



CITY OF IONIA

CITY COUNCIL

REGULAR MEETING MINUTES

6:30 PM, Wednesday, June 3, 2026

IONIA CITY HALL - COUNCIL CHAMBERS

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

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

ROLL CALL

Roll call revealed a Quorum with Councilmembers Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, 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 Cowling, to approve the agenda as presented.

MOTION CARRIED BY VOICE VOTE.

II. APPROVAL OF MINUTES

(II.1.) May 6, 2026 – Special Meeting

(II.2.) May 6, 2026 – Regular Meeting

(II.3.) May 21, 2026 – Special Meeting

Minutes from the special and regular meeting of May 6 and the special meeting of May 21, were reviewed. Councilmember Cook made a motion, seconded by Councilmember Winters, to approve both meeting minutes from May 6 and the May 21, 2026, meeting minutes as presented.

MOTION CARRIED BY VOICE VOTE.

III. PROCLAMATIONS

None.

IV. PUBLIC COMMENTS

None.

V. PUBLIC HEARINGS AND ASSOCIATED ACTION

(V.1.) Public Act 381 Brownfield Plan - Homes of Heritage Row

City Manager Garland introduced the Brownfield Plan for the Homes of Heritage Row. The plan

included 14 housing units with 7 units having a minimum affordability component of 120% area median income (AMI) and 2 of the 7 intended for 98% AMI. She noted that the total project investment is estimated to be \$4,450,000 with a requested reimbursement of \$1,499,254 in eligible activities over the 20-year tax increment financing capture period.

Mayor Milewski opened the public hearing for the Homes of Heritage Row Act 381 Brownfield Plan at 6:37 PM.

Patrick Kapenga (Ionia Development Company) and Olivia Selby (Fishbeck - Brownfield Consultant) presented additional information to City Council on the project and answered a couple of questions from Council related to the affordability and types of homes.

Patience Kooi (2305 Westover Drive) asked Council and the developer to clarify how the affordable units would be managed.

Olivia Selby responded that the project will follow the Michigan State Housing Development Authority's income verification procedures.

Mayor Milewski declared a point of order indicating that the public hearing was for comments only.

Mayor Milewski closed the public hearing at 6:44 PM.

Councilmember Starr made a motion, seconded by Councilmember Waterman, to approve Resolution 2026-17 and the Act 381 Brownfield Plan for Homes of Heritage Row as presented.

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 2026-17



COUNTY OF IONIA, MICHIGAN

A RESOLUTION APPROVING THE HOMES OF HERITAGE ROW BROWNFIELD PLAN FOR THE CITY OF IONIA PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

At a regular meeting of the City Council of the City of Ionia, held at the Ionia City Hall, 114 N. Kidd Street, Ionia, Michigan, on the 3rd day of June 2026, at 6:30 p.m., there were:

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

ABSENT: None

The following resolution was offered by Councilmember Starr and seconded by Councilmember Waterman:

WHEREAS, the Brownfield Redevelopment Authority (the “Authority”) of the City of Ionia, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended (the “Act”), has prepared and recommended a Brownfield Plan (the “Plan”) for approval by the City Council of the City of Ionia; and

WHEREAS, the Authority has provided notice to and fully informed all taxing jurisdictions affected by the Plan about the fiscal and economic implications of the proposed Plan at least ten days before the meeting of the City of Ionia City Council at which this resolution has been considered; and

WHEREAS, the Ionia City Council has provided the public and the taxing jurisdictions a reasonable opportunity to express their views and recommendations regarding the Plan, in accordance with Sections 13(13) and 14(1) of the Act; and

WHEREAS, the Ionia City Council has made the following determinations and findings:

- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- C. The Plan will facilitate redevelopment of an eligible property as defined by the Act and create seven housing available to households making 120% or less of the area median income; and

WHEREAS, having reviewed the Plan and considered the views and recommendations of the public and affected taxing jurisdictions, the Ionia City Council may proceed with approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

- 1. **Plan Approved.** Pursuant to the authority vested in the Ionia City Council by the Act, the Plan is hereby approved in the form attached as Exhibit “A” to this Resolution.
- 2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
- 3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed:

RESOLUTION 2026-17 DECLARED ADOPTED.

(V.2.) Ordinance 604: Amendment to Chapter 1292 - Austin Pines PUD District

Assistant City Manager & Clerk Bowman provided background information on the development and described the area included in the proposed housing project. Bowman indicated that the Planning Commission recommended Council approval at its last meeting with several conditions.

Mike West (Allen Edwin Homes) presented the site plan, home portfolio, and construction timeline to Council. Aaron Besmer (Allen Edwin Homes) updated Council on the traffic study, Foxtail Drive widening, and discussions with the State Land Bank on using their adjacent property for staging and construction traffic.

Mayor Milewski opened the public hearing for comments on Ordinance No. 604 as well as the Development Plan and final site plan for Austin Pines West at 6:59 PM. Following no comments from the public, Mayor Milewski closed the public hearing at 7:00 PM.

Councilmember Winters made a motion, seconded by Councilmember Starr, to approve Ordinance No. 604, an ordinance to amend Chapter 1292 - Austin Pines Planned Unit Development District of Title Six - Zoning; Part Twelve - Planning and Zoning of the codified ordinances of the City of Ionia.

Roll Call Vote:

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

Nays: Margot Cook

Abstentions: None

MOTION CARRIED

**CITY OF IONIA
IONIA COUNTY, MICHIGAN
Ordinance No. 604**

At a regular meeting of the City Council of the City of Ionia held on June 3, 2026, at the Ionia City Hall Council Chambers, Councilmember Winters, supported by Councilmember Starr, moved to adopt the following ordinance:

AN ORDINANCE TO AMEND CHAPTER 1292 - AUSTIN PINES PLANNED UNIT DEVELOPMENT DISTRICT OF TITLE SIX – ZONING; PART TWELVE – PLANNING AND ZONING OF THE CODIFIED ORDINANCES OF THE CITY OF IONIA, COUNTY OF IONIA, STATE OF MICHIGAN

Section 1. The Amendment. The City of Ionia hereby amends Chapter 1292, entitled “Austin Pines Planned Unit Development District” of Title Six – Zoning; Part Twelve – Planning and Zoning Code to read in its entirety as follows:

CHAPTER 1292

AUSTIN PINES PLANNED UNIT DEVELOPMENT DISTRICT.

- 1292.01 Planned Unit Development District.
- 1292.02 Conditions on the planned unit development.
- 1292.03 Findings by the City Council.
- 1292.04 Compliance with other applicable City ordinances.
- 1292.05 Enforcement.

1292.01 PLANNED UNIT DEVELOPMENT DISTRICT.

The Austin Pines Planned Unit Development District shall be as shown on the official Zoning Map of the City of Ionia as PUD-1 Austin Pines.

1292.02 CONDITIONS ON THE PLANNED UNIT DEVELOPMENT.

The Planned Unit Development District, in accordance with the final development plans of the Austin Pines Planned Unit Development ("the Ddevelopment"), is expressly subject to all of the following terms and conditions:

(a) Development Plan Compliance and Review of Phases.

(1) The Austin Pines Planned Unit Development, as submitted by the Ionia Real Estate, LLC, successors and assigns ("the Aapplicant"), shall comply in all respects with the approved final development plans (each, at the "Pplan") ~~which consists of a site plan with a last revision date of July 12, 2004~~, except where the plan has been changed, revised or modified by this chapter. In such cases, the provisions of this chapter shall control.

(2) Approval of the Pplan shall constitute approval only of the overall design and road and utility layout for this property and not approval of any individual building or group of buildings or approval of any site condominium or any phase of the Pplan. Each phase of the Ddevelopment as illustrated on the Pplan shall be submitted to the Planning Commission for review under the site plan review requirements or site condominium requirements of the City of Ionia Zoning Ordinance as appropriate to the phase being requested for approval.

(3) Site Condominium Portion. In its review of each phase of the site condominium portion of the development, the Planning Commission may recommend and the City Council may approve minor modifications from the final development plan to that phase of the Pplan provided the modifications do not result in a significant change to the Pplan and the modifications still meet the planned unit development ("PUD") approval standards as contained in the City of Ionia Zoning Ordinance. Changes which are not considered to be minor by the Planning Commission shall be reviewed in the same manner as the original application.

(4) Site Plan Review. In its review of those portions of the Ddevelopment which require site plan review by the Planning Commission, the Commission may approve minor modifications from the final development plan to that phase of the Pplan provided the modifications do not result in a significant change to the Pplan and the modifications still meet the PUD approval standards as contained in the City of Ionia Zoning Ordinance. Changes which are not considered to be minor by the Planning Commission shall be reviewed in the same manner as the original application.

(5) Amendments to an Approved Phase. A change to an approved phase of the Ddevelopment may be approved in accordance with Section 1266.06 of the City of Ionia Zoning Ordinance.

(b) Phasing of the Development. The Ddevelopment shall be constructed in phases as illustrated on the Pplan; however, the Aapplicant may combine phases or alter the phasing subject to the approval of the City Council following a recommendation of the Planning Commission. Such alteration may be permitted if it is determined that such alteration to the phasing plan is necessary to accommodate market conditions or more efficient provision of City utilities or if it is determined that such alteration will not be material or significant in relation to the entire Ddevelopment and which would not have any significant adverse effect on adjacent or nearby lands or the public health, safety and welfare.

(c) Land Uses.

(1) The Ddevelopment shall be constructed in up to six phases and used for a maximum total of 243 dwelling units to be constructed as follows: Phase One, commonly known as Austin Pines, shall contain a total of 51 total dwelling units comprised of 26 detached single-family dwellings ~~123 shall be single-family detached dwellings~~ to be developed as a site condominium units in accordance with the applicable regulations of the City of Ionia Zoning Ordinance; and 25 single-family attached condominium units in two-, three- and four-unit buildings ~~120 attached condominium units in two-, three- and four-unit buildings~~. All condominiums shall be developed in accordance with the Michigan Condominium Act.

Phase Two, commonly known as Austin Pines West, shall contain a total of 96 total dwelling units comprised of 84 single-family detached dwellings to be developed as site condominium units in accordance with the applicable regulations of the City of Ionia Zoning Ordinance; and 12 single-family attached condominium units in three-unit buildings. All condominiums shall be developed in accordance with the Michigan Condominium Act. The remaining phases of the Development, to include a maximum of 96 dwelling units, shall be approved through amendments to the Austin Pines Planned Unit Development District and any other applicable reviews and approvals required under the City of Ionia Zoning Ordinance.

(2) The ~~A~~applicant may be permitted to vary the number of phases following a recommendation by the Planning Commission and approval by the City Council.

(3) The future use of Lot A may include a single-family residential use, or commercial or office uses which may include a residential use within the same structure, which shall be subject to the specific approval of the Ionia City Council following a recommendation of the Planning Commission. Such uses shall be subject to the site plan review requirements of the City of Ionia Zoning Ordinance and the site development requirements for the proposed use which would normally be imposed by the zoning ordinance. The City Council, however, following a recommendation of the Planning Commission, may modify the site development requirements in accordance with Section 1266.04(e) of the zoning ordinance.

(4) Accessory buildings and uses in the ~~D~~development shall comply with the requirements for accessory buildings and uses ~~for the R-1, Residential Zoning District~~ as contained in Section 1286.01 of the City of Ionia Zoning Ordinance, or its then-current equivalent.

(d) Lot Area. The minimum area for each site condominium lot in Phase One shall not be less than 6,600 square feet with a minimum width of 60 feet as measured at the minimum required front setback line between the side lot lines. The minimum area for each site condominium lot in Phase Two shall be no less than 3,610 square feet with a minimum lot width of 33 feet as measured at the minimum required front setback line between side lot lines. All future phases shall comply with the minimum lot dimensional requirements as established in the MDR – Medium Density Residential zoning district as contained in the City of Ionia Zoning Ordinance, as amended.

(e) Dwelling Unit Setbacks and Height.

(1) Each single family detached dwelling shall comply with the following minimum setbacks:

A. Phase One (Austin Pines):

IA. Front: 20 feet;

IIB. Rear: 25 feet;

IIIC. Minimum side yards: six and five feet, with a combined total of 11 feet.

B. Phase Two (Austin Pines West):

I. Front: 20 Feet;

II. Rear: 20 Feet;

III. Minimum Side Yards: 5 feet and Six feet, with a combined total of 11 feet.

C. All Other Phases:

I. Front: 20 Feet;

II. Rear: 20 Feet;

I-III. Side Yards: 10 Feet each, for a combined total of 20 feet.

(2) For the attached dwellings the following minimum setbacks shall apply:

A. Phase One (Austin Pines):

I. Front: 42 feet from ~~centerline~~ the centerline of the street;

II. Rear: no rear lot line;

III. Minimum separation distance between buildings: 15 feet;

IV. Twenty-five feet setback from all perimeter lot lines and any lot line which constitutes the area of a site condominium lot.

B. Phase Two (Austin Pines West):

I. Front: 50 feet from the centerline of the street, 20 from the front property line;

II. Rear: 20 feet from the rear property line;

III. Minimum separation distance between buildings: 15 feet;

C. All Other Phases:

I. Front: 53 feet from the centerline of the street, 20 feet from property line;

II. Rear: 20 feet from the rear property line;

I-III. Minimum separation distance between buildings: 15 feet;

(3) No building shall exceed a height of 35 feet as determined by the City of Ionia Zoning Ordinance.

(4) Maximum Lot Coverage:

A. Phase 2 (Austin Pines West):

The maximum lot coverage of all buildings and structures on detached single-family lots shall be no greater than 45%.

B. All Other Phases:

The maximum lot coverage of all buildings and structures on detached single-family lots shall be not greater than 45%.

(f) Dwelling Unit Size. All dwellings shall comply with the minimum floor area requirements of the City of Ionia Zoning Ordinance for the ~~type of dwelling unit proposed~~ MDR – Medium Density Residential District.

(g) Sanitary Sewer and Water Supply. Each dwelling unit in the Ddevelopment shall be served by public water and sanitary sewer systems in accordance with all applicable City of Ionia ordinances.

(h) Streets and Streetlights.

(1) Public streets in the PUD shall have a minimum paved width ~~of 26 feet~~ and be constructed according to the City of Ionia Municipal Standards Ordinance. Private streets shall have a minimum paved ~~width of 24 feet~~ and be constructed according to the standards as approved by the City of Ionia Engineer. A right-of-way of 60 feet shall be provided for both public and private streets within the PUD.

(2) The names of streets in the Ddevelopment shall be subject to approval of the City Council.

(3) The base course of asphalt for the streets in each phase shall be installed and approved by the City before an occupancy permit is issued for any dwelling to be served by the street. The final course of asphalt shall be installed within one year of the installation of the base course.

(4) Streetlights shall be provided as required by the development agreement between City of Ionia and the Aapplicant. Such lights shall be installed upon installation of the base course of asphalt for that portion of the street abutting the streetlight.

(i) Sidewalks.

(1) All sidewalks shall be a minimum ~~width of four feet wide~~ and be constructed according to the specifications of the City of Ionia Municipal Standards Ordinance. Sidewalks in front of the individual site condominium lots (i.e., across the entire width of the lot) shall be constructed by the owner of the lot prior to the issuance of an occupancy permit. If weather conditions do not allow this, the occupancy permit may be issued upon the posting of a security acceptable to the City and the sidewalk shall be constructed within six months of occupancy.

(2) If the sidewalk on an individual lot is located outside the public street right of way, an easement shall be granted to the City of Ionia to allow for use of the sidewalk by the public.

(3) All sidewalks which abut the public and private streets and which are not located on or abutting the individual site condominium lots or attached condominiums as illustrated on the Pplan, including those areas along the street abutting the open space, shall be constructed by the Aapplicant in conjunction with the construction of the public or private street.

(4) Walkways located within the open space areas illustrated on the Pplan shall be constructed by the Aapplicant during construction of that phase of the PUD. Occupancy permits shall not be issued for that phase unless the walkway in the open space is completed in accordance with the Pplan. Walkways in the open space areas may be constructed with asphalt or concrete and shall be a minimum of ten feet

wide. The ~~A~~applicant shall provide a cross section drawing of these walkways to the Planning Commission to demonstrate proper construction standards.

(5) The ~~A~~applicant shall provide for the maintenance of all sidewalks and walkways located outside the public street right-of-way.

(j) Tree Plantings and Landscaping.

(1) Trees shall be planted within the public right of way as illustrated on the ~~P~~plan by the lot owner in conjunction with the installation of the sidewalk abutting the lot. The Applicant shall provide a list of tree plantings for approval by the City during the review of each phase.

(2) Other landscaping as shown on the ~~P~~plan shall be subject to the review and approval of the Planning Commission during the review of each phase.

(3) All landscaping shall be maintained according to the landscaping maintenance agreement.

(k) Dedicated Open Space.

(1) The ~~D~~development shall include open space as shown on the ~~P~~plan. Such areas shall be clearly delineated on the ~~P~~plan as dedicated open space and maintained as open space in perpetuity and no dwellings shall be constructed within this dedicated open space.

(2) No improvements, buildings or structures, except as otherwise shown on the ~~P~~plan or which may be authorized by the ~~Austin Pines Homeowners~~applicable community aAssociation or similar entity in compliance with applicable City regulations shall be constructed upon the dedicated open space areas.

(3) Documentation to establish and maintain the dedicated open space areas shall be subject to the approval of the City Attorney and such document shall be recorded with the Ionia County Register of Deeds. The ~~homeowners-community~~ association shall always maintain ownership of the dedicated open space and be responsible for its maintenance. Any change to the dedicated open space shall only be allowed with the mutual consent of the ~~A~~applicant or the ~~homeowners-community~~ association as the case may be, and the City Council, upon recommendation of the Planning Commission.

(4) The ~~A~~applicant shall provide a recorded copy of the dedicated open space document to the City Clerk prior to the issuance of any building permits for the ~~D~~development.

(5) All dedicated open space areas shall be completed in conjunction with each phase in which the open space or portion of the open space is located as shown on the ~~P~~plan.

(l) Storm Water Management. A storm water management plan shall be provided to ensure that storm water runoff does not have an adverse effect on adjacent or nearby properties. This plan shall be subject to approval of the City Engineer and the Ionia County Drain Commissioner before any earthmoving shall occur on the property. The phasing of the construction of the stormwater management facilities shall be subject to the approval of the City Engineer or the Ionia County Drain Commissioner.

(m) Construction Plans. Complete construction plans for all site improvements including but not limited to site grading, storm water drainage, and streets shall be submitted to the City Engineer for approval before any construction commences on site.

(n) Signs. Signs at the entrances to the ~~D~~development which state the name of the ~~D~~development shall be permitted in accordance with the requirements of Chapter 1284 of the City of Ionia Zoning Ordinance, or its then-current equivalent, in accordance with requirements for signs in residential districts.

(o) Time Limitation on the Development.

(1) In accordance with Section 1266.08 of the City of Ionia Zoning Ordinance, construction of the Austin Pines PUD shall commence within one year of the approval by the City Council of the Plan and Zoning Ordinance creating the Austin Pines PUD District. All other provisions of this Section 1266.08 shall also apply to the development.

(2) In accordance with Section 1266.08 of the City of Ionia Zoning Ordinance, or its then-current equivalent, construction of any approved phase of the Austin Pines PUD shall commence within one year of the approval by the Planning Commission. All other provisions of this Section 1266.08, or its then-

current equivalent, shall also apply to the development of the approved phase. The date of approval of any phase of the Austin Pines PUD by the Planning Commission shall constitute the approval of the site plan of the phase, and shall be extended only in accordance with Section 1266.08, or its then-current equivalent.

1292.03 FINDINGS BY THE CITY COUNCIL.

The City Council hereby determines that the Plan, as regulated by this chapter, complies with the approval standards for a planned unit development as contained in Section 1266.05(h) of the City of Ionia Zoning Ordinance and promotes its intent and purposes. The City Council also hereby acknowledges that the Applicant has been informed that nearby existing land uses may generate noise which may be audible to the future residents of the Development.

1292.04 COMPLIANCE WITH OTHER APPLICABLE CITY ORDINANCES.

Except as expressly otherwise exempted by the Austin Pines PUD Ordinance, or the approved final development plans of the Development, all uses, activities, buildings and structures for the Development shall comply with all applicable requirements and standards of the City of Ionia Zoning Ordinance, as amended, as well as any and all other City of Ionia ordinances.

1292.05 ENFORCEMENT.

(a) The City may enforce the provisions of this chapter and all applicable provisions of the City Zoning Ordinance, ~~Building Code~~ and all other City of Ionia ordinances, laws and regulations to the extent and in any manner provided by law. Any violation of this ordinance amendment or the approved final development plans of the Austin Pines Planned Unit Development shall constitute a violation of the City of Ionia Zoning Ordinance, as amended.

(b) In the event that the Applicant shall fail to carry out any provision or requirement of this ordinance or other applicable law, ordinance or regulation, in addition to any other legal remedies, the City may, through its Zoning Administrator or other City agency, issue and post a stop work order at the site of any improper or non-complying part of the development, directing that all further construction of such part of the Development be ceased forthwith, pending the compliance with any applicable provisions of this ordinance or of City ordinances, regulations, Ionia County regulations, or State of Michigan laws.

(c) Upon the correction of any matters as to which the stop work order was issued, the City shall promptly rescind and remove the stop work order, whereupon the Applicant may again proceed with construction or other permissible activity as to the Development.

Section 2 – Severability. Should any portion of this Ordinance/Ordinance Amendment be declared invalid or unconstitutional by a court of competent jurisdiction, that shall not affect any other portion or provision of this Ordinance/Ordinance Amendment, which shall remain valid and in full force and effect.

Section 3 – Effective Date. This Ordinance/Ordinance Amendment shall become effective upon the expiration of seven (7) days after this Ordinance/Ordinance Amendment adoption appears in a newspaper of general circulation (or a summary thereof appears in a newspaper of general circulation) as provided by law.

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

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

NAYS: Margot Cook

ABSTAIN: None

ABSENT: None

ORDINANCE NO. 604 DECLARED ADOPTED.

Councilmember Millard made a motion, seconded by Councilmember Starr, to approve the Planned Unit Development (PUD) amended Development Plan and final site plan for Austin Pines West for 96 housing units located on parcel 34-201-025-000-001-01 and a portion of parcel 34-201-036-000-001-01, based on the findings that the proposed use and plan comply with the Site Plan Standards of Chapter 1276 and the PUD Development Requirements of Chapter 1266 of the Code of Ordinances subject to the approval by staff of the conditions listed below.

1. The PUD will consist of 96 dwelling units on 26.33 acres (3.65 dwelling units/acre) in the form of 84 Single-family detached homes and 12 three-unit attached single-family building (triplexes).
2. Detached single-family lots shall be no less than 3,610 square feet in area and no less than 33 feet wide.
3. Detached single-family lots shall have front and rear yard setbacks of 20 feet and shall have a 5-foot minimum side yard setback with both side yard setbacks totaling 11 feet.
4. Detached single-family lots shall have a lot coverage of no more than 45%.
5. Detached single-family site condominiums shall not be greater than 35 feet in height.
6. Attached unit buildings shall have front and rear yard setbacks of 20 feet and shall have 15-foot setbacks for the perimeter of the attached unit development area.
7. Attached unit buildings shall have a lot coverage of no more than 45%.
8. Attached unit buildings shall not be greater than 35 feet in height.
9. No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.
10. Before permits are issued, the applicant must have paid all applications, permits, and other fees related to this request. The applicant shall meet the requirements of all other applicable ordinances, codes, and requirements of the City of Ionia. Final site plan approval and permits will be conditioned upon obtaining necessary permits from relevant agencies.
11. Internal streets will be designed to the City of Ionia engineering standards, subject to review and approval by the City Engineer.
12. Compliance with the lighting standards in Section 1286.03 is required.
13. All future signs must be in accordance with the requirements of Chapter 1284 of the City of Ionia Zoning Ordinance, in accordance with requirements for signs in residential districts.
14. SESC permits will be obtained from the Ionia County Drain Commissioner.
15. The Ionia County Drain Commission approves the plan as presented; otherwise, the applicant will be required to make the appropriate alterations to the approved plan. An approval letter from the Ionia County Drain Commission shall be provided to the City of Ionia before construction commences.
16. The Ionia Department of Public Safety approves the plan as presented and is satisfied that emergency vehicles and personnel will be able to safely enter and exit the development.
17. The Ionia Department of Public Works and Department of Public Utilities approve the plan as presented and confirm that the rights of way, public roads, street lighting, sidewalks, street landscaping, water and sewer utilities, and stormwater facilities comply with all City standards.

18. Open space areas must be in perpetuity and maintained in a natural state and free of future development. The dedicated open space document shall be recorded with the Ionia County Register of Deeds, and the City shall be provided with a recorded copy.
19. A tree list shall be submitted and approved by City staff with a variety of trees to be used as street trees.
20. As noted by MDOT, the City requires the developer to widen the Foxtail Drive approach as shown on sheet 5 of GEO-650-D rather than re-striping for turn lanes.
21. Reimer Drive will not be used for construction traffic and will be gated for emergency vehicle use following construction.
22. Allen Edwin Homes must reasonably attempt to work with the State Land Bank for temporary use of their adjacent property to the west for construction traffic and staging.
23. A Development Agreement shall be negotiated between Allen Edwin Homes and the City Attorney for Council's consideration to address reasonable performance guarantees, as allowed in Section 1266.07.

Roll Call Vote:

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

Nays: Margot Cook

Abstentions: None

MOTION CARRIED

If Council approves Ordinance No. 604, it is requested that Council consider a motion to approve the Planned Unit Development (PUD) amended Development Plan and final site plan for Austin Pines West, which includes 96 housing units located on parcel 34-201-025-000-001-01 and a portion of parcel 34-201-036-000-001-01. This decision is based on the findings that the proposed use and plan comply with the Site Plan Standards of Chapter 1276 and the PUD Development Requirements of Chapter 1266 of the Code of Ordinances subject to the approval by staff of the listed conditions including one related to performance guarantees.

(V.3.) Final Site Condominium Project Plan - Austin Pines West

Assistant City Manager & Clerk Bowman clarified that the agenda item was for the Final Site Condominium Project Plan required for the Site Condominium and Traditional Condominium included within the project. He indicated that the Master Deed, Bylaws, and Restrictive Covenants were reviewed by the City Attorney and edits subsequently agreed upon by Allen Edwin Homes.

Mayor Milewski opened the public hearing for the Final Site Condominium Project Plan at 7:05 PM.

Ryan and Karen Miller (2259 Westover Drive) spoke on several topics including: the affordable housing shortage, Ionia's homelessness challenges, cost of a homeowners' association, housing quality concerns with Allen Edwin Homes, protection of wildlife, and the negative precedent approval would set for the implementation of future housing projects. Ryan Miller advocated for City Council to put people over profit and vote "no" on all future proposals.

Mayor Milewski noted for the record that a letter was received from Mr. Miller's brother, Brandon Miller (4651 Richard Street, Holt) and dispersed to all Councilmembers.

Mayor Milewski closed the public hearing at 7:10 PM.

Councilmember Winters made a motion, seconded by Councilmember Waterman, to approve the Final Site Condominium Project Plan and Traditional Condominium for Austin Pines West, which includes 96 housing units located on parcel 34-201-025-000-001-01 and a portion of parcel 34-201-036-000-001-01, based on the findings that the proposed use and plan comply with the Site Condominium Standards of Chapter 1272, the Preliminary Plat Requirements of Section 1224.02, Chapter 1232 – Improvements of the Code of Ordinances, and the submittal requirements of the Michigan Condominium Act: Section 66 of Act 59 of 1978, subject to the approval by staff of the conditions listed below.

1. No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.
2. Before permits are issued, the applicant must have paid all applications, permits, and other fees related to this request.
3. All condominium document drafts must be submitted and approved by the City Attorney and approved by the City Council. Once the documents are properly recorded, the City shall be provided with a recorded copy.
4. All easements shall be granted to the City of Ionia and approved by the City Attorney and all other applicable approving authorities representing the City.
5. The applicant shall meet the requirements of all other applicable ordinances, codes, and requirements of the City of Ionia.

Councilmember Cowling acknowledged the concerns brought forth during public comment but indicated that voting the proposal down would not address the concerns of bringing more affordable housing to the community. She noted her appreciation for the public's feedback.

Roll Call Vote:

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

Nays: Margot Cook

Abstentions: None

MOTION CARRIED

(V.4.) Public Act 381 Brownfield Plan - Austin Pines West

City Manager Garland introduced the Brownfield Plan for Austin Pines West. The plan included 96 housing units with 20% of the units being income-restricted rental units at an average of 120% area median income (AMI) or lower and rents at not more than 100% AMI for a duration of 10 years. She noted that the total project investment is estimated to be \$31,000,000 with a requested reimbursement of \$13,769,087 in eligible activities over the 21-year tax increment financing capture and 2-year Local Brownfield Revolving Fund capture periods.

Greg Byrd (Allen Edwin Homes) and Jared Lutz (Michigan Grown Advisors - Brownfield Consultant) presented information about the Brownfield Plan to Council and answered questions.

Mayor Milewski opened the public hearing for the Austin Pines West Act 381 Brownfield Plan at 7:18 PM.

Kathryn VanSyckle (919 W. Main Street) spoke on behalf of herself and her mother, Carol Campbell (151 Foxtail Drive) with concerns about traffic along Foxtail Drive and at the M-66 intersection. She noted that the adjacent neighborhood on Reimer Drive has a similar number of homes with three or four entrance points.

Mayor Milewski closed the public hearing at 7:21 PM.

Councilmember Starr made a motion, seconded by Councilmember Winters, to approve Resolution 2026-18 and the Act 381 Brownfield Plan for Austin Pines West as presented.

Roll Call Vote:

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

Nays: Margot Cook

Abstentions: None

MOTION CARRIED

Resolution 2026-18



A RESOLUTION APPROVING THE AUSTIN PINES WEST BROWNFIELD PLAN FOR THE CITY OF IONIA PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

At a regular meeting of the City Council of the City of Ionia, held at the Ionia City Hall, 114 N. Kidd Street, Ionia, Michigan, on the 3rd day of June 2026, at 6:30 p.m., there were:

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

ABSENT: None

The following resolution was offered by Councilmember Starr and seconded by Councilmember Winters:

WHEREAS, the Brownfield Redevelopment Authority (the “Authority”) of the City of Ionia, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended (the “Act”), has prepared and recommended a Brownfield Plan (the “Plan”) for approval by the City Council of the City of Ionia; and

WHEREAS, the Authority has provided notice to and fully informed all taxing jurisdictions affected by the Plan about the fiscal and economic implications of the proposed Plan at least ten days before the meeting of the City of Ionia City Council at which this resolution has been considered; and

WHEREAS, the Ionia City Council has provided the public and the taxing jurisdictions a reasonable opportunity to express their views and recommendations regarding the Plan, in accordance with Sections 13(13) and 14(1) of the Act; and

WHEREAS, the Ionia City Council has made the following determinations and findings:

- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- C. The Plan will facilitate development of an eligible property as defined by the Act and create twenty housing available to households making 120% or less of the area median income; and

WHEREAS, having reviewed the Plan and considered the views and recommendations of the public and affected taxing jurisdictions, the Ionia City Council may proceed with approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

- 1. **Plan Approved.** Pursuant to the authority vested in the Ionia City Council by the Act, the Plan is hereby approved in the form attached as Exhibit "A" to this Resolution.
- 2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
- 3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed:

RESOLUTION 2026-18 DECLARED ADOPTED.

(V.5.) Ordinance 605: Amendment to Chapter 214 - General Fee Schedule

Mayor Milewski opened the public hearing for comments on Ordinance No. 605 at 7:24 PM and closed the hearing at 7:24 PM after no comments from the public were made.

Councilmember Winters made a motion, seconded by Councilmember Cowling, to approve Ordinance No. 605, an ordinance to amend Section 214.05 entitled "Fees in the Streets; Utilities and Public Service Co," of Chapter 214, "General Fee Schedule," of Title Two, "General Provisions" of Part Two, "Administration Code," of the Codified Ordinances of the City of Ionia.

Roll Call Vote:

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

Nays: None

Abstentions: None

MOTION CARRIED

**CITY OF IONIA
IONIA COUNTY, MICHIGAN
Ordinance No. 605**

AN ORDINANCE TO AMEND SECTION 214.05 ENTITLED "FEES IN THE STREETS; UTILITIES AND PUBLIC SERVICE CO," OF CHAPTER 214, "GENERAL FEE SCHEDULE," OF TITLE TWO, "GENERAL PROVISIONS" OF PART TWO,

“ADMINISTRATION CODE,” OF THE CODIFIED ORDINANCES OF THE CITY OF IONIA

THE CITY OF IONIA HEREBY ORDAINS:

Section 1. Amendment of Section 214.05. That Section 214.05 of Part Two, Title Two, Chapter 214 of the Codified Ordinances of the City of Ionia is amended to read as follows:

214.05 FEES IN THE STREETS; UTILITIES AND PUBLIC SERVICES CODE

(a) Street Permits. The fee for a permit issued pursuant to Chapter 1020 (Streets Generally), as provided for in Section 1020.03 of the Streets, Utilities and Public Services Code, is twenty-five dollars (\$25.00).

(b) Sidewalk Permits. The fee for a permit to construct, rebuild or repair a sidewalk, as provided for in Section 1022.02, is twenty-five dollars (\$25.00).

(c) Water System Rates and Charges.

(1) Water Supply System Rates and Charges. Rates and charges for services and use of the water supply system shall be as set by resolution of the City Council from time to time.

(2) Fire Sprinkler Standby Fee. A fire sprinkler standby fee shall be as set by resolution of the City Council from time to time. The fire sprinkler standby fee applies to customers with internal sprinkler fire suppression systems and is intended to cover the cost of the City's cross-connection program and the readiness to serve charge for the water service line that feeds the sprinkler fire suppression system.

(3) Water Tap Fees and Connection Charges. Water tap fees and connection charges shall be as set by resolution of the City Council from time to time. Water tap fees and connection charges shall be paid to the City exclusively as the sole owner of the water system.

A. Connection Charge. As new customers connect to the water system, it is necessary for them to contribute to the cost of existing infrastructure capacity that existing customers have paid to construct. Each new connection reduces the available capacity of the system, which means the City moves closer to needing to expand system capacity to serve its customers. Capacity is limited by the availability of safe, reliable water and the size and number of wells, pumps, watermains and storage structures. As demand increases, these assets must be upsized to meet that demand. Additionally, capital assets depreciate over time due to age and use, thus new customers are assessed a connection charge, or "equity buy-in" of the current value of this system. The connection charge is readily calculated from the City's accounting and utility billing systems. The basis of the charge is the customer ~~meter~~-service size, which determines the maximum demand potential for that connection.

B. Customers wishing to connect are responsible for the cost of the connection. To make a connection, customers shall contract with a licensed and approved contractor, or with the City directly, to perform the work. Prior to any taps being made, contractors must first apply to the City's Public Utilities Department for a permit to perform the tap. Customers are responsible for paying the contractor or City for the cost of the tap, including street cuts and repairs, excavation, connection, labor, supplies, restoration and all other associated costs. The City shall not incur any cost for taps, unless it has a contract with the property owner for full repayment of the associated costs. The tap fee will be in addition to any applicable inspection fees associated with the tap as assessed from time to time by the City Council.

(4) Cross Connection Inspection Fees. A cross connection inspection fee shall be as set by resolution of the City Council from time to time to conduct cross connection inspections at locations requiring back flow preventers or prevention, or having chemical application, food processing or non-domestic usage.

(d) Sanitary Sewer System Rates and Charges.

(1) Sanitary Sewer System Rates and Charges. Rates and charges for services and use of the sanitary sewer system shall be as set by resolution of the City Council from time to time.

(2) Sewer Tap Fees and Connection Charges. Sewer tap fees and connection charges shall be as set by resolution of the City Council from time to time. Sewer tap fees and connection charges shall be paid to the Ionia Regional Utilities Authority (IRUA) as the majority owner of the sanitary sewer system.

A. Connection Charge. As new customers connect to the sewer system, it is necessary for them to contribute to the cost of existing infrastructure capacity that existing customers have paid to construct. Each new connection reduces the available capacity of the system, which means the City moves closer to needing to expand system capacity to serve its customers. Capacity is limited by the size and number of sanitary sewer mains, lift stations, and the flow capacity of the wastewater treatment plant. As demand increases, these assets must be upsized to meet that demand. Additionally, capital assets depreciate over time due to age and use, thus new customers are assessed a connection charge, or "equity buy-in" of the current value of this system. The connection charge is readily calculated from the City's accounting and utility billing systems. The basis of the charge is the customer ~~meter~~-service size, which determines the maximum demand potential for that connection.

B. Customers wishing to tap the sewer main are responsible for the cost of the connection. To make a connection, customers shall contract with a licensed and approved contractor, or with the City directly, to perform the work. Prior to any taps being made, contractors must first apply to the City's Public Utilities Department for a permit to perform the tap. Customers are responsible for paying the contractor or City for the cost of the tap, including street cuts and repairs, excavation, connection, labor, supplies, restoration, and all other associated costs. The City shall not incur any cost for taps unless it has a contract with the property owner for full repayment of the associated costs. The tap fee will be in addition to any applicable inspection fees associated with the tap as assessed from time to time by the City Council.

(3) Discharge Permit Application Fees. All discharge permit applicants shall be assessed an application fee for reimbursement of the City's costs of reviewing and processing the application and for administration of the permit. The application fee shall be as set by resolution of the City Council from time to time.

(4) Pretreatment Charges and Fees. All permitted users shall be assessed a surcharge for reimbursement of actual costs to operate the City's pretreatment program. The surcharge shall be as set by resolution of the City Council from time to time.

(5) Extra Strength Surcharges. Extra strength surcharges shall be as set by resolution of the City Council from time to time.

(6) Other charges. The City Council may adopt other reasonable charges and fees, through adoption of resolutions of the City Council from time to time, for reimbursement of costs for setting up, administering and operating the City's pretreatment program, which may include, without limitation, fees for monitoring, inspection and surveillance procedures; reviewing and responding to accidental discharge procedures and construction; filing appeals and related legal expenses; and, other fees as the City may deem necessary to carry out the requirements contained herein. These fees are separate from all other fees, fines and penalties chargeable by the City.

(e) Lien and Deposits.

(1) Lien. Utility system rates, fees, and charges will be a lien and collected on property served by utilities as provided in 1933 PA 94 (MCL 141.101 et seq.) and 1939 PA 178 (MCL 123.161 et seq.). If such rates, fees, or charges are not paid within six months after they are due, the City's Public Utilities Department may certify the same to the City Treasurer who shall enter such delinquent charges upon the next general City tax roll as a charge against such premises and the same shall be collected and the lien thereof enforced in the same manner as general City taxes are collected and the lien thereof enforced against such premises.

(2) Notwithstanding subsection (e)(1), above, the lien shall not apply if a lease has been legally executed, containing a provision that the lessor shall not be liable for payment of water and/or sanitary sewage system bills accruing subsequent to the filing of an affidavit as provided herein. An affidavit with respect to the execution of a lease containing this provision shall be filed with the City's Public Utilities Department and 20 days' notice shall be given by the lessor of any cancellation, change in, or termination of the lease. The affidavit shall contain a notation of the expiration date of the lease. Where notice is given that a tenant is responsible for such charges and services as provided herein, the City shall render no further service to the premises until a cash deposit and processing fee in a sum fixed by resolution of the City Council from time to time is made as security for the payment of the rates, fees, and charges. Nothing herein shall be interpreted or applied to preclude other lawful means of enforcement including, without limitation, discontinuing water or similar services to the premises.

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

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

ORDINANCE NO. 605 DECLARED ADOPTED.

(V.6.) Single Lot Special Assessment Roll

Mayor Milewski opened the public hearing for comments on Resolution 2026-13 and the 2026 Single Lot Special Assessment Roll at 7:27 PM and closed the hearing at 7:27 PM after no comments from the public were made.

Councilmember Patrick made a motion, seconded by Councilmember Lee, to approve Resolution 2026-13 and the 2026 Single Lot Special Assessment Roll.

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 2026-13



COUNTY OF IONIA, MICHIGAN

A RESOLUTION CONFIRMING THE SPECIAL ASSESSMENT ROLL FOR SINGLE LOT ASSESSMENTS AGAINST VARIOUS REAL PROPERTIES LOCATED IN THE CITY OF IONIA, MICHIGAN

At a regular meeting of the City Council of the City of Ionia, held at the Ionia City Hall, 114 N. Kidd Street, Ionia, Michigan, on the 3rd day of June 2026, at 6:30 p.m., there were:

PRESENT: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Mary Patrick, Troy Waterman, Brenda Cowling, John Milewski
ABSENT: None

The following resolution was offered by Councilmember Patrick and seconded by Councilmember Lee:

WHEREAS, pursuant to Ionia Charter, § 11.1, the City Council has the power to determine by resolution that expenses for public improvements or repairs shall be defrayed by special assessment upon the parcels of property especially benefited;

WHEREAS, pursuant to Ionia Charter, § 11.2, the City Council has prescribed by general ordinance procedures for special assessments, including procedures in Ionia Code, § 210.23, for the assessment of single lots or parcels;

WHEREAS, the City Treasurer is required to periodically report to the City Council all sums owing to the City for expenses incurred by the City upon or in respect to any single property, which expense is chargeable against said property and owner, and which have not been paid within 30 days after mailing of a bill to the owner of such property;

WHEREAS, the City Council directed the City Assessor to prepare a special assessment roll covering all such charges reported to it together with a penalty of 10%;

WHEREAS, such roll was filed with the City Clerk, who advised the City Council of the filing of the same;

WHEREAS, at a public meeting held on May 6, 2026, the City Council scheduled a public hearing for June 3, 2026, at 6:30 p.m., to hear objections to such assessment roll;

WHEREAS, the assessment roll was open to public inspection for a period of seven days before the City Council met to review the roll and hear complaints;

WHEREAS, the City Clerk gave notice of the opening of the roll to public inspection and of the meeting of the City Council to hear complaints in the manners required by Ionia Code, § 210.23; and

WHEREAS, after hearing all persons interested therein, giving due consideration to any written objections to the special assessment roll filed with the City Clerk, and after reviewing the special assessment roll, the City Council deems the special assessment roll to be in accordance with the law and determines that it is satisfied with the special assessment roll and that assessments are in proportion to benefits received.

NOW, THEREFORE, BE IT RESOLVED:

1. That the special assessment roll reported to the City Council in the total amount of \$11,698.17 for the expenses incurred by the City specified in the roll, a copy of which is attached hereto as **Exhibit A**, is hereby ratified and confirmed.
2. That the special assessment roll shall be known and designated as the 2026 Single Lot Special Assessment Roll (the "Roll").
3. That the City Clerk shall endorse on the Roll the date of this meeting as the date of confirmation of the Roll.
4. That the Roll be placed on file in the office of the City Clerk, who shall attach the Clerk's warrant to a certified copy of the Roll within 10 days.
5. That the City Assessor shall spread, and the City Treasurer shall collect the sums and amounts appearing on the Roll.
6. That the assessment in the Roll shall be payable in one installment, which shall be due and payable upon confirmation of the Roll.
7. That the City Treasurer shall notify by mail each property owner on the Roll that the Roll has been filed, stating the amount assessed and the terms of payment.
8. That if the assessment in the Roll is not paid within 60 days after it is first due, the assessment shall be considered as delinquent, and the same penalties shall be collected on such unpaid assessments as are provided by law to be collected on delinquent general City taxes.
9. That any delinquent assessments, with penalties and interest, shall be added by the City Treasurer to the next general City tax roll or general County and school tax roll, as shall be convenient, and shall thereafter be collected and returned in the same manner as are general City taxes.
10. That all resolutions or parts of resolutions in conflict herewith shall be, and the same are hereby rescinded.

RESOLUTION 2026-13 DECLARED ADOPTED.

(V.7.) Proposed FY2026-2027 City of Ionia Budget

City Manager Garland presented highlights for the proposed Fiscal Year 2026-2027 Budget including millage rates and various established fees.

Mayor Milewski opened the public hearing for comments on the proposed FY2026-2027 City of Ionia Budget at 7:34 PM and subsequently closed the public hearing at 7:34 PM following no comments.

Councilmember Millard made a motion, seconded by Councilmember Starr, to approve Budget Appropriation Resolution 2026-14, to adopt the FY2026-2027 budget for all city funds, set millage rates, and amend various fees to support the budget.

Councilmember Cook requested clarification of the resident and non-resident fees for one-price

Parks and Recreation programs. Parks and Recreation Director Painter explained that the one-price programs are the same for residents and non-residents because of the partnership with Ionia Public Schools.

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 2026-14



COUNTY OF IONIA, MICHIGAN

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF IONIA ADOPTING THE FISCAL YEAR 2026-2027 BUDGET FOR ALL CITY FUNDS; SETTING THE MILLAGE RATE TO SUPPORT SAID BUDGET; AND ESTABLISHING VARIOUS FEES TO SUPPORT THE BUDGET

At a regular meeting of the City Council of the City of Ionia, held at the Ionia City Hall, 114 N. Kidd Street, Ionia, Michigan, on the 3rd day of June 2026, at 6:30 p.m., there were:

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

ABSENT: None

The following resolution was offered for adoption by City Councilmember Millard and seconded by City Councilmember Starr:

WHEREAS, pursuant to MCL 141.412 and Section 5.05 of the City Charter, notice of a public hearing on the proposed budget was published in a newspaper of general circulation on May 23, 2026, and a public hearing on the proposed budget was held on June 3, 2026, now, therefore,

BE IT RESOLVED, that the proposed 2026-2027 Fiscal Year Budget be adopted and that commencing July 1, 2026 and ending June 30, 2027, the following revenues and expenditures are hereby established and appropriated on a governmental fund basis.

BE IT FURTHER RESOLVED, that the estimated revenues and expenditures for Fiscal Year 2026-2027 are as follows:

	Revenues	Expenditures
<u>General Fund</u>		
Property Taxes	\$750,000	

Income Taxes	\$2,400,000	
State Revenues	\$1,255,000	
Charges for Service	\$980,000	
License and Permits	\$170,000	
Interest	\$125,000	
Miscellaneous	\$429,000	
Council		\$56,250
City Manager		\$404,848
Elections		\$20,000
Accounting		\$425,420
Independent Audit		\$7,500
Income Tax Administration		\$128,481
Front Office		\$202,147
Planning & Zoning		\$66,500
Assessor		\$63,500
City Legal Fees		\$105,000
Board of Review		\$1,500
Festivals & Events		\$9,250
Data Processing Department		\$167,000
Clerk		\$143,900
Building - Grounds		\$276,700
Other Offices		\$77,000
Ambulance		\$55,000
Public Safety		\$3,475,004
Street Lights		\$120,500
Oak Hill Cemetery		\$31,500
Economic Development		\$190,000
Contributions - Other Funds		<u>\$905,000</u>
TOTAL	\$6,109,000	\$6,932,000

	Revenues	Expenditures
		<u>Special Revenue Funds</u>
Major Street Fund	\$1,658,333	\$1,541,500
Local Street Fund	\$867,099	\$821,000
Solid Waste Fund	\$688,488	\$789,350
Recreation Fund	\$524,978	\$534,223
Drug Forfeiture Fund	\$1,150	\$2,500
Parks Facilities Improvement Fund	\$866,977	\$595,000
Public Safety Vehicle Replacement Fund	\$187,000	\$ -0-
Public Safety Donation Fund	\$5,400	\$5,000
Opioid Settlement Fund	\$10,150	\$10,000

Capital Project Funds

Sidewalk Program Fund	\$ -0-	\$ -0-
Environmental Response Fund	\$21,574	\$25,000
Capital Improvement Projects Fund	\$ -0-	\$ -0-
		<u>Enterprise Funds</u>
Theatre	\$402,000	\$383,820
Dial-A-Ride-Fund	\$3,186,219	\$3,185,736
Sewer Fund	\$3,700,000	\$3,449,406
Water Fund	\$3,442,000	\$4,632,702
		<u>Internal Service Fund</u>
Central Garage Fund	\$527,500	\$595,800
		<u>Permanent Fund</u>
Cemetery Trust Fund	\$ -0-	\$ -0-
		<u>Component Units</u>
Downtown Development Authority Fund	\$306,500	\$304,204
LDFA	\$11,200	\$ -0-
Brownfield	\$1,500	\$10,000
		<u>Joint Venture</u>
Ionia Regional Utilities Authority Fund	<u>\$2,162,000</u>	<u>\$2,200,000</u>
 TOTAL	 \$24,679,018	 \$26,017,241

The ability to meet all expenditures shall be from available surplus in each fund.

BE IT FURTHER RESOLVED, that the approved employee positions on the Position Roster List contained in the budget by appropriation values shall limit the number of employees who can be employed and no funds are appropriated for any regular full or part-time position or employee not on the Approved Position Roster, unless approved by resolution of the City Council.

BE IT FURTHER RESOLVED, that to meet the operational requirements of the below referenced funds that all the following millage rates be approved and levied by the City on the Summer 2026 property tax bill:

<u>FUND</u>	<u>PURPOSE</u>	<u>MILLAGE</u>
General Fund	General Operating	3.0000 mills*
General Fund	Theatre Improvements	1.0000 mills*
General Fund	Parks System Improvements	2.0000 mills*
General Fund	Public Safety Apparatus	1.1500 mills*
Solid Waste Fund	Solid Waste Disposal	1.0000 mills**

Environmental Response	Operating (landfill site monitoring)	0.1008 mills*
Dial-A-Ride	Public Transportation	<u>0.6994 mills*</u>
TOTAL		8.9502 mills

* Authorized by City Charter

**Authorized by Ordinance No. 437

BE IT FURTHER RESOLVED, that 1.9011 mills be levied against all real and personal property located in the Downtown Development District for the purpose of offsetting the expenses associated with operating the Downtown Development Authority and financing improvements within the District; and

BE IT FURTHER RESOLVED, that the FY 2027-2032 Capital Improvement Plan previously approved is hereby confirmed as an illustrative list of potential future City projects, with projects listed in FY 2027 specifically appropriated as detailed in the FY 2026-2027 budget.

BE IT FURTHER RESOLVED, that the City Manager is hereby authorized to make budgetary transfers within the appropriation centers established throughout this budget. All transfers between appropriations may be made only by further resolution of the City Council pursuant to Section 5.04 of the City Charter and Section 19(2) of the provisions of the Michigan Uniform Accounting and Budget Act.

BE IT FURTHER RESOLVED, that the City Council may, by resolution, make additional appropriations during the 2026-2027 Fiscal Year for unanticipated expenditures required of the City, but such expenditures shall not exceed the amount by which actual and anticipated revenues of the fiscal year are exceeding the revenues as estimated in the budget unless the appropriations are necessary to relieve an emergency endangering the public health, peace, or safety; and

WHEREAS, the City of Ionia is authorized by law and contract to set and establish rates, fees, and charges for services provided including: refuse, recycling, recreation, and the City’s Water Supply and Sanitary Sewer Systems; and

WHEREAS, the City Council, in reliance on the reports and data provided to it regarding the utility systems, finds and determines that the rates, fees, and charges for the service and use of the utility systems as set forth in this Resolution are appropriate and should be adopted and established as being the best interest of the City, its businesses, residents, and the systems’ customers and users.

WHEREAS, City Council has approved a single waste hauler contract with Granger Waste Services for refuse and recycling through June 30, 2028;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The recitals set forth above are hereby adopted as accurate and incorporated herein.
2. In accordance with Sections 214.05 and 1040.10, the amounts for the charges, surcharges, and fees for the services and use of City’s Water and Sanitary Sewer Systems are hereby established and provided as follows:

Water System Rates and Charges (Code Sec. 214.05(c)(1))

Water Facilities Maintenance Charges as of 7/1/2026

- Per Residential Equivalency Unit (REU): \$38.00
- Commodity Rate (per 1,000 gallons): \$4.90

Water Tap Fees and Connection Charges (Code Sec. 214.05(c)(3))

Water Connection Charge by Service Size	
Water Service Size	Effective 7/1/2026
1 inch	\$2,800
1 1/2 inch	\$13,000
2 inch	\$20,800
3 inch	\$39,000
4 inch	\$65,000
6 inch	\$130,000
8 inch	\$208,000
10 inch	\$299,000

- Fire Suppression System Tap-In Fee: \$35,000 (per fire suppression service)

Sanitary Sewer System Rates and Charges (Code Sec. 214.05(d)(1)):

Sewer Facilities maintenance charges as of 7/1/2026

- Per Residential Equivalency Unit (REU): \$46.00
- Commodity Rate (per 1,000 gallons): \$5.00

Sewer Tap Fees and Connection Charges (Code Sec. 214.05(d)(2))

Sewer Connection Charge by Service Size	
Water Service Size	Effective 7/1/2026

1 inch	\$2,600
1 1/2 inch	\$12,000
2 inch	\$19,200
3 inch	\$36,000
4 inch	\$60,000
6 inch	\$120,000
8 inch	\$192,000
10 inch	\$276,000

3. In accordance with Section 1060.04, the following refuse and recycling fees are hereby established:

Refuse and Recycling Fees as of 7/1/2026

- Bag Tags: \$4.40 (each)
 - Curbside Recycling: \$13.80 (per qtr.)
 - Refuse Service (90-gallon container): \$31.50 (per qtr.)
4. While special event rates are determined by Staff as needed, the routine Parks and Recreation programming fees are hereby established as follows:

Parks and Recreation Programming Fees		
	As of 7/1/2026	
	Resident	Non-Resident
Tee Ball	\$60	\$75
Soccer	\$60	\$75
Flag Football	\$60	\$75
Floor Hockey	\$60	\$75
Lil Hoopers (March Madness)	\$60	\$75

One Price Programs:		
Summer Day Camp	\$260	\$280
Tackle Football	\$110	\$110
1-4th Grade Basketball	\$65	\$65

5. The following Facility Rental Fees for City Parks are hereby established:

Parks and Recreation Facility Rentals at City Parks		
	As of 7/1/2026	
	Resident	Non-Resident
Athletic Fields	\$20/Hr.	\$30/Hr.
Athletic Fields	\$100/Day	\$125/Day
Pavilions	\$50/Day	\$60/Day

6. The City Council of the City of Ionia additionally authorizes its City Manager to take such administrative and similar actions as are reasonably necessary to effectuate and implement this Resolution.
7. All prior resolutions and parts of resolutions in conflict herewith are, to the extent of such conflict, hereby repealed.
8. This Resolution shall take effect on July 1, 2026

Approved this 3rd day of June 2026.

RESOLUTION 2026-14 DECLARED ADOPTED.

VI. COMMUNICATIONS

(VI.1.) MDOT Presentation - 2027 M-66 Reconstruction Project

David Kent (Michigan Department of Transportation) presented to City Council the plans for the 2027 M-66 Reconstruction Project impacting M-66 from Wells Street to Tuttle Road and answered questions.

Based on the presentation, City Council asked several questions about the pedestrian pathway, signage, planned signal, increased traffic, and the removal of the truck climbing lane. A few

councilmembers expressed concerns over increased traffic with the removal of the southbound lane and new traffic signal, while others noted the project as an opportunity to make necessary improvements.

VII. CITY MANAGER'S REPORT

(VII.1.) Resolution 2026-15 Lead Service Line Replacement Project - Bid Award

Councilmember Cook made a motion, seconded by Councilmember Cowling, to approve Resolution 2026-15 to tentatively approve the low bid of \$1,701,238 by SPS Pro Plumbing of Caledonia, Michigan regarding the FY2026 Lead Service Line Replacement Project contingent upon finalizing funding for the project through the Drinking Water State Revolving Fund (DWSRF) Program.

Roll Call Vote:

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

Nays: None

Abstentions: None

MOTION CARRIED

Resolution 2026-15



A RESOLUTION TO TENTATIVELY AWARD A CONSTRUCTION CONTRACT FOR WATER SYSTEM IMPROVEMENTS

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 3rd day of June 2026, at 6:30 p.m., there were:

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

ABSENT: None

The following resolution was offered by Councilmember Cook and seconded by Councilmember Cowling:

WHEREAS, the City of Ionia wishes to construct improvements to its existing water treatment and distribution system; and

WHEREAS, the water system improvements project formally adopted on May 7, 2025, will be funded through the state of Michigan's Drinking Water State Revolving Fund (DWSRF) program; and

WHEREAS, the City of Ionia has sought and received construction bids for the proposed improvements and has received a low bid in the amount of \$1,701,238 from SPS Pro Plumbing;

and

WHEREAS, the City’s engineer, Prein&Newhof has recommended awarding the contract to the low bidder; now

THEREFORE, BE IT RESOLVED THAT, the City of Ionia tentatively awards the contract for construction of the proposed water system improvements project to SPS Pro Plumbing, contingent upon successful financial arrangements with the DWSRF.

RESOLUTION 2026-15 DECLARED ADOPTED.

(VII.2.) Lead Service Line Replacement Project - Bond Ordinance No. 607

Jeffrey Aronoff (Miller Canfield) explained the process required for the issuance of City of Ionia Water Supply System Junior Revenue Bonds, Series 2026, in connection with the Drinking Water State Revolving Fund (DWSRF) program.

Councilmember Winters made a motion, seconded by Councilmember Lee, to adopt the 2026 DWSRF Financing Bond Ordinance, Ordinance No. 607 to authorize the issuance of the City's Water Supply System Junior Lien Revenue Bond, Series 2026.

Roll Call Vote:

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

Nays: None

Abstentions: None

MOTION CARRIED

**CITY OF IONIA
IONIA COUNTY, MICHIGAN
Ordinance No. 607**

AN ORDINANCE TO PROVIDE FOR THE ACQUISITION, CONSTRUCTION, INSTALLATION, FURNISHING AND EQUIPPING OF ADDITIONS AND IMPROVEMENTS TO THE WATER SUPPLY SYSTEM OF THE CITY; TO PROVIDE FOR THE ISSUANCE AND SALE OF JUNIOR LIEN REVENUE BONDS TO PAY THE COST THEREOF; TO PROVIDE FOR THE COLLECTION OF REVENUES FROM THE SYSTEM SUFFICIENT FOR THE PURPOSE OF PAYING THE COSTS OF OPERATION AND MAINTENANCE OF THE SYSTEM AND TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS; TO PROVIDE FOR THE SEGREGATION AND DISTRIBUTION OF SYSTEM REVENUES; TO PROVIDE FOR THE RIGHTS OF THE HOLDERS OF THE BONDS IN ENFORCEMENT THEREOF; TO PRESCRIBE THE FORM OF THE BONDS; AND TO PROVIDE FOR OTHER MATTERS RELATING TO THE BONDS AND THE SYSTEM.

THE CITY OF IONIA ORDAINS:

Section 1. Definitions. Whenever used in this Ordinance, except when otherwise indicated by the context, the following terms shall have the following meanings:

- (a) “Act 94” means Act 94, Public Acts of Michigan, 1933, as amended.
- (b) “Adjusted Net Revenues” means for any operating year the excess of revenues over expenses for the System determined in accordance with generally accepted accounting principles, to which shall be added depreciation, amortization, interest expense on Bonds and payments to the City in lieu of taxes, to which may be made the following adjustments.
- i. Revenues may be augmented by the amount of any rate increases adopted prior to the issuance of additional Bonds or to be placed into effect before the time principal or interest on the additional Bonds becomes payable from Revenues as applied to quantities of service furnished during the operating year or portion thereof that the increased rates were not in effect.
 - ii. Revenues may be augmented by amounts which may be derived from rates and charges to be paid by new customers of the System.
- (c) “Authority” means the Michigan Finance Authority or its successor.
- (d) “Authorized Officers” means the Mayor, the City Manager, the Clerk and the Treasurer of the Issuer.
- (e) “Bonds” or “Senior Lien Bonds” means any bonds or series of bonds so designated and payable from Net Revenues, which are secured by a statutory first lien on the Net Revenues established by this Ordinance and which are senior and superior in all respects with respect to the Net Revenues to any Junior Lien Bonds secured by the statutory second lien on the Net Revenues, together with any additional Bonds of equal standing thereafter issued.
- (f) “City” or “Issuer” means the City of Ionia, County of Ionia, State of Michigan.
- (g) “EGLE” means the means the Michigan Department of Environment, Great Lakes, and Energy, or its successor.
- (h) “Engineers” means Prein & Newhoff, P.C., registered engineers of Grand Rapids, Michigan.
- (i) “Junior Lien Bonds” means the Series 2026 Bond and any additional bonds of equal standing with the Series 2026 Bond, which are secured by a statutory second lien on the Net Revenues and are junior and subordinate to the Senior Lien Bonds.
- (j) “Project” means the acquisition, construction, furnishing and equipping of improvements to the Water Supply System of the City, including lead service line replacement, together with interests in land, appurtenances and attachments thereto.
- (k) “Purchase Contract” means the Purchase Contract to be entered into between the Authority and the City relating to the purchase by the Authority of the Series 2026 Bond.
- (l) “Revenues” and “Net Revenues” shall mean the revenues and net revenues of the City derived from the operation of the System and shall be construed as defined in Section 3 of Act 94, including with respect to “Revenues,” the earnings derived from the investment of moneys in the various funds and accounts established by this Ordinance.

(m) “Series 2026 Bond” means the Water Supply System Junior Lien Revenue Bond, Series 2026, of the City in the principal amount of not to exceed Four Million Dollars (\$4,000,000) authorized by this Ordinance.

(n) “Sufficient Government Obligations” means direct obligations of the United States of America or obligations the principal and interest on which is fully guaranteed by the United States of America, not redeemable at the option of the issuer, the principal and interest payments upon which without reinvestment of the interest, come due at such times and in such amounts as to be fully sufficient to pay the interest as it comes due on the Bonds or Junior Lien Bonds and the principal and redemption premium, if any, on the Bonds or Junior Lien Bonds as it comes due whether on the stated maturity date or upon earlier redemption. Securities representing such obligations shall be placed in trust with a bank or trust company, and if any of the Bonds or Junior Lien Bonds are to be called for redemption prior to maturity, irrevocable instructions to call the Bonds for redemption shall be given to the paying agent.

(o) “Supplemental Agreement” means the supplemental agreement among the City, the Authority and the EGLE relating to the Series 2026 Bond.

(p) “System” means the Water Supply System of the City, including the Project and all additions, extensions and improvements hereafter acquired.

Section 2. Establishment of System; Necessity; Approval of Plans and Specifications. The Issuer hereby confirms the establishment of the System as a “public improvement” under and as defined in Act 94. The operation, repair and management of the System and the acquiring of the Project shall be under the supervision and control of the City Council. The City Council may make such rules and regulations as it deems advisable and necessary to assure the efficient management and operation of the System. The City Council may employ such person or persons in such capacity or capacities as it deems advisable to carry on the efficient management and operation of the System.

It is hereby determined to be a necessary public purpose of the City to acquire and construct the Project in accordance with the plans and specifications prepared by the Engineers, which plans and specifications are hereby approved. The Project qualifies for the Drinking Water State Revolving Fund financing program being administered by the EGLE and the Authority, whereby bonds of the City are sold to the Authority and bear interest at a fixed rate of not to exceed one percent (1.000%) per annum.

Section 3. Costs; Useful Life. The cost of the Project is estimated to be an amount not to exceed Four Million Dollars (\$4,000,000), including the payment of incidental expenses as specified in Section 4 of this Ordinance, which estimate of cost is hereby approved and confirmed. The period of usefulness of the Project is estimated to be not less than thirty (30) years.

Section 4. Payment of Cost; Bonds Authorized. To pay part of the cost of acquiring the Project, legal, engineering, financial and other expenses incident thereto and incident to the issuance and sale of the Series 2026 Bond, the City shall borrow the sum of not to exceed Four Million Dollars (\$4,000,000), and issue the Series 2026 Bond therefor pursuant to the provisions of Act 94. The remaining cost of the Project, if any, shall be defrayed from City funds on hand and legally available for such use.

Section 5. Issuance of Series 2026 Bond; Details. The Series 2026 Bond of the City, to be designated WATER SUPPLY SYSTEM JUNIOR LIEN REVENUE BOND, SERIES 2026 is authorized to be issued in the principal amount of not to exceed Four Million Dollars (\$4,000,000) or such lesser

amount as finally determined by order of the EGLE for the purpose of paying part of the cost of the Project, including the costs incidental to the issuance, sale and delivery of the Series 2026 Bond. The Series 2026 Bond shall be payable out of the Net Revenues, as set forth more fully in Section 8 hereof.

The Series 2026 Bond shall be in the form of a single fully-registered, nonconvertible bond of the denomination of the full principal amount thereof, dated as of the date of delivery, payable in principal installments as finally determined by the order of the EGLE at the time of sale of the Series 2026 Bond and approved by the Authority and an Authorized Officer. Principal installments of the Series 2026 Bond shall be payable on October 1 of the years 2028 through 2057, inclusive, or such other payment dates as hereinafter provided. Interest on the Series 2026 Bond shall be payable on April 1 and October 1 of each year, commencing October 1, 2026 or on such other interest payment dates as hereinafter provided. Final determination of the principal amount of and interest on the Series 2026 Bond and the payment dates and amounts of principal installments of the Series 2026 Bond shall be evidenced by execution of the Purchase Contract and each of the Authorized Officers is authorized and directed to execute and deliver the Purchase Contract when in final form and to make the determinations set forth above; provided, however, that the first principal installment shall be due no earlier than October 1, 2026 and the final principal installment shall be due no later than October 1, 2057 and that the total principal amount shall not exceed \$4,000,000.

The Series 2026 Bond shall bear interest at a fixed rate of not to exceed one percent (1.000%) per annum on the par value thereof or such other rate as evidenced by execution of the Purchase Contract, but in any event not to exceed the rate permitted by law, and any Authorized Officers as shall be appropriate shall deliver the Series 2026 Bond in accordance with the delivery instructions of the Authority.

The principal amount of the Series 2026 Bond is expected to be drawn down by the City periodically, and interest on principal amount shall accrue from the date such principal amount is drawn down by the City.

The Series 2026 Bond shall not be convertible or exchangeable into more than one fully-registered bond. Principal of and interest on the Series 2026 Bond shall be payable as provided in the Series 2026 Bond form in this Ordinance.

The Series 2026 Bond shall be subject to optional redemption by the City with the prior written approval of the Authority and on such terms as may be required by the Authority.

The Treasurer shall record on the registration books payment by the City of each installment of principal or interest or both when made and the cancelled checks or other records evidencing such payments shall be returned to and retained by the Treasurer.

Upon payment by the City of all outstanding principal of and interest on the Series 2026 Bond, the Authority shall deliver the Series 2026 Bond to the City for cancellation.

Section 6. Execution of Series 2026 Bond. The Series 2026 Bond shall be signed by the manual or facsimile signature of the Mayor and countersigned by the manual or facsimile signature of the City Clerk and shall have the corporate seal of the City or facsimile thereof impressed thereon. The Series 2026 Bond bearing the manual or facsimile signatures of the Mayor and the City Clerk sold to the Authority shall require no further authentication.

Section 7. Registration and Transfer. Any Bond or Junior Lien Bond may be transferred upon the books required to be kept pursuant to this section by the person in whose name it is registered, in person or by the registered owner's duly authorized attorney, upon surrender of the Bond or Junior Lien Bond for cancellation, accompanied by delivery of a duly executed written instrument of transfer in a form approved

by the transfer agent. Whenever any Bond or Junior Lien Bond shall be surrendered for transfer, the City shall execute and the transfer agent shall authenticate and deliver a new Bond or Junior Lien Bond, for like aggregate principal amount. The transfer agent shall require payment by the bondholder requesting the transfer of any tax or other governmental charge required to be paid with respect to the transfer. The City shall not be required (i) to issue, register the transfer of or exchange any Bond or Junior Lien Bond during a period beginning at the opening of business 15 days before the day of the giving of a notice of redemption of Bonds selected for redemption as described in the form of Series 2026 Bond contained in Section 18 of this Ordinance and ending at the close of business on the day of that giving of notice, or (ii) to register the transfer of or exchange any Bond or Junior Lien Bond so selected for redemption in whole or in part, except the unredeemed portion of Bonds or Junior Lien Bonds being redeemed in part. The City shall give the transfer agent notice of call for redemption at least 20 days prior to the date notice of redemption is to be given.

The transfer agent shall keep or cause to be kept at its principal office sufficient books for the registration and transfer of the Bonds or Junior Lien Bond, which shall at all times be open to inspection by the City; and upon presentation for such purpose the transfer agent shall under such reasonable regulations as it may prescribe transfer or cause to be transferred on the books Bonds or Junior Lien Bond as hereinbefore provided.

If any Bond or Junior Lien Bond shall become mutilated, the City, at the expense of the holder of the Bond, shall execute, and the transfer agent shall authenticate and deliver, a new Bond or Junior Lien Bond of like tenor in exchange and substitution for the mutilated Bond or Junior Lien Bond, upon surrender to the transfer agent of the mutilated Bond or Junior Lien Bond. If any Bond or Junior Lien Bond issued under this Ordinance shall be lost, destroyed or stolen, evidence of the loss, destruction or theft may be submitted to the transfer agent and, if this evidence is satisfactory to both and indemnity satisfactory to the transfer agent shall be given, and if all requirements of any applicable law including Act 354, Public Acts of Michigan, 1972, as amended (“Act 354”), being sections 129.131 to 129.135, inclusive, of the Michigan Compiled Laws have been met, the City, at the expense of the owner, shall execute, and the transfer agent shall thereupon authenticate and deliver, a new Bond or Junior Lien Bond of like tenor and bearing the statement required by Act 354, or any applicable law hereafter enacted, in lieu of and in substitution for the Bond or Junior Lien Bond so lost, destroyed or stolen. If any such Bond or Junior Lien Bond shall have matured or shall be about to mature, instead of issuing a substitute Bond or Junior Lien Bond the transfer agent may pay the same without surrender thereof.

Section 8. Payment of Series 2026 Bond; Security; Priority of Lien. Principal of and interest on the Series 2026 Bond shall be payable solely from the Net Revenues, and to secure such payment, there is hereby recognized the statutory lien upon the whole of the Net Revenues which shall be a second lien, subject only to the statutory first lien established with respect to the Senior Lien Bonds to continue until payment in full of the principal of and interest on all Junior Lien Bonds payable from the Net Revenues, or, until sufficient cash or Sufficient Government Obligations have been deposited in trust for payment in full of all Junior Lien Bonds of a series then outstanding, principal and interest on such Junior Lien Bonds to maturity, or, if called for redemption, to the date fixed for redemption together with the amount of the redemption premium, if any.

The statutory lien on the Net Revenues created with respect to the Junior Lien Bonds (including the Series 2026 Bond) shall at all times be and remain subordinate and inferior to the pledge of Net Revenues and the statutory first lien thereon authorized to be granted to secure any Senior Lien Bonds hereafter issued.

Upon deposit of cash or Sufficient Government Obligations, as provided in the previous sentences, the statutory lien shall be terminated with respect to that series of Bonds or Junior Lien

Bonds, the holders of that series shall have no further rights under this Ordinance except for payment from the deposited funds, and the Bonds or Junior Lien Bonds of that series shall no longer be considered to be outstanding under this Ordinance.

As additional security for repayment of the Series 2026 Bond, the City hereby pledges the taxes collected by the State of Michigan and returned to the City pursuant to Act 140, Public Acts of Michigan, 1971, as amended, to the Authority as purchaser and holder of the Series 2026 Bond, and the City hereby authorizes the Authorized Officers to approve, execute and deliver a Revenue Sharing Pledge Agreement between the City and the Authority, authorizing the State Treasurer to transmit the revenue sharing moneys assigned and pledged therein directly to the Authority or its designee if payments on the Series 2026 Bond are not made in accordance with this Ordinance. The City shall be reimbursed for any such advance from the Net Revenues of the System subsequently received which are not otherwise pledged or encumbered by this Ordinance.

Section 9. Bondholders' Rights; Receiver. The holder or holders of the Bonds or Junior Lien Bonds representing in the aggregate not less than twenty percent (20%) of the entire principal amount thereof then outstanding, may, by suit, action, mandamus or other proceedings, protect and enforce the statutory lien upon the Net Revenues of the System, and may, by suit, action, mandamus or other proceedings, enforce and compel performance of all duties of the officers of the City, including the fixing of sufficient rates, the collection of Revenues, the proper segregation of the Revenues of the System and the proper application thereof. The statutory lien upon the Net Revenues, however, shall not be construed as to compel the sale of the System or any part thereof.

If there is a default in the payment of the principal of or interest on the Bonds or the Junior Lien Bonds, any court having jurisdiction in any proper action may appoint a receiver to administer and operate the System on behalf of the City and under the direction of the court, and by and with the approval of the court to perform all of the duties of the officers of the City more particularly set forth herein and in Act 94.

The holder or holders of the Bonds and the Junior Lien Bonds shall have all other rights and remedies given by Act 94 and law, for the payment and enforcement of the Bonds and the Junior Lien Bonds and the security therefor.

Section 10. Management; Fiscal Year. The operation, repair and management of the System and the acquisition and construction of the Project shall be under the supervision and control of the City Council. The City Council, in accordance with the relevant provisions of the City Charter, may employ such person or persons in such capacity or capacities as it deems advisable to carry on the efficient management and operation of the System. The City Council may make such rules and regulations as it deems advisable and necessary to assure the efficient management and operation of the System. The fiscal year of the System shall be the fiscal year of the City.

Section 11. Rates and Charges. The rates and charges for service furnished by and the use of the System and the methods of collection and enforcement of the collection of the rates shall be those in effect on the date of adoption of this Ordinance.

Section 12. No Free Service or Use. No free service or use of the System, or service or use of the System at less than cost, shall be furnished by the System to any person, firm or corporation, public or private, or to any public agency or instrumentality, including the City.

Section 13. Fixing and Revising Rates; Rate Covenant. The rates now in effect are estimated to be sufficient to provide for the payment of the expenses of administration and operation and such

expenses for maintenance of the System as are necessary to preserve the System in good repair and working order, to provide for the payment of the principal of and interest on the Bonds and the Junior Lien Bonds as the same become due and payable, and the maintenance of the reserve therefor (if any), and to provide for all other obligations, expenditures and funds for the System required by law and this Ordinance. In addition, it is agreed that the rates shall be set from time to time so that there shall be produced each fiscal year Net Revenues in an amount not less than 100% of the principal of and interest on all Junior Lien Bonds coming due in each fiscal year. The rates shall be fixed and revised from time to time as may be necessary to produce these amounts, and it is hereby covenanted and agreed to fix and maintain rates for services furnished by the System at all times sufficient to provide for the foregoing.

Section 14. Funds and Accounts; Flow of Funds. Commencing on August 1, 2026, all funds belonging to the System shall be transferred as herein indicated and all Revenues of the System shall be set aside as collected and credited to a fund to be designated WATER SUPPLY SYSTEM RECEIVING FUND (the "Receiving Fund"). In addition, on August 1, 2026, all Revenues in any accounts of the System shall be transferred to the Receiving Fund and credited to the funds and accounts as provided in this section. The Revenues credited to the Receiving Fund are pledged for the purpose of the following funds and shall be transferred or debited from the Receiving Fund periodically in the manner and at the times and in the order of priority hereinafter specified:

A. OPERATION AND MAINTENANCE ACCOUNT:

Out of the Revenues credited to the Receiving Fund there shall be first set aside in, or credited to, a fund designated OPERATION AND MAINTENANCE ACCOUNT (the "Operation and Maintenance Account"), monthly a sum sufficient to provide for the payment of the next month's expenses of administration and operation of the System and such current expenses for the maintenance thereof as may be necessary to preserve the same in good repair and working order.

A budget, showing in detail the estimated costs of administration, operation and maintenance of the System for the next ensuing operating year, shall be prepared by the City at least 30 days prior to the commencement of each ensuing operating year. No payments shall be made to the City from moneys credited to the Operation and Maintenance Account except for services directly rendered to the System by the City or its personnel.

B. BOND AND INTEREST REDEMPTION ACCOUNT:

There shall be established and maintained a separate depository fund designated BOND AND INTEREST REDEMPTION ACCOUNT (the "Redemption Account"), the moneys on deposit therein from time to time to be used solely for the purpose of paying the principal of, redemption premiums (if any) and interest on the Bonds. The moneys in the Redemption Account shall be kept on deposit with the bank or trust company where the principal of and interest on the Bonds, or any series thereof, are payable.

Out of the Revenues remaining in the Receiving Fund, after provision for the Operation and Maintenance Account, there shall be set aside in the Redemption Account each month, commencing with the date of issue of a series of Bonds, a sum proportionately sufficient to provide for the payment when due of the then current principal of and interest on the Bonds, less any amount in the Redemption Account representing accrued interest on the Bonds or investment income on amounts on deposit in the Redemption Account. Commencing with the date of issue of a series of Bonds, the amount set aside each month for interest on the Bonds shall be the fractional

amount of the total amount of interest on the Bonds next coming due derived from the number of months from the date of issue of the Bonds to the first interest payment date. Commencing with the first interest payment date, the amount set aside each month for interest on the Bonds shall be $1/6$ of the total amount of interest on the Bonds next coming due. The amount set aside each month for principal, commencing with the date of issue of a series of Bonds, shall be the fractional amount of the total amount of principal on the Bonds next coming due by maturity or sinking fund redemption derived from the number of months from the date of issue of the Bonds to the first principal payment date. The amount set aside each month for principal payment commencing with the first principal payment date shall be $1/12$ of the amount of principal next coming due by maturity or sinking fund redemption. If there is any deficiency in the amount previously set aside, that deficiency shall be added to the next succeeding monthly requirements. The amount to be set aside for the payment of principal and interest on any date shall not exceed the amount which, when added to the money on deposit in the Redemption Account, including investment income thereon, is necessary to pay principal and interest due on the Bonds on the next succeeding principal payment date.

C. JUNIOR LIEN BOND AND INTEREST REDEMPTION ACCOUNT:

There is hereby established and there shall be maintained a separate depository account designated JUNIOR LIEN BOND AND INTEREST REDEMPTION ACCOUNT (the "Junior Lien Redemption Account"). Except as otherwise provided herein, the moneys on deposit therein from time to time shall be used for the purpose of paying the principal or redemption price of and interest on any Junior Lien Bonds.

Out of the Revenues remaining in the Receiving Fund, after transfer, if required, for deposit into the Operation and Maintenance Account and the Redemption Account, there shall be set aside monthly in the Junior Lien Redemption Account a sum sufficient to provide for the next payment when due of the principal of and interest on the Junior Lien Bonds, less any amount in the Junior Lien Redemption Account representing accrued interest on the Junior Lien Bonds, and less the sum of any funds actually on deposit in the Junior Lien Redemption Account. The amount set aside and transferred to the Junior Lien Redemption Account each month for interest on the Junior Lien Bonds shall be $1/6$ of the total amount of interest on the Junior Lien Bonds next coming due or such greater or lesser amount as is necessary to assure that the amount set aside in the Junior Lien Redemption Account as of the first of such month is not less than the product of (a) $1/6$ of the amount of interest next due on the Junior Lien Bonds times (b) the number of months elapsed since and including the last interest payment date. For the month immediately prior to each interest payment date the amount set aside and transferred to the Junior Lien Redemption Account to pay interest shall be reduced by amounts, including investment earnings, available in the Junior Lien Redemption Account which are available for such purpose. The amount set aside and transferred to the Junior Lien Redemption Account each month for principal commencing twelve months prior to the first maturity or mandatory sinking fund redemption date shall be $1/12$ of the amount of principal next coming due on the Junior Lien Bonds by maturity or as a mandatory redemption requirement or such greater or lesser amount as is necessary to assure that the amount set aside in the Junior Lien Redemption Account as of the first of such month is not less than the product of $1/12$ of the amount of principal next due on the Junior Lien Bonds times (b) the number of months elapsed since and including the last principal payment date. If there is any deficiency in the amount previously set aside, that deficiency shall be added to the next succeeding month's requirement.

No further payments need be made into the Junior Lien Redemption Account after enough of the principal installments of the Junior Lien Bonds have been retired so that the

amount then held in the Junior Lien Redemption Account (including a bond reserve account, if any), is equal to the entire amount of principal and interest which will be payable at the time of maturity of all the principal installments of the Bond then remaining outstanding.

D. REPLACEMENT AND IMPROVEMENT FUND:

There shall next be established and maintained a fund, separate depository account, designated WATER SUPPLY SYSTEM REPLACEMENT ACCOUNT or such other designation determined by the Treasurer (the "Replacement Account"), the money credited thereto to be used solely for the purpose of making repairs and replacements to the System. Out of the Revenues and moneys of the System remaining in the Receiving Fund each month after provision has been made for the deposit of moneys in the Operation and Maintenance Account, the Redemption Account and the Junior Lien Redemption Account, there may be deposited in the Replacement Account such additional funds as the City may deem advisable. If at any time it shall be necessary to use moneys in the Replacement Account for the purpose for which the Replacement Account was established, the moneys so used shall be replaced from any moneys in the Receiving Fund which are not required by this Ordinance to be used for the Operation and Maintenance Account, the Redemption Account, or the Junior Lien Redemption Account.

E. GENERAL OBLIGATION DEBT ACCOUNT:

Out of the remaining Revenues in the Receiving Fund, there may be next set aside in or credited to monthly after meeting the requirements of the foregoing Account, to an account designated General Obligation Debt Account (the "G.O. Fund"), or from other available moneys such sums as shall be necessary to pay debt service on presently existing or future general obligation bond issues of the City or general obligations or contractual obligations of the City incurred or to be incurred for System purposes.

F. SURPLUS MONEYS:

Hereafter, any Revenues in the Receiving Fund after satisfying all the foregoing requirements of this Section may, at the discretion of the City, be used for any of the following purposes:

1. Transferred to the Replacement Account.
2. Transferred to the Redemption Account and used for the purchase of Bonds on the open market at not more than the fair market value thereof or used to redeem Bonds prior to maturity pursuant to this Ordinance.
3. Any other use permitted by law.

Section 15. Priority of Funds. In the event the moneys in the Receiving Fund are insufficient to provide for the current requirements of the Operation and Maintenance Account, the Redemption Account, or the Junior Lien Redemption Account, any moneys or securities in other funds of the System, except the proceeds of sale of the Bonds, shall be credited or transferred, first, to the Operation and Maintenance Account, second, to the Redemption Account, and third, to the Junior Lien Redemption Account.

Section 16. Investments. Moneys in the funds and accounts established herein and moneys derived from the proceeds of sale of the Bonds, may be invested by the City in United States of

America obligations or in obligations the principal of and interest on which is fully guaranteed by the United States of America and any investments now or hereafter permitted by Act 94 or other controlling law. Investment of moneys in the Redemption Account or the Junior Lien Redemption Account being accumulated for payment of the next maturing principal or interest payment of the Bonds or of the Junior Lien Bonds shall be limited to obligations bearing maturity dates prior to the date of the next maturing principal or interest payment on the Bonds or the Junior Lien Bonds. In the event investments are made, any securities representing the same shall be kept on deposit with the bank or trust company having on deposit the fund or funds or account from which the purchase was made. Profit realized or interest income earned on investment of funds in the Funds established hereunder shall be deposited in or credited to the Fund having realized the profit or earned the interest (unless otherwise expressly provided in this Ordinance or as determined by the City), such deposit or credit to occur periodically but not less often than at the end of each fiscal year.

Section 17. Bond Proceeds. The proceeds of the sale of the Series 2026 Bond shall be deposited in a bank or banks, designated by the City, qualified to act as depository of the proceeds of sale under the provisions of Act 94, in an account designated 2026 WATER SUPPLY SYSTEM PROJECT CONSTRUCTION FUND (the “Construction Fund”). Moneys in the Construction Fund shall be applied solely in payment of the cost of the Project, including any engineering, legal and other expenses incident thereto and to the financing thereof.

Section 18. Bond Form. The Series 2026 Bond shall be in substantially the following form with such changes or completion as necessary or appropriate to give effect to the intent of this Ordinance and further subject to such modifications which may be required by the Michigan Attorney General and the Authority and approved by bond counsel:

**UNITED STATES OF AMERICA
STATE OF MICHIGAN
COUNTY OF IONIA**

CITY OF IONIA

WATER SUPPLY SYSTEM JUNIOR LIEN REVENUE BOND, SERIES 2026

REGISTERED OWNER: Michigan Finance Authority

PRINCIPAL AMOUNT: _____ Dollars (\$_____)

DATE OF ORIGINAL ISSUE: _____, 2026

The CITY OF IONIA, County of Ionia, State of Michigan (the “City”), for value received, hereby promises to pay, primarily out of the hereinafter described Net Revenues of the City’s Water Supply System (hereinafter defined), to the Michigan Finance Authority (the “Authority”), or registered assigns, the Principal Amount shown above, or such portion thereof as shall have been advanced to the City pursuant to a Purchase Contract between the City and the Authority and a Supplemental Agreement by and among the City, the Authority and the State of Michigan acting through the Department of Environment, Great Lakes and Energy, in lawful money of the United States of America, unless prepaid or reduced prior thereto as hereinafter provided.

During the time funds are being drawn down by the City under this Bond, the Authority will periodically provide the City a statement showing the amount of principal that has been advanced and the date of each advance, which statement shall constitute prima facie evidence of the reported information;

provided that no failure on the part of the Authority to provide such a statement or to reflect a disbursement or the correct amount of a disbursement shall relieve the City of its obligation to repay the outstanding principal amount actually advanced, all accrued interest thereon, and any other amount payable with respect thereto in accordance with the terms of this Bond.

The Principal Amount shall be payable on the dates and in the annual principal installment amounts set forth on Schedule A attached hereto and made a part hereof, as such Schedule may be adjusted if less than \$_____ is disbursed to the City or if a portion of the Principal Amount is prepaid as provided below, with interest on the principal installments from the date each installment is delivered to the holder hereof until paid at the rate of one percent (1.000%) per annum. Interest is first payable October 1, 2026 and semiannually thereafter and principal is payable on the first day of October commencing October 1, 2028 (as identified in the Purchase Contract) and annually thereafter.

Principal installments of this bond are subject to prepayment by the City prior to maturity only with the prior written consent of the Authority and on such terms as may be required by the Authority.

Notwithstanding any other provision of this bond, so long as the Authority is the owner of this bond, (a) this bond is payable as to principal, premium, if any, and interest at _____ or at such other place as shall be designated in writing to the City by the Authority (the "Authority's Depository"); (b) the City agrees that it will deposit with the Authority's Depository payments of the principal of, premium, if any, and interest on this bond in immediately available funds by 12:00 noon at least five business days prior to the date on which any such payment is due whether by maturity, redemption or otherwise; in the event that the Authority's Depository has not received the City's deposit by 12:00 noon on the scheduled day, the City shall immediately pay to the Authority as invoiced by the Authority an amount to recover the Authority's administrative costs and lost investment earnings attributable to that late payment; and (c) written notice of any redemption of this bond shall be given by the City and received by the Authority's Depository at least 40 days prior to the date on which such redemption is to be made.

Additional Interest

In the event of a default in the payment of principal or interest hereon when due, whether at maturity, by redemption or otherwise, the amount of such default shall bear interest (the "additional interest") at a rate equal to the rate of interest which is two-percent above the Authority's cost of providing funds (as determined by the Authority) to make payment on the bonds of the Authority issued to provide funds to purchase this bond but in no event in excess of the maximum rate of interest permitted by law. The additional interest shall continue to accrue until the Authority has been fully reimbursed for all costs incurred by the Authority (as determined by the Authority) as a consequence of the City's default. Such additional interest shall be payable on the interest payment date following demand of the Authority. In the event that (for reasons other than the default in the payment of any municipal obligation purchased by the Authority) the investment of amounts in the reserve account established by the Authority for the bonds of the Authority issued to provide funds to purchase this bond fails to provide sufficient available funds (together with any other funds which may be made available for such purpose) to pay the interest on outstanding bonds of the Authority issued to fund such account, the City shall and hereby agrees to pay on demand only the City's pro rata share (as determined by the Authority) of such deficiency as additional interest on this bond.

For prompt payment of principal and interest on this bond, the City has irrevocably pledged the revenues of the Water Supply System of the City, including all appurtenances, extensions and improvements thereto (the "System"), after provision has been made for reasonable and necessary expenses of operation, maintenance and administration (the "Net Revenues"), and a statutory second lien thereon is hereby recognized and created, subject to the senior lien of any additional bonds of

the City hereafter issued by the City, as set forth in the Ordinance (hereinafter defined). Purchasers of the bonds of this issue, by their acceptance of the bonds of this issue or a beneficial ownership interest therein, shall be deemed to have consented to the subordination of their interest in and lien upon the Net Revenues upon the issuance of senior lien bonds subsequent to the delivery of the bonds of this issue.

As additional security for the City's obligation to pay the bond, pursuant to Act 227, Public Acts of Michigan, 1985, as amended, the City has pledged the payments that the City is eligible to receive from the State of Michigan under Act 140, Public Acts of Michigan, 1971, as amended.

For a complete statement of the revenues from which and the conditions under which this bond is payable, a statement of the conditions under which additional bonds of superior and equal standing may hereafter be issued and the general covenants and provisions pursuant to which this bond is issued, reference is made to the above-described Ordinance.

This bond is a single, fully-registered, non-convertible bond in the principal sum indicated above issued pursuant to Ordinance No. ____ (the "Ordinance") duly adopted by the City Council of the City and under and in full compliance with the Constitution and statutes of the State of Michigan, including specifically Act 94, Public Acts of Michigan, 1933, as amended, for the purpose of paying part of the cost of acquiring and constructing additions, extensions and improvements to the System.

This bond is a self-liquidating bond, payable, both as to principal and interest, primarily from the Net Revenues of the System. The principal of and interest on this bond are secured by the statutory second lien hereinbefore mentioned. As additional security, the City has pledged certain taxes collected by the State of Michigan and returned to the City pursuant to a revenue sharing pledge agreement as further described in the Ordinance.

The City has covenanted and agreed, and does hereby covenant and agree, to fix and maintain at all times while any bonds payable from the Net Revenues of the System shall be outstanding, such rates for service furnished by the System as shall be sufficient to provide for payment of the interest upon and the principal of the bonds of this issue, any additional Bonds, and any additional Junior Lien Bonds, as and when the same shall become due and payable, and to maintain a bond redemption fund (including a bond reserve account, if any) therefor, to provide for the payment of expenses of administration and operation and such expenses for maintenance of the System as are necessary to preserve the same in good repair and working order, and to provide for such other expenditures and funds for the System as are required by the Ordinance.

This bond is transferable only upon the books of the City by the registered owner in person or the registered owner's attorney duly authorized in writing, upon the surrender of this bond together with a written instrument of transfer satisfactory to the transfer agent, duly executed by the registered owner or the registered owner's attorney duly authorized in writing, and thereupon a new bond or bonds in the same aggregate principal amount and of the same maturity shall be issued to the transferee in exchange therefor as provided in the Ordinance, and upon payment of the charges, if any, therein prescribed.

It is hereby certified and recited that all acts, conditions and things required by law to be done precedent to and in the issuance of this bond have been done and performed in regular and due time and form as required by law.

IN WITNESS WHEREOF, the City of Ionia, County of Ionia, State of Michigan, by its City Council has caused this bond to be executed with the manual or facsimile signatures of its Mayor and its

City Clerk and the corporate seal of the City to be impressed or imprinted hereon, all as of the Date of Original Issue.

CITY OF IONIA

By _____

Mayor

(Seal)

Countersigned:

By _____

City Clerk

EGLE Project Number: 7907-1

EGLE Approved Amt: \$ _____

SCHEDULE A

Based on the schedule provided below unless revised as provided in this paragraph, repayment of the principal of the bond shall be made until the full amount advanced to the City is repaid. In the event the Order of Approval issued by the Department of Environment, Great Lakes and Energy (the "Order"), approves a principal amount of assistance less than the amount of the bond delivered to the Authority, the Authority shall only disburse principal up to the amount stated in the Order. In the event (1) that the payment schedule approved by the City and described below provides for payment of a total principal amount greater than the amount of assistance approved by the Order or (2) that less than the principal amount of assistance approved by the Order is disbursed to the City by the Authority, or (3) that any portion of the principal amount of assistance approved by the Order and disbursed to the City is forgiven pursuant to the Order, the Authority shall prepare a new payment schedule which shall be effective upon receipt by the City.

<u>Maturity Date</u>	<u>Principal Amount</u>	<u>Maturity Date</u>	<u>Principal Amount</u>
October 1, 2028	\$115,000	October 1, 2043	\$135,000
October 1, 2029	115,000	October 1, 2044	135,000
October 1, 2030	115,000	October 1, 2045	135,000
October 1, 2031	120,000	October 1, 2046	140,000
October 1, 2032	120,000	October 1, 2047	140,000
October 1, 2033	120,000	October 1, 2048	140,000
October 1, 2034	120,000	October 1, 2049	140,000
October 1, 2035	125,000	October 1, 2050	145,000
October 1, 2036	125,000	October 1, 2051	145,000
October 1, 2037	125,000	October 1, 2052	145,000
October 1, 2038	125,000	October 1, 2053	150,000

October 1, 2039	130,000	October 1, 2054	150,000
October 1, 2040	130,000	October 1, 2055	150,000
October 1, 2041	130,000	October 1, 2056	150,000
October 1, 2042	130,000	October 1, 2057	155,000

Interest on the bond shall accrue on that portion of principal disbursed by the Authority to the City which has not been forgiven pursuant to the Order from the date such portion is disbursed, until paid, at the rate of 1.000% per annum, payable October 1, 2026, and semi-annually thereafter.

The City agrees that it will deposit with the Authority's Depository, or such other place as shall be designated in writing to the City by the Authority payments of the principal of, premium, if any, and interest on this bond in immediately available funds by 12:00 noon at least five business days prior to the date on which any such payment is due whether by maturity, redemption or otherwise. In the event that the Authority's Depository has not received the City's deposit by 12:00 noon on the scheduled day, the City shall immediately pay to the Authority as invoiced by the Authority an amount to recover the Authority's administrative costs and lost investment earnings attributable to that late payment.

Section 19. Bondholders' Rights; Receiver. The holder or holders of the Bonds representing in the aggregate not less than twenty per cent (20%) of the entire principal amount thereof then outstanding, may, by suit, action, mandamus or other proceedings, protect and enforce the statutory lien upon the Net Revenues of the System, and may, by suit, action, mandamus or other proceedings, enforce and compel performance of all duties of the officers of the Issuer, including the fixing of sufficient rates, the collection of Revenues, the proper segregation of the Revenues of the System and the proper application thereof. The statutory lien upon the Net Revenues, however, shall not be construed as to compel the sale of the System or any part thereof.

If there is a default in the payment of the principal of or interest upon the Series 2026 Bond, any court having jurisdiction in any proper action may appoint a receiver to administer and operate the System on behalf of the Issuer and under the direction of the court, and by and with the approval of the court to perform all of the duties of the officers of the Issuer more particularly set forth herein and in Act 94.

The holder or holders of the Series 2026 Bond shall have all other rights and remedies given by Act 94 and law, for the payment and enforcement of the Series 2026 Bond and the security therefor.

Section 20. Except as hereinafter provided, the City shall not issue additional Bonds of equal or prior standing with any Junior Lien Bonds.

The right is reserved in accordance with the provisions of Act 94, to issue additional Bonds or Junior Lien Bonds payable from the Revenues of the System which shall be of equal standing and priority of lien on the Net Revenues of the System with the Bonds or Junior Lien Bonds but only for the following purposes and under the following terms and conditions:

(a) To complete the Project in accordance with the plans and specifications therefor. Such bonds shall not be authorized unless the engineers in charge of construction shall execute a certificate evidencing the fact that additional funds are needed to complete the Project in accordance with the plans and specifications therefor and stating the amount that will be required to complete the Project. If such certificate shall be so executed and filed with the City, it shall be the duty of the City to provide for and issue additional revenue bonds in the amount stated in said certificate to be necessary to complete the Project in accordance with the plans and specifications plus an amount necessary to issue such bonds or to provide for part or all of such amount from other sources.

(b) For subsequent repairs, extensions, enlargements and improvements to the System or for the purpose of refunding part or all of the Bonds or Junior Lien Bonds then outstanding and paying costs of issuing such additional Bonds or Junior Lien Bonds. Bonds or Junior Lien Bonds for such purposes shall not be issued pursuant to this subparagraph (b) unless the average Adjusted Net Revenues for the last two (2) preceding twelve-month operating years, or the Adjusted Net Revenues of the System for the preceding twelve-month operating year shall be equal to at least one hundred percent (100%) of the maximum amount of principal and interest thereafter maturing in any operating year on the then outstanding Bonds or Junior Lien Bonds and on the additional Bonds then being issued. If the additional Bonds or Junior Lien Bonds are to be issued in whole or in part for refunding outstanding Bonds or Junior Lien Bonds, the annual principal and interest requirements shall be determined by deducting from the principal and interest requirements for each operating year the annual principal and interest requirements of any Bonds or Junior Lien Bonds to be refunded from the proceeds of the additional Bonds or Junior Lien Bonds. For purposes of this subparagraph (b) the City may elect to use as the last preceding operating year any operating year ending not more than sixteen months prior to the date of delivery of the additional Bonds or Junior Lien Bonds and as the next to the last preceding operating year, any operating year ending not more than twenty-eight months prior to the date of delivery of the additional Bonds or Junior Lien Bonds. Determination by the City as to existence of conditions permitting the issuance of additional Bonds or Junior Lien Bonds shall be conclusive. No additional Bonds or Junior Lien Bonds of equal standing as to the Net Revenues of the System shall be issued pursuant to the authorization contained in this subparagraph if the City shall then be in default in making its required payments to the Operation and Maintenance Account or the Redemption Account.

(c) For refunding a part or all of the Bonds or Junior Lien Bonds then outstanding and paying costs of issuing such additional Bonds or Junior Lien Bonds including deposits which may be required to be made to a bond reserve account (if any) for such Bonds or Junior Lien Bonds. No additional Bonds or Junior Lien Bonds shall be issued pursuant to this subsection unless the maximum amount of principal and interest maturing in any operating year after giving effect to the refunding shall be less than the maximum amount of principal and interest maturing in any operating year prior to giving effect to the refunding

Section 21. Negotiated Sale; Application to EGLE and Authority; Execution of Documents. The City determines that it is in the best interest of the City to negotiate the sale of the Series 2026 Bond to the Authority because the Drinking Water State Revolving Fund financing programs provide significant interest savings to the City compared to competitive sale in the municipal bond market and principal forgiveness. The Authorized Officers are hereby authorized to make application to the Authority and to the EGLE for placement of the Series 2026 Bond with the Authority. The actions taken by the Authorized Officers with respect to the Series 2026 Bond prior to the adoption of this Ordinance are ratified and confirmed. The Authorized Officers are authorized to execute and deliver the Purchase Contract, the Supplemental Agreement, the Revenue Sharing Pledge Agreement and the Issuer's Certificate. Any Authorized Officer is further authorized to execute and deliver such contracts, documents and certificates as are necessary or advisable to qualify the Series 2026 Bond for the Drinking Water State Revolving Fund. Prior to the delivery of the Series 2026 Bond to the Authority, any Authorized Officer is hereby authorized to make such changes to the form of the Series 2026 Bond contained in Section 18 of this Ordinance as may be necessary to conform to the requirements of Act 227, Public Acts of Michigan 1985, as amended ("Act 227"), including, but not limited to changes in the principal maturity and interest payment dates and references to additional security required by Act 227.

Section 22. Covenant Regarding Tax Exempt Status of the Bonds. The City shall, to the extent permitted by law, take all actions within its control necessary to maintain the exemption of the interest on the Series 2026 Bond from general federal income taxation (as opposed to any alternative minimum or other indirect taxation) under the Internal Revenue Code of 1986, as amended (the "Code"), including, but not

limited to, actions relating to any required rebate of arbitrage earnings and the expenditure and investment of Series 2026 Bond proceeds and moneys deemed to be Bond proceeds.

Section 23. Approval of Bond Counsel. The representation of the City by Miller, Canfield, Paddock and Stone, P.L.C. (“Miller Canfield”), as bond counsel is hereby approved, notwithstanding the representation by Miller Canfield of the Authority in connection with its financing programs and borrowings.

Section 24. Approval of Bond Details. The Authorized Officers are each hereby authorized to adjust the final bond details set forth herein to the extent necessary or convenient to complete the transaction authorized herein, and in pursuance of the foregoing is authorized to exercise the authority and make the determinations authorized pursuant to Section 7a(1)(c) of Act 94, including but not limited to determinations regarding interest rates, prices, discounts, maturities, principal amounts, denominations, dates of issuance, interest payment dates, redemption rights, the place of delivery and payment, and other matters, provided that the principal amount of Series 2026 Bond issued shall not exceed the principal amount authorized in this Ordinance, the interest rate per annum on the Series 2026 Bond shall not exceed one percent (1.000%) per annum, and the Series 2026 Bond shall mature in not more than thirty (30) annual installments.

Section 25. Savings Clause. All ordinances, resolutions or orders, or part thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, repealed.

Section 26. Severability; Paragraph Headings; and Conflict. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance. The paragraph headings in this Ordinance are furnished for convenience of reference only and shall not be considered to be part of this Ordinance.

Section 27. Publication and Recordation. This Ordinance shall be published in full in *The Daily News*, a newspaper of general circulation in the City qualified under State law to publish legal notices, promptly after its adoption, and shall be recorded in the Ordinance Book of the City and such recording authenticated by the signatures of the Mayor and the City Clerk.

Section 28. Effective Date. This Ordinance shall be effective upon its adoption and publication.

ADOPTED AND SIGNED June 3, 2026.

ORDINANCE NO. 607 DECLARED ADOPTED.

(VII.3.) Budget Amendment #3 - FY 2025-2026 City of Ionia Budget

City Manager Garland summarized the proposed third and final budget amendment for Fiscal Year 2025-2026.

Councilmember Winters made a motion, seconded by Councilmember Cowling, to approve Budget Amendment #3 to the FY25-26 City of Ionia budget as detailed below.

Roll Call Vote:

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

Nays: None

Abstentions: None
MOTION CARRIED

FY 25-26 Council Budget Adjustment #3

		25-26 Amended Budget	Proposed Amendment #3	Proposed Budget After Amendment
Fund: 101				
GENERAL				
101-000.000-409.000	CURRENT PROPERTY TAXES	685,000	50,000	735,000
101-000.000-439.000	ADULT USE MARIJUANA	115,000	(7,000)	108,000
101-000.000-445.000	PENALTIES AND INTEREST ON TAXS	26,000	18,000	44,000
101-000.000-447.000	PROPERTY TAX ADMINISTRATIVE FE	63,000	7,000	70,000
101-000.000-453.000	CODE ENFORCEMENT FEES	4,000	6,000	10,000
101-000.000-569.000	STATE GRANT	232,000	47,000	279,000
	LOCAL COMMUNITY STABILIZATION			
101-000.000-573.000	SHARE APPR	120,000	35,000	155,000
101-000.000-657.000	PARKING FINES/RESTRICTED	2,000	(1,600)	400
101-000.000-665.000	INTEREST	150,000	90,000	240,000
101-000.000-667.000	RENTS & ROYALTIES	98,000	12,000	110,000
101-000.000-688.000	OTHER REVENUE	25,000	(13,000)	12,000
101-000.000-688.345	OTHER INCOME - PUBLIC SAFETY	18,000	39,000	57,000
101-000.000-689.000	SIDEWALK REVENUE	-	25,000	25,000
101-000.000-695.000	SALE OF PROPERTY	10,000	(10,000)	-
Revenues		7,637,500	297,400	7,934,900
Account Category: Expenditures				
Department: 172.000 CITY MANAGER				
101-172.000-702.000	SALARY & WAGES	261,450	13,550	275,000
Total Dept 172.000 - CITY MANAGER		451,586	13,550	465,136
Department: 201.000 ACCOUNTING				
101-201.000-702.000	SALARY & WAGES	271,650	8,350	280,000
Total Dept 201.000 - ACCOUNTING		586,060	8,350	594,410
Department: 203.000 INCOME TAX ADMINISTRATION				
101-203.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	9,000	1,000	10,000
Total Dept 203.000 - INCOME TAX ADMINISTRATION		125,130	1,000	126,130
Department: 210.000 CITY LEGAL FEES				
101-210.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	65,000	35,000	100,000
101-210.000-801.002	LEGAL FEES - PROSECUTION	40,000	2,000	42,000
Total Dept 210.000 - CITY LEGAL FEES		105,000	37,000	142,000
Department: 258.000 DATA PROCESSING DEPARTMENT				
101-258.000-801.000	CONTRACTUAL AND PROFESSIONAL SERVICES	52,000	18,000	70,000
Total Dept 258.000 - DATA PROCESSING DEPARTMENT		169,000	18,000	187,000
Department: 260.000 CLERK				
101-260.000-702.000	SALARY & WAGES	42,750	1,750	44,500

101-260.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	23,021	3,979	27,000
Total Dept 260.000 - CLERK		84,771	5,729	90,500
Department: 265.000 BUILDINGS - GROUNDS				
101-265.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	50,000	20,000	70,000
101-265.000-954.000	INSURANCE	105,000	7,000	112,000
101-265.000-980.000	CAPITAL OUTLAY	185,000	(100,000)	85,000
Total Dept 265.000 - BUILDINGS - GROUNDS		366,700	(127,000)	239,700
Department: 289.000 OTHER OFFICES				
101-289.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	650,000	(450,000)	200,000
Total Dept 289.000 - OTHER OFFICES		675,500	(450,000)	225,500
Department: 345.000 PUBLIC SAFETY				
101-345.000-702.001	SALARY AND WAGES - PSO1	1,495,050	34,950	1,530,000
101-345.000-702.002	SALARY AND WAGES - FIRE	66,900	(66,900)	-
101-345.000-702.003	SALARY AND WAGES - PART TIMERS	35,000	15,000	50,000
	SALARY AND WAGES - ADMIN			
101-345.000-702.005	ASSISTANT	65,300	1,700	67,000
101-345.000-851.000	TELEPHONE	9,500	3,500	13,000
101-345.000-960.000	EDUCATION & TRAINING	18,000	3,000	21,000
101-345.000-960.100	EDUCATION AND TRAINING - PA302	11,000	1,000	12,000
101-345.000-989.000	CAPITAL OUTLAY-EQUIPMENT	166,000	14,000	180,000
Total Dept 345.000 - PUBLIC SAFETY		3,599,961	6,250	3,606,211
Department: 728.000 Economic Development				
101-728.000-801.300	CDBG - Administration	-	5,000	5,000
101-728.000-801.301	CDBG - Contractual and Professional	-	35,000	35,000
Total Dept 728.000 - Economic Development		250,000	40,000	290,000
Department: 965.000 CONTRIBUTION				
101-965.000-999.249	CONTRIBUTION TO RECREATION	400,000	30,000	430,000
101-965.000-999.250	CONTRIBUTION TO THEATRE FUND	-	20,000	20,000
Total Dept 965.000 - CONTRIBUTION		930,000	50,000	980,000
Expenditures		7,959,070	(397,121)	7,561,949
Fund 101 - GENERAL:				
TOTAL REVENUES		7,637,500		7,934,900
TOTAL EXPENDITURES		7,959,070		7,561,949
NET OF REVENUES & EXPENDITURES:		(321,570)		372,951
BEG. FUND BALANCE		5,122,890		5,122,890
END FUND BALANCE		4,801,320		5,495,841
Fund: 202 MAJOR STREETS				
Account Category: Revenues				
202-000.000-665.000	INTEREST	30,000	9,000	39,000
Revenues		1,143,986	9,000	1,152,986
Account Category: Expenditures				
Department: 463.000 ROUTINE MAINTENANCE - GENERAL				

202-463.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	52,000	10,000	62,000
202-463.000-775.000	REPAIR & MAINTENANCE SUPPLIES	7,000	4,000	11,000
202-463.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	150,000	500,000	650,000
Total Dept 463.000 - ROUTINE MAINTENANCE - GENERAL		326,000	514,000	840,000

Department: 463.100 TREE TRIMMING

202-463.100-707.000	CENTRAL GARAGE ALLOCATION	20,000	3,000	23,000
202-463.100-710.000	PAYROLL TAXES & FRINGE BENEFIT	15,000	5,000	20,000
202-463.100-940.000	EQUIPMENT RENTAL	16,000	12,000	28,000
Total Dept 463.100 - TREE TRIMMING		52,500	20,000	72,500

Department: 474.000 TRAFFIC SERVICE

202-474.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	3,500	(3,500)	-
Total Dept 474.000 - TRAFFIC SERVICE		34,000	(3,500)	30,500

Department: 478.100 WINTER MAINT - SNOW/ICE CONTR

202-478.100-707.000	CENTRAL GARAGE ALLOCATION	25,000	4,000	29,000
202-478.100-710.000	PAYROLL TAXES & FRINGE BENEFIT	18,000	8,000	26,000
202-478.100-775.000	REPAIR & MAINTENANCE SUPPLIES	15,000	(1,000)	14,000
202-478.100-940.000	EQUIPMENT RENTAL	28,000	4,500	32,500
Total Dept 478.100 - WINTER MAINT - SNOW/ICE CONTR		86,000	15,500	101,500

Department: 481.000 CENTRAL GARAGE CONTRACT - DDA

202-481.000-707.011	SALARY AND WAGES-GEN. MAINT.	95,000	(20,000)	75,000
202-481.000-707.012	SALARY AND WAGES-STREET SWEEP.	3,000	(3,000)	-
202-481.000-775.000	REPAIR & MAINTENANCE SUPPLIES	17,000	5,000	22,000
202-481.000-940.000	EQUIPMENT RENTAL	50,000	5,000	55,000
Total Dept 481.000 - CENTRAL GARAGE CONTRACT - DDA		272,000	(13,000)	259,000

Expenditures

941,500	533,000	1,474,500
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Fund 202 - MAJOR STREETS:

TOTAL REVENUES	1,143,986	1,152,986
TOTAL EXPENDITURES	941,500	1,474,500
NET OF REVENUES & EXPENDITURES:	202,486	(321,514)
BEG. FUND BALANCE	1,713,075	1,713,075
END FUND BALANCE	1,915,561	1,391,561

Fund: 203 LOCAL STREETS

Account Category:

Revenues

203-000.000-403.000	COUNTY ROAD - TAXES	99,000	18,000	117,000
Revenues		676,597	18,000	694,597

Account Category: Expenditures

Department: 463.000 ROUTINE MAINTENANCE - GENERAL

203-463.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	50,000	10,000	60,000
Total Dept 463.000 - ROUTINE MAINTENANCE - GENERAL		524,000	10,000	534,000

Department: 463.100 TREE TRIMMING

203-463.100-707.000	CENTRAL GARAGE ALLOCATION	20,000	3,000	23,000
203-463.100-710.000	PAYROLL TAXES & FRINGE BENEFIT	15,000	5,000	20,000
203-463.100-940.000	EQUIPMENT RENTAL	16,000	12,000	28,000

Total Dept 463.100 - TREE TRIMMING	52,500	20,000	72,500
Department: 474.000 TRAFFIC SERVICE			
203-474.000-775.000 REPAIR & MAINTENANCE SUPPLIES	1,000	700	1,700
Total Dept 474.000 - TRAFFIC SERVICE	24,500	700	25,200
Department: 478.100 WINTER MAINT - SNOW/ICE CONTR			
203-478.100-707.000 CENTRAL GARAGE ALLOCATION	21,000	7,000	28,000
203-478.100-710.000 PAYROLL TAXES & FRINGE BENEFIT	17,500	8,000	25,500
203-478.100-775.000 REPAIR & MAINTENANCE SUPPLIES	15,000	(1,000)	14,000
203-478.100-940.000 EQUIPMENT RENTAL	24,000	8,000	32,000
Total Dept 478.100 - WINTER MAINT - SNOW/ICE CONTR	77,500	22,000	99,500
Expenditures	703,500	52,700	756,200
Fund 203 - LOCAL STREETS:			
TOTAL REVENUES	676,597		694,597
TOTAL EXPENDITURES	703,500		756,200
NET OF REVENUES & EXPENDITURES:	(26,903)		(61,603)
BEG. FUND BALANCE	939,987		939,987
END FUND BALANCE	913,084		878,384
Fund: 205 PUBLIC SAFETY VEHICLE FUND			
Account Category:			
Revenues			
205-000.000-665.000 INTEREST	4,000	4,000	8,000
Revenues	169,000	4,000	173,000
Fund 205 - PUBLIC SAFETY VEHICLE FUND:			
TOTAL REVENUES	169,000		173,000
TOTAL EXPENDITURES	-		-
NET OF REVENUES & EXPENDITURES:	169,000		173,000
BEG. FUND BALANCE	301,375		301,375
END FUND BALANCE	470,375		474,375
Fund: 228 SOLID WASTE FUND			
Account Category: Revenues			
228-000.000-409.000 CURRENT PROPERTY TAXES	144,000	6,000	150,000
LOCAL COMMUNITY STABILIZATION			
228-000.000-573.000 SHARE APPR	77,000	16,000	93,000
Revenues	649,000	22,000	671,000
Account Category:			
Expenditures			
Department: 271.000 CITY PROPERTY IMPROVEMENTS			
228-271.000-801.000 CONTRACTUAL & PROFESSIONAL SEV	50,000	2,000	52,000
Total Dept 271.000 - CITY PROPERTY IMPROVEMENTS	55,750	2,000	57,750
Expenditures	761,350	2,000	763,350
Fund 228 - SOLID WASTE FUND:			
TOTAL REVENUES	649,000		671,000

TOTAL EXPENDITURES	761,350	763,350
NET OF REVENUES & EXPENDITURES:	(112,350)	(92,350)
BEG. FUND BALANCE	635,512	635,512
END FUND BALANCE	523,162	543,162

Fund: 239 PARKS - FACILITIES IMPROVEMENTS

Account Category:

Revenues

239-000.000-688.000	OTHER REVENUE	-	100,000	100,000
Revenues		1,223,000	100,000	1,323,000

Expenditures

1,036,000	1,036,000
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Fund 239 - PARKS - FACILITIES IMPROVEMENTS:

TOTAL REVENUES	1,223,000	1,323,000
TOTAL EXPENDITURES	1,036,000	1,036,000
NET OF REVENUES & EXPENDITURES:	187,000	287,000
BEG. FUND BALANCE	619,584	619,584
END FUND BALANCE	806,584	906,584

Fund: 247 BROWNFIELD DEVELOPMENT

Account Category: Revenues

247-000.000-450.000	LICENSES AND PERMITS	3,000	3,000	6,000
Revenues		4,500	3,000	7,500

Expenditures

10,000	10,000
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Fund 247 - BROWNFIELD DEVELOPMENT:

TOTAL REVENUES	4,500	7,500
TOTAL EXPENDITURES	10,000	10,000
NET OF REVENUES & EXPENDITURES:	(5,500)	(2,500)
BEG. FUND BALANCE	61,848	61,848
END FUND BALANCE	56,348	59,348

Fund: 248 DOWNTOWN DEVELOPMENT OPERATING

Account Category:

Revenues

248-000.000-415.000	2 MILL LEVY	46,000	5,000	51,000
Revenues		314,500	5,000	319,500

Expenditures

345,230	-	345,230
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Fund 248 - DOWNTOWN DEVELOPMENT OPERATING:

TOTAL REVENUES	314,500	319,500
TOTAL EXPENDITURES	345,230	345,230
NET OF REVENUES & EXPENDITURES:	(30,730)	(25,730)
BEG. FUND BALANCE	184,140	184,140

END FUND BALANCE	153,410	158,410
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Fund: 249 RECREATION DEPARTMENT

Account Category: Revenues

249-000.000-648.000	YOUTH ACTIVITIES	105,000	5,000	110,000
249-000.000-652.000	SPECIAL EVENTS	12,000	(5,000)	7,000
249-000.000-674.000	ARMORY-LEASES:ROOMS,FLOORS	9,000	(5,000)	4,000
249-000.000-675.000	GIFTS DONATIONS	3,000	(3,000)	-
249-000.000-688.000	OTHER REVENUE	1,600	900	2,500
249-000.000-699.101	CONTRIBUTIONS FROM GENERAL FUN	400,000	30,000	430,000

Revenues	538,900	22,900	561,800
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Account Category: Expenditures

Department: 536.000 ADMINISTRATION

249-536.000-702.009	SALARY & WAGES - SEASONAL	7,500	2,500	10,000
249-536.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	8,000	(1,500)	6,500
249-536.000-850.000	COMMUNICATIONS	3,700	(1,200)	2,500
249-536.000-861.000	MEMBERSHIP AND DUES	750	450	1,200
249-536.000-954.000	INSURANCE	7,000	(600)	6,400

Total Dept 536.000 - ADMINISTRATION	304,513	(350)	303,813
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Department: 560.000 OPERATIONS

249-560.000-751.000	SPECIAL EVENT ACTIVITIES	5,000	(1,000)	4,000
249-560.000-753.000	YOUTH ACTIVITIES	40,000	3,000	43,000

Total Dept 560.000 - OPERATIONS	50,500	2,000	52,500
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Department: 755.000 ARMORY

249-755.000-920.000	PUBLIC UTILITIES	15,000	3,000	18,000
249-755.000-931.000	BUILDING REPAIR & MAINTENANCE	13,000	1,000	14,000

Total Dept 755.000 - ARMORY	39,600	4,000	43,600
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Department: 770.000 PARK MAINTENANCE

249-770.000-707.000	CENTRAL GARAGE ALLOCATION	50,000	5,000	55,000
249-770.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	32,000	10,000	42,000
249-770.000-740.000	OPERATING SUPPLIES	8,500	2,000	10,500
249-770.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	3,500	(2,500)	1,000

Total Dept 770.000 - PARK MAINTENANCE	171,000	14,500	185,500
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Expenditures	565,613	20,150	585,763
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Fund 249 - RECREATION DEPARTMENT:

TOTAL REVENUES	538,900		561,800
TOTAL EXPENDITURES	565,613		585,763
NET OF REVENUES & EXPENDITURES:	(26,713)		(23,963)
BEG. FUND BALANCE	43,956		43,956
END FUND BALANCE	17,243		19,993

Fund: 250 THEATRE FUND

Account Category:

Revenues

250-000.000-633.000	MOVIE ADMISSIONS	85,000	(25,000)	60,000
250-000.000-634.000	MOVIE CONCESSIONS	115,000	(22,000)	93,000
250-000.000-635.000	LIVE ENTERTAINMENT REVENUE	2,000	3,000	5,000

250-000.000-639.000	THEATRE RENTAL	5,000	2,300	7,300
250-000.000-675.000	GIFTS DONATIONS	4,000	5,500	9,500
250-000.000-699.101	CONTRIBUTIONS FROM GENERAL FUN	-	20,000	20,000
Revenues		405,100	(16,200)	388,900
Account Category:				
Expenditures				
Department: 442.000 OPERATIONS				
250-442.000-702.000	SALARY & WAGES	106,000	(14,000)	92,000
250-442.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	12,000	3,000	15,000
250-442.000-729.000	CREDIT CARD FEES	5,000	500	5,500
250-442.000-732.000	LIVE ENTERTAINMENT EXPENSE	1,100	1,800	2,900
250-442.000-740.000	OPERATING SUPPLIES	2,000	(1,000)	1,000
250-442.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	16,000	2,000	18,000
250-442.000-804.000	FILM EXPENSE	45,000	(7,000)	38,000
250-442.000-805.000	CONCESSION EXPENSE	42,000	(8,000)	34,000
250-442.000-931.000	BUILDING REPAIR & MAINTENANCE	20,000	(4,000)	16,000
250-442.000-980.000	CAPITAL OUTLAY	100,000	(100,000)	-
Expenditures		397,950	(126,700)	271,250
Fund 250 - THEATRE FUND:				
TOTAL REVENUES		405,100		388,900
TOTAL EXPENDITURES		397,950		271,250
NET OF REVENUES & EXPENDITURES:		7,150		117,650
BEG. FUND BALANCE		291,698		291,698
END FUND BALANCE		298,848		409,348

Fund: 588 DIAL-A-RIDE

Revenues		2,182,449		2,182,449
Account Category:				
Expenditures				
Department: 558.000 ADMINISTRATIVE				
588-558.000-702.000	SALARY & WAGES	81,141	25,859	107,000
588-558.000-702.588	Wages - Mobility Manager	-	32,000	32,000
588-558.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	43,816	36,184	80,000
588-558.000-727.000	OFFICE SUPPLIES	250	9,750	10,000
588-558.000-920.000	PUBLIC UTILITIES	16,185	3,315	19,500
Total Dept 558.000 - ADMINISTRATIVE		341,792	107,108	448,900
Department: 560.000 OPERATIONS				
588-560.000-702.000	SALARY & WAGES	263,075	91,925	355,000
588-560.000-702.007	SALARY AND WAGES - DISPATCHERS	51,651	22,349	74,000
588-560.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	40,418	2,582	43,000
588-560.000-729.000	CREDIT CARD FEES	-	500	500
588-560.000-740.000	OPERATING SUPPLIES	2,500	5,600	8,100
588-560.000-743.000	OPERATING SUPPLIES-GAS & OIL	51,756	12,244	64,000
588-560.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	80,460	(20,460)	60,000
Total Dept 560.000 - OPERATIONS		525,565	114,740	640,305
Department: 564.000 MAINTENANCE				
588-564.000-930.000	VEHICLE REPAIR & MAINTENANCE	50,000	20,000	70,000
588-564.000-931.000	BUILDING REPAIR & MAINTENANCE	10,000	5,000	15,000
Total Dept 564.000 - MAINTENANCE		69,860	25,000	

Department: 568.000 Equitable Mobility				
588-568.000-702.000	SALARY & WAGES	146,973	37,027	184,000
588-568.000-729.000	CREDIT CARD FEES	2,500	900	3,400
588-568.000-743.000	OPERATING SUPPLIES-GAS & OIL	9,750	10,250	20,000
588-568.000-743.100	OPERATING SUPPLIES-TIRES/TUBES	500	3,000	3,500
588-568.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	13,895	3,105	17,000
588-568.000-930.000	VEHICLE REPAIR & MAINTENANCE	3,778	2,222	6,000
588-568.000-962.200	ADVERTISING - PROMOTION	35,000	(27,000)	8,000
Total Dept 568.000 - Equitable Mobility		270,144	29,504	299,648

Expenditures	2,180,289	161,612	2,341,901
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Fund 588 - DIAL-A-RIDE:			
TOTAL REVENUES	2,182,449		2,182,449
TOTAL EXPENDITURES	2,180,289		2,341,901
NET OF REVENUES & EXPENDITURES:	2,160		(159,452)
BEG. FUND BALANCE	1,158,926		1,158,926
END FUND BALANCE	1,161,086		999,474

Fund: 590 SEWER DEPT.

Account Category:

Revenues

590-000.000-660.000	PENALTY REVENUE	25,000	7,000	32,000
590-000.000-688.000	OTHER REVENUE	35,000	(27,000)	8,000
Revenues		3,685,000	(20,000)	3,665,000

Account Category: Expenditures

Department: 560.000 OPERATIONS

590-560.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	2,500	8,500	11,000
590-560.000-980.000	CAPITAL OUTLAY	35,000	390,000	425,000
Total Dept 560.000 - OPERATIONS		164,500	398,500	563,000

Department: 564.000 MAINTENANCE

590-564.000-707.000	CENTRAL GARAGE ALLOCATION	40,000	25,000	65,000
590-564.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	25,000	27,000	52,000
590-564.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	30,000	(22,500)	7,500
Total Dept 564.000 - MAINTENANCE		147,500	29,500	177,000

Expenditures	3,420,941	428,000	3,848,941
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Fund 590 - SEWER DEPT.:

TOTAL REVENUES	3,685,000		3,665,000
TOTAL EXPENDITURES	3,420,941		3,848,941
NET OF REVENUES & EXPENDITURES:	264,059		(183,941)
BEG. FUND BALANCE	14,886,243		14,886,243
END FUND BALANCE	15,150,302		14,702,302

Fund: 591 WATER DEPT.

Account Category:

Revenues

591-000.000-502.000	FEDERAL GRANT	210,500	50,500	261,000
591-000.000-660.000	PENALTY REVENUE	20,000	10,000	30,000
591-000.000-665.000	INTEREST	10,000	10,000	20,000
591-000.000-688.000	OTHER REVENUE	30,000	(15,000)	15,000
Revenues		3,407,500	55,500	3,463,000
Account Category: Expenditures				
Department: 558.000 ADMINISTRATIVE				
591-558.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	12,000	3,000	15,000
591-558.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	225,000	300,000	525,000
591-558.000-920.000	PUBLIC UTILITIES	110,000	8,000	118,000
Total Dept 558.000 - ADMINISTRATIVE		1,450,017	311,000	1,761,017
Department: 560.000 OPERATIONS				
591-560.000-702.000	SALARY & WAGES	125,000	25,000	150,000
591-560.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	70,000	12,000	82,000
591-560.000-940.000	EQUIPMENT RENTAL	15,000	3,000	18,000
591-560.000-980.000	CAPITAL OUTLAY	210,000	8,000	218,000
Total Dept 560.000 - OPERATIONS		440,000	48,000	488,000
Department: 561.000 WATER SOURCE				
591-561.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	60,000	10,000	70,000
591-561.000-740.000	OPERATING SUPPLIES	80,000	(30,000)	50,000
591-561.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	300,000	(20,000)	280,000
Total Dept 561.000 - WATER SOURCE		638,500	(40,000)	598,500
Department: 564.000 MAINTENANCE				
591-564.000-707.000	CENTRAL GARAGE ALLOCATION	90,000	(10,000)	80,000
591-564.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	72,500	(10,000)	62,500
591-564.000-940.000	EQUIPMENT RENTAL	50,000	(10,000)	40,000
Total Dept 564.000 - MAINTENANCE		227,500	(30,000)	197,500
Expenditures		2,756,017	289,000	3,045,017
Fund 591 - WATER DEPT.:				
TOTAL REVENUES		3,407,500		3,463,000
TOTAL EXPENDITURES		2,756,017		3,045,017
NET OF REVENUES & EXPENDITURES:		651,483		417,983
BEG. FUND BALANCE		12,891,237		12,891,237
END FUND BALANCE		13,542,720		13,309,220

Fund: 598 IONIA REGIONAL UTILITIES AUTHORITY

Account Category: Revenues				
598-000.000-688.000	OTHER REVENUE	50,000	15,000	65,000
Revenues		2,228,000	15,000	2,243,000
Account Category: Expenditures				
Department: 558.000 ADMINISTRATIVE				
598-558.000-702.000	SALARY & WAGES	87,000	4,000	91,000
598-558.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	73,000	15,000	88,000
598-558.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	200,000	87,000	287,000
598-558.000-920.000	PUBLIC UTILITIES	175,000	10,000	185,000
598-558.000-980.000	CAPITAL OUTLAY	385,000	415,000	800,000

Total Dept 558.000 - ADMINISTRATIVE	1,272,000	531,000	1,803,000
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Department: 563.000 TREATMENT PLANT

598-563.000-702.000 SALARY & WAGES	240,000	(20,000)	220,000
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598-563.000-710.000 PAYROLL TAXES & FRINGE BENEFIT	165,000	(7,000)	158,000
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598-563.000-801.000 CONTRACTUAL & PROFESSIONAL SEV	100,000	(90,000)	10,000
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Total Dept 563.000 - TREATMENT PLANT	828,000	(117,000)	711,000
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Expenditures	2,228,000	414,000	2,642,000
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Fund 598 - IONIA REGIONAL UTILITIES AUTHORITY:

TOTAL REVENUES	2,228,000		2,243,000
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TOTAL

EXPENDITURES	2,228,000		2,642,000
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NET OF REVENUES & EXPENDITURES:	-		(399,000)
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BEG. FUND

BALANCE	9,616,538		9,616,538
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END FUND

BALANCE	9,616,538		9,217,538
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Fund: 661 CENTRAL GARAGE

Account Category: Revenues

661-000.000-626.000 CHARGE FOR SERVICES	45,000	(29,000)	16,000
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661-000.000-662.000 EQUIPMENT RENTAL CHARGES	445,000	75,000	520,000
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661-000.000-695.000 SALE OF PROPERTY	10,000	27,000	37,000
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Revenues	512,000	73,000	585,000
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Account Category:

Expenditures

Department: 441.000 ADMINISTRATION

661-441.000-980.000 CAPITAL OUTLAY	145,000	(95,000)	50,000
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Total Dept 441.000 - ADMINISTRATION	209,500	(95,000)	114,500
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Expenditures	563,000	(95,000)	468,000
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Fund 661 - CENTRAL GARAGE:

TOTAL REVENUES	512,000		585,000
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TOTAL EXPENDITURES	563,000		468,000
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NET OF REVENUES & EXPENDITURES:	(51,000)		117,000
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BEG. FUND BALANCE	1,095,505		1,095,505
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END FUND BALANCE	1,044,505		1,212,505
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Councilmember Cook left the meeting at 8:21 PM.

(VII.4.) Armory Community Center - Carpet Replacement Project

Councilmember Starr made a motion, seconded by Councilmember Millard, to award the low bid of \$12,771.88 by Millard's Furniture & Appliances of Stanton, Michigan to replace the carpeting at the Armory Community Center building. It was indicated that funds for this project were budgeted for the project in 239-545.000-801.000.

Roll Call Vote:

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

Nays: None

Abstentions: None

MOTION CARRIED

(VII.5.) Update Policy 2-001 - City Lawn Care and Park Property Maintenance

City Manager Garland explained that there are circumstances when it may be necessary to temporarily close a park or public area. An amendment to Policy 2-001 was proposed to address these circumstances and reflect current practice regarding park maintenance.

Councilmember Winters made a motion, seconded by Councilmember Lee, to approve amendments as presented to General City Policy 2-001 - City Lawn Care and Park Property Maintenance.

Roll Call Vote:

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

Nays: None

Abstentions: None

MOTION CARRIED

(VII.6.) MERS Service Credit Purchase Moratorium

City Manager Garland described the ability for employees to submit requests to City Council to purchase up to five years of MERS service credit under the MERS pension program rules. She noted that the City does not have a formal policy regarding service credit purchases and that the requests have been handled on a case-by-case basis. Garland clarified that the option to purchase MERS service credit was only available to employees remaining in the MERS defined benefit plan, which was in place prior to the currently offered hybrid plan. She suggested an indefinite moratorium regarding employee requests to purchase MERS service credits, due to staffing concerns and challenges with employee recruitment and retention.

Councilmember Winters made a motion, seconded by Councilmember Starr, to enact an immediate, indefinite moratorium regarding employee requests to purchase MERS service credits.

Roll Call Vote:

Ayes: Tom Millard, Richard Starr, Jeff Winters, Mary Patrick, Troy Waterman, John Milewski

Nays: Tim Lee, Brenda Cowling

Abstentions: None

MOTION CARRIED

(VII.7.) Resolution 2026-16 Rural Heritage Partnership Grant Program

Mayor Milewski made a motion, seconded by Councilmember Starr, to approve Resolution 2026-16, a resolution to support the Michigan SHPO Rural Heritage Partnership Grant Application for the Ionia Theatre Roof Replacement Project and authorize submission of the application.

Roll Call Vote:

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

Nays: None
Abstentions: None

MOTION CARRIED

VIII. APPOINTMENTS

(VIII.1.) Various Boards and Commissions Appointments

Per Section 2.03 of the City Charter of the City of Ionia, Mayor John Milewski recommended for Council approval the following individuals as appointments to various boards and commissions.

Brownfield Redevelopment Authority (BRA) – (3-year term)

Ted Paton – Term Expires 6/30/26; Reappointment through 6/30/29

Ionia Community Library Board– (4-year term)

Isaac Magley – Appointment beginning 7/1/26; ending 6/30/30

Local Development Finance Authority (LDFA) – (4-year term)

Beth Milewski – Appointment to unexpired term ending 6/30/27

Councilmember Cowling made a motion, seconded by Councilmember Winters, to reappoint Ted Paton to the Brownfield Redevelopment Authority, appoint Isaac Magley to the Ionia Community Library Board, and to appoint Beth Milewski to the Local Development Finance Authority, as recommended by Mayor Milewski.

Roll Call Vote:

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

Nays: None

Abstentions: None

MOTION CARRIED

IX. CITY DEPARTMENT REPORTS AND MINUTES FROM BOARDS AND COMMISSIONS

(IX.1.) Accounts Payable

June 11 - Councilmember Patrick and/or Councilmember Waterman

June 25 - Councilmember Millard and/or Councilmember Cowling

(IX.2.) May 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: Clarified that the filing deadline for anyone intending to run for City Council is Tuesday, July 21 at 4:00 PM.

City Manager Garland: Provided a reminder for the City of Ionia Fireworks Display and Uncle Sam Jam event scheduled for June 25.

Tom Millard: (1) Reminded everyone of the June 5 Theatre Concert, June 6 Car Show, and June 14 Free Movie; (2) Commented that the annual fireworks display should continue, but that new sponsorship was needed.

Troy Waterman: Noted tall grass needing attention at the old hospital site.

Mayor John Milewski: (1) Mentioned the possibility for alternatives to the annual fireworks display; (2) Commented that the Free Fair was coming soon.

XI. CLOSED SESSION

None.

XII. ADJOURNMENT

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

MOTION CARRIED BY VOICE VOTE.

The meeting was adjourned at 8:36 PM.

Respectfully Submitted,

Jonathan T. Bowman
Ionia City Clerk