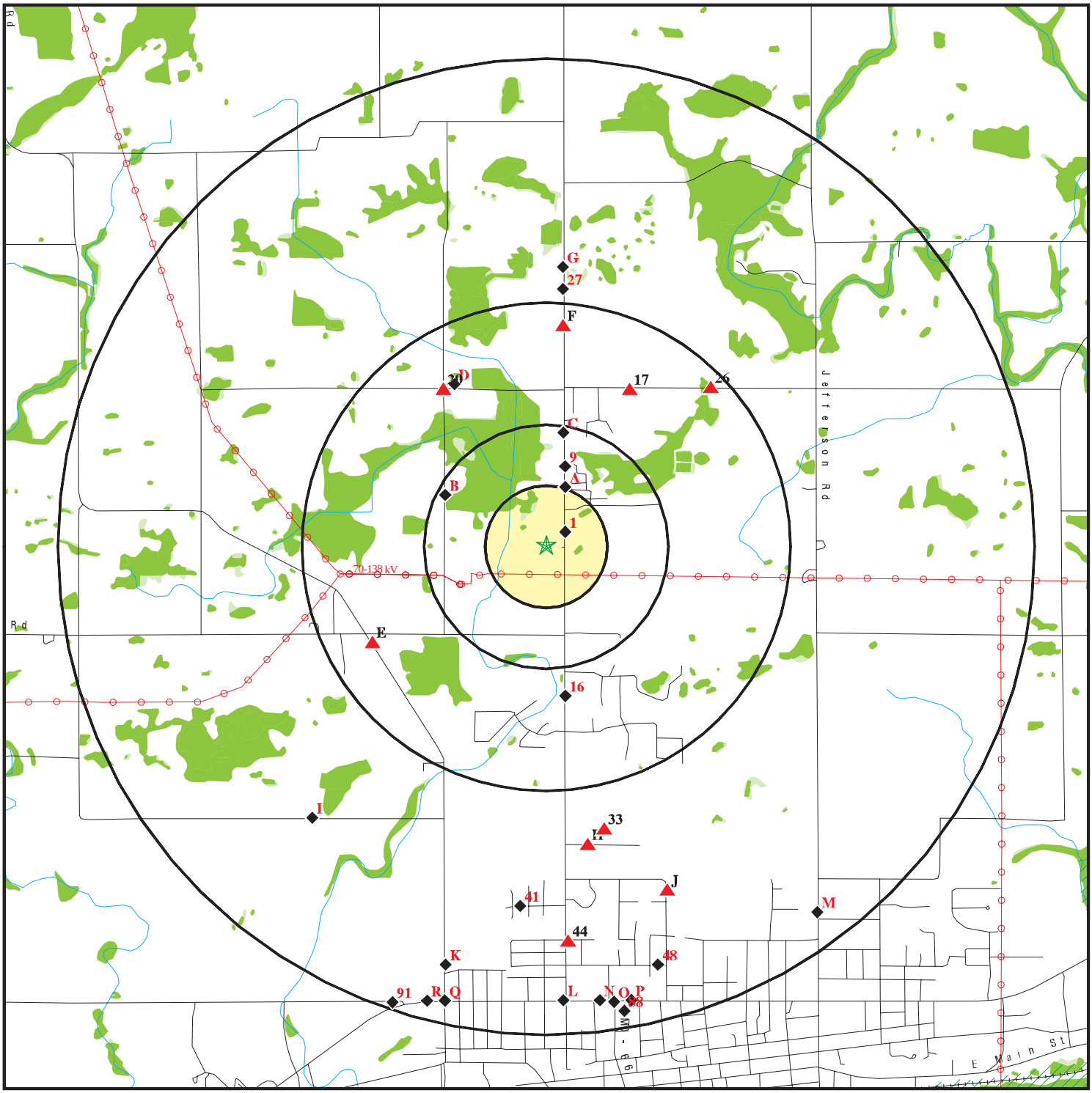
Lower Elevation	Address	Direction / Distance	Map ID	Page
DARBYS STANDARD SERV	2913 N STATE RD	N 1 - 2 (1.058 mi.)	27	41
WELLS OIL COMPANY	3009 N STATE RD	N 1 - 2 (1.148 mi.)	G32	49
PURKEYS LIFETIME MUF	648 W LINCOLN AVE	S 1 - 2 (1.859 mi.)	L51	83
BLACKS SERVICE INC	703 W LINCOLN	S 1 - 2 (1.866 mi.)	L55	87
GIANTS GULF SERVICE	643 W LINCOLN	S 1 - 2 (1.866 mi.)	L61	102
RAINBOW MUFFLER INC	500 W LINCOLN AVE	S 1 - 2 (1.870 mi.)	N65	114
M P D PETROLEUM INC	439 W LINCOLN AVE	S 1 - 2 (1.885 mi.)	O69	119
TONYS CRYSTAL FLASH	1026 W LINCOLN	SSW 1 - 2 (1.900 mi.)	Q77	158
TONYS CRYSTAL FLASH	1036 W LINCOLN	SSW 1 - 2 (1.902 mi.)	Q80	165
TONYS CRYSTAL FLASH	1110 W LINCOLN	SSW 1 - 2 (1.922 mi.)	R87	178

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 6 records.

Site Name	Database(s)
118 & 123 SOUTH KIDD	MI INVENTORY, MI PART 201
200 BLOCK OF SOUTH DEXTER STREET	MI INVENTORY, MI PART 201
IONIA CITY OF	SEMS-ARCHIVE
	MI CDL
	MI CDL
	MI CDL

OVERVIEW MAP - 7974177.2S



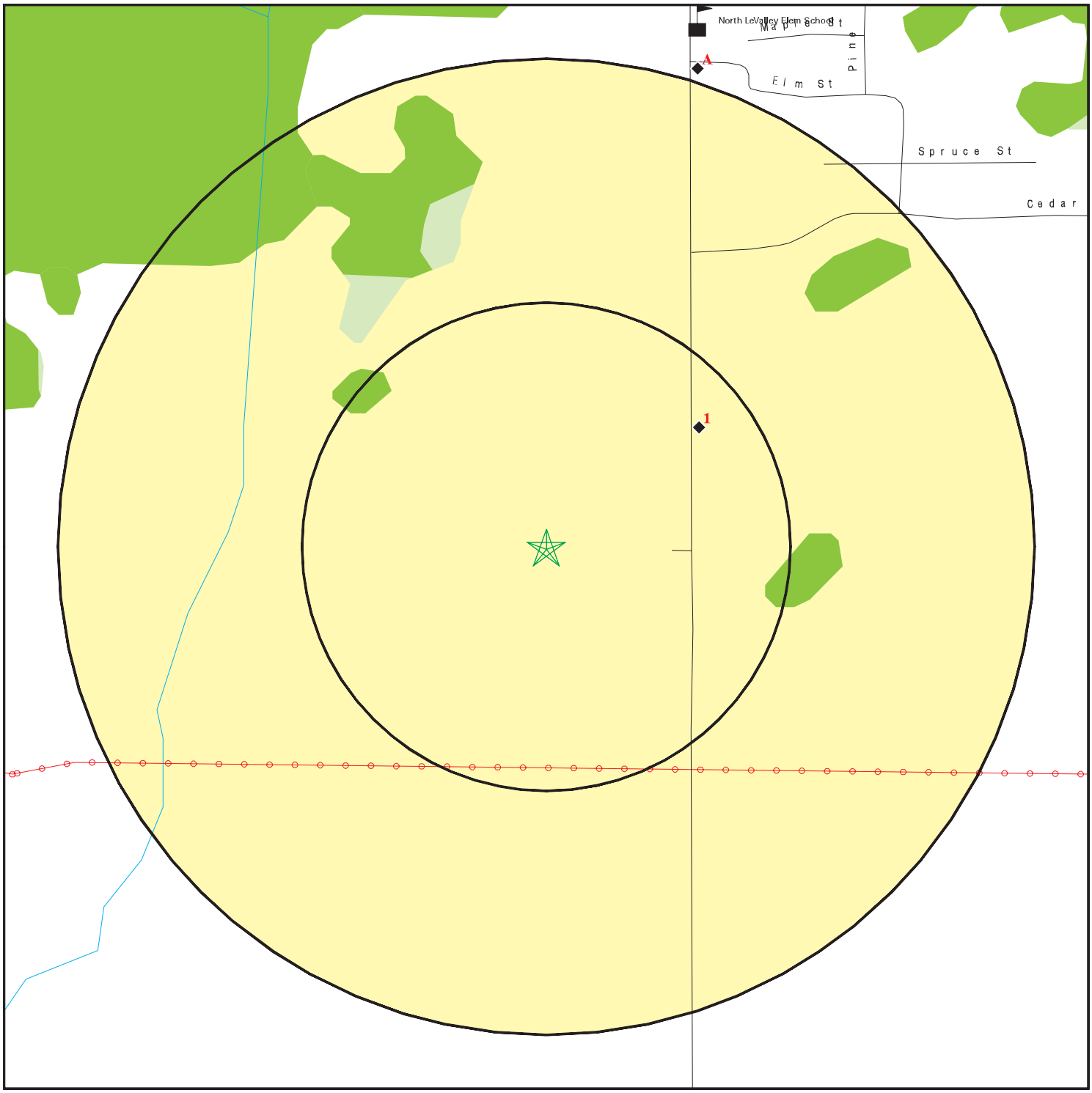
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Ionia SWPP	CLIENT: Peerless-Midwest, Inc.
ADDRESS: Fargo St.	CONTACT: Katelynn Shail
Ionia MI 48846	INQUIRY #: 7974177.2s
LAT/LONG: 43.014346 / 85.076577	DATE: April 30, 2025 2:46 pm

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DETAIL MAP - 7974177.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

0 1/16 1/8 1/4 Miles

N

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Ionia SWPP	CLIENT:	Peerless-Midwest, Inc.
ADDRESS:	Fargo St. Ionia MI 48846	CONTACT:	Katelynn Shail
		INQUIRY #:	7974177.2s
LAT/LONG:	43.014346 / 85.076577	DATE:	April 30, 2025 2:47 pm

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1
NE
< 1/8
0.099 mi.
524 ft.

GIANT ENTERPRISES
1920 N STATE RD
IONIA, MI 48846

MI WDS **S111948649**
N/A

Relative:
Lower

Actual:
809 ft.

WDS:

Name:	GIANT ENTERPRISES
Address:	1920 N STATE RD
City,State,Zip:	IONIA, MI 48846
Site Id:	MIG000016003
WMD Id:	419422
Site Specific Name:	GIANT ENTERPRISES
Mailing Address:	1920 N STATE RD
Mailing City/State/Zip:	48846
Mailing County:	IONIA

A2
NNE
1/4-1/2
0.257 mi.
1357 ft.

NORTH STATE ROAD (IONIA)
2096 NORTH STATE ROAD
IONIA, MI 48846

Site 1 of 7 in cluster A

MI PART 201 **S110484878**
MI WDS **N/A**

Relative:
Lower

Actual:
810 ft.

PART 201:

Name:	NORTH STATE ROAD (IONIA)
Address:	2096 NORTH STATE ROAD
City,State,Zip:	IONIA, MI 48846
Facility ID:	34000145
Facility Status:	Not reported
Latitude:	43.01701878
Source:	Not reported
Longitude:	-85.07354475
SAM Score:	Not reported
SAM Score Date:	Not reported
Township:	Not reported
Range:	Not reported
Section:	Not reported
Quarter:	Not reported
Quarter/Quarter:	Not reported
Pollutants:	Not reported
Location Type:	201
Work Unit:	Not reported
Project Manager:	Ten Brink, Daniel
Risk Condition:	Risks Present and Immediate

WDS:

Name:	EVERGREEN MOBILE HOME COMMUNITY
Address:	2096 N STATE RD
City,State,Zip:	IONIA, MI 48846
Site Id:	Not reported
WMD Id:	472216
Site Specific Name:	EVERGREEN MOBILE HOME COMMUNITY
Mailing Address:	2096 N STATE RD
Mailing City/State/Zip:	48846
Mailing County:	IONIA

A3 **MI CDL** **S123340021**
NNE **2096 N STATE** **N/A**
1/4-1/2 **IONIA, MI 48846**
0.257 mi.
1357 ft. **Site 2 of 7 in cluster A**

Relative: CDL:
Lower

Name:	Not reported
Address:	2096 N STATE
City:	IONIA
Date:	Not reported
Type:	Not reported
Cross street:	Not reported
Lab type:	Not reported
Agency:	Not reported
Complaint #:	Not reported
Oic:	Not reported
Child:	Not reported
Fire:	Not reported
Injuries:	Not reported
Who:	Not reported
Lab:	Not reported
Dump:	Not reported
Glass:	Not reported
Unknown:	Not reported
<2:	Not reported
2 - 8oz:	Not reported
9oz - 1lb:	Not reported
2 - 9lb:	Not reported
10 - 19lb:	Not reported
20lb >:	Not reported
Chemical:	Methamphetamines
Quantity Seized:	1000
ORI Number:	Not reported
Incident Number:	1700006673
Incident Date:	11/08/2017
Entry Date:	12/07/2017
Loss Type:	Seized
Unit of Measure:	GM
Latitude:	43.017712
Longitude:	-85.075046
ORI Name:	MI3413400
Micr Incidents ID:	Not reported
Drug Desc:	Not reported

Actual:
810 ft.

A4 **MI CDL** **S123340015**
NNE **2096 N STATE 89** **N/A**
1/4-1/2 **IONIA, MI 48846**
0.257 mi.
1357 ft. **Site 3 of 7 in cluster A**

Relative: CDL:
Lower

Name:	Not reported
Address:	2096 N STATE 89
City:	IONIA
Date:	Not reported
Type:	Not reported
Cross street:	Not reported
Lab type:	Not reported

Actual:
810 ft.

(Continued) **S123340015**

Agency:	Not reported
Complaint #:	Not reported
Oic:	Not reported
Child:	Not reported
Fire:	Not reported
Injuries:	Not reported
Who:	Not reported
Lab:	Not reported
Dump:	Not reported
Glass:	Not reported
Unknown:	Not reported
<2:	Not reported
2 - 8oz:	Not reported
9oz - 1lb:	Not reported
2 - 9lb:	Not reported
10 - 19lb:	Not reported
20lb >:	Not reported
Chemical:	Methamphetamines
Quantity Seized:	5000
ORI Number:	Not reported
Incident Number:	1700002986
Incident Date:	06/05/2017
Entry Date:	07/11/2017
Loss Type:	Seized
Unit of Measure:	GM
Latitude:	43.017712
Longitude:	-85.075046
ORI Name:	MI3413400
Micr Incidents ID:	Not reported
Drug Desc:	Not reported

A5 **MI CDL** **S128068227**
NNE **2096 N STATE RD** **N/A**
1/4-1/2 **IONIA, MI 48846**
0.257 mi.
1357 ft. **Site 4 of 7 in cluster A**

Relative: CDL:
Lower

Name:	Not reported
Address:	2096 N STATE RD
City:	IONIA
Date:	Not reported
Type:	Not reported
Cross street:	Not reported
Lab type:	Not reported
Agency:	Ionia County Sheriff's Department
Complaint #:	Not reported
Oic:	Not reported
Child:	Not reported
Fire:	Not reported
Injuries:	Not reported
Who:	Not reported
Lab:	Not reported
Dump:	Not reported
Glass:	Not reported
Unknown:	Not reported
<2:	Not reported
2 - 8oz:	Not reported

Actual:
810 ft.

(Continued) **S128068227**

9oz - 1lb:	Not reported
2 - 9lb:	Not reported
10 - 19lb:	Not reported
20lb >:	Not reported
Chemical:	Methamphetamines
Quantity Seized:	100
ORI Number:	Not reported
Incident Number:	2000002171
Incident Date:	04/21/2020
Entry Date:	Not reported
Loss Type:	Seized
Unit of Measure:	GM
Latitude:	43.017913
Longitude:	-85.075122
ORI Name:	Not reported
Micr Incidents ID:	Not reported
Drug Desc:	Not reported

A6 **DISCOUNT TIRE & BATTERY** **MI INVENTORY** **S110788401**
NNE **2265 N STATE RD** **MI SPILLS** **N/A**
1/4-1/2 **IONIA, MI 48846** **MI WDS**
0.257 mi.
1357 ft. **Site 5 of 7 in cluster A**

Relative: **Lower**
Actual: **810 ft.**

INVENTORY:

Name:	NORTH STATE ROAD (IONIA)
Address:	2096 NORTH STATE ROAD
City,State,Zip:	IONIA, MI 48846
Township:	Ionia
District:	Grand Rapids
Data Source:	Risks Present and Immediate
Lust Name:	Not reported
Regulatory Program:	201
Release Status:	Not reported
Project Manager:	Ten Brink, Daniel
Latitude:	43.01701878
Longitude:	-85.07354475

PEAS:

Name:	Not reported
Address:	2265 N STATE RD
City,State,Zip:	IONIA, MI
Incident Date:	2010-03-23 00:00:00
Office Status:	AFTER HOURS
Initials of Incoming Operator:	RAJ
Time Received by DNRE Staff:	Not reported
Time Occur:	Not reported
Date Of PEAS Call:	Not reported
Complainant / Company:	Not reported
Complainant Address:	2265 N STATE RD
Company Involved:	DISCOUNT TIRE
DEQ Division Involved:	Not reported
Incident Description:	APPROXIMATELY 150 TIRES CAUGHT FIRE. OVER A WELL HEAD PROTECTION AREA. CONCERNED ABOUT DRINKING WATER SUPPLY
Incident Description:	Not reported
Incident Description:	Not reported
Incident Description:	Not reported
Description:	Not reported

DISCOUNT TIRE & BATTERY (Continued) **S110788401**

Date Discovered:	3/23/2010
Time Discovered:	1942 HOURS
Office/After Hours:	Not reported
Party Involved - Phone 1:	Not reported
Party Involved - Phone 2:	Not reported
Ongoing?:	Not reported
Release Secured:	Not reported
Source:	Not reported
Source decode:	Not reported
Lead Division 2:	Not reported
Party Involved Type:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Release/Incident Ctrl:	Not reported
Release/Incident Ctrl Detail:	Not reported
Special Referral:	Not reported

WDS:

Name:	DISCOUNT TIRE & BATTERY
Address:	2265 N STATE RD
City,State,Zip:	IONIA, MI 48846
Site Id:	MIG000062065
WMD Id:	421554
Site Specific Name:	DISCOUNT TIRE & BATTERY
Mailing Address:	2265 N STATE RD
Mailing City/State/Zip:	48846
Mailing County:	IONIA

A7 **EVERGREEN MOBILE HOME PARK** **MI NPDES S110093072**
NNE **2096 NORTH STATE ROAD** **MI ENVIRO N/A**
1/4-1/2 **IONIA, MI 48846**
0.257 mi.
1357 ft. **Site 6 of 7 in cluster A**

Relative:
Lower

Actual:
810 ft.

MI NPDES:

Name:	EVERGREEN MOBILE HOME PARK
Address:	2096 NORTH STATE ROAD
City,State,Zip:	IONIA, MI 48846
Permit Number:	M00603
Permitee PO Box:	Not reported
Permitee Email:	Not reported
Issue Date:	03/24/1994
Effective Date:	03/24/1994
Expiration Date:	03/01/1999
Permittee Name:	Evergreen Mobile Home Community
Permittee Address:	2096 North State Road, RR #3
Permittee Addr2:	Not reported
Permittee City,St,Zip:	Ionia, MI 48846
Permit Type:	GW-Commercial
Facility Name 2:	Not reported
Facility Name 3:	Not reported
Facility Name 4:	Not reported
Designed Name:	Not reported
Latitude:	43.0168
Lat Direction:	Not reported
Lat Type Code:	Not reported
Longitude:	-85.0731

EVERGREEN MOBILE HOME PARK (Continued) **S110093072**

Lon Direction:	Not reported
Lon Type Code:	Not reported
Hydrologic Unit Code:	Not reported
Permit Status:	Superseded
COC Permit Category:	Rule 2218 Authorization
DEQ District Email:	Grand Rapids
DEQ Permit Compliance Manager:	Brian Esparsa (INACTIVE)
DEQ Permit Compliance Manager Email:	esparsab@michigan.gov

Name:	EVERGREEN MOBILE HOME PARK
Address:	2096 NORTH STATE ROAD
City,State,Zip:	IONIA, MI 48846
Permit Number:	GW1810198
Permitee PO Box:	N
Permitee Email:	Not reported
Issue Date:	05/08/2008
Effective Date:	06/01/2008
Expiration Date:	06/01/2011
Permittee Name:	Shamee Development Company, LLC
Permittee Address:	13078 Helmer Road South
Permittee Addr2:	Not reported
Permittee City,St,Zip:	Battle Creek, MI 49015
Permit Type:	GW-Commercial
Facility Name 2:	Not reported
Facility Name 3:	Not reported
Facility Name 4:	Not reported
Designed Name:	Evergreen Mobile Home Park
Latitude:	43.0168
Lat Direction:	N
Lat Type Code:	LAT
Longitude:	-85.0731
Lon Direction:	W
Lon Type Code:	LON
Hydrologic Unit Code:	4050006
Permit Status:	Superseded
COC Permit Category:	Rule 2218 Authorization
DEQ District Email:	Grand Rapids
DEQ Permit Compliance Manager:	Derrick Simmons
DEQ Permit Compliance Manager Email:	simmonsd@michigan.gov

Name:	EVERGREEN MOBILE HOME PARK
Address:	2096 NORTH STATE ROAD
City,State,Zip:	IONIA, MI 48846
Permit Number:	M00603
Permitee PO Box:	Not reported
Permitee Email:	Not reported
Issue Date:	03/24/1994
Effective Date:	03/24/1994
Expiration Date:	03/01/1999
Permittee Name:	Evergreen Mobile Home Community
Permittee Address:	2096 North State Road, RR #3
Permittee Addr2:	Not reported
Permittee City,St,Zip:	Ionia, MI 48846
Permit Type:	Sanitary-Private
Facility Name 2:	Not reported
Facility Name 3:	Not reported
Facility Name 4:	Not reported

EVERGREEN MOBILE HOME PARK (Continued) **S110093072**

Designed Name:	Not reported
Latitude:	43.0168
Lat Direction:	Not reported
Lat Type Code:	Not reported
Longitude:	-85.0731
Lon Direction:	Not reported
Lon Type Code:	Not reported
Hydrologic Unit Code:	Not reported
Permit Status:	Superseded
COC Permit Category:	Rule 2218 Authorization
DEQ District Email:	Grand Rapids
DEQ Permit Compliance Manager:	Brian Esparsa (INACTIVE)
DEQ Permit Compliance Manager Email:	esparsab@michigan.gov

Name:	EVERGREEN MOBILE HOME PARK
Address:	2096 NORTH STATE ROAD
City,State,Zip:	IONIA, MI 48846
Permit Number:	GW1810198
Permitee PO Box:	N
Permitee Email:	Not reported
Issue Date:	05/08/2008
Effective Date:	06/01/2008
Expiration Date:	06/01/2011
Permittee Name:	Shamee Development Company, LLC
Permittee Address:	13078 Helmer Road South
Permittee Addr2:	Not reported
Permittee City,St,Zip:	Battle Creek, MI 49015
Permit Type:	Sanitary-Private
Facility Name 2:	Not reported
Facility Name 3:	Not reported
Facility Name 4:	Not reported
Designed Name:	Evergreen Mobile Home Park
Latitude:	43.0168
Lat Direction:	N
Lat Type Code:	LAT
Longitude:	-85.0731
Lon Direction:	W
Lon Type Code:	LON
Hydrologic Unit Code:	4050006
Permit Status:	Superseded
COC Permit Category:	Rule 2218 Authorization
DEQ District Email:	Grand Rapids
DEQ Permit Compliance Manager:	Derrick Simmons
DEQ Permit Compliance Manager Email:	simmonsd@michigan.gov

Name:	EVERGREEN MOBILE HOME PARK
Address:	2096 NORTH STATE ROAD
City,State,Zip:	IONIA, MI 48846
Permit Number:	GW1810198
Permitee PO Box:	N
Permitee Email:	Not reported
Issue Date:	02/11/2016
Effective Date:	03/01/2016
Expiration Date:	03/01/2021
Permittee Name:	Battle Creek Rentals, LLC
Permittee Address:	3500 Morgan Road
Permittee Addr2:	Not reported

EVERGREEN MOBILE HOME PARK (Continued) **S110093072**

Permittee City,St,Zip:	Nashville, MI 49073
Permit Type:	GW-Commercial
Facility Name 2:	Not reported
Facility Name 3:	Not reported
Facility Name 4:	Not reported
Designed Name:	Evergreen Mobile Home Park
Latitude:	43.0168
Lat Direction:	N
Lat Type Code:	LAT
Longitude:	-85.0731
Lon Direction:	W
Lon Type Code:	LON
Hydrologic Unit Code:	4050006
Permit Status:	Extended
COC Permit Category:	Rule 2218 Authorization
DEQ District Email:	Grand Rapids
DEQ Permit Compliance Manager:	Leslie Sorensen
DEQ Permit Compliance Manager Email:	sorensenl@michigan.gov

Name:	EVERGREEN MOBILE HOME PARK
Address:	2096 NORTH STATE ROAD
City,State,Zip:	IONIA, MI 48846
Permit Number:	GW1810198
Permitee PO Box:	N
Permitee Email:	Not reported
Issue Date:	02/11/2016
Effective Date:	03/01/2016
Expiration Date:	03/01/2021
Permittee Name:	Battle Creek Rentals, LLC
Permittee Address:	3500 Morgan Road
Permittee Addr2:	Not reported
Permittee City,St,Zip:	Nashville, MI 49073
Permit Type:	Sanitary-Private
Facility Name 2:	Not reported
Facility Name 3:	Not reported
Facility Name 4:	Not reported
Designed Name:	Evergreen Mobile Home Park
Latitude:	43.0168
Lat Direction:	N
Lat Type Code:	LAT
Longitude:	-85.0731
Lon Direction:	W
Lon Type Code:	LON
Hydrologic Unit Code:	4050006
Permit Status:	Extended
COC Permit Category:	Rule 2218 Authorization
DEQ District Email:	Grand Rapids
DEQ Permit Compliance Manager:	Leslie Sorensen
DEQ Permit Compliance Manager Email:	sorensenl@michigan.gov

ENVIRO:

Site ID:	-70012914164797645
Name:	EVERGREEN MOBILE HOME PARK
Address:	2096 NORTH STATE ROAD
Latitude:	43.0177
Longitude:	-85.0697

EVERGREEN MOBILE HOME PARK (Continued) **S110093072**

Site URL:

Environmental Actions:

Site ID:	-70012914164797645
Site Number:	104649
Program Code:	GROUNDWATER
ENF Action Type:	Violation Notice
ENF Action Gen Type:	Violation Notice
ENF Action Gen Type Description:	Violation Notice
ENF Action Description:	Violation Notice. Compliance Action Reference: VN-005304
ENF Action Date:	6/22/2012 12:00:00 AM
Notes:	Status: Closed. 17 violation(s) addressed by this action.

Site ID:	-70012914164797645
Site Number:	104649
Program Code:	GROUNDWATER
ENF Action Type:	Violation Notice
ENF Action Gen Type:	Violation Notice
ENF Action Gen Type Description:	Violation Notice
ENF Action Description:	Violation Notice. Compliance Action Reference: VN-004289
ENF Action Date:	10/13/2009 12:00:00 AM
Notes:	Status: Closed. 1 violation(s) addressed by this action.

Document File:

Site ID:	-70012914164797645
Document ID:	-8187526379463427974
Document Name:	DMR Daily - GW1810198 _10_01_2015_to_10_31_2015_V1.pdf
Document Type:	Schedule - DMR Documents
Document Description:	Permit: GW1810198 v1.0. DMR Daily Data for period 10/01/2015 - 10/31/2015_V1
Document Date:	12/8/2015 12:00:00 AM
Site Number:	104649

URL:

Site ID:	-70012914164797645
Document ID:	-8136781648499900619
Document Name:	GW1810198_2023-06-01_to_2023-06-30_DMR.pdf
Document Type:	Schedule - DMR Documents
Document Description:	Permit: GW1810198 v3.0.
Document Date:	7/5/2023 12:00:00 AM
Site Number:	104649

URL:

Site ID:	-70012914164797645
Document ID:	-8033282663627957073
Document Name:	Evergreen inspect Feb 2001.pdf
Document Type:	Conversion - Application / Request
Document Description:	Inspection/Evaluation: E-B744-A1-94ED on 04/30/2001.
Document Date:	8/25/2005 12:00:00 AM
Site Number:	104649

URL:

Site ID: -70012914164797645

EVERGREEN MOBILE HOME PARK (Continued) **S110093072**

Document ID: -7947616875114991475
Document Name: DMR Daily - GW1810198 _06_01_2018_to_06_30_2018_V1.pdf
Document Type: Schedule - DMR Documents
Document Description: Permit: GW1810198 v3.0. DMR Daily Data for period 06/01/2018 - 06/30/2018_V1
Document Date: 8/15/2018 12:00:00 AM
Site Number: 104649

URL:

Site ID: -70012914164797645
Document ID: -7305590124069489011
Document Name: Evergree Feb 2001 inspevt.pdf
Document Type: Conversion - Application / Request
Document Description: Inspection/Evaluation: E-B744-A1-94ED on 04/30/2001.
Document Date: 8/25/2005 12:00:00 AM
Site Number: 104649

URL:

Site ID: -70012914164797645
Document ID: -5070269493946405312
Document Name: Rule 2218 Permit Template.pdf
Document Type: Conversion - Permit
Document Description: Permit: GW1810198 v2.0. Rule 2218 Permit Template
Document Date: 2/19/2014 12:00:00 AM
Site Number: 104649

URL:

Site ID: -70012914164797645
Document ID: -2717416247479197233
Document Name: DMR Summary - GW1810198 _12_01_2018_to_12_31_2018_V1.pdf
Document Type: Schedule - DMR Documents
Document Description: Permit: GW1810198 v3.0. DMR Summary Data for period 12/01/2018 - 12/31/2018_V1
Document Date: 2/8/2019 12:00:00 AM
Site Number: 104649

URL:

Site ID: -70012914164797645
Document ID: -2215949664146718389
Document Name: Evergreen site.pdf
Document Type: Conversion - Application / Request
Document Description: Inspection/Evaluation: E-EE97-DC-55A3 on 04/29/2002.
Document Date: 8/25/2005 12:00:00 AM
Site Number: 104649

URL:

Site ID: -70012914164797645
Document ID: -1797341045953329933
Document Name: Evergreen site.pdf
Document Type: Conversion - Application / Request
Document Description: Inspection/Evaluation: E-7516-BD-3C4E on 08/07/2003.
Document Date: 8/26/2005 12:00:00 AM

EVERGREEN MOBILE HOME PARK (Continued) **S110093072**

Site Number: 104649

URL:

Site ID: -70012914164797645
Document ID: -1390018933155069091
Document Name: DMR Daily - GW1810198 _08_01_2017_to_08_31_2017_V1.pdf
Document Type: Schedule - DMR Documents
Document Description: Permit: GW1810198 v3.0. DMR Daily Data for period 08/01/2017 - 08/31/2017_V1
Document Date: 10/2/2017 12:00:00 AM
Site Number: 104649

URL:

Site ID: -70012914164797645
Document ID: -1138854629485318142
Document Name: Evergreen site.pdf
Document Type: Conversion - Application / Request
Document Description: Inspection/Evaluation: E-5D74-DD-3E77 on 04/13/2005.
Document Date: 8/26/2005 12:00:00 AM
Site Number: 104649

URL:

Click this hyperlink while viewing on your computer to access
287 additional MI ENVIRO: record(s) in the EDR Site Report.

Environmental Intentions:
Site ID: -70012914164797645
Site Number: 104649
Program ID: GW1810198
Start Date Description: Effective
Start Date: 3/1/2016 12:00:00 AM
End Date Description: Expiration / Termination
End Date: 3/1/2021 12:00:00 AM
Type Code: GW_2218
ENV INT Number: GW1810198
Type Description Long: Permit Number: GW1810198 v3. 0. Category: Rule 2218 Authorization. Type: Sanitary Sewage. Status: Extended
Type Description: Rule 2218 Authorization
Contact Name: Leslie Sorensen | (616) 204-7334 | sorensenl@michigan.gov
ENV INT Notes: Not reported

Site ID: -70012914164797645
Site Number: 104649
Program ID: CSO-SSO-15766
Start Date Description: Received
Start Date: 1/22/2014 12:00:00 AM
End Date Description: Not reported
End Date: Not reported
Type Code: REQST
ENV INT Number: CSO-SSO-15766
Type Description Long: Report of Discharge (CSO/SSO/RTB); Status: Completed
Type Description: Report of Discharge (CSO/SSO/RTB)
Contact Name: Derrick Simmons | (616) 710-2139 | simmonsd@michigan.gov
ENV INT Notes: Status: Completed

EVERGREEN MOBILE HOME PARK (Continued) **S110093072**

Violations:

Site ID:	-70012914164797645
Profile Violation ID:	3900d065-f5b7-40f3-8078-1607c8d628fa
Source Identifier:	-70012914164797645
Violation ID:	Not reported
Violation Sequence:	-720523541699864567
Determination Date:	11/1/2015 12:00:00 AM
Notes:	Program: WRD - Groundwater; DMR value exceeds Limit value; Identifying Evaluation: E-C141-FF-449A; Status: Active Not Reviewed
URL:	Not reported
Program Code:	GROUNDWATER
Is Resolved:	1
Program Description:	DMR value exceeds Limit value
Comments:	Reported value 1.9 exceeds maximum effluent limit of Maximum Daily 0.3. Supplied comment: 'Will track and check history and flush well prior to next sample event.'

Site ID:	-70012914164797645
Profile Violation ID:	c9421785-d238-4625-8f64-262a4d0d7cf7
Source Identifier:	-70012914164797645
Violation ID:	Not reported
Violation Sequence:	-3331478616299904417
Determination Date:	2/11/2024 12:00:00 AM
Notes:	Program: WRD - Groundwater; DMR value exceeds Limit value; Identifying Evaluation: E-98578; Status: Active Not Reviewed
URL:	Not reported
Program Code:	GROUNDWATER
Is Resolved:	1
Program Description:	DMR value exceeds Limit value
Comments:	Reported value 5.36 exceeds maximum effluent limit of Maximum Daily 1.0 mg/L. Supplied comment: 'MW located next to an active farm field for crops.'

Site ID:	-70012914164797645
Profile Violation ID:	7f790fe2-6624-4777-86c6-2649d36cebae
Source Identifier:	-70012914164797645
Violation ID:	Not reported
Violation Sequence:	2447243762515922611
Determination Date:	8/30/2023 12:00:00 AM
Notes:	Program: WRD - Groundwater; DMR value exceeds Limit value; Identifying Evaluation: E-62431; Status: Active Not Reviewed
URL:	Not reported
Program Code:	GROUNDWATER
Is Resolved:	1
Program Description:	DMR value exceeds Limit value
Comments:	Reported value 1.93 exceeds maximum effluent limit of Maximum Daily 0.5 mg/L. Supplied comment: 'MW located beside an active nursery farm,'

Site ID:	-70012914164797645
Profile Violation ID:	eb2024dd-4707-4639-826e-447c91e71a55
Source Identifier:	-70012914164797645
Violation ID:	Not reported
Violation Sequence:	-8824992054459744527
Determination Date:	5/15/2022 12:00:00 AM
Notes:	Program: WRD - Groundwater; DMR value exceeds Limit value; Identifying Evaluation: E-3BPG-VRRS-T4WA; Status: Active Not Reviewed

EVERGREEN MOBILE HOME PARK (Continued) **S110093072**

URL: Not reported
Program Code: GROUNDWATER
Is Resolved: 1
Program Description: DMR value exceeds Limit value
Comments: Reported value 25.4 exceeds maximum effluent limit of Maximum Daily 5.0 mg/L. Supplied comment: 'MW located beside an active farm field'

Site ID: -70012914164797645
Profile Violation ID: df9bc06b-6934-4e93-ad2f-5d3ff854cdd0
Source Identifier: -70012914164797645
Violation ID: Not reported
Violation Sequence: 2997426738243092750
Determination Date: 8/30/2023 12:00:00 AM
Notes: Program: WRD - Groundwater; DMR value exceeds Limit value; Identifying Evaluation: E-62431; Status: Active Not Reviewed
URL: Not reported
Program Code: GROUNDWATER
Is Resolved: 1
Program Description: DMR value exceeds Limit value
Comments: Reported value 5.29 exceeds maximum effluent limit of Maximum Daily 5.0 mg/L. Supplied comment: 'MW located beside an active tree nursery.'

Site ID: -70012914164797645
Profile Violation ID: 9e35b83d-a1b2-4a62-9a30-821f8e60c035
Source Identifier: -70012914164797645
Violation ID: Not reported
Violation Sequence: 5531267771218847220
Determination Date: 7/21/2020 12:00:00 AM
Notes: Program: WRD - Groundwater; DMR not submitted by due date; Identifying Evaluation: E-7TSD-VVKJ-QBEV; Status: Active Not Reviewed
URL: Not reported
Program Code: GROUNDWATER
Is Resolved: 1
Program Description: DMR not submitted by due date
Comments: System-generated violation for Late DMR. (Period 06/01/2020-06/30/2020)

Site ID: -70012914164797645
Profile Violation ID: 5c7b1e29-5be1-48a0-b72c-a8a3e273ce56
Source Identifier: -70012914164797645
Violation ID: Not reported
Violation Sequence: -7655063780044769910
Determination Date: 8/7/2016 12:00:00 AM
Notes: Program: WRD - Groundwater; DMR value exceeds Limit value; Identifying Evaluation: E-846A-D4-9AFE; Status: Active Not Reviewed
URL: Not reported
Program Code: GROUNDWATER
Is Resolved: 1
Program Description: DMR value exceeds Limit value
Comments: Reported value 43.3 exceeds maximum effluent limit of Maximum Daily 5.0. Supplied comment: 'Will evacuate more next quarter. Monitoring well right next to an active farm field.'

Site ID: -70012914164797645
Profile Violation ID: acef5310-b496-4e83-9145-bbda7286bd68
Source Identifier: -70012914164797645

EVERGREEN MOBILE HOME PARK (Continued) **S110093072**

Violation ID: Not reported
Violation Sequence: -6660747009957030464
Determination Date: 8/14/2018 12:00:00 AM
Notes: Program: WRD - Groundwater; DMR value exceeds Limit value; Identifying Evaluation: E-0HYF-KR9G-5YTX; Status: Active Not Reviewed
URL: Not reported
Program Code: GROUNDWATER
Is Resolved: 1
Program Description: DMR value exceeds Limit value
Comments: Reported value 26.8 exceeds maximum effluent limit of Maximum Daily 5.0. Supplied comment: 'This MW is near an active farm field used for crops.'

Site ID: -70012914164797645
Profile Violation ID: 859ea0f1-ba77-4c57-9f73-bf22f655e47a
Source Identifier: -70012914164797645
Violation ID: Not reported
Violation Sequence: 7762482614298123825
Determination Date: 5/21/2024 12:00:00 AM
Notes: Program: WRD - Groundwater; DMR value exceeds Limit value; Identifying Evaluation: E-13455; Status: Active Not Reviewed
URL: Not reported
Program Code: GROUNDWATER
Is Resolved: 1
Program Description: DMR value exceeds Limit value
Comments: Reported value 19.8 exceeds maximum effluent limit of Maximum Daily 5.0 mg/L. Supplied comment: 'MW located next to an active farm field for crops.'

Site ID: -70012914164797645
Profile Violation ID: 2de17766-de73-4b61-9370-cb85c6fc96de
Source Identifier: -70012914164797645
Violation ID: Not reported
Violation Sequence: -5088174945887326797
Determination Date: 1/21/2021 12:00:00 AM
Notes: Program: WRD - Groundwater; DMR not submitted by due date; Identifying Evaluation: E-E6CT-5WT9-FWQA; Status: Active Not Reviewed
URL: Not reported
Program Code: GROUNDWATER
Is Resolved: 1
Program Description: DMR not submitted by due date
Comments: System-generated violation for Late DMR. (Period 01/01/2020-12/31/2020)

Site ID: -70012914164797645
Profile Violation ID: ffc289e3-3034-4119-bef5-01eb8c7abe0b
Source Identifier: -70012914164797645
Violation ID: Not reported
Violation Sequence: -5331720092259615018
Determination Date: 5/21/2024 12:00:00 AM
Notes: Program: WRD - Groundwater; DMR value exceeds Limit value; Identifying Evaluation: E-13455; Status: Active Not Reviewed
URL: Not reported
Program Code: GROUNDWATER
Is Resolved: 1
Program Description: DMR value exceeds Limit value
Comments: Reported value 6.84 exceeds maximum effluent limit of Maximum Daily

EVERGREEN MOBILE HOME PARK (Continued) **S110093072**

5.0 mg/L. Supplied comment: 'MW located next to an active tree nursery.'

Click this hyperlink while viewing on your computer to access
95 additional MI ENVIRO: record(s) in the EDR Site Report.

Evaluations:

Site ID:	-70012914164797645
Source ID:	-70012914164797645
Program Code:	GROUNDWATER
Program Description:	WRD - Groundwater
Evaluation Gen. Type:	Groundwater Recon -- Permit: GW1810198
Evaluation Gen. Description:	Groundwater Recon -- Permit: GW1810198. Evaluation Reference: E-F43A-93-BC55
Evaluation Type:	Groundwater Recon
Evaluation SEQ:	1
Evaluation Date:	9/24/2013 12:00:00 AM
Notes:	Not reported
Site ID:	-70012914164797645
Source ID:	-70012914164797645
Program Code:	GROUNDWATER
Program Description:	WRD - Groundwater
Evaluation Gen. Type:	Groundwater Recon -- Permit: GW1810198
Evaluation Gen. Description:	Groundwater Recon -- Permit: GW1810198. Evaluation Reference: E-CADA-97-BFD3
Evaluation Type:	Groundwater Recon
Evaluation SEQ:	1
Evaluation Date:	12/2/2015 12:00:00 AM
Notes:	Not reported
Site ID:	-70012914164797645
Source ID:	-70012914164797645
Program Code:	GROUNDWATER
Program Description:	WRD - Groundwater
Evaluation Gen. Type:	Groundwater Recon -- Permit: GW1810198
Evaluation Gen. Description:	Groundwater Recon -- Permit: GW1810198. Evaluation Reference: E-DFEA-C5-CA91
Evaluation Type:	Groundwater Recon
Evaluation SEQ:	1
Evaluation Date:	6/12/2014 12:00:00 AM
Notes:	Not reported
Site ID:	-70012914164797645
Source ID:	-70012914164797645
Program Code:	GROUNDWATER
Program Description:	WRD - Groundwater
Evaluation Gen. Type:	Groundwater Recon -- Permit: GW1810198
Evaluation Gen. Description:	Groundwater Recon -- Permit: GW1810198. Evaluation Reference: E-A4EE-42-D1EB
Evaluation Type:	Groundwater Recon
Evaluation SEQ:	1
Evaluation Date:	5/13/2015 12:00:00 AM
Notes:	Not reported
Site ID:	-70012914164797645
Source ID:	-70012914164797645

EVERGREEN MOBILE HOME PARK (Continued) **S110093072**

Program Code:	NPDES
Program Description:	WRD - NPDES
Evaluation Gen. Type:	Reconnaissance Inspection -- Permit: GW1810198
Evaluation Gen. Description:	Reconnaissance Inspection -- Permit: GW1810198. Evaluation Reference: E-7E55-E3-679D
Evaluation Type:	Reconnaissance Inspection
Evaluation SEQ:	1
Evaluation Date:	1/30/2009 12:00:00 AM
Notes:	Not reported

Site ID:	-70012914164797645
Source ID:	-70012914164797645
Program Code:	GROUNDWATER
Program Description:	WRD - Groundwater
Evaluation Gen. Type:	Groundwater Recon -- Permit: GW1810198
Evaluation Gen. Description:	Groundwater Recon -- Permit: GW1810198. Evaluation Reference: E-3F44-41-BC12
Evaluation Type:	Groundwater Recon
Evaluation SEQ:	1
Evaluation Date:	1/27/2014 12:00:00 AM
Notes:	Not reported

Site ID:	-70012914164797645
Source ID:	-70012914164797645
Program Code:	GROUNDWATER
Program Description:	WRD - Groundwater
Evaluation Gen. Type:	Groundwater Compliance Evaluation Inspection (CEI) -- Permit: GW1810198
Evaluation Gen. Description:	Groundwater Compliance Evaluation Inspection (CEI) -- Permit: GW1810198. Evaluation Reference: E-D8F2-39-1A2E
Evaluation Type:	Groundwater Compliance Evaluation Inspection (CEI)
Evaluation SEQ:	1
Evaluation Date:	6/20/2017 12:00:00 AM
Notes:	Not reported

Site ID:	-70012914164797645
Source ID:	-70012914164797645
Program Code:	NPDES
Program Description:	WRD - NPDES
Evaluation Gen. Type:	Converted Data
Evaluation Gen. Description:	Converted Data. Evaluation Reference: E-4A6D-2C-5159
Evaluation Type:	Converted Data
Evaluation SEQ:	1
Evaluation Date:	12/12/2011 12:00:00 AM
Notes:	1 new violation(s) identified.

Site ID:	-70012914164797645
Source ID:	-70012914164797645
Program Code:	GROUNDWATER
Program Description:	WRD - Groundwater
Evaluation Gen. Type:	Groundwater Recon -- Permit: GW1810198
Evaluation Gen. Description:	Groundwater Recon -- Permit: GW1810198. Evaluation Reference: E-63D2-CE-F6FC
Evaluation Type:	Groundwater Recon
Evaluation SEQ:	1
Evaluation Date:	2/6/2014 12:00:00 AM
Notes:	Not reported

EVERGREEN MOBILE HOME PARK (Continued) **S110093072**

Site ID:	-70012914164797645
Source ID:	-70012914164797645
Program Code:	GROUNDWATER
Program Description:	WRD - Groundwater
Evaluation Gen. Type:	Groundwater Recon -- Permit: GW1810198
Evaluation Gen. Description:	Groundwater Recon -- Permit: GW1810198. Evaluation Reference: E-AF8B-36-C39F
Evaluation Type:	Groundwater Recon
Evaluation SEQ:	1
Evaluation Date:	2/17/2016 12:00:00 AM
Notes:	Not reported

Site ID:	-70012914164797645
Source ID:	-70012914164797645
Program Code:	GROUNDWATER
Program Description:	WRD - Groundwater
Evaluation Gen. Type:	Groundwater CSI-Conventionals Only -- Permit: GW1810198
Evaluation Gen. Description:	Groundwater CSI-Conventionals Only -- Permit: GW1810198. Evaluation Reference: E-B787-C7-6CAB
Evaluation Type:	Groundwater CSI-Conventionals Only
Evaluation SEQ:	1
Evaluation Date:	5/27/2015 12:00:00 AM
Notes:	Not reported

Click this hyperlink while viewing on your computer to access
29 additional MI ENVIRO: record(s) in the EDR Site Report.

A8
NNE
1/4-1/2
0.257 mi.
1357 ft.

2096 N STATE RD
IONIA TWP, MI

Site 7 of 7 in cluster A

MI CDL **S128065890**
N/A

Relative:
Lower

Actual:
810 ft.

CDL:

Name:	Not reported
Address:	2096 N STATE RD
City:	IONIA TWP
Date:	Not reported
Type:	Not reported
Cross street:	Not reported
Lab type:	Not reported
Agency:	MSP CMET
Complaint #:	Not reported
Oic:	Not reported
Child:	Not reported
Fire:	Not reported
Injuries:	Not reported
Who:	Not reported
Lab:	Not reported
Dump:	Not reported
Glass:	Not reported
Unknown:	Not reported
<2:	Not reported
2 - 8oz:	Not reported
9oz - 1lb:	Not reported
2 - 9lb:	Not reported

(Continued) **S128065890**

10 - 19lb:	Not reported
20lb >:	Not reported
Chemical:	Methamphetamines
Quantity Seized:	27300
ORI Number:	Not reported
Incident Number:	1040000147
Incident Date:	09/22/2020
Entry Date:	Not reported
Loss Type:	Seized
Unit of Measure:	GM
Latitude:	43.007702
Longitude:	-85.002554
ORI Name:	Not reported
Micr Incidents ID:	Not reported
Drug Desc:	Not reported

9
NNE
1/4-1/2
0.338 mi.
1785 ft.

COMPLAINT:06-34-0014-V
2190 N. STATE ROAD
IONIA, MI 48846

MI ENVIRO **S129545741**
N/A

Relative:
Lower

Actual:
803 ft.

ENVIRO:

Site ID:	-1849907946137912826
Name:	COMPLAINT:06-34-0014-V
Address:	2190 N. STATE ROAD
Latitude:	43.0249
Longitude:	-85.0641

Site URL:

Environmental Actions:

Site ID:	-1849907946137912826
Site Number:	06-34-0014-V
Program Code:	RESOURCES
ENF Action Type:	Violation Notice - Order to Restore
ENF Action Gen Type:	Violation Notice - Order to Restore
ENF Action Gen Type Description:	Violation Notice - Order to Restore
ENF Action Description:	Violation Notice - Order to Restore. Compliance Action Reference: 06-34-0014-V
ENF Action Date:	10/6/2006 12:00:00 AM
Notes:	Status: Closed.

Evaluations:

Site ID:	-1849907946137912826
Source ID:	-1849907946137912826
Program Code:	RESOURCES
Program Description:	WRD - Resources
Evaluation Gen. Type:	Resources Complaint Inspection
Evaluation Gen. Description:	Resources Complaint Inspection. Evaluation Reference: E-E3EA-D4-BBA3
Evaluation Type:	Resources Complaint Inspection
Evaluation SEQ:	1
Evaluation Date:	10/4/2006 12:00:00 AM
Notes:	1 new violation(s) identified.

B10 **INTERNATIONAL TRANSMISSION COMPANY LLC** **RCRA-VSQG** **1010319980**
WNW **1718 MARQUETTE RD** **MIK411852411**
1/4-1/2 **IONIA, MI 48846**
0.464 mi.
2451 ft. **Site 1 of 3 in cluster B**

Relative: **Lower**
Actual: **810 ft.**

RCRA Listings:

Date Form Received by Agency:		20060901
Handler Name:		International Transmission Company Llc
Handler Address:		1718 Marquette Rd
Handler City,State,Zip:		IONIA, MI 48846
EPA ID:		MIK411852411
Contact Name:		STEVE SCZYTKO
Contact Address:		1718 MARQUETTE RD
Contact City,State,Zip:		IONIA, MI 48846
Contact Telephone:		734-547-0266
Contact Fax:		Not reported
Contact Email:		Not reported
Contact Title:		Not reported
EPA Region:		05
Land Type:		Private
Federal Waste Generator Description:		Conditionally Exempt Small Quantity Generator
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		39500 ORCHARD HILL PL
Mailing City,State,Zip:		NOVI, MI 48375
Owner Name:	Consumers Energy Co	
Owner Type:		Private
Operator Name:	Itc Transmission	
Operator Type:		Private
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
202 GPRA Corrective Action Baseline:		No
Subject to Corrective Action Universe:		No
Non-TSDFs Where RCRA CA has Been Imposed Universe:		No
Corrective Action Priority Ranking:		No NCAPS ranking
Environmental Control Indicator:		No
Institutional Control Indicator:		No

INTERNATIONAL TRANSMISSION COMPANY LLC (Continued) **1010319980**

Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20110303
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	Ignitable Waste

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: CONSUMERS ENERGY CO	
Legal Status:	Private
Date Became Current:	19900101
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: METC-MICHIGAN ELECTRICAL TRANSMISSION CO	
Legal Status:	Private
Date Became Current:	20060901
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: ITC TRANSMISSION	
Legal Status:	Private
Date Became Current:	20060901
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported

INTERNATIONAL TRANSMISSION COMPANY LLC (Continued) **1010319980**

Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20060901
Handler Name: INTERNATIONAL TRANSMISSION COMPANY LLC
Federal Waste Generator Description: Very Small Quantity Generator (formerly Conditionally-Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 221121
NAICS Description: Electric Bulk Power Transmission And Control

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

B11
WNW
1/4-1/2
0.464 mi.
2451 ft.

INTERNATIONAL TRANSMISSION COMPANY LLC
1718 MARQUETTE RD
IONIA, MI 48846

Site 2 of 3 in cluster B

FINDS **1010440246**
ECHO **N/A**

Relative:
Lower

Actual:
810 ft.

FINDS:
Registry ID: 110031361693

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:
The Resource Conservation and Recovery Act Information System (RCRAInfo) is EPA's comprehensive information system in support of the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. It tracks many types of information about generators, transporters, treaters, storers, and disposers of hazardous waste.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1010440246
Registry ID: 110031361693

DFR URL:
Name: INTERNATIONAL TRANSMISSION COMPANY LLC
Address: 1718 MARQUETTE RD

INTERNATIONAL TRANSMISSION COMPANY LLC (Continued) **1010440246**

City,State,Zip: IONIA, MI 48846

B12
WNW
1/4-1/2
0.464 mi.
2451 ft.

INTERNATIONAL TRANSMISSION COMPANY LLC **MI WDS** **S111979387**
1718 MARQUETTE RD **N/A**
IONIA, MI 48846

Site 3 of 3 in cluster B

Relative:
Lower

Actual:
810 ft.

WDS:

Name:	INTERNATIONAL TRANSMISSION COMPANY LLC
Address:	1718 MARQUETTE RD
City,State,Zip:	IONIA, MI 48846
Site Id:	MIK411852411
WMD Id:	482537
Site Specific Name:	ITC/METC MARQUETTE SUBSTATION
Mailing Address:	39500 ORCHARD HILL PL
Mailing City/State/Zip:	48375
Mailing County:	OAKLAND

C13
North
1/4-1/2
0.474 mi.
2501 ft.

MI SPILLS **S111343992**
N/A

2265 NORTH STATE ROAD
IONIA, MI

Site 1 of 3 in cluster C

Relative:
Lower

Actual:
808 ft.

PEAS:

Name:	Not reported
Address:	2265 NORTH STATE ROAD
City,State,Zip:	IONIA, MI
Incident Date:	2010-03-24 00:00:00
Office Status:	OFFICE HOURS
Initials of Incoming Operator:	ARC
Time Received by DNRE Staff:	Not reported
Time Occur:	Not reported
Date Of PEAS Call:	Not reported
Complainant / Company:	Not reported
Complainant Address:	2265 NORTH STATE ROAD
Company Involved:	DISCOUNT TIRE
DEQ Division Involved:	Not reported
Incident Description:	MEDIUM SIZED FIRE IN THE BACK LOT, BETWEEN 600-1000 TIRES AT MOST
Incident Description:	Not reported
Incident Description:	Not reported
Incident Description:	Not reported
Description:	Not reported
Date Discovered:	3/23/2010
Time Discovered:	1942 HOURS
Office/After Hours:	Not reported
Party Involved - Phone 1:	Not reported
Party Involved - Phone 2:	Not reported
Ongoing?:	Not reported
Release Secured:	Not reported
Source:	Not reported
Source decode:	Not reported
Lead Division 2:	Not reported
Party Involved Type:	Not reported
Latitude:	Not reported

(Continued) **S111343992**

Longitude:	Not reported
Release/Incident Ctrl:	Not reported
Release/Incident Ctrl Detail:	Not reported
Special Referral:	Not reported

C14 **MI SPILLS** **S128482871**
North **2265 N STATE RD** **N/A**
1/4-1/2 **IONIA, MI**
0.474 mi.
2501 ft. **Site 2 of 3 in cluster C**

Relative: **Lower**

Actual: **808 ft.**

PEAS:

Name:	Not reported
Address:	2265 N STATE RD
City,State,Zip:	IONIA, MI
Incident Date:	03/23/2010
Office Status:	Not reported
Initials of Incoming Operator:	RAJ
Time Received by DNRE Staff:	Not reported
Time Occur:	7:42:00 PM
Date Of PEAS Call:	Not reported
Complainant / Company:	Not reported
Complainant Address:	Not reported
Company Involved:	Not reported
DEQ Division Involved:	Not reported
Incident Description:	Not reported
Incident Description:	Not reported
Incident Description:	Not reported
Incident Description:	Not reported
Description:	Not reported
Date Discovered:	Not reported
Time Discovered:	Not reported
Office/After Hours:	AFTER HOURS
Party Involved - Phone 1:	Not reported
Party Involved - Phone 2:	Not reported
Ongoing?:	Not reported
Release Secured:	Not reported
Source:	Not reported
Source decode:	Not reported
Lead Division 2:	Not reported
Party Involved Type:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Release/Incident Ctrl:	Not reported
Release/Incident Ctrl Detail:	Not reported
Special Referral:	Not reported

C15
North
1/4-1/2
0.474 mi.
2501 ft.

2265 NORTH STATE ROAD
IONIA, MI

Site 3 of 3 in cluster C

MI SPILLS **S128482873**
N/A

Relative:
Lower

Actual:
808 ft.

PEAS:

Name:	Not reported
Address:	2265 NORTH STATE ROAD
City,State,Zip:	IONIA, MI
Incident Date:	03/24/2010
Office Status:	Not reported
Initials of Incoming Operator:	ARC
Time Received by DNRE Staff:	Not reported
Time Occur:	7:42:00 PM
Date Of PEAS Call:	Not reported
Complainant / Company:	Not reported
Complainant Address:	Not reported
Company Involved:	Not reported
DEQ Division Involved:	Not reported
Incident Description:	Not reported
Incident Description:	Not reported
Incident Description:	Not reported
Incident Description:	Not reported
Description:	Not reported
Date Discovered:	Not reported
Time Discovered:	Not reported
Office/After Hours:	OFFICE HOURS
Party Involved - Phone 1:	Not reported
Party Involved - Phone 2:	Not reported
Ongoing?:	Not reported
Release Secured:	Not reported
Source:	Not reported
Source decode:	Not reported
Lead Division 2:	Not reported
Party Involved Type:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Release/Incident Ctrl:	Not reported
Release/Incident Ctrl Detail:	Not reported
Special Referral:	Not reported

16
South
1/2-1
0.616 mi.
3253 ft.

WOLBERS POSSEHN
1276 N STATE RD
IONIA, MI 48846

MI ENVIRO **S132571006**
N/A

Relative:
Lower

Actual:
783 ft.

ENVIRO:

Site ID:	-5334991524688040002
Name:	WOLBERS POSSEHN
Address:	1276 N STATE RD
Latitude:	43.006
Longitude:	-85.075

Site URL:

Environmental Actions:

Site ID:	-5334991524688040002
Site Number:	22GZ-TRHD-E23

17
NNE
1/2-1
0.732 mi.
3865 ft.

CL TRUCKING & EXCAVATING, LLC
256 E PARMETER RD
IONIA, MI 48846

MI AST **A100365505**
N/A

Relative:
Higher

Actual:
819 ft.

AST:

Name:	CL TRUCKING & EXCAVATING, LLC
Address:	256 E PARMETER RD
City:	IONIA
Zip:	48846-9618
Facility ID:	91085105
Owner Name:	CL TRUCKING & EXCAVAATING LLC
Owner Address:	256 E PARMETER RD
Owner City,St,Zip:	IONIA, MI 48846
District:	2
Date of Collection:	06/13/2012
Accuracy:	10 FEET
Source:	STATE OF MICHIGAN
Point Line Area:	POINT
Description Category:	Plant Entrance (Freight)
Method of Collection:	GPS Code Meas. Standard Positioning Service SA Off
Horizontal Datum:	NAD83
Latitude:	43.0230600
Longitude:	-85.069300
Tank Id:	ATK-138450-15
Tank Status:	Currently In Use
Capacity (in gallons):	8000
Installation Date:	06/29/2012
Substance Stored:	Diesel
Removed/Closed Date:	Not reported

D18
NNW
1/2-1
0.765 mi.
4040 ft.

AMERITECH-GRAND RAPIDS: 97-09-0358-P
, MI
Site 1 of 2 in cluster D

MI ENVIRO **S129714644**
N/A

Relative:
Lower

Actual:
809 ft.

ENVIRO:

Site ID:	-899266005498515413
Name:	AMERITECH-GRAND RAPIDS: 97-09-0358-P
Address:	Not reported
Latitude:	43.024
Longitude:	-85.084

Site URL:

Environmental Intentions:

Site ID:	-899266005498515413
Site Number:	97-09-0358-P
Program ID:	97-09-0358-P
Start Date Description:	Effective
Start Date:	6/10/1997 12:00:00 AM
End Date Description:	Expiration / Termination
End Date:	12/31/1998 12:00:00 AM
Type Code:	RESC_MINR_PRJCT
ENV INT Number:	97-09-0358-P
Type Description Long:	Permit Number: 97-09-0358-P v1. 0. Category: Resources Minor Project. Status: Expired

AMERITECH-GRAND RAPIDS: 97-09-0358-P (Continued) **S129714644**

Type Description:	Resources Minor Project
Contact Name:	Inactive Staff
ENV INT Notes:	Not reported

D19 NNW 1/2-1 0.765 mi. 4040 ft. **COMPLAINT:11-34-0008-V SPRAGUE AND HARWOOD RDS , MI** **MI ENVIRO** **S129852074 N/A**

Site 2 of 2 in cluster D

Relative: Lower

Actual: 809 ft.

ENVIRO:

Site ID:	6493759032215136788
Name:	COMPLAINT:11-34-0008-V
Address:	SPRAGUE AND HARWOOD RDS
Latitude:	43.024
Longitude:	-85.084

Site URL:

Environmental Actions:

Site ID:	6493759032215136788
Site Number:	11-34-0008-V
Program Code:	RESOURCES
ENF Action Type:	Violation Notice - After the Fact
ENF Action Gen Type:	Violation Notice - After the Fact
ENF Action Gen Type Description:	Violation Notice - After the Fact
ENF Action Description:	Violation Notice - After the Fact. Compliance Action Reference: 11-34-0008-V
ENF Action Date:	3/5/2012 12:00:00 AM
Notes:	Status: Closed.

Evaluations:

Site ID:	6493759032215136788
Source ID:	6493759032215136788
Program Code:	RESOURCES
Program Description:	WRD - Resources
Evaluation Gen. Type:	Resources Complaint Inspection
Evaluation Gen. Description:	Resources Complaint Inspection. Evaluation Reference: E-8174-BD-3D26
Evaluation Type:	Resources Complaint Inspection
Evaluation SEQ:	1
Evaluation Date:	7/15/2011 12:00:00 AM
Notes:	1 new violation(s) identified.

---

20 NNW 1/2-1 0.773 mi. 4081 ft. **34-CONSUMERS ENERGY ON MARQUETTE AND PARMETER-IONI MARQUETTE & PARMETER ROADS IONIA, MI 48846** **MI ENVIRO** **S129660528 N/A**

Relative: Higher

Actual: 815 ft.

ENVIRO:

Site ID:	-6705526246918637154
Name:	34-CONSUMERS ENERGY ON MARQUETTE AND PARMETER-IONIA
Address:	MARQUETTE & PARMETER ROADS
Latitude:	43.0203

34-CONSUMERS ENERGY ON MARQUETTE AND PARMETER-IONIA (Continued) **S129660528**

Longitude: -85.0816

Site URL:

Document File:
Site ID: -6705526246918637154
Document ID: 1034540634895247092
Document Name: Ionia Rd Comm Permit_v1.pdf
Document Type: Applicant Attachments
Document Description: Application/Request: 2ET-5N93-FWEG. Ionia Rd Comm Permit.pdf
Document Date: 4/13/2016 12:00:00 AM
Site Number: 8F224789-4364

URL:

Site ID: -6705526246918637154
Document ID: -2221586845550942252
Document Name: CONSUMERSIONIAAPPCOMP.pdf
Document Type: Application Docs Resources
Document Description: Application/Request: 2ET-5N93-FWEG.
Document Date: 5/5/2016 12:00:00 AM
Site Number: 8F224789-4364

URL:

Site ID: -6705526246918637154
Document ID: -889019269705121653
Document Name: Directional Drill (HDD) contingency plan 2004_v1.pdf
Document Type: Applicant Attachments
Document Description: Application/Request: 2ET-5N93-FWEG. Directional Drill (HDD) contingency plan 2004.doc
Document Date: 4/13/2016 12:00:00 AM
Site Number: 8F224789-4364

URL:

Site ID: -6705526246918637154
Document ID: 4025182275416355515
Document Name: DEQ jpa P303 Marquette_v1.pdf
Document Type: Applicant Attachments
Document Description: Application/Request: 2ET-5N93-FWEG. DEQ jpa P303 Marquette.pdf
Document Date: 4/13/2016 12:00:00 AM
Site Number: 8F224789-4364

URL:

Site ID: -6705526246918637154
Document ID: -6271418600928640685
Document Name: Ionia Rd Comm Permit_v1.pdf
Document Type: Applicant Attachments
Document Description: Application/Request: 2ET-5N93-FWEG. Ionia Rd Comm Permit.pdf
Document Date: 4/13/2016 12:00:00 AM
Site Number: 8F224789-4364

URL:

Site ID: -6705526246918637154
Document ID: 4071118443353579666

34-CONSUMERS ENERGY ON MARQUETTE AND PARMETER-IONIA (Continued) **S129660528**

Document Name:	DEQ jpa P303 Marquette drawings_v1.pdf
Document Type:	Applicant Attachments
Document Description:	Application/Request: 2ET-5N93-FWEG. DEQ jpa P303 Marquette drawings.pdf
Document Date:	4/13/2016 12:00:00 AM
Site Number:	8F224789-4364

URL:

Site ID:	-6705526246918637154
Document ID:	7177966513457591351
Document Name:	Directional Drill (HDD) contingency plan 2004_v1.pdf
Document Type:	Applicant Attachments
Document Description:	Application/Request: 2ET-5N93-FWEG. Directional Drill (HDD) contingency plan 2004.doc
Document Date:	4/13/2016 12:00:00 AM
Site Number:	8F224789-4364

URL:

Environmental Intentions:

Site ID:	-6705526246918637154
Site Number:	8F224789-4364
Program ID:	WRP002721
Start Date Description:	Effective
Start Date:	5/27/2016 12:00:00 AM
End Date Description:	Expiration / Termination
End Date:	5/27/2021 12:00:00 AM
Type Code:	RESC_MINR_PRJCT
ENV INT Number:	WRP002721
Type Description Long:	Permit Number: WRP002721 v1. 0. Category: Resources Minor Project. Status: Expired
Type Description:	Resources Minor Project
Contact Name:	Jeff Fischer | (616) 710-0574 | fischerj1@michigan.gov
ENV INT Notes:	Not reported

E21
WSW
1/2-1
0.812 mi.
4285 ft.

1602 HAYNOR RD
IONIA, MI

Site 1 of 3 in cluster E

MI SPILLS **S111343923**
N/A

Relative:
Higher

Actual:
827 ft.

PEAS:

Name:	Not reported
Address:	1602 HAYNOR RD
City,State,Zip:	IONIA, MI
Incident Date:	2010-06-21 00:00:00
Office Status:	OFFICE HOURS
Initials of Incoming Operator:	RMV
Time Received by DNRE Staff:	Not reported
Time Occur:	Not reported
Date Of PEAS Call:	Not reported
Complainant / Company:	Not reported
Complainant Address:	1602 HAYNOR
Company Involved:	LOCAL FARMER
DEQ Division Involved:	Not reported

(Continued) **S111343923**

Incident Description:	ANHYDROUS AMMONIA TANK RUPTURED IN FARM FIELD
Incident Description:	Not reported
Incident Description:	Not reported
Incident Description:	Not reported
Description:	Not reported
Date Discovered:	6/12/2010
Time Discovered:	1300 HOURS
Office/After Hours:	Not reported
Party Involved - Phone 1:	Not reported
Party Involved - Phone 2:	Not reported
Ongoing?:	Not reported
Release Secured:	Not reported
Source:	Not reported
Source decode:	Not reported
Lead Division 2:	Not reported
Party Involved Type:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Release/Incident Ctrl:	Not reported
Release/Incident Ctrl Detail:	Not reported
Special Referral:	Not reported

E22
WSW
1/2-1
0.812 mi.
4285 ft.

1602 HAYNOR RD
IONIA, MI

Site 2 of 3 in cluster E

MI SPILLS **S128483081**
N/A

Relative:
Higher

Actual:
827 ft.

PEAS:

Name:	Not reported
Address:	1602 HAYNOR RD
City,State,Zip:	IONIA, MI
Incident Date:	06/21/2010
Office Status:	Not reported
Initials of Incoming Operator:	RMV
Time Received by DNRE Staff:	Not reported
Time Occur:	1:00:00 PM
Date Of PEAS Call:	Not reported
Complainant / Company:	Not reported
Complainant Address:	Not reported
Company Involved:	Not reported
DEQ Division Involved:	Not reported
Incident Description:	Not reported
Incident Description:	Not reported
Incident Description:	Not reported
Incident Description:	Not reported
Description:	Not reported
Date Discovered:	Not reported
Time Discovered:	Not reported
Office/After Hours:	OFFICE HOURS
Party Involved - Phone 1:	Not reported
Party Involved - Phone 2:	Not reported
Ongoing?:	Not reported
Release Secured:	Not reported
Source:	Not reported
Source decode:	Not reported
Lead Division 2:	Not reported
Party Involved Type:	Not reported

(Continued) **S128483081**

Latitude:	Not reported
Longitude:	Not reported
Release/Incident Ctrl:	Not reported
Release/Incident Ctrl Detail:	Not reported
Special Referral:	Not reported

E23
WSW
1/2-1
0.819 mi.
4323 ft.

1597 HAYNOR RD, IONIA, MI
IONIA, MI

Site 3 of 3 in cluster E

MI SPILLS **S128479880**
N/A

Relative:
Higher

Actual:
826 ft.

PEAS:

Name:	Not reported
Address:	1597 HAYNOR RD, IONIA, MI
City,State,Zip:	IONIA, MI
Incident Date:	08/20/2006
Office Status:	Not reported
Initials of Incoming Operator:	EL - PEAS
Time Received by DNRE Staff:	Not reported
Time Occur:	6:00:00 PM
Date Of PEAS Call:	Not reported
Complainant / Company:	Not reported
Complainant Address:	Not reported
Company Involved:	Not reported
DEQ Division Involved:	AQD
Incident Description:	Not reported
Incident Description:	Not reported
Incident Description:	Not reported
Incident Description:	Not reported
Description:	Not reported
Date Discovered:	Not reported
Time Discovered:	Not reported
Office/After Hours:	Not reported
Party Involved - Phone 1:	Not reported
Party Involved - Phone 2:	Not reported
Ongoing?:	Not reported
Release Secured:	Not reported
Source:	Not reported
Source decode:	Not reported
Lead Division 2:	Not reported
Party Involved Type:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Release/Incident Ctrl:	Not reported
Release/Incident Ctrl Detail:	Not reported
Special Referral:	Not reported

34-579 E PARMETER RD-IONIA (Continued) **S129847598**

Document Type: Misc. Application and Request Docs
Document Description: Service Request: HP9-0DY1-DAH3Q. Submission PDF
Document Date: 5/26/2021 12:00:00 AM
Site Number: D03K-XW45-13N

URL:

Site ID: 6303296882925769264
Document ID: 1286886697893846102
Document Name: Applewood Farms - Live Photo_v1.pdf
Document Type: Form Submission Attachments
Document Description: Service Request: HP9-0DY1-DAH3Q. nForm Document
Document Date: 5/26/2021 12:00:00 AM
Site Number: D03K-XW45-13N

URL:

Site ID: 6303296882925769264
Document ID: 2700849606026845704
Document Name: Pre-Application Meeting Inquiry for site 34-579 E Parmeter Rd-Ionia .pdf
Document Type: Application Docs Resources
Document Description: Service Request: HP9-0DY1-DAH3Q. Email Correspondence
Document Date: 3/8/2022 12:00:00 AM
Site Number: D03K-XW45-13N

URL:

Site ID: 6303296882925769264
Document ID: -2050044751948470500
Document Name: RE_ 579 Eagle Point (2).pdf
Document Type: Application Docs Resources
Document Description: Service Request: HP9-0DY1-DAH3Q. Email Correspondence
Document Date: 3/8/2022 12:00:00 AM
Site Number: D03K-XW45-13N

URL:

Site ID: 6303296882925769264
Document ID: -3431723492378731718
Document Name: Applewood Farms -Overhead View_v1.pdf
Document Type: Form Submission Attachments
Document Description: Service Request: HP9-0DY1-DAH3Q. nForm Document
Document Date: 5/26/2021 12:00:00 AM
Site Number: D03K-XW45-13N

URL:

Site ID: 6303296882925769264
Document ID: -1689224078996065979
Document Name: RE_ Pre-Application Meeting Inquiry for site 34-579 E Parmeter Rd-Ionia (1).pdf
Document Type: Application Docs Resources
Document Description: Service Request: HP9-0DY1-DAH3Q. Email Correspondence
Document Date: 3/8/2022 12:00:00 AM
Site Number: D03K-XW45-13N

34-579 E PARMETER RD-IONIA (Continued) **S129847598**

URL:

Site ID: 6303296882925769264
Document ID: -3986354365306873925
Document Name: RE_ 579 Eagle Point.pdf
Document Type: Application Docs Resources
Document Description: Service Request: HP9-0DY1-DAH3Q. Email Correspondence
Document Date: 3/8/2022 12:00:00 AM
Site Number: D03K-XW45-13N

URL:

Site ID: 6303296882925769264
Document ID: -8469259053525480280
Document Name: RE_ 579 Eagle Point-Site 34-579 E Parmeter Rd-Ionia .pdf
Document Type: Application Docs Resources
Document Description: Service Request: HP9-0DY1-DAH3Q. Email Correspondence
Document Date: 3/8/2022 12:00:00 AM
Site Number: D03K-XW45-13N

URL:

Site ID: 6303296882925769264
Document ID: 8261348775649794666
Document Name: RE_ Pre-Application Meeting Inquiry for site 34-579 E Parmeter Rd-Ionia.pdf
Document Type: Application Docs Resources
Document Description: Service Request: HP9-0DY1-DAH3Q. Email Correspondence
Document Date: 3/8/2022 12:00:00 AM
Site Number: D03K-XW45-13N

URL:

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27 **DARBYS STANDARD SERVICE** **EDR Hist Auto** **1022149058**
North **2913 N STATE RD** **N/A**
> 1 **IONIA, MI 48846**
1.058 mi.
5587 ft.

Relative: EDR Hist Auto
Lower

Actual: **810 ft.**

Year:	Name:	Type:
1969	DARBYS STANDARD SERVICE	Gasoline Service Stations
1970	DARBYS STANDARD SERVICE	Gasoline Service Stations
1971	DARBYS STANDARD SERVICE	Gasoline Service Stations

G28 **WELLS OIL-IONIA** **UST FINDER RELEASE** **1029032799**
North **3006 N STATE RD** **N/A**
> 1 **IONIA, MI 48888**
1.147 mi.
6056 ft. **Site 1 of 5 in cluster G**

Relative: UST FINDER RELEASE:
Lower

Actual: Object ID:	523516
810 ft. Facility ID:	MI00033029
Lust ID:	MIC-2616-90
Name:	WELLS OIL-IONIA
Address:	3006 N STATE RD
City,State,Zip:	IONIA, MI 48888
Address Match Type:	Not reported
Reported Date:	1990/12/07 15:59:59+00
Status:	Open
Substance:	Not reported
Population within 1500ft:	19
Domestic Wells within 1500ft:	7
Land Use:	Non-Developed
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	MI2029334_23195
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	040500060305
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	5
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-85.07501
Y Coord:	43.03263
Latitude:	43.0326299999999
Longitude:	-85.07501

G29 **WELLS OIL CO** **UST FINDER** **1028433755**
North **3006 N STATE RD** **N/A**
> 1 **IONIA, MI**
1.147 mi.
6056 ft. **Site 2 of 5 in cluster G**

Relative: UST FINDER:
Lower

Actual: Object ID:	222507
810 ft. Facility ID:	MI33029
Name:	WELLS OIL CO
Address:	3006 N STATE RD
City,State,Zip:	IONIA, MI
Address Match Type:	PointAddress
Open USTs:	0
Closed USTs:	4
TOS USTs:	0

WELLS OIL CO (Continued) **1028433755**

Population 1500ft:	20
Private Wells 1500ft:	7
Within 100yr Floodplain:	No
Land Use:	Non-Developed
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	MI2029334_23195
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	040500060305
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	5
Tribe:	Not reported
Coordinate Source:	Geocode
X Coord:	-85.07510239
Y Coord:	43.0313400000001
Latitude:	43.03134
Longitude:	-85.07510239

UST FINDER:

Object ID:	821028
Facility ID:	MI33029
Tank ID:	MIUTK-030028-15
Tank Status:	Closed
Installation Date:	1979/10/06 16:00:00+00
Removal Date:	1991/09/10 15:59:59+00
Tank Capacity:	4000
Substances:	Gasoline,
Tank Wall Type:	Not reported

Object ID:	821029
Facility ID:	MI33029
Tank ID:	MIUTK-033288-15
Tank Status:	Closed
Installation Date:	1979/10/06 16:00:00+00
Removal Date:	1991/09/10 15:59:59+00
Tank Capacity:	2000
Substances:	Gasoline,
Tank Wall Type:	Not reported

Object ID:	821030
Facility ID:	MI33029
Tank ID:	MIUTK-064385-15
Tank Status:	Closed
Installation Date:	1979/10/06 16:00:00+00
Removal Date:	1991/09/10 15:59:59+00
Tank Capacity:	2000
Substances:	Diesel,
Tank Wall Type:	Not reported

Object ID:	821244
Facility ID:	MI33029
Tank ID:	MIUTK-040888-15

WELLS OIL CO (Continued) **1028433755**

Tank Status:	Closed
Installation Date:	1985/01/01 16:00:00+00
Removal Date:	1991/09/01 15:59:59+00
Tank Capacity:	4000
Substances:	Gasoline,
Tank Wall Type:	Not reported

G30 **WELLS ENTERPRISE** **MI AST** **A100128093**
North **3006 N STATE RD** **N/A**
> 1 **IONIA, MI 48846**
1.147 mi.
6056 ft. **Site 3 of 5 in cluster G**

Relative: **Lower**
Actual: **810 ft.**

AST:

Name:	WELLS ENTERPRISE
Address:	3006 N STATE RD
City:	IONIA
Zip:	48846-9614
Facility ID:	92084094
Owner Name:	INERGY PROPANE LLC (DBA) HOOSIER PROPANE OF STANTON
Owner Address:	1117 W STANTON PO BOX 728
Owner City,St,Zip:	STANTON, MI 48888
District:	2
Date of Collection:	01/11/2001
Accuracy:	100 FEET
Source:	STATE OF MICHIGAN
Point Line Area:	POINT
Description Category:	Plant Entrance (Freight)
Method of Collection:	Address Matching-House Number
Horizontal Datum:	NAD83
Latitude:	43.0326330
Longitude:	-85.075014
Tank Id:	ATK-043978-15
Tank Status:	Removed from Premises
Capacity (in gallons):	1000
Installation Date:	06/30/1998
Substance Stored:	LPG
Removed/Closed Date:	10/01/2003

G31 **WELLS OIL CO** **MI LUST** **U000255381**
North **3006 N STATE RD** **MI UST** **N/A**
> 1 **IONIA, MI 48846** **MI INVENTORY**
1.147 mi. **MI WDS**
6056 ft. **Site 4 of 5 in cluster G**

Relative: **Lower**
Actual: **810 ft.**

LUST:

Name:	WELLS OIL CO
Address:	3006 N STATE RD
City,State,Zip:	IONIA, MI 48846
Facility ID:	33029
Source:	24000
Owner Name:	E STONE, OLA
Owner Address:	Not reported
Owner City,St,Zip:	Not reported

WELLS OIL CO (Continued) **U000255381**

Owner Contact:	Not reported
Owner Phone:	Not reported
Country:	Not reported
District:	Grand Rapids
Site Name:	Wells Oil-ionia
Latitude:	43.03114
Longitude:	-85.07479
Date of Collection:	Not reported
Method of Collection:	The geographic coordinate determination method based on interpolation-photo.
Accuracy:	20
Accuracy Value Unit:	Not reported
Horizontal Data:	North American Datum of 1983
Point Line Area:	Center of a facility or station
Desc Category:	Not reported
Regulatory Program:	Not reported
Risk Condition:	Not reported
Project Manager:	Not reported
Senate District:	Not reported
House District:	Not reported
US Congressional District:	Not reported

Leak Number:	17403
Release Date:	12/07/1990
Substance Released:	Not reported
Release Status:	Open
Release Closed Date:	Not reported

Leak Number:	17403
Release Date:	12/07/1990
Substance Released:	Not reported
Release Status:	Open
Release Closed Date:	Not reported

UST:

Name:	WELLS OIL CO
Address:	3006 N STATE RD
City,State,Zip:	IONIA 48846-9614
Facility Type:	CLOSED
Facility ID:	00033029
Owner Name:	WELLS OIL CO
Owner Address:	PO BOX 789
Owner City:	STANTON
Owner State:	MI
Owner Zip:	48888-0789
Owner Contact:	Not reported
Owner Phone:	5178315666
Contact:	WARREN R. WELLS
Contact Phone:	(517) 831-5666
Date of Collection:	01/11/2001
Accuracy:	100
Horizontal Datum:	NAD83
Accuracy Value Unit:	FEET
Source:	STATE OF MICHIGAN
Point Line Area:	POINT
Desc Category:	Plant Entrance (Freight)
Method of Collection:	Address Matching-House Number
District:	Region 3 - Grand Rapids District Office

WELLS OIL CO (Continued) **U000255381**

Tank ID:	5
Capacity:	4000
Tank Status:	Removed from Ground
Substance:	Gasoline
Install Date:	01/01/1985
Remove Date:	09/01/1991
Tank Number:	Not reported
Tank Details Compartments:	Not reported
Tank Release Detection:	Not reported
Pipe Release Detection:	Not reported
Piping Material:	Not reported
Piping Type:	Not reported
Tank Construction:	Not reported
Impressed Device:	Not reported
Latitude:	43.03263
Longitude:	-85.07501

Name:	WELLS OIL CO
Address:	3006 N STATE RD
City,State,Zip:	IONIA 48846-9614
Facility Type:	CLOSED
Facility ID:	00033029
Owner Name:	WELLS OIL CO
Owner Address:	PO BOX 789
Owner City:	STANTON
Owner State:	MI
Owner Zip:	48888-0789
Owner Contact:	Not reported
Owner Phone:	5178315666
Contact:	WARREN R. WELLS
Contact Phone:	(517) 831-5666
Date of Collection:	01/11/2001
Accuracy:	100
Horizontal Datum:	NAD83
Accuracy Value Unit:	FEET
Source:	STATE OF MICHIGAN
Point Line Area:	POINT
Desc Category:	Plant Entrance (Freight)
Method of Collection:	Address Matching-House Number
District:	Region 3 - Grand Rapids District Office
Tank ID:	3
Capacity:	2000
Tank Status:	Removed from Ground
Substance:	Diesel
Install Date:	10/06/1979
Remove Date:	09/10/1991
Tank Number:	Not reported
Tank Details Compartments:	Not reported
Tank Release Detection:	Not reported
Pipe Release Detection:	Not reported
Piping Material:	Not reported
Piping Type:	Not reported
Tank Construction:	Not reported
Impressed Device:	Not reported
Latitude:	43.03263
Longitude:	-85.07501

WELLS OIL CO (Continued) **U000255381**

Name:	WELLS OIL CO
Address:	3006 N STATE RD
City,State,Zip:	IONIA 48846-9614
Facility Type:	CLOSED
Facility ID:	00033029
Owner Name:	WELLS OIL CO
Owner Address:	PO BOX 789
Owner City:	STANTON
Owner State:	MI
Owner Zip:	48888-0789
Owner Contact:	Not reported
Owner Phone:	5178315666
Contact:	WARREN R. WELLS
Contact Phone:	(517) 831-5666
Date of Collection:	01/11/2001
Accuracy:	100
Horizontal Datum:	NAD83
Accuracy Value Unit:	FEET
Source:	STATE OF MICHIGAN
Point Line Area:	POINT
Desc Category:	Plant Entrance (Freight)
Method of Collection:	Address Matching-House Number
District:	Region 3 - Grand Rapids District Office
Tank ID:	2
Capacity:	2000
Tank Status:	Removed from Ground
Substance:	Gasoline
Install Date:	10/06/1979
Remove Date:	09/10/1991
Tank Number:	Not reported
Tank Details Compartments:	Not reported
Tank Release Detection:	Not reported
Pipe Release Detection:	Not reported
Piping Material:	Not reported
Piping Type:	Not reported
Tank Construction:	Not reported
Impressed Device:	Not reported
Latitude:	43.03263
Longitude:	-85.07501

Name:	WELLS OIL CO
Address:	3006 N STATE RD
City,State,Zip:	IONIA 48846-9614
Facility Type:	CLOSED
Facility ID:	00033029
Owner Name:	WELLS OIL CO
Owner Address:	PO BOX 789
Owner City:	STANTON
Owner State:	MI
Owner Zip:	48888-0789
Owner Contact:	Not reported
Owner Phone:	5178315666
Contact:	WARREN R. WELLS
Contact Phone:	(517) 831-5666
Date of Collection:	01/11/2001
Accuracy:	100
Horizontal Datum:	NAD83

WELLS OIL CO (Continued) **U000255381**

Accuracy Value Unit:	FEET
Source:	STATE OF MICHIGAN
Point Line Area:	POINT
Desc Category:	Plant Entrance (Freight)
Method of Collection:	Address Matching-House Number
District:	Region 3 - Grand Rapids District Office
Tank ID:	1
Capacity:	4000
Tank Status:	Removed from Ground
Substance:	Gasoline
Install Date:	10/06/1979
Remove Date:	09/10/1991
Tank Number:	Not reported
Tank Details Compartments:	Not reported
Tank Release Detection:	Not reported
Pipe Release Detection:	Not reported
Piping Material:	Not reported
Piping Type:	Not reported
Tank Construction:	Not reported
Impressed Device:	Not reported
Latitude:	43.03263
Longitude:	-85.07501

INVENTORY:

Name:	WELLS OIL CO
Address:	3006 N STATE RD
City,State,Zip:	IONIA, MI 48846
Township:	Ionia
District:	Grand Rapids
Data Source:	Risks Controlled-Interim
Lust Name:	Wells Oil-ionia
Regulatory Program:	213
Release Status:	Open
Project Manager:	Ten Brink, Daniel
Latitude:	43.03114119
Longitude:	-85.07479094

WDS:

Name:	WELLS OIL CO
Address:	3006 N STATE RD
City,State,Zip:	IONIA, MI 48846
Site Id:	MIG000026190
WMD Id:	449917
Site Specific Name:	WELLS OIL CO
Mailing Address:	3006 N STATE RD
Mailing City/State/Zip:	48846
Mailing County:	IONIA

G32 **WELLS OIL COMPANY** **EDR Hist Auto** **1020524951**
North **3009 N STATE RD** **N/A**
> 1 **IONIA, MI 48846**
1.148 mi.
6064 ft. **Site 5 of 5 in cluster G**

Relative: EDR Hist Auto
Lower

Actual:
810 ft.

Year:	Name:	Type:
1989	WELLS OIL COMPANY	Gasoline Service Stations
1990	WELLS OIL COMPANY	Gasoline Service Stations
1991	WELLS OIL COMPANY	Gasoline Service Stations
1992	WELLS OIL COMPANY	Gasoline Service Stations
1993	WELLS OIL COMPANY	Gasoline Service Stations
1994	WELLS OIL COMPANY	Gasoline Service Stations
1995	WELLS OIL COMPANY	Gasoline Service Stations

---

33 **500 510 520 APPLE TREE DRIVE, IONIA** **MI INVENTORY** **S129190807**
SSE **500 510 520 APPLE TREE DRIVE** **MI PART 201** **N/A**
> 1 **IONIA, MI 48838**
1.178 mi.
6218 ft.

Relative: INVENTORY:
Higher

Actual:
827 ft.

Name:	500 510 520 APPLE TREE DRIVE, IONIA
Address:	500 510 520 APPLE TREE DRIVE
City,State,Zip:	IONIA, MI 48838
Township:	Not reported
District:	Grand Rapids
Data Source:	Risks Present and Require Action in Short-term
Lust Name:	Not reported
Regulatory Program:	201
Release Status:	Not reported
Project Manager:	Ten Brink, Daniel
Latitude:	42.99763241
Longitude:	-85.07188345

PART 201:

Name:	500 510 520 APPLE TREE DRIVE, IONIA
Address:	500 510 520 APPLE TREE DRIVE
City,State,Zip:	IONIA, MI 48838
Facility ID:	34000194
Facility Status:	Not reported
Latitude:	42.99763241
Source:	Not reported
Longitude:	-85.07188345
SAM Score:	Not reported
SAM Score Date:	Not reported
Township:	Not reported
Range:	Not reported
Section:	Not reported
Quarter:	Not reported
Quarter/Quarter:	Not reported
Pollutants:	Not reported
Location Type:	201
Work Unit:	Not reported
Project Manager:	Ten Brink, Daniel
Risk Condition:	Risks Present and Require Action in Short-term

H34 **500 510 520 APPLE TREE DRIVE, IONIA** **MI BEA** **S129290335**
South **500 510 520 APPLE TREE DRIVE** **N/A**
> 1 **IONIA, MI**
1.229 mi.
6490 ft. **Site 1 of 4 in cluster H**

Relative:
Higher

Actual:
828 ft.

BEA:

Name:	500 510 520 APPLE TREE DRIVE, IONIA
Address:	500 510 520 APPLE TREE DRIVE
City,State,Zip:	IONIA, MI
Secondary Address:	Not reported
BEA Number:	Not reported
District:	Not reported
Date Received:	10/17/2022
Submitter Name:	Not reported
Petition Determination:	Not reported
Petition Disclosure:	Not reported
Category:	Not reported
Determination 20107A:	Not reported
Reviewer:	Not reported
Division Assigned:	Not reported
Location ID:	34000194
Submittal Type:	BEA
Submittal Number:	34000194-BEA-2
Approval Status:	In Review
Workflow Status:	Submitted
Date Submitted:	10/18/2022
Date Completed:	Not reported
Township:	Not reported
Work Unit:	Grand Rapids
Comments:	Not reported
Organization:	ASSA Group, Inc.
Contact:	Not reported
Contact Type:	Not reported
Organization Street Address:	Not reported
Organization City:	Not reported
Organization State:	Not reported
Organization Zip Code:	Not reported
Organization County:	Not reported
Contact Street Address:	Not reported
Contact City:	Not reported
Contact Zip Code:	Not reported
Contact State:	Not reported

Name:	500 510 520 APPLE TREE DRIVE, IONIA
Address:	500 510 520 APPLE TREE DRIVE
City,State,Zip:	IONIA, MI
Secondary Address:	Not reported
BEA Number:	Not reported
District:	Not reported
Date Received:	10/17/2022
Submitter Name:	Not reported
Petition Determination:	Not reported
Petition Disclosure:	Not reported
Category:	Not reported
Determination 20107A:	Not reported
Reviewer:	Not reported
Division Assigned:	Not reported
Location ID:	34000194

500 510 520 APPLE TREE DRIVE, IONIA (Continued) **S129290335**

Submittal Type:	BEA
Submittal Number:	34000194-BEA-1
Approval Status:	In Review
Workflow Status:	Submitted
Date Submitted:	10/18/2022
Date Completed:	Not reported
Township:	Not reported
Work Unit:	Grand Rapids
Comments:	Not reported
Organization:	Annecy Group LLC
Contact:	Not reported
Contact Type:	Not reported
Organization Street Address:	Not reported
Organization City:	Not reported
Organization State:	Not reported
Organization Zip Code:	Not reported
Organization County:	Not reported
Contact Street Address:	Not reported
Contact City:	Not reported
Contact Zip Code:	Not reported
Contact State:	Not reported

H35 **ENWORK - IONIA** **E MANIFEST** **1031535989**
South **510 APPLE TREE DRIVE** **N/A**
> 1 **IONIA, MI 48846**
1.231 mi.
6498 ft. **Site 2 of 4 in cluster H**

Relative:
Higher

Actual:
828 ft.

E MANIFEST:

Manifest Tracking Number:	008891362SKS
Last Updated Date:	20230904
Shipped Date:	20230731
Received Date:	20230815
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CESQG
Generator Name:	Enwork - Ionia
Generator Location Street Number:	Not reported
Generator Location Street 1:	510 APPLE TREE DRIVE
Generator Location Street 2:	Not reported
Generator Location City:	IONIA
Generator Location State:	MI
Generator Location Zip:	48846
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	510 Apple Tree Drive
Generator Mail Street 2:	Not reported
Generator Mail City:	Ionia
Generator Mail Zip:	48846
Generator Mail State:	MI
Generator Contact Company Name:	Enwork - Ionia
Designated Facility EPA ID:	ARD069748192
Designated Facility Name:	Clean Harbors El Dorado Llc
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	309 American Circle
Designated Facility Mail City:	El Dorado
Designated Facility Mail Zip:	71730

ENWORK - IONIA (Continued) **1031535989**

Designated Facility Mail State:	AR
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	309 American Circle
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	El Dorado
Designated Facility Location Zip:	71730
Designated Facility Location State:	AR
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	009099801SKS
Last Updated Date:	20231205
Shipped Date:	20231023
Received Date:	20231109
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CESQG
Generator Name:	Enwork - Ionia
Generator Location Street Number:	Not reported
Generator Location Street 1:	510 APPLE TREE DRIVE
Generator Location Street 2:	Not reported
Generator Location City:	IONIA
Generator Location State:	MI
Generator Location Zip:	48846
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	510 Apple Tree Drive
Generator Mail Street 2:	Not reported
Generator Mail City:	Ionia
Generator Mail Zip:	48846
Generator Mail State:	MI
Generator Contact Company Name:	Enwork - Ionia
Designated Facility EPA ID:	ARD069748192
Designated Facility Name:	Clean Harbors El Dorado Llc
Designated Facility Mail Street Number:	301
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	309 American Circle
Designated Facility Mail City:	El Dorado
Designated Facility Mail Zip:	71730
Designated Facility Mail State:	AR
Designated Facility Location Street Number:	309
Designated Facility Location Street 1:	American Circle
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	El Dorado
Designated Facility Location Zip:	71730
Designated Facility Location State:	AR
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	009199711SKS
Last Updated Date:	20241023
Shipped Date:	20240815
Received Date:	20240913
Manifest Status:	Corrected
Submission Type:	DataImage5Copy

ENWORK - IONIA (Continued) **1031535989**

Origin Type:	Service
Generator EPA ID:	CESQG
Generator Name:	Enwork - Ionia
Generator Location Street Number:	Not reported
Generator Location Street 1:	510 APPLE TREE DRIVE
Generator Location Street 2:	Not reported
Generator Location City:	IONIA
Generator Location State:	MI
Generator Location Zip:	48846
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	510 APPLE TREE DRIVE
Generator Mail Street 2:	Not reported
Generator Mail City:	IONIA
Generator Mail Zip:	48846
Generator Mail State:	MI
Generator Contact Company Name:	ENWORK - IONIA
Designated Facility EPA ID:	ARD069748192
Designated Facility Name:	Clean Harbors El Dorado Llc
Designated Facility Mail Street Number:	301
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	309 AMERICAN CIRCLE
Designated Facility Mail City:	EL DORADO
Designated Facility Mail Zip:	71730
Designated Facility Mail State:	AR
Designated Facility Location Street Number:	309
Designated Facility Location Street 1:	AMERICAN CIRCLE
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	EL DORADO
Designated Facility Location Zip:	71730
Designated Facility Location State:	AR
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	009327090SKS
Last Updated Date:	20240811
Shipped Date:	20240624
Received Date:	20240721
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CESQG
Generator Name:	Enwork - Ionia
Generator Location Street Number:	Not reported
Generator Location Street 1:	510 APPLE TREE DRIVE
Generator Location Street 2:	Not reported
Generator Location City:	IONIA
Generator Location State:	MI
Generator Location Zip:	48846
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	510 APPLE TREE DRIVE
Generator Mail Street 2:	Not reported
Generator Mail City:	IONIA
Generator Mail Zip:	48846
Generator Mail State:	MI
Generator Contact Company Name:	ENWORK - IONIA
Designated Facility EPA ID:	ARD069748192

ENWORK - IONIA (Continued) **1031535989**

Designated Facility Name:	Clean Harbors El Dorado Llc
Designated Facility Mail Street Number:	301
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	309 AMERICAN CIRCLE
Designated Facility Mail City:	EL DORADO
Designated Facility Mail Zip:	71730
Designated Facility Mail State:	AR
Designated Facility Location Street Number:	309
Designated Facility Location Street 1:	AMERICAN CIRCLE
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	EL DORADO
Designated Facility Location Zip:	71730
Designated Facility Location State:	AR
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Transporter:

Manifest Tracking Number:	009327090SKS
Transporter Line Number:	1
Transporter EPA ID:	TXR000081205
Transporter Name:	Safety-Kleen Systems, Inc.
Manifest Tracking Number:	009327090SKS
Transporter Line Number:	2
Transporter EPA ID:	MAD039322250
Transporter Name:	Clean Harbors Environmental Services, Inc.

Waste Line:

Manifest Tracking Number:	009327090SKS
Waste Line Number:	1
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN3175
U.S. DOT Description:	Un3175, Waste Solids Containing Flammable Liquid, N.O.S. (Methyl Ethyl Ketone), 4.1, Pg Ii
Non-Hazardous Waste Description:	Not reported
Number of Containers:	4
Container Type Code:	DM
Container Type Description:	Metal drums, barrels, kegs
Waste Quantity:	240
Quantity Unit of Measure Code:	G
Quantity Unit of Measure Description:	Gallons
Waste Quantity, in Tons:	1.00083
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	1.00083
Waste Quantity, in Kilograms:	907.78649
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	907.7828349
Management Method Code:	H040
Management Method Description:	INCINERATION
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported

ENWORK - IONIA (Continued) **1031535989**

Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	D001, D035, F005
Quantity Haz Kg:	907.7828349
Quantity Haz Tons:	1.00083
Quantity Non Haz Kg:	0
Quantity Non Haz Tons:	0
State Waste Codes:	Not reported

H36 **VOLCOR FINISHING INC** **RCRA-VSQG** **1000988250**
South **510 APPLETREE DR** **FINDS** **MIR000000620**
> 1 **IONIA, MI 48846** **ECHO**
1.231 mi. **E MANIFEST**
6498 ft. **Site 3 of 4 in cluster H**

Relative: **Higher**
Actual: **828 ft.**

RCRA Listings:

Date Form Received by Agency:		19950307
Handler Name:		Volcor Finishing Inc
Handler Address:		510 Appletree Dr
Handler City,State,Zip:		IONIA, MI 48846
EPA ID:		MIR000000620
Contact Name:		DENNIS SCHUMACHER
Contact Address:		510 APPLETREE DR
Contact City,State,Zip:		IONIA, MI 48846
Contact Telephone:		616-527-5555
Contact Fax:		Not reported
Contact Email:		Not reported
Contact Title:		Not reported
EPA Region:		05
Land Type:		Private
Federal Waste Generator Description:		Conditionally Exempt Small Quantity Generator
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		510 APPLETREE DR
Mailing City,State,Zip:		IONIA, MI 48846
Owner Name:	Volcor Finishing Inc	
Owner Type:		Private
Operator Name:	Volcor Finishing Inc	
Operator Type:		Private
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No

VOLCOR FINISHING INC (Continued) **1000988250**

Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20110303
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	Ignitable Waste

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: VOLCOR FINISHING INC	
Legal Status:	Private
Date Became Current:	19930101
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: VOLCOR FINISHING INC	
Legal Status:	Private
Date Became Current:	19930101
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported

VOLCOR FINISHING INC (Continued) **1000988250**

Owner/Operator City,State,Zip: Not reported
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 19950307
Handler Name: VOLCOR FINISHING INC
Federal Waste Generator Description: Very Small Quantity Generator (formerly Conditionally-Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 19980227
Handler Name: VOLCOR FINISHING INC
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 331511
NAICS Description: Iron Foundries

NAICS Code: 336399
NAICS Description: All Other Motor Vehicle Parts Manufacturing

Has the Facility Received Notices of Violations:
Found Violation: No
Agency Which Determined Violation: Not reported
Violation Short Description: Not reported
Date Violation was Determined: Not reported
Actual Return to Compliance Date: Not reported
Return to Compliance Qualifier: Not reported
Violation Responsible Agency: Not reported
Scheduled Compliance Date: Not reported
Enforcement Identifier: Not reported
Date of Enforcement Action: Not reported
Enforcement Responsible Agency: Not reported
Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: Not reported

VOLCOR FINISHING INC (Continued) **1000988250**

Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	Not reported
Enforcement Responsible Person:	Not reported
Enforcement Responsible Sub-Organization:	Not reported
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported

Evaluation Action Summary:

Evaluation Date:	20070821
Evaluation Responsible Agency:	State
Found Violation:	No
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier:	Not reported
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	Not reported
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

FINDS:
Registry ID: 110000798067

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:
The Department of Labor, Occupational Safety and Health Administration information system consists of inspection case detail for approximately 100,000 OSHA inspections conducted annually. The FRS dataset includes facilities that had inspections within the last 7 years within the mining, oil and gas, utilities, and manufacturing sectors.
The Resource Conservation and Recovery Act Information System (RCRAInfo) is EPA's comprehensive information system in support of the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. It tracks many types of information about generators, transporters, treaters, storers, and disposers of hazardous waste.

VOLCOR FINISHING INC (Continued) **1000988250**

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000988250
Registry ID:	110000798067

DFR URL:

Name:	VOLCOR FINISHING INC
Address:	510 APPLETREE DR
City,State,Zip:	IONIA, MI 48846

E MANIFEST:

Manifest Tracking Number:	024529550JJK
Last Updated Date:	20220721
Shipped Date:	20220627
Received Date:	20220701
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	MIR000000620
Generator Name:	Volcor Finishing
Generator Location Street Number:	Not reported
Generator Location Street 1:	510 APPLE TREE
Generator Location Street 2:	Not reported
Generator Location City:	IONIA
Generator Location State:	MI
Generator Location Zip:	48846
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	510 Apple Tree
Generator Mail Street 2:	Not reported
Generator Mail City:	Ionia
Generator Mail Zip:	48846
Generator Mail State:	MI
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	MID092947928
Designated Facility Name:	Drug & Laboratory Disposal, Inc.
Designated Facility Mail Street Number:	331
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	BROAD ST
Designated Facility Mail City:	PLAINWELL
Designated Facility Mail Zip:	49080
Designated Facility Mail State:	MI
Designated Facility Location Street Number:	331
Designated Facility Location Street 1:	331 Broad Street
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Plainwell
Designated Facility Location Zip:	49080
Designated Facility Location State:	MI
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Transporter:

Manifest Tracking Number:	024529550JJK
Transporter Line Number:	1

VOLCOR FINISHING INC (Continued) **1000988250**

Transporter EPA ID: MIK111229563
Transporter Name: Plummer'S Environmental Services Inc.

Waste Line:
Manifest Tracking Number: 024529550JJK
Waste Line Number: 1
U.S. DOT Hazardous Indicator: Y
U.S. DOT ID Number: UN1993
U.S. DOT Description: Un1993 Waste Flammable Liquid, N.O.S., 3, Pgiii (Methanol, Glycol Ether)
Non-Hazardous Waste Description: Not reported
Number of Containers: 1
Container Type Code: DM
Container Type Description: Metal drums, barrels, kegs
Waste Quantity: 55
Quantity Unit of Measure Code: G
Quantity Unit of Measure Description: Gallons
Waste Quantity, in Tons: 0.2293578
Acute Waste Quantity, in Tons: 0
Non-Acute Waste Quantity, in Tons: 0.2293578
Waste Quantity, in Kilograms: 208.03441
Acute Waste Quantity, in Kilograms: 0
Non-Acute Waste Quantity, in Kilorgrams: 208.03441
Management Method Code: H141
Management Method Description: STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator: N
Quantity Discrepancy Indicator: N
Waste Type Discrepancy Indicator: N
Waste Density: Not reported
Waste Density Unit of Measure Code: Not reported
Waste Density Unit of Measure Description: Not reported
Form Code: Not reported
Form Code Description: Not reported
Source Code: Not reported
Source Code Description: Not reported
Waste Minimization Code: Not reported
Waste Minimization Code Description: Not reported
Consent Number: Not reported
EPA Waste Indicator: Y
Federal Waste Codes: D001
Quantity Haz Kg: 208.03441
Quantity Haz Tons: 0.2293578
Quantity Non Haz Kg: 0
Quantity Non Haz Tons: 0
State Waste Codes: Not reported

Manifest Tracking Number: 024529550JJK
Waste Line Number: 2
U.S. DOT Hazardous Indicator: Y
U.S. DOT ID Number: UN3264
U.S. DOT Description: Un3264 Waste Corrosive Liquid, Acidic, Inorganic, N.O.S., 8, Pgiii (Sulfuric Acid)
Non-Hazardous Waste Description: Not reported
Number of Containers: 1
Container Type Code: DM
Container Type Description: Metal drums, barrels, kegs
Waste Quantity: 55

VOLCOR FINISHING INC (Continued) **1000988250**

Quantity Unit of Measure Code:	G
Quantity Unit of Measure Description:	Gallons
Waste Quantity, in Tons:	0.2293578
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.2293578
Waste Quantity, in Kilograms:	208.03441
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	208.03441
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	D002
Quantity Haz Kg:	208.03441
Quantity Haz Tons:	0.2293578
Quantity Non Haz Kg:	0
Quantity Non Haz Tons:	0
State Waste Codes:	Not reported

H37 **ORION MANUFACTURING INC** **RCRA NonGen / NLR** **1007098108**
South **480 APPLE TREE DR** **MIK461681470**
> 1 **IONIA, MI 48846**
1.236 mi.
6525 ft. **Site 4 of 4 in cluster H**

Relative: **Higher**
Actual: **828 ft.**

RCRA Listings:

Date Form Received by Agency:	20070827
Handler Name:	Orion Manufacturing Inc
Handler Address:	480 Apple Tree Dr
Handler City,State,Zip:	IONIA, MI 48846
EPA ID:	MIK461681470
Contact Name:	JOE STEWART
Contact Address:	480 APPLE TREE DR
Contact City,State,Zip:	IONIA, MI 48846
Contact Telephone:	616-527-5994
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	05
Land Type:	Private
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Not reported

ORION MANUFACTURING INC (Continued) **1007098108**

State District:		Not reported
Mailing Address:		480 APPLE TREE DR
Mailing City,State,Zip:		IONIA, MI 48846
Owner Name:	Orion Holding Llc	
Owner Type:		Private
Operator Name:	Orion Holding Llc	
Operator Type:		Private
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
202 GPRA Corrective Action Baseline:		No
Subject to Corrective Action Universe:		No
Non-TSDFs Where RCRA CA has Been Imposed Universe:		No
Corrective Action Priority Ranking:		No NCAPS ranking
Environmental Control Indicator:		No
Institutional Control Indicator:		No
Human Exposure Controls Indicator:		N/A
Groundwater Controls Indicator:		N/A
Significant Non-Complier Universe:		No
Unaddressed Significant Non-Complier Universe:		No
Addressed Significant Non-Complier Universe:		No
Significant Non-Complier With a Compliance Schedule Universe:		No
Financial Assurance Required:		Not reported
Handler Date of Last Change:		20110303
Recognized Trader-Importer:		No
Recognized Trader-Exporter:		No
Importer of Spent Lead Acid Batteries:		No
Exporter of Spent Lead Acid Batteries:		No
Recycler Activity Without Storage:		No
Manifest Broker:		No
Sub-Part P Indicator:		No

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	Ignitable Waste

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	ORION HOLDING LLC

ORION MANUFACTURING INC (Continued) **1007098108**

Legal Status:	Private
Date Became Current:	20010806
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name: ORION HOLDING LLC	
Legal Status:	Private
Date Became Current:	20010806
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name: ORION HOLDING LLC	
Legal Status:	Private
Date Became Current:	20010806
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name: ORION HOLDING LLC	
Legal Status:	Private
Date Became Current:	20010806
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20010806
Handler Name: ORION MANUFACTURING INC	
Federal Waste Generator Description:	Very Small Quantity Generator (formerly Conditionally-Exempt Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No

ORION MANUFACTURING INC (Continued) **1007098108**

Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20070827
Handler Name: ORION MANUFACTURING INC
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 33999
NAICS Description: All Other Miscellaneous Manufacturing

Has the Facility Received Notices of Violations:
Found Violation: No
Agency Which Determined Violation: Not reported
Violation Short Description: Not reported
Date Violation was Determined: Not reported
Actual Return to Compliance Date: Not reported
Return to Compliance Qualifier: Not reported
Violation Responsible Agency: Not reported
Scheduled Compliance Date: Not reported
Enforcement Identifier: Not reported
Date of Enforcement Action: Not reported
Enforcement Responsible Agency: Not reported
Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: Not reported
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: Not reported
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported

ORION MANUFACTURING INC (Continued) **1007098108**

Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Evaluation Action Summary:
Evaluation Date: 20070821
Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier: Not reported
Evaluation Responsible Sub-Organization: Not reported
Actual Return to Compliance Date: Not reported
Scheduled Compliance Date: Not reported
Date of Request: Not reported
Date Response Received: Not reported
Request Agency: Not reported
Former Citation: Not reported

I38 **RUSSELL WALCOTT TRUST** **UST FINDER** **1028442923**
SW **1090 RECTOR RD** **N/A**
> 1 **IONIA, MI**
1.467 mi.
7744 ft. **Site 1 of 3 in cluster I**

Relative: **Lower**
Actual: **804 ft.**

UST FINDER:
Object ID: 221966
Facility ID: MI42634
Name: RUSSELL WALCOTT TRUST
Address: 1090 RECTOR RD
City,State,Zip: IONIA, MI
Address Match Type: PointAddress
Open USTs: 0
Closed USTs: 0
TOS USTs: 1
Population 1500ft: 16
Private Wells 1500ft: 4
Within 100yr Floodplain: No
Land Use: Non-Developed
Within SPA: No
SPA PWS Facility ID: Not reported
SPA Water Type: Not reported
SPA Facility Type: Not reported
SPA HUC12: Not reported
Within WHPA: No
WHPA PWS Facility ID: Not reported
WHPA Water Type: Not reported
WHPA Facility Type: Not reported
WHPA HUC12: Not reported
Facility Status: Open UST(s)
Date of Last Inspection: Not reported
EPA Region: 5
Tribe: Not reported
Coordinate Source: Geocode
X Coord: -85.0962014999999
Y Coord: 42.9982294700001
Latitude: 42.99822947

J42 **CITY OF IONIA** **MI UST** **U003327666**
SSE **776 CYRUS ST** **N/A**
> 1 **IONIA, MI 48846**
1.489 mi.
7861 ft. **Site 1 of 2 in cluster J**

Relative: **Higher**
Actual: **833 ft.**

UST:

Name:	CITY OF IONIA
Address:	776 CYRUS ST
City,State,Zip:	IONIA 48846-1117
Facility Type:	CLOSED
Facility ID:	00002401
Owner Name:	CITY OF IONIA
Owner Address:	114 N KIDD ST PO BOX 496
Owner City:	IONIA
Owner State:	MI
Owner Zip:	48846-1608
Owner Contact:	Not reported
Owner Phone:	6165274170
Contact:	WAYNE KENYON
Contact Phone:	(616) 527-0370
Date of Collection:	01/11/2001
Accuracy:	100
Horizontal Datum:	NAD83
Accuracy Value Unit:	FEET
Source:	STATE OF MICHIGAN
Point Line Area:	POINT
Desc Category:	Plant Entrance (Freight)
Method of Collection:	Address Matching-House Number
District:	Region 3 - Grand Rapids District Office
Tank ID:	1
Capacity:	500
Tank Status:	Removed from Ground
Substance:	Diesel
Install Date:	04/02/1982
Remove Date:	05/28/1991
Tank Number:	Not reported
Tank Details Compartments:	Not reported
Tank Release Detection:	Not reported
Pipe Release Detection:	Not reported
Piping Material:	Not reported
Piping Type:	Not reported
Tank Construction:	Not reported
Impressed Device:	Not reported
Latitude:	42.99414
Longitude:	-85.06658

J43 **CITY OF IONIA** **UST FINDER** **1028432708**
SSE **776 CYRUS ST** **N/A**
> 1 **IONIA, MI**
1.489 mi.
7861 ft. **Site 2 of 2 in cluster J**

Relative: **Higher**
Actual: **833 ft.**

UST FINDER:

Object ID:	221891
Facility ID:	MI2401
Name:	CITY OF IONIA
Address:	776 CYRUS ST
City,State,Zip:	IONIA, MI
Address Match Type:	PointAddress

CITY OF IONIA (Continued) **1028432708**

Open USTs:	0
Closed USTs:	1
TOS USTs:	0
Population 1500ft:	244
Private Wells 1500ft:	29
Within 100yr Floodplain:	No
Land Use:	Developed, Open Space
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	MI0003370_1579
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	040500060307
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	5
Tribe:	Not reported
Coordinate Source:	Geocode
X Coord:	-85.06685398
Y Coord:	42.99449386
Latitude:	42.99449386
Longitude:	-85.06685398

UST FINDER:

Object ID:	824152
Facility ID:	MI2401
Tank ID:	MIUTK-050257-15
Tank Status:	Closed
Installation Date:	1982/04/02 16:00:00+00
Removal Date:	1991/05/28 15:59:59+00
Tank Capacity:	500
Substances:	Diesel,
Tank Wall Type:	Not reported

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44 **TODD FUELS INC** **MI AST** **A100206011**
South **807 W FARGO ST** **N/A**
> 1 **IONIA, MI 48846**
1.616 mi.
8532 ft.

Relative:
Higher

Actual:
814 ft.

AST:

Name:	TODD FUELS INC
Address:	807 W FARGO ST
City:	IONIA
Zip:	48846-1020
Facility ID:	91034008
Owner Name:	TODD FUELS INC
Owner Address:	807 W FARGO ST
Owner City,St,Zip:	IONIA, MI 48846-1020
District:	2
Date of Collection:	01/11/2001
Accuracy:	100 FEET
Source:	STATE OF MICHIGAN

APPENDIX E

Flyer/ Survey &

Property Owner List

CITY OF IONIA CONTINUES PROGRAM TO PROTECT WATER SUPPLY

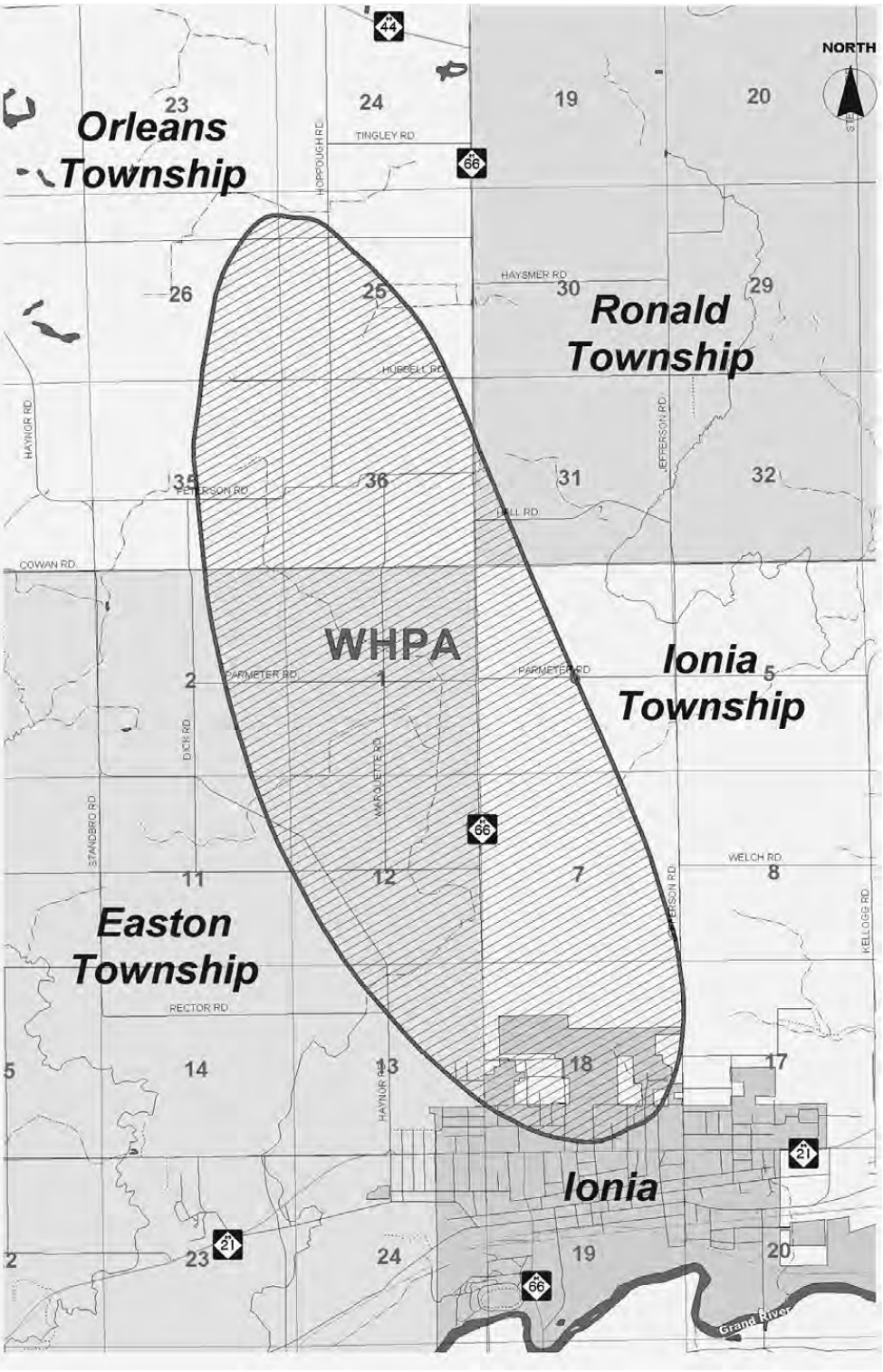
Why Wellhead Protection?

Water is the most basic resource in life. We all need it to survive. Most of the people in Ionia County rely on groundwater for their drinking water. Wellhead protection is a strategy to protect the public supplies from pollution that can threaten health and lives.

Wellhead protection also protects our investment in the community. The program protects wells and water treatment systems. The cost of treating contaminated groundwater or finding another source of water far outweighs implementing a protection program for the resources already in place.

The future economic development of The City of Ionia & Ionia County depends on it. A clean and reliable source of drinking water is a positive aspect of any community. It is a major selling point in attracting new businesses and industries and keeping the existing ones. The groundwater utilized by the City is considered some of the highest quality water in the Midwest.

Groundwater is filtered and cleaned naturally in underground aquifers. The City of Ionia "taps" the aquifer with wells to provide the public with drinking water. Groundwater is the cleanest, most reliable, and often least expensive source of water. Protecting this resource makes good sense environmentally, economically, and most importantly, for our health. The City has been proactive to ensure a safe supply.



The City of Ionia's Wellhead Protection Area (WHPA) was calculated with computer modeling using the actual properties of the underground aquifer as input values.

The City of Ionia's Drinking Water is <u>Regularly</u> Tested for a Variety of Potential Contaminants to Ensure a Safe Supply. However, We <u>Must All</u> Do Our Part to Protect This Precious Resource!

City of Ionia/Peerless-Midwest, Inc. (May 2025)

****** ENVIRONMENTAL SURVEY CHECKLIST ******

Your property or portions of your property are located within the City of Ionia's Wellhead Protection Area (WHPA). The front of this flyer explains in detail why this may be important to you and the other citizens of Ionia County. The City is concerned about protecting the drinking water it provides to the public, which we all use, even if we don't live within the City limits (at restaurants, schools, churches, etc.). The City will use the data you provide in the checklist for informational purposes only to further understand the environmental climate within the WHPA. The City may suggest that you as a property owner change some practices that may affect the environment. As an example, if an abandoned well is located on your property, the City would suggest that you have it properly sealed and would help you coordinate that effort. Due to certain State funded grants and other programs this cost may likely be entirely free to you, while at the same time you help the environment and ensure a safe supply of drinking water for future generations! Please take the time to fill out and return this brief survey.

DESCRIPTION OF DATA	CIRCLE BEST ANSWER		
1. Do you have an abandoned or unused well(s) located on your property that you would like properly sealed to help the environment?	*UNKNOWN*	YES	NO
Comments:_____			
2. Do you have any underground or aboveground storage tanks (USTs) located on your property?	*UNKNOWN*	YES	NO
Comments:_____			
3. Do you store large quantities (over 5 gallons) of chemicals or petroleum products on your property?	*UNKNOWN*	YES	NO
Comments:_____			
4. Do you have dry wells or other catchment structures that do <u>not</u> lead to your sewer service?	*UNKNOWN*	YES	NO
Comments:_____			
5. Are you aware of any solid waste disposal on your property (past or present)?	*UNKNOWN*	YES	NO
Comments:_____			
6. Does the wastewater on your property discharge to a stream or pond (directly or indirectly)?	*UNKNOWN*	YES	NO
Comments:_____			
7. Do you spread or contain large quantities of animal waste on your property?	*UNKNOWN*	YES	NO
Comments:_____			

What Can You Do To Help?

1. FILL OUT THIS SURVEY & DROP OFF AT CITY HALL <u>or</u> THE CITY'S PUBLIC UTILITIES BUILDING!
2. Have abandoned wells on your property properly sealed. Due to grants, the cost may be <u>free</u>! Contact the City of Ionia's Public Utilities Department at (616) 527-0370 or the MSU Extension Office at (616) 527-8219 for more information and eligibility requirements.
3. Take toxic household chemicals to a recycling center for proper disposal. Ionia County schedules several household hazardous waste collection events throughout the year. Contact Ionia County Health Department at (616) 527-2098 x 3089 for more information.
4. Don't use fertilizers & lawn chemicals excessively. Follow directions for use, to conserve, & save money.

Print Name:_____ Address:_____

Phone Number:_____ Is it OK to Contact You: <u>Yes/No</u>

PROPERTY OWNER	OWNER ADDRESS	OWNER CITY, STATE, ZIP
SWAIN, DELBERT & TRACIE	1163 N STATE RD	IONIA, MI, 48846
HELMES, AL & NICOLE	2165 N STATE RD	IONIA, MI, 48846
PALMER, CALE & LAURIE	1053 CAITLIN DR	IONIA, MI, 48846
WILLS, DENNIS A.& BETH ELLEN	91 FLOWERS CRT.	IONIA, MI, 48846
FLORES-NAVA, GUADALUPE	5934 STAGE RD	IONIA, MI, 48846
DENHOUTEN, SUSAN	3480 MARQUETTE RD	IONIA, MI, 48846
STARKS, BRAD & JESSICA	1086 RED PINE DR	IONIA, MI, 48846
INGVARTSEN, MARCUS	2604 N MARQUETTE RD	IONIA, MI, 48846
VERTICAL BRIDGE NTCF, LLC.	750 PARK OF COMMERCE DR, SUITE 200	BOCA RATON, FL, 33487
KLEIN, TED	154 MEADOWLARK DR	IONIA, MI, 48846
FACE, CHRISTOPER	2234 MARQUETTE RD	IONIA, MI, 48846
BARCLAY, CRAIG & TABITHA	299 PINE VIEW DR	IONIA, MI, 48846
LISTERMAN, AARON L & ANGELA D	3827 HOPPOUGH RD	ORLEANS, MI, 48865
PERRY REV LIV TRUST, BETH L	4253 HOPPOUGH RD	ORLEANS, MI, 48865
ERSKINE, W JAMES II & JANE A	1151 RED PINE DR	IONIA, MI, 48846
HANEY, MICHAEL	3230 N BELLEMY RD	IONIA, MI, 48846
HUFF, JOHN A & MELISSA	937 W PARMETER RD	IONIA, MI, 48846
RICHARD, GARY L & JULIE A	883 JEFFERSON RD	IONIA, MI, 48846
GALLAGHER, JERRY M TRUST	4227 OSTRUM RD	BELDING, MI, 48809
STERNER REAL ESTATE LLC	821 N JEFFERSON ST	IONIA, MI, 48846-9601
BUSHONG, GARY L & JANIE C	973 RED PINE DR	IONIA, MI, 48846
COOPER, CHERYL J	1399 LEGACY LANE	IONIA, MI, 48846
LISTERMAN, TERESE	122 MEADOWLARK DR	IONIA, MI, 48846
ROUNDTREE, PATRICK H & KRISTINE M	1028 RED PINE DR	IONIA, MI, 48846
T & J REAL ESTATE LLC	2324 SOMERS RD	LYONS, MI, 48851
PARKER, TROY & JILL	109 MEADOWLARK DR.	IONIA, MI, 48846
OGDEN, GEORGE T	1637 N STATE RD	IONIA, MI, 48846
BROOKS III, JACK	2194 N MARQUETTE RD	IONIA, MI, 48846
LAVICTOR, BRIAN R	2318 N STATE RD	IONIA, MI, 48846
FULLER, STEVE & ANNETTE	2292 N MARQUETTE RD	IONIA, MI, 48846
COMPO ROBERT	2248 EDNA ST	IONIA, MI, 48846
L & J OCEAN GARAGE, LLC	2265 N STATE RD	IONIA, MI, 48846
JOHNSON, MARCIA & THEODORE	18033 FAYSMITH AVE	TORRANCE, CA, 90504
MUNROE, AUTUMN	2428 TROYS DR	IONIA, MI, 48846
MUELLER, DANIEL & MALINDA	3850 SHIRZ ST SW	GRANDVILLE, MI, 49418
HORROCKS, MATTHEW	3355 DIDLINE RD	IONIA, MI, 48846
MIKITA HOLDINGS, LLC	588 3 MILE RD , NW, STE 203	GRAND RAPIDS, MI, 49544
ERICKSON, RAYMOND & CHRIS	87 FLOWERS CT	IONIA, MI, 48846
BABCOCK, DEVIN	2445 N STATE RD	IONIA, MI, 48846
GROVER, TIMOTHY L & KIMBERLY S	2158 N STATE RD	IONIA, MI, 48846
CERES FARMS LLC	806 HOWARD ST STE 200	SOUTH BEND, IN, 46617
GOLDEN GRAIN FARMS, LLC	3957 108TH ST	CALEDONIA, MI, 49316
PERRY REV LIV TRUST, BETH L	4253 HOPPOUGH RD	ORLEANS, MI, 48865
TUFFS, HEATHER ANN	81 MEADOWLARK DR	IONIA, MI, 48846
MUELLER, AUTUMN, DANIEL, MELINDA	2655 GRAND CASTLE SW BLVD, # W 405	GRANDVILLE, MI, 49418

PROPERTY OWNER	OWNER ADDRESS	OWNER CITY, STATE, ZIP
STUTZ, VICKY	2378 N STATE RD	IONIA, MI, 48846
SWAIN, STEVE & JODI	783 JEFFERSON RD	IONIA, MI, 48846
GREGORY, ROSS & SHARON	2006 MARQUETTE RD	IONIA, MI, 48846
MCKENDRY BRYAN & TILLOTTSON SYDNI	349 SAYERS LAKE RD	IONIA, MI, 48846
PEARCE, LARRY	PO BAX 46	IONIA, MI, 48846
STEIN, JEFFREY T & JANET M	210 PINE VIEW DR	IONIA, MI, 48846
GREGORY, AUSTIN & CROWLEY, CAITLIN	356 PETERSON RD	IONIA, MI, 48846
BROWN TY & TEELA L	295 OWEN RD	IONIA, MI, 48846
JARRETT, LANCE & TONYA	2700 W BLUEWATER HWY	IONIA, MI, 48846
HEPPE, GAROLD V	942 PETERSON RD	ORLEANS, MI, 48865
BAKER SCOTT LANCE	1088 JEFFERSON RD	IONIA, MI, 48846
JOURDAN, GARY E	2995 MARQUETTE RD	IONIA, MI, 48846
DANKENBRING RANDY & DANKENBRING RON	975 RED PINE DR	IONIA, MI, 48846
HANULCIK, ALEX & CAROL	740 DILDINE RD	IONIA, MI, 48846
BROWN TY & TEELA L	295 OWEN RD	IONIA, MI, 48846
BETTERLY, SHANNON & ROY	3080 MARQUETTE RD	IONIA, MI, 48846
RICCIUS DAVE & JENNIFER	251 OWEN RD	IONIA, MI, 48846
WILLIAMS DARCY ANN & TODD	2461 DEAN DR	IONIA, MI, 48846
REED, ROGER ALLEN	2821 N STATE RD	IONIA, MI, 48846
STEVENSON BUILDING PROPERTIES LLC	8283 BRANCH RD	ORLEANS, MI, 48865
HANSON ANN ELISABETH	935 N STATE RD	IONIA, MI, 48846
SMITH, DUSTIN	1777 N MARQUETTE RD	IONIA, MI, 48846
HOOVER LIVING TRUST, CHAD	PO BOX 285	IONIA, MI, 48846
RENUCCI, ROBERT E.	1462 N HAYNOR RD	IONIA, MI, 48846
UNDERWOOD, GLENN W & MISHAL A	296 DILDINE RD	IONIA, MI, 48846
HANLINE, THOMAS D & NORMA J	696 E PARMETER RD	IONIA, MI, 48846
HYBARGER, DENNIS W & MARGARET R	199 PINE VIEW DR	IONIA, MI, 48846
DINEHART, TRACIE A	126 MEADOWLARK DR	IONIA, MI, 48846
HORROCKS JACK H TRUST	3355 DILDINE RD	IONIA, MI, 48846
OWEN, ANTHONY & HANNAH	1630 N HAYNOR RD	IONIA, MI, 48846
AUSTIN, ROSS A & APRIL M	3096 MARQUETTE RD	IONIA, MI, 48846
LOZON, ANTHONY	470 PETERSON RD	IONIA, MI, 48846
PEABODY, AUSTIN J	1530 N STATE RD	IONIA, MI, 48846
ELLIOTT, JACK L	2705 N STATE RD	IONIA, MI, 48846
HELMER, RANDY	1335 HAYNOR RD	IONIA, MI, 48846
KAUFFMAN, ANDREW & THRESA	2270 N STATE RD	IONIA, MI, 48846
BRADSHAW, NATHAN	1957 N MARQUETTE RD	IONIA, MI, 48846
JOHNSON ROBIN C	2888 N STATE RD	IONIA, MI, 48846
DANKENBRING, RANDY L	975 RED PINE DR	IONIA, MI, 48846
BURROWS GERALD F & BARBARA A TRUST	1270 RED PINE DR	IONIA, MI, 48846
KAPP ROY A & RHONDA R	160 OWEN RD	IONIA, MI, 48846
WITTER, CHARLES	1216 N HAYNOR RD	IONIA, MI, 48846
RICHARDSON, JASON & LORI	2110 N MARQUETTE RD	IONIA, MI, 48846
CHRISTIANSEN, RICHARD & JACQUELINE	432 OWEN RD	IONIA, MI, 48846
ROCKAFELLOW, MARK & JACQUELINE	1602 N HAYNOR RD	IONIA, MI, 48846

PROPERTY OWNER	OWNER ADDRESS	OWNER CITY, STATE, ZIP
PALMER, CALE & LAURIE	1053 CAITLIN DR	IONIA, MI, 48846
RAVELLETTE, JEFFREY D & RACHEL M	288 PETERSON RD	IONIA, MI, 48846
PEABODY, RICHARD	2464 TROYS DR	IONIA, MI, 48846
DRAYTON, CHRIS & SHAWNA	1607 HAWKINS DR	IONIA, MI, 48846
JUDKINS, LAWRENCE & NICOLE	79 BUTTERFLY COURT	IONIA, MI, 48846
WERNER MARK CHRISTOPHER & SHERRY S	254 OWED RD	IONIA, MI, 48846
SAYERS ROBERT & PHYLLIS & SAYERS C	1500 N STATE RD	IONIA, MI, 48846
HANULCIK ALEX & KRISTIN REV TRUST	1013 CAITLIN DR	IONIA, MI, 48846
GLAVAN, CHARLOTTE MARIE	6345 FLANNIGAN RD	ORLEANS, MI, 48865
HUNT, AARON	1187 N HAYNOR RD	IONIA, MI, 48846
DOTSON, CHARLES	PO BOX 937	SOUTH HAVEN, MI, 49090
PEARCE, LARRY & CATHERINE	PO BOX 46	IONIA, MI, 48846
HEPPE JOHNSON, JAYNE	4227 POTTERS RD	IONIA, MI, 48846
ROCKWELL, THOMAS & RANDALL, LISA	1101 HAYNOR RD	IONIA, MI, 48846
HEPPE, DONALD & KAREN	482 MEADE RD	ORLEANS, MI, 48865
SLOMSKI LIVING TRUST, JOYCE A	1564 N HAYNOR RD	IONIA, MI, 48846
HELMER, RANDY	1335 HAYNOR RD	IONIA, MI, 48846
HELMHOLDT, DIANE & KENTER, WAYNE	7695 CASCADE RD	GRAND RAPIDS, MI, 49546
COX, THOMAS & AMY	1063 HAYNOR RD.	IONIA, MI, 48846
BENNETT, ROBERT E & CYNTHIA	669 MEADE RD	ORLEANS, MI, 48865
PEARSON, JAMES	401 DILDINE RD	IONIA, MI, 48846
KLEIN, SANDRA	843 LYONS RD	PORTLAND, MI, 48875
DICK, GREGORY & WYATT-DICK, PAMELA	1130 N STATE RD	IONIA, MI, 48846
VOSBURG PROPERTIES	537 RIVERVIEW DR	GREENVILLE, MI, 48838
FOY, DARCY & EDWARDS, JARED	3320 MARQUETTE RD	IONIA, MI, 48846
MURPHY, CHAD D	3520 HOPPOUGH RD	ORLEANS, MI, 48865
BETHKE, BRYAN & GINA	3084 N STATE RD	IONIA, MI, 48846
LEWIS, JAMES A & TAMMY J	2147 N STATE	IONIA, MI, 48846
HANULCIK, ALEX & CAROL	740 DILDINE RD	IONIA, MI, 48846
STEWART CJ & JENNA	1350 SPRUCE ST	IONIA, MI, 48846
DECKER, DERRICK & REBECCA	150 MEADOWLARK DR	IONIA, MI, 48846
RICCIUS, DAVID P & JENNIFER K	251 OWEN RD	IONIA, MI, 48846
RAYMOND, KEVIN C & FREEDOM M	3122 MARQUETTE RD	IONIA, MI, 48846
NEW PAR	BOX 2549	ADDISON, TX, 75001
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WERNER, JOSEPH & SONDRA	1004 N HAYNOR RD	IONIA, MI, 48846
CHRISTENSEN, GARY & DEBRA	863 JEFFERSON RD	IONIA, MI, 48846
BENNETT, ROBERT E & CYNTHIA A	669 MEADE RD	ORLEANS, MI, 48865
WIREMAN, KERNIE & DENISE	153 MEADOWLARK DR	IONIA, MI, 48846
HARDY, KIMBERELY	440 SAYERS LAKE RD	IONIA, MI, 48846
HANEY, CHAD & RACHEL	3057 DICK RD	IONIA, MI, 48846
WHARRY, JOSEPH A SR & LYNDA L	2826 N STATE RD	IONIA, MI, 48846
ERRIDGE, GARY L & PAMELA J	1580 N HAYNOR RD	IONIA, MI, 48846
HORROCKS, MARK S & JANE E	3370 N STATE RD	IONIA, MI, 48846
HAWLEY II, BRADLEY E	456 HARTER ST	IONIA, MI, 48846

PROPERTY OWNER	OWNER ADDRESS	OWNER CITY, STATE, ZIP
GALLAGHER, JERRY M TRUST	4227 OSTRUM RD	BELDING, MI, 48809
ECC PROPERTIES LLC	256 E PARMETER RD	IONIA, MI, 48846
GARCIA, HORACIO	2376 N STATE RD	IONIA, MI, 48846
CEMETERY	PETERSON RD	IONIA, MI, 48846
SPENCE, TODD & DOOLITTLE, CHRISTINE	888 N STATE RD	IONIA, MI, 48846
HOLTHER FAMILY TRUST, KARL & VIVIAN	877 N HAYNOR RD	IONIA, MI, 48846
RIGGS, CHRISTOPHER J	1218 N STATE RD	IONIA, MI, 48846
COLE, WILLIAM & RORER, SCARLETT	2198 EDNA ST	IONIA, MI, 48846
PATTERSON, PHIL & LYNN	88 MEADOWLARK DR	IONIA, MI, 48846
NORDHOF, JAMES & TARA	1331 SPRUCE ST	IONIA, MI, 48846
WARD, DENNIS	869 DILDINE RD	IONIA, MI, 48846
MCGUIRE, MATTHEW & MARY	138 MEADOWLARK DR	IONIA, MI, 48846
THOMPSON, WILLIAM & NICOLE	2448 N MARQUETTE RD.	IONIA, MI, 48846
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KEHL STEVEN	1032 DEN HERTOG	WYOMING, MI, 49509
JAROSZ, THOMAS P	PO BOX 96	ORLEANS, MI, 48865-0096
GREGORY, ROSS JR & SHARON	2006 MARQUETTE RD	IONIA, MI, 48846
BARCLAY, CRAIG & TABATHA	299 PINE VIEW DR	IONIA, MI, 48846
MATA, KRISTY	218 W LINCOLN AVE	IONIA, MI, 48846
HORROCKS NURSERY	3355 DILDINE RD	IONIA, MI, 48846
PALMER, CALE & LAURIE	1053 CAITLIN DR	IONIA, MI, 48846
BROOKS, JOSEPH H	785 W PARMETER RD	IONIA, MI, 48846
TJALSMA, KURT M & LAURA C	955 HAYNOR RD	IONIA, MI, 48846
PACKER RADIO WION, LLC	1150 HAYNOR RD	IONIA, MI, 48846
STEPHENS, SCOTT & JENNIFER	92 FLOWERS CT	IONIA, MI, 48846
WHITE, WILLIAM & JESSICA	2483 N MARQUETTE RD	IONIA, MI, 48846
BROOKS, JOSEPH H	785 W PARMETER RD	IONIA, MI, 48846
IONIA STORAGE VENTURES, LLC	3609 32ND ST SE	GRAND RAPIDS, MI, 49512
PUNG, GARY J & BRENDA L	271 W DILDINE RD	IONIA, MI, 48846
MCGRAIL, HARRY & CARLA	80 MEADOWLARK DR	IONIA, MI, 48846
TINGLEY TRUST, ROBERT & MARJORIE	444 DILDINE RD	IONIA, MI, 48846
LEHMAN, STEVE & CHERYL	260 DILDINE RD	IONIA, MI, 48846
SAYERS, JAMES & TOMI	499 SAYERS LAKE RD	IONIA, MI, 48846
HEPPE, DONALD & KAREN	482 MEADE RD	ORLEANS, MI, 48865
JIMENEZ-OSEGUEDA, J & QUINONES, M	2211 N STATE RD	IONIA, MI, 48846
STERNER REAL ESTATE LLC	821 JEFFERSON RD	IONIA, MI, 48846
MERKLINGER, SHAWN	1670 N STATE RD	IONIA, MI, 48846
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ANDREW, BRIAN & DEANNA	2935 N STATE RD	IONIA, MI, 48846
MISHLER, BENJAMIN & WUESTEN, ROGER	3380 MARQUETTE RD	IONIA, MI, 48846
MCCAUL, DUSTIN	306 PETERSON RD	IONIA, MI, 48846
OGDEN, JOSEPH	2273 EDNA ST	IONIA, MI, 48846
HELMER, CRAIG D	457 PETERSON RD	IONIA, MI, 48846
CONSUMERS ENERGY CO	ONE ENERGY PLAZA	JACKSON, MI, 49201-9938
MOORE, WALTER J & LINDA	2224 EDNA ST	IONIA, MI, 48846

PROPERTY OWNER	OWNER ADDRESS	OWNER CITY, STATE, ZIP
SAYERS ROBERT & PHYLLIS & SAYERS C	1500 N STATE RD	IONIA, MI, 48846
DENNISON, SHERYL L	1078 TOMI JO DR	IONIA, MI, 48846
STALKER, DUANE E & THERESA J	850 N STATE RD	IONIA, MI, 48846
HANSON ANN ELISABETH	935 N STATE RD	IONIA, MI, 48846
STERNER TRUST, ROBERTA M	821 N JEFFERSON	IONIA, MI, 48846
ZELLER, HOLLY L	2921 N STATE RD	IONIA, MI, 48846
EMLINGER, E & DANKENBRING, H	526 PETERSON RD	IONIA, MI, 48846
JESKO, MICHEAL	1593 HAYNOR RD	IONIA, MI, 48846
PERRY, BETH	4253 HOPPOUGH RD	ORLEANS, MI, 48865
PERRY REV LIV TRUST, BETH L	4253 HOPPOUGH RD	ORLEANS, MI, 48865
HANULCIK TRUST, A. & K.	1013 CAITLIN DR	IONIA, MI, 48846
BUSHONG, GARY	973 RED PINE DR	IONIA, MI, 48846
MCELHANEY, BRIAN A	1224 W PARMETER RD	IONIA, MI, 48846
SHEAFFER, DANIEL & BRENDA	118 MEADOWLARK DR	IONIA, MI, 48846
MCGRAW, JOSHUA R	406 FOREST ST	IONIA, MI, 48846
CHAPA, ADAN	3372 MARQUETTE RD	IONIA, MI, 48846
ROBERTS BAILEY & LEMKE AUSTIN	2404 DEAN DR	IONIA, MI, 48846
WATERS, BRIAN S & KAREN M	611 W HUBBELL RD	ORLEANS, MI, 48865
WIREMAN, KERNIE & DENISE	153 MEADOWLARK DR	IONIA, MI, 48846
EVANS TERRY	940 N STATE RD	IONIA, MI, 48846
LISTERMAN CHAD & LAURA	256 E PARMETER RD	IONIA, MI, 48846
ROGERS, DAVID	130 MEADOWLARK DR	IONIA, MI, 48846
FROLING, ROGER	1000 W DILDINE RD.	IONIA, MI, 48846
RUSTIN, J. HOWARD	2068 JAMESTOWN DR SE	GRAND RAPIDS, MI, 49508
ERRIDGE, CHARLENE	256 W PARMETER RD	IONIA, MI, 48846
LOZO, GREG & PHYLLIS	85 MEADOW LARK DR	IONIA, MI, 48846
HOWORTH, ROY P	1680 HAYNOR RD	IONIA, MI, 48846
THELEN, DANIEL & NANCY	97 MEADOWLARK DRIVE	IONIA, MI, 48846
MUELLER, ERIK & ADAMS, ASHLEY	129 MEADOWLARK DR	IONIA, MI, 48846
STEIN, CASEY S	1335 LEGACY LANE	IONIA, MI, 48846
HEPPE, DONALD & KAREN	482 MEADE RD	ORLEANS, MI, 48865
THORNBURG, CHAD & STEPHANIE	543 W PARMETER RD	IONIA, MI, 48846
NEWCOMBE, KAREN	1594 N MARQUETTE RD	IONIA, MI, 48846
COURTNAY J J & H T & FINEIS TRUST	5666 HARTWELL RD	SARANAC, MI, 48881
REEDER, J & S	354 W PARMETER RD	IONIA, MI, 48846
PIERCEFIELD III, WAYNE E & KELLY	692 DILDNE RD	IONIA, MI, 48846
ZAMBRANO, TRENTON	535 GALLAGHER DR	IONIA, MI, 48846
LISTERMAN CHAD & LAURA	256 E PARMETER RD	IONIA, MI, 48846
TURNER, NICHOLAS & KELLY	960 DILDINE RD	IONIA, MI, 48846
BABCOCK, BRANDY	108 MEADOWLARK DR	IONIA, MI, 48846
COPE, JEFFREY D	121 W PARMETER RD	IONIA, MI, 48846
CLIFFORD, JANE	1559 HAWLEY HWY	SARANAC, MI, 48881
CHALLENDER, NIQUEL	1021 N STATE RD	IONIA, MI, 48846
MORGAN, LEANN L	699 W PARMETER RD	IONIA, MI, 48846
STEPHENSON, KEVIN	1602 HAWKINS DR	IONIA, MI, 48846

PROPERTY OWNER	OWNER ADDRESS	OWNER CITY, STATE, ZIP
DOTSON, CHARLES	PO BOX 937	SOUTH HAVEN, MI, 49090
BIERLING, CARTER, J	1877 N STATE RD	IONIA, MI, 48846
MOON, DOUGLAS & MARY	570 GALLAGHER DR	IONIA, MI, 48846
TAYLOR, WILLIAM B & TRANG	996 TOMI JO DR	IONIA, MI, 48846
GREGG, TRAVIS	2595 MARQUETTE RD	IONIA, MI, 48846
CLARK, MICHAEL	909 W PARMETER RD	IONIA, MI, 48846
HENDRICK DONNA LYNN	88 E PARMETER RD	IONIA, MI, 48846
HEPPE, DONALD H/KAREN L	482 MEADE RD	ORLEANS, MI, 48865
OMARA, STEPHEN C & CATHERINE D	225 OWEN RD	IONIA, MI, 48846
SEIDELMAN, MELINDA	86 EASTON COURT	IONIA, MI, 48846
LOBDELL, WILLIAM H & JUDITH M	540 W PARMETER RD	IONIA, MI, 48846
RUEHS, ROBERT A	1326 N STATE RD	IONIA, MI, 48846
HANULCIK, ALEX & CAROL	740 DILDINE RD	IONIA, MI, 48846
MOORE, KAREN S.& PAUL M.	2303 N MARQUETTE RD	IONIA, MI, 48846
COOPER TROY & GREEN KAREN COOPER	2429 DEAN DR	IONIA, MI, 48846
HELMES, BRUCE W & TERESA	1275 W PARMETER RD	IONIA, MI, 48846
REISBIG, THOMAS & PUNG, JESSICA	2571 MARQUETTE RD	IONIA, MI, 48846
GRANT, KIM ET AL	3581 N STATE RD	IONIA, MI, 48846
SIMON, DANIEL & MANDI	95 FLOWERS CT	IONIA, MI, 48846
BUSHONG, GARY L & JANIE C	973 RED PINE DR	IONIA, MI, 48846
PHELPS, BRIAN & PATRICE	459 OWEN RD	IONIA, MI, 48846
MCGRAW, PHILIP R & COLLEEN R	164 ADAMS ST	IONIA, MI, 48846
PERRY REV LIV TRUST, BETH L	4253 HOPPOUGH RD	ORLEANS, MI, 48865
HOOVER LIVING TRUST, CHAD	PO BOX 285	IONIA, MI, 48846
STRANGER, CODY & KIRSTEN	3624 HOPPOUGH RD	ORLEANS, MI, 48865
SCHEURER, DOUGLAS	2349 TROYS DR	IONIA, MI, 48846
SLOCUM, GREG & LISA	1185 N STATE RD	IONIA, MI, 48846
HILL, GREGORY D & KATHY M	1894 N STATE RD	IONIA, MI, 48846
FROLING, ROGER CLARENCE	1000 W DILDINE RD	IONIA, MI, 48846
OLIVEROS, CESAR S & SUAREZ, BLANCA	2018 N STATE RD	IONIA, MI, 48846
LAPIERRE PROPERTIES LLC	3164 FREEWAY LANE	SAGINAW, MI, 48601
HEPPE, DONALD H/KAREN L	482 MEADE RD	ORLEANS, MI, 48865
PERRY, BETH L & RICHARD J & AAREN R	4253 HOPPOUGH RD	ORLEANS, MI, 48865
DODDS, JAMES & NANCY	134 MEADOWLARK DR.	IONIA, MI, 48846
SAYERS ROBERT C & PHYLLIS J & ET AL	1500 N STATE RD	IONIA, MI, 48846
PERRY REV LIV TRUST, BETH L	4253 HOPPOUGH RD	ORLEANS, MI, 48865
KAMMERS, JOSEPH J & JANICE J TRUST	4265 N STATE RD	IONIA, MI, 48846
LEACH, RUSS	1611 N STATE RD	IONIA, MI, 48846
TOMPKINS, WILLIAM J & LISA M	347 PETERSON RD	IONIA, MI, 48846
ROZELLE, DARCI	2331 EDNA ST	IONIA, MI, 48846
WOLBERS, GREGORY A & TINA R TRUST	1276 N STATE RD	IONIA, MI, 48846
HULL, TERRI & NICHOLAS	810 MAPLE RD	IONIA, MI, 48846
KREMSREITER VIRGINIA A	2430 DEAN DR	IONIA, MI, 48846
HEYKOOP II, TIMOTHY	454 DILDINE RD	IONIA, MI, 48846
LISTERMAN, CHAD L & LAURA J	2913 N JEFFERSON RD	IONIA, MI, 48846

PROPERTY OWNER	OWNER ADDRESS	OWNER CITY, STATE, ZIP
FROLING, ROGER	1000 W DILDINE RD	IONIA, MI, 48846
BRUSE, KRISTI M	94 EASTON COURT	IONIA, MI, 48846
PIERCE, JOHN W	2215 N MARQUETTE RD	IONIA, MI, 48846
COOK, MELISSA K	260 W PARMETER RD	IONIA, MI, 48846
HANEY, DYLAN	615 ELM ST	GREENVILLE, MI, 48838
LISTERMAN, CHAD & LAURA	2913 N JEFFERSON RD	IONIA, MI, 48846
SEIDELMAN, PHILLIP R & MARY M	5584 STEDMAN RD	IONIA, MI, 48846
SWAIN, DONALD C	1164 N STATE RD	IONIA, MI, 48846
STARKS, RONALD J & CAROL S	375 OWEN RD	IONIA, MI, 48846
PRATER, DEREK & KRISTA	2484 DEAN DR	IONIA, MI, 48846
NUMMER, STANLEY	1514 HAWKINS DR	IONIA, MI, 48846
COVERT, GREGORY R & KAREN L	1550 HAWKINS DR	IONIA, MI, 48846
ANDERSON, JOSHUA & MAEGAN	1144 PHYLLIS JEAN DR	IONIA, MI, 48846
BANDT, FREDERICK H & CHRISTINA	446 SAYERS LAKE RD	IONIA, MI, 48846
WOOD, CODY & VALERIE	540 GALLAGHER DR	IONIA, MI, 48846
DICK KEVIN & JENNIFER	228 E PARMETER RD	IONIA, MI, 48846
JANSMA, CASSANDRA	507 GALLAGHER DR	IONIA, MI, 48846
GOODSELL JR, ALBERT & DIANE	4815 E BOYER R	FENWICK, MI, 48834
WIRTH, BRAD & SNOEYINK, GABRIELLE	110 MEADOWLARK DR	IONIA, MI, 48846
JONES, REBECCA S	2473 N MARQUETTE RD	IONIA, MI, 48846
DULYEA, MICHAEL	2757 N STATE RD	IONIA, MI, 48846
DINEHART, JOHN & JENNY	1824 STANBRO RD	IONIA, MI, 48846
BROWN REV TRUST, ROY W & LEONA F	1591 KELSEY HWY	IONIA, MI, 48846
SMITH, CARL	2351 N STATE RD	IONIA, MI, 48846
MCDIARMID, CORLAND J & SARAH M &	1028 CAITLIN DR	IONIA, MI, 48846
KANOUSE, CHRIS	837 HAYNOR RD	IONIA, MI, 48846
SWINEHART, LINDA A	1355 PENNY DR	IONIA, MI, 48846
BOWNE, JEFFREY & CONNIE	1183 N HAYNOR RD	IONIA, MI, 48846
HAMEL, ROGER	1030 HAYNOR RD	IONIA, MI, 48846
CERES FARMS LLC	806 HOWARD ST STE 200	SOUTH BEND, IN, 46617
SEIDELMAN, PHILLIP & MARY	5584 STEDMAN RD	IONIA, MI, 48846
HETRICK, VICKIE LEE	5729 W 6 MILE RD	BRIMLEY, MI, 49715
BENTLEY, RENEE	PO BOX 38	IONIA, MI, 48846
HEINLEIN, KEVIN & AMIE	349 OWEN RD	IONIA, MI, 48846
LOPEZ, ROEL	2431 MARQUETTE RD	IONIA, MI, 48846
PETTIT, RON	90 BUTTERFLY COURT	IONIA, MI, 48846
BANDT, FREDERICK H & CHRISTINA	446 SAYERS LAKE RD	IONIA, MI, 48846
MORIARTY TRUST, EUGENIA	7717 BORDEN RD.	MUIR, MI, 48860
WATERMAN, TODD & CONNIE	2592 N. MARQUETTE RD.	IONIA, MI, 48846
SHOCKEY, JOHN	965 W PARMETER RD	IONIA, MI, 48846
REVELLO, KAREN	53546 VILLA ROSA	MACOMB, MI, 48042-5788
MCCLINTOCK, FRANK & JULIE	1330 SPRUCE ST	IONIA, MI, 48846
MARKHAM, PHILIP R & LAURIE H	2401 TROYS DR	IONIA, MI, 48846
BUCHOLTZ, ANDREW & CARRIE	595 W PARMETER RD	IONIA, MI, 48846
JENNINGS, BREK	2197 EDNA DR	IONIA, MI, 48846

PROPERTY OWNER	OWNER ADDRESS	OWNER CITY, STATE, ZIP
ROWLEY LAVERN E	2320 EDNA ST	IONIA, MI, 48846
REURINK STORAGE SOLUTIONS, LLC	843 N BELLEMY RD	IONIA, MI, 48846
STERNER, DALE	448 SAYERS LAKE RD	IONIA, MI, 48846
LISTERMAN, CHAD L & LAURA J	256 E PARMETER RD	IONIA, MI, 48846
BERGER, BRETT	367 OWEN RD	IONIA, MI, 48846
BRIGGS LIV TRUST, RUSSELL	95 BUTTERFLY COURT	IONIA, MI, 48846
KAPP, ROY A & RHONDA R	160 OWEN RD	IONIA, MI, 48846
RICHMOND, DEBBRA	795 PETERSON RD	ORLEANS, MI, 48865
WESTRA, T & MORRISON, S	1279 N HAYNOR RD	IONIA, MI, 48846
WINKLER, RONALD D	2255 TROYS DR	IONIA, MI, 48846
BREDICE, CHRISTOPHER & ELIZABETH	468 E LINCOLN RD	IONIA, MI, 48846
MOON, DOUG	570 GALLAGHER DR	IONIA, MI, 48846
HADDER, BONNIE	783 N STATE RD	IONIA, MI, 48846
HANULCIK, ALEX & CAROL	740 DILDINE RD	IONIA, MI, 48846
BRADLEY, PATRICK & MICHELLE	5170 N STATE RD	ORLEANS, MI, 48865
PAINTER, MATT	97 BUTTERFLY COURT	IONIA, MI, 48846
SAYERS, JOHN & PENNY	1520 N STATE RD	IONIA, MI, 48846
WEITZEL JANICE	4365 HOPPOUGH RD	ORLEANS, MI, 48865
BLOOD, GRANT & PATRICIA	1661 HAYNOR ROAD	IONIA, MI, 48846
WENTWORTH TAMARA L & DAMON W	780 KELLOGG RD	IONIA, MI, 48846
GLASSNER, RODNEY & DARLENE	98 FLOWERS CT	IONIA, MI, 48846
SEIDELMAN, PHILLIP & MARY	5584 STEDMAN RD	IONIA, MI, 48846
BOROFF, JACOB	2460 DEAN DR	IONIA, MI, 48846
BALICE, MARGARET & DEPOVER, P	1559 N HAYNOR RD	IONIA, MI, 48846
NORDHOF, JAMES A & TARA J	1331 SPRUCE ST	IONIA, MI, 48846
FLINN ROGER III	2638 N STATE RD	IONIA, MI, 48846
JACKSON DERRICK & LYDIA	961 RED PINE DR	IONIA, MI, 48846
ELLIOTT, DARIN & JACK	10036 BELDING RD	ROCKFORD, MI, 49341
EMLINGER, DUANE R & JUDI L	578 W PARMETER RD	IONIA, MI, 48846
CARTER, CALIE	180 W PARMETER RD	IONIA, MI, 48846
HORROCKS, ARLENE M	3355 DILDINE RD	IONIA, MI, 48846
ROBBENNOLT, THOMAS & LEATHA	2815 S NEVINS RD	SIDNEY, MI, 48885
BUXTON JAMES J & MARILEE J	807 JEFFERSON RD	IONIA, MI, 48846
MARTIN, GAYLE	3073 MARQUETTE RD	IONIA, MI, 48846
SHATTUCK, S & DORNE, B & WERNER, S	1024 N HAYNOR RD	IONIA, MI, 48846
BUSHONG, GARY	973 RED PINE DR	IONIA, MI, 48846
BARNA ADRIENNE L	1320 SPRUCE ST	IONIA, MI, 48846
LYONS, MICHAEL A	862 N STATE RD	IONIA, MI, 48846
BOER, NATE & LEAH	1775 N STATE RD	IONIA, MI, 48846
HELMER, MAYNARD L & BARBARA J	1235 YEOMANS ST	IONIA, MI, 48846
LISTERMAN, TRENTON & ANNETTE	2746 DICK RD	IONIA, MI, 48846
HILL, JAMES & LINDA	1019 W PARMETER RD	IONIA, MI, 48846
LOPEZ, ERIC	1191 JEFFERSON RD	IONIA, MI, 48846
RUEHS SERVICES LLC	1326 N STATE RD	IONIA, MI, 48846
HANULCIK, ALEX & CAROL	740 DILDINE RD	IONIA, MI, 48846

PROPERTY OWNER	OWNER ADDRESS	OWNER CITY, STATE, ZIP
ROUNDTREE, PATRICK H & KRISTINE M	1028 RED PINE DR	IONIA, MI, 48846
SEIDLEMAN, DAVID	1775 N STATE RD	IONIA, MI, 48846
RAYMOND, KEVIN C & FREEDOM M	3122 MARQUETTE RD	IONIA, MI, 48846
TOP RUNG RENOVATIONS, LLC	3115 DILDINE RD	IONIA, MI, 48846
HEPPE, GAROLD VERNON	942 PETERSON RD	ORLEANS, MI, 48865
BURNS, JULIANNE	937 N HAYNOR RD	IONIA, MI, 48846
WENTWORTH TAMARA L & DAMON	780 KELLOGG RD	IONIA, MI, 48846
HANSON, ANN E	935 N STATE RD	IONIA, MI, 48846
BADDER ROBERT BURT & ASHLEY	1840 N STATE RD	IONIA, MI, 48846
SIMON, RENE' ,GEORGE & RONDA J	998 N HAYNOR RD	IONIA, MI, 48846
RICH, HAROLD E & DARLENE	2901 BELDING RD	ORLEANS, MI, 48865
ROSENBURG, WILLIAM	114 MEADOWLARK DR.	IONIA, MI, 48846
LARAWAY, CARL	265 W DILDINE RD	IONIA, MI, 48846
KERR, STEVEN	2466 TROYS DR	IONIA, MI, 48846
CERES FARMS LLC	806 HOWARD ST STE 200	SOUTH BEND, IN, 46617
CHARLES MICHAEL	190 OWEN RD	IONIA, MI, 48846
OM ONE STOP SHOP INC	2260 N STATE RD	IONIA, MI, 48846
HEPPE, CAROL A TRUST	885 PETERSON RD	ORLEANS, MI, 48865
HOPKINS, KAY	2398 TROYS DR	IONIA, MI, 48846
IONIA PUBLIC SCHOOLS	250 E TUTTLE RD	IONIA, MI, 48846
NELSON, JEAN A	656 PETERSON RD	IONIA, MI, 48846
HELMER, RANDY	1335 HAYNOR RD	IONIA, MI, 48846
PAYNE, RICHARD	2280 N STATE RD	IONIA, MI, 48846
NELSON, MICHAEL J	2849 N STATE RD	IONIA, MI, 48846
ARNDT, JERED	2989 N MARQUETTE RD	IONIA, MI, 48846
RUEHS, SCOTT & TERESA	80 TINGLEY RD	ORLEANS, MI, 48865
SAYERS JOHN & PENNY	1520 N STATE RD	IONIA, MI, 48846
CONLEY, SHERRY	26 W PARMETER RD	IONIA, MI, 48846
WARD, DENNIS	869 W DILDINE RD	IONIA, MI, 48846
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DERUISCHER, SCOTT & PATRICIA	912 N STATE RD	IONIA, MI, 48846
CERES FARMS LLC	806 HOWARD ST STE 200	SOUTH BEND, IN, 46617
BENNETT, SHANNON	595 PETERSON RD	IONIA, MI, 48846
GALLAGHER, JERRY M TRUST	4227 OSTRUM RD	BELDING, MI, 48809
CHAPA, ADAN	3372 MARQUETTE RD	IONIA, MI, 48846
NELSON, MICHAEL	2849 N STATE RD	IONIA, MI, 48846
MAY, JOHN & TERRY	132 E PARMETER RD	IONIA, MI, 48846
TRIERWEILER, VIRGINIA	265 W DILDINE RD	IONIA, MI, 48846
FACE, CHRISTOPHER	2234 N MARQUETTE RD	IONIA, MI, 48846
LEFORGE, TIM & AMY	91 BUTTERFLY COURT	IONIA, MI, 48846
MCKENDRY, TERRY & TERESA	102 MEADOWLARK DR	IONIA, MI, 48846
ELLIOTT, JACK	2705 N STATE RD	IONIA, MI, 48846
KLEIN, SANDRA	843 LYONS RD	PORTLAND, MI, 48875
HEPPE, JOHN	8660 SUNSET DR	ORLEANS, MI, 48865
FOX, ALICE, BRUCE, ALAN & ROSS, L	1059 N STATE RD	IONIA, MI, 48846

PROPERTY OWNER	OWNER ADDRESS	OWNER CITY, STATE, ZIP
RODRIGUEZ JALEN	2260 EDNA ST	IONIA, MI, 48846
PERRY REV LIV TRUST, BETH L	4253 HOPPOUGH RD	ORLEANS, MI, 48865
MOON, GLEN M & HEIDI B	590 GALLAGHER DR	IONIA, MI, 48846
LAPIERRE PROPERTIES LLC	3164 FREEWAY LANE	SAGINAW, MI, 48601
FOX, ANDREW & AMIAH	1506 HAYNOR RD	IONIA, MI, 48846
GALLAGHER, JERRY M TRUST	4227 OSTRUM RD	BELDING, MI, 48809
CONSUMERS ENERGY CO	ONE ENERGY PLAZA	JACKSON, MI, 49201
NORTH LEVALLEY SCHOOL	2120 N STATE RD	IONIA, MI, 48846
WANDEL AUTO SALES & PARTS	1620 KELLOGG RD	IONIA, MI, 48846
KRICK, KEVIN A	92 E PARMETER RD	IONIA, MI, 48846
WHARRY, JOSEPH A SR & LYNDA L	2826 N STATE RD	IONIA, MI, 48846
CERES FARMS LLC	806 HOWARD ST STE 200	SOUTH BEND, IN, 46617
MALLINDINE, ADDISON	1875 N STATE RD	IONIA, MI, 48846
TAYLOR, WILLIAM B & TRANG	996 TOMI JO DR	IONIA, MI, 48846
STERNER REAL ESTATE LLC	821 JEFFERSON RD	IONIA, MI, 48846
BARBER, MELISSA	214 WILSON LANE	IONIA, MI, 48846
RICCIUS DAVE & JENNIFER	251 OWEN RD	IONIA, MI, 48846
LEE JESSICA	2403 DEAN DR	IONIA, MI, 48846
1633 HAWKINS, LLC	1661 HAYNOR RD	IONIA, MI, 48846
WEBER, RICHARD J & CHRISTINA L	1173 RED PINE DR	IONIA, MI, 48846
KANOUSE, CHARLES CLYDE & GAIL	903 N HAYNOR RD	IONIA, MI, 48846
DANKENBRING RANDY & DANKENBRING RON	975 RED PINE DR	IONIA, MI, 48846
PATRICK, DONALD & BARBARA TRUST	433 OWEN RD	IONIA, MI, 48846
MATHIS, RONALD & AMY	1639 HAYNOR RD	IONIA, MI, 48846
MASENGALE, BRANDEN	99 BUTTERFLY COURT	IONIA, MI, 48846
BATTLE CREEK RENTALS LLC	3500 MORGAN RD	NASHVILLE, MI, 49073
KAUFFMAN, ANDREW & THRESA	2270 N STATE RD	IONIA, MI, 48846
HETRICK, VICKIE LEE	5729 W 6 MILE RD	BRIMLEY, MI, 49715
MARTIN, VICKI L.	1560 HAWKINS DR	IONIA, MI, 48846
VAZQUEZ, HUGO & YBARRA	416 W PARMETER RD	IONIA, MI, 48846
WENTWORTH TAMARA L & DAMON W	780 KELLOGG RD	IONIA, MI, 48846
YEOMANS TRUST, SANFORD	608 HAYNOR RD	IONIA, MI, 48846
RHODES JASON & CHRISTIAN D	1040 N STATE RD	IONIA, MI, 48846
ONRUST LAND, ROCKING, FIELD, PRIME	588 3 MILE ROAD NW SUITE 101	GRAND RAPIDS, MI, 49544
SCHAFER, ANTHONY J.& DEBBIE A.	131 MEADOWLARK DR	IONIA, MI, 48846
BARKER, PAUL D & JEAN M	1137 PHYLLIS JEAN DR	IONIA, MI, 48846
FULLER, JACK	83 BUTTERFLY COURT	IONIA, MI, 48846
CLELLAND, STEVE & GLENDA	2071 N STATE RD	IONIA, MI, 48846
DINEHART, JOHN & JENNY	1824 STANBRO RD	IONIA, MI, 48846
NUMMER, STANLEY	1514 HAWKINS DR	IONIA, MI, 48846
HAFFNER RICHARD HANSON & ROBIN SUE	980 N STATE RD	IONIA, MI, 48846
MCPHERSON, ROGER A & LINDA L	2435 ERNEST RD	IONIA, MI, 48846
LOPEZ ALLISON	721 E MAIN ST	IONIA, MI, 48846
VELASQUEZ, JASON M/KRISTIN M	519 PETERSON RD	IONIA, MI, 48846
HEPPE, DONALD	482 MEADE RD	ORLEANS, MI, 48865

PROPERTY OWNER	OWNER ADDRESS	OWNER CITY, STATE, ZIP
CERES FARMS LLC	806 HOWARD ST STE 200	SOUTH BEND, IN, 46614
VOSBURG PROPERTIES LLC	537 RIVERVIEW DR	GREENVILLE, MI, 48838
NELSON, MICHAEL	2849 N STATE RD	IONIA, MI, 48846
SWAINSTON, BRIAN	603 PETERSON RD	IONIA, MI, 48846
DASHKOVITZ, RICHARD	142 MEADOWLARK DR	IONIA, MI, 48846
DERUISCHER, SCOTT & PATRICIA	912 N STATE RD	IONIA, MI, 48846
SCHECK BRANDON MICHAEL & SAYRE JOHN	210 E PARMETER RD	IONIA, MI, 48846
IONIA STORAGE VENTURES LLC	3609 32ND ST SE	GRAND RAPIDS, MI, 49512
GALLAGHER, JERRY M TRUST	4227 OSTRUM RD	BELDING, MI, 48809
HULL, TERRI & NICHOLAS	810 MAPLE RD	IONIA, MI, 48846
FRANCISCO PROTECTION TRUST	349 W PARMETER RD	IONIA, MI, 48846
OM ONE STOP SHOP INC	2260 N STATE RD	IONIA, MI, 48846
BAILEY, ERIK & MROZINSKI, SAMANTHA	146 MEADOWLARK DR	IONIA, MI, 48846
RAYMOND TRUST, JANICE	2922 DICK RD	IONIA, MI, 48846
HEPPE, JOHN	8660 SUNSET DR	ORLEANS, MI, 48865
HUFF, JOHN & MELISSA	937 W PARMETER RD	IONIA, MI, 48846
WINSOR, RICHARD	2973 N STATE RD	IONIA, MI, 48846
STEVENS, LINDA	1573 HAYNOR RD	IONIA, MI, 48846
LELAND, MIKE & JACKSON, PAM	1036 HAYNOR RD	IONIA, MI, 48846
HARTMAN, FRANK & HARTMAN, MARCUS	719 E HUBBELL RD	IONIA, MI, 48846
BEAM, LINDA L	1313 SPRUCE ST	IONIA, MI, 48846
T & J REAL ESTATE LLC	2324 SOMERS RD	LYONS, MI, 48851
REISBIG, THOMAS	2571 MARQUETTE RD	IONIA, MI, 48846
HANLINE, THOMAS D & NORMA J	696 E PARMETER RD	IONIA, MI, 48846
THOMAS, TROY & STAR	105 MEADOWLARK DR	IONIA, MI, 48846
BROOKS, JOE	2593 N STATE RD	IONIA, MI, 48846
ONRUST LAND, ROCKING, FIELD, PRIME	588 3 MILE ROAD NW SUITE 101	GRAND RAPIDS, MI, 49544
PERRY REV LIV TRUST, BETH L	4253 HOPPOUGH RD	ORLEANS, MI, 48865
HARRISON, MEGAN	791 N STATE RD	IONIA, MI, 48846
GALLAGHER, JERRY M TRUST	4227 OSTRUM RD	BELDING, MI, 48809
HANULCIK ALEX & KRISTIN REV TRUST	1013 CAITLIN DR	IONIA, MI, 48846
BLOOD, GRANT & PATRICIA	1661 N HAYNOR RD	IONIA, MI, 48846
ROJAS TRUST	5715 STATE RD	IONIA, MI, 48846
MCDIARMID, CORLAND J & SARAH M &	1028 CAITLIN DR	IONIA, MI, 48846
ONRUST LAND, ROCKING, FIELD, PRIME	588 3 MILE ROAD NW SUITE 101	GRAND RAPIDS, MI, 49544
BENNETT, ROBERT E & CYNTHIA A	669 MEADE RD	ORLEANS, MI, 48865

APPENDIX F

Example Environmental Permits Checklist

MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

PERMIT INFORMATION

Michigan.gov/EGLEPermits

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) has prepared a list of key questions to help identify what EGLE permits, licenses, or approvals of a permit-like nature may be needed. By contacting the appropriate offices indicated, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the construction process. While this list covers the existence of permits and approvals required from EGLE, it is not a comprehensive list of all legal responsibilities. A useful way to learn whether other requirements will apply is to go through the Self-Environmental Assessment in the Michigan Guide to Environmental, Health, and Safety Regulations, online at: Michigan.gov/EHSguide. Please call the Environmental Assistance Center at 800-662-9278 to talk with any of the EGLE programs noted below.

How Do I Know that I Need a Construction Permit?

1) Will your business involve the installation or construction of any process equipment that has the potential to emit air contaminants (e.g. dry sand blasting, boilers, standby generators)? Air Quality Permit to Install, Air Quality Division (AQD), Permit Section

☐ Yes ☐ No

2) Does the project involve renovating or demolishing all or portions of a building? Notification is required for asbestos removal and required for all demolitions even if the structure never contained asbestos. Asbestos Notification, AQD, Asbestos Program, 517-284-6777

☐ Yes ☐ No

3) Please consult the Permitting at the Land and Water Interface Decision Tree document to evaluate whether your project needs a land and water management permit (i.e., Does the project involve filling, dredging, placement of structures, draining, or use of a wetland?). Land and Water Featured Programs (Water Resources Division - WRD) - Joint Permit Application, 517-284-5567:

   a. Does the project involve construction of a building or septic system in a designated Great Lakes high risk erosion area?

   ☐ Yes ☐ No

   b. Does the project involve dredging, filling, grading, or other alteration of the soil, vegetation, or natural drainage, or placement of permanent structures in a designated environmental area?

   ☐ Yes ☐ No

c. Does the project propose any development, construction, silvicultural activities or contour alterations within a designated critical dune area?

☐ Yes ☐ No

d. Does the project involve construction of a dam, weir or other structure to impound flow?

☐ Yes ☐ No

4) Does the project involve an earth change activity (including land balancing, demolition involving soil movement, and construction) or does the project involve construction which will disturb one or more acres that come into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? Soil Erosion and Construction Storm Water, 269-567-3515, or Local Agency

☐ Yes ☐ No

5) Does the project involve the construction or alteration of a water supply system or sewage disposal system for a manufactured housing project? Drinking Water & Environmental Health Division (DWEHD), 517-284-6524

☐ Yes ☐ No

6) Does the project involve construction or alteration of any sewage collection or treatment facility? WRD, Part 41 Construction Permit Program (staff), 906-228-4527, or EGLE District Office

☐ Yes ☐ No

7) Public Swimming Pool Construction (Spas/Hot Tubs) Permits: Will your business involve the construction or modification of a public swimming pool, spa or hot tub? Public Swimming Pool Program, 517-284-6541, or EGLE District Office

☐ Yes ☐ No

8) Does the project involve the construction or modification of a campground? DWEHD, Campgrounds program, 517-284-6529

☐ Yes ☐ No

9) Does the project involve construction of a facility that landfills, transfers, or processes of any type of solid non-hazardous waste on-site, or places industrial residuals/sludge into or onto the ground? Materials Management Division (MMD), Solid Waste, 517-284-6588, or EGLE District Office

☐ Yes ☐ No

10) Does the project involve the construction of an on-site treatment, storage, or disposal facility for hazardous waste? MMD, Hazardous Waste Section, Treatment, Storage and Disposal, 517-284-6562

☐ Yes ☐ No

Who Regulates My Drinking (Potable) Water Supply?

11) I am buying water from my community water supply (i.e. city of Detroit or Grand Rapids), Contact Local Water Utility, 517-284-6512

☐ Yes ☐ No

12) I have a Non-Community Water Supply (Type II) Guide, Contact (District or County) Local Health Department, 517-485-0660

☐ Yes ☐ No

13) I am a community water supply (Type I) Community Water Supply, DWEHD District Office, Community Water Supply Program, 517-284-6512

☐ Yes ☐ No

14) Do you desire to develop a withdrawal of over 2,000,000 gallons of water per day from any source including groundwater, inland surface water, or the Great Lakes and their connecting waterways? WRD, Great Lakes Shorelands Unit, Water Use Program, 517-284-5563

☐ Yes ☐ No

Who Regulates My Drinking (Potable) Water Supply?

15) NPDES: Does the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, or other surface water? WRD, EGLE District Office, or National Pollutant Discharge Elimination (NPDES) Permit Program, 517-284-5568

☐ Yes ☐ No

16) Does the facility have industrial activity that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? WRD, Permits Section, or EGLE District Office, 517-284-5588

☐ Yes ☐ No

17) Does the project involve the discharge of wastewaters into or onto the ground (e.g. subsurface disposal or irrigation)? WRD, Groundwater Permits Program, 517-290-2570

☐ Yes ☐ No

18) Does the project involve the drilling or deepening of wells for waste disposal? Oil, Gas and Minerals Division (OGMD), 517-284-6841

☐ Yes ☐ No

What Operational Permits are Relevant to My Operation and Air Emissions?

19) Renewable Operating Permit: Does your facility have the potential to emit any of the following: 100 tons per year or more of any criteria pollutant; 10 tons per year or more of any hazardous air pollutant; or 25 tons per year or more of any combination of hazardous air pollutants? AQD, Permit Section, 517-284-6634

☐ Yes ☐ No

20) Does your facility have an electric generating unit that sells electricity to the grid and burns a fossil fuel? AQD, Acid Rain Permit Program, 517-780-7843

☐ Yes ☐ No

What Operational Permits are Relevant to My Waste Management?

21) Does the project involve landfilling, transferring, or processing of any type of solid non-hazardous waste on-site, or placing industrial residuals/sludge into or onto the ground? MMD, 517-284-6588 or EGLE District Office

☐ Yes ☐ No

22) Does the project involve the on-site treatment, storage, or disposal of hazardous waste? MMD, Hazardous and Liquid Waste, 517-284-6562

☐ Yes ☐ No

23) Does the project require a site identification number (EPA number) for regulated waste activities (used oil, liquid waste, hazardous waste, universal waste, PCBs)? (Hazardous Waste Program Forms & License Applications) MMD, EGLE District Office, 517-284-6562

☐ Yes ☐ No

24) Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of radioactive material in any form? MMD, Radioactive Material and Standards Unit, 517-284-6581

☐ Yes ☐ No

25) Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background? MMD Radioactive Material and Standards Unit, 517-284-6581

☐ Yes ☐ No

26) Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal? MMD, Medical Waste Regulatory Program, 517-284-6594

☐ Yes ☐ No

What Sector-Specific Permits May be Relevant to My Business?

Transporters

27) Does the project involve the transport of some other facility's non-hazardous liquid waste? MMD, Transporter Program, 517-284-6562

☐ Yes ☐ No

28) Does the project involve the transport of hazardous waste? MMD, Transporter Program, 517-284-6562

☐ Yes ☐ No

29) Do you engage in the business of transporting bulk water for drinking or household purposes (except for your own household use)? DWEHD, Water Hauler Information, 517-284-6527

☐ Yes ☐ No

30) Does the project involve transport of septic tank, cesspool, or dry well contents or the discharge of septage or sewage sludge into or onto the ground? DWEHD, Septage Program, 517-284-6535

☐ Yes ☐ No

31) Do you store, haul, shred or process scrap tires? MMD, Scrap Tire Program, 517-284-6586

☐ Yes ☐ No

Sectors

32) Is the project a dry-cleaning establishment utilizing perchloroethylene or a flammable solvent in the cleaning process? AQD, Dry Cleaning Program, 517-284-6780

☐ Yes ☐ No

33) Does your laboratory test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act? Laboratory Services Certifications, 517-284-5424

☐ Yes ☐ No

34) Does the project involve the operation of a public swimming pool? DWEHD, Public Swimming Pool Program, 517-284-6529

☐ Yes ☐ No

35) Does the project involve the operation of a campground? DWEHD, Campgrounds program, 517-284-6529

☐ Yes ☐ No

What Permits Do I Need to Add Chemicals to Lakes and Streams?

36) Are you applying a chemical treatment for the purpose of aquatic nuisance control (pesticide/herbicide etc.) in a water body (i.e. lake, pond or river)? WRD, Aquatic Nuisance Control, 517-284-5593

☐ Yes ☐ No

37) Are you applying materials to a water body for a water resource management project (i.e. mosquito control treatments, dye testing, or fish reclamation projects)? WRD, Surface Water Assessment Section, 517-331-5228

☐ Yes ☐ No

Why would I be subject to Oil, Gas and Mineral Permitting?

38) Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)? OGMD, Petroleum Geology and Production Unit, 517-284-6826

☐ Yes ☐ No

39) Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline? OGMD, Minerals and Mapping Unit, Sand Dune Mining Program, 517-284-6826

☐ Yes ☐ No

40) Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background? MMD, Radioactive Protection Programs, 517-284-6581

☐ Yes ☐ No

Petroleum and Mining, OGMD, 517-284-6826

41) Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore?

☐ Yes ☐ No

42) Does the project involve the surface or open-pit mining of metallic mineral deposits?

☐ Yes ☐ No

43) Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?

☐ Yes ☐ No

44) Does the project involve mining coal?

☐ Yes ☐ No

45) Does the project involve changing the status or plugging of a mineral well?

☐ Yes ☐ No

46) Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells?

☐ Yes ☐ No

Permits and Bonding, OGMD, 517-284-6841

47) Do you want to change the status of an oil or gas well (i.e. plug the well)?

☐ Yes ☐ No

48) Does the project involve drilling of oil, gas, brine disposal, secondary recovery, or hydrocarbon storage wells?

☐ Yes ☐ No

If you need further assistance, please fill out the information below and email the form to EGLE-assist@Michigan.gov.

Requestor Information

First and Last Name: _____

Requestor Phone Number: _____

Requestor E-Mail: _____

If you need this information in an alternate format, contact EGLE-Accessibility@Michigan.gov or call 800-662-9278.

EGLE does not discriminate on the basis of race, sex, religion, age, national origin, color, marital status, disability, political beliefs, height, weight, genetic information, or sexual orientation in the administration of any of its programs or activities, and prohibits intimidation and retaliation, as required by applicable laws and regulations. Questions or concerns should be directed to the Nondiscrimination Compliance Coordinator at EGLE-NondiscriminationCC@Michigan.gov or 517-249-0906.

This form and its contents are subject to the Freedom of Information Act and may be released to the public.

ENVIRONMENTAL PERMITS CHECKLIST

IONIA COUNTY HEALTH DEPARTMENT

Name of Business:

Mailing Address:

Telephone: **Fax:**

Type of Business:

Facility Owner or Manager:

Date: **Signature:**

Circle (Y/N) the items that <u>may</u> pertain to your project or facility; then contact the office(s) listed to determine specific requirements. Return a copy of this checklist to the City or County Building Departments as part of your site plan submittal -- even if state and county approvals have not yet been obtained. An updated copy should be submitted prior to occupancy.

1. **Y N** Will an on-site wastewater treatment system or septic system be installed?

For subsurface sanitary sewage disposal in quantities of 10,000 gallons per day or less:
- *Ionia County Health Department:* 616/527-5340.

2. **Y N** Will the project involve the construction of a water supply well or the extension of a water supply service from an existing water system?
Contact: *Ionia County Health Department:* 616/527-5340.

3. **Y N** Are there out-of-service wells, abandoned wells, or cisterns on the site? (drinking water, irrigation, & monitoring wells)
Contact: *Ionia County Health Department:* 616/527-5340

4. **Y N** Will the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells?
Contact: *Ionia County Health Department:* 616/527-5340

APPENDIX G

Management Plan Documentation

General Resolution
City of Ionia, Michigan

WELLHEAD PROTECTION AND ADMINISTRATION PROCEDURES

Preamble:

The purpose of this resolution is to setforth the policy and administrative procedures which will be used by the City of Ionia to protect the municipal groundwater supply.

The following resolution was introduced by Mayor Dan Balice.
and supported by Council member Kevin Miller.

WHEREAS, the City of Ionia recognises the importance of its groundwater supply as a natural resource used for human consumption; and

WHEREAS, it is within the responsibility of the City of Ionia as public water supplier, to consider the health, safety and welfare of the community and its customers, and

WHEREAS, groundwater contamination can and does occur as a consequence of a variety of land use activities, and

WHEREAS, it is desirable to preserve and protect the quantity and quality of our groundwater resources to assure a continued safe, adequate and useable supply, now and in the future; and

WHEREAS the protection of current and potential future resources of groundwater used for drinking water is worthwhile from the standpoint of resource protection; and

WHEREAS, state and local laws and regulations require certain land uses to obtain permits and approvals for construction and operation; and

WHEREAS, state agencies are not always aware of new development proposals and the owners or developers of proposed new land uses are not always aware of state and local permit and approval requirements; and

WHEREAS, local government officials, through adopted zoning ordinances, have the legal authority to review and/or approve land uses for the purposes of meeting the needs of the state's residents for natural resource protection and public services, including public water supply;

NOW THEREFORE BE IT RESOLVED, that the City of Ionia does hereby agree to take action to protect their immediate wellhead area and to take steps to determine the zone of contribution to its wells and well fields, so as to be in compliance with the State of Michigan Wellhead Protection Program; and

BE IT FURTHER RESOLVED that the City of Ionia designates budget line item number 591-561,000-980 for expenses accrued in determining the zone of contribution of the municipal wells and well fields at such time as funds become available; and;

BE IT ALSO RESOLVED that the City of Ionia issue no zoning permit or special land use permit until all required federal, state, county and local environmental permits or approvals have been obtained, and there is evidence that proper application to responsible county, state and federal agencies has been made and significant issues affecting a State approved wellhead protection area have been addressed. The environmental Permits Checklist is hereby adopted for administrative use when new or expanded land use activities are proposed.

YEAS: 9

NAYS: 0

Resolution declared adopted this 5th day of January, 1999 at a regular meeting of the City of Ionia

General Resolution
Township of Ronald

WELLHEAD PROTECTION AND ADMINSITRATION PROCEDURES

Preamble: The purpose of this resolution is to set forth the policy and administrative procedures which will be used by the Township of Ronald to protect the municipal groundwater supply.
The following resolution was introduced by Arthur Pelon and supported by Tamara Hartman.

WHEREAS, the Township of Ronald recognizes the importance of it's groundwater supply as a natural resource used for human consumption; and

WHEREAS, it is within the responsibility of the City of Ionia, working with the Township of Ronald as public water supplier, to consider the health, safety and welfare of the community and it's customers, and

WHEREAS, groundwater contamination can and does occur as a consequence of a variety of land use activities, and

WHEREAS, it is desirable to preserve and protect the quantity and quality of our groundwater resources to assure a continued safe, adequate and useable supply, now and in the future; and

WHEREAS the protection of current and potential future resources of groundwater used for drinking ter is worthwhile from the standpoint of resource protection; and

WHEREAS, state and local laws and regulations require certain land uses to obtain permits and approvals for construction and operation; and

WHEREAS, state agencies are not always aware of new development proposals and the owners or developers of proposed new land uses are not always aware of state and local permit and approval requirements; and

WHEREAS, local government officials, through adopted zoning ordinances, have the legal authority to review and/or approve land uses for the purposes of meeting the needs of the state's residents for natural resource protection and public services, including public water supply;

NOW, THEREFORE BE IT RESOLVED that the Township of Ronald supports the City of Ionia as it designates budgets for expenses accrued in determining the zone of contribution of the municipal wells and well fields at such time as funds become available; and;

BE IT ALSO RESOLVED that the Township of Ronald issues no zoning permit or special land use permit until all required federal, state, county and local environmental permits or approvals have been obtained, and there is evidence that proper application to responsible county, state and federal agencies has been made and significant issues affecting a State approved wellhead protection area have been addressed. The environmental Permits Checklist is hereby adopted for administrative use when new or expanded land use vities are proposed and the County of Ionia, as lead agency for issuance of building permits and septic permits is hereby directed to strictly enforce the provisions indicated in the Permit Checklist.

YEAS: 5

NAYS: 0

Resolution declared adopted this 14th day of May at a regular meeting of the Township of Ronald held in the Ronald Township Hall at 7:00 p.m. on the date indicated.

Arthur Pelon
Ronald Township Clerk

Resolution NO. 159

General Resolution
Township of Orleans

WELLHEAD PROTECTION AND ADMINSITRATION PROCEDURES

Preamble: The purpose of this resolution is to set forth the policy and administrative procedures which will be used by the Township of Orleans to protect the municipal groundwater supply.
The following resolution was introduced by Joel Noe and supported by Joyce Doty

WHEREAS, the Township of Orleans recognizes the importance of it's groundwater supply as a natural resource used for human consumption; and

WHEREAS, it is within the responsibility of the City of Ionia, working with the Township of Orleans as public water supplier, to consider the health, safety and welfare of the community and it's customers, and

WHEREAS, groundwater contamination can and does occur as a consequence of a variety of land use activities, and

WHEREAS, it is desirable to preserve and protect the quantity and quality of our groundwater resources to assure a continued safe, adequate and useable supply, now and in the future; and

WHEREAS the protection of current and potential future resources of groundwater used for drinking water is worthwhile from the standpoint of resource protection; and

WHEREAS, state and local laws and regulations require certain land uses to obtain permits and approvals for construction and operation; and

WHEREAS, state agencies are not always aware of new development proposals and the owners or developers of proposed new land uses are not always aware of state and local permit and approval requirements; and

WHEREAS, local government officials, through adopted zoning ordinances, have the legal authority to review and/or approve land uses for the purposes of meeting the needs of the state's residents for natural resource protection and public services, including public water supply;

NOW, THEREFORE BE IT RESOLVED that the Township of Orleans supports the City of Ionia as it designates budgets for expenses accrued in determining the zone of contribution of the municipal wells and well fields at such time as funds become available; and;

BE IT ALSO RESOLVED that the Township of Orleans issues no zoning permit or special land use permit until all required federal, state, county and local environmental permits or approvals have been obtained, and there is evidence that proper application to responsible county, state and federal agencies has been made and significant issues affecting a State approved wellhead protection area have been addressed. The environmental Permits Checklist is hereby adopted for administrative use when new or expanded land use activities are proposed and the County of Ionia, as lead agency for issuance of building permits and septic permits is hereby directed to strictly enforce the provisions indicated in the Permit Checklist.

YEAS: 5

NAYS: None

Resolution declared adopted this 10th day of April, 2001 at a regular meeting of the Township of Orleans held in the Orleans Township Hall at 7:00 p.m. on the date indicated.

Joyce E. Doty
Orleans Township Clerk

Certification

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of the Township of Orleans, County of Ionia, State of Michigan at a meeting held on April 10, 2001, the original of which is on file in my office and available to the public. Public notice of said meeting was given pursuant to and in compliance, with the Open Meetings Act, Act No. 267 of the Public Acts of Michigan of 1976, including the case of a special or rescheduled meeting, notice by posting at least eighteen (18) hours prior to the time set for said meeting.

Joyce E. Doty
Township Clerk

Dated: April 10, 2001

General Resolution
Township of Easton

WELLHEAD PROTECTION AND ADMINSITRATION PROCEDURES

Preamble: The purpose of this resolution is to set forth the policy and administrative procedures which will be used by the Township of Easton to protect the municipal groundwater supply.
The following resolution was introduced by and supported by

WHEREAS, the Township of Easton recognizes the importance of it's groundwater supply as a natural resource used for human consumption; and

WHEREAS, it is within the responsibility of the City of Ionia, working with the Township of Easton as public water supplier, to consider the health, safety and welfare of the community and it's customers, and

WHEREAS, groundwater contamination can and does occur as a consequence of a variety of land use activities, and

WHEREAS, it is desirable to preserve and protect the quantity and quality of our groundwater resources to assure a continued safe, adequate and useable supply, now and in the future; and

WHEREAS the protection of current and potential future resources of groundwater used for drinking water is worthwhile from the standpoint of resource protection; and

WHEREAS, state and local laws and regulations require certain land uses to obtain permits and approvals for construction and operation; and

WHEREAS, state agencies are not always aware of new development proposals and the owners or developers of proposed new land uses are not always aware of state and local permit and approval requirements; and

WHEREAS, local government officials, through adopted zoning ordinances, have the legal authority to review and/or approve land uses for the purposes of meeting the needs of the state's residents for natural resource protection and public services, including public water supply;

NOW, THEREFORE BE IT RESOLVED that the Township of Easton supports the City of Ionia as it designates budgets for expenses accrued in determining the zone of contribution of the municipal wells and well fields at such time as funds become available; and;

BE IT ALSO RESOLVED that the Township of Easton issues no zoning permit or special land use permit until all required federal, state, county and local environmental permits or approvals have been obtained, and there is evidence that proper application to responsible county, state and federal agencies has been made and significant issues affecting a State approved wellhead protection area have been addressed. The Environmental Permits Checklist is hereby adopted for administrative use when new or expanded land use activities are proposed and the County of Ionia, as lead agency for issuance of building permits and septic permits is hereby directed to strictly enforce the provisions indicated in the Permit Checklist.

YEAS: 5

NAYS: 0

Resolution declared adopted this 3rd day of April, 2007 at a regular meeting of the Township of Easton held in the Easton Township Hall at 7:00 p.m. on the date indicated.

Betty L. Rowley
Easton Township Clerk

General Resolution
Township of Ionia

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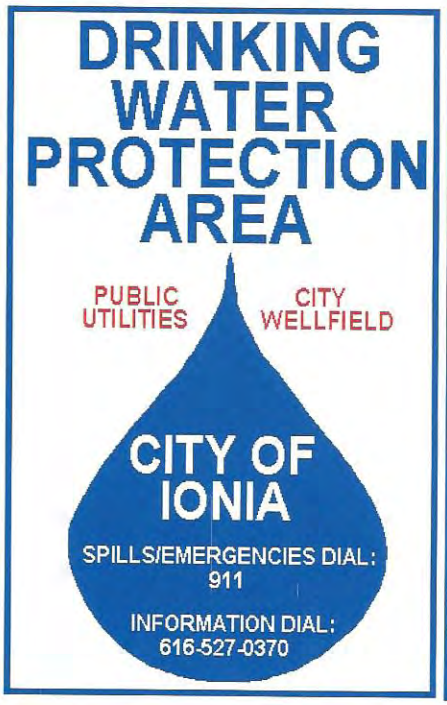
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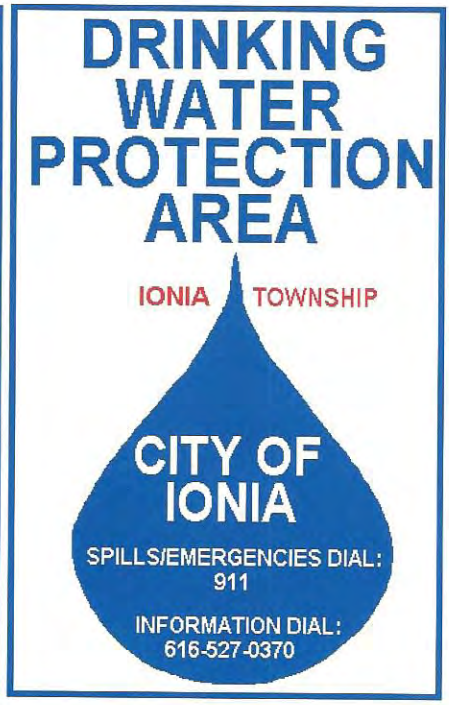
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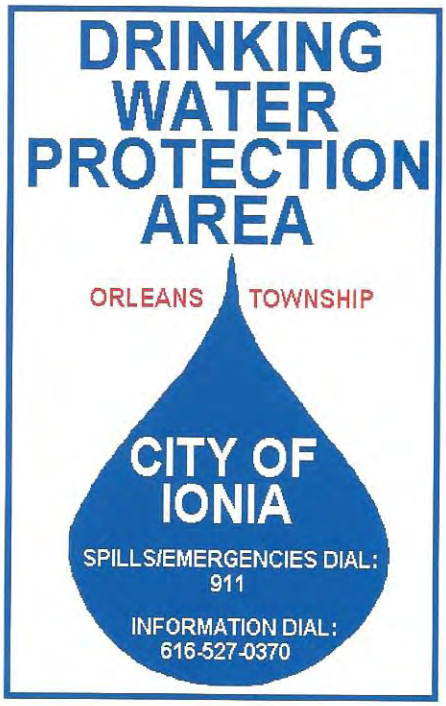
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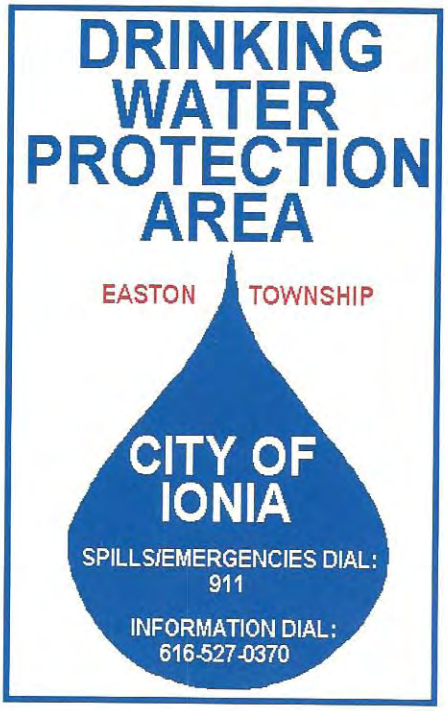
Cynthia V. Higbee
Ionia Township Clerk

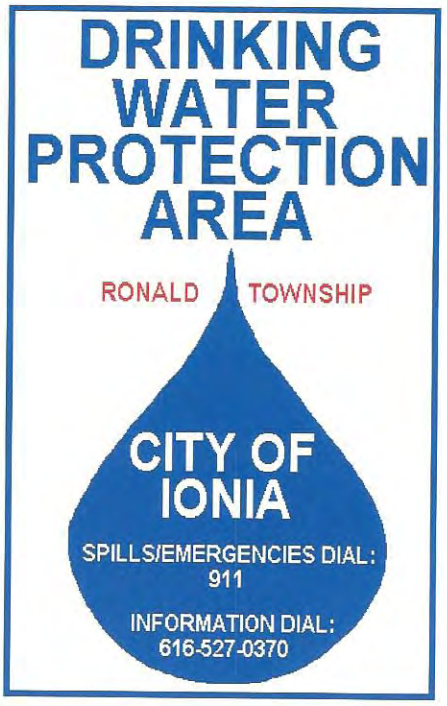
CITY OF IONIA WHPA SIGNAGE











CHAPTER 1040

Water Generally

1040.01 Purposes.

1040.02 Authority.

1040.03 Definitions.

1040.04 Findings.

1040.05 Establishment of Municipal Water Supply System.

1040.06 Water connections.

1040.07 Water mains and service lines.

1040.08 Turning water service on or off.

1040.09 Water meters.

1040.10 Rates and charges.

1040.11 Water emergency.

1040.12 Additional regulations.

1040.13 Hydrant use.

1040.14 Funding of water supply-system improvements.

1040.15 Injury to facilities.

1040.16 MISS DIG system.

1040.17 Cross-connection prevention.

1040.18 Mandatory connection, exception; new private wells, prohibition, continuation, abandonment.

1040.19 Geothermal heat systems.

1040.20 Repealer; continuation of prior bond authorizing ordinances.

1040.21 Water well restrictions.

1040.99 Penalty.

CROSS REFERENCES

Water quality - see Mich. Const. Art. 4, §§ 22.52; M.C.L.A. §§ 67.38, 323.1 et seq.

Water supply generally - see Mich. Const. Art 7. § 24; M.C.L.A. §§ 46.171 et seq., 123.11 et seq., 325.201 et seq., 486.51 et seq., 486.101 et seq.

Water supply in home rule cities - see M.C.L.A. §§ 117.4b, 117.4e, 117.4f, 117.35, 123.115

1040.01 PURPOSES.

(a) This chapter sets forth the uniform requirements for users of the Municipal Water Supply System for the City of Ionia and enables the City of Ionia to comply with applicable State and Federal laws regulating provision of a potable water supply system.

(b) The purpose of this chapter is to consolidate, restate, and amend all prior ordinances adopted by the City of Ionia for the purpose of establishing a water supply system in the City, regulating the use of the water supply system, financing the costs of improvements, enlargements, extensions, and replacements of the water supply system, and setting the standards and rules relating to rates and charges to users of the water supply system.

(Ord. Unno. Passed 9-7-99.)

1040.02 AUTHORITY.

By establishing and regulating the water supply system, the City is exercising the authority granted to the City by Act 94 of the Public Acts of 1933, as amended; Act 279 of the Public Acts of 1909, as amended; and Article 7, § 21 of the Michigan Constitution of 1963.

(Ord. Unno. Passed 9-7-99; Ord. No. 466. Passed 6-2-09.)

1040.03 DEFINITIONS.

As used in this chapter:

(a) "City Manager" shall mean the City Manager for the City of Ionia, or his or her designee.

(b) “Commodity Charge” is the cost associated with providing water to the users. The Commodity Charge is the actual budget cost of the operation, maintenance and repair divided by the estimated number of gallons to be produced for delivery to the users. The Commodity Charge may also include all or a portion of the annual debt service expense incurred by the Water Supply System.

(c) "Department" shall mean the Public Utilities Department for the City.

(d) "Director" shall refer to the Director of Public Utilities for the City of Ionia, or his or her designee.

(e) “Facilities Maintenance Charge” is the name given to the costs associated with retiring all or a portion of the debt of the water supply system.

(f) “Person” shall mean any individual, firm, association, public or private corporation or public agency or instrumentality.

(g) “Premises” shall mean each lot or parcel of land, building or unit connected to the Water Supply System of the City.

(h) “REU” means Residential Equivalent Unit and is equal to 22,000 gallons of metered water usage per quarter. An REU is the average use of a residence as established by recognized State and Federal standards.

(i) “Treasurer” shall mean the Treasurer for the City of Ionia or his or her designee.

(j) “User” shall mean any person who receives water from or benefits from the Water Supply System.

(k) “Water service lines” shall mean that part of the water distribution system connecting the water main with the premises served.

(l) "Water main" shall mean that part of the water distribution system located within easement lines or streets designed to supply more than one water service line.

(m) “Water Supply System” shall mean the complete Water Supply System of the City, including all water mains, connections, pipes, meters, hydrants, wells, well houses, pumps, water storage facilities, transmission lines, water service lines and all water treatment facilities, plants, works, instrumentalities and properties used or useful in obtaining a water supply, treating and distributing the same for domestic, commercial, industrial, institutional and/or fire protection purposes, and all other appurtenances thereto, including all easements, rights and land for such easements, and including all extensions and improvements thereto which may be acquired or constructed on behalf of current and future users of the Water Supply System.

(Ord. Unno. Passed 9-7-99; Ord. No. 466. Passed 6-2-09.)

1040.04 FINDINGS.

(a) History. Prior to 1956, the City established a water supply system by resolution, and thereafter adopted Ordinance Numbers 148, 153, 270, 271, 280, 331 and 378 for the purpose of regulating the water supply system, establishing rates and charges for use of the water supply system, and enabling the acquisition, construction, and installation of enhancements, and improvements to the water supply system.

(b) Necessity. The City has previously found, and currently reaffirms, that the businesses, industries, governmental and charitable agencies and residents located in the City need to have potable and otherwise usable water.

(c) Availability of Potable Water. The City further has previously found, and currently reaffirms, that the supply of potable water available from private wells within the City is insufficient to assure that all businesses, industries, governmental and charitable agencies, and residents will have sufficient potable water available for their use and other water necessary for industrial and fire prevention and control unless the City offers water to all properties located within the City.

(d) Method of Measuring Use of the Water Supply System Based on the advice of its engineers, the City has previously found, and currently reaffirms, that the most precise method of measuring for use of the water supply system by any user is by a meter or meters installed and controlled by the City.

(e) Continuation of Service. The City has previously found and further reaffirms that in order to provide and continue to provide clean potable and other usable water to all users of the water supply system, in quantities necessary for all varieties of use, it is necessary from time to time to install improvements, enlargements, and extensions and repairs to the system.

(f) Purpose of Rates and Charges. The City has previously found and further currently reaffirms that the fairest and most reasonable method of providing for the operation, maintenance, repair, replacement and improvement of the water supply system, is to charge each user, based in all cases on amount of use, for (1) the cost of retiring debt secured by the net revenues of the system issued to pay for improvements and replacements to the Water System Production Plant; (2) the costs of ongoing repair, replacement and improvement paid for from the Replacement Fund and Improvement Fund and budgeted as part of the annual costs of the Water System Production Plant; and (3) operation, administration and maintenance costs paid for from the Operating Fund.

(g) Proportionality of Classifications of Users According to Residential Equivalent Units Based on Historic Consumption The City has previously found and further currently reaffirms that, based on the advice of its engineers, the fairest method of charging its users proportionately for payment of the costs of improvements to and replacements of the Water System Production Plant is to impose a flat charge, based on Residential Equivalent Units (22,000 gallons of metered water per quarter), calculated annually on the basis of amount of use in the previous year, to classes of users divided according to annual quantity of use.

(Ord. Unno. Passed 9-7-99.)

1040.05 ESTABLISHMENT OF MUNICIPAL WATER SUPPLY SYSTEM.

Based on the above findings and for the purposes set forth above, the City has previously established and hereby re-establishes the Municipal Water Supply System, hereinafter referred to as the Water Supply System or the System, consisting of all of the water mains, pumping and storage facilities, pressure systems, wells, and all other appurtenances to the water treatment and distribution system.

(Ord. Unno. Passed 9-7-99.)

1040.06 WATER CONNECTIONS.

Applications for water connections shall be made to the City on forms prescribed and furnished by the City. Water connections and water meters shall be installed in accordance with rules and regulations of the City and upon payment of the required connection fee and meter installation fee. All meters shall be installed by and be the property of the City. Connection fees shall not be less than the cost of materials, installation and overhead attributable to such installations. Every user connected to the City's Water Supply System, whether such user is located inside or outside of the City, shall be subject to the ordinances, rules and regulations of the City which shall be available for inspection at the City Clerk's office.

(Ord. Unno. Passed 9-7-99; Ord. No. 466. Passed 6-2-09.)

1040.07 WATER MAINS AND SERVICE LINES.

The City is responsible for all water mains and water service lines up to the water shut-off box. The user is responsible for maintenance of the water service line from the shut-off box to the building as well as all inside plumbing. The City shall furnish the meter and yoke, billing the same to the property owner on initial installation and then maintaining the same at the City's expense. In no case shall water service lines be allowed to leak more than twenty-four hours without repair. In the case of a line leaking after twenty-four (24) hours and the property owner being notified, the City shall terminate the water supply by shutting the same off at the water shut-off box. Property owners or agents shall be liable for penalties as contained in Section 1040.99.

(Ord. Unno. Passed 9-7-99; Ord. No. 466. Passed 6-2-09.)

1040.08 TURNING WATER SERVICE ON OR OFF.

No person, other than an authorized employee of the City, shall turn on or off any water service, unless written authorization is provided by the City.

(Ord. Unno. Passed 9-7-99; Ord. No. 466. Passed 6-2-09.)

1040.09 WATER METERS.

(a) Requirement for Installation. All premises using water shall be metered, except as otherwise provided by Code. No person, except a City employee, shall break or injure the seal of, or change the location of, alter or interfere in any way with, any water meter. On all new installations there shall be a shut-off on each side of the meter for the purpose of testing, inspecting and replacement of the water meter.

(b) Access to Meters. The Department shall have the right to shut off the supply of water to any premises where the Department is not able to obtain access to the meter. Any qualified employee of the Department shall at all reasonable hours have the right to enter the premises where such meters are installed for the purpose of reading, testing, removing, or inspecting the same and no person shall hinder, obstruct, or interfere with such employee in the lawful discharge of his or her duties in relation to the care and maintenance of such water meter.

(c) Shut-offs Required for Each Unit. In the case of multiple-family living houses, each unit shall be equipped with a shut-off valve for the purpose of discontinuing water/sewer service if the bill to the City is not paid. If no such arrangement is provided, then the property owner is responsible for all delinquent bills regardless of contracts with the tenant. The City is responsible for providing service and has the right to discontinue such service. If no such provision is provided by the owner of the property, then he or she becomes the responsible party.

(d) Reimbursement for Damage. Any damage which a meter may sustain resulting from carelessness of the owner, agent, or tenant or from neglect of either of them to properly secure and protect the meter, as well as any damage which may be wrought by frost, hot water, or steam from a boiler, shall be paid by the owner of the property to the City on presentation of a bill therefore, and in cases where the bill is not paid, the water shall be shut off and shall not be turned on until all charges have been paid to the City.

(e) Meter Failure. If any meter shall fail to register properly, the City shall estimate the consumption and bill accordingly.

(f) Inaccurate Meters. A user may require that the meter be tested. If the meter is found accurate, a charge equal to the amount of staff time (pay plus benefit cost), plus equipment rental, shall be billed for the testing process. If the meter is found defective, it shall be repaired or an accurate meter installed and no charge shall be made.

(g) Accuracy Required. A meter shall be considered accurate if, when tested, it registers not to exceed two (2) percent more to two (2) percent less than the actual quantity of water passing through it. If a meter registers in excess of two (2) percent more than the actual quantity of water passing through it, it shall be considered "fast" to that extent. If a meter registers in excess of two (2) percent less than the actual quantity of water passing through it, it shall be considered "slow" to that extent.

(h) Bill Adjustment. If a meter has been tested at the request of a user and shall have been determined to register "fast", the City shall credit the user with a sum equal to the percent "fast" multiplied by the amount of all bills incurred by said user within the three months prior to the test. If a meter so tested is determined to be "slow", the City may collect from the user a sum equal to the percent "slow" multiplied by the amount of all bills incurred by the user for the prior three (3) months. When the Department on its own initiative makes a test of a water meter, it shall be done without cost to the user, other than his or her paying the amount due the City for water used by him or her as above provided, if the meter is found to be "slow".

(Ord. Unno. Passed 9-7-99; Ord. No. 466. Passed 6-2-09.)

1040.10 RATES AND CHARGES.

(a) In General. The City Council shall establish rates, fees, and charges for services of the Water Supply System consistent with the provisions of Section 214.05 of the Code.

(b) No Free Service. No free water service shall be furnished to any person, firm or corporation, public or private, or to a public agency or instrumentality.

(c) Contracts for Service and Rates and Charges for Service Outside of the City; Franchise

Contracts; Outside City Service. The City has previously entered into contracts with certain townships whereby the City has received consideration in exchange for providing certain capital costs, and other indirect costs, of providing service to users of the Water Supply System located in those townships. Rates, fees, and charges billed for use by the user of those townships shall be in accordance with the applicable contract and Section 214.05 of the Code.

(d) Payment of Charges by City, Exception. The City shall pay for all water used by it at the rates established by ordinance. The water used through a fire hydrant by the City is hereby deemed to be a public benefit and there shall be no charge for service. Charges against the City shall be payable in quarterly installments from current funds of the City.

(e) Illegal Disconnection, Connection or Tampering With a Water Meter. For illegally disconnecting, connecting or tampering with a water meter, the property owner shall be charged two times the cost of the last quarterly billing. No service shall be provided until such bill is paid in full. If not paid, such cost shall be added to the property taxes and collected as delinquent.

(f) Facilities Maintenance Charge. A Facilities Maintenance Charge shall be charged against every premises connected to the Water Supply System whether water is used or not and shall be calculated consistent with the provisions of Section 214.05 of the Code and in accordance with a Residential Equivalent Unit (REV) basis. A single family unit is considered one REV. In the case of a multiple unit residence, each unit shall be charged one Facilities Maintenance Charge REV. In December of each year, or at such other time as may be deemed appropriate, the City shall review REV allocations, taking into account factors such as the amount of use for each class of user in the previous year, and shall adjust such REV allocations as necessary with the revised allocations effective for the following twelve month period or until a subsequent review.

(g) Fee for Water Turn-On After Disconnection. If service is discontinued, a fee, consistent with the provisions of Section 214.05 of the Code and as established by resolution of the Council from time to time, shall be charged to turn the utilities back on. In the case of winter shut-offs, no charge shall be made to turn the utility off. However, a fee shall be charged to turn service back on.

(h) Final Readings. At least twenty-four (24) hours notice shall be given to the City for a final notice reading on a property. If such time limit cannot be given, a fee, consistent with the provisions of Section 214.05 of the Code and as established by resolution of the City Council from time to time, shall be made to perform the work on an emergency basis.

(i) Contracts for Service. No user shall receive service from the Water Supply System without first completing a contract application and providing evidence of ownership of the property to be served or by taking other steps as set forth in Section 214.05 of the Code. No utility service will be activated without a signed contract, and no billings shall be made to "Occupant" or any person other than the owner of the property being served, or a tenant who has complied with the requirements of this Code, or such other person as the City Manager approves.

(j) Billing Cycle; Penalty; Collection. The City Manager shall have charge of the reading of all meters and shall have all meters read at least quarterly. Bills for water service shall be due and payable when rendered. There shall be added to all bills not paid on or before the twentieth day of the first month following the end of each quarter a penalty often percent of the amount of the bill. The Treasurer shall be responsible for collecting all charges and crediting the proper account.

(k) Non-payment of Bills. All bills not paid shall result in the termination of water service to the premises. No user who has had his or her water shut off shall reactivate his or her service by their own action. The City may disable the service to

prevent future reactivation.

(l) Liens. The rates, fees, and charges for services furnished by the Water Supply System shall be liens on the property served in the manner, and subject to the provisions of, Section 214.05(e) of the Code.

(Ord. Unno. Passed 9-7-99; Ord. No. 466. Passed 6-2-09; Res. 2024-11. Passed 5-1-24; Ord. 587. Passed 5-1-24.)

1040.11 WATER EMERGENCY.

The City Manager may regulate, limit or prohibit the use of water for any purpose. Such regulations shall restrict less essential water uses to the extent deemed necessary to assure an adequate supply for essential domestic and commercial needs and for fire-fighting. No such regulation, limitation or prohibition shall be effective until twenty-four (24) hours after the publication thereof in a newspaper of general circulation in the City. Any person violating such rule or regulation shall be deemed guilty of a misdemeanor.

(Ord. Unno. Passed 9-7-99; Ord. No. 466. Passed 6-2-09.)

1040.12 ADDITIONAL REGULATIONS.

The City Manager may make and issue additional rules and regulations concerning the Water Supply System, connection thereto, meter installation and maintenance, connection and meter installation fees, hydrants and water mains and the appurtenances thereto, not inconsistent with this chapter. Such rules and regulations shall be effective upon approval by the City Council. The rules and regulations now in effect shall continue until changed in accordance with this section.

(Ord. Unno. Passed 9-7-99; Ord. No. 466. Passed 6-2-09.)

1040.13 HYDRANT USE.

No person, except an employee of the City in the performance of his or her duties, shall open or use any fire hydrant except in case of emergency, without first securing a written permit from the City and paying such charges as may be prescribed. Violation of this section shall be a civil infraction.

(Ord. Unno. Passed 9-7-99; Ord. No. 466. Passed 6-2-09.)

1040.14 FUNDING OF WATER SUPPLY SYSTEM IMPROVEMENTS.

Whenever the City determines that it is necessary to acquire, construct, furnish and equip improvements, replacements or extraordinary repairs to the Water Supply System, and to borrow money and issue bonds to pay those costs, the City shall adopt a separate bond authorizing ordinance in compliance with the provisions of Act 94 of the Public Acts of 1933, as amended.

(Ord. Unno. Passed 9-7-99; Ord. No. 466. Passed 6-2-09.)

1040.15 INJURY TO FACILITIES.

No person, except an employee of the City in the performance of his or her duties, shall willfully or carelessly break, damage, destroy, uncover, deface, or tamper with any structure, appurtenance, or equipment which is a part of the Water Supply System.

(Ord. Unno. Passed 9-7-99; Ord. No. 466. Passed 6-2-09.)

1040.16 MISS DIG SYSTEM.

Any person wishing to perform work on a connection to the Water Supply System shall notify the MISS DIG at least seventy-two (72) hours before performing the work, and the Department at least twenty-four (24) hours before performing the work.

(Ord. Unno. Passed 9-7-99; Ord. No. 466. Passed 6-2-09.)

1040.17 CROSS-CONNECTION PREVENTION.

To comply with certain State and Federal laws, the following regulations relating to cross-connections in the System shall be enforced.

(a) The City of Ionia adopts by reference the Water Supply Cross-Connection Rules of the Michigan Department of Public Health, being R 325.11401 to R 325.11407 of the Michigan Administrative Code.

(b) It shall be the duty of the Department to cause inspections to be made of all properties served by the public water supply where cross-connections with the public water supply are deemed possible. The frequency of inspections and reinspections based on potential health hazards involved shall be as established by the City and as approved by the Michigan Department of Environmental Quality.

(c) The representative of the City of Ionia shall have the right to enter at any reasonable time any property served by a connection to the Water Supply System of the City of Ionia for the purpose of inspecting the piping system or systems thereof for cross-connections. On request, the owner, lessees, or occupants of any property so served shall furnish to the

inspection agency any pertinent information regarding the piping system or systems on such property. The refusal of such information or refusal of access, when requested, shall be deemed evidence of the presence of cross-connections.

(d) The City is hereby authorized and directed to discontinue water service after reasonable notice to any property wherein any connection in violation of this chapter exists and to take such other precautionary measures deemed necessary to eliminate any danger of contamination of the Municipal Water Supply System. Water service to such property shall not be restored until the cross-connection(s) has been eliminated in compliance with the provisions of this chapter.

(e) The potable water supply made available on the properties served by the public water supply shall be protected from possible contamination as specified by this chapter and by the State and BOCA Plumbing Codes. Any water outlet which could be used for potable or domestic purposes and which is not supplied by the potable system must be labeled in a conspicuous manner:

WATER UNSAFE

FOR DRINKING

(f) This chapter does not supersede the State Plumbing Code or any City ordinance, but is supplementary to them.

(Ord. Unno. Passed 9-7-99; Ord. No. 466. Passed 6-2-09.)

1040.18 MANDATORY CONNECTION, EXCEPTION; NEW PRIVATE WELLS, PROHIBITION, CONTINUATION, ABANDONMENT.

(a) Except as otherwise provided in division (b), any property or structure in or on which water is used or consumed and which has City water “available” to it shall be connected to the City Water Supply System. Such connection shall be made within ninety (90) days of written notice from the City to do so. For purposes of this section, City water shall be considered “available” if the City Water Supply System is located within two hundred (200) feet of the nearest property line of said property.

(b) The installation of new private wells is prohibited, except for properties that do not have City water “available.” A private well existing on the date of the adoption of this section may continue to be used until it is no longer operable, subject to division (c). A private well that has been disconnected from any structure on the property that is still operable shall be used solely for outdoor purposes only. A private well that is disconnected from a structure and that is still in service shall be subject to inspection as part of the City’s cross connection program.

(c) When a private well is no longer operable, its use shall be discontinued and the well disconnected, unless it is repaired within forty-five (45) days from the date that it becomes inoperable. A private well that is inoperable and/or unable to be repaired shall be properly abandoned within forty-five (45) days of its inoperability in accordance with the requirements of the Michigan Department of Environmental Quality. Proof of the abandonment shall be filed with the Ionia County Health Department and the City’s Utilities Department which shall inspect the well to confirm its proper abandonment.

(Ord. No. 466. Passed 6-2-09.)

1040.19 GEOTHERMAL HEAT SYSTEMS.

(a) Geothermal heat pumps. It is recognized that residential buildings in the City may be constructed, or be retrofitted with geothermal heat pumps. It is recognized that these climate control systems use substantial amounts of water. It is also recognized that this water, which for the purposes of this chapter shall be identified as sending water, can cause excess wetness or flooding on nearby properties, resulting in undesirable conditions. It is further recognized that if sending water mixes with other water, which for the purpose of this chapter shall be identified as receiving water, it can have a potentially detrimental impact on the ecosystem in and around the receiving waters, resulting in undesirable conditions.

(b) Drainage. Owners of buildings in the City equipped with geothermal heat pump systems must install a closed loop system that will continuously process (heated or cooled) sending water and circulate it through the enclosed or sealed heat pump system, with no discharge of returning water out of the heat pump.

(c) Discharge of water. No sending water from a geothermal heat pump system shall be directly or indirectly discharged out of the closed loop system.

(d) Liability. The owner of a geothermal heat pump system shall be fully responsible for the proper operation and for the maintenance of the geothermal heat pump system, and shall he liable for any damage caused by any discharge of sending water from the system.

(e) Penalty. Violation of this Section shall be deemed a municipal civil infraction and punishable by a fine commensurate with the amount or amounts established by the Ionia City Council, as set forth in the Codified Ordinances.

(Ord. No. 466. Passed 6-2-09.)

1040.20 REPEALER; CONTINUATION OF PRIOR BOND AUTHORIZING ORDINANCES.

All ordinances and resolutions, or parts of ordinances and resolutions, which conflict with this chapter, are hereby repealed, to the extent of such conflict. This section shall not operate to repeal any provision of any prior ordinance or resolution adopted by the City, the repeal of which would impair the obligation of the City or the Water Supply System with regard to any outstanding bonds of the City secured by a lien on the net revenues of the Water Supply System.

(Ord. Unno. Passed 9-7-99; Ord. 466. Passed 6-2-09.)

1040.21 WATER WELL RESTRICTIONS.

(a) Findings. The City Council has been informed and hereby finds that an aquifer in certain areas of the City has been contaminated or otherwise adversely impacted by hazardous substances and that identified public health, safety and welfare risks may affect drinking water drawn from certain areas of such impacted aquifers. The City Council has determined that it is necessary and appropriate to prohibit or otherwise restrict the use of wells to supply water in and from the affected areas in order to protect City residents by minimizing the health, safety and welfare risks and minimizing the potential for migration of contaminated groundwater into presently unaffected groundwater.

(b) Definitions. As used in this section:

(1) "Affected parcel" means a parcel of land, any part of which is located within a restricted zone.

(2) "Applicant" means a person who applies or applied for the establishment of a restricted zone pursuant to this section.

(3) "City property" means any interest in real property owned or held by the City and shall include but not be limited to the following:

A. Real property owned by the City;

B. Real property leased by the City as lessee; and

C. City streets, alleys or other City rights-of-way or easements.

(4) "Contaminated groundwater" means groundwater in which there is present concentrations of hazardous substances that exceed drinking water criteria under the Safe Drinking Water Act, 1976 PA 399, as amended, or the residential drinking water criteria established by the MDEQ in rules promulgated pursuant to Part 201, Environmental Remediation, M.C.L.A. 324.20101 et seq.

(5) "Domestic use" means the use of water by humans for drinking, cooking, food preparation and other food-related services, cleaning, washing, bathing and similar household-type water uses in any dwelling, or in any building in which commercial/business, governmental/public or industrial activities are conducted. The term does not include water used solely for closed-loop heat pumps, non-contact cooling, production, or processing purposes of commercial or industrial enterprises.

(6) "Irrigation use" means the use of water for lawn, garden, or landscaping irrigation on a residential parcel of land. The term also includes water used for commercial, agricultural, or farm irrigation. A well used primarily for irrigation uses shall connect to the Water Supply System and shall be plugged/abandoned, unless such use is allowed by the MDEQ and is consistent with any of the exceptions found in division (e) of this section.

(7) "MDEQ" means the Michigan Department of Environmental Quality, or its successor agency.

(8) "Owner" means the holder of record title for a parcel of land and also the occupant of a parcel of land in possession under a land contract or lease.

(9) "Part 201" means Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act (NREPA), M.C.L.A. 324.20101 et seq., as amended.

(10) "Part 213" means Part 213, Leaking Underground Storage Tanks, NREPA, M.C.L.A. 324.21301 et seq., as amended.

(11) "Person" means any individual, partnership, corporation, association, club, joint venture, estate, trust, and any other group or combination acting as a unit, and the individuals constituting such group or unit.

(12) "Restricted zone" means an area or areas described within division (c) of this section for which the prohibition of wells and the use of groundwater applies.

(13) "Well" means an opening in the surface of the earth for the purpose of removing groundwater through non-mechanical or mechanical means for any purpose other than a public emergency or conducting response actions that are consistent with NREPA, the Comprehensive Environmental Response, Compensation and Liability Act, the Resource Conservation and Recovery Act, or other applicable statute.

(c) Restricted Zone. The following described areas in the City shall be a restricted zone under this section. It may be referred to by reference to the name provided in the caption preceding its description. Additional restricted zones, along with a map illustrating the restricted zone and legal descriptions of all affected parcels, may be added by amending the section in accordance with divisions (k) and (l) of this section and all other applicable laws.

(1) Cleveland Street Restricted Zone. The Cleveland Street Restricted Zone is legally described below and depicted in the map attached to Ordinance No. 513 as Appendix 1.

(1a) Legal Description: Beginning at the Center of Section 20, T7N, R6W, City of Ionia, Michigan; thence along the North-South 1/4 line, South 469 feet; thence East 922 feet; thence South 343 feet to the North line of the Pere Marquette Railroad right-of-way; thence along said North line, East 300.5 feet to a point lying 99 feet West of the East line of the NW

1/4 of the SE 1/4 of said Section 20; thence South 315 feet, more or less, to the Grand River; thence along the bank of the Grand River to the East line of Mill Street extended; thence along the East line of Mill Street extended, North 559 feet, more or less, to a point lying 441 feet South of the centerline of the Pere Marquette Railroad; thence West 33 feet to the centerline of Mill Street; thence along said centerline, North 66 feet; thence East 33 feet to the East line of Mill Street; thence along said East line, North 375 feet, more or less, to the South line of the Pere Marquette Railroad right-of-way; thence Southeasterly along said South line 933.6 feet to a line lying 17.75 feet East of the West line of Lot 119 extended, Merritt's Addition to the City of Ionia as recorded in Liber M, Page 774; thence parallel with the West line of Lot 119, North 265 feet; thence West 17.75 feet to the West line of Lot 110 of said Merritt's Addition; thence along said West line, North 101 feet, more or less, to the Northwest corner of Lot 110; thence along the North line of Lot 110, East 462 feet, more or less, to the West line of Cleveland Street; thence along the West line of Cleveland Street, North 165 feet, more or less, to the South line of Bayard Street; thence along the South line of Bayard Street, East 594 feet, more or less, to the North-South 1/4 line of said Section 20; thence along said North-South 1/4 line, South 75 feet, more or less, to the Center of said Section 20 and the Point of Beginning.

(1b) Property Tax Id. Nos.: 203-240-000-020-00

203-240-000-040-00

203-240-000-045-00

203-240-000-120-00

203-240-000-220-00

204-120-000-240-00

204-120-000-240-01

204-140-000-005-10

204-140-000-005-20

(2) Dexter Street Restricted Zone. The Dexter Street Restricted Zone is legally described below and depicted in the map attached to Ordinance No. 543 as Appendix 1.

(2a) Legal Description:

- THE S 92 FT OF LOT 21 OF SUP HUTCHINS ADD TO CITY OF IONA; ALSO A PARCEL OF LAND 6 FT N AND S BY 188 FT E AND W LYING S OF AND ADJ TO LOT 21; ALSO LOT 20 EXC S 80 FT; ALSO N 40 FT OF LOT 21.

- CITY OF IONIA SUP HUTCHINS ADDITION S 40FT OF LOT 20. ALSO THE N 40 FT OF S 80 FT OF LOT 20.

- CITY OF IONIA SUP HUTCHINS ADDITION LOT 15.

- CITY OF IONIA SUP HUTCHINS ADDITION LOT 14.

(2b) Property Tax Id. Nos.: 201-130-000-075-00

201-130-000-080-00

201-130-000-085-00

201-130-000-095-00

(d) Prohibition. Except as provided in division (e) of this section, no person shall install or utilize, or allow, permit, or provide for the installation or utilization of a well on any affected parcel. Any existing well at the time of the enactment of a restricted zone on any affected parcel within that restricted zone shall be plugged/abandoned at the expense of the applicant for that particular restricted zone and as provided for in division (f) of this section and in accordance with applicable laws, regulations and ordinances, unless such existing well falls within one of the exceptions listed in division (e). Except as provided in division (e), no person shall use any groundwater from an affected parcel.

(e) Exceptions. A person may install or utilize, or allow, permit, or provide for the installation or utilization of a well in any restricted zone if any of the following exceptions applies and the person complies with the requirements of the exception. The party proposing an exception to the well prohibition shall conduct all appropriate inquiry and prepare a due care analysis pursuant to Part 201 or Part 213 of NREPA.

(1) Proof of No Influence. If the MDEQ determines based on information provided to it by the person seeking this exception that the use of a well in a restricted zone will not exacerbate existing groundwater contamination, and that water from the proposed well will not be affected by contaminated groundwater or that water from the proposed well does not pose a threat to human health or the environment, and proof of those determinations is delivered to the City, the well may be so used.

(2) Groundwater Monitoring/Remediation. A well may be used for groundwater monitoring or remediation as part of a response activity approved by the MDEQ, the United States Environmental Protection Agency, or their successor agencies.

(3) Construction Dewatering. A well may be used for construction dewatering if the following conditions are satisfied: (i) the use of the dewatering well will not result in unacceptable exposure to contaminated groundwater, possible cross-

contamination between saturated zones, or exacerbation of contaminated groundwater, as defined in Part 201 or Part 213 of NREPA; and (ii) the water generated by that activity is properly handled and disposed of in compliance with all applicable laws, rules, regulations, permit and license requirements, orders and directives of any governmental entity or agency of competent jurisdiction. Any exacerbation caused by the use of the well under this exception shall be the responsibility of the person operating the dewatering well, as provided in Part 201 or Part 213 of NREPA.

(4) Processing Activities. If the MDEQ determines that the use of a well for non-contact heating, cooling, production, or processing involved in industrial or commercial activities will not cause migration or exacerbation of contaminated groundwater, and proof of that determination is delivered to the City, such use of the well under terms and conditions specified by the MDEQ will be allowed. All information necessary for the MDEQ determination described in this division shall be provided by the person seeking this exception.

(5) Public Emergencies. A well may be used in the event of a public emergency. Notice of such use shall be provided to the MDEQ within a reasonable time thereafter.

(f) Sources of Water Supplied for Domestic Use and Irrigation Use

(1) For affected parcels that have a well and are not already connected to the Water Supply System on the day of enactment of a restricted zone, the applicant of the restricted zone shall be responsible for the costs to connect those affected parcels within that restricted zone to the Water Supply System. Furthermore, for affected parcels that have a well on the day of enactment of a restricted zone that is used primarily for irrigation uses, the applicant of the restricted zone shall be responsible for the costs to connect the irrigation system on the affected parcel within that restricted zone to the Water Supply System.

(2) This section shall not be deemed as affecting the rights and remedies of an owner, or any other person or entity or of any federal, state or local government that may exist under any law, regulation, rule, ordinance, order, agreement, or remedial action plan addressing groundwater within the City.

(3) In no event shall the City be required to incur any expense or cost under this section, except as may otherwise be approved by the City Council for a public works project or by a separate agreement with the applicant, owner, other person or entity, or a governmental body or agency.

(g) Enforcement. The City Manager, or his or her designee, shall be the official having the authority to enforce this section. After the effective date of this section, the enforcement official shall contact all owners of affected parcels, which from the information available to the City, appear to have wells prohibited under this section, giving written notice of the need to cease using such wells and of the need for establishment of a domestic use water source as prescribed under division (f) of this section, or to obtain approval or acknowledgment of an exception under division (e). The owner shall immediately take steps to comply with the provisions of this section with regard to provision of domestic use water within 60 days from the date of such notice. Any existing well in violation of this section shall then be plugged or abandoned in conformance with applicable legal requirements. Where, upon information available to the enforcement official, it is suspected that a well is being used on an affected parcel in violation of this section, the enforcement official may inspect such affected parcel and serve an appropriate notice and order of such violation requiring that action be taken promptly by the owner to bring the affected parcel into compliance. If the owner fails to act in accordance with such order, the enforcement official may seek remedies and penalties as provided in division (h) of this section.

(h) Penalty. Any person who violates any provision of this section shall be liable for a municipal civil infraction under the provisions of Section 202.99(b). In addition, the City may seek an order from a court of appropriate jurisdiction requiring compliance with this section and may also seek collection of costs and attorney fees associated with such enforcement action. Any violation of this section is a public nuisance, subject to abatement, and any well in violation of this section shall be immediately taken out of service and lawfully abandoned in compliance with applicable legal requirements. A court of competent jurisdiction may order any person violating any provision of this section to properly and lawfully remove or abandon a well.

(i) Building and Zoning Permits. No permit for the construction or alteration of a building or structure nor any permit for any zoning approval shall be issued by the City Building and Zoning Administrator for any improvement on an affected parcel that has, or proposes, a water supply from a well in violation of this section.

(j) Administrative Liability. No officer, agent or employee of the City or member of the City Council shall render himself or herself personally liable for any damage that may occur to any person or entity as the result of any act or decision performed in the discharge of his or her duties and responsibilities pursuant to the section.

(k) Amendment; Repeal. The MDEQ, an applicant, an owner, an entity involved in a response or cleanup plan or other interested party may request in writing to add parcels to or delete parcels from a restricted zone or to establish an additional restricted zone or to otherwise amend or repeal this section, and shall provide advance notice to the MDEQ and any applicant for such restricted zone of any proposed change hereunder, including the reasons supporting such request. The City on its own motion and upon advance notice to the MDEQ and any applicant for such restricted zone, may also take action to amend or repeal this section as it deems appropriate. The amendment or repeal of this section shall be by an appropriate ordinance adopted in the same manner as this section unless the amendment is for a release regulated pursuant to Part 213. If an amendment to this section is sought for a release regulated pursuant to Part 213, then this section or an amendment to this section shall be filed with the register of deeds as an ordinance affecting multiple properties. Any action to amend or repeal this section shall be in the sole legislative discretion of the City Council and shall comply with the publication and notice requirements of Chapter 2.13 of the City Charter.

(l) Notification of Lapse, or Intent to Amend or Repeal At least 30 days prior to any action regarding a proposed amendment or repeal in whole or in part of this section, the City shall notify the MDEQ and any applicant of its intent to so act. The City shall also notify the MDEQ and any applicant that this section may lapse at least 30 days prior to the section being allowed to lapse.

(m) Severability. The City shall promptly notify the MDEQ and any applicant upon the occurrence of any event described in Section 202.05 resulting in one or more provisions of this section being severed.

(n) Reimbursement of Additional City Construction Costs. The Applicant of a restricted zone shall reimburse the City for the reasonable additional costs the City incurs for dewatering contaminated groundwater or disposing of soils impacted by contaminated groundwater in connection with construction activity undertaken by the City on City property in that restricted zone, provided that the City supplies the applicant with documentation confirming the amount and necessity of such additional costs, including the extent to which they exceeded the cost of dewatering or disposing of materials not impacted by contaminated groundwater.

(Ord. 513. Passed 7-1-14; Ord. 544. Passed 9-3-19.)

1040.99 PENALTY.

(EDITOR'S NOTE: See Section 202.99 of these Codified Ordinances for the general Code penalty if no specific penalty is provided.)

In addition to the penalty provided in Section202.99 of these Codified Ordinances for any person who turns on water service for any building or residence in the City after such service has been discontinued for leak, non-payment or other delinquency, such property shall be billed an administrative penalty of one and one-half times the cost of the last quarterly bill. Failure to pay such administrative penalty shall result in the addition of such cost to the property taxes of the property.

(Ord. Unno. Passed 9-7-99.)

indicate that the installer is authorized to install such systems for a three (3) year period from the date issued. Licensed installers shall carry the certificate or wallet-sized versions provided by the Ionia County Health Department whenever they are on a work site, and display it upon request to a representative of the Health Department, a law enforcement officer, or the property owner.

303.08 - Workmanship

All work done such as repairs, installation or alterations, or sewage disposal system modifications shall be performed in a workmanlike manner, and the property served left in a safe and sanitary condition.

303.09 - Rights to Appeal

Whenever a licensed sewage disposal contractor feels he has been aggrieved by a decision of the Health Officer to suspend or refuse to issue his license, he may appeal that decision to the Ionia County Sanitary Code Board of Appeals in accordance with Chapter II of these regulations.

303.10 - Sewage Disposal Contractor's Advisory Board

There shall be created an Ionia County Sewage Disposal Contractor's Advisory Board whose duty it shall be to advise and assist the Health Officer in the formulation of policy and in the execution and implementation of these regulations in matters pertaining to sewage disposal. This Board shall also advise and assist in the process of examining sewage disposal contractor license applications, and participate in enforcement activities against same.

The Sewage Disposal Contractor's Advisory Board consists of two (2) licensed sewage contractors whose principal place of business is located in Ionia County, and one (1) representative from the general public. Appointments to the Sewage Disposal Advisory Board are made by the Board of Health for a non-concurrent term of up to two years.

Chapter IV - Water Supplies

Section 400 - Technical Definitions

400.01 - Abandoned Well

"Abandoned Well" shall mean a water well whose use has been permanently discontinued; a water well or portion thereof which is in such disrepair that its

continued use for the purpose of obtaining water is impractical; a water well which has been left uncompleted; a water well which is a threat to other sources of water; or a water supply well which is or may be a health hazard or safety hazard.

400.02 - Aquifer

"Aquifer" shall mean subsurface water-bearing geologic material that transmits water in sufficient quantities to supply a well.

400.03 - Artesian

"Artesian" shall mean a water supply subject to hydrostatic pressure, causing the static water level to rise above the level of the aquifer, whether above or below the ground surface.

400.04 - Contaminant

"Contaminant" shall mean a biological, physical or radiological constituent which when present in groundwater is or may become injurious to public health, safety or welfare or adversely impacts domestic, commercial, industrial, agricultural or other uses that are being made of groundwater.

400.05 - Extensive Changes

"Extensive Changes" shall mean work performed on an existing water well system which includes but is not limited to replacing the casing, removing a casing from the ground for any reason, changing aquifers, deepening or plugging back a bedrock well, installing a liner, changing pump type or increasing the capacity of the pump by more than 50 gallons per minute.

400.06 - Minor Changes or Repairs

"Minor Changes or Repairs" shall mean work performed on an existing water well supply, which includes replacing a telescoped well screen, replacing a similar pump, drop pipe, pressure tank or controls, chemical rehabilitation, well disinfection or redevelopment.

400.07 - Public Water Supply

"Public Water Supply" shall mean a water supply which provides water for drinking or household purposes to persons other than the supplier of water, except those water supplies which supply water to only one (1) living unit.

400.08 - Water Supply System

"Water Supply System" shall mean an integrated system of pipes, controls, reservoirs, and mechanical devices used for the purpose of extracting and

providing water for domestic or commercial use. See also Section 101.27.

400.09 - Water Well Advisory Committee

"Water Well Advisory Committee" shall mean the Ionia County Water Well Advisory Committee, whose duty shall be to assist and advise the Health Officer in carrying out, executing and implementing these regulations in matters pertaining to water wells.

The "Water Well Advisory Committee" shall consist of two (2) registered water well contractors whose principal place of business is located in Ionia County, and one representative from the general public. Appointments to the Water Well Advisory Committee are made by the Board of Health for a non-concurrent term of two (2) years.

400.10 – Well

See sections 101.27 and 400.09.

Section 401-– Water Supply Requirements

401.01 – Jurisdiction

These regulations apply to water supplies intended for use or used to supply groundwater within the County of Ionia. Such uses include, but are not limited to, wells which provide potable water, irrigation wells, water wells for industrial processes including water for oil or gas exploration, air conditioning or heating, wells used to obtain hydrogeological information for the design or operation of a water supply well, wells constructed to obtain hydrogeological information for determining the adequacy of water supply for developments, or wells intended to replenish water into an aquifer.

"Closed-loop" heat pump systems will be considered as needing a single well permit, regardless of the number of actual holes/casings installed in the ground for the system.

401.02 - State Laws and Regulations

Unless otherwise specified the requirements as set forth in Part 127 of the Public Health Code, Act 368 of the Public Acts of 1978, as amended, and the Safe Drinking Water Act, Act 399 of the Public Acts of 1976, as amended, and the rules and regulations adopted pursuant to those acts, are hereby adopted as requirements

of these regulations.

401.03 - Approved Water Supplies Required

Every habitable building shall be provided with an approved potable water supply system meeting the requirements of these regulations and applicable State of Michigan regulations.

401.04 - Water Quality Standards

The quality of water furnished to any lavatory, drinking fountain, dishwasher, bathtub, shower, or other fixture, device or equipment wherein or from which direct consumption or human body contact is possible, shall be safe for human consumption and potable as approved by the Health Officer. Acceptability shall be based upon the minimum chemical and bacteriological standards of the Michigan Department of Environmental Quality.

401.05 - Upgrade of Water Supply Construction and Quality

Existing water supplies that do not comply with the minimal construction standards and chemical or bacteriological requirements of the Michigan Department of Environmental Quality (MDEQ) shall be upgraded and/or treated by methods approved by the MDEQ. If it is not possible to secure satisfactory compliance, the water supply shall be abandoned and, when applicable, the well shall be sealed to protect the water-bearing formation against further contamination.

401.06 - Imminent or Substantial Hazard

Water supply systems which, in the judgment of the Health Officer, represent a potential, imminent or substantial hazard may be condemned by the Health Officer. Unless otherwise provided for in these regulations, condemned water supplies shall be repaired or replaced within 30 calendar days of receiving a notice of condemnation from the Health Officer. Contaminated water supplies which, in the judgment of the Health Officer, represent an immediate or substantial hazard shall be posted with suitable signs at each outlet, or the outlet shall be made inoperative.

401.07 - Connection Required

Where connection can be made to an available approved public or municipal water supply, the Health Officer shall not issue a permit to construct a private water supply system, unless approved by the local municipality. No cross connections between a public and private water supply system shall be allowed.

401.08 - Abandoned Well Closure

An abandoned well shall be sealed by filling with materials in accordance with the specifications and procedures outlined in Act 368 of the Public Acts of 1978, as amended, and Act 399 of the Public Acts of 1976, as amended. It shall be accomplished so as to prevent it from acting as a channel for vertical contaminant movement or the escape of subterranean gases. Pumps, drop pipes or other debris or obstructions shall be removed from the well prior to sealing if at all possible.

The Health Officer may order the well owner or well drilling contractor to seal an abandoned well or dry hole.

401.09 - Temporarily Abandoned Well

A temporarily abandoned well means a well whose use has been discontinued but is intended to be used as a source of water by the owner within the next three years. A temporarily abandoned well shall meet the construction and isolation distance requirements of the Michigan Public Health Code and these regulations.

(a) A temporarily abandoned well shall be disconnected from any water distribution piping, and shall have the top of the casing capped to prevent the entrance of surface water or foreign materials and to prevent access into the well. The casing shall extend a minimum of twelve (12) inches above grade or as directed by the Health Officer. The casing shall be constructed to prevent the entrance of water or foreign material into the well.

(b) The owner shall notify the Health Officer in writing not more than 30 calendar days after the well that has been temporarily abandoned has been taken out of service.

(c) The Health Officer shall investigate to determine if a well meets the requirements to be temporarily abandoned.

(d) After a well has been temporarily abandoned for not less than 3 years, it shall be considered permanently abandoned and shall be sealed in accordance with these regulations unless the owner requests an extension indicating reasons why the well should not be permanently abandoned. The request to extend the status of a temporarily

abandoned well shall be made in writing to the Health Officer and shall state the reasons why the well should not be permanently abandoned. The Health Officer may grant an extension of up to three years if (i) the well construction meets the requirements of the Public Health Code and these regulations, (ii) the well does not present a health hazard and (iii) the owner intends at a future date to place the well in production. Additional extensions may be requested by the owner.

401.10 - Abandonment of Improperly Constructed Wells

The Health Officer may require the sealing of a well constructed in violation of the Ionia County Sanitary Code, the Public Health Code or Act 399 of the Public Acts of 1976, as amended. All costs of sealing the well shall be borne by the property owner.

401.11 - Location of Wells

All water supply systems shall be located wholly upon the property served, except that under certain conditions where suitably executed and recorded easements or right-of-way agreements exist, this provision may be waived by specific written permission of the Health Officer. Wells shall not be located in road right-of-ways, easements, or within 10 (ten) feet of any property line.

401.12 - Permit Required/Termination/Extension/Denial

No person shall install or construct a new water supply system or make an extensive change to an existing water well system, unless a valid permit has been issued by the Health Officer authorizing such installation or construction. This provision shall not encompass the normal routine maintenance of a water supply system or when minor changes or repairs are made to the system (i.e., replacing pump, screen, pressure tank, piping, wiring, or treatment devices).

(a) Application for a permit shall be made by the property owner(s) or their authorized representative. The application shall be made upon such forms and shall contain such reasonable information as required by the Health Officer.

(b) Permits are not transferable with respect to property or specific parcel served. Should the ownership of the property for which a permit has

been issued change, the permit may be transferred to the new owner. Such transfer shall be requested in writing on forms to be provided by the Health Officer and signed by the current permit holder.

(c) A permit for installation or construction shall become void twelve (12) months from the date of issuance, but may be extended an additional twelve (12) months upon written request previous to the expiration date, and payment of the appropriate fee.

(d) Application for a permit shall be accompanied by the appropriate service fee, adequate plans showing locations of pertinent features of the proposed water system, including potential sources of contamination, and all necessary data which may be required by the Health Officer.

(e) The Health Officer shall refuse to issue a permit for a water supply system where the submitted information is not in compliance with the provisions of these regulations, and/or the location and construction will not meet the requirements and provisions of these regulations.

401.13 - Extensive Changes or Repairs

When extensive changes or repairs are made to the water well system, they shall conform to these regulations unless otherwise approved by the Health Officer. A permit shall be obtained from the Ionia County Health Department prior to any extensive changes being completed on a water well system, except as provided for in Section 401.27 under "Emergency Conditions."

401.14 - Minor Changes or Repairs

Upgrading of a water system to conform with these regulations is not required when making minor changes or repairs to the system. A permit shall not be required for any work conducted by a well owner or registered well driller when performing these activities.

401.15 - Permits Issued by State Agencies

If, under Act 399, Public Acts of 1976, as amended, and the rules and regulations promulgated pursuant to that Act, the owner, well driller or pump installer is required to obtain a permit directly or exclusively from the Michigan Department

of Environmental Quality, it shall not be a requirement to obtain a permit from the Ionia County Health Department. When the Ionia County Health Department issues a permit for the installation or alteration of a public water supply system under an agreement, contract or cooperative arrangement as stated in Act 399, Public Acts of 1976, as amended, the permit shall be issued in accordance with Section 401.12 of these regulations.

401.16 - Stop Work Order – Void Permit

When during construction any new work, major change, or extensive change to an onsite water supply system is found in violation of the provisions of these regulations, the Health Officer may issue a "Stop Work Order" by posting a notice at the site. Any valid water supply construction permit shall be declared void when a "Stop Work Order" is posted.

401.17 - Permit Required Before Building Construction

No municipality, township or other agency shall issue a building permit or otherwise allow construction to commence on any land where an approved public or municipal water supply is not available until an onsite water supply construction permit has first been issued by the Health Officer, or until written approval from the Health Officer is presented allowing the continued use of the existing water well system.

401.18 - Altered or Repaired Existing Buildings

The Health Officer shall determine if the construction and location of an existing onsite water supply system is adequate to allow an increase in living or working area to an existing building. This would include, but not be limited to, adding bedrooms to an existing dwelling or additions to industrial or commercial establishments. The Health Officer shall determine if an existing onsite water supply system is sufficient and adequate to allow a repair or the rebuilding of an existing building. All industrial, commercial or residential buildings shall conform to the minimum requirements of this regulation if these circumstances apply:

(a) Rebuilding after existing structure is voluntarily demolished.

(c) Rebuilding after fire or casualty destroys over 50% of building

401.19 - Well Development Restrictions; Emergency Powers

In areas of suspected or possible groundwater contamination, the Health Officer may place restrictions and/or conditions for well development in these areas for up to a one hundred twenty (120) calendar day period. Well permits may be temporarily withheld for this period of time while investigations are being conducted.

401.20 - Restrictions or Conditions on Well Development

The Ionia County Board of Health may place restrictions or conditions on well development in areas where there is known or suspected groundwater contamination, concerns for general water quality, problems with yield, problems with protection or based on other factors present which in its opinion may adversely affect public health. A written policy shall govern the procedures to be followed in such situations.

401.21 - Inspection Authority

The Health Officer may enter and inspect, at any reasonable hour, on private or public property, an installation for the development or abandonment of a water supply.

401.22 - Water Supply Inspection and Approval

The Health Officer may make such inspections or evaluations and collect samples that are necessary to determine that a water supply system complies with the provisions of the Ionia County Sanitary Code. Approval from the Health Officer shall be received prior to a new water well or extensively repaired water well being placed into service. Unless otherwise specified on the permit, the submittal of an acceptable water well record and safe bacteriological sample analysis will be sufficient to provide adequate information to the Health Officer.

401.23 - Well Grouting

All wells constructed after the effective date of these regulations shall be grouted in accordance with techniques approved by the Michigan Department of Environmental Quality.

401.24 - Isolation Distances From Contamination Sources

As required under Part 127 of the Public Health Code, as amended, and the rules

promulgated thereunder, water well supplies shall be isolated the following distances from potential sources of contamination:

(a) A well furnishing water for any beneficial use shall be located where it is not subject to contamination.

(b) A well shall be located at least 800 feet from the active work area of a landfill or land surface application of septage waste, as described in Part 117 of Act 451 of the Public Acts of 1994, as amended.

(c) A well shall be located at least 300 feet from any major source of contamination such as land application or subsurface injection of effluent or digested sludge from a municipal wastewater treatment facility, oil and gas wells, petroleum product processing or storage facilities, and underground or above grade storage tank systems of not less than 1100 gallons which are regulated under Part 211 of Act 451 of the Public Acts of 1994, as amended.

(d) A well shall be located at least 150 feet from the preparation area or storage area of fertilizers, agricultural chemicals, or other chemicals that may result in contamination of the soil or groundwater.

(e) A well shall be located at least 50 feet from a buried sewer, septic tank, subsurface disposal field or bed, drywell, sewage pump chamber, pressurized sewer, grease trap, seepage pit, cesspool, animal or poultry yard, outhouse, other wastewater handling or disposal unit, liquid waste draining into the soil, storm water drain, underground or above grade storage tanks which have a capacity of less than 1,100 gallons and are regulated under Part 211 of Act 451 of the Public Acts of 1994, as amended, and having secondary containment, and underground or above grade storage tanks having a capacity of less than 1,100 gallons which store motor or heating oil for noncommercial purposes or consumptive use on the premises.

(f) A well shall be located no less than (i) 10 feet from a buried gravity flow sewer constructed of service weight or heavier ductile iron pipe with water tight joints, Schedule 40 PVC plastic with water tight

joints, or other material and joints given written approval by the Health Officer, (ii) 10 feet from a surface water body such as a lake, pond, river or stream, or (iii) 10 feet from a sump, pit, or unfilled space that is below the ground surface, except for a crawl space.

(g) Wells serving as public water supplies, as defined in Act 399, Public Acts of 1976, as amended, shall be isolated from contamination sources in accordance with the requirements specified in the administrative rules for that Act.

401.25 - Access to Well Location

It shall be the responsibility of the well owner to maintain access to a well by a well drilling machine.

401.26 - Premises Occupancy

It shall be unlawful for any person to occupy, or to permit to be occupied, any newly constructed or extensively remodeled habitable building (See Section 401.18) which is not equipped with an approved potable water supply system for drinking and culinary purposes. The system shall be constructed in accordance with the provisions of these regulations and approved in writing by the Health Officer prior to any local municipality or other agency granting approval for the building or residence to be occupied.

Violation of any of these requirements is non-compliance with the regulations of Chapter IV and the owner shall be responsible for a municipal civil infraction as provided in these regulations and/or subject to civil penalties of not more than $500.00 for each violation or day that the violation continues.

401.27 - Emergency Conditions

In the event an emergency arises when the office of the Ionia County Health Department is closed or when the well driller is involved with major repair work and it is deemed necessary to begin construction immediately on a new well or begin an extensive change, due to emergency conditions, a registered well driller may begin construction on a new water supply system or extensive change without notification or permit. The property owner shall then contact the Health Officer on the next official working day and obtain a permit for the installation. Any modification to an existing water well system shall be in accordance with the

requirements of these regulations. "Emergency Conditions" shall be limited to situations where no potable water is available at a residence, commercial site, or livestock housing facility.

Chapter V - Nuisance Abatement and Housing

Section 500 - Authority and Purpose

The provisions of this Chapter are authorized by Section 2455 of the Public Health Code, and all other applicable Michigan statutes. This chapter sets forth minimum standards governing the condition and maintenance of dwellings to ensure that they are safe and fit for human occupancy, establishing certain responsibilities of owners and occupants of dwellings, and procedures for the abatement of violations of this chapter.

Section 501 - Jurisdiction

The provisions of this chapter shall apply to all structures, dwellings, habitable buildings and premises within Ionia County, including travel trailers and mobile homes, with respect to conditions which may be deemed to constitute a nuisance to the health, safety or welfare of their occupants or the general public.

The regulations of this Chapter apply to any building, use, or condition which violates health laws or these regulations, or which the Health Officer reasonably believes to be a nuisance, unsanitary condition, cause of illness or unsafe condition within the County of Ionia.

Section 502 - Nuisance

Any structure, building, use, activity, or condition which violates any provision or requirement of these regulations, or State code or law, shall be deemed to be a nuisance.

Community Water Supply
Source Water Assessment

IONIA- WL005A

JOE LAFLER; (616)523-0165; 720 WELLS ST, PO BOX 496, IONIA, MI 48846

SUBJECT: **IONIA- WL005A** – County: **Ionia** WSSN: **03370** Source ID: **5**

Provided is the Source Water Assessment (SWA) Report generated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Drinking Water and Environmental Health Division (DWEHD), for an active well providing water to your community water supply. This well was assessed by LAUREN JASKOT.

The 1996 amendments to the Federal Safe Drinking Water Act require each state to develop and implement a Source Water Assessment Program to assess the susceptibility of all public water supply sources to contamination. This program requires EGLE to analyze source sensitivity, delineate source water areas, inventory contaminant sources, determine susceptibility, and assure the public is notified of this determination. EGLE, in cooperation with your local health department, has recently updated the information in your SWA. It is intended to assist owners and regulatory agencies in making decisions affecting their drinking water systems, future sampling, and groundwater protection efforts.

The susceptibility determination is noted at the end of your SWA Report. We encourage you to evaluate your current practices and to take action to increase water supply protection through best-management practices.

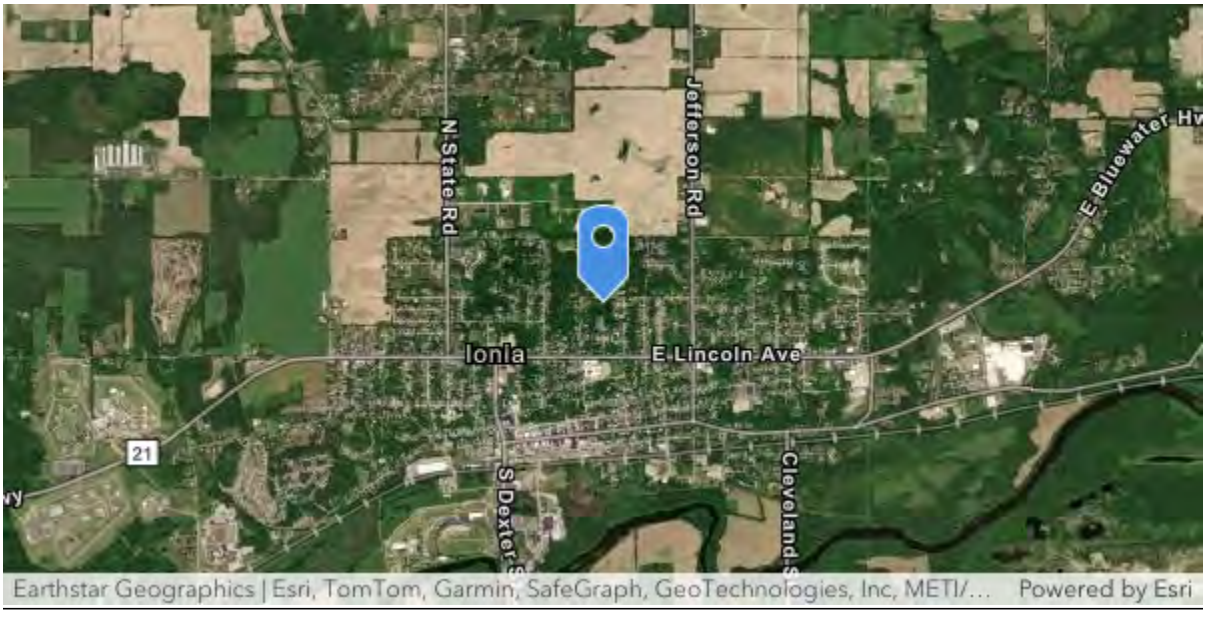
You are not required to take any specific action at this time. Our purpose is to notify you of your updated assessment. We encourage all public water supplies to implement source

water protection activities and hope this assessment serves as a tool to safeguard this valuable drinking water resource.

If you wish to discuss the scoring of your water source, you may contact your assessor, LAUREN JASKOT at JASKOTL@MICHIGAN.GOV, or Jason Berndt, Environmental Quality Specialist, Emerging Contaminants Unit, Environmental Health Section, DWEHD, at 517-203-9631; BerndtJ1@Michigan.gov; or you may contact us by mail at EGLE-DWEHD-Emerging Contaminants Unit, P.O. Box 30817, Lansing, Michigan 48909-8311.

Sincerely,

Ian Smith, Supervisor
Emerging Contaminants Unit
Drinking Water and Environmental Health Division



What is SWAS?

The Source Water Assessment Score (SWAS) is a process that factors geologic and water well attributes, water chemistry, and the potential contaminant sources for each drinking water source into a ranking system to determine the relative potential for contamination. Generally, sources with lower scores are considered to be less susceptible to contamination than sources with higher scores. However, exceptions do exist. This assessment is required by the Michigan Source Water Assessment Program (SWAP) under the provisions of the 1996 amendments to the Federal Safe Drinking Water Act.

Source ID: **5**

Date Assessed: **February 27, 2025**

Well Record

A well record is a legal document describing the well location, construction, depth, soil formations penetrated, and capacity. Drilling contractors have been required to complete a well record and submit it to the owner, local health department, and State since 1967. The lack of information from a well record may increase the SWAS.

Wellogic (Secure1.State.MI.US/Wellogic) is the State's online electronic database for well record information.

Wellogic ID: **34000013604**

Geologic Sensitivity

The score represents the degree of natural protection afforded by the materials overlying the water bearing formation. Lower scores indicate more protection. Points are deducted based on the thickness and type of geologic material that overlies the source of water. Surface contaminants migrate downward at varying rates dependent upon geological material and thickness. CCM stands for Continuous Confining Material (e.g., clay). CPCM stands for Continuous Partially Confining Material (e.g., mix of sand and clay). More points are deducted for a thick clay layer than a thick sand and clay layer or thinner clay layer. Point Range 0-30.

CCM Points Deducted:	**0**
PCM Points Deducted:	**0**
Geologic Sensitivity SWAS(G):	**30**
Geologic Sensitivity Rating:	**high**

Well Construction

Points are added when a well lacks features that help protect the water supply from contamination. These include whether the well was grouted (sealing the space created between the casing and the soil formations during construction), the well age, how deep the casing extends into the ground, and pumping rate. Point range 0-15.

Susceptibility increases one level if well construction reflects an adverse condition.

Well Grouting Points:	**0**
Well Age Points:	**0**
Casing Depth Points:	**10**

Pumping Rate Points:	10
Well Construction SWAS(W):	20
Total SWAS(W) Points:	20

Water Chemistry and Isotope Data

Points are added if water sample results indicate detectable levels of nitrates or nitrites, volatile organic chemicals (solvents and fuel components), synthetic organic chemicals (pesticides and herbicides), or inorganics (metals, cyanide, arsenic). Point range 0-50.

(50 points = MCL exceedance).

Susceptibility is Very High if contaminants exceed the Maximum Contaminant Level (MCL)

Nitrates/ Nitrites:	0
Inorganics:	0
SOC:	0
VOC:	0
Radionuclides:	0
Tritium:	No
Total SWAS© Points:	0

Isolation from Sources of Contamination

Points are added based on the number and type of potential contaminant sources within the Source Water Protection Area (SWPA), which is the ten-year time of travel capture zone (delineated area). Points are added if the water supply does not own or control the isolation area (or another EGLE approved area). Examples include standard sources such as septic tanks, sewer lines, and surface waters; major sources are chemical and fuel storage, landfills, lagoons, and known plumes of groundwater contamination.

Major Sources >= 2,000 ft. and in SWPA:	**4** x 10
Major Sources within 2,000 ft.:	**0** x 20
Standard Sources within 200 ft.:	**1** x 10
Known Sources within SWPA:	**3** x 25
Total SWAS(S) Points:	**125**

Control of Isolation Area

Isolation Points: **10**

Source Water Assessment Score (SWAS)

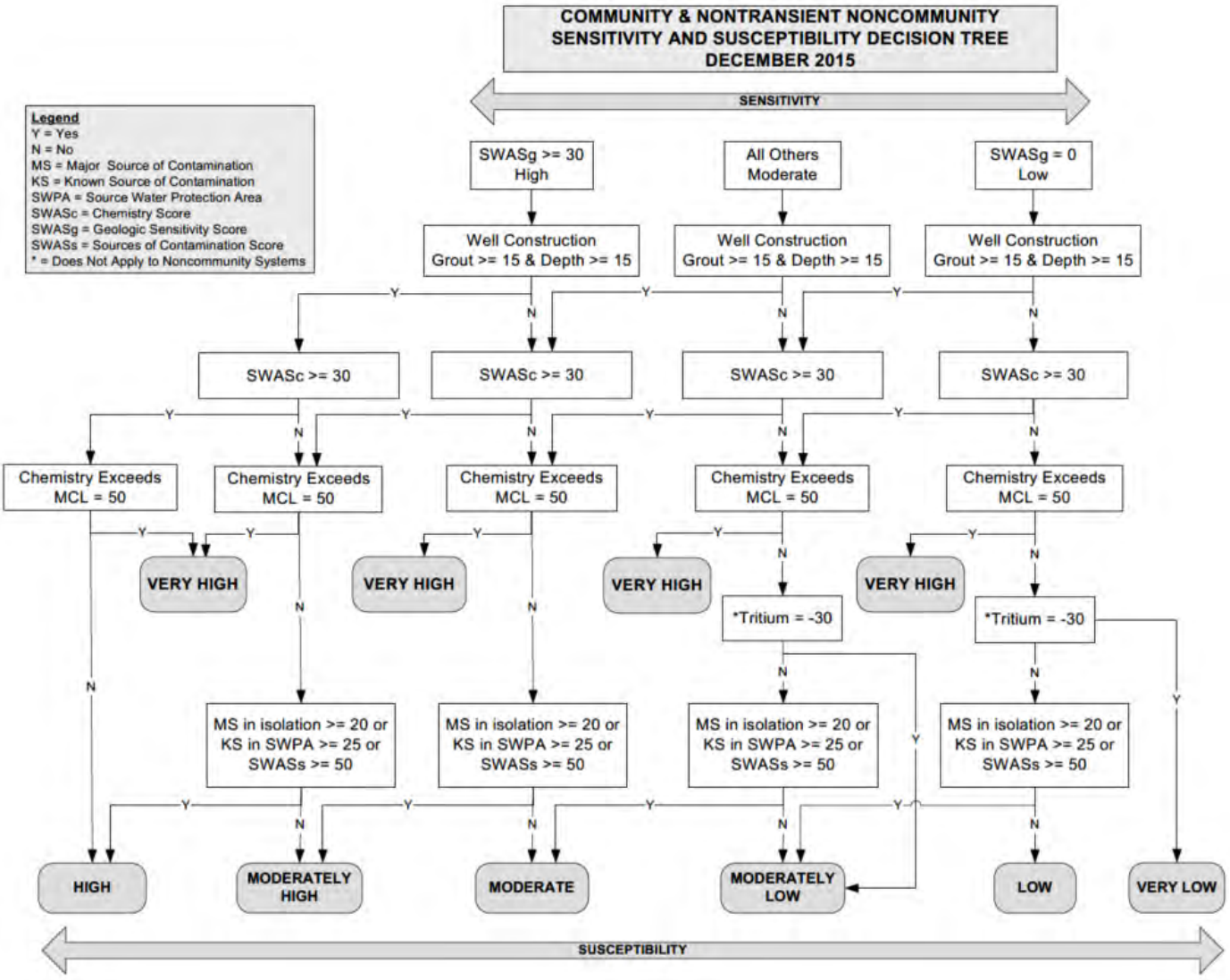
The total SWAS is factored with the Geologic Sensitivity to determine the overall susceptibility to contamination.

Source Water Assessment Score: SWAS(G) **30** + SWAS(W) **20** + SWAS(C) **0**+ SWAS(S) **125**+ Isolation Points **10** = SWAS **185**

Susceptibility Determination

Susceptibility is a means to identify the relative potential of contamination for public water supply sources. Although little can be done to improve geologic sensitivity to afford more protection for your well, some actions can be taken to decrease susceptibility (lessen the potential for contamination). This might mean installing a new well, properly plugging an unused well, eliminating a potential source of contamination such as a fuel storage tank, or following best management practices.

Susceptibility Determination: **Moderately High**


COMMUNITY & NONTRANSIENT NONCOMMUNITY
SENSITIVITY AND SUSCEPTIBILITY DECISION TREE
DECEMBER 2015
Legend
Y = Yes
N = No
MS = Major Source of Contamination
KS = Known Source of Contamination
SWPA = Source Water Protection Area
SWASc = Chemistry Score
SWASg = Geologic Sensitivity Score
SWASs = Sources of Contamination Score
* = Does Not Apply to Noncommunity Systems
SENSITIVITY
SWASg >= 30 High
All Others Moderate
SWASg = 0 Low
Well Construction Grout >= 15 & Depth >= 15
SWASc >= 30
Chemistry Exceeds MCL = 50
VERY HIGH
*Tritium = -30
MS in isolation >= 20 or KS in SWPA >= 25 or SWASs >= 50
HIGH
MODERATELY HIGH
MODERATE
MODERATELY LOW
LOW
VERY LOW
SUSCEPTIBILITY

Community Water Supply
Source Water Assessment

City of Ionia - WL009A

114 N Kidd St PO BOX 496 Ionia MI 48846

SUBJECT: **City of Ionia - WL009A** – County: **Ionia** WSSN: **3370** Source ID: **9**

Provided is the Source Water Assessment (SWA) Report generated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Drinking Water and Environmental Health Division (DWEHD), for an active well providing water to your community water supply. This well was assessed by Kim Hippensteel.

The 1996 amendments to the Federal Safe Drinking Water Act require each state to develop and implement a Source Water Assessment Program to assess the susceptibility of all public water supply sources to contamination. This program requires EGLE to analyze source sensitivity, delineate source water areas, inventory contaminant sources, determine susceptibility, and assure the public is notified of this determination. EGLE, in cooperation with your local health department, has recently updated the information in your SWA. It is intended to assist owners and regulatory agencies in making decisions affecting their drinking water systems, future sampling, and groundwater protection efforts.

The susceptibility determination is noted at the end of your SWA Report. We encourage you to evaluate your current practices and to take action to increase water supply protection through best-management practices.

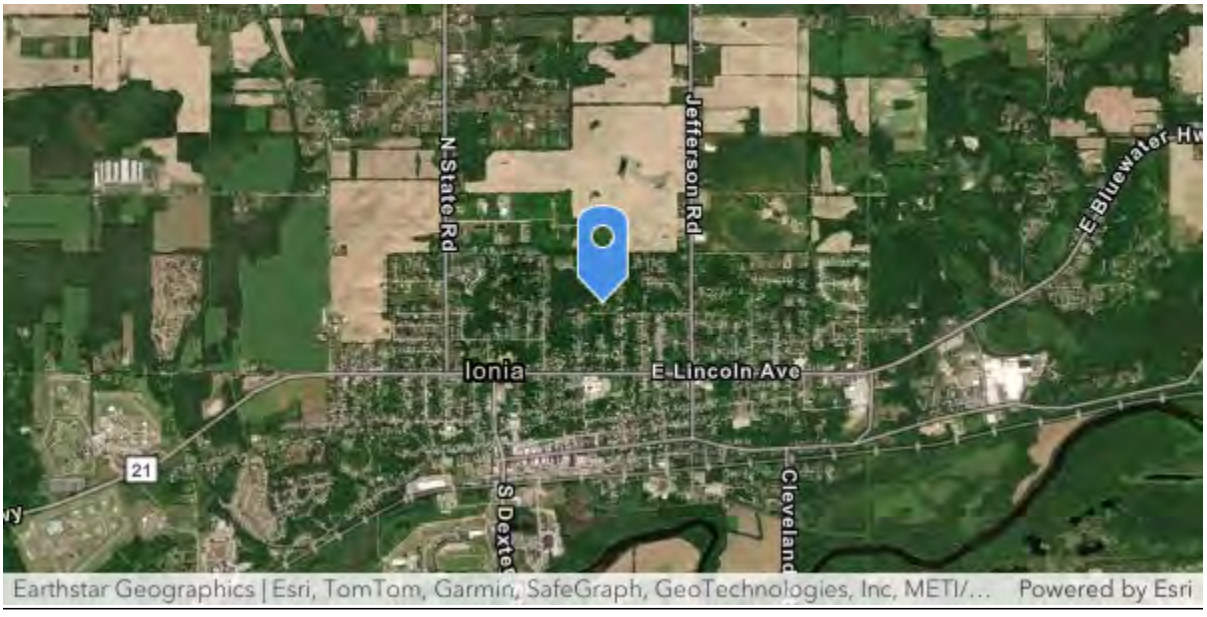
You are not required to take any specific action at this time. Our purpose is to notify you of your updated assessment. We encourage all public water supplies to implement source

water protection activities and hope this assessment serves as a tool to safeguard this valuable drinking water resource.

If you wish to discuss the scoring of your water source, you may contact your assessor, Kim Hippensteel at hippensteelk1@michigan.gov, or Jason Berndt, Environmental Quality Specialist, Emerging Contaminants Unit, Environmental Health Section, DWEHD, at 517-203-9631; BerndtJ1@Michigan.gov; or you may contact us by mail at EGLE-DWEHD-Emerging Contaminants Unit, P.O. Box 30817, Lansing, Michigan 48909-8311.

Sincerely,

Ian Smith, Supervisor
Emerging Contaminants Unit
Drinking Water and Environmental Health Division



What is SWAS?

The Source Water Assessment Score (SWAS) is a process that factors geologic and water well attributes, water chemistry, and the potential contaminant sources for each drinking water source into a ranking system to determine the relative potential for contamination. Generally, sources with lower scores are considered to be less susceptible to contamination than sources with higher scores. However, exceptions do exist. This assessment is required by the Michigan Source Water Assessment Program (SWAP) under the provisions of the 1996 amendments to the Federal Safe Drinking Water Act.

Source ID: **9**

Date Assessed: **February 27, 2025**

Well Record

A well record is a legal document describing the well location, construction, depth, soil formations penetrated, and capacity. Drilling contractors have been required to complete a well record and submit it to the owner, local health department, and State since 1967. The lack of information from a well record may increase the SWAS.

Wellogic (Secure1.State.MI.US/Wellogic) is the State's online electronic database for well record information.

Wellogic ID: **34000005489**

Geologic Sensitivity

The score represents the degree of natural protection afforded by the materials overlying the water bearing formation. Lower scores indicate more protection. Points are deducted based on the thickness and type of geologic material that overlies the source of water. Surface contaminants migrate downward at varying rates dependent upon geological material and thickness. CCM stands for Continuous Confining Material (e.g., clay). CPCM stands for Continuous Partially Confining Material (e.g., mix of sand and clay). More points are deducted for a thick clay layer than a thick sand and clay layer or thinner clay layer. Point Range 0-30.

CCM Points Deducted:	**0**
PCM Points Deducted:	**6**
Geologic Sensitivity SWAS(G):	**24**
Geologic Sensitivity Rating:	**moderate**

Well Construction

Points are added when a well lacks features that help protect the water supply from contamination. These include whether the well was grouted (sealing the space created between the casing and the soil formations during construction), the well age, how deep the casing extends into the ground, and pumping rate. Point range 0-15.

Susceptibility increases one level if well construction reflects an adverse condition.

Well Grouting Points:	**0**
Well Age Points:	**0**
Casing Depth Points:	**10**

Pumping Rate Points:	10
Well Construction SWAS(W):	20
Total SWAS(W) Points:	20

Water Chemistry and Isotope Data

Points are added if water sample results indicate detectable levels of nitrates or nitrites, volatile organic chemicals (solvents and fuel components), synthetic organic chemicals (pesticides and herbicides), or inorganics (metals, cyanide, arsenic). Point range 0-50.

(50 points = MCL exceedance).

Susceptibility is Very High if contaminants exceed the Maximum Contaminant Level (MCL)

Nitrates/ Nitrites:	10
Inorganics:	0
SOC:	0
VOC:	0
Radionuclides:	0
Tritium:	No
Total SWAS© Points:	10

Isolation from Sources of Contamination

Points are added based on the number and type of potential contaminant sources within the Source Water Protection Area (SWPA), which is the ten-year time of travel capture zone (delineated area). Points are added if the water supply does not own or control the isolation area (or another EGLE approved area). Examples include standard sources such as septic tanks, sewer lines, and surface waters; major sources are chemical and fuel storage, landfills, lagoons, and known plumes of groundwater contamination.

Major Sources >= 2,000 ft. and in SWPA:	**6** x 10
Major Sources within 2,000 ft.:	**0** x 20
Standard Sources within 200 ft.:	**1** x 10
Known Sources within SWPA:	**3** x 25
Total SWAS(S) Points:	**145**

Control of Isolation Area

Isolation Points: **10**

Source Water Assessment Score (SWAS)

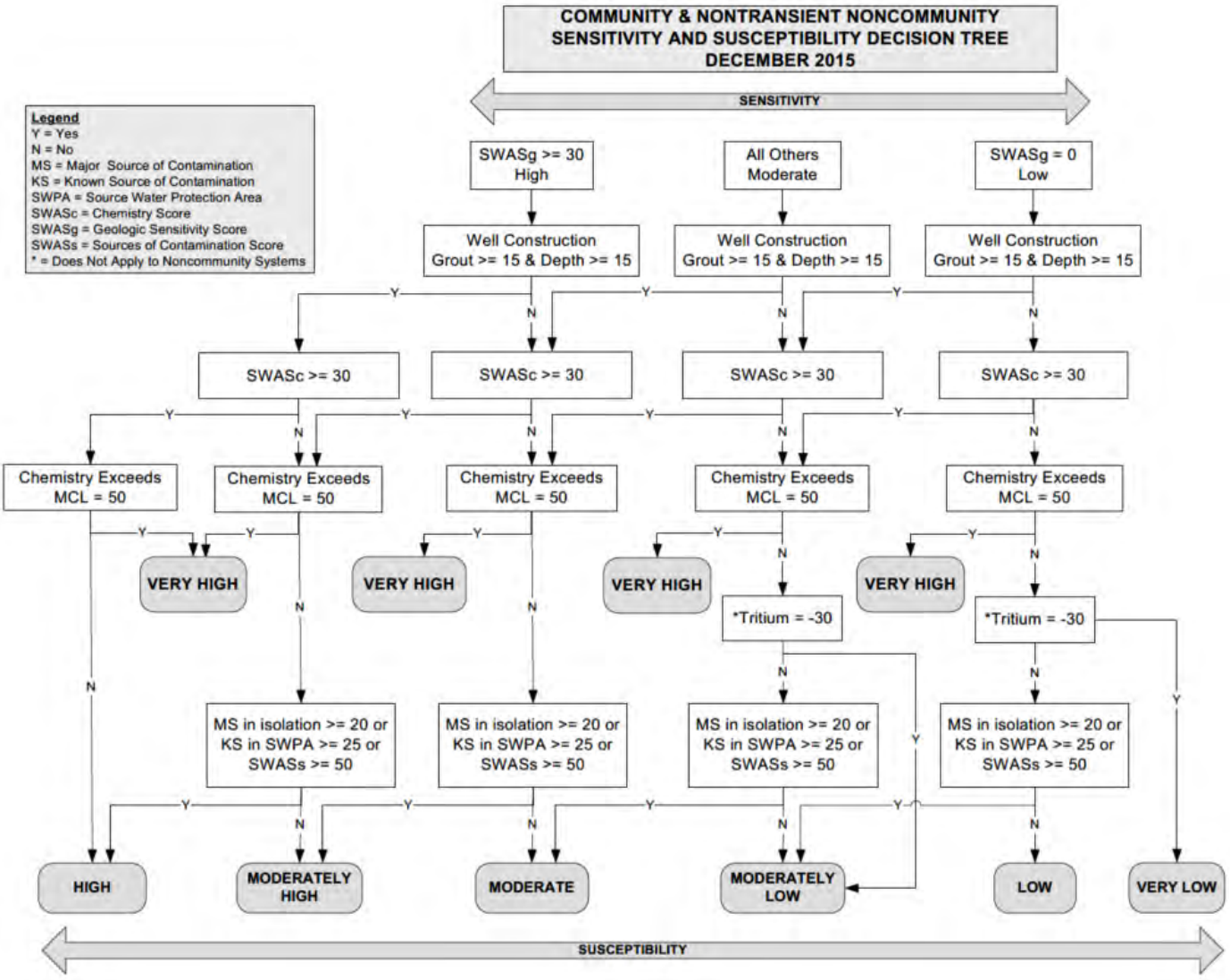
The total SWAS is factored with the Geologic Sensitivity to determine the overall susceptibility to contamination.

Source Water Assessment Score: SWAS(G) **24** + SWAS(W) **20** + SWAS(C) **10**+ SWAS(S) **145**+ Isolation Points **10** = SWAS **209**

Susceptibility Determination

Susceptibility is a means to identify the relative potential of contamination for public water supply sources. Although little can be done to improve geologic sensitivity to afford more protection for your well, some actions can be taken to decrease susceptibility (lessen the potential for contamination). This might mean installing a new well, properly plugging an unused well, eliminating a potential source of contamination such as a fuel storage tank, or following best management practices.

Susceptibility Determination: **Moderate**


COMMUNITY & NONTRANSIENT NONCOMMUNITY
SENSITIVITY AND SUSCEPTIBILITY DECISION TREE
DECEMBER 2015
Legend
Y = Yes
N = No
MS = Major Source of Contamination
KS = Known Source of Contamination
SWPA = Source Water Protection Area
SWASc = Chemistry Score
SWASg = Geologic Sensitivity Score
SWASs = Sources of Contamination Score
* = Does Not Apply to Noncommunity Systems
SENSITIVITY
SWASg >= 30 High
All Others Moderate
SWASg = 0 Low
Well Construction Grout >= 15 & Depth >= 15
SWASc >= 30
Chemistry Exceeds MCL = 50
VERY HIGH
*Tritium = -30
MS in isolation >= 20 or KS in SWPA >= 25 or SWASs >= 50
HIGH
MODERATELY HIGH
MODERATE
MODERATELY LOW
LOW
VERY LOW
SUSCEPTIBILITY

Community Water Supply
Source Water Assessment

City of Ionia--WL010A

114 N Kidd St PO BOX 496 Ionia MI 48846

SUBJECT: **City of Ionia--WL010A** – County: **Ionia** WSSN: **3370** Source ID: **10**

Provided is the Source Water Assessment (SWA) Report generated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Drinking Water and Environmental Health Division (DWEHD), for an active well providing water to your community water supply. This well was assessed by Kim Hippensteel.

The 1996 amendments to the Federal Safe Drinking Water Act require each state to develop and implement a Source Water Assessment Program to assess the susceptibility of all public water supply sources to contamination. This program requires EGLE to analyze source sensitivity, delineate source water areas, inventory contaminant sources, determine susceptibility, and assure the public is notified of this determination. EGLE, in cooperation with your local health department, has recently updated the information in your SWA. It is intended to assist owners and regulatory agencies in making decisions affecting their drinking water systems, future sampling, and groundwater protection efforts.

The susceptibility determination is noted at the end of your SWA Report. We encourage you to evaluate your current practices and to take action to increase water supply protection through best-management practices.

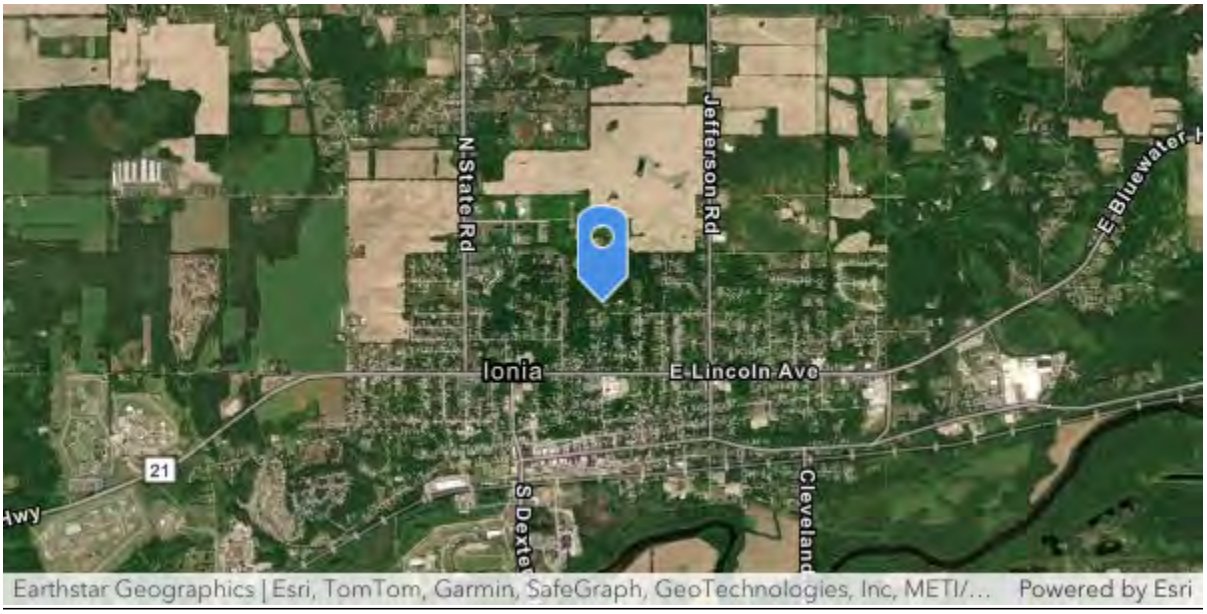
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water protection activities and hope this assessment serves as a tool to safeguard this valuable drinking water resource.

If you wish to discuss the scoring of your water source, you may contact your assessor, Kim Hippensteel at hippensteelk1@michigan.gov, or Jason Berndt, Environmental Quality Specialist, Emerging Contaminants Unit, Environmental Health Section, DWEHD, at 517-203-9631; BerndtJ1@Michigan.gov; or you may contact us by mail at EGLE-DWEHD-Emerging Contaminants Unit, P.O. Box 30817, Lansing, Michigan 48909-8311.

Sincerely,

Ian Smith, Supervisor
Emerging Contaminants Unit
Drinking Water and Environmental Health Division



What is SWAS?

The Source Water Assessment Score (SWAS) is a process that factors geologic and water well attributes, water chemistry, and the potential contaminant sources for each drinking water source into a ranking system to determine the relative potential for contamination. Generally, sources with lower scores are considered to be less susceptible to contamination than sources with higher scores. However, exceptions do exist. This assessment is required by the Michigan Source Water Assessment Program (SWAP) under the provisions of the 1996 amendments to the Federal Safe Drinking Water Act.

Source ID: **10**

Date Assessed: **February 27, 2025**

Well Record

A well record is a legal document describing the well location, construction, depth, soil formations penetrated, and capacity. Drilling contractors have been required to complete a well record and submit it to the owner, local health department, and State since 1967. The lack of information from a well record may increase the SWAS.

Wellogic (Secure1.State.MI.US/Wellogic) is the State's online electronic database for well record information.

Wellogic ID: **34000006543**

Geologic Sensitivity

The score represents the degree of natural protection afforded by the materials overlying the water bearing formation. Lower scores indicate more protection. Points are deducted based on the thickness and type of geologic material that overlies the source of water. Surface contaminants migrate downward at varying rates dependent upon geological material and thickness. CCM stands for Continuous Confining Material (e.g., clay). CPCM stands for Continuous Partially Confining Material (e.g., mix of sand and clay). More points are deducted for a thick clay layer than a thick sand and clay layer or thinner clay layer. Point Range 0-30.

CCM Points Deducted:	**0**
PCM Points Deducted:	**0**
Geologic Sensitivity SWAS(G):	**30**
Geologic Sensitivity Rating:	**high**

Well Construction

Points are added when a well lacks features that help protect the water supply from contamination. These include whether the well was grouted (sealing the space created between the casing and the soil formations during construction), the well age, how deep the casing extends into the ground, and pumping rate. Point range 0-15.

Susceptibility increases one level if well construction reflects an adverse condition.

Well Grouting Points:	**0**
Well Age Points:	**0**
Casing Depth Points:	**10**

Pumping Rate Points:	10
Well Construction SWAS(W):	20
Total SWAS(W) Points:	20

Water Chemistry and Isotope Data

Points are added if water sample results indicate detectable levels of nitrates or nitrites, volatile organic chemicals (solvents and fuel components), synthetic organic chemicals (pesticides and herbicides), or inorganics (metals, cyanide, arsenic). Point range 0-50.

(50 points = MCL exceedance).

Susceptibility is Very High if contaminants exceed the Maximum Contaminant Level (MCL)

Nitrates/ Nitrites:	10
Inorganics:	0
SOC:	0
VOC:	0
Radionuclides:	0
Tritium:	No
Total SWAS© Points:	10

Isolation from Sources of Contamination

Points are added based on the number and type of potential contaminant sources within the Source Water Protection Area (SWPA), which is the ten-year time of travel capture zone (delineated area). Points are added if the water supply does not own or control the isolation area (or another EGLE approved area). Examples include standard sources such as septic tanks, sewer lines, and surface waters; major sources are chemical and fuel storage, landfills, lagoons, and known plumes of groundwater contamination.

Major Sources >= 2,000 ft. and in SWPA:	**5** x 10
Major Sources within 2,000 ft.:	**1** x 20
Standard Sources within 200 ft.:	**1** x 10
Known Sources within SWPA:	**3** x 25
Total SWAS(S) Points:	**154**

Control of Isolation Area

Isolation Points: **10**

Source Water Assessment Score (SWAS)

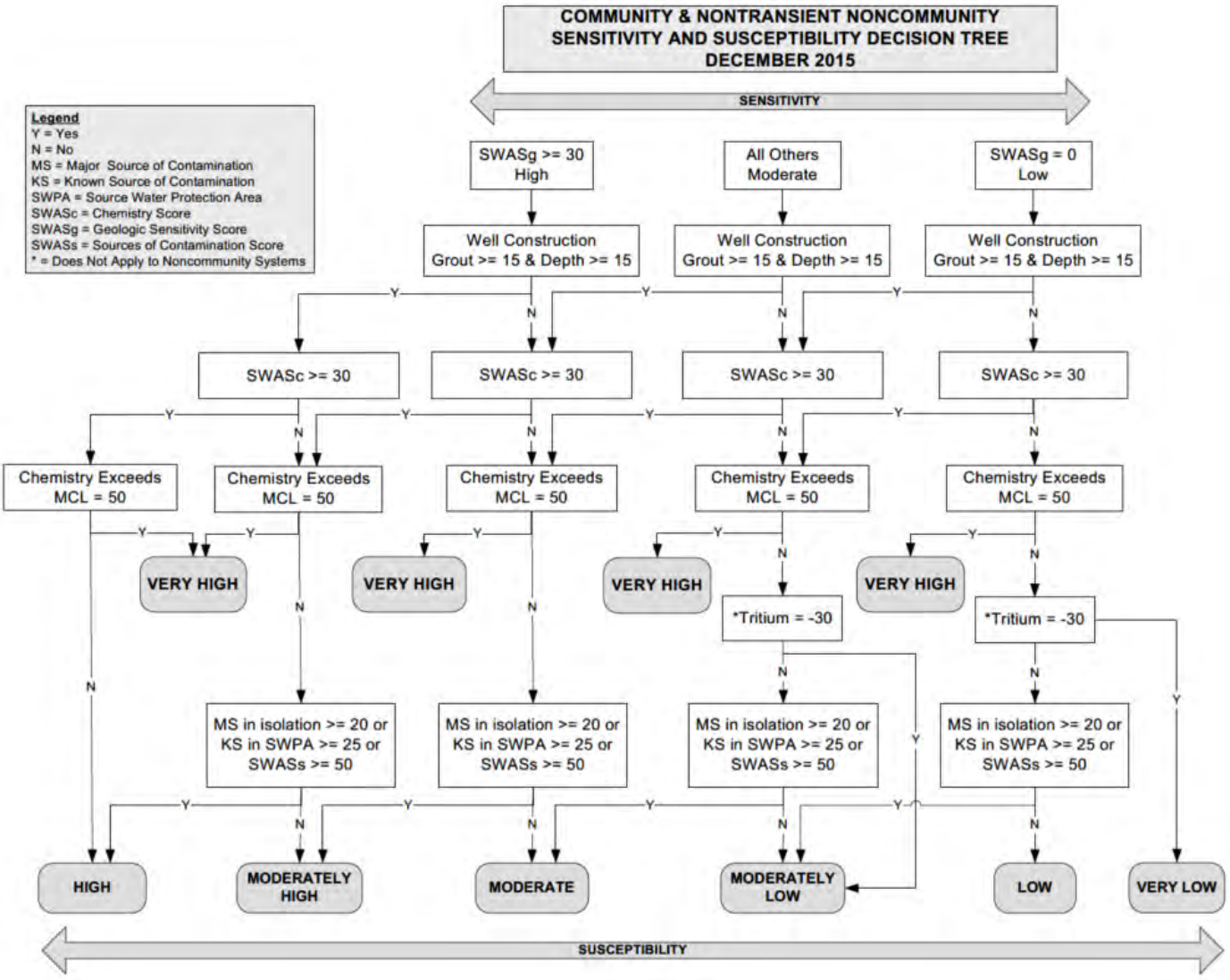
The total SWAS is factored with the Geologic Sensitivity to determine the overall susceptibility to contamination.

Source Water Assessment Score: SWAS(G) **30** + SWAS(W) **20** + SWAS(C) **10**+ SWAS(S) **154**+ Isolation Points **10** = SWAS **224**

Susceptibility Determination

Susceptibility is a means to identify the relative potential of contamination for public water supply sources. Although little can be done to improve geologic sensitivity to afford more protection for your well, some actions can be taken to decrease susceptibility (lessen the potential for contamination). This might mean installing a new well, properly plugging an unused well, eliminating a potential source of contamination such as a fuel storage tank, or following best management practices.

Susceptibility Determination: **Moderately High**


COMMUNITY & NONTRANSIENT NONCOMMUNITY
SENSITIVITY AND SUSCEPTIBILITY DECISION TREE
DECEMBER 2015
Legend
Y = Yes
N = No
MS = Major Source of Contamination
KS = Known Source of Contamination
SWPA = Source Water Protection Area
SWASc = Chemistry Score
SWASg = Geologic Sensitivity Score
SWASs = Sources of Contamination Score
* = Does Not Apply to Noncommunity Systems
SENSITIVITY
SWASg >= 30 High
All Others Moderate
SWASg = 0 Low
Well Construction Grout >= 15 & Depth >= 15
SWASc >= 30
Chemistry Exceeds MCL = 50
VERY HIGH
*Tritium = -30
MS in isolation >= 20 or KS in SWPA >= 25 or SWASs >= 50
HIGH
MODERATELY HIGH
MODERATE
MODERATELY LOW
LOW
VERY LOW
SUSCEPTIBILITY

Community Water Supply
Source Water Assessment

IONIA - WL011A

JOE LAFLER; (616)523-0165; 720 WELLS ST, PO BOX 496, IONIA, MI 48846

SUBJECT: **IONIA - WL011A** – County: **Ionia** WSSN: **03370** Source ID: **11**

Provided is the Source Water Assessment (SWA) Report generated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Drinking Water and Environmental Health Division (DWEHD), for an active well providing water to your community water supply. This well was assessed by LAUREN JASKOT.

The 1996 amendments to the Federal Safe Drinking Water Act require each state to develop and implement a Source Water Assessment Program to assess the susceptibility of all public water supply sources to contamination. This program requires EGLE to analyze source sensitivity, delineate source water areas, inventory contaminant sources, determine susceptibility, and assure the public is notified of this determination. EGLE, in cooperation with your local health department, has recently updated the information in your SWA. It is intended to assist owners and regulatory agencies in making decisions affecting their drinking water systems, future sampling, and groundwater protection efforts.

The susceptibility determination is noted at the end of your SWA Report. We encourage you to evaluate your current practices and to take action to increase water supply protection through best-management practices.

You are not required to take any specific action at this time. Our purpose is to notify you of your updated assessment. We encourage all public water supplies to implement source

water protection activities and hope this assessment serves as a tool to safeguard this valuable drinking water resource.

If you wish to discuss the scoring of your water source, you may contact your assessor, LAUREN JASKOT at jaskotl@Michigan.gov, or Jason Berndt, Environmental Quality Specialist, Emerging Contaminants Unit, Environmental Health Section, DWEHD, at 517-203-9631; BerndtJ1@Michigan.gov; or you may contact us by mail at EGLE-DWEHD-Emerging Contaminants Unit, P.O. Box 30817, Lansing, Michigan 48909-8311.

Sincerely,

Ian Smith, Supervisor
Emerging Contaminants Unit
Drinking Water and Environmental Health Division



What is SWAS?

The Source Water Assessment Score (SWAS) is a process that factors geologic and water well attributes, water chemistry, and the potential contaminant sources for each drinking water source into a ranking system to determine the relative potential for contamination. Generally, sources with lower scores are considered to be less susceptible to contamination than sources with higher scores. However, exceptions do exist. This assessment is required by the Michigan Source Water Assessment Program (SWAP) under the provisions of the 1996 amendments to the Federal Safe Drinking Water Act.

Source ID: **11**

Date Assessed: **February 27, 2025**

Well Record

A well record is a legal document describing the well location, construction, depth, soil formations penetrated, and capacity. Drilling contractors have been required to complete a well record and submit it to the owner, local health department, and State since 1967. The lack of information from a well record may increase the SWAS.

Wellogic (Secure1.State.MI.US/Wellogic) is the State's online electronic database for well record information.

Wellogic ID: **34000000121**

Geologic Sensitivity

The score represents the degree of natural protection afforded by the materials overlying the water bearing formation. Lower scores indicate more protection. Points are deducted based on the thickness and type of geologic material that overlies the source of water. Surface contaminants migrate downward at varying rates dependent upon geological material and thickness. CCM stands for Continuous Confining Material (e.g., clay). CPCM stands for Continuous Partially Confining Material (e.g., mix of sand and clay). More points are deducted for a thick clay layer than a thick sand and clay layer or thinner clay layer. Point Range 0-30.

CCM Points Deducted:	**0**
PCM Points Deducted:	**24**
Geologic Sensitivity SWAS(G):	**6**
Geologic Sensitivity Rating:	**moderate**

Well Construction

Points are added when a well lacks features that help protect the water supply from contamination. These include whether the well was grouted (sealing the space created between the casing and the soil formations during construction), the well age, how deep the casing extends into the ground, and pumping rate. Point range 0-15.

Susceptibility increases one level if well construction reflects an adverse condition.

Well Grouting Points:	**15**
Well Age Points:	**15**
Casing Depth Points:	**10**

Pumping Rate Points:	**10**
Well Construction SWAS(W):	**50**
Total SWAS(W) Points:	**50**

Water Chemistry and Isotope Data

Points are added if water sample results indicate detectable levels of nitrates or nitrites, volatile organic chemicals (solvents and fuel components), synthetic organic chemicals (pesticides and herbicides), or inorganics (metals, cyanide, arsenic). Point range 0-50.

(50 points = MCL exceedance).

Susceptibility is Very High if contaminants exceed the Maximum Contaminant Level (MCL)

Nitrates/ Nitrites:	**0**
Inorganics:	**0**
SOC:	**0**
VOC:	**0**
Radionuclides:	**0**
Tritium:	**No**
Total SWAS© Points:	**0**

Isolation from Sources of Contamination

Points are added based on the number and type of potential contaminant sources within the Source Water Protection Area (SWPA), which is the ten-year time of travel capture zone (delineated area). Points are added if the water supply does not own or control the isolation area (or another EGLE approved area). Examples include standard sources such as septic tanks, sewer lines, and surface waters; major sources are chemical and fuel storage, landfills, lagoons, and known plumes of groundwater contamination.

Major Sources >= 2,000 ft. and in SWPA:	**4** x 10
Major Sources within 2,000 ft.:	**0** x 20
Standard Sources within 200 ft.:	**0** x 10
Known Sources within SWPA:	**3** x 25
Total SWAS(S) Points:	**115**

Control of Isolation Area

Isolation Points: **0**

Source Water Assessment Score (SWAS)

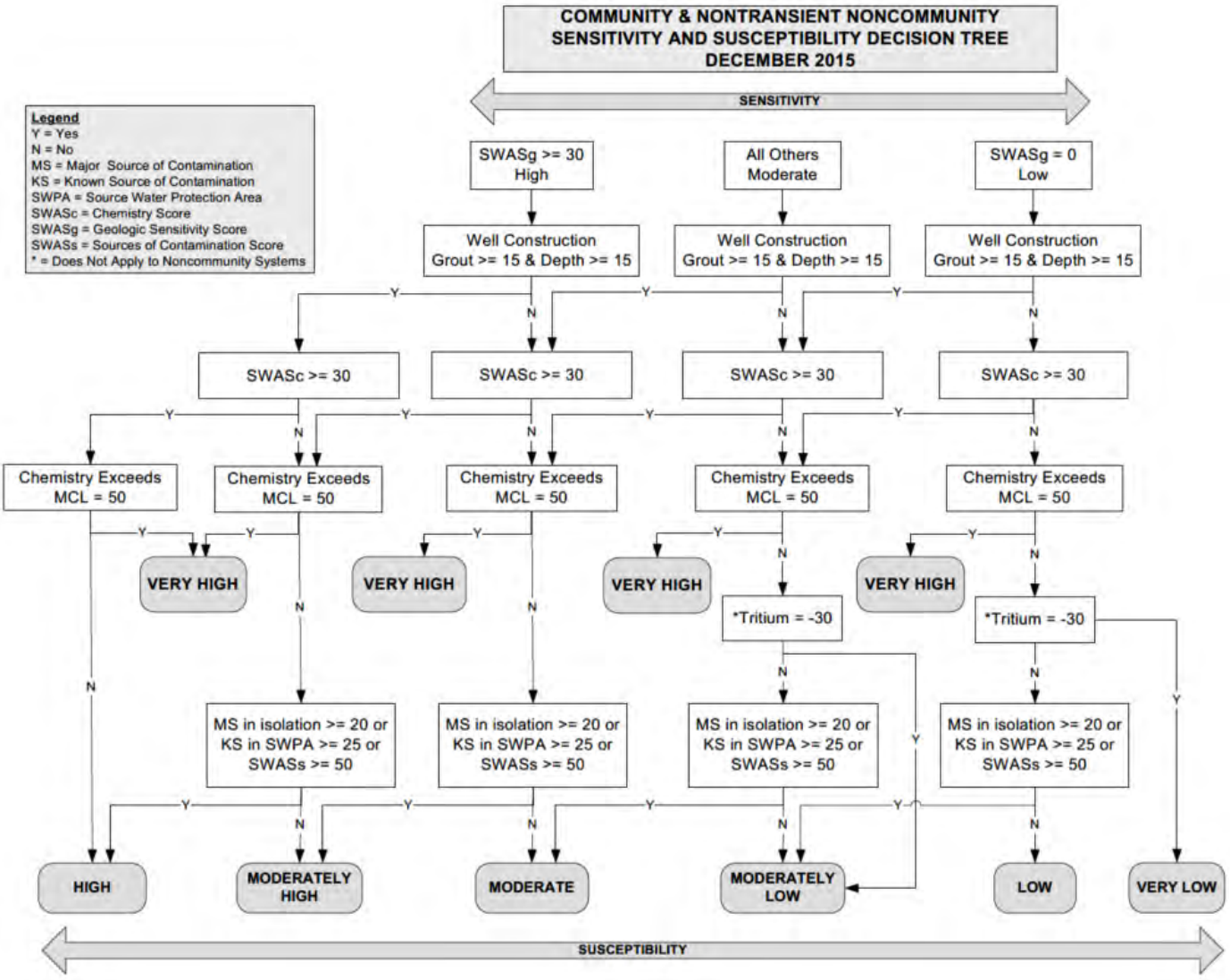
The total SWAS is factored with the Geologic Sensitivity to determine the overall susceptibility to contamination.

Source Water Assessment Score: SWAS(G) **6** + SWAS(W) **50** + SWAS(C) **0**+ SWAS(S) **115**+ Isolation Points **0** = SWAS **171**

Susceptibility Determination

Susceptibility is a means to identify the relative potential of contamination for public water supply sources. Although little can be done to improve geologic sensitivity to afford more protection for your well, some actions can be taken to decrease susceptibility (lessen the potential for contamination). This might mean installing a new well, properly plugging an unused well, eliminating a potential source of contamination such as a fuel storage tank, or following best management practices.

Susceptibility Determination: **Moderate**


COMMUNITY & NONTRANSIENT NONCOMMUNITY
SENSITIVITY AND SUSCEPTIBILITY DECISION TREE
DECEMBER 2015
Legend
Y = Yes
N = No
MS = Major Source of Contamination
KS = Known Source of Contamination
SWPA = Source Water Protection Area
SWASc = Chemistry Score
SWASg = Geologic Sensitivity Score
SWASs = Sources of Contamination Score
* = Does Not Apply to Noncommunity Systems
SENSITIVITY
SWASg >= 30 High
All Others Moderate
SWASg = 0 Low
Well Construction Grout >= 15 & Depth >= 15
SWASc >= 30
Chemistry Exceeds MCL = 50
VERY HIGH
*Tritium = -30
MS in isolation >= 20 or KS in SWPA >= 25 or SWASs >= 50
HIGH
MODERATELY HIGH
MODERATE
MODERATELY LOW
LOW
VERY LOW
SUSCEPTIBILITY

Community Water Supply
Source Water Assessment

City of Ionia - WL12A

720 Wells Street, Ionia, MI 48846

SUBJECT: **City of Ionia - WL12A** – County: **Ionia** WSSN: **03370** Source ID: **12**

Provided is the Source Water Assessment (SWA) Report generated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Drinking Water and Environmental Health Division (DWEHD), for an active well providing water to your community water supply. This well was assessed by Brandon Ryan.

The 1996 amendments to the Federal Safe Drinking Water Act require each state to develop and implement a Source Water Assessment Program to assess the susceptibility of all public water supply sources to contamination. This program requires EGLE to analyze source sensitivity, delineate source water areas, inventory contaminant sources, determine susceptibility, and assure the public is notified of this determination. EGLE, in cooperation with your local health department, has recently updated the information in your SWA. It is intended to assist owners and regulatory agencies in making decisions affecting their drinking water systems, future sampling, and groundwater protection efforts.

The susceptibility determination is noted at the end of your SWA Report. We encourage you to evaluate your current practices and to take action to increase water supply protection through best-management practices.

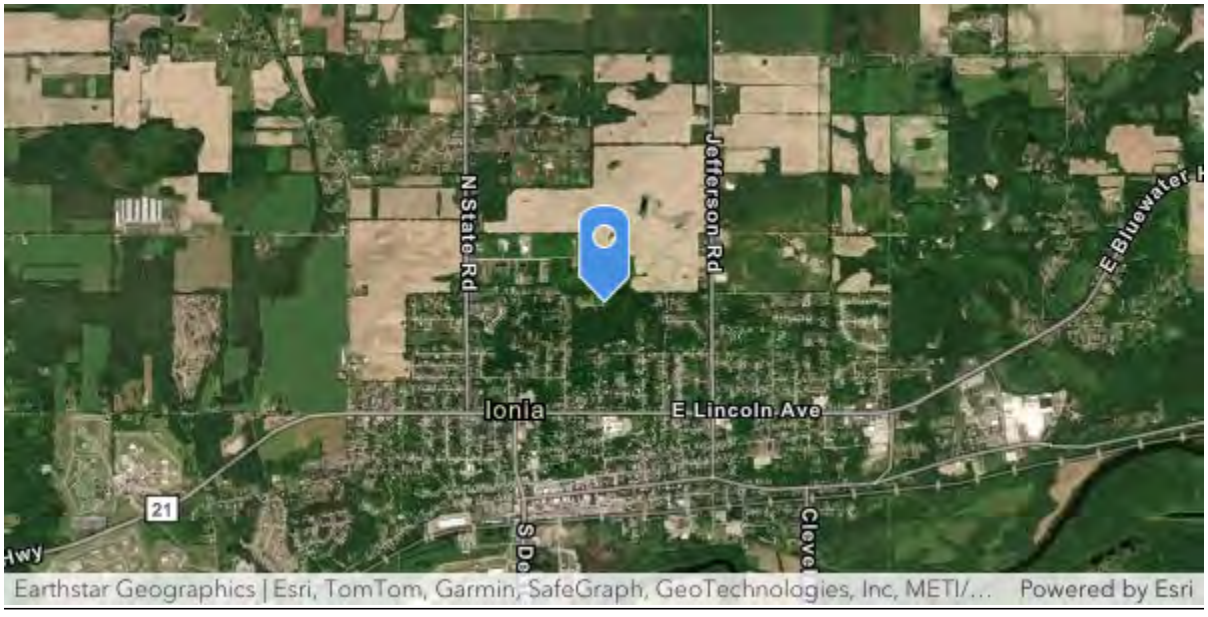
You are not required to take any specific action at this time. Our purpose is to notify you of your updated assessment. We encourage all public water supplies to implement source

water protection activities and hope this assessment serves as a tool to safeguard this valuable drinking water resource.

If you wish to discuss the scoring of your water source, you may contact your assessor, Brandon Ryan at RyanB5@Michigan.gov, or Jason Berndt, Environmental Quality Specialist, Emerging Contaminants Unit, Environmental Health Section, DWEHD, at 517-203-9631; BerndtJ1@Michigan.gov; or you may contact us by mail at EGLE-DWEHD-Emerging Contaminants Unit, P.O. Box 30817, Lansing, Michigan 48909-8311.

Sincerely,

Ian Smith, Supervisor
Emerging Contaminants Unit
Drinking Water and Environmental Health Division



What is SWAS?

The Source Water Assessment Score (SWAS) is a process that factors geologic and water well attributes, water chemistry, and the potential contaminant sources for each drinking water source into a ranking system to determine the relative potential for contamination. Generally, sources with lower scores are considered to be less susceptible to contamination than sources with higher scores. However, exceptions do exist. This assessment is required by the Michigan Source Water Assessment Program (SWAP) under the provisions of the 1996 amendments to the Federal Safe Drinking Water Act.

Source ID: **12**

Date Assessed: **February 26, 2025**

Well Record

A well record is a legal document describing the well location, construction, depth, soil formations penetrated, and capacity. Drilling contractors have been required to complete a well record and submit it to the owner, local health department, and State since 1967. The lack of information from a well record may increase the SWAS.

Wellogic (Secure1.State.MI.US/Wellogic) is the State's online electronic database for well record information.

Wellogic ID: **34000006523**

Geologic Sensitivity

The score represents the degree of natural protection afforded by the materials overlying the water bearing formation. Lower scores indicate more protection. Points are deducted based on the thickness and type of geologic material that overlies the source of water. Surface contaminants migrate downward at varying rates dependent upon geological material and thickness. CCM stands for Continuous Confining Material (e.g., clay). CPCM stands for Continuous Partially Confining Material (e.g., mix of sand and clay). More points are deducted for a thick clay layer than a thick sand and clay layer or thinner clay layer. Point Range 0-30.

CCM Points Deducted:	**24**
PCM Points Deducted:	**0**
Geologic Sensitivity SWAS(G):	**6**
Geologic Sensitivity Rating:	**moderate**

Well Construction

Points are added when a well lacks features that help protect the water supply from contamination. These include whether the well was grouted (sealing the space created between the casing and the soil formations during construction), the well age, how deep the casing extends into the ground, and pumping rate. Point range 0-15.

Susceptibility increases one level if well construction reflects an adverse condition.

Well Grouting Points:	**0**
Well Age Points:	**0**
Casing Depth Points:	**5**

Pumping Rate Points:	5
Well Construction SWAS(W):	10
Total SWAS(W) Points:	10

Water Chemistry and Isotope Data

Points are added if water sample results indicate detectable levels of nitrates or nitrites, volatile organic chemicals (solvents and fuel components), synthetic organic chemicals (pesticides and herbicides), or inorganics (metals, cyanide, arsenic). Point range 0-50.

(50 points = MCL exceedance).

Susceptibility is Very High if contaminants exceed the Maximum Contaminant Level (MCL)

Nitrates/ Nitrites:	0
Inorganics:	0
SOC:	0
VOC:	0
Radionuclides:	10
Tritium:	No
Total SWAS© Points:	10

Isolation from Sources of Contamination

Points are added based on the number and type of potential contaminant sources within the Source Water Protection Area (SWPA), which is the ten-year time of travel capture zone (delineated area). Points are added if the water supply does not own or control the isolation area (or another EGLE approved area). Examples include standard sources such as septic tanks, sewer lines, and surface waters; major sources are chemical and fuel storage, landfills, lagoons, and known plumes of groundwater contamination.

Major Sources >= 2,000 ft. and in SWPA:	**0** x 10
Major Sources within 2,000 ft.:	**0** x 20
Standard Sources within 200 ft.:	**0** x 10
Known Sources within SWPA:	**3** x 25
Total SWAS(S) Points:	**75**

Control of Isolation Area

Isolation Points: **0**

Source Water Assessment Score (SWAS)

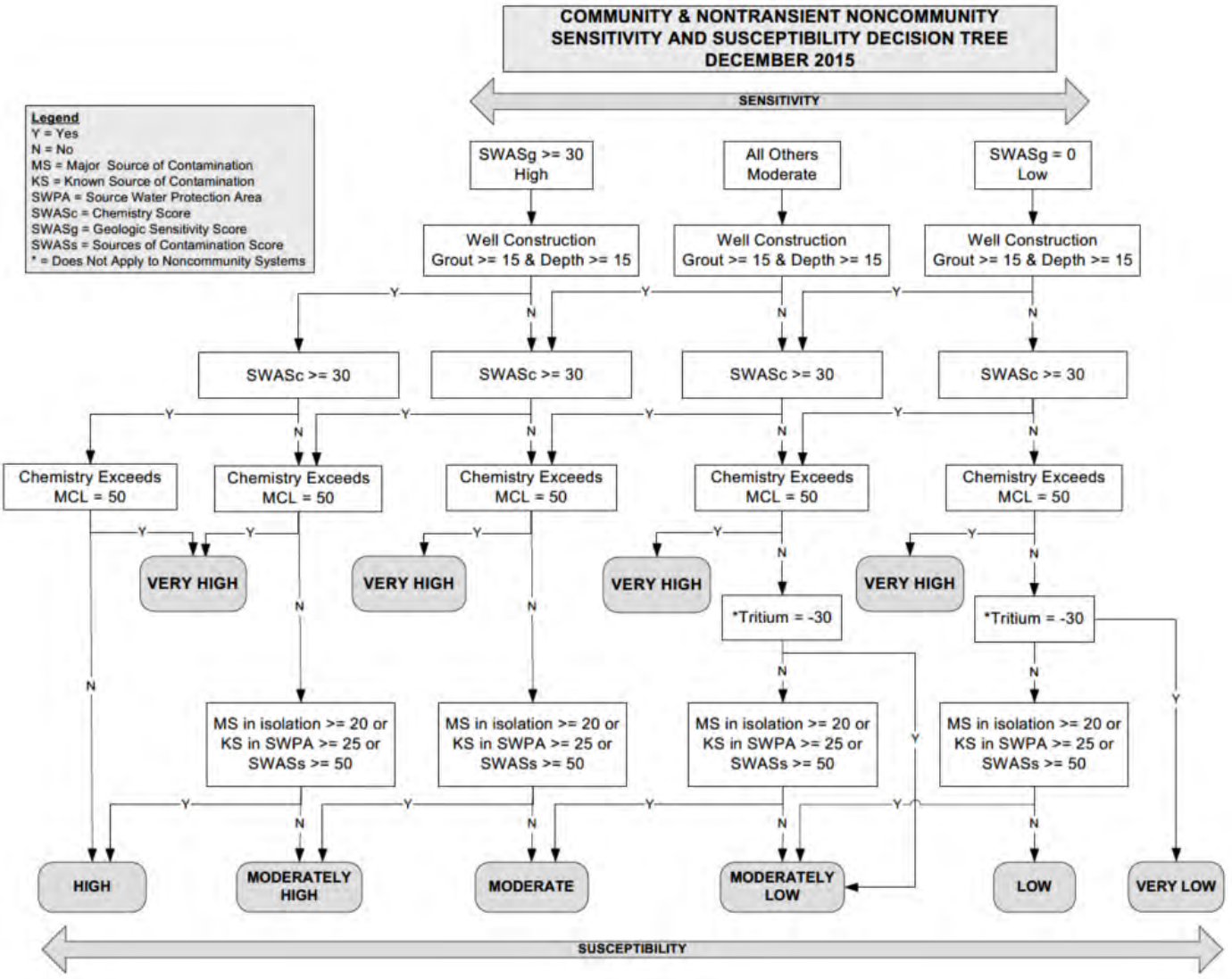
The total SWAS is factored with the Geologic Sensitivity to determine the overall susceptibility to contamination.

Source Water Assessment Score: SWAS(G) **6** + SWAS(W) **10** + SWAS(C) **10**+ SWAS(S) **75**+ Isolation Points **0** = SWAS **101**

Susceptibility Determination

Susceptibility is a means to identify the relative potential of contamination for public water supply sources. Although little can be done to improve geologic sensitivity to afford more protection for your well, some actions can be taken to decrease susceptibility (lessen the potential for contamination). This might mean installing a new well, properly plugging an unused well, eliminating a potential source of contamination such as a fuel storage tank, or following best management practices.

Susceptibility Determination: **Moderate**


COMMUNITY & NONTRANSIENT NONCOMMUNITY
SENSITIVITY AND SUSCEPTIBILITY DECISION TREE
DECEMBER 2015
Legend
Y = Yes
N = No
MS = Major Source of Contamination
KS = Known Source of Contamination
SWPA = Source Water Protection Area
SWASc = Chemistry Score
SWASg = Geologic Sensitivity Score
SWASs = Sources of Contamination Score
* = Does Not Apply to Noncommunity Systems
SENSITIVITY
SWASg >= 30 High
All Others Moderate
SWASg = 0 Low
Well Construction Grout >= 15 & Depth >= 15
SWASc >= 30
Chemistry Exceeds MCL = 50
VERY HIGH
*Tritium = -30
MS in isolation >= 20 or KS in SWPA >= 25 or SWASs >= 50
HIGH
MODERATELY HIGH
MODERATE
MODERATELY LOW
LOW
VERY LOW
SUSCEPTIBILITY

Community Water Supply
Source Water Assessment

City of Ionia - WL13A

720 Wells Street, Ionia, MI 48846

SUBJECT: **City of Ionia - WL13A** – County: **Ionia** WSSN: **03370** Source ID: **13**

Provided is the Source Water Assessment (SWA) Report generated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Drinking Water and Environmental Health Division (DWEHD), for an active well providing water to your community water supply. This well was assessed by Brandon Ryan.

The 1996 amendments to the Federal Safe Drinking Water Act require each state to develop and implement a Source Water Assessment Program to assess the susceptibility of all public water supply sources to contamination. This program requires EGLE to analyze source sensitivity, delineate source water areas, inventory contaminant sources, determine susceptibility, and assure the public is notified of this determination. EGLE, in cooperation with your local health department, has recently updated the information in your SWA. It is intended to assist owners and regulatory agencies in making decisions affecting their drinking water systems, future sampling, and groundwater protection efforts.

The susceptibility determination is noted at the end of your SWA Report. We encourage you to evaluate your current practices and to take action to increase water supply protection through best-management practices.

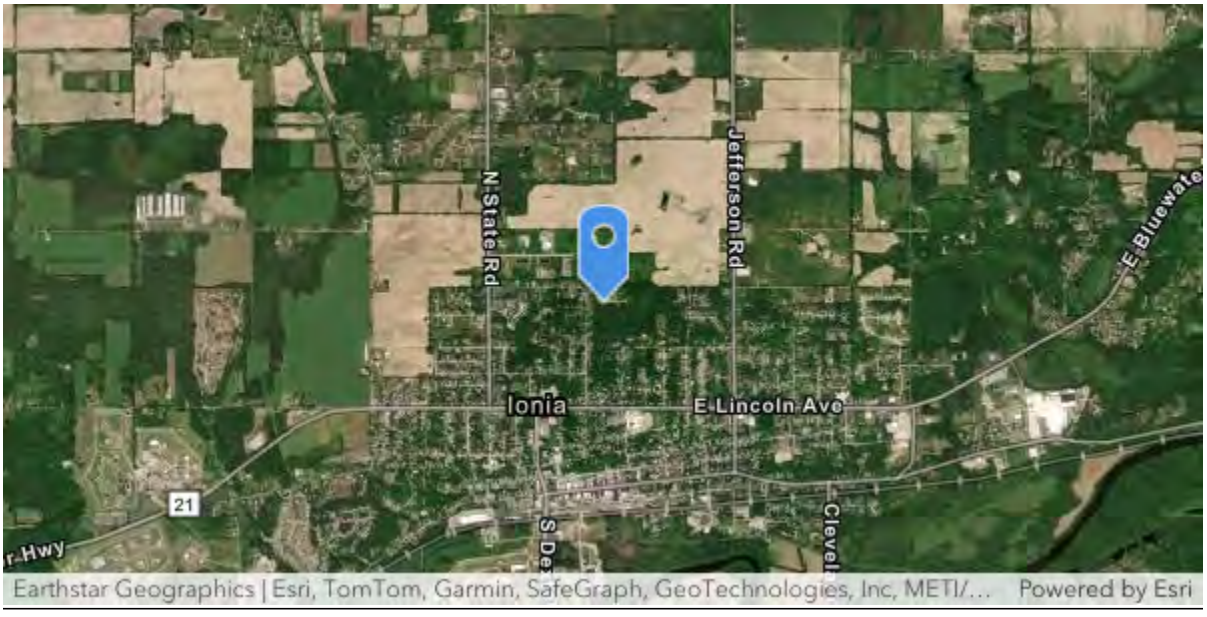
You are not required to take any specific action at this time. Our purpose is to notify you of your updated assessment. We encourage all public water supplies to implement source

water protection activities and hope this assessment serves as a tool to safeguard this valuable drinking water resource.

If you wish to discuss the scoring of your water source, you may contact your assessor, Brandon Ryan at RyanB5@Michigan.gov, or Jason Berndt, Environmental Quality Specialist, Emerging Contaminants Unit, Environmental Health Section, DWEHD, at 517-203-9631; BerndtJ1@Michigan.gov; or you may contact us by mail at EGLE-DWEHD-Emerging Contaminants Unit, P.O. Box 30817, Lansing, Michigan 48909-8311.

Sincerely,

Ian Smith, Supervisor
Emerging Contaminants Unit
Drinking Water and Environmental Health Division



What is SWAS?

The Source Water Assessment Score (SWAS) is a process that factors geologic and water well attributes, water chemistry, and the potential contaminant sources for each drinking water source into a ranking system to determine the relative potential for contamination. Generally, sources with lower scores are considered to be less susceptible to contamination than sources with higher scores. However, exceptions do exist. This assessment is required by the Michigan Source Water Assessment Program (SWAP) under the provisions of the 1996 amendments to the Federal Safe Drinking Water Act.

Source ID: **13**

Date Assessed: **February 26, 2025**

Well Record

A well record is a legal document describing the well location, construction, depth, soil formations penetrated, and capacity. Drilling contractors have been required to complete a well record and submit it to the owner, local health department, and State since 1967. The lack of information from a well record may increase the SWAS.

Wellogic (Secure1.State.MI.US/Wellogic) is the State's online electronic database for well record information.

Wellogic ID: **34000004430**

Geologic Sensitivity

The score represents the degree of natural protection afforded by the materials overlying the water bearing formation. Lower scores indicate more protection. Points are deducted based on the thickness and type of geologic material that overlies the source of water. Surface contaminants migrate downward at varying rates dependent upon geological material and thickness. CCM stands for Continuous Confining Material (e.g., clay). CPCM stands for Continuous Partially Confining Material (e.g., mix of sand and clay). More points are deducted for a thick clay layer than a thick sand and clay layer or thinner clay layer. Point Range 0-30.

CCM Points Deducted:	**6**
PCM Points Deducted:	**30**
Geologic Sensitivity SWAS(G):	**0**
Geologic Sensitivity Rating:	**low**

Well Construction

Points are added when a well lacks features that help protect the water supply from contamination. These include whether the well was grouted (sealing the space created between the casing and the soil formations during construction), the well age, how deep the casing extends into the ground, and pumping rate. Point range 0-15.

Susceptibility increases one level if well construction reflects an adverse condition.

Well Grouting Points:	**0**
Well Age Points:	**0**
Casing Depth Points:	**5**

Pumping Rate Points:	10
Well Construction SWAS(W):	15
Total SWAS(W) Points:	15

Water Chemistry and Isotope Data

Points are added if water sample results indicate detectable levels of nitrates or nitrites, volatile organic chemicals (solvents and fuel components), synthetic organic chemicals (pesticides and herbicides), or inorganics (metals, cyanide, arsenic). Point range 0-50.

(50 points = MCL exceedance).

Susceptibility is Very High if contaminants exceed the Maximum Contaminant Level (MCL)

Nitrates/ Nitrites:	0
Inorganics:	0
SOC:	0
VOC:	0
Radionuclides:	10
Tritium:	No
Total SWAS© Points:	10

Isolation from Sources of Contamination

Points are added based on the number and type of potential contaminant sources within the Source Water Protection Area (SWPA), which is the ten-year time of travel capture zone (delineated area). Points are added if the water supply does not own or control the isolation area (or another EGLE approved area). Examples include standard sources such as septic tanks, sewer lines, and surface waters; major sources are chemical and fuel storage, landfills, lagoons, and known plumes of groundwater contamination.

Major Sources >= 2,000 ft. and in SWPA:	**5** x 10
Major Sources within 2,000 ft.:	**0** x 20
Standard Sources within 200 ft.:	**1** x 10
Known Sources within SWPA:	**3** x 25
Total SWAS(S) Points:	**135**

Control of Isolation Area

Isolation Points: **0**

Source Water Assessment Score (SWAS)

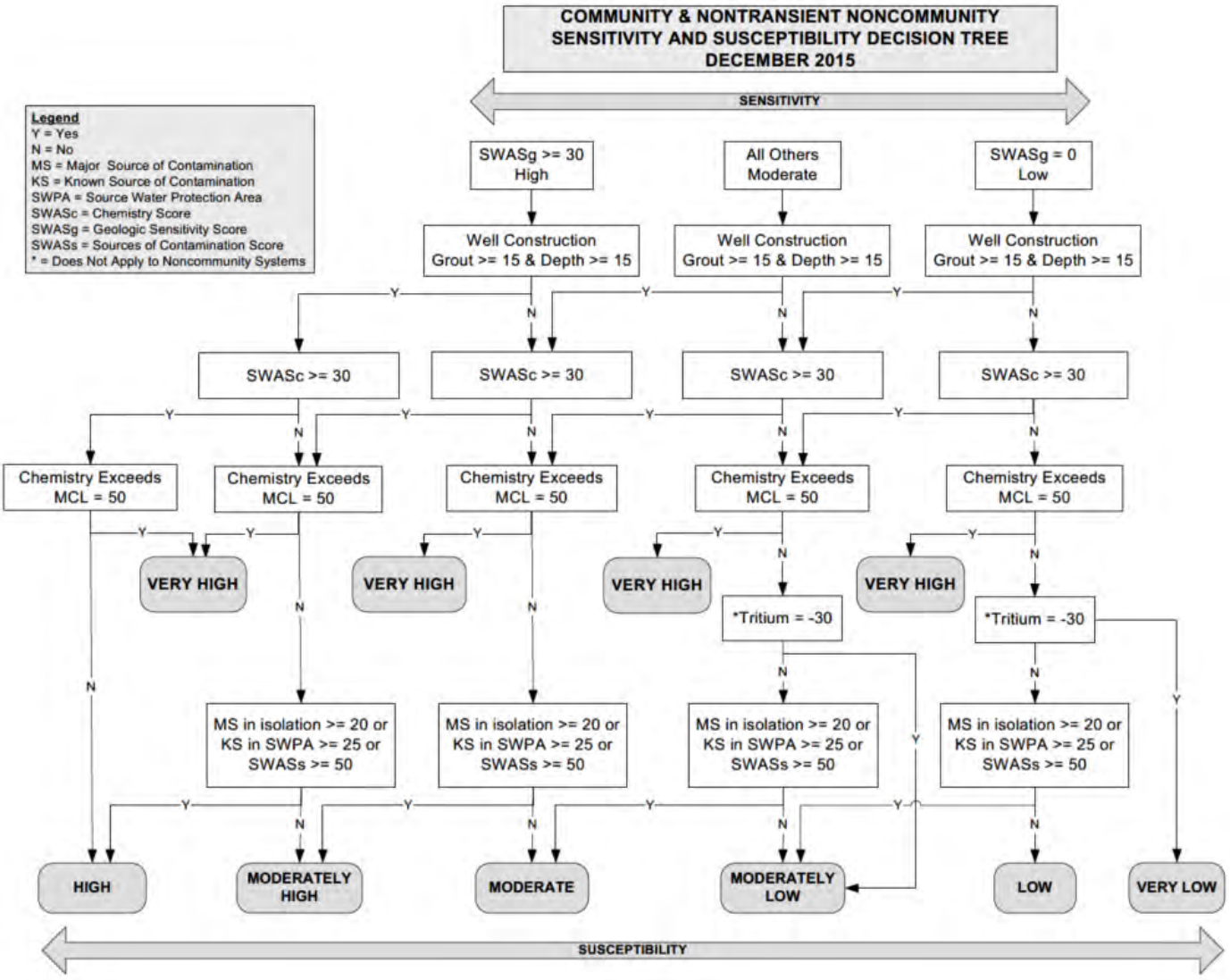
The total SWAS is factored with the Geologic Sensitivity to determine the overall susceptibility to contamination.

Source Water Assessment Score: SWAS(G) **0** + SWAS(W) **15** + SWAS(C) **10**+ SWAS(S) **135**+ Isolation Points **0** = SWAS **160**

Susceptibility Determination

Susceptibility is a means to identify the relative potential of contamination for public water supply sources. Although little can be done to improve geologic sensitivity to afford more protection for your well, some actions can be taken to decrease susceptibility (lessen the potential for contamination). This might mean installing a new well, properly plugging an unused well, eliminating a potential source of contamination such as a fuel storage tank, or following best management practices.

Susceptibility Determination: **Moderately Low**


COMMUNITY & NONTRANSIENT NONCOMMUNITY
SENSITIVITY AND SUSCEPTIBILITY DECISION TREE
DECEMBER 2015
Legend
Y = Yes
N = No
MS = Major Source of Contamination
KS = Known Source of Contamination
SWPA = Source Water Protection Area
SWASc = Chemistry Score
SWASg = Geologic Sensitivity Score
SWASs = Sources of Contamination Score
* = Does Not Apply to Noncommunity Systems
SENSITIVITY
SWASg >= 30 High
All Others Moderate
SWASg = 0 Low
Well Construction Grout >= 15 & Depth >= 15
SWASc >= 30
Chemistry Exceeds MCL = 50
VERY HIGH
*Tritium = -30
MS in isolation >= 20 or KS in SWPA >= 25 or SWASs >= 50
HIGH
MODERATELY HIGH
MODERATE
MODERATELY LOW
LOW
VERY LOW
SUSCEPTIBILITY

Community Water Supply
Source Water Assessment

IONIA - WL14A

Joe Lafler, 720 Wells St., PO Box 496, Ionia, MI 48846

SUBJECT: **IONIA - WL14A** – County: **Ionia** WSSN: **3370** Source ID: **14**

Provided is the Source Water Assessment (SWA) Report generated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Drinking Water and Environmental Health Division (DWEHD), for an active well providing water to your community water supply. This well was assessed by Danner Molnar.

The 1996 amendments to the Federal Safe Drinking Water Act require each state to develop and implement a Source Water Assessment Program to assess the susceptibility of all public water supply sources to contamination. This program requires EGLE to analyze source sensitivity, delineate source water areas, inventory contaminant sources, determine susceptibility, and assure the public is notified of this determination. EGLE, in cooperation with your local health department, has recently updated the information in your SWA. It is intended to assist owners and regulatory agencies in making decisions affecting their drinking water systems, future sampling, and groundwater protection efforts.

The susceptibility determination is noted at the end of your SWA Report. We encourage you to evaluate your current practices and to take action to increase water supply protection through best-management practices.

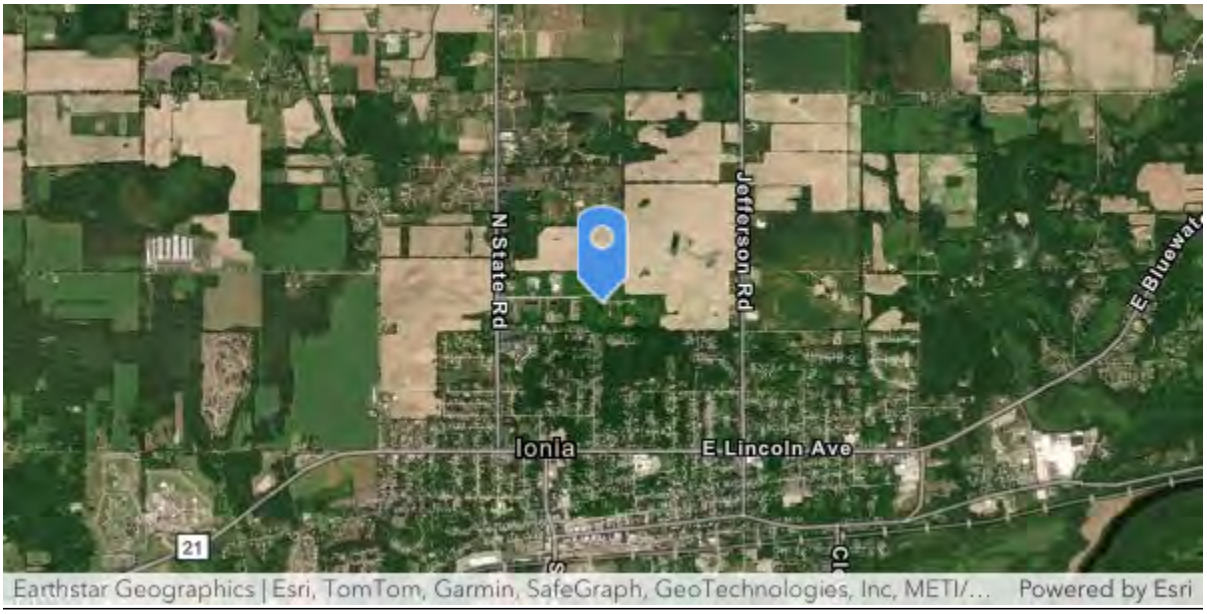
You are not required to take any specific action at this time. Our purpose is to notify you of your updated assessment. We encourage all public water supplies to implement source

water protection activities and hope this assessment serves as a tool to safeguard this valuable drinking water resource.

If you wish to discuss the scoring of your water source, you may contact your assessor, Danner Molnar at MolnarD2@Michigan.gov, or Jason Berndt, Environmental Quality Specialist, Emerging Contaminants Unit, Environmental Health Section, DWEHD, at 517-203-9631; BerndtJ1@Michigan.gov; or you may contact us by mail at EGLE-DWEHD-Emerging Contaminants Unit, P.O. Box 30817, Lansing, Michigan 48909-8311.

Sincerely,

Ian Smith, Supervisor
Emerging Contaminants Unit
Drinking Water and Environmental Health Division



What is SWAS?

The Source Water Assessment Score (SWAS) is a process that factors geologic and water well attributes, water chemistry, and the potential contaminant sources for each drinking water source into a ranking system to determine the relative potential for contamination. Generally, sources with lower scores are considered to be less susceptible to contamination than sources with higher scores. However, exceptions do exist. This assessment is required by the Michigan Source Water Assessment Program (SWAP) under the provisions of the 1996 amendments to the Federal Safe Drinking Water Act.

Source ID: **14**

Date Assessed: **February 27, 2025**

Well Record

A well record is a legal document describing the well location, construction, depth, soil formations penetrated, and capacity. Drilling contractors have been required to complete a well record and submit it to the owner, local health department, and State since 1967. The lack of information from a well record may increase the SWAS.

Wellogic (Secure1.State.MI.US/Wellogic) is the State's online electronic database for well record information.

Wellogic ID: **34000002452**

Geologic Sensitivity

The score represents the degree of natural protection afforded by the materials overlying the water bearing formation. Lower scores indicate more protection. Points are deducted based on the thickness and type of geologic material that overlies the source of water. Surface contaminants migrate downward at varying rates dependent upon geological material and thickness. CCM stands for Continuous Confining Material (e.g., clay). CPCM stands for Continuous Partially Confining Material (e.g., mix of sand and clay). More points are deducted for a thick clay layer than a thick sand and clay layer or thinner clay layer. Point Range 0-30.

CCM Points Deducted:	**30**
PCM Points Deducted:	**9**
Geologic Sensitivity SWAS(G):	**0**
Geologic Sensitivity Rating:	**low**

Well Construction

Points are added when a well lacks features that help protect the water supply from contamination. These include whether the well was grouted (sealing the space created between the casing and the soil formations during construction), the well age, how deep the casing extends into the ground, and pumping rate. Point range 0-15.

Susceptibility increases one level if well construction reflects an adverse condition.

Well Grouting Points:	**5**
Well Age Points:	**0**
Casing Depth Points:	**5**

Pumping Rate Points:	10
Well Construction SWAS(W):	20
Total SWAS(W) Points:	20

Water Chemistry and Isotope Data

Points are added if water sample results indicate detectable levels of nitrates or nitrites, volatile organic chemicals (solvents and fuel components), synthetic organic chemicals (pesticides and herbicides), or inorganics (metals, cyanide, arsenic). Point range 0-50.

(50 points = MCL exceedance).

Susceptibility is Very High if contaminants exceed the Maximum Contaminant Level (MCL)

Nitrates/ Nitrites:	0
Inorganics:	0
SOC:	0
VOC:	0
Radionuclides:	10
Tritium:	No
Total SWAS© Points:	10

Isolation from Sources of Contamination

Points are added based on the number and type of potential contaminant sources within the Source Water Protection Area (SWPA), which is the ten-year time of travel capture zone (delineated area). Points are added if the water supply does not own or control the isolation area (or another EGLE approved area). Examples include standard sources such as septic tanks, sewer lines, and surface waters; major sources are chemical and fuel storage, landfills, lagoons, and known plumes of groundwater contamination.

Major Sources >= 2,000 ft. and in SWPA:	**1** x 10
Major Sources within 2,000 ft.:	**0** x 20
Standard Sources within 200 ft.:	**0** x 10
Known Sources within SWPA:	**3** x 25
Total SWAS(S) Points:	**85**

Control of Isolation Area

Isolation Points: **0**

Source Water Assessment Score (SWAS)

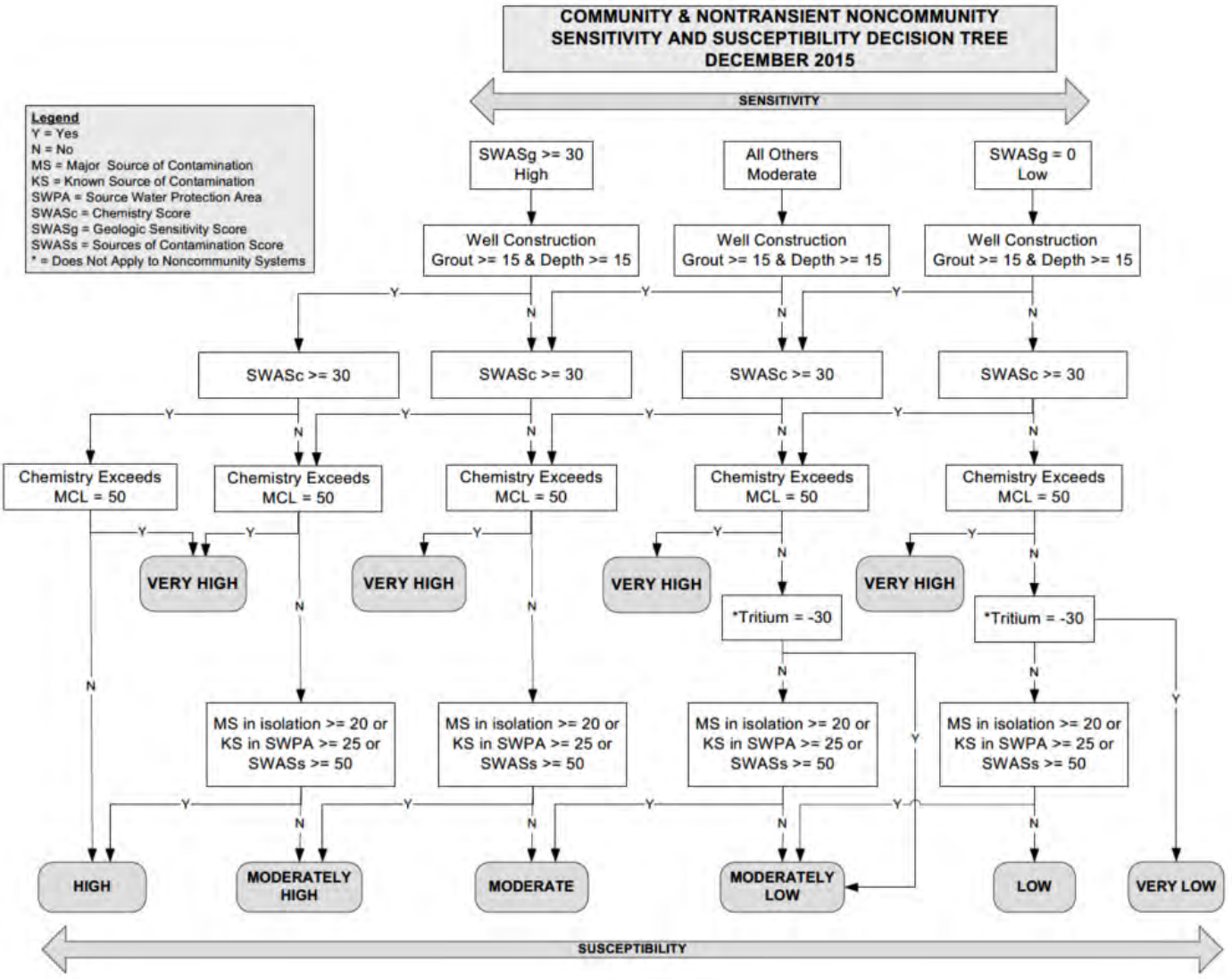
The total SWAS is factored with the Geologic Sensitivity to determine the overall susceptibility to contamination.

Source Water Assessment Score: SWAS(G) **0** + SWAS(W) **20** + SWAS(C) **10**+ SWAS(S) **85**+ Isolation Points **0** = SWAS **115**

Susceptibility Determination

Susceptibility is a means to identify the relative potential of contamination for public water supply sources. Although little can be done to improve geologic sensitivity to afford more protection for your well, some actions can be taken to decrease susceptibility (lessen the potential for contamination). This might mean installing a new well, properly plugging an unused well, eliminating a potential source of contamination such as a fuel storage tank, or following best management practices.

Susceptibility Determination: **Moderately Low**


COMMUNITY & NONTRANSIENT NONCOMMUNITY
SENSITIVITY AND SUSCEPTIBILITY DECISION TREE
DECEMBER 2015
SENSITIVITY
Legend
Y = Yes
N = No
MS = Major Source of Contamination
KS = Known Source of Contamination
SWPA = Source Water Protection Area
SWASc = Chemistry Score
SWASg = Geologic Sensitivity Score
SWASs = Sources of Contamination Score
* = Does Not Apply to Noncommunity Systems
SWASg >= 30 High
All Others Moderate
SWASg = 0 Low
Well Construction Grout >= 15 & Depth >= 15
SWASc >= 30
Chemistry Exceeds MCL = 50
VERY HIGH
*Tritium = -30
MS in isolation >= 20 or KS in SWPA >= 25 or SWASs >= 50
HIGH
MODERATELY HIGH
MODERATE
MODERATELY LOW
LOW
VERY LOW
SUSCEPTIBILITY

Community Water Supply
Source Water Assessment

IONIA - WL015

Joe Lafler, 720 Wells St., PO Box 496, Ionia, MI 48846

SUBJECT: **IONIA - WL015** – County: **Ionia** WSSN: **3370** Source ID: **15**

Provided is the Source Water Assessment (SWA) Report generated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Drinking Water and Environmental Health Division (DWEHD), for an active well providing water to your community water supply. This well was assessed by Danner Molnar.

The 1996 amendments to the Federal Safe Drinking Water Act require each state to develop and implement a Source Water Assessment Program to assess the susceptibility of all public water supply sources to contamination. This program requires EGLE to analyze source sensitivity, delineate source water areas, inventory contaminant sources, determine susceptibility, and assure the public is notified of this determination. EGLE, in cooperation with your local health department, has recently updated the information in your SWA. It is intended to assist owners and regulatory agencies in making decisions affecting their drinking water systems, future sampling, and groundwater protection efforts.

The susceptibility determination is noted at the end of your SWA Report. We encourage you to evaluate your current practices and to take action to increase water supply protection through best-management practices.

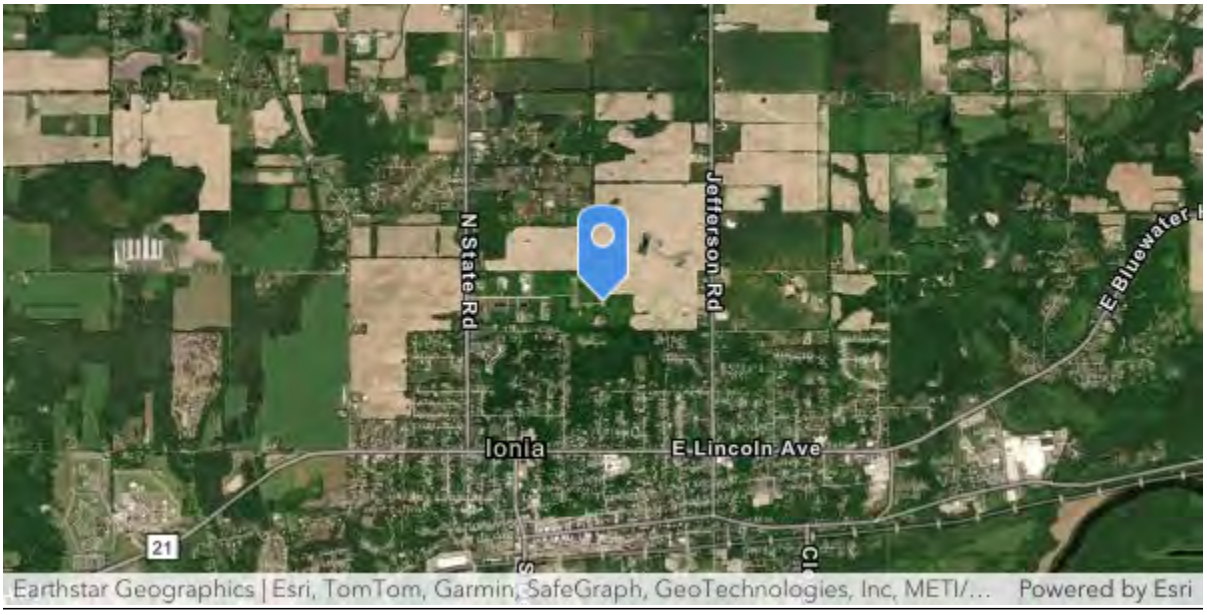
You are not required to take any specific action at this time. Our purpose is to notify you of your updated assessment. We encourage all public water supplies to implement source

water protection activities and hope this assessment serves as a tool to safeguard this valuable drinking water resource.

If you wish to discuss the scoring of your water source, you may contact your assessor, Danner Molnar at MolnarD2@Michigan.gov, or Jason Berndt, Environmental Quality Specialist, Emerging Contaminants Unit, Environmental Health Section, DWEHD, at 517-203-9631; BerndtJ1@Michigan.gov; or you may contact us by mail at EGLE-DWEHD-Emerging Contaminants Unit, P.O. Box 30817, Lansing, Michigan 48909-8311.

Sincerely,

Ian Smith, Supervisor
Emerging Contaminants Unit
Drinking Water and Environmental Health Division



What is SWAS?

The Source Water Assessment Score (SWAS) is a process that factors geologic and water well attributes, water chemistry, and the potential contaminant sources for each drinking water source into a ranking system to determine the relative potential for contamination. Generally, sources with lower scores are considered to be less susceptible to contamination than sources with higher scores. However, exceptions do exist. This assessment is required by the Michigan Source Water Assessment Program (SWAP) under the provisions of the 1996 amendments to the Federal Safe Drinking Water Act.

Source ID: **15**

Date Assessed: **February 27, 2025**

Well Record

A well record is a legal document describing the well location, construction, depth, soil formations penetrated, and capacity. Drilling contractors have been required to complete a well record and submit it to the owner, local health department, and State since 1967. The lack of information from a well record may increase the SWAS.

Wellogic (Secure1.State.MI.US/Wellogic) is the State's online electronic database for well record information.

Wellogic ID: **34000000514**

Geologic Sensitivity

The score represents the degree of natural protection afforded by the materials overlying the water bearing formation. Lower scores indicate more protection. Points are deducted based on the thickness and type of geologic material that overlies the source of water. Surface contaminants migrate downward at varying rates dependent upon geological material and thickness. CCM stands for Continuous Confining Material (e.g., clay). CPCM stands for Continuous Partially Confining Material (e.g., mix of sand and clay). More points are deducted for a thick clay layer than a thick sand and clay layer or thinner clay layer. Point Range 0-30.

CCM Points Deducted:	**30**
PCM Points Deducted:	**0**
Geologic Sensitivity SWAS(G):	**0**
Geologic Sensitivity Rating:	**low**

Well Construction

Points are added when a well lacks features that help protect the water supply from contamination. These include whether the well was grouted (sealing the space created between the casing and the soil formations during construction), the well age, how deep the casing extends into the ground, and pumping rate. Point range 0-15.

Susceptibility increases one level if well construction reflects an adverse condition.

Well Grouting Points:	**5**
Well Age Points:	**0**
Casing Depth Points:	**5**

Pumping Rate Points:	10
Well Construction SWAS(W):	20
Total SWAS(W) Points:	20

Water Chemistry and Isotope Data

Points are added if water sample results indicate detectable levels of nitrates or nitrites, volatile organic chemicals (solvents and fuel components), synthetic organic chemicals (pesticides and herbicides), or inorganics (metals, cyanide, arsenic). Point range 0-50.

(50 points = MCL exceedance).

Susceptibility is Very High if contaminants exceed the Maximum Contaminant Level (MCL)

Nitrates/ Nitrites:	0
Inorganics:	0
SOC:	0
VOC:	0
Radionuclides:	10
Tritium:	No
Total SWAS© Points:	10

Isolation from Sources of Contamination

Points are added based on the number and type of potential contaminant sources within the Source Water Protection Area (SWPA), which is the ten-year time of travel capture zone (delineated area). Points are added if the water supply does not own or control the isolation area (or another EGLE approved area). Examples include standard sources such as septic tanks, sewer lines, and surface waters; major sources are chemical and fuel storage, landfills, lagoons, and known plumes of groundwater contamination.

Major Sources >= 2,000 ft. and in SWPA:	**1** x 10
Major Sources within 2,000 ft.:	**0** x 20
Standard Sources within 200 ft.:	**0** x 10
Known Sources within SWPA:	**3** x 25
Total SWAS(S) Points:	**85**

Control of Isolation Area

Isolation Points: **0**

Source Water Assessment Score (SWAS)

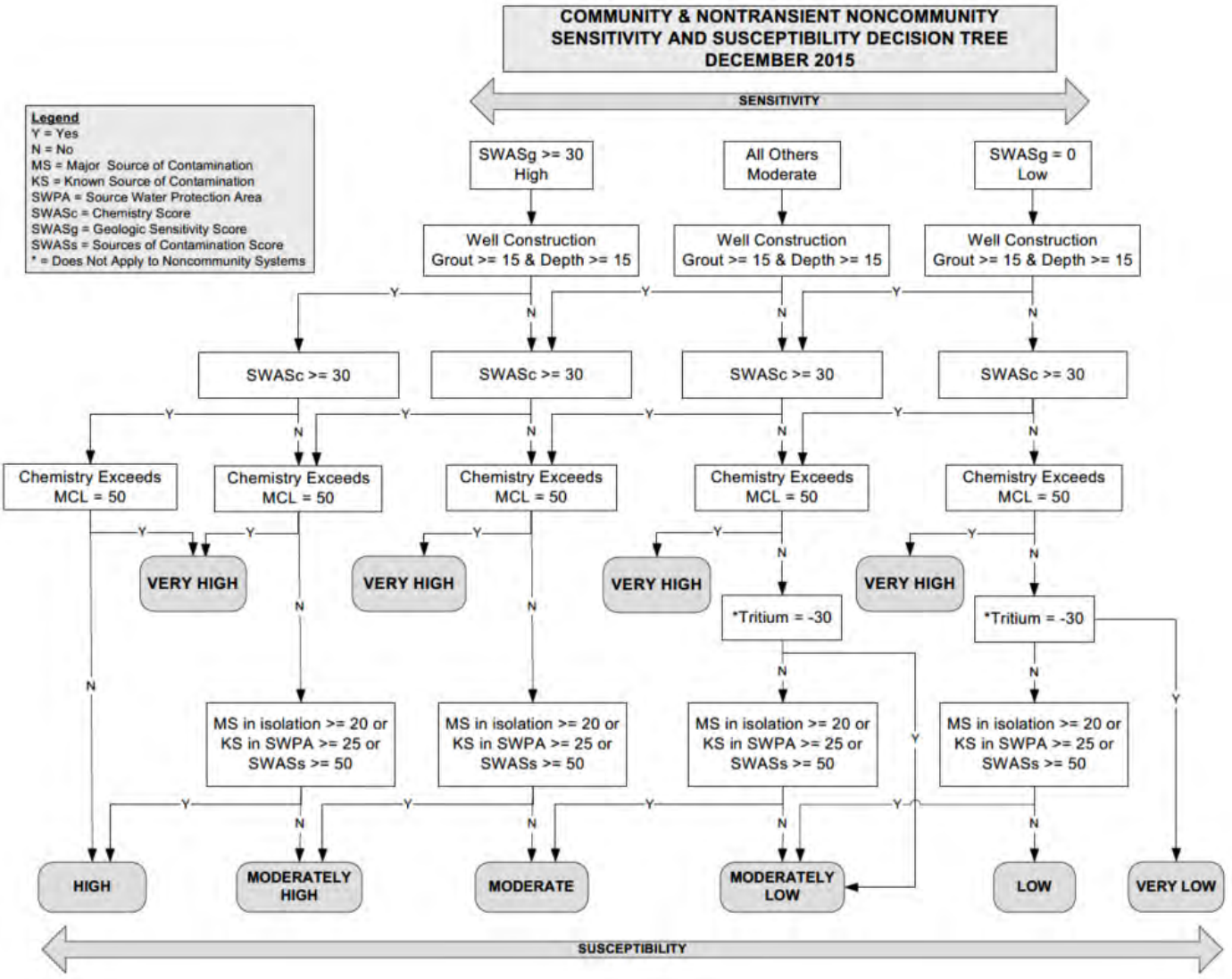
The total SWAS is factored with the Geologic Sensitivity to determine the overall susceptibility to contamination.

Source Water Assessment Score: SWAS(G) **0** + SWAS(W) **20** + SWAS(C) **10**+ SWAS(S) **85**+ Isolation Points **0** = SWAS **115**

Susceptibility Determination

Susceptibility is a means to identify the relative potential of contamination for public water supply sources. Although little can be done to improve geologic sensitivity to afford more protection for your well, some actions can be taken to decrease susceptibility (lessen the potential for contamination). This might mean installing a new well, properly plugging an unused well, eliminating a potential source of contamination such as a fuel storage tank, or following best management practices.

Susceptibility Determination: **Moderately Low**


COMMUNITY & NONTRANSIENT NONCOMMUNITY
SENSITIVITY AND SUSCEPTIBILITY DECISION TREE
DECEMBER 2015
Legend
Y = Yes
N = No
MS = Major Source of Contamination
KS = Known Source of Contamination
SWPA = Source Water Protection Area
SWASc = Chemistry Score
SWASg = Geologic Sensitivity Score
SWASs = Sources of Contamination Score
* = Does Not Apply to Noncommunity Systems
SENSITIVITY
SWASg >= 30 High
All Others Moderate
SWASg = 0 Low
Well Construction Grout >= 15 & Depth >= 15
SWASc >= 30
Chemistry Exceeds MCL = 50
VERY HIGH
*Tritium = -30
MS in isolation >= 20 or KS in SWPA >= 25 or SWASs >= 50
HIGH
MODERATELY HIGH
MODERATE
MODERATELY LOW
LOW
VERY LOW
SUSCEPTIBILITY

Community Water Supply
Source Water Assessment

IONIA - WL16A

Joe Lafler, 720 Wells St., PO Box 496, Ionia, MI 48846

SUBJECT: **IONIA - WL16A** – County: **Ionia** WSSN: **3370** Source ID: **16**

Provided is the Source Water Assessment (SWA) Report generated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Drinking Water and Environmental Health Division (DWEHD), for an active well providing water to your community water supply. This well was assessed by Danner Molnar.

The 1996 amendments to the Federal Safe Drinking Water Act require each state to develop and implement a Source Water Assessment Program to assess the susceptibility of all public water supply sources to contamination. This program requires EGLE to analyze source sensitivity, delineate source water areas, inventory contaminant sources, determine susceptibility, and assure the public is notified of this determination. EGLE, in cooperation with your local health department, has recently updated the information in your SWA. It is intended to assist owners and regulatory agencies in making decisions affecting their drinking water systems, future sampling, and groundwater protection efforts.

The susceptibility determination is noted at the end of your SWA Report. We encourage you to evaluate your current practices and to take action to increase water supply protection through best-management practices.

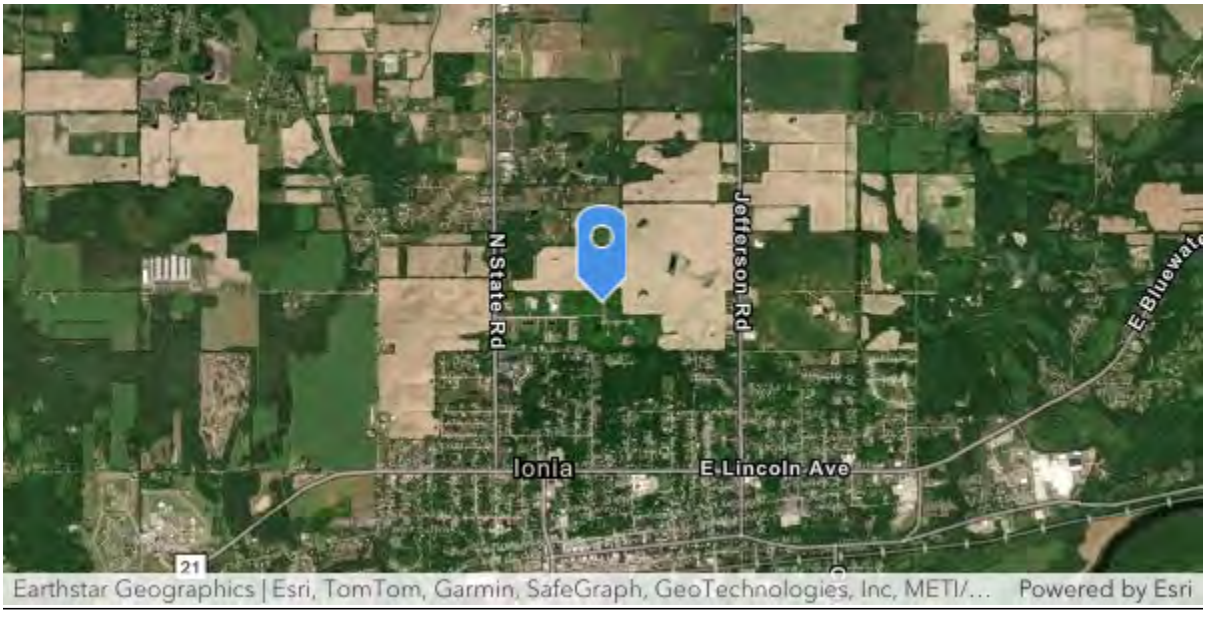
You are not required to take any specific action at this time. Our purpose is to notify you of your updated assessment. We encourage all public water supplies to implement source

water protection activities and hope this assessment serves as a tool to safeguard this valuable drinking water resource.

If you wish to discuss the scoring of your water source, you may contact your assessor, Danner Molnar at MolnarD2@Michigan.gov, or Jason Berndt, Environmental Quality Specialist, Emerging Contaminants Unit, Environmental Health Section, DWEHD, at 517-203-9631; BerndtJ1@Michigan.gov; or you may contact us by mail at EGLE-DWEHD-Emerging Contaminants Unit, P.O. Box 30817, Lansing, Michigan 48909-8311.

Sincerely,

Ian Smith, Supervisor
Emerging Contaminants Unit
Drinking Water and Environmental Health Division



What is SWAS?

The Source Water Assessment Score (SWAS) is a process that factors geologic and water well attributes, water chemistry, and the potential contaminant sources for each drinking water source into a ranking system to determine the relative potential for contamination. Generally, sources with lower scores are considered to be less susceptible to contamination than sources with higher scores. However, exceptions do exist. This assessment is required by the Michigan Source Water Assessment Program (SWAP) under the provisions of the 1996 amendments to the Federal Safe Drinking Water Act.

Source ID: **16**

Date Assessed: **February 27, 2025**

Well Record

A well record is a legal document describing the well location, construction, depth, soil formations penetrated, and capacity. Drilling contractors have been required to complete a well record and submit it to the owner, local health department, and State since 1967. The lack of information from a well record may increase the SWAS.

Wellogic (Secure1.State.MI.US/Wellogic) is the State's online electronic database for well record information.

Wellogic ID: **34000005133**

Geologic Sensitivity

The score represents the degree of natural protection afforded by the materials overlying the water bearing formation. Lower scores indicate more protection. Points are deducted based on the thickness and type of geologic material that overlies the source of water. Surface contaminants migrate downward at varying rates dependent upon geological material and thickness. CCM stands for Continuous Confining Material (e.g., clay). CPCM stands for Continuous Partially Confining Material (e.g., mix of sand and clay). More points are deducted for a thick clay layer than a thick sand and clay layer or thinner clay layer. Point Range 0-30.

CCM Points Deducted:	**6**
PCM Points Deducted:	**0**
Geologic Sensitivity SWAS(G):	**24**
Geologic Sensitivity Rating:	**moderate**

Well Construction

Points are added when a well lacks features that help protect the water supply from contamination. These include whether the well was grouted (sealing the space created between the casing and the soil formations during construction), the well age, how deep the casing extends into the ground, and pumping rate. Point range 0-15.

Susceptibility increases one level if well construction reflects an adverse condition.

Well Grouting Points:	**5**
Well Age Points:	**0**
Casing Depth Points:	**5**

Pumping Rate Points:	15
Well Construction SWAS(W):	25
Total SWAS(W) Points:	25

Water Chemistry and Isotope Data

Points are added if water sample results indicate detectable levels of nitrates or nitrites, volatile organic chemicals (solvents and fuel components), synthetic organic chemicals (pesticides and herbicides), or inorganics (metals, cyanide, arsenic). Point range 0-50.

(50 points = MCL exceedance).

Susceptibility is Very High if contaminants exceed the Maximum Contaminant Level (MCL)

Nitrates/ Nitrites:	0
Inorganics:	0
SOC:	0
VOC:	0
Radionuclides:	10
Tritium:	No
Total SWAS© Points:	10

Isolation from Sources of Contamination

Points are added based on the number and type of potential contaminant sources within the Source Water Protection Area (SWPA), which is the ten-year time of travel capture zone (delineated area). Points are added if the water supply does not own or control the isolation area (or another EGLE approved area). Examples include standard sources such as septic tanks, sewer lines, and surface waters; major sources are chemical and fuel storage, landfills, lagoons, and known plumes of groundwater contamination.

Major Sources >= 2,000 ft. and in SWPA:	**1** x 10
Major Sources within 2,000 ft.:	**0** x 20
Standard Sources within 200 ft.:	**0** x 10
Known Sources within SWPA:	**3** x 25
Total SWAS(S) Points:	**85**

Control of Isolation Area

Isolation Points: **0**

Source Water Assessment Score (SWAS)

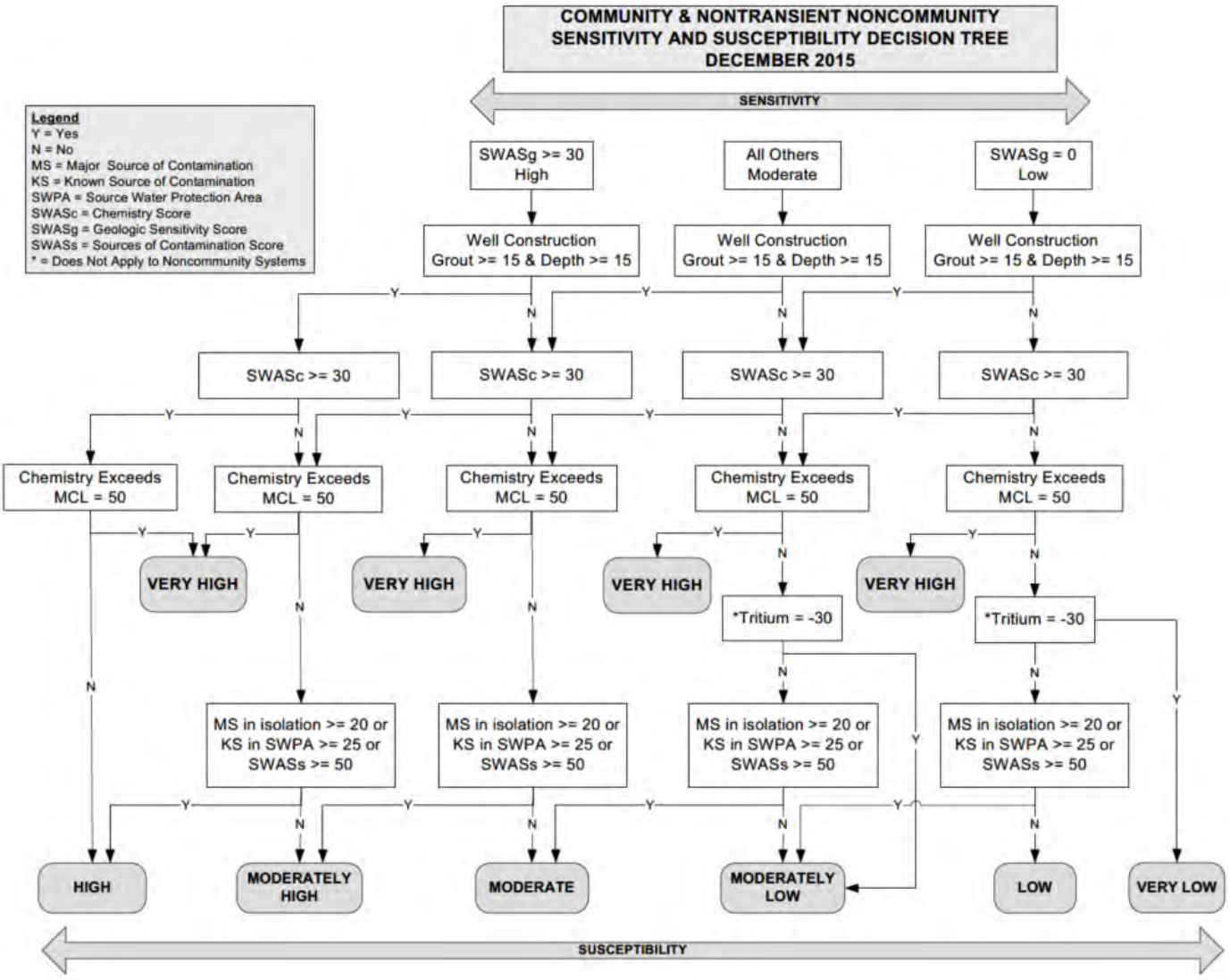
The total SWAS is factored with the Geologic Sensitivity to determine the overall susceptibility to contamination.

Source Water Assessment Score: SWAS(G) **24** + SWAS(W) **25** + SWAS(C) **10**+ SWAS(S) **85**+ Isolation Points **0** = SWAS **144**

Susceptibility Determination

Susceptibility is a means to identify the relative potential of contamination for public water supply sources. Although little can be done to improve geologic sensitivity to afford more protection for your well, some actions can be taken to decrease susceptibility (lessen the potential for contamination). This might mean installing a new well, properly plugging an unused well, eliminating a potential source of contamination such as a fuel storage tank, or following best management practices.

Susceptibility Determination: **Moderate**


COMMUNITY & NONTRANSIENT NONCOMMUNITY
SENSITIVITY AND SUSCEPTIBILITY DECISION TREE
DECEMBER 2015
SENSITIVITY
Legend
Y = Yes
N = No
MS = Major Source of Contamination
KS = Known Source of Contamination
SWPA = Source Water Protection Area
SWASc = Chemistry Score
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* = Does Not Apply to Noncommunity Systems
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Well Construction Grout >= 15 & Depth >= 15
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Chemistry Exceeds MCL = 50
VERY HIGH
*Tritium = -30
MS in isolation >= 20 or KS in SWPA >= 25 or SWASs >= 50
HIGH
MODERATELY HIGH
MODERATE
MODERATELY LOW
LOW
VERY LOW
SUSCEPTIBILITY

APPENDIX H

Contingency Plan &

Emergency Notification Form

City of Ionia

Contingency Plan
Water Supply System
WSSN 3370

Updated May 2025

A. Water Source

1 Well No.	Dia.(in.)	Treatment	Capacity (gpm)	Location
5A	12	Chlorine/Fluoride	600	S. Fargo between Union & Rich
9A	16	Chlorine/Fluoride	600	N. Fargo between Union & Rich
10A	12	Chlorine/Fluoride	500	N. Fargo between Union & Rich
11A	12	Chlorine/Fluoride	700	N. Fargo between Union & Cyrus
12A	12	Chlorine/Fluoride	500	W. Cyrus @ North
13A	16	Chlorine/Fluoride	600	W. Cyrus @ North
14A	16	Chlorine/Fluoride	700	W. Cyrus @ North
15	16	Chlorine/Fluoride	600	W. Cyrus @ North
16A	16	Chlorine/Fluoride	400	W. Cyrus @ North

2 Auxiliary Power Available

A. Type: Diesel engine driven generator with automatic transfer switch. Wells 9A, 10A, and 11A.

B. Type: Diesel engine driven generator. Located at wells 12A, and 13A.

C. Type: Diesel engine driven generator. Located at wells 14A, and 15.
D.

B. Treatment

Chlorination equipment is utilized at all wells.

C. Distribution

1 Storage type	Capacity (gal)	Location
Ground	1,000,000	N. Fargo between Rich and Union
Ground	500,000	W. Cyrus at Vohres
Elevated	500,000	W. Cyrus at North
Elevated	500,000	1745 W. Lincoln Ave.
Elevated	500,000	378 Tuttle Rd.

(1) Procedure to bypass storage facility-shut off valve at tank discharge.

(2) Materials, equipment and treatment chemicals not on inventory but available under Emergency conditions:
Limited distribution system materials are available from adjacent communities. Long Term chlorine solution supply available from Webb Chemical 1-(616) 733-2181.

D. Personnel

1. Personnel available during emergency conditions:

Cullen Badder (Backup Operator)
616-902-2886

Abe Butler
616-902-4524

Jake Trierweiler
616-902-6713

Joe Lafler (Utilities Dir.)
616-527-0370
Cell- 616-286-0512

Al Helmes
616-755-3051

Ryan Masengale
616-902-5117

Denis Martindale
616-633-9262

Shannon Courter
616-489-0362

Goeff Petersen (DPW Dir.)
616-745-2479

On-Call Phone: 517-526-1814

DPW Pager: 517-526-3937

2. Contractors available during emergency conditions:

Peerless-Midwest, Inc.
505 Apple Tree Dr.
Ionia, MI. 48846
Bob Masters
616 527-0050
Cell 616-690-8139

Clorwell Electrical Contractors
11094 S State St.
Ionia, MI. 48846
616-527-1110
Nathan Sprague
Cell 616-260-3442

R.S. Technical
13684 Beckwith Dr.
Lowell, MI. 49331
Bob Sief 616-437-6273
1-616-897-7041

Consumers Energy (Address for Power Outage)
1-800-477-5050 Low/Middle Area – 691 Townsend
High Area – 772 Cyrus

Williams Detroit Diesel
500 Gordon Ind. Court
Grand Rapids, MI. 49509-9507
616-878-7071

Standby Power, Inc.
7580 Expressway Drive S.W.
Grand Rapids, MI. 49548
1-616-281-2211
1-616-281-2212

AT&T
1-844-912-0202

Coffman Electric
1-800-852-7699
616-452-8708

Youngs Environmental
(Spill Cleanup)
1-810-789-7155 or
1-800-496-8647
(24-HR Hotline)

List of other telephone numbers which may be needed during emergencies: (OTHER THAN 911)

Michigan Department of Environment, Great Lakes, and Energy:
1-800-292-4706 should be notified after the Emergency situation is discovered.

Local Health Dept. 1-616-527-5341

Daily News (Greenville) 1-616-754-9301

WION Radio Station 1-616-523-9468

Village of Muir Water – 989-855-3546

E. Critical customers for whom the provision of a continuous supply of safe water be provided.

Ionia Maximum Correctional fac. @ 1576 Bluewater Highway (M-21 west) 1-616-527-6331 x 260

University of Michigan- Sparr Hospital @ 3565 S State St., 1-616-523-1400

Ventra Ionia Main, @ 14 Beardsley St., 1-616-597-3220

Matcor Automotive @ 314 Steele St., 1-616-527-4050

Ionia Middle School @ 438 Union St., 1-616-527-0040

Jefferson elementary school @ 420 N. Jefferson St. , 1-616-527—2740

Emerson elementary school @ 645 Hackett St., 1-616-527-8018

Ionia High School @ 250 Tuttle Rd. 1-616-527-0600

Rather Elementary School @ 380 E. Tuttle 1-616-527-1720

SKLD Recovery @ 814 E Lincoln 616-527-0080

Corewell Health @ 2776 S State Rd. 616-775-7500

Bellamy Creek Correctional Facility @ 1727 Bluewater Hwy., 616-527-2510

Green Acres of Ionia @ 2550 Commerce Ln., 616-527-3300

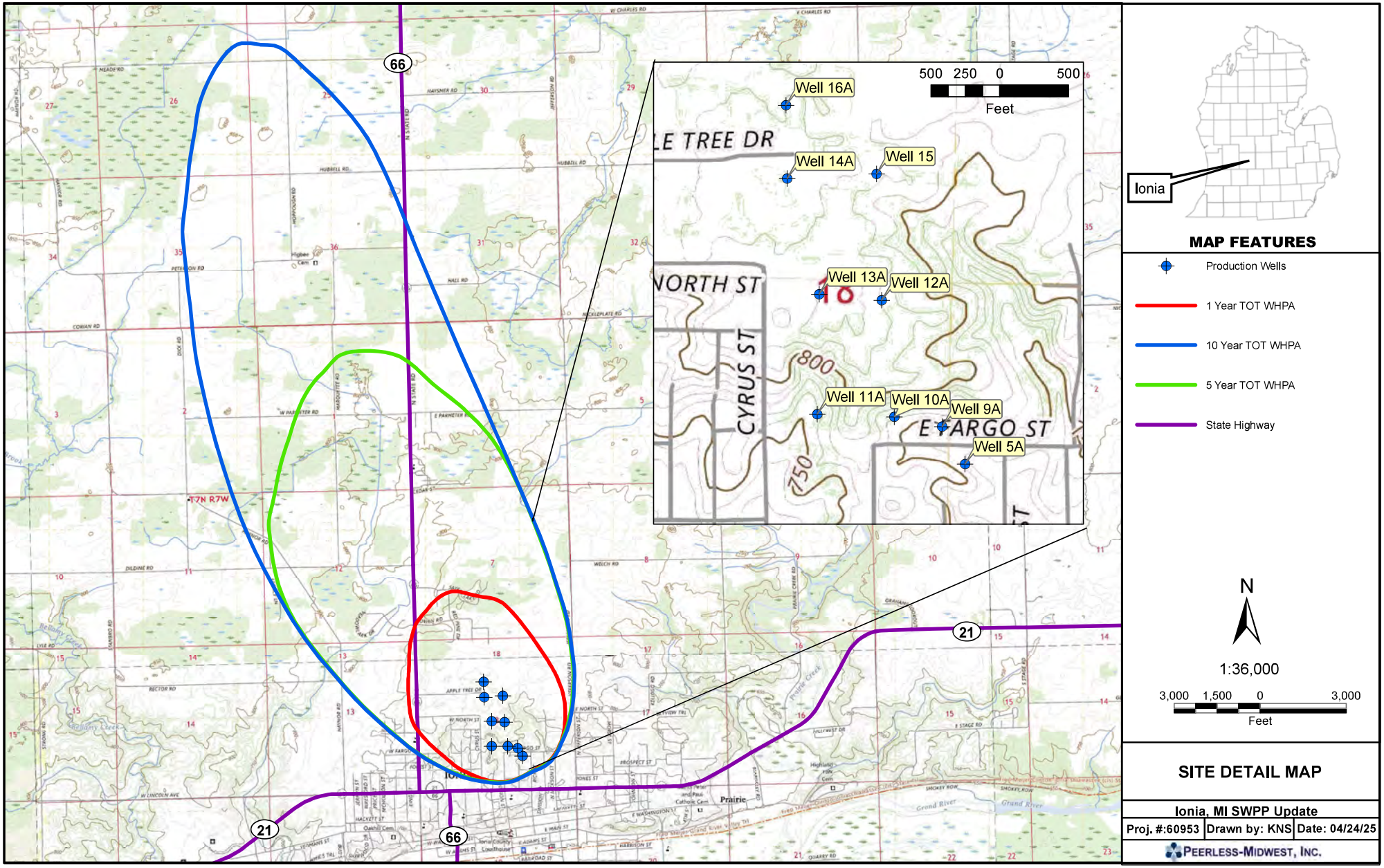
DaVita Dialysis @2622 Heartland Blvd., 833-347-1914

F. Means of notifying the public affected by an emergency:

Door to door	City Facebook Page/ Social Media
Telephone	City Website
Local Newspaper	City Text Notification System
Local Radio Station or TV stations	

*Central Dispatch (527-0400) should be notified of any distribution problems affecting fire protection.

Plan date: 2/1/01
Revised: 5/1/25



Proj2 (T)\Ionia\WHPA_info\2025 WHPP Update\gis\60953.106_Ionia_SWPPUpdate_Fig2

FIGURE 2

City of Ionia
Public Utilities Department
720 Wells Street
Ionia, MI 48846
(616) 527-0370

CITY OF IONIA WHPA

EMERGENCY NOTIFICATION FORM

"Hazardous Spills/Environmental Emergencies within WHPA"

Part A. Facts Related to the Emergency

1. Person calling in emergency:

2. Date/time call made:

3. Location and address of emergency (map also):

4. Nature of emergency (e.g., broken water main; chemical spill; lost pressure; etc.):

5. Condition at scene:

6. Types/quantities of chemicals released, based on initial observation:

7. Prelim. Environmental Damage Assessment (groundwater, soils, roadway only, etc.)

Part B. Emergency Action Taken

1. Emergency action taken:

2. Is immediate action: Permanent or Temporary

3. Additional action needed to bring water supply system back into operation:

Part C. **Persons/departments notified of emergency**

(Position/agency Name Phone Time)

- State Fire Marshal
- County Sheriff
- State Police
- Local police (911)
- PWSS superintendent
- Local elected official
- Drinking Water & Radiological Protection Division

MI Dept. of Environment, Great Lakes and Energy (EGLE)

- Pollution Emergency Alerting System (PEAS) 800-292-4706
- DWEHD (Justina Carver – 616-745-2982
- MDARD Emergency Hot Line 1-(800)-405-0101

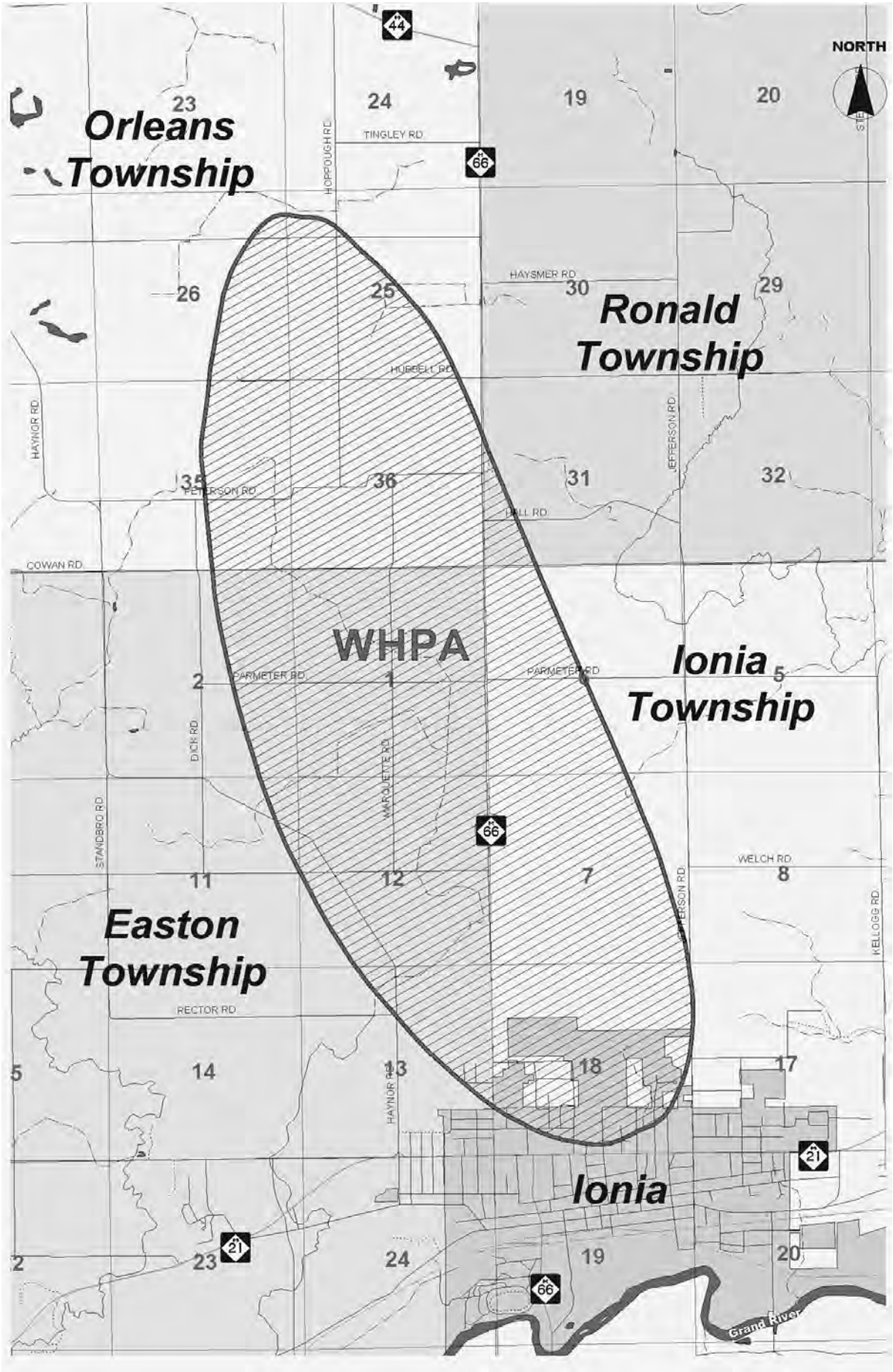
MI Dept. of Agriculture

- Chemical spill cleanup company
- Other personnel

_____ _____ _____

Signature Print Name Date

Attach additional pages and/or maps if needed.


NORTH
Orleans Township
Ronald Township
Ionia Township
Easton Township
Ionia
WHPA
TINGLEY RD
HOPPOUGH RD
HAYSMER RD
HUBBELL RD
HAYNOR RD
JEFFERSON RD
PETERSON RD
DELL RD
COWAN RD
PARMETER RD
DICK RD
MARQUETTE RD
STANDBRO RD
WELCH RD
KELLOGG RD
RECTOR RD
Grand River
23
24
19
20
26
25
30
29
35
36
31
32
2
1
5
11
12
7
8
14
13
18
17
2
23
24
19
20

CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.4

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: April 1, 2026

RE: License Agreement for use of City Property for Event Parking

Background:

The Ionia Free Fair Association (IFFA) has requested permission from the City to use the vacant land south of the Grand River commonly referred to as the B-93 overflow parking area. This area is needed to provide parking associated with the Ionia Freak Fair, which will be held August 28 - 29, 2026 at the Ionia Fairgrounds. There is no chapter within the City's codified ordinances that fully addresses this request, but the closest fit appears to be Chapter 1062 - Parks and City Cemeteries.

Section 1062.07 requires a special permit be obtained when a park is proposed for use by a specific group and for fundraising purposes. While this city-owned parcel is not officially a park, it has been used in the past to facilitate large events on the fairgrounds that benefit the entire community with increased commerce. Because sufficient lead time will be required to prepare this area for use as a temporary parking lot, it is suggested that a short-term license agreement be executed between the City and the IFFA, outlining the terms under which this proposed use will be permitted. Following this communication is the proposed agreement, which follows the form typically used with similar, past requests. Basic terms are as follows:

1. Use of the City property, identified in Exhibit I, will be permitted from August 28 - 30 for parking. Five months in total will be allowed for significant preparation before the event and brief clean-up activities at its conclusion.
2. The license rate is $1.
3. Boundaries of the property to be used for parking are designated in red on Exhibit I.
4. Sale, possession or consumption of alcohol on site is prohibited.
5. Overnight parking (between 2:30 - 6:30 AM) is prohibited.
6. IFFA is required to provide liability insurance for use of this area ($2 million minimum limit) with the City of Ionia named as an additional insured.

Requested Action / Motion:

It is requested the Ionia City Council consider approving license of the vacant City property on the south side of the Grand River to the IFFA ifor the 2026 Ionia Freak Fair event, in accordance with the proposed license agreement as presented.

Motion By: **Seconded By:**

Roll Call Vote:	Lee	___	Winters	___
	Cook	___	Patrick	___
	Millard	___	Waterman	___
	Starr	___	Cowling	___
		Milewski	___	

LICENSE TO USE CITY PROPERTY

THIS LICENSE AGREEMENT ("License") is made on this 15th day of April, 2026 (the "Effective Date"), by and between the CITY OF IONIA, a municipal corporation, located in Ionia County, Michigan ("City") and the IONIA FREE FAIR ASSOCIATION ("IFFA" or "Licensee").

IN CONSIDERATION of the mutual covenants and promises contained herein, the parties agree as follows:

1. Description of the Licensed Premises: The City grants a license to Licensee as to that portion of vacant City property, located on the south side of the Grand River, Ionia, Michigan 48846, as outlined on the map attached hereto as Exhibit 1 ("Premises"). The Premises include the surface only of the described area.

2. Purpose of License: Licensee may use the Premises for the purpose of a special event parking lot for attendees at the Ionia Freak Fair, and for no other purpose (or purposes) unless specifically approved beforehand in writing by the City.

3. Boundaries of Premises: Licensee shall designate the boundaries of the Premises to be used for parking vehicles and a separate area to be used for ancillary uses (i.e., temporary shade shelter for volunteers), through use of cones and/or other vehicle and pedestrian traffic control devices.

4. Term: The total term of this License shall be for five months, commencing on the Effective Date of this License and terminating on September 15, 2026 (the "Term"). Parking shall be permitted from August 28 through August 30, 2026. For the periods from the Effective Date of this License until August 28, and from August 30 through September 15, 2026, Licensee may use the Premises for preparation and clean-up only.

5. License Charge: In consideration for this License, the Licensee shall pay to the City the sum of $1.00, payable in full to the City in advance.

6. Alcohol Prohibited: The sale, possession, and consumption of alcohol on the Premises is prohibited.

7. No Overnight Parking: No parking on the Premises is permitted between the hours of 2:30 AM to 6:30 AM.

8. Lighting: If the Premises will be used after dark, Licensee shall provide adequate lighting by providing portable light towers on the Premises.

9. Preparation and Clean-Up of Premises: Licensee shall prepare and clean the Premises prior to use (i.e., earth moving, sod establishment and maintenance, gravel driveway improvements) and shall clean the Premises at the end of the Term, ensuring that all garbage and other debris is removed from the Premises and immediately adjacent areas.

10. Control of Structure: The Licensee shall, at the end of the Term of this License, remove all signage and ancillary structures installed by the Licensee from the Premises and leave the Premises in a good and reasonable condition. In the event the Licensee elects not to remove any signage or

structures as required, then ownership of the same shall be with the City, which may dispose of it as it deems fit, in its sole discretion, without any payment to Licensee.

11. Liability Insurance: Licensee will obtain and maintain public liability insurance with limits of not less than $2,000,000.00 for each occurrence arising out of the use of the Premises. The City of Ionia shall be added to that policy of insurance as an additional named insured, and Licensee shall file a certificate of insurance or other written proof of such insurance coverage (acceptable to the City) with the City Clerk not later than the Effective Date of this License. Such insurance shall not be canceled or cancelable during the term of this License.

12. Indemnification and Hold Harmless Provision: Licensee shall indemnify, reimburse, and hold harmless the City (as well as any official, employee, officer, agent, or contractor of the City) for, from, and against any and all liabilities, damages, causes of action, attorney fees, and costs for injuries, death, or damages to any person or destruction of or damage to any property arising out of or related to Licensee's use or presence within, on or at the Premises, or structures of, within or at the Premises. The provisions of this Section 12 shall survive any termination of this License.

13. Maintenance: Licensee shall, at all times, keep the Premises free of debris and in a neat, clean, safe, reasonable and orderly condition, and keep the ticket booth located thereon in good and safe maintenance and repair.

14. No Assignment Without Prior City Approval: Licensee shall not assign or sublicense any portion of the Premises or this License to any other person or party for any purpose without the prior written consent of the City.

15. Default: Each of the covenants and requirements of this License are deemed to be material to the satisfactory performance of this License, and a breach or failure of Licensee to perform in accordance with any of the covenants or requirements of this License, or any violation of any City ordinance or code or any federal or state law regarding the Premises which endangers the public health, safety, or welfare, shall give the City the right to declare a forfeiture of this License, to terminate this License, and to retake possession of the Premises. In case of Licensee's default, or failure to perform any of the covenants contained herein, the City shall give notice of such default to Licensee, or the failure to perform any of the covenants and requirements contained herein, and Licensee shall then have 1 business day from the date the notice is received to cure the default or comply with any of the covenants not being complied with. If Licensee fails to do so, the City shall have the right to retake possession of the Premises and this License shall there upon be immediately terminated.

16. Termination by the City. The City shall have the right to terminate this License at any time upon one (1) day's prior written notice to Licensee for any reason in its sole discretion.

17. Licensee Takes the Premises "As-Is." The parties agree to and acknowledge that Licensee takes the Premises "as-is" and in its current condition. The City makes no representations, warranties, or promises regarding the Premises or the ability of Licensee to use the Premises.

18. No Claims or Causes of Action Regarding Adverse Possession, Prescriptive Easement, or Similar Theories. Licensee acknowledges and agrees that use of the Premises by Licensee is deemed permissive. Licensee agrees not to claim any right or assert any cause of action regarding adverse possession, prescriptive easement, acquiescence, or similar legal theory against the City or with regard to the Premises.

19. Amendments: This License contains all of the agreements and understandings of the parties hereto, and shall not be amended or changed in any way, unless any such amendment is done in writing and is signed by both Licensee and the appropriate City officials on authority of the City Council of Ionia.

20. Representations of Authority: Licensee represents that it has full authority to enter into this License and to make it binding.

21. Compliance with All Laws: Licensee agrees that Licensee (as well as Licensee's contractors, subcontractors, employees, customers and invitees) shall comply with any and all applicable ordinances, codes, laws, and regulations regarding the Premises and any use thereof. Licensee shall not create or permit any nuisance to occur on the Premises. Nothing herein shall be interpreted to limit or waive the City's right to rely on governmental immunity as a defense to any action arising with regard to his License to the full extent permitted by law.

22. Controlling Law: The laws of Michigan shall control any disputes arising out of the interpretation or operation of this License. Venue is proper in Ionia County.

23. Duplicate: This document may be executed in duplicate but constitutes only one contract or agreement.

CITY OF IONIA ("City")

By _____
John R. Milewski, Mayor

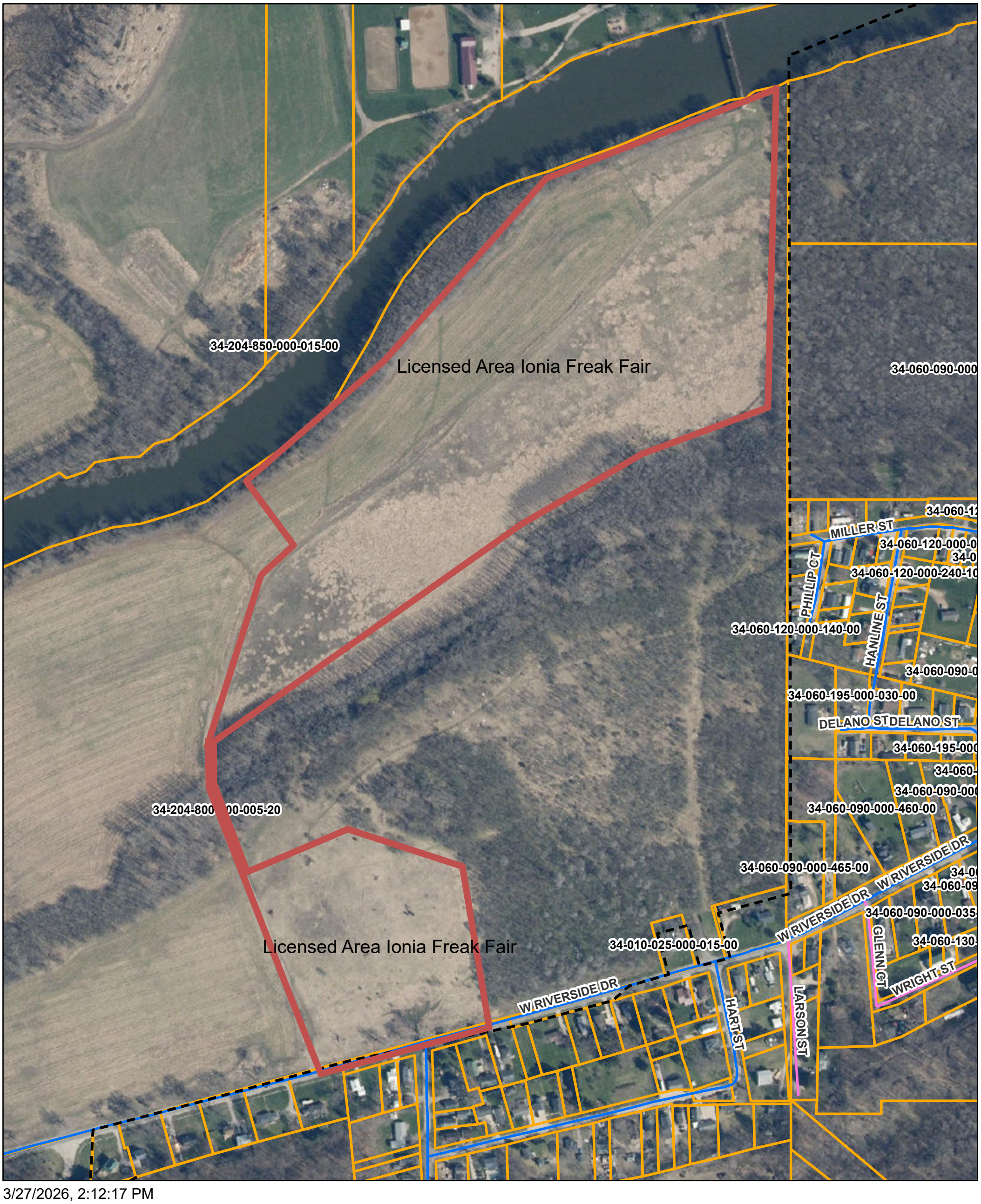
And by _____
Jonathan Bowman, Clerk

IONIA FREE FAIR ASSOCIATION ("Licensee")

By _____

Its _____

GIS Map



3/27/2026, 2:12:17 PM

2024_Aerials.tif

Red: Band_1

Green: Band_2

Blue: Band_3

Cities and Villages

Tax Parcels

Roads

Paved

Private

1:4,514

0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

Ionia County GIS

This map is neither a legally recorded map nor a survey and is not intended to be used as such, Ionia County does not guarantee the accuracy, current status, or completeness of the material contained herein and is not



CITY OF IONIA

Minutes of Boards & Commissions

Monthly Department Reports

March 2026

CITY OF IONIA

PLANNING COMMISSION
REGULAR MEETING MINUTES
4:30 PM, Wednesday, March 11, 2026
IONIA CITY HALL - COUNCIL CHAMBERS

I. CALL TO ORDER

Chairperson Bailey called the meeting of the Ionia Planning Commission to order at 4:30 PM.

II. ROLL CALL

Roll call revealed a Quorum with Planning Commissioners Logan Bailey, Ryan Gregory, Keturah Kelley, Tim Lee, Jason Perry, and Judy Swartz present. Commissioner Michael Donaldson was absent.

III. APPROVAL OF AGENDA

Chairperson Bailey introduced the agenda and asked if there were any requested changes. Planning Commissioner Perry made a motion, seconded by Planning Commissioner Kelley, to approve the agenda as presented.

MOTION CARRIED BY VOICE VOTE.

IV. APPROVAL OF MINUTES

(IV.1.) February 11, 2026 – Regular Meeting

Minutes from the regular meeting of February 11, were reviewed. Planning Commissioner Kelley made a motion, seconded by Planning Commissioner Perry, to approve the February 11, 2026, meeting minutes as presented.

MOTION CARRIED BY VOICE VOTE.

V. PUBLIC COMMENTS

None.

VI. PUBLIC HEARINGS AND ASSOCIATED ACTION

(VI.1.) Public Hearing for Site Plan and Special Land Use Application — 90 E. Tuttle Road

Austin Irrer, representing the Gillespie Group, noted that since the last meeting, the plans were updated to provide further detail for the dumpster enclosure and change the trees to a mix of three different tree types with five of each as directed by the City's landscaping requirements.

City Manager Garland summarized the request. Planning Consultant Kotrba described in detail the

Chairperson Bailey opened the public hearing for the site plan and special land use application for

90 E. Tuttle Road (S. State Road) at 4:41 PM.

Lisa Lehman (2811 S. State Road), representing Sunset Memorial Gardens located directly adjacent to the southern border of the proposed development, indicated that there are graves along the property line that may have been placed over the property line. She requested information as to exact placement of the parking lot.

Staff noted that the developer will most likely get a survey and have the property corners marked prior to construction. It was also recommended that the adjacent property owner work with the developer and potentially request "as built" construction plans if additional details are needed.

Chairperson Bailey closed the public hearing at 4:47 PM.

Planning Commissioner Kelley made a motion, seconded by Planning Commissioner Swartz, to approve the site plan and special land use permit for parking as an accessory use to an adjacent lot with a commercial building and drive-thru located at 90 E. Tuttle Road (PPN: 34-204-031-000-110-23) based on the findings that the proposed use and plan comply with the Site Plan Standards of Chapter 1276 and the Special Land Use Standards of Chapter 1274 including Section 1274.10 of the Code of Ordinances, as reviewed by the Commission, subject to administrative approval of the conditions listed below.

Conditions of Approval

1. Obtain all required permits and approvals from relevant local, state, and federal authorities.
2. All exterior lighting must comply with Section 1286.03 of the Zoning Ordinance.
3. Stormwater retention shall be provided for on the primary parcel located in Ionia Township.
4. Stormwater retention plans with location of catch basins must be submitted to the City along with an approval letter from the Ionia County Drain Commissioner.
5. Easements must be submitted for City administrative approval pertaining to the accessory uses and access road.
6. Following City approval, the applicant shall record all necessary easements with the Ionia County Register of Deeds in accordance with Section 1274.10 of the Zoning Ordinance.

MOTION CARRIED BY VOICE VOTE.

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

(VIII.1.) Reschedule April Planning Commission Meeting

Planning Commissioner Lee made a motion, seconded by Planning Commissioner Kelley, to reschedule the Planning Commission's April 8 regular meeting to April 1, 2026, due to concerns of not having a quorum over spring break.

MOTION CARRIED BY VOICE VOTE.

IX. COMMISSIONER COMMENTS

None.

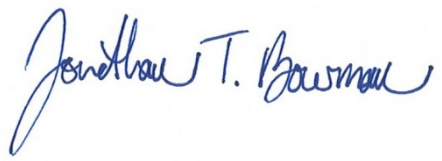
X. ADJOURNMENT

Planning Commissioner Kelley made a motion, seconded by Planning Commissioner Perry, to adjourn.

MOTION CARRIED BY VOICE VOTE.

The meeting was adjourned at 4:52 PM.

Respectfully Submitted,



Jonathan T. Bowman, Recording Secretary
for Judy Swartz, Secretary

CITY OF IONIA

DOWNTOWN DEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
8:00 AM, Wednesday, February 18, 2026
IONIA THEATRE

I. CALL TO ORDER

Chairperson Krueger called the meeting of the Ionia Downtown Development Authority to order at 8:02 AM.

II. ROLL CALL OF MEMBERS

Roll call revealed a Quorum with board members Taryn Altobelli, Precia Garland, John Krueger, Mark Ludema, Tricia Meyers, Zachary Sheehan, Dustin Sommer, and Ryan Wilson present.

III. PUBLIC COMMENTS

IACC Director Wilson reviewed upcoming IACC activities. City Clerk Bowman administered the oath of office to Member Ludema.

IV. CONSENT AGENDA

(IV.1.) To approve the February 18, 2026 meeting agenda.
With no changes or additions, City Manager Garland made a motion, seconded by Board Member Wilson, to approve the agenda as presented.

MOTION CARRIED BY VOICE VOTE.

V. APPROVAL OF MINUTES

(V.1.) To approve the minutes from the January 21, 2026 meeting.
Minutes from the regular meeting of January 21, 2026, were reviewed. City Manager Garland made a motion, seconded by Board Member Wilson, to approve the January 21, 2026 meeting minutes as presented.

MOTION BY VOICE VOTE.

VI. FINANCIAL REPORT

(VI.1.) To accept the Accounts Payables for the DDA: December 25, 2025 – January 25, 2025 in the amount of $2,122.23

To accept the Accounts Payables for the Theatre: December 25, 2025 – January 25, 2025 in the amount of $22,128.96
With no changes or additions, Board Member Sommer made a motion, seconded by Board Member

Sheehan, to accept the financials as presented.

MOTION BY VOICE VOTE.

VII. DDA DIRECTOR REPORT

(VII.1.) Report included in Board Agenda Packet.
Director Rice reported ongoing efforts to support downtown investment and redevelopment, including meetings with a potential assisted living development group, review of TIF development materials, participation in an MEDC meeting regarding Ionia projects and Match on Main information, and a building walkthrough at 404 W. Main Street.

Staff also assisted with community event coordination, continued development of a community events calendar, collaborated with the Ionia Theatre on programming, and participated in regular meetings with City boards, committees, and community partners.

VIII. THEATRE REPORT

(VIII.1.) Report included in Board Agenda Packet.
Director Rice reported on theatre activities for the past month. Special group visits included back to back school showings, hosting 400+ in 24 hours. Upcoming activities include our free movies, ICL Book 2 Film, and live performances. Staff highlighted the launch of the new Popcorn Membership program.

IX. BOARD DECISIONS AND ACTION ITEMS

(IX.1.) 2025 Annual Report
The Annual Report was reviewed by Director Rice. It was suggested to call out in future reports the pass through of the Theatre Expenses. Board Member Sheehan made a motion, seconded by City Manager Garland, to accept and place on file the annual report as presented.

MOTION BY VOICE VOTE.

(IX.2.) Match on Main Panel Selection
City Manager Garland made a motion, seconded by Board Member Wilson, to nominate Member Sheehan and Member Wilson as panel members (in addition to Director Rice) for the upcoming Match on Main grant opportunity.

MOTION BY VOICE VOTE.

(IX.3.) Review and Release of TIF and Development Plan
Staff provided an overview of the proposed Tax Increment Financing (TIF) Plan and Development Plan for the Downtown Development Authority district. It was noted that the proposed TIF capture area is smaller than the full DDA district boundary and is focused on areas where redevelopment and investment are anticipated.

Staff explained that if the TIF and Development Plan are approved by City Council by the May

meeting, the tax base established by the City Assessor as of December 31, 2025, would be used as the baseline value for the district. Establishing the base value at that time would allow the DDA to capture tax increment generated by new development and increases in property value beginning after January 1, 2026.

It was further noted that public notices and required postings will be issued in accordance with statutory requirements as part of the approval process. Staff also noted that the Development Plan is intended to serve as a living document that may be amended over time as projects are identified, priorities evolve, and implementation timelines are refined.

Following discussion, Board Member Wilson moved, supported by Board Member Sheehan, to recommend approval of the TIF and Development Plan and forward the recommendation to City Council for final approval.

MOTION BY VOICE VOTE.

X. DISCUSSION ITEMS

(X.1.) Marketing Committee Update

Director Rice reviewed the previous meeting, covering strategies for targeted marketing to increase group bookings, providing an update on Bulldogs Unleashed with planning progress and rollout timeline, and reviewing the 2026 placemaking and events calendar.

XI. OTHER

No other items discussed.

XII. ADJOURNMENT

Board Member Sommer made a motion, seconded by Board Member Ludema, to adjourn.
MOTION BY VOICE VOTE.

The meeting was adjourned at 9:20 am.

Respectfully Submitted,

Cassie Rice, Recording Secretary
for Taryn Altobelli Secretary

Ionia Regional Utilities Authority
Board of Trustees
Organizational & Regular Meeting
March 12, 2026
Ionia Township Hall

CALL TO ORDER

In recognition of the annual organization required to elect new officers, past secretary Garland called the Organizational & Regular Meeting of the Ionia Regional Utilities Authority Board of Trustees to order at 7:00 PM. Meeting attendees introduced themselves.

ROLL CALL

Trustees: Jeff Cody, John Dinehart, Tom Millard, Bob Bennett, Precia Garland
Voting Alternates: Sherry Lynn (Ionia Twp), Brenda Cowling (City of Ionia), Tim Lee (City of Ionia)

Also present – Chris Hyzer, Finance Director; Joe Lafler, Utilities Director; Dennis Cassel (Orange Twp), Susan McCoy (Ionia Twp)

ELECTION OF OFFICERS

1. Chairperson – Motion made by Bennett, seconded by Millard to elect Dinehart as chairperson. MOTION CARRIED. Thereafter, Dinehart immediately assumed the role of chairperson for the balance of the meeting.
2. Vice Chairperson – Motion made by Dinehart to elect Stephens as vice chairperson. Lynn indicated Stephens does not want an officer position. Dinehart withdrew his motion and instead, substituted Cody as vice chairperson, which was seconded by Lynn. MOTION CARRIED.
3. Secretary – Motion was made by Dinehart, seconded by Millard to elect Garland as secretary. MOTION CARRIED.
4. Treasurer – Motion was made by Dinehart, seconded by Lee to elect Chris Hyzer as treasurer. MOTION CARRIED.

APPROVAL OF AGENDA

It was moved by Cowling, seconded by Lee to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES

It was moved by Millard, seconded by Cody to approve the minutes as amended (correct attendance record by removing double-entry for Dinehart) from the November 6, 2025 meeting. MOTION CARRIED.

PUBLIC COMMENTS

None.

OLD BUSINESS

1, Update – WWTP Capital Projects: Utilities Director Lafler provided a verbal update regarding recent capital projects, which have included several pump replacements, begun in FY25. Reconstruction of the WWTP parking lot is expected to kick off in April for the FY26 project and later this year, a bar screen replacement project will commence for the FY27 project. Lafler noted the new, single bar screen will replace two existing bar screens, representing $500,000 in savings. Finally, Lafler noted that several violations of the WWTP's Industrial Pretreatment Plan (IPP) occurred during 2025, which had to be published in the *Daily News*, per EGLE requirements. These violations also resulted in surcharge revenue to the plant, to help offset the increased treatment costs caused by the violations.

NEW BUSINESS

1. FY 2027 - 2032 Capital Improvement Plan (CIP) – Hyzer introduced the new CIP and indicated the goal is to keep annual project costs within the $400,000 to $500,000 range. Lafler detailed each project by fiscal year. A total of $2,580,000 in projects was reviewed. It was moved by Millard, seconded by Cowling to approve the FY 2027 – 2032 CIP as presented. MOTION CARRIED.

TRUSTEE COMMENTS

None.

ADJOURNMENT

The meeting was adjourned by Dinehart at 7:23 PM.

Respectfully Submitted,

Precia Garland
Secretary

NEXT IRUA MEETING: 7:00 PM, June 4, 2026; Easton Township Hall

CITY OF IONIA
Ad-Hoc Ionia Theatre Committee
March 24, 2026
Regular Meeting Minutes

CALL TO ORDER
Mayor John Milewski called the meeting of the Ad-Hoc Ionia Theatre Committee for March 24, 2026 to order at 5:03 PM.

ROLL CALL
Present: Ashley Brownell, Jim Killion, Karlee Bailey, Mike Clark, Mayor John Milewski, Janet Balice, Rich Starr, Tom Millard, Jonathan Bowman, and Precia Garland
Absent: Cassie Rice

APPROVAL OF AGENDA
It was moved by Starr and seconded by Brownell to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES
It was moved by Millard and seconded by Bailey to approve the agenda as presented. MOTION CARRIED.

PUBLIC COMMENTS
None.

FINANCIAL REPORT – Garland presented the Ionia Theatre Fund Financial Report for the FY25-26 through February 28, 2026. Garland noted that revenues totaling $124,358 had been received to date and expenditures totaling $167,100 had been incurred to date, for an operating gap of $42,742. The report was placed on file as presented.

DISCUSSION & ACTION ITEMS

1. March – May Theatre Calendar Review – Garland reviewed the theatre event calendars prepared by Director Rice. The full movie schedule for March, April, and May was noted, along with multiple live events. The upcoming Next Stop Comedy Show, scheduled for April 24 was discussed, with the committee agreeing it presents an opportunity for potential repeat performances with very little organizational effort required.
2. Caitlin Cusack Concert Planning (April 30) – Planning for the upcoming concert is well underway. Brownell is handling procuring volunteers for the evening of the event and is receiving good response from the Chamber Ambassadors group. Marketing activities are in full swing. A press release was prepared by City staff and will be issued March 25. A Facebook event was created and is now being regularly shared to promote ticket sales. Millard asked that the City look into the cost of Facebook advertising to promote the concert. Balice indicated efforts are also underway to pair a small, silent auction with five to ten items available for bid.
3. Billy Strings/Ionia Theatre Merch – Garland presented refined design options for merchandise intended to raise funds in connection with the Billy Strings event. Permission

has been asked from the Billy Strings management group to use his name with the proposed graphics as a theatre fundraiser. An answer has not yet been provided. A website for general theatre merchandise was also discussed.

GOOD OF THE ORDER/COMMITTEE MEMBER COMMENTS – Killion mentioned he recently spoke with Nathan of Clorwell Electric about potentially using his scissor lift at no charge to change out the theatre stage lighting. If the lift is available at no charge, 22 replacement bulbs and gels can be purchased and installed for $500 or less. Killion will meet again with Nathan on March 27 to confirm the scissor lift arrangements.

It was noted that after the Caitlin Cusack Concert the committee would shift focus to planning a haunted house at the Theatre in October.

ADJOURNMENT
The meeting was adjourned by Mayor Milewski at 6:05 PM. Next meeting: **April 28, 2026 at 5:00 PM**, Ionia City Hall.

Respectfully Submitted,

Precia Garland
City Manager

EXPENDITURES

PERIOD: Feb 26th through Mar 25th **DATE: 3/25/2026**

ACCOUNT	Description	3/11/2026	3/25/2026		HANDCHECKS	Total
	PAYROLL	$ 182,364.00	$ 179,311.20			$ 361,675.20
	CITY'S SHARE OF FICA	$ 13,373.28	$ 13,139.74			$ 26,513.02
	PAYROLL TOTAL	$ 195,737.28	$ 192,450.94	$ -		$ 388,188.22
ACCOUNT	**Description**	**3/5/2026**	**3/19/2026**		**HANDCHECKS**	**Total**
101	GENERAL FUND	$ 209,326.13	$ 116,418.07		$ 100.00	$ 325,844.20
202	MAJOR STREET	$ 3,828.22	$ 245.18			$ 4,073.40
203	LOCAL STREET	$ 2,240.15	$ 276.48			$ 2,516.63
228	SOLID WASTE	$ 25,996.10	$ 65.52			$ 26,061.62
239	PARKS-FACILITIES IMPROVEMENT		$ 4,847.50			
245	INDUSTRIAL PARK					$ -
249	RECREATION	$ 3,647.93	$ 2,584.91			$ 6,232.84
265	DRUG FORFEITURE					$ -
266	PUBLIC SAFETY DONATIONS		$ 4,970.00			$ 4,970.00
406	SIDEWALK					$ -
412	ENVIRONMENTAL RESPONSE		$ 2,011.05			$ 2,011.05
420	CAPITAL PROJECTS					$ -
588	DIAL-A-RIDE	$ 18,472.10	$ 41,054.60			$ 59,526.70
590	SEWER	$ 9,050.37	$ 7,399.57			$ 16,449.94
591	WATER	$ 22,482.34	$ 21,794.35			$ 44,276.69
598	IRUA	$ 45,484.89	$ 11,896.53			$ 57,381.42
661	CENTRAL GARAGE (DPW)	$ 16,517.28	$ 5,657.59			$ 22,174.87
701	CURRENT TAXES	$ 13,600.56	$ 43,221.50			$ 56,822.06
703	PAYROLL CLEARING					$ -
	TOTAL CITY OF IONIA:	$ 370,646.07	$ 262,442.85	$ -	$ 100.00	$ 633,188.92
248	DDA	$ 7,020.00	$ 852.33			$ 7,872.33
250	THEATRE	$ 10,715.21	$ 3,377.45			$ 14,092.66
	TOTAL DDA & THEATRE:	$ 17,735.21	$ 4,229.78	$ -	$ -	$ 21,964.99
	TOTAL OF CHECKS	$ 388,381.28	$ 266,672.63	$ -	$ 100.00	$ 655,153.91

CHECKS OVER $25,000

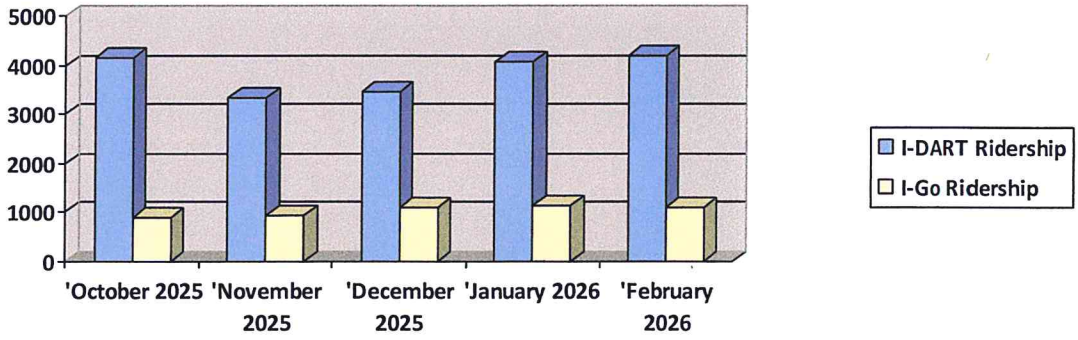
DATE	NAME	DESCRIPTON		TYPE	AMOUNT
3/5/2026	CONSUMERS ENERGY	ENERGY SERVICES		AP	$43,804.32
3/5/2026	EASTON TOWNSHIP	REVENUE SHARING FEB 2026		AP	$60,360.12
3/5/2026	GRANGER CONTAINER SERVICE	CONTAINERS/BAG TAGS MAR		AP	$26,353.50
3/5/2026	PRIORITY HEALTH	MAR 26 PREMIUMS		AP	$62,376.67
3/19/2026	AXON ENTERPRISE	TASERS		AP	$85,391.00
3/19/2026	IONIA COUNTY COMMISSION ON AGIN	SPECIALZED SERVICES OCT-DEC		AP	$34,505.00

CITY OF IONIA
Dial-A-Ride

Monthly Update
March 2026

Operations

- Ionia Dial-A-Ride provided 213 lift equipped services for individuals with disabilities from February 1-28, 2026.
- Ionia Dial-A-Ride provided 4,179 passenger trips and our vehicles logged 14,651 revenue miles from February 1-28, 2026.



- I-Go provided 1,093 passenger trips from February 1 – 28, 2026.
- We are currently transporting 50+ riders one/both ways for school purposes.
- The Saranac expansion has been going well and ridership is strong. In February there were 83 trips to and/or from Saranac. We have multiple people using it to get to work, school, appointments, and shopping.
- The final drafts of the TDP and COS are complete and will be presented to City Council at the April meeting. After Council approval they will be finalized and ready for presentation and distribution to community partners.
- We are currently in the process of hiring a part-time dispatcher to fill the position of the afternoon dispatcher that is retiring mid-April. The incidental driver that was recently hired did not work out, so we have re-posted that position as well as for an incidental I-Go driver as one recently informed me he took another job.
- Community outreach and travel training has continued to be a success with the new Mobility Manager. She has had many opportunities to meet with community partners to explain our services and work on better coordination to serve our residents. We also attended the Chamber Community Expo which was a great opportunity to speak to

individuals throughout the County about both services. We have also had several community partner follow-ups from it.

Respectfully Submitted,



Heidi Wenzel

CITY OF IONIA

Ionia Downtown Development Authority Director's Report
March 2026

Economic Development & Business Engagement

- Continued efforts focused on strengthening downtown investment, redevelopment opportunities, and stakeholder relationships.
- Connected with individuals inquiring about the Tax Increment Financing (TIF) program and its potential projects.
- Discussed Match on Main funding opportunities with interested groups exploring downtown projects.

Special Events & Community Programming

- Hosted State of the City at the Ionia Theatre, Table at IACC Biz + Bazaar
- Continue connections with organizers of last year's events to confirm annual scheduling and begin development of a comprehensive community events calendar; follow-up efforts are ongoing to increase response rates.
- Continued collaboration with the Ionia Theatre on community programming initiatives, special events, and strategic opportunities that support overall downtown vitality and cross-promotion efforts.
- Developing "Pickin' Through Ionia" in conjunction with Ionia Area Chamber of Commerce for Ionia Freak Fair.

Meetings, Seminars & Professional Engagement

Ongoing participation in boards, committees, and partner meetings to ensure alignment across organizations and initiatives. Attended and actively contributed to meetings with:

City Council, Department Heads, DDA Board of Directors, City Manager, Ionia Business & Professional Women (IBPW), Theatre Ad Hoc Committee, Filling Storefronts: Business Recruitment for Downtowns Webinar, Ionia County Historical Society, Spring Michigan Downtown Association Workshops, Ionia Area Chamber, Montcalm Community College Trustees

Additionally, supported theatre operations by working multiple front counter shifts to assist with patron services and operational needs.

Respectfully submitted,

Cassie Rice, Ionia DDA and Theatre Director

CITY OF IONIA

March Report
Ionia Parks and Recreation

Programs

- Tae Kwon Do: Classes are weekly on Tuesdays from 6:15-8:00 PM. Cost is $35 per month per student. 20 students are in this program. Classes are instructed by Pat Ramos.
- March Madness Basketball: Start of the season on March 2nd. Ended March 19th. We had 6 sessions on Mondays and Wednesdays for ages 7, 8, and 9-year old's and 6 sessions on Tuesday and Thursdays for 4,5 and 6-year olds. There were 120 participants with 6 teams in ages 4-6 and 8 teams in ages 7-9. Michigan One was the Sponsor of the program.
- Spring Soccer: Ages 4-13, we ended registration and currently putting teams and coaches together. We have 306 participants. 64 in U6, 62 in U8, 120 in 10U and 60 in 13U. Practices start the week of April 13th. Games will begin April 23rd. We play in front Ionia High School. Ventra is the sponsor of this program.
- Open Pickleball: Play Monday, Wednesday and Friday. Times for play are 9am to 1pm. There are 2 courts in the Armory for Pickleball. The cost is $5 to play. We currently range from 10-12 players per day.
- Tumbling: Spring Session started March 23rd. Classes offered Mondays or Wednesdays. Ages 18Months to age 9. Held in the M1 Tumbling Center in Basement of Armory. Alana Moser is the instructor. This Spring session we have 60 kids participating between 5 classes. Classes will run for 8 weeks.

Upcoming Programs

Cornhole May 2nd, T-ball ages 3-6, Summer Day Camp ages 5-12 ,3rd through 6th grade Flag Football

Armory Rentals

- Gymnasium: Sundays, Ionia Travel Baseball, $100 per visit, 9am-12pm
- Gymnasium: Friday March 6th and 13th Outlaw Travel Baseball, 6-8pm $120 paid
- Gymnasium: Sundays March 1st through April 26th, Travel Softball, 2-5pm, $100 per visit
- Lions Room: Wednesday March 17th, Arch Staffing from 10:30am-1 pm, $35 paid

Training/Education

- Matt Painter attended the M-Parks Conference in Lansing on March 4th and 5th

Program Coordinator Position Highlights

- Working on sponsorships/relationships for upcoming programs
- Put together teams, recruited and trained coaches, typed packets for Spring Soccer
- Updating website and Facebook for our department
- Planning and putting together information flyers for T-ball, Day-Camp
- Implemented Monday through Thursday March Madness Basketball

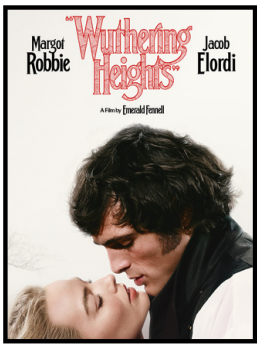
Submitted by,
Matt Painter
Director, Parks and Recreation

IONIA THEATRE
MONTHLY REPORT

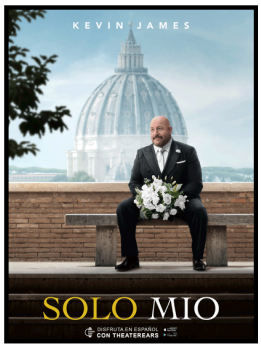
MOVIES PLAYED IN FEBRUARY

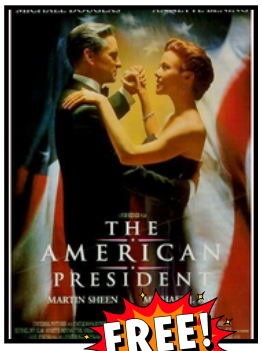




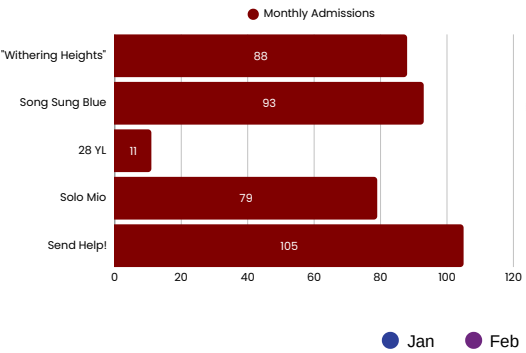




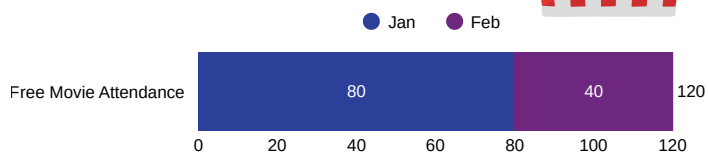


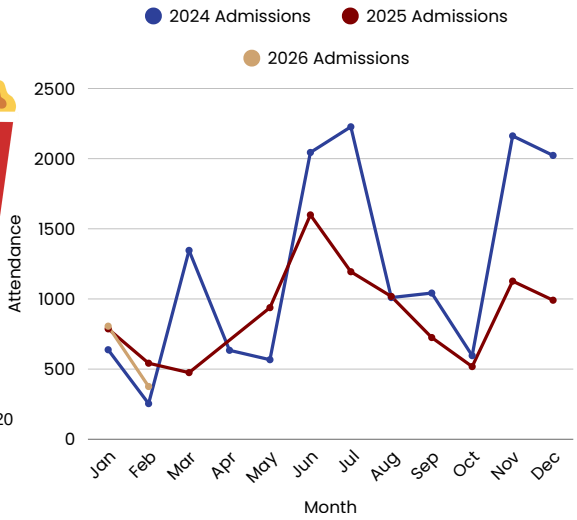


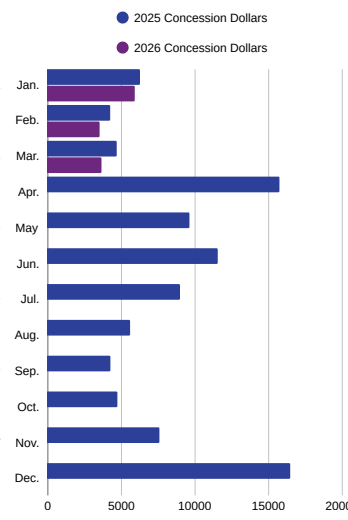
BY THE NUMBERS...











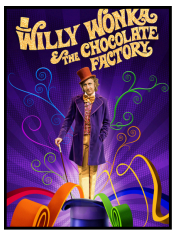
UPCOMING @ THE THEATRE



04/02
Memorial Private Event



04/08
Junior Theatre Day



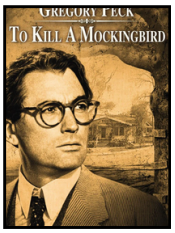
04/09
Free Movie



04/11
Starfish Seminar



STARTING 4/12
Victory Fellowship Weekly Service



04/16
Book 2 Film with ICL



04/27
WION Free Movie



4/30
Live Performance Caitlin Cusack & Friends



05/07
ICL DAY - $5 tickets with library card



05/19
IPS Class Night



5/25
Memorial Day Parade



5/28 & 5/30
LDC Dance Rehearsal & Recital



SUMMER
IPR Day Camp Weekly Movies or Activities



06/05
Glad All Over & 404 Delux



06/23
Client Appreciation Event - Dr. Harshman



07/18
IFF Parade



08/01
I Do Part 2



08/09
Jake Slater - Elvis Tribute

CITY OF IONIA

Department of Public Utilities

Joe Lafler, Director

Staff: Scott Baker, Cullen Badder, Abram Butler, Jacob Trierweiler, Al Helmes, Ryan Masengale, Denis Martindale, Curtis Blair

March 2026

Produced 38.4 million gallons of water in February 2026

Treated 45.3 million gallons of wastewater in February 2026

DPU

- Responded to 199 work orders.
- Performed 101 MISS DIGS.
- Changed, repaired, or installed 16 water meters.
- Performed 65 Cross Connection inspections.
- DPU staff have completed our weekly generator inspections at Wells 10A,13A,14A, BPS, WWTP, Lift Station, Tower Site, IDAR.

WWTP

- Monthly PFAS, Sulfate and Chloride sampling were completed as required by the NPDES Permit.
- DPU staff have been preparing for the 2026 WWTP parking lot project.
- DPU staff have completed the winter painting projects throughout the WWTP.
- DPU staff are currently working on switching clarifiers and contact chambers.

Well Field

- Analyzed several bacteriological samples for surrounding communities and private water systems.
- Monthly maintenance. (Clean chemical injectors and well pre-lube lines)
- DPU staff have completed Winter painting projects at each wellhouse.
- DPU staff have started Spring 2026 hydrant flushing, including 2 weeks of nighttime flushing.
- DPU staff have completed EGLE required well sampling at all required locations.

CITY OF IONIA

Department of Public Works

Staff; Geoffrey Petersen, Griff Lamphere, Christopher Springsteen,
Scott Ruehs, Chris White, Chris Perry, Bryan McKendry, Tony Humphreys, Steven Smith

Monthly Report

March 2026

- Patched potholes
- Plowed and Salted City streets
- Picked up snow in the DDA
- Cleared snow from City sidewalks
- Trimmed City trees
- Cut down City trees
- Repaired old Fashion Street lights (Adam St, Yeomans St)
- Repaired two Light Bollards on Adams St that were hit by traffic
- Jetting City of Ionia sewer system including Ionia & Easton Townships
- Repair City street signs
- Responded to 5 sewer backups (318 Brown St 2x, 634 E Lincoln Ave, 416 N Jackson St, 725 Branch St)
- Repaired a dumpster corral in DDA (by Sharper Image)
- Cleaned Storm Catch basins at Cleveland & Main, Jefferson & Jones, Stevenson St due to localized flooding from heavy rains
- Help FTCH research the 36” Storm Tile by Shell Station and St. Peter & Paul.
- Repaired Banners by the Fairgrounds after the high winds
- Sweep the streets downtown

Respectfully submitted,

Geoffrey Petersen, DPW Director

CITY OF IONIA

Corland J McDiarmid
Director

IONIA DEPARTMENT OF
PUBLIC SAFETY

239 East Adams Street, Ionia Michigan, 48846
616-527-4431

Kevin C. Heinlein
Deputy Director

March 26, 2026

Honorable Mayor John Milewski II
Members of Council
City Manager Precia Garland

For the month of March, the Department handled a total of two hundred sixty-three criminal complaints to this point. The breakdown of most of those complaints, including all significant incidents, is listed below:

- Sexual Assault – 1
- Assault - 9
- Larceny or Fraud – 8
- Destruction of Property – 4
- Child Abuse/Neglect – 3
- Resist/Obstruct or Flee and Elude - 5
- Warrant Arrest / Injunctive Order Violation – 13
- Operating While Intoxicated - 2
- Hit and Run Crash – 5
- License / Registration / Insurance Violation – 4
- Trespassing - 4
- Juvenile Complaint / Curfew / Vape – 22
- School Threat Investigation – 7
- K-9 Search - 2
- Animal Complaint / Other – 8
- Mental Health Complaints – 7
- Motor Vehicle Crashes / Driving complaints –5
- Parking / Abandoned Vehicle – 6
- Civil Complaints – 18
- Lost / Found Property – 8
- Death Investigation - 1
- General Assistance – 67

Code Enforcement / Rental Inspections:

- Blight Inspections – 2
- Garbage Complaint – 21
- Vehicle Complaint – 8
- Property Inspection - 2
- Rental Inspections – 28

There were 37 calls for fire service to this point this month and they are listed below**:**

- Township Vehicle Crashes – 4
- CO Alarms – 2
- False Alarms - 3
- Mutual Aid to Other Department – 1
- Illegal Burn – 3
- Smoke / Odor Investigation - 2
- Structure Fires – 2
- Vehicle Fire – 1
- Wires Down / Arcing – 12
- Other Non-Fire Related Calls – 6
- Gas Leak – 1
- Medical Emergencies – 71

Spring break arrives in just over a week. And based on nearly 30 juvenile complaints this month, it's needed! There has been a significant uptick in school threats, minors in possession of alcohol or drugs, and overall defiant juvenile behavior. Hopefully some warmer weather and time away from school helps.

We were able to get several officers into training this month. The Ionia Sheriff's Office was kind enough to invite our PSOs over for their annual in-house training. They had the Ionia County Prosecutor's Office and the Department of Health and Human Services office instruct classroom training on Children's Protective Services cases, Friend of the Court cases, and Elder Abuse cases. Some of our other officers participated in a building search and traffic stop "force on force" training using simunition marking rounds. All the participants gave the trainings great reviews. Our monthly fire training focused on the Incident Command System and fire scene size-up. Deputy Director Heinlein organized the training, instructed the training, and did a nice job with the presentation.

We placed our order for the new TASER 10s after last month's City Council meeting (thank you). They arrived earlier this week here at the office. Sgt Teitsma and PSO Velting are organizing an early May training course to cover both TASER and firearms recertification.

We had some great proactive police work this month resulting in a couple of the many arrests, one after a brief car chase and foot pursuit, the other after a significant fight with officers out in the pouring rain. Both incidents were originated by officers recognizing a suspect from other complaints, conducting surveillance on those suspects, and making patrol originated arrests before any further crimes were committed.

You will find attached a copy of our statistics for the month of February, as well as a list of all Fire, Rescue, and Medical emergency calls for that month. If you have any questions or concerns, please feel free to call, e-mail, or stop by the Department.

Sincerely,

Corland J McDiarmid

Corland J McDiarmid
Director

Ionia Department of Public Safety

Monthly Statistics
March 2026

Individual Assignments

Director
Deputy Director / Captain
Sergeant
Det. / Sergeant
Chaplin
Administrative Assistant
Fleet Manager
(10) Public Safety Officers
(15) Paid on Call Firefighters
Code Enforcement Officer
Rental Inspector Officer

Hours	
Criminal Complaint Hours	239.5
Traffic Related Hours	13.5
Patrol Time	377.5
Court & Prosecutor Office	5.5
M.F.R. Hours	56.5
Non-Criminal	271
Report Writing	287.5
Fleet Manager	161
Fire Service Hours	61
Training Hours	149.5
School Liaison Officer	59
D.A.R.E. Hours	0
Total Hours:	**1681.5**
Overtime Hours:	**151.5**
Total Arrests:	**27**

Complaints	
Criminal Investigation	329
Patrol Originated	9
Follow-up Complaints	58

Other Activity	
Property Inspections	159
Liquor Inspections	0
Fire Inspections	1

Moving Violations	
Parking Violations	1
Traffic Stops	32
O.W.I. Tickets	1
Hazardous Citations	4
Radar Citations	1
License Violations	1
Equipment Violations	0
Seatbelt Violations	0
Registration Violations	2
Insurance Violations	4
Verbal Warnings	19

Fire Runs	
City of Ionia	13
Ionia Township	7
Easton Township	3
Mutual Aid	0
M.F.R. Runs	75
Total Fire/Medical Service Runs:	98

Ionia Public Safety- Fire/ Medical Runs

Number	Date	Time	Street	F/M	Type of Call
0127	2/1/2026	4:18 PM	W Lincoln Ave	M	Falls
0131	2/1/2026	9:55 PM	Union St Apt 101	M	Falls
0132	2/2/2026	12:46 AM	Rice St	M	Possible Drug Overdose
0133	2/2/2026	9:38 AM	Welton St	M	Other Medical
0135	2/2/2026	12:45 PM	Brown BLVD	M	Possible Drug Overdose
0140	2/3/2026	1:05 PM	Valley View Dr Apt B2	M	Falls
0141	2/3/2026	11:16 AM	E Tuttle Rd	M	Seizure
0144	2/3/2026	12:14 PM	High St	M	General Sickness
0147	2/4/2026	7:33 PM	Heartland Blvd	M	Other Medical
0150	2/5/2026	9:31 AM	Valley View Dr Apt 110	M	Lift Assist to Life
0152	2/5/2026	11:37 PM	E Main St	M	Difficulty Breathing
0153	2/5/2026	6:59 PM	Union St Apt 106	M	Difficulty Breathing
0156	2/7/2026	5:42 PM	Crawford St Apt 19	M	Other Medical
0157	2/7/2026	10:02 PM	E Lincoln Ave	M	Other Medical
0158	2/7/2026	10:44 PM	Chapman St	M	Falls
0159	2/7/2026	6:57 PM	N Depot St Apt 103	M	Abdominal Pain
0160	2//8/26	1:01 AM	Belleview Dr Apt 15	M	Abdominal Pain
0167	2/11/2026	12:52 AM	Crawford St Apt 19	M	Other Medical
0168	2/11/2026	12:55 AM	N Dexter St	M	Difficulty Breathing
0170	2/12/2026	1:54 AM	W Lincoln	M	Laceration
0172	2/12/2026	8:47 AM	Aspen Valley Ln	M	Falls
0173	2/12/2026	8:38 AM	E Tuttle Rd	M	Seizure
0174	2/12/2026	9:13 PM	Heartland Blvd Apt 4	M	Lift Assist to Life
0175	2/13/2026	12:45 AM	Prospect St Apt A	M	Abdominal Pain
0177	2/13/2026	8:16 PM	Prospect St Apt A	M	Other Medical
0178	2/14/2026	12:34 PM	Bayard St	M	Seizure
0179	2/14/2026	9:11 PM	Harter St	M	Difficulty Breathing
0182	2/15/2026	7:15 AM	Bradford Ct	M	Possible Drug Overdose
0185	2/16/2026	6:10 AM	Tower St	M	Unconscious/Unresponsive
0188	2/16/2026	9:04 PM	W Main St	M	Falls
0190	2/17/2026	7:22 PM	E Lincoln Ave	M	Other Medical
0191	2/17/2026	9:20 PM	E Adams St	M	Seizure
0193	2/18/2026	3:43 PM	Heartland Blvd	M	Other Medical
0195	2/19/2026	9:29 AM	Harrison St	M	Falls
0196	2/19/2026	1:34 PM	S Steele St	M	Other Medical
0197	2/19/2026	5:06 PM	W Washington St	M	Unconscious/Unresponsive
0198	2/29/2026	7:46 PM	Harter St	M	Difficulty Breathing
0200	2/20/2026	8:02 AM	Center St	M	Pregnancy Related
0201	2/20/2026	1:20 PM	N Dexter St Apt 204	M	Possible Drug Overdose
0202	2/20/2026	12:52 AM	Railroad St Apt B	M	Possible Stroke
0203	2/21/2026	5:47 AM	Jones St	M	Unconscious/Unresponsive
0205	2/22/2026	11:04 PM	N State St	M	Unconscious/Unresponsive
0206	2/22/2026	11:15 PM	N State St	M	Difficulty Breathing

0207	2/22/2026	12:28 PM	Valley View Dr lot 103	M	Other Medical
0208	2/23/2026	7:26 AM	E Lincoln Ave	M	Unconscious/Unresponsive
0209	2/23/2026	7:16 PM	Union St	M	Falls
0213	2/25/2026	5:11 AM	High St	M	Difficulty Breathing
0216	2/25/2026	6:07 PM	Colby St	M	Seizure
0219	2/26/2026	7:36 PM	Jones St	M	Difficulty Breathing
0139	2/2/2026	10:40 PM	N Dexter St Apt 212	F	Other Non-Fire Related Calls
0154	2/6/2026	2:23 PM	W Lincoln Ave / Harter St	F	Wires Down/Arcing
0163	2/8/2026	9:59 PM	W Washington St	F	Smoke Investigation
0181	2/15/2026	8:57 AM	Highland Dr	F	Gas Leak
0183	2/15/2026	1:10 PM	Union St Apt 409	F	Smoke Investigation
0184	2/14/2026	9:29 PM	Harrison St	F	Grass / Brush Fire
0186	2/16/2026	11:47 AM	W Washington St	F	Illegal Burns
0199	2/20/2026	5:20 AM	Belleview Dr Apt 10	F	Other Non-Fire Related Calls
0210	2/24/2026	9:42 AM	West Meadows Dr	F	Smoke Investigation
0211	2/24/2026	10:55 AM	W Main St	F	Wires Down/Arcing
0217	2/26/2026	7:32 AM	Union St	F	False Alarms
0218	2/26/2026	3:14 PM	N Dexter St	F	False Alarms
0223	2/28/2026	8:35 PM	E Main St	F	False Alarms

Ionia Township- Fire/ Medical Runs

Number	Date	Time	Street	F/M	Type of Call
0129	2/1/2026	8:26 PM	E Tuttle Rd Lot 99	M	Head or Neck Pain/Injury
0130	2/1/2026	9:39 PM	E Tuttle Rd Lot 242	M	Other Medical
0134	2/2/2026	9:47 AM	N State Rd, Apt 47	M	Other Medical
0136	2/2/2026	2:05 PM	E Tuttle Rd, Lot 199	M	Abdominal Pain
0138	2/2/2026	8:11 PM	Belleview Dr	M	Falls
0145	2/3/2026	3:40 PM	Prairie Creek Rd	M	Seizure
0146	2/3/2026	6:11 PM	N State St, Lot 80	M	General Sickness
0151	2/5/2026	11:08 AM	Prairie Creek Rd	M	Seizure
0161	2/8/2026	9:07 AM	E Tuttle Rd Lot 199	M	Diabetic
0166	2/10/2026	1:07 PM	N State Rd Lot 78	M	Abdominal Pain
0169	2/11/2026	11:36 AM	S State Rd	M	Difficulty Breathing
0171	2/12/2026	5:58 AM	Miller St	M	Difficulty Breathing
0189	2/16/2026	11:55 PM	Hill St	M	Falls
0204	2/21/2026	8:12 AM	E Tuttle Rd Lot 9	M	Chest Pain
0212	2/25/2026	3:10 PM	Arnold St	M	Falls
0220	2/26/2026	11:50 PM	E Tuttle Rd Lot 242	M	Abdominal Pain
0126	2/1/2026	8:00 AM	Spruce St	F	Gas Leak
0128	2/1/2026	6:32 PM	N State Rd Lot 72	F	Gas Leak
0142	2/3/2026	7:49 AM	Guernsey Rd	F	CO Alarms/Test
0155	2/7/2026	12:03 PM	E Bluewater Hwy	F	Other Fires
0164	2/8/2026	5:37 PM	E Tuttle Rd	F	Accident - Vehicle No Injury
0180	2/15/2026	8:12 AM	Kellogg Rd	F	Structure Fires
0194	2/18/2026	3:21 PM	Hill St	F	Illegal Burns

Easton Township- Fire/ Medical Runs

Number	Date	Time	Street	F/M	Type of Call
0137	2/2/2026	2:43 PM	Yeomans St,90	M	Falls
0143	2/3/2026	11:26 AM	W Parmeter Rd	M	Unconscious/Unresponsive
0149	2/5/2026	7:31 AM	Bradford St	M	Falls
0162	2/8/2026	10:52 AM	Yeomans St Lot 52	M	Other Medical
0165	2/10/2026	11:01 AM	Yeomans St	M	Chest Pain
0176	2/13/2026	2:42 PM	W Blue Water Hwy	M	Other Medical
0187	2/16/2026	2:12 PM	S Bellamy Rd	M	Other Medical
0192	2/18/2026	2:16 PM	Yeomans St Lot 9	M	Difficulty Breathing
0215	2/25/2026	12:29 PM	Yeomans St Lot 9	M	Difficulty Breathing
0222	2/28/2026	4:39 PM	Yeomans St Lot 22	M	Falls
0148	2/4/2026	12:13 PM	King St	F	Odor
0214	2/25/2026	5:21 AM	W Main St / S Bellamy Rd	F	Accident - Vehicle No Injury
0221	2/26/2026	1:03 PM	Price St	F	Illegal Burns

CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: XI.1

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: April 1, 2026

RE: 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)

Background:

Requested Action / Motion:

Motion By: **Seconded By:**

Roll Call Vote:	Lee	___	Winters	___
	Cook	___	Patrick	___
	Millard	___	Waterman	___
	Starr	___	Cowling	___
		Milewski ___		