



CITY OF IONIA

CITY COUNCIL

REGULAR MEETING AGENDA

6:30 PM, Wednesday, July 1, 2026

IONIA CITY HALL - COUNCIL CHAMBERS

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

I. Approval of Agenda

II. Approval of Minutes

1. June 3, 2026 – Regular Meeting

III. Proclamations

1. Parks & Recreation Month Proclamation

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

V. Public Hearings and Associated Action

VI. Communications

1. *Informational* – Ionia County Economic Alliance (ICEA) - 2025 Annual Report

VII. City Manager's Report

1. *Action Required* – Introduction and First Reading — Ordinance 606: Amendment to Chapter 1286 — Miscellaneous Regulations
2. *Action Required* – Ionia Department of Transportation (I-DART) Interlocal Agreement with City of Portland
3. *Action Required* – Local Development Finance Authority (LDFA) Bylaws Amendment
4. *Action Required* – ICEA Partnership - Resolution 2026-19
5. *Action Required* – Parks and Recreation Facility Rental Rates - Resolution 2026-20
6. *Action Required* – City Hall and Armory Community Center - Elevator Upgrade Project
7. *Action Required* – Assessing Services Agreement
8. *Action Required* – Biosolids Removal and Land Application Bid Award

9. *Action Required* – WWTP #1 Firetube Boiler - Tube Replacement Project
10. *Informational* – Ionia Freak Fair Event - Planning Update
11. *Informational* – FY2026-2027 Budget Gap Discussion

VIII. Appointments

1. Planning Commission Appointment

IX. City Department Reports and Minutes from Boards and Commissions

1. Accounts Payable
July 9 - Councilmember Starr and/or Councilmember Lee
July 23 - Councilmember Winters and/or Councilmember Cook
2. June Reports & Minutes

X. Good of the Order/ City Councilmember Comments

XI. Closed Session

1. Closed session in accordance with the Open Meetings Act, Sec. 8 (1)(c) for the purpose of a strategy and negotiation session connected with the negotiation of a collective bargaining agreement at the City's request.

XII. Adjournment



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):

I~~A~~. Front: 20 feet;

II~~B~~. Rear: 25 feet;

III~~C~~. 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
LDEA	\$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
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TOTAL EXPENDITURES	565,613		585,763
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NET OF REVENUES & EXPENDITURES:	(26,713)		(23,963)
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BEG. FUND BALANCE	43,956		43,956
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END FUND BALANCE	17,243		19,993
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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



Recognizing July as Parks and Recreation Month

WHEREAS, parks and recreation services enhance the quality of life for residents of the City of Ionia by providing welcoming spaces for recreation, relaxation, and community gatherings; and

WHEREAS, Ionia's parks, trails, playgrounds, athletic facilities, and recreational programs create opportunities for people of all ages and abilities to stay active and enjoy the benefits of time spent outdoors; and

WHEREAS, access to parks and recreational opportunities contributes to improved physical health, stronger mental well-being, and a greater sense of community connection; and

WHEREAS, parks and recreation programs support the growth and development of children through sports, educational activities, and enriching experiences that foster teamwork, leadership, and healthy lifestyles; and

WHEREAS, parks and recreation strengthen the local economy by enhancing property values, attracting visitors, supporting community events, and making the City of Ionia an attractive place to live, work, and raise a family; and

WHEREAS, the preservation and stewardship of parks and natural spaces help protect environmental resources, promote sustainability, and ensure future generations can enjoy the beauty and benefits of the outdoors; and

WHEREAS, parks and recreation professionals work year-round to maintain safe public spaces, develop meaningful programs, and provide exceptional service to the residents of our community; and

WHEREAS, the City of Ionia recognizes Parks and Recreation Director Matt Painter and Assistant Director Keegan Rice for their dedication, leadership, and commitment to enhancing recreational opportunities and maintaining the high-quality parks and programs; and

WHEREAS, July is observed nationwide as Parks and Recreation Month, highlighting the essential role parks and recreation play in building healthy, vibrant, and connected communities;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Ionia hereby proclaims the month of July 2026 as Parks and Recreation Month in the City of Ionia and encourages all residents to explore and enjoy the City's parks, participate in recreational programs, and join in recognizing the valuable contributions of parks and recreation professionals.



John R. Milewski II, Mayor



CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VI.1

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: July 1, 2026

RE: Ionia County Economic Alliance (ICEA) - 2025 Annual Report

Background:

Ryan Wilson, Executive Director for ICEA will present the 2025 ICEA Annual Report, as required by the City of Ionia for economic development activities undertaken on its behalf and in exchange for its annual contribution for services. A copy of the report follows this communication.

Requested Action / Motion:

It is requested the Ionia City Council consider making a motion to receive the 2025 ICEA Annual Report and place it on file.

Motion By:

Seconded By:

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

ICEA Ionia County Economic Alliance

Powered by The Right Place

**City of Ionia Presentation
Annual Update
July 1, 2026**

ICEA Ionia County
Economic
Alliance

Powered by The Right Place

ICEA BOARD OF DIRECTORS

Precia Garland, Chair
City of Ionia

Ethan Ebenstein, Vice-Chair
Ionia County Intermediate School District

Rose Willson, Treasurer
Union Bank

Amber Rood, Secretary
The Daily News

Adam Poll
City of Belding

Amy Herbruck
Herbruck's Poultry Ranch

Andrew Dymczyk
City of Portland

Chad Shaw
Ionia County Administrator

Gordon Kelley
Ionia County Commissioner

Jamie Rye
West Michigan Regional Planning Commission

Jenny Dinehart
Independent Bank

Linda Reetz
University of Michigan Health Ionia Hospital

Rebecca O'Connell
Consumers Energy

Steve Holt
ICEA Board Member

Scott Mattson
Montcalm Community College

Voula Lapinski
PFCU

ICEA Ionia County
Economic
Alliance

ICEA EXECUTIVE DIRECTOR RYAN WILSON

Ionia County is Home!

2018-2021: Michigan One Community Credit Union

2013-2018: Montcalm Community College

2018-2021: ICEA Board Member

Masters of Business Administration

Ionia County Community Foundation, Ionia Area Chamber of Commerce,
Brownfield Redevelopment Authority; City of Ionia DDA

ICEA ED – November 2021

ICEA Ionia County
Economic
Alliance

ICEA HISTORY

Long time Ionia County organization – 1995

501c3 governed by board of local leaders

Began with local control, then through MSU Extension

2011 – Partnership with The Right Place began – full-time position

2015 – Reduced to part-time position

2016-2021 – Staff turnover - three different people in role

2022 - New partnership model. Full-time position again

ICEA MISSION

Long-term, sustainable economic growth is the goal of the ICEA. By supporting existing businesses in Ionia County while attracting new business to the area, ICEA will provide a firm foundation for future growth of the county.

GOAL: Make Ionia County a Better Place to Live, Work, and Play!



PEOPLE. PLACE. PROSPERITY.



WHO WE ARE

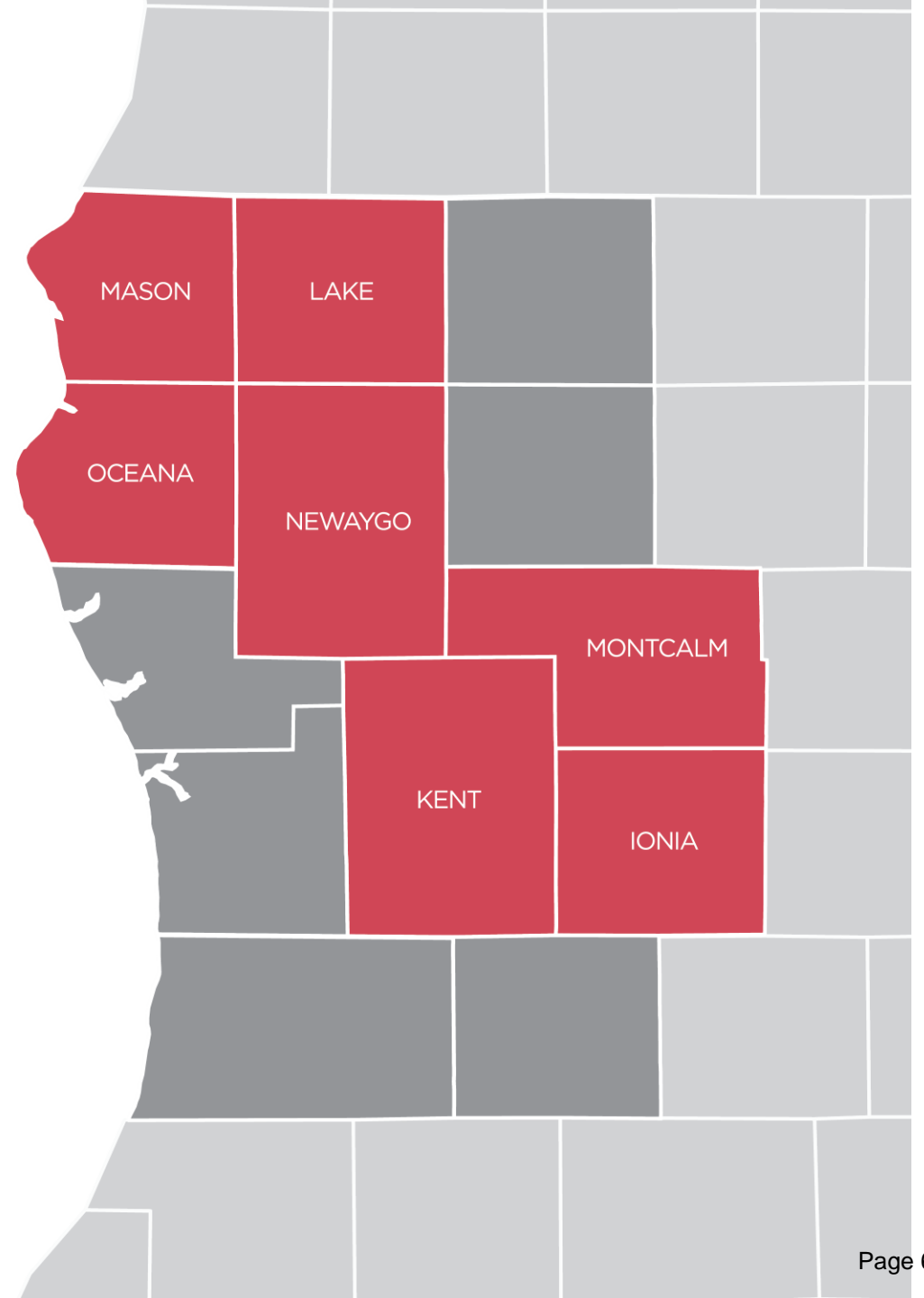
35+ year history
40 team members
7 counties served

WHAT WE DO

We drive sustainable economic growth and shared prosperity for all in the region.

AMPLIFYING ECONOMIC DEVELOPMENT ACROSS THE REGION

New partnership
model launched to
drive growth





TALENT AND DIVERSITY



SITE READINESS FOR NEXT WAVE OF DEVELOPMENT



REGIONAL TECHNOLOGY STRATEGY



INDUSTRY 4.0



PLACEMAKING

CREATING A MORE COMPETITIVE REGION

New & future initiatives driving growth



WHAT IS ECONOMIC DEVELOPMENT & WHY DOES IT MATTER?

Economic Development is the strategy and process of improving the economic well-being and quality of life in a community. At its heart, economic development is about building prosperous regional economies that drive long-term growth opportunities for its citizens.

- **IMPACTS EVERYONE**
- **STRENGTHENS FAMILIES**
- **CREATES JOBS**
- **GROWS COMMUNITIES**
- **BUILDS INDEPENDENCE**
- **PROMOTES DIVERSITY**
- **RETAINS TALENT**
- **INCREASES TAX BASE**

SERVICES AND SUPPORT

Domestic and international business development

Confidential site location searches

Guidance on financial assistance and incentive programs

Local supply chain and partnership opportunities

Local, state, and federal government relations assistance

Custom business development research services

SERVICES AND SUPPORT

Sharing of Grant Opportunities

Help with Workforce Challenges

Assist with Funding Issues

Help with Expansion

Connections for Entrepreneurs/Business Start-Up

Sharing of Best Practices

ICEA INVESTMENT

ICEA 2025 INVESTOR CAMPAIGN OUTCOMES

- \$116,000+ total raised
- 19 Public Investors
- 21 Private Investors

THANK YOU LEADERSHIP INVESTORS



THANK YOU CHAMPION INVESTORS



Boston Township



THANK YOU PRIVATE INVESTORS

- APEC
- C.L. Trucking & Excavating
- Cargill Kitchen Solutions
- Coldwell Banker Frewen Realty
- Consumers Energy
- Daily News
- Herbruck's Poultry Ranch
- HomeWorks Tri-County
- Independent Bank
- Ionia County Comm. Foundation
- ITC Holdings
- Jordan Manufacturing
- Mercantile Bank
- Michigan One Community Credit Union
- PFCU
- Sozo Coffee Roasting
- Triangle Associates
- U of M Health-Sparrow
- Union Bank
- West Michigan Works
- Wolbers Possehn Pools, Ponds, and Landscapes

THANK YOU PUBLIC INVESTORS

- Belding Public Schools
- Boston Township
- City of Belding
- City of Ionia
- City of Portland
- Easton Township
- Ionia County
- Ionia County ISD
- Ionia Public Schools
- Lakewood Public Schools
- Montcalm Community College
- Odessa Township
- Portland Public Schools
- Saranac Community Schools
- Village of Clarksville
- Village of Lake Odessa
- Village of Muir
- Village of Pewamo
- Village of Saranac

THANK YOU STRATEGIC PARTNERS

- Belding Area Chamber of Commerce
- Ionia Area Chamber of Commerce
- Ionia County Community Foundation
- Ionia DDA
- MI Portland Downtown
- United Way of Greater Central Michigan
- West Michigan Works!

INVESTOR BENEFITS

- **Direct Benefit** – your business directly benefits from an investment in ICEA, as strengthening the county-wide economy creates an optimal environment for your business to thrive.
- **Access to Information** – investors receive regular status updates on economic development activities and opportunities in Ionia County and the West Michigan region. Being kept “in-the-know” on all things economic development gives your business a competitive advantage.
- **Private Presentations and Reports** – customized for your staff and customers
- **Brand Recognition** – at ICEA events and marketing materials

INVESTOR BENEFITS

- **Networking With Other Area Businesses**
- **Partnership With Government and Economic Development Experts**
- **Introduction to Additional Resources**
- **Opportunities For Involvement – Job Fairs, High School Tours**

2025 BUSINESS DEVELOPMENT METRICS

80+ Stakeholder Visits

300+ Stakeholder Assists

10+ Projects in Pipeline

2025 ANNUAL REPORT



2025 ANNUAL REPORT



2025 – EARLY 2026 HIGHLIGHTS

- 5th Annual MIPitch Event - \$16,000 awarded
- Lake Odessa Community Condos Expansion
- New Stakeholder Engagements
- Pure Aluminum Project – over \$50 million investment
- Devereaux Expansion – helped facilitate a grant through MDARD
- City of Ionia Deerfield/Riverside Project – SSRP Grant, MI Sites
- Spotlight on Ag Program
- City of Ionia RAP grant
- HomeWorks SSRP Grant

2026 AND BEYOND!

2026 MID-YEAR UPDATE

- 6th Annual MIPitch Event – September 17th at Candlestone
- 3rd Annual Ellis Elementary Vehicle Day
- Brownfield Housing TIF Projects
 - Harker Middle School-Saranac, Sable Homes-Belding, Jordan Lake Rd Apartments-Lake Odessa, Rindlehaven-Portland
- Placemaking Projects
 - Blossom Time Park-Pewamo, Hyland Park-Muir, Steele St. Park-Ionia
- K-12 Events and Partnerships
- Attempted PACE Program for County
- Ionia County Connect – Chamber Partnership

2026 MID-YEAR UPDATE CONT.

- 70 stakeholder visits
- 195 stakeholder assists
- 60% of funding goal
- 15 developer meetings
- 9 different housing development discussions



THANK YOU!

ICEA Ionia County
Economic
Alliance

Powered by The Right Place Page 88 of 247

ICEA Ionia County Economic Alliance

Powered by The Right Place

2025 ANNUAL REPORT



Letter from the Chair

Fifteen years ago, the Ionia County Economic Alliance (ICEA) formed a strategic partnership with The Right Place, Inc. to drive long-term job creation, investment and overall economic prosperity in Ionia County.

Since then, ICEA has significantly increased its capabilities, and become an even more valuable resource to the Ionia County business community. ICEA provides Ionia County businesses with the tools, resources, and support they need to flourish.

In addition to directly supporting the business community, ICEA also works on long-term initiatives to create strong foundations for sustainable economic growth. Examples include our continued work to help with expansion of current businesses while attracting new, working with developers on more housing options, and assisting municipalities with placemaking projects.

ICEA looks beyond the more immediate gains of economic development through investments in strategic, long-term initiatives within the county. Infrastructure, work-ready talent, and quality of life are all critical factors in creating healthy foundations for continued economic growth.



PRECIA GARLAND
Chair, ICEA

THE PARTNERSHIP

ICEA is a public-private partnership, and receives financial support from both communities and businesses to sustain this partnership and enable long-term building of economic prosperity in Ionia County. We look forward to our continued work together to create the next generation of economic growth in our community.

ICEA Overview



Our Mission

Long-term, sustainable economic growth is the goal of the ICEA. By supporting existing businesses in Ionia County while attracting new business to the area, ICEA provides a firm foundation for future growth of the county.

Our Board

- **Precia Garland** (Chair), *City of Ionia*
- **Ethan Ebenstein** (Vice-Chair), *Ionia County ISD*
- **Rose Willson**, (Treasurer), *Union Bank*
- **Amber Rood** (Secretary), *The Daily News*
- **Amy Herbruck**, *Herbruck's Poultry Ranch*
- **Andrew Dymczyk**, *City of Portland*
- **Chad Shaw**, *Ionia County Administrator*
- **Gordon Kelley**, *Ionia County Commissioner*
- **Jamie Rye**, *West Michigan Regional Planning Commission*
- **Jenny Dinehart**, *Independent Bank*
- **Linda Reetz**, *U of M Health Sparrow*
- **Rebecca O'Connell**, *Consumers Energy*
- **Scott Mattson**, *Montcalm Community College*
- **Steve Holt**, *ICEA Board Member*
- **Voula Lapinski**, *PFCU*

2025 at a Glance

For more than twenty-five years, ICEA has partnered with business and community leaders to advance long-term economic prosperity in Ionia County. Residents and employers alike recognize the positive impact of this work, from increased access to quality employment opportunities to the economic ripple effects created when local businesses grow and invest.

Partnering with The Right Place, ICEA is focused on advancing strategic initiatives that support business attraction and retention, workforce development, housing readiness, and community collaboration. These efforts are essential to ensuring Ionia County remains a place where businesses can thrive and residents can build prosperous lives.

ICEA prioritizes its work in three main pillars of focus: People, Place, and Prosperity! This work includes serving and supporting local employers, attracting new businesses and investment, collaborating with municipalities and regional partners, and strengthening the overall economic competitiveness of Ionia County.



→	Company Visits	60+
→	Company Assists	300+
→	Project Pipeline	10

ICEA Investment Report

A contribution to ICEA is not just financial; it is a statement of belief in our county’s future and a partnership in shaping that future together. Support from local businesses and municipalities is critical to sustain our work in making Ionia County an even better place to live, work, and play. An investment in our work produces a direct return in the form of new jobs, capital investment, strong businesses, and increased quality of life in Ionia County.



→ Investors	40
→ New/Increased	5
→ Total Raised	\$116,000+

Our Investors

 **21** Private Investors

 **19** Public Investors

- APEC
- Cargill Kitchen Solutions
- C.L. Trucking and Excavating
- Coldwell Banker Frewen Realty
- Consumers Energy
- Herbruck’s Poultry Ranch
- HomeWork’s Tri-County
- Independent Bank
- Ionia County Community Foundation
- ITC Holdings
- Jordan Manufacturing
- Mercantile Bank
- Michigan One Community Credit Union
- PFCU
- SoZo Coffee Roasting
- The Daily News
- Triangle Associates
- U of M Health-Sparrow
- Union Bank
- West Michigan Works
- Wolbers Possehn

- Belding Public Schools
- Boston Township
- City of Belding
- City of Ionia
- City of Portland
- Easton Township
- Ionia County
- Ionia County Intermediate School District
- Ionia Public Schools
- Lakewood Public Schools
- Montcalm Community College
- Odessa Township
- Portland Public Schools
- Saranac Community Schools
- Village of Clarksville
- Village of Lake Odessa
- Village of Muir
- Village of Pewamo
- Village of Saranac

*Thank you to our 2025
Investors that made all of
this work possible.*

Strategic Partners

Thank you to our strategic partners who support Economic Development work in Ionia County.

Belding Area Chamber of Commerce

Ionia County Career Center

Ionia Area Chamber of Commerce

Ionia County Community Foundation

Ionia DDA

MI Portland Downtown

United Way of Greater Central Michigan

West Michigan Works!

ICEA Ionia County
Economic
Alliance

Powered by The Right Place

2025 Highlights



5th Annual MIPitch Event

ICEA partnered with area Chambers, Strategic Partners, and the Montcalm Economic Alliance for the fifth annual MIPitch event. \$16,000 was awarded to five promising start-ups with Smith + Blossom taking 1st place. Four finalists were businesses in Ionia County. The event, which was attended by over 70 people, is designed to encourage entrepreneurship in Ionia and Montcalm Counties, which is a key economic growth strategy for the region.

Pure Aluminum Expansion

Pure Aluminum is a greenfield secondary aluminum manufacturing facility located in Berlin Township just outside Saranac that completed construction and expansion work late in 2025. At full capacity, the facility is expected to process over 30 million pounds of recycled aluminum per month. Total investment after a multi-phase expansion will be over \$50 million.



2025 Highlights



K-12 Business Awareness

ICEA coordinated business tours with multiple area high schools. The goal of these business tours is to create a pipeline of talent by exposing high school students to the many different careers in their community. In 2025, ICEA worked with Belding High School, Ionia High School, the Ionia County Career Center, and Saranac High School to gain exposure to multiple businesses in the Ionia area. Looking ahead to 2026 and beyond, ICEA will be expanding engagement to all K-12 levels.

City of Ionia RAP Grant

The City of Ionia received \$185,000 towards Steele Street Park which is a multiphase project to revitalize a vacant 7.7-acre parcel into a vibrant recreational complex, with the centerpiece being a performing arts pavilion.

The initial phase of the project will establish critical infrastructure and amenities on approximately one acre of the site. Parking facilities will be constructed to accommodate visitors, ensuring convenient and accessible entry to the park and its offerings. ADA-compliant sidewalks will provide connectivity between the parking area, the performing arts pavilion, the Fred Meijer Trail and the downtown area.



Contact Us



RYAN WILSON

Executive Director
Ionia County Economic Alliance

Phone	616-690-3613
Email	wilsonr@rightplace.org
Website	https://www.rightplace.org/regions/ionia-county
Address	101 West Main St, Ionia, MI 48846

ICEA Ionia County
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CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.1

TO: Mayor Milewski and Councilmembers
FROM: Precia Garland, City Manager
DATE: July 1, 2026
RE: Introduction and First Reading — Ordinance 606: Amendment to Chapter 1286 — Miscellaneous Regulations

Background:

As many people know, the upcoming Ionia Freak Fair Billy Strings event on August 28–29 will be bringing a lot of visitors to the Ionia community. Camping and the use of recreational vehicles have been large topics of conversation, due to limited overnight accommodations in the area. The City of Ionia does not currently have a designated camping ordinance with clear regulations. Accessory structure guidelines have generally been interpreted to restrict camping to a property's side or rear yard. However, tents are temporary structures and the definition for accessory structures found in Section 1286.01 prohibits the use of "cloth, canvas, plastic film, nylon, or similar material that does not provide long-term durability." Section 1286.01 (d) restricts the use of recreational vehicles to storage only within a driveway or rear yard. Additionally, the Public Health Code administered by the Ionia County Health Department requires a temporary campground license when five or more recreational units (i.e., tents, campers, RVs) are placed on a parcel or tract of land and are used for temporary living quarters. This licensing process is handled by the Ionia County Health Department as prescribed by state statute.

After reviewing these provisions of City Code, an amendment was drafted to Chapter 1286: Miscellaneous Regulations to add a "Camping and Recreational Vehicles" section. This has been added as Section 1286.16. The proposed changes would allow a maximum of four tents to be used within a side or rear yard. Recreational vehicles would be treated the same as in the existing ordinance (storage only) except for an established maximum number of two permitted to be parked on a driveway or in a side yard. Drafted seasonal limitations on camping are proposed as April 1 through October 31, along with a maximum of 14 days per calendar year. Section 1286.16 (e) allows City Council to authorize a temporary exemption from this section of the Code for a defined period when suitable to meet a public purpose. Finally, a provision was added to Section 1286.16 to permit the use of temporary campgrounds in the F-Fairgrounds and T-Technology Innovation Business Districts. The language clearly establishes that no more than four recreational units (i.e., tents, campers, RVs) are permitted per lot without an approved temporary campground license.

While amending this chapter, there were a few additional items identified for updating. These include a new section for portable storage units and shipping containers, removal of Building Code details from accessory structure requirements, a fencing clarification, a river frontage construction

procedural correction, and an amendment to the swimming pool fencing requirements.

Planning Commission recommended City Council approval of Ordinance 606 at its June 10 meeting.

Requested Action / Motion:

It is requested that the Ionia City Council introduce and conduct a first reading of Ordinance No. 606, an ordinance to amend Section 1240.11 "Definitions" and Chapter 1286 "Miscellaneous Regulations." It is further requested that City Council schedule a Public Hearing regarding the proposed ordinance for 6:30 PM, Wednesday, August 5, 2026, at Ionia City Hall.



Motion By:

Seconded By:

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

**CITY OF IONIA
IONIA COUNTY, MICHIGAN
ORDINANCE NO. 606**

AN ORDINANCE TO AMEND CHAPTER 1240 – GENERAL PROVISIONS AND DEFINITIONS, SECTION 1240.11 – DEFINITIONS, TO ADD NEW DEFINITIONS AS SUBSECTIONS 95A AND 102A AND TO RENUMBER SUBSECTION 102 ACCORDINGLY; AND TO AMEND CHAPTER 1286 – MISCELLANEOUS REGULATIONS OF TITLE SIX – ZONING; PART TWELVE – PLANNING AND ZONING OF THE CODIFIED ORDINANCES OF THE CITY OF IONIA, COUNTY OF IONIA, STATE OF MICHIGAN

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

THE CITY OF IONIA HEREBY ORDAINS:

Section 1. Amendment of Chapter 1240. The City of Ionia hereby amends Chapter 1240 entitled “General Provisions and Definitions,” Section 1240.11 entitled “Definitions,” to add a new Subsection 1240.11(95a) entitled “Portable Shipping Units” and to add a new definition to Subsection (102a) entitled “Shipping Container” and to renumber Subsection (102) accordingly of Title Six – Zoning; Part Twelve – Planning and Zoning Code to read as follows:

**CHAPTER 1240
General Provisions and Definitions**

(95a) Portable Storage Units: A temporary structure to be used, or intended to be used, for the private noncommercial, nonindustrial storage uses by the property owner prior to the construction of, renovation to, or habitation of a residence on the property.

(102a) Shipping Container: A standardized, reusable container for transporting cargo that is capable of integrating with a railcar flatbed, flatbed semitrailer, or container ship for use in intermodal freight transport and also known as an intermodal container or cargo container. This definition also includes other standardized durable containers not used in intermodal freight transport which are designed for packing, shipping, storing, and transporting goods or other items.

(102b) Short-Term Property or Lot: A parcel or lot with an STR use or operation thereon.

(102c) Short-Term Rental ("STR"): A dwelling unit, cabin, cottage, or house that is available for rent or use or is used or rented for habitation, accommodation, or lodging of guests, paying a fee or other compensation, for a period of less than 30 consecutive days and nights at a time.

Section 2. Amendment of Chapter 1286. The City of Ionia hereby amends Chapter 1286, entitled “Miscellaneous Regulations” of Title Six – Zoning; Part Twelve – Planning and Zoning Code to read in its entirety as follows:

**CHAPTER 1286
Miscellaneous Regulations**

- 1286.01 Accessory Buildings.
- 1286.02 Landscaping.
- 1286.03 Exterior Lighting.
- 1286.04 Residential Entranceways.
- 1286.05 Corner Clearance.
- 1286.06 Fences.
- 1286.07 General Exceptions.
- 1286.08 Outdoor Boilers.
- 1286.09 ~~Michigan Medical Marihuana Act, M.C.L.A. §§ 333.26421 et seq., as amended (MMMA) and Michigan Regulation and Taxation of Marihuana Act, M.C.L.A. §§ 333.27951 et seq., as amended (MRTMA). Reserved.~~
- 1286.10 Home Occupations.
- 1286.11 Donation Drop Boxes.
- 1286.12 Decks and Porches.
- 1286.13 Swimming Pools, Hot Tubs, and Spas.
- 1286.14 Accessory Dwelling Units.
- 1286.15 Portable Storage Units and Shipping Containers
- 1286.16 Camping and Recreational Vehicles

1286.01 ACCESSORY BUILDINGS.

- (a) Accessory Buildings and Structures General Requirements. Accessory buildings, except as otherwise permitted herein, shall be subject to the following general requirements:
 - (1) Accessory buildings and structures that are customarily incidental and subordinate to an existing principal building or structure or use permitted by right within the applicable zoning district, located on the same lot and not otherwise regulated by this Zoning Code, shall be permitted subject to the regulations of this Zoning Code.
 - (2) Accessory buildings and structures shall not be constructed of cloth, canvas, plastic film, nylon, or similar material that does not provide long-term durability.
 - (3) Accessory buildings and structures ~~six hundred (600) square feet in floor area or greater shall be securely attached to a frost-free footing meeting building code requirements. Accessory buildings and structures less than six hundred (600) square feet in floor area but two hundred (200) square feet and greater shall be securely attached to a foundation, footing, or a concrete slab to be a permanent fixture on the property. In both cases must receive a Building Permit from the Ionia County Building Department when required by law.~~ A zoning permit from the City is required before construction begins and prior to receiving a Building Permit.

- (4) A tent that is otherwise lawfully erected for a special event on a short-term basis shall not be regulated under this section.
- (5) HVAC and mechanical equipment are deemed accessory structures and may not be located in the front yard unless deemed necessary by the Zoning Administrator due to practical difficulties. Screening shall be provided in all circumstances unless waived by the Zoning Administrator.
- (6) Attached Accessory Buildings and Structures.
- A. Attached accessory buildings and structures (i.e., attached garages, covered porches, decks (with a height greater than eight (8) inches above grade) shall be joined structurally to the principal building.
 - B. Attached accessory buildings and structures shall conform to the minimum setback requirements and other site development standards of the zoning district where the accessory building or structure is located.
 - C. Attached accessory buildings and structures shall be included in the calculation for maximum lot coverage.
- (7) Detached Accessory Buildings.
- A. Detached accessory buildings may include, such as garages, ~~and~~ sheds, or other similar structures that are not physically attached to the principal structure.
 - B. Detached accessory buildings shall be set back at least six (6) feet from any side or rear property line.
 - C. Detached accessory buildings must maintain at least ten (10) feet separation between the detached and principal structures. If the accessory building is less than 200 square feet, the required separation may be proportionately reduced at the Zoning Administrator's discretion.
 - D. Detached accessory buildings shall be included in the calculation for maximum lot coverage.
- (8) Detached Accessory Structures.
- A. Detached accessory structures may include, such as pergolas, ~~and~~ gazebos, and other similar structures that are not physically attached to the principal structure.
 - B. Detached accessory structures shall be set back at least six (6) feet from any property line.
 - C. Detached accessory structures must maintain at least ten (10) feet separation between the detached and principal structures. If the accessory building is less than 200 square feet, the required separation may be proportionately reduced at the Zoning Administrator's discretion.
 - D. Detached accessory structures shall not be located within any ~~clear~~ clear vision corner near a driveway or public/private street.
 - E. Detached accessory structures shall be included in the calculation for maximum lot coverage.
 - F. Detached accessory structures may be constructed in the front yard of a through lot opposite the principal structure's address, for a through lot is defined as having two front yards, so long as the detached accessory structure is not within a front yard setback requirement of said opposite front yard of the non-addressed side.

G. To the extent of any conflict between this subsection 1286.01(a) and other subsections of 1286.01, the more restrictive provisions shall govern and control.

(b) Accessory Buildings and Structures; Residential Districts or Uses.

- (1) Detached accessory buildings in a residential zoning district or ~~which is being used residentially~~ property that is a residential use in a non-residential district shall only be located in the side or rear yard. Attached accessory buildings or structures in a residential zoning district or ~~which is being used residentially~~ property that is a residential use in a non-residential district may be located in the front yard ~~but must~~ and shall conform to the district setback requirements outlined in this section. When an accessory building or structure is located on a corner lot which is considered to have two (2) front yards and two (2) side yards for the purposes of this Section, the side that is larger in terms of square footage shall be considered the rear yard.
- (2) The total square footage of all such principal and accessory buildings and structures shall not exceed the maximum lot coverage as set forth in Appendix I.
- (3) No such accessory building or structure shall exceed twenty (20) feet in height from grade to the peak of the highest point.
- (4) Decks and porches are considered accessory structures as defined in Section 1286.12.
- (5) Above ground and in ground swimming pools are considered accessory structures as defined in Section 1286.13. All pools are subject to lot coverage and setback requirements defined in this Chapter.

(c) Accessory Buildings and Structures; Non-residential Districts.

- (1) The total area of all accessory structures or buildings in a non-residential zoning district shall be no greater than 50% of the total gross floor area of the principal structure on site.
- (2) Accessory buildings in non-residential districts may only be located in the side or rear yard.
- (3) Such accessory buildings or structures under 500 square feet shall be located no closer than ten (10) feet from any lot line and those 500 square feet or greater must be located at least twenty (20) feet from any lot line.
- (4) No accessory building or structure shall be located closer than ten (10) feet to any building.
- (5) The Michigan Building Code and the Michigan State Fire Code must be followed as amended.
- (6) No accessory building or structure shall exceed the height for principal buildings or structures in the district in which it is located.
- (7) For this section, gasoline station pump canopies are considered accessory structures; however, they are permitted in the front yard and must be setback at least thirty-five (35) feet from the nearest property line or road right-of-way line and are not calculated in the maximum lot coverage. In addition, gasoline station pump canopies have a maximum height limit of fifteen (15) feet

~~(d) Recreational Vehicles. A recreational vehicle, for the purposes of this Section, is a vehicle designed to be used primarily for recreational purposes which contains sleeping quarters and/or cooking facilities, or a unit designed to be attached to a vehicle and used for such purposes including self-propelled motor homes, pick-up campers, fifth wheel trailers, travel trailers, tent trailers and folding camping trailers.~~

~~Recreational vehicles on the driveway or the property's rear yard shall further respect the requirements of this section applicable to accessory buildings in terms of setbacks from lot lines and buildings. Recreational vehicles parked or stored may not be connected to sanitary, water, or gas facilities and may not be occupied.~~

1286.02 LANDSCAPING.

- (a) Intent and Purpose. This section aims to promote public health, safety, and welfare by establishing minimum standards for the design, installation, and maintenance of landscaping in parking lots, which act as buffer zones between uses and along roadways. The City considers landscaping to be an essential element of land development, which is a critical factor in maintaining an attractive community character and conserving the value of land and buildings in the City.
- (b) Interpretation. The landscape standards of this section are considered the minimum necessary to achieve the objectives noted above. The standards are intentionally adjustable to promote flexibility and creative design. For example, applicants are encouraged to provide additional landscaping to improve the function, appearance, and value of their property.
- (c) Applicability.
- (1) The standards in this section shall apply to any site plan, special land use request, condominium, subdivision plan or PUD submitted for review and approval under this section, subject to the limitations given in paragraph (c)(2) hereof. The regulations of this article shall not apply to individual single-family and two-family dwelling units.
 - (2) Landscaping shall be installed consistent with this section. In its review of a site plan, the Planning Commission has the authority to increase, decrease, or otherwise modify the landscaping and screening requirements of this section. In doing so, the Commission shall consider the following criteria:
 - A. The amount of space on the site available for landscaping.
 - B. Existing landscaping on the site and on adjacent properties.
 - C. The type of use on the site and the size of the development.
 - D. Existing and proposed adjacent land uses.
 - E. The effect the required landscaping would have on the existing or proposed land use.
- (d) General Regulations.
- (1) Landscaping shall be installed within 180 days of occupancy of the building or structure unless a more extended period is permitted in writing by the Zoning

Administrator. The Zoning Administrator may require as a condition of any extension that a performance guarantee in an amount and of a type reasonably satisfactory to the Zoning Administrator shall be posted to ensure compliance with the terms of this section.

- (2) All landscaping shall be hardy plant materials and maintained thereafter in a neat, healthy and orderly manner. Withered and dead plant materials installed in accordance with the 180 days of occupancy shall be replaced within a reasonable period of time, but no longer than one growing season from the date of occupancy.
- (3) For this section, a comer lot is considered as having a front-yard along each street, and the appropriate landscaping shall be provided for both yards.

(e) Buffer Zone Requirements.

- (1) A landscape or buffer zone as required herein shall be provided wherever a nonresidential zone or use abuts a residential use or zone and wherever an HDR High-Density zone abuts an LDR or MDR Zone. The buffer zone shall be along the boundary between adjoining lands in different zoning districts.
- (2) Where the boundary between zoning districts lies on an active or abandoned railroad right-of-way, parcels adjacent to and separated solely by the railroad right-of-way shall be considered adjoining and subject to buffer zone requirements.
- (3) Buffer zone requirements shall not apply where a public street separates adjacent zoning districts. In such a case, this section's front-yard landscaping requirements shall apply.
- (4) Even if the abutting parcel is unimproved land, a buffer zone shall be required.
- (5) Where the buffer zone width requirements of this section are more significant than the minimum setback requirements for the zoning district of the subject property, a building footprint may encroach into the required buffer zone. However, no parking area or driveway shall be permitted to encroach within a required buffer zone.

(f) Width and Planting Requirements.

- (1) A buffer zone shall be at least fifteen (15) feet wide.
- (2) One canopy tree, two evergreens, and one ornamental tree, or a comparable group of plantings as determined by the Zoning Administrator, shall be planted within the buffer zone for each twenty-five (25) linear feet abutting the adjacent property.

(g) Plant Spacing and Size Requirements.

- (1) Plant materials shall not be placed closer than four (4) feet from the fence line or property line.
- (2) Where plant materials are placed in two (2) or more rows, plantings shall be staggered in rows.
- (3) Evergreen trees shall be planted not more than twenty-five (25) feet on centers and not less than five (5) feet in height.
- (4) Narrow evergreens shall be planted not more than six (6) feet on centers and not less than three (3) feet in height.

- (5) Ornamental trees or tree-like shrubs shall be planted not more than ten (10) feet on centers and not less than four (4) feet in height.
- (6) Large deciduous shrubs shall be planted not more than four (4) feet on centers and not less than three (3) feet in height.
- (7) Large deciduous trees shall be planted not more than twenty-five (25) feet on centers and not less than three-inch caliper.

(h) Trees Not Permitted. The following trees are not permitted:

- (1) Box Elder.
- (2) Silver Maples.
- (3) Elms.
- (4) Poplars.
- (5) Willows.
- (6) Horse Chestnut (nut-bearing).
- (7) Tree of Heaven.
- (8) Catalpa.
- (9) Walnut.

(i) Suggested Plant Materials. The following plant materials are suggested:

- (1) Evergreen Trees - Juniper, Fir, Spruce, Hemlock, Pine, Douglas Fir.
- (2) Narrow Evergreens - Column Hinoki Cypress, Blue Columnar Chinese Juniper, Pyramidal Red Cedar, Swiss Stone Pine, Pyramidal White Pine, Irish Yew, Douglas Arbor-Vitae, Columnar Giant Arbor-Vitae.
- (3) Ornamental Trees or Tree-Like Shrubs - Flowering Crab, Mountain Ash, Redbud, Horn-beam, Magnolia, Russian Olive, Dogwood, Rose of Sharon, Hawthorn.
- (4) Large Deciduous Shrubs - Honeysuckle, Mock Orange, Lilac, ~~Cottoneaster~~Cotoneaster, Euonymus, Buckthorn, Viburnum, Forsythia and Ninebark, Hazelnut, Privet and Sumac.
- (5) Large Deciduous Trees - Oak, Hackberry, Planetree (Sycamore), Ginkgo, Sweet Gum, Linden, Hard Maple, Birch, Beech, Honey Hlocust, Hop Hornbeam.

(j) Berms. Walls and Fences.

- (1) If a berm is used for all or part of the buffer zone, required plant material quantities may be reduced by twenty-five (25) percent. The berm shall comply with the minimum standards contained in this section. All plant materials shall be placed along the top and exterior side slope of the berm. The buffer zone width shall be increased as needed to accommodate maximum berm side slopes of one (1) foot vertical rise to three (3) feet horizontal.
- (2) A screen wall or fence may be used for all or part of the buffer zone. The following regulations apply:
 - A. Required quantities of plant materials may be reduced by fifty (50) percent for that area abutting the fence or wall.
 - B. All required plant materials shall be on the exterior side of the screen wall or fence.
 - C. The fence or wall shall comply with the applicable provisions of this Zoning Code.

- (k) Cover for Buffer Strip. All buffer strip areas outside of planting beds shall be covered with grass or other living ground cover.
- (l) Stormwater Detention/Retention Basins. Stormwater detention/retention areas shall be permitted within buffer zones, provided they do not reduce the screening effect.
- (m) Solid Waste Dumpsters. Solid waste dumpsters may be located in buffer zones, provided they are screened on three sides by a continuous opaque wall or fence six feet in height.
- (n) Front Yard Landscaping. The front yard shall be landscaped according to the following minimum requirements except for necessary driveways, frontage roads, service drives, or walkways. If the building is not set back sufficiently to allow adequate area for such landscaping, the Planning Commission or the Zoning Administrator, as the case may be, shall determine the proper number of plantings.
- (1) One (1) canopy tree, one (1) ornamental and one (1) evergreen tree for each seventy-five (75) feet of road frontage.
 - (2) Shrubs at a rate of one (1) per each tree required.
 - (3) Earthen berms may be permitted within the required front yard landscape area. A credit of up to twenty-five (25) percent may be received against providing the required plantings through the use of berms three (3) feet in height or greater.
 - (4) Plantings and berms shall be located so as not to obstruct the vision of drivers entering or leaving a site.
- (o) Off-Street Parking Area Landscaping Requirements. All parking areas having twenty or more parking spaces shall be landscaped according to the following minimum requirements:
- (1) One (1) canopy tree for every twenty (20) parking spaces, with a minimum of two (2) trees, shall be planted adjacent to and/or within the parking area.
 - (2) Trees shall be located to prevent damage by motor vehicles.
 - (3) Landscaping islands shall be dispersed through the parking lot to break up large expanses of paved surfaces and improve traffic flow and line of sight for drivers. Each landscape island shall be a minimum of six (6) feet wide and shall contain at least one (1) canopy tree.
 - (4) Landscaping shall be arranged so as not to obscure traffic signs, fire hydrants, or obstruct drivers' sight distance within the parking area and at driveway entrances.
 - (5) All landscape acres shall be protected by raised curbs, parking blocks, or similar methods.
 - (6) For any parking area, except locations serving one-family or two-family dwellings that abuts or faces a public right-of-way, a three (3)-foot high continuous obscuring screen, at least three (3) but no more than four (4) feet high may be required between the parking area and the public road right-of-way line. The screen may be comprised of natural or artificial material or any combination of these elements. Such screening may be required for parking lots across the street from residential uses where vehicle lights, noise or appearance may create a nuisance or safety hazard for residents.

(7) Landscaping required for buffer zones and front yard landscaping that abuts off-street parking areas may substitute for up to fifty (50) percent of the required parking lot landscaping.

(p) Minimum Standards for Berms.

(1) Wherever a berm is used to meet the minimum requirements of this section, it shall have a maximum height of five (5) feet above grade.

(2) Berms shall be constructed so as to maintain side slopes not to exceed a one (1)-foot vertical rise to three (3) feet horizontal ratio.

(3) Berm areas shall be covered with grass or another living ground cover.

(4) Berms shall be constructed ~~so as to~~ not to change drainage patterns on the site or adjacent properties.

1286.03 EXTERIOR LIGHTING.

(a) All outdoor lighting in all use districts used to light the general area of a specific site shall be shielded to reduce glare and shall be arranged to deflect the light away from all neighboring residential districts or residences.

(b) Illumination of signs shall be directed or shaded downward so as not to interfere with the vision of persons on the adjacent highways or adjacent property.

(c) Illumination of signs and other outdoor features shall not be of a flashing, moving, or intermittent type. Artificial light shall be maintained stationary and constant in intensity and color when used.

1286.04 RESIDENTIAL ENTRANCEWAYS.

In all Residential Districts, so-called entranceway structures, including, but not limited to, walls, columns, and gates marking entrances to single-family subdivisions or multiple housing projects, may be permitted and may be located in a required yard, except as provided in Section 1286.06, provided that such entranceway structures shall comply with all codes of the City of Ionia, and shall be approved by the City Manager or his or her designee.

1286.05 CORNER CLEARANCE.

No fence, wall, shrubbery, sign, or other obstruction to vision above a height of two (2) feet from the established street grades shall be permitted within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between said right-of-way lines at a distance along each line of twenty-five (25) feet from their point of intersection.

1286.06 FENCES.

(a) General Requirements.

- (1) All fences require a zoning permit subject to the requirements of this section unless they are approved by the Planning Commission as part of an overall site plan.
- (2) The application shall require a site plan or sketch drawn to scale in accordance with the requirements outlined in this section. A drawing or picture of the fence indicating its style, materials, and height shall also be provided.
- (3) Fences, privacy walls, and retaining walls may be erected along property lines or within yards, irrespective of the setback requirements of this Chapter. No site plan review is required for a fence, privacy wall, or retaining wall that conforms to a residential district's Ordinance standards. In addition, the Zoning Administrator may waive site plan review for a fence, privacy wall, or retaining wall if no other structural changes or changes to the design or layout of the site are proposed.
- (4) Corner lots are considered to have two front yards for purposes of this section.
- (5) Fences, walls, or obscuring walls shall not contain barbed wire, electric current or charge of electricity, glass, spikes, or other sharp protruding objects.

Notwithstanding the preceding provision that security fences six (6) feet tall or higher may include up to eighteen (18) inches of barbed wire in an industrial area, surrounding a public utility, or around a public safety or emergency services facility. Such barbed wire shall slant inwards toward the property or be positioned straight up. Security fences with barbed wire in any other location or surrounding any other use require a special use permit approved by the Planning Commission.

(6) Fences shall be constructed of conventional fencing materials. The use of scrap materials, shipping containers, storage units, pallets, and similar materials or detritus as fencing is prohibited. For the purposes of this provision, "conventional fencing materials" shall mean materials commonly utilized and arranged in a way that is customary in the construction industry such as chain link fences, split rail fences, wood privacy fences, wrought iron, etc. However, the foregoing shall not be construed to prohibit the use of alternative materials when, in the opinion of the Zoning Administrator, such materials are arranged in creative, innovative, or artistic manner or display consistent with the character of the adjacent area.

~~(6)~~(7) Fences that enclose public or institutional parks, playgrounds, or public landscaped areas, situated within an area developed with recorded lots shall not exceed eight (8) feet in height, measured from the surface of the ground, and shall not obstruct clear vision from intersecting sidewalks, streets, alleyways, or driveways.

~~(7)~~(8) Recorded lots having an area in excess of two acres, if not included within the boundaries of a recorded plat, are excluded from these regulations.

~~(8)~~(9) The Zoning Administrator may require the removal, reconstruction, or repair of any fence, privacy wall, or retaining wall if it is deemed that the structure is not in good condition and a hazard to the public's safety.

(b) Residential Districts or Uses.

(1) Side or Rear Yard Fences.

- A. Shall not exceed six (6) feet in height measured from the surface of the ground.
- B. Shall have the finished side of such fence facing the adjacent property.

C. Shall not extend toward the front of the lot nearer than the front of the house unless following the front yard requirements outlined in Section 1286.07(a)(2).

(2) Front Yard Fences.

- A. Shall not block the view of traffic or impede clear vision of an intersecting sidewalk, street, alley, or driveway (See Section 1286.06).
- B. Must be approved by the Zoning Administrator following ~~an~~ application and payment of all applicable fees.
- C. Shall consist of split rail, decorative iron, wood, engineered wood, plastic products, or similar material.
- D. Chain link, snow fence, woven fence, or rubber shall not be allowed.
- E. Shall not exceed 50% opacity and shall be constructed to allow air passage through the fence to the adjacent property.
- F. Shall not be installed in the right-of-way.
- G. The finished side of the fence shall face the adjacent property.
- H. The maximum height of the posts for a fence installed in the front yard shall not be greater than forty-eight (48) inches absent approval from the Zoning Administrator, and the height of the fencing between the posts shall not be greater than forty-two (42) inches.

(c) Business Districts or Uses.

(1) Side or Rear Yard Fences.

- A. Shall not exceed eight (8) feet in height, measured from the surface of the ground.
- B. Shall have the finished side of such fence facing the adjacent property.
- C. Shall not extend toward the front of the lot nearer than the front of the principal building unless following the front yard requirements outlined in Section 1286.07(b)(2).

(2) Front Yard Fences.

- A. Shall not block the view of traffic or impede clear vision of an intersecting sidewalk, street, alley, or driveway (See Section 1286.06).
- B. Must be approved by the Zoning Administrator following application and payment of all applicable fees.
- C. Shall consist of split rail, decorative iron, wood, engineered wood, plastic products, or similar material.
- D. Chain link, snow fence, woven fence, or rubber shall not be allowed.
- E. Shall not exceed 50% opacity and shall be constructed to allow air passage through the fence to the adjacent property.
- F. Shall not be installed in the right-of-way.
- G. The finished side of the fence shall face the adjacent property.
- H. The maximum height of any part of the posts for a fence installed in the front yard shall not be greater than forty-eight (48) inches absent approval from the Zoning Administrator. and the height of the fencing between the posts shall not be greater than forty-two (42) inches.

- (d) Industrial Districts or Uses. Industrial properties may install privacy or security fencing around the perimeter of the property lines, irrespective of the setback requirements, of up to nine (9) feet in height. Fencing shall not obstruct clear vision from intersecting sidewalks, streets, alleyways, or driveways.

1286.07 GENERAL EXCEPTIONS.

- (a) Area, Height and Use Exceptions. The provisions of this Zoning Code shall be subject to the following interpretations and exceptions.
- (b) Essential Services. Essential services as strictly defined herein shall be permitted as authorized and regulated by law and other ordinances of the City, it being the intention hereof to exempt such essential services from the application of this Zoning Code.
- (c) Voting Places. The provisions of this Zoning Code shall not be so construed as to interfere with the temporary use of any property as a voting place in connection with a Municipal or other election.
- (d) Height Limits. The height limitations of this Zoning Code shall not apply to farm buildings, chimneys, church spires, elevator or stairwell rooftop bulkheads, flagpoles, or public monuments, provided, however, that the Board of Zoning Appeals may specify a height limit for any such structure when such structure requires authorization as a conditional use. The height of wireless communication towers and equipment shall be regulated by Chapter 1280.
- (e) Lot Area. Any lot existing and of record on the effective date of this Zoning Code may be used for any principal use, other than conditional uses for which special lot area requirements are specified in this Zoning Code, permitted in the district in which such lot is located, whether or not such lot complies with the lot area requirements of this Zoning Code, except as provided in Section 1278.02. Such use may be made, provided that all requirements other than lot area requirements prescribed in this Zoning Code are satisfied, and provided that not more than one (1) dwelling unit shall occupy any lot except in conformance with the provisions of this Zoning Code for the required lot area for each dwelling unit.
- (f) Lots Adjoining Alleys. In calculating the area of a lot that adjoins an alley for the purpose of applying lot area requirements of this Zoning Code, one-half the width of such alley abutting the lot shall be considered as part of such lot.
- (g) Yard Regulations. When yard regulations cannot reasonably be complied with, or where their application cannot be determined on lots of peculiar shape or topography or due to architectural or site arrangement, such regulations may be modified or determined by the Board of Zoning Appeals.
- (h) Projections into Yards. Architectural features, not including decks, porches, or vertical projections, may extend or project into a required side yard not more than two (2) inches

for each one (1) foot of width of such side yard, and may extend or project into a required front yard or rear yard not more than three (3) feet.

- (i) Access Through Yards. For the purpose of this chapter, access drives may be placed in the required front or side yards to provide access to rear yards and accessory or attached structures. These drives shall not be considered structural violations in front and side yards. Further, any walk, terrace or other pavement serving a like function, and not over nine (9) inches above the grade upon which placed, shall, for this chapter, not be considered a structure, and shall be permitted in any required yard.
- (j) Lots Having River Frontage. Those residential lots and parcels having river frontage and abutting a public thoroughfare shall maintain the yard on the river side as an unobscured open yard, except that a covered and uncovered boat well shall be permitted after review and approval of plans by the ~~Board of Zoning Appeals~~ Planning Commission. Accessory structures shall be permitted in the setback between the abutting road right-of-way and the main building, provided the front yard setback required in Appendix I, Schedule of Regulations, is met.

1286.08 OUTDOOR BOILERS.

- (a) Outdoor Boilers, Defined. An outdoor boiler is considered to be an accessory structure consisting of an above or below grade chamber or furnace constructed of metal or other non-combustible material in which wood, wood pellets, grain pellets, or other combustible material is burned to heat water or other liquid that is piped above-ground or underground to provide heat for a house or different structure.
- (b) Outdoor Boilers, Prohibited. Outdoor boilers are prohibited in all zoning districts.
- (c) Outdoor Boilers, Existing. All existing outdoor boilers must be registered with the City Clerk within thirty days after the effective date of this section. No replacement outdoor boilers shall be installed or used within the City.

~~1286.09 MICHIGAN MEDICAL MARIHUANA ACT, M.C.L.A. §§ 333.26241 ET SEQ., AS AMENDED (MMMA) AND MICHIGAN REGULATION AND TAXATION OF MARIHUANA ACT, M.C.L.A. §§ 333.27951 ET SEQ., AS AMENDED (MRTMA).~~

- ~~(a) The medical use of marihuana as defined by the Michigan Medical Marihuana Act, M.C.L.A. §§ 333.26421 et seq., as amended, is permitted according to all requirements of the MMMA and any rules promulgated by the Department of Licensing and Regulatory Affairs of the State of Michigan.~~
- ~~(b) The following shall apply to the medical use of marihuana as permitted and regulated by the MMMA:
 - ~~(1) A qualifying patient who has been issued and possesses a registry identification card is not subject to arrest or penalty in any manner, provided that the qualifying patient possesses an amount of marihuana that does not exceed a combined total~~~~

of 2.5 ounces of usable marihuana and usable marihuana equivalents in the form of marihuana-infused products. In addition, if the qualifying patient has not specified that a primary caregiver will be allowed under state law to cultivate marihuana for the qualifying patient, the qualifying patient may possess 12 marihuana plants, and any incidental amount of seeds, stalks, and unusable roots, kept in an enclosed, locked facility, as defined herein.

- (2) A primary caregiver who has been issued and possesses a registry identification card is not subject to arrest or penalty in any manner for assisting a qualifying patient to whom he or she is connected through the department's registration process with the medical use of marihuana in accordance with the MMMA. The privilege from arrest applies only if the primary caregiver presents both his or her registry identification card and a valid driver's license or government-issued identification card that bears a photographic image of the primary caregiver. In addition, the privilege from arrest applies only if the primary caregiver possesses marihuana in forms and amounts that do not exceed any of the following:
- A. — For each qualifying patient to whom he or she is connected through the department's registration process, a combined total of 2.5 ounces of usable marihuana and usable marihuana equivalents.
 - B. — For each registered qualifying patient who has specified that the primary caregiver will be allowed under state law to cultivate marihuana for the qualifying patient, 12 marihuana plants kept in an enclosed, locked facility as defined herein, and any incidental amount of seeds, stalks, and unusable roots.
- (c) The use of marihuana, as defined by the Michigan Regulation and Taxation of Marihuana Act, M.C.L.A. §§ 333.27951 et seq. (MRTMA), as amended is permitted in accordance with all requirements of the MRTMA and any rules promulgated by the Department of Licensing and Regulatory Affairs of the State of Michigan.
- (d) The following shall apply to the use of marihuana as permitted and regulated by the MRTMA:
- (1) No person under the age of 21 shall possess, consume, purchase or otherwise obtain, cultivate, process, transport, or sell marihuana.
 - (2) No person shall operate, navigate, or be in control of any motor vehicle, aircraft, snowmobile, off-road recreational vehicle, or motorboat while under the influence of marihuana or while consuming marihuana; and no passenger in any area of a vehicle upon a public way or public road shall smoke marihuana while a passenger in a vehicle.
 - (3) No person shall consume marihuana in a public place or smoke marihuana where prohibited by the person who owns, occupies, or manages the property, except for purposes of this Section 1286.10(d)(3) a public place does not include an area designated for consumption when such consumption is authorized by a license issued under the Michigan Regulation and Taxation of Marihuana Act, M.C.L.A. §§ 333.27951 et seq., as amended within a municipality that has authorized consumption in designated areas that are not accessible to persons under 21 years of age. Additionally, no consumption of marihuana in a public place shall be

permitted unless a Special Permit is issued according to the regulations of Section 606.01(e) of the City Code.

- ~~(4) No person shall cultivate marihuana plants if the marihuana plants are visible from a public place without the use of binoculars, aircraft, or other optical aids or outside of an enclosed area equipped with locks or other security devices that restrict access to the area.~~
- ~~(5) No person shall possess marihuana accessories, or possess or consume marihuana on the grounds of a public or private school where children attend classes in preschool programs, kindergarten programs, or grades 1 through 12, or where students of any age attend an educational facility for non-traditional or special needs learners, in a school bus, or on the grounds of any correctional facility.~~
- ~~(6) No person shall possess more than 2.5 ounces of marihuana within a person's place of residence unless the excess marihuana is stored in a container or area equipped with locks or other functioning security devices that restrict access to the contents of the container or area.~~
- ~~(7) The requirements herein shall not limit the rights of persons as provided by the Michigan Medical Marihuana Act, 2008 IL 1, M.C.L.A. §§ 333.26421 et seq. as amended, or the Medical Marihuana Facilities Licensing Act, 2016 PA 281, M.C.L.A. §§ 333.27201 et seq., as amended.~~
- ~~(8) A person may prohibit or otherwise regulate the consumption, cultivation, distribution, processing, sale, or display of marihuana and marihuana accessories on property the person owns, occupies, or manages, except that a lease agreement may not prohibit a tenant from lawfully possessing and consuming marihuana by means other than smoking.~~
- ~~(9) A person age 21 years or older may possess, use, consume, purchase, transport or process 2.5 ounces or less of marihuana, except that not more than 15 grams of marihuana may be in the form of marihuana concentrate. In addition, a person age 21 years or older may give away or otherwise transfer without remuneration up to 2.5 ounces of marihuana, except that not more than 15 grams of marihuana may be in the form of marihuana concentrate, to a person 21 years of age or older, as long as the transfer is not advertised or promoted to the public.~~
- ~~(10) Within a person's residence, a person may possess, store, and process not more than 10 ounces of marihuana, including any marihuana produced by marihuana plants cultivated on the premises, and may cultivate not more than that 12 marihuana plants on the premises at once for personal use.~~

1286.09 [RESERVED]

1286.10 HOME OCCUPATIONS.

- (a) A home occupation is a permitted use in all residential districts and Planned Unit Development districts according to the requirements of this section.
- (b) According to the following requirements, two home occupations, Level 1 and Level 2, are permitted.

(c) Level 1 home occupation requirements:

- (1) A Level 1 home occupation is a home occupation that is conducted entirely within the dwelling or an attached accessory building. It is conducted in such a manner that under normal circumstances, there is no external evidence of the home occupation operation except that a Level 1 home occupation is permitted to have one (1) sign, which shall be attached to the wall of the dwelling or accessory building. Such a sign shall not be illuminated and shall not be more than four (4) square feet in size.
- (2) A permit from the City is not required to conduct a Level 1 home occupation.
- (3) Only family members who reside on the premises shall be employed or involved in the home occupation.
- (4) The use of the dwelling for a home occupation must be accessory, incidental, subordinate, and attached to the permitted principal use. A home occupation shall occupy no more than 25 percent of the total floor area of the dwelling where it is conducted, exclusive of any porch, attached garage, or similar space not suited or intended to be occupied as living quarters provided.
- (5) Exterior storage of equipment or accessory items and display of materials, goods, or supplies used in the home occupation is prohibited.
- (6) The dwelling shall not be altered from its residential appearance to conduct the home occupation but for the addition of an advertising sign as permitted above.
- (7) The home occupation shall be conducted so that it does not constitute a nuisance or annoyance to adjoining residents because of noise, smoke, odor, electrical disturbance, outdoor lighting, or the creation of unreasonable traffic to the premises.
- (8) There shall be no selling of goods, merchandise, supplies, or products or offering services to customers except occasionally, generally less than five times per week.

(d) Level 2 home occupation requirements:

- (1) A Level 2 home occupation is a home occupation that has one (1) employee or one (1) individual involved in the operation of the business outside of the family members who reside on the premises and which has customers coming to the home occupation for services or products offered by the home occupation on more than an occasional basis, generally more than five (5) times per week.
- (2) A Level 2 home occupation shall only be permitted if the Planning Commission approves a special land use following the procedures and standards of Chapter 1274 herein.
- (3) An application for a Level 2 home occupation shall contain the following information:
 - A. Name and address of property owner and occupant of the dwelling.
 - B. Provide a description of the proposed home occupation, including materials to be used, days and hours of operation, estimated customer and delivery vehicle trips per week, and if an employee will be involved in the business.
 - C. A site plan, as typically required by Chapter 1276 herein, shall not be required. Instead, an accurate drawing shall be submitted illustrating the property, buildings on the property, the area within the building to be devoted to

the home occupation, parking for the business, screening, sign, and other information as may be required by the Zoning Administrator to ensure compliance with the requirements of this section.

- (4) The home occupation shall be conducted only within the dwelling or an attached or detached accessory building.
- (5) Only family members who live on the premises and no more than one (1) other person who does not reside on the premises shall be employed by or involved in the home occupation.
- (6) Traffic generated by the home occupation shall be compatible with traffic generally expected in the zoning district in which the home occupation is located.
- (7) A home occupation shall provide a minimum of two (2) on-site parking spaces and the parking spaces required for the dwelling.
- (8) A home occupation is permitted to have one (1) sign attached to the dwelling or accessory building wall. Such a sign shall not be lighted and shall not be more than four (4) square feet in size.
- (9) A Level 2 home occupation shall also comply with the requirements for a Level I home occupation contained in Section 1286.01(c)(4)-(7) herein.
- (10) In approving a Level 2 home occupation, the Planning Commission may prescribe certain conditions to ensure that the home occupation can be compatible with its residential surroundings. Such conditions may include but are not limited to restricting the hours of operation, the number and type of delivery vehicles, and limiting the number of customer visits to the home occupation.

1286.11 DONATION DROP BOXES.

- (a) Donation Drop Boxes and Collection Bins, Defined. A receptacle or other portable structure made of metal, steel, or similar durable material placed outdoors and intended and used for the collection of clothing, shoes, books, toys, household items, or other non-perishable goods and materials donated by the public but no including facilities and structures owned and operated by a governmental entity such as but not limited to post office mail drop boxes, bill payment drop boxes, library collection boxes, and recycling boxes.
- (b) Donation Drop Boxes and Collection Bins, Prohibited. As defined herein, donation boxes and collection bins are prohibited in all zoning districts.
- (c) Donation Drop Boxes and Collection Bids, Existing. Donation drop boxes and collection bins that are existing as of the effective date of this Section 1286.12 shall be removed from the property on which they are located within 60 days of January 21, 2014 as they are considered to be portable accessory uses and are not considered permanent non-conforming uses by virtue of the adoption of this Section 1286.12. Failure to remove a donation drop box or collection bin within the 60 days shall be considered a civil infraction subject to payment of fines as outlined in Section 202.99(b) of this City Code.

1286.12 DECKS AND PORCHES.

- (a) A deck is an attached accessory structure constructed from wood or composite materials uncovered and attached to the principal building.
- (b) A porch is an attached accessory structure, usually covered, and is often constructed from wood, masonry, or other composite material, located at the principal building's primary or secondary entrance points.
- (c) The area of decks and porches are used to calculate the maximum lot coverage percentages on residential lots.
- (d) All decks and porches must comply with the Building Code, ~~as amended from time to time.~~
- (e) ~~Uncovered decks~~Porches may extend up to ten (10) feet into the front yard setback ~~(See Section 1286.07(h)).~~ No canopy may be erected after the original construction of ~~the a~~ deck in the front yard unless it is an attached roof to establish a covered front porch.
- (f) Decks may only be constructed in the side or rear yards and may encroach no more than three (3) feet into the required side or rear yard setback.
- (g) At no time may a deck or porch be located closer than six (6) feet from any property line.

1286.13 SWIMMING POOLS, HOT TUBS, AND SPAS.

- (a) Private swimming pools, hot tubs, or spas are classified as an accessory use within the side or rear yard only, provided they meet the following requirements:
 - (1) There shall be a distance of not less than ten (10) feet between the adjoining property line and the outside of the pool wall.
 - (2) There shall be a distance of not less than four (4) feet between the outside pool wall and any building located on the same lot.
 - (3) No swimming pool shall be located less than ten (10) feet from any side street or alley right-of-way, or the distance required for a side yard by this Zoning Code, whichever is greater.
 - (4) No swimming pool shall be located in an easement.
 - ~~(5) For the protection of the general public, all yards containing swimming pools shall be completely enclosed by a fence not less than four feet in height. The gates shall be of a self-closing and latching type, with the latch on the inside of the gate not readily available for children to open. Gates shall be capable of being securely locked when the pool is not in use. However, if the entire premises of the residence are enclosed, then this provision may be waived by the Zoning Administrator upon inspection and approval.~~
 - (5) All swimming pools, whether in ground or above ground, will be calculated into the total lot coverage percentage calculations as defined in Section 1286.01(b)(5).
 - (6) All swimming pools, hot tubs, and spas shall comply with applicable Building Code provisions enforced by the Ionia County Building Department (i.e., barrier requirements).

1286.14 ACCESSORY DWELLING UNITS.

Not more than one (1) Accessory Dwelling Unit (ADU) may be included within a detached single-unit dwelling (principal dwelling unit) or accessory building, existing separately from but located on the same lot as a detached single-unit dwelling.

- (a) Minimum Lot Area. An ADU may be developed on a lot meeting the minimum lot size for the applicable zone district.
- (b) Building Height. When newly added, the portion of a single-unit detached dwelling with an ADU shall not exceed the permissible main building height of the Zoning District. The maximum permitted height for a detached ADU is twenty-five (25) feet, where the applicable zoning district setback requirements for a principal structure are met. Where zoning district setback requirements for a primary structure cannot be satisfied, the detached ADU shall be no higher than (20) feet (i.e., an existing detached accessory structure that does not meet the principal structure setback requirements, etc.).
- (c) Front Yard Prohibited. If not part of the main building, the ADU shall not be in the front yard.
- (d) Minimum/Maximum ADU Size. The ADU shall not exceed forty (40) percent of the gross floor area of the principal dwelling unit and, in any case, shall be at least four hundred (400) square feet and not larger than eight hundred fifty (850) square feet in gross floor area.
- (e) Bedroom Maximum. A maximum of two (2) bedrooms are permitted within an ADU.
- (f) Owner Occupancy. At least one (1) of the dwelling units on a lot shall be owner-occupied.
- (g) Leasing or Rental. No ADU shall be leased or rented for less than thirty (30) days and shall not be used as a short-term rental.
- (h) Alterations or New Construction. Any alterations to existing buildings or structures or the construction of a new structure to accommodate the ADU shall be designed to maintain the architectural design, style, appearance, and character of the main building as a detached single-family dwelling, including but not limited to entrances, roof pitch, siding, and windows, and exterior building materials.
- (i) Deed Restriction. A binding deed restriction enforceable and approved by the City shall be recorded prior to the issuance of a building permit stipulating that the ADU will not be conveyed separately from the primary dwelling unit and including other provisions specified by the City.

1286.15 PORTABLE STORAGE UNITS AND SHIPPING CONTAINERS.

(a) Portable storage units and shipping containers may only be used in the City of Ionia in compliance with the following requirements:

- (1) Portable storage units or shipping containers may be placed on lots and used for storage within the B-3, T, or F zoning districts. Units or containers must be located in the rear yard and effectively screened from adjacent properties with fencing, landscaping, or other acceptable screening. The portable storage units or shipping containers shall be accessory to a permitted primary use with the total square footage used not exceeding 25% of the primary use footprint.
- (2) In a residential district, up to one portable storage unit may be placed on a lot and used for no longer than thirty (30) consecutive days. This timeframe may be extended, if the unit is used for the storage of goods and items during the remodeling or reconstruction of a building on the lot and the Zoning Administrator is provided evidence of such construction, and that the construction is proceeding diligently toward completion in a timely manner.
- (3) Shipping containers shall not be permitted in a residential district.
- (4) Portable storage units shall not exceed eight (8) feet in height, eight (8) feet in width, or sixteen (16) feet in length.
- (5) Portable storage units or shipping containers shall not be placed within any public or private street right-of-way unless allowed on a temporary basis through a right-of-way permit under the discretion of the Zoning Administrator.
- (6) Any signage on a portable storage unit or shipping container shall be limited to the name, address, and telephone number of the provider or manufacturer, but shall not include any advertising, slogan, or reference to any other service or product.
- (7) A storage unit or shipping container shall be used only for the storage of goods and property. It shall not be used for the storage of goods or items not associated with the land use conducted on the lot or parcel on which the unit is placed.
- (8) A storage unit or shipping container shall be secured in a manner that does not endanger the safety of persons or property in the vicinity.
- (9) A storage unit or shipping container shall be maintained in good condition, free from evidence of deterioration, weathering, discoloration, graffiti, rust, ripping, tearing, or other holes or breaks at all times.
- (10) A storage unit or shipping container shall not be used for human occupancy or for the storage of any toxic or hazardous materials, trash, junk, solid waste, construction debris, or demolition debris.

1286.16 CAMPING AND RECREATIONAL VEHICLES.

(a) Intent and Purpose. The purpose of this section is to establish reasonable regulations for temporary camping and the use of recreational vehicles within the City in order to protect the public health, safety, and welfare while allowing limited and orderly use.

(b) Definitions.

- (1) Camping: The temporary occupancy or use of land for outdoor living purposes, which may include sleeping, eating, or residing in a recreational vehicle, tent, or other temporary shelter.
- (2) Recreational Unit: A tent or vehicular-type structure, primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle which is self-powered.
- (3) Recreational Vehicles: A vehicular or portable structure designed and constructed to be used as temporary living quarters for travel, recreation, or vacation purposes, and not as a permanent dwelling, whether self-propelled, towed, or otherwise transportable.
- (4) Temporary Campground: When five (5) or more recreational units are placed on a parcel or tract of land and are used for temporary living quarters.
- (5) Tent: A collapsible shelter of canvas or other fabric stretched and sustained by poles and used for camping outdoors.
- (6) Tenting: The placement and use of a tent or similar fabric or temporary shelter on land for the purpose of camping or overnight occupancy.

(c) Tenting.

- (1) Tenting shall be permitted only within the side yard or rear yard of a parcel as an accessory use in a residential zoning district within the duration and seasonal limitations of Section 1286.16 (f).
- (2) No more than four (4) recreational units including tents shall be allowed for use on any parcel at the same time unless a temporary campground is established, as permitted in Section 1286.16 (g).
- (3) Temporary campgrounds, as defined by the State of Michigan and regulated by the Ionia County Health Department, are not permitted in residential zoning districts.

(d) Recreational Vehicles.

- (1) Recreational vehicles shall be permitted only when located on a driveway or within a property's side or rear yard.
- (2) Recreational vehicles shall not be occupied for sleeping, living, or housekeeping purposes except where a temporary exemption has been granted by the City Council pursuant to subsection (e).
- (3) At any one time, no more than two recreational vehicles including boats and trailers shall be parked on a property's driveway or side yard.
- (4) Under no circumstances shall a recreational vehicle be connected to public utilities, including water, sanitary sewer, or electrical service.
- (5) The dumping or discharge of waste, including gray water or sewage, from a recreational vehicle onto the ground, into storm drains, or into any unauthorized location is prohibited.

(a)(e) Temporary Exception.

- (1) The City Council may, by resolution, authorize a temporary exemption from one or more provisions of this section when it determines that such exemption serves

a public purpose, including but not limited to community events, festivals, or other similar activities.

(2) Any such exemption shall:

A. Be for a defined period of time;

B. Clearly specify the provisions of this section from which exemption is granted; and

C. Include any conditions deemed necessary by the City Council to protect the public health, safety, and welfare.

(3) Under no circumstance shall more than four (4) recreational units be used on a property unless a temporary campground license has been approved by the Ionia County Health Department.

(4) All activities conducted under a temporary exemption shall comply with all other applicable provisions of the Codified Ordinances unless expressly modified by the approving resolution.

(f) Duration and Seasonal Limitations.

(1) Camping, including tenting and any permitted occupancy of recreational vehicles, shall be limited to a maximum period of seven (7) consecutive days on any parcel.

(2) No parcel shall be used for camping for more than fourteen (14) total days within any calendar year, whether consecutive or nonconsecutive.

(3) Camping activities shall only be permitted between April 1 and October 31 of each calendar year.

(4) The use of camping or recreational vehicles shall not be established or maintained in a manner that constitutes long-term or permanent residential occupancy.

(5) No permits are required by the City for camping on private property within the parameters of this Code.

(g) Temporary Campgrounds

(1) Temporary campgrounds are permitted as a use-by-right in the F-Fairgrounds District and the T, Technology Innovation Business District.

(2) Licenses for temporary campgrounds are issued by the Ionia County Health Department.

(3) At the City's discretion, City-owned property, such as parks, may be used for a temporary campground.

(h) Public Peace and Spaces.

(1) All camping and recreational vehicle activities shall be conducted in a manner that does not create a disturbance of the public peace, as regulated by Chapter 664 of the Codified Ordinances.

(2) No overnight camping, sleeping, or parking shall be permitted, nor shall any vehicle be stored or parked, in any public park or public property during those hours the park or public grounds are closed, except as may be otherwise provided in this Code.

(i) Fires. Cooking fires, campfires, and recreational fires shall be permitted in accordance with Chapter 1614 of the Codified Ordinances.

~~(b)(j)~~ Enforcement and Penalties. Any person who violates any provision of this section shall be responsible for a municipal civil infraction and subject to enforcement and penalties as provided in the Codified Ordinances.

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

Section 4. Severability. Should any section, portion or part of this Ordinance be declared to be invalid by a court of competent jurisdiction, such declaration does not void or render inoperable any other part of this Ordinance.

Section 5. Publication and Effective Date. The City Clerk shall cause a notice of adoption of this ordinance to be published. This ordinance shall take effect seven (7) days upon publication of a summary thereof as permitted by law, along with the date of its adoption, in the Daily News, a newspaper of general circulation in the City.

ORDINANCE NO. 606 DECLARED ADOPTED.

CITY OF IONIA

Dated: _____

Jonathan T. Bowman, City Clerk

CERTIFICATION

I, the undersigned City Clerk of the City of Ionia, Michigan (the "City"), certify that the above is a true and complete copy of an ordinance adopted at a regular meeting of the Ionia City Council held on _____, 2026, pursuant to notice given in compliance with Act 267 of the Public Acts of Michigan of 1976, as amended, and notice of its adoption, including a summary of its contents and its effective date, was published in the *Daily News*, on _____, 2026, and was effective seven (7) days after publication.

Dated: _____

Jonathan T. Bowman, City Clerk

Introduction and First Reading:
Notice of Public Hearing:
Public Hearing, Second Reading, Adoption:

Effective (7 days after publication):

DRAFT



CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.2

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: July 1, 2026

RE: Ionia Department of Transportation (I-DART) Interlocal Agreement with City of Portland

Background:

An interlocal agreement for transit agencies is a formal contract between two or more local governments (such as cities) that allows them to collaborate on sharing transportation services across jurisdictional lines. Through the grant funding received for the Equitable Mobility Challenge, the City of Ionia Transportation has been able to provide transportation countywide through I-Go. To ensure an equitable understanding of the City of Ionia Transit operating I-Go within the City of Portland, the attached interlocal agreement was proposed to both cities. There is no monetary component to the agreement. The interlocal agreement is intended to provide coordinated public transportation by the City of Ionia Department of Transportation to the City of Portland while staying within each jurisdiction's statutory powers.

Requested Action / Motion:

It is requested that the Ionia City Council consider approving the interlocal agreement between the City of Ionia Department of Transportation and the City of Portland and authorize the Director of Transportation to sign the agreement.

Motion By:

Seconded By:

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

City of Portland
City of Ionia Transportation
Inter-Local Agreement to Cross Jurisdictional Boundaries

This agreement is being entered into the 1st day of ~~May~~^{June}, 2026, by and between the City of Portland and City of Ionia Transportation.

WHEREAS, the City of Ionia Transportation is authorized to provide and operate public transportation services under MDOT, Act 51, P.A. of 1951 as amended; and

WHEREAS, each of the said parties desire to be of mutual assistance to each other in the event it is necessary for the public transportation system to cross jurisdictional boundaries, and

WHEREAS, the governmental bodies of each said parties have authority within their respective boundaries.

NOW THEREFORE, in consideration of the mutual needs it is agreed as follows

1. That the respective public transportation system while in the other county will provide insurance coverage for its own employees and equipment and liability insurance.
2. Will hold and save harmless the other party to this agreement for any and all liability arising within the jurisdictional boundaries.
3. That this agreement shall continue in full force and effect from the date of execution of the Agreement and thereafter from year to year unless one party serves written notice at least ninety days, upon the other party of its desire to withdraw from the agreement.

IN WITNESS THEREOF, the City of Portland representative have thereunto authorized their respective representative to execute this agreement.

James E. Barnes
City of Portland James E. Barnes
Mayor

June 1, 2026
Date

IN WITNESS THEREOF, the City of Ionia has hereunto authorized respective representatives to execute this agreement.

City of Ionia Transportation

Date



CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.3

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: July 1, 2026

RE: Local Development Finance Authority (LDFA) Bylaws Amendment

Background:

The Local Development Finance Authority (LDFA) board recently met and reviewed its bylaws, which were established in 2024 following a long period of board dormancy. The LDFA board recommended a minor amendment to Section 5.3 Regular Meetings. The frequency and time of day for LDFA meetings was revised, such that future meetings will be held on the third Tuesday of the month at 5:30 on a quarterly basis, during the months of March, June, September and December. Other minor updates were noted to correspond with the dates of this proposed amendment.

Requested Action / Motion:

It is requested the Ionia City Council consider making a motion to approve the amended LDFA bylaws as presented.

Motion By:

Seconded By:

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

CITY OF IONIA
Local Development Finance Authority
By-Laws and Rules of Procedure

Adopted by the City of Ionia Local Development Finance Authority -
~~September 17, 2024~~ June 16, 2026

1. AUTHORITY

These By-Laws and Rules of Procedure are adopted by the City of Ionia Local Development Finance Authority (LDFA). Meetings of the LDFA Board of Directors shall be in accordance with the provisions of the Michigan Open Meetings Act, Public Act 267 of 1976, as amended.

2. POWERS

The LDFA shall possess all powers identified by Public Act 57 of 2018, as amended, the Re-codified Tax Increment Financing Act, being more particularly as follows:

- 2.1** Study and analyze unemployment, underemployment, and joblessness and the impact of growth upon the authority district or districts.
- 2.2** Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility.
- 2.3** Develop long-range plans, in cooperation with the agency that is chiefly responsible for planning in the municipality, to promote growth within the authority district or districts, and take the steps that are necessary to implement the plans to the fullest extent possible to create jobs and promote economic growth.
- 2.4** Implement any plan of development necessary to achieve the purposes of this part in accordance with the powers of the authority as granted by this part.
- 2.6** Make and enter into contracts necessary or incidental to the exercise of the Board of Directors' powers and the performance of its duties.
- 2.7** Acquire by purchase or otherwise on terms and conditions and in a manner the authority considers proper, own or lease as lessor or lessee, convey, demolish, relocate, rehabilitate, or otherwise dispose of real or personal property, or rights or interests in that property, which the authority determines is reasonably necessary to achieve the purposes of this part, and to grant or acquire licenses, easements, and options with respect to the property.
- 2.8** Improve land, prepare sites for buildings, including the demolition of existing structures, and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, or operate a building, and any necessary or desirable appurtenances to a building, as provided in section 412(2) for the use, in whole or in part, of a public or private person or corporation, or a combination thereof.
- 2.9** Fix, charge, and collect fees, rents, and charges for the use of a building or property or a part of a building or property under the Board of Directors' control,

or a facility in the building or on the property, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the LDFA.

- 2.10 Lease any building or property under LDFA control.
- 2.11 Accept grants and donations of property, labor, or other things of value from a public or private source.
- 2.12 Acquire and construct public facilities.
- 2.13 Incur costs in connection with the performance of the Board of Directors' authorized functions including, but not limited to administrative costs, and architects, engineers, legal and accounting fees.
- 2.14 Plan, propose, and implement an improvement to a public facility on eligible property to comply with the barrier free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state constitution code act, 1972 PA 230, MCL 125.1501 to 125.1531.

3. MEMBERSHIP

- 3.1 Members: The LDFA Board of Directors shall be comprised of a Board of 7 members appointed by the Mayor, subject to confirmation by the City Council. Before entering upon the duties of the Board of Directors, each member shall take and subscribe to the constitutional oath of office. The Board of Directors shall include 1 member appointed by the county board of commissioners of the county in which the authority is located. The Board of Directors shall also include 2 members appointed by the CEO of each local governmental unit, other than the city, which levied 20% or more of the ad valorem property taxes levied against all property located in an authority district in the year before the year in which the authority district is established. Should such a local governmental unit decline to appoint 2 members to the Board of Directors, as evidenced in writing, the Board of Directors composition shall be complete without such members. Each member shall serve a term of four (4) years. An appointment to fill a vacancy shall be made by the Mayor upon confirmation by the City Council, for the remainder of the unexpired term. Members of the Board of Directors shall serve without compensation but shall be reimbursed for actual and necessary expenses.
- 3.2 Attendance. If any member of the Board of Directors is absent from three (3) consecutive regularly scheduled meetings then that member shall be considered delinquent. Delinquency, nonperformance of duty, or misconduct, shall be grounds for the City Council to remove a member from the Board of Directors. The Board Secretary shall keep attendance records and shall notify the Mayor whenever a member of the Board of Directors is absent from three (3) consecutive regularly scheduled meetings, so the City Council can pursue action permitted by law or excuse the absences.
- 3.3 Incompatibility of Office. Each member of the Board of Directors shall avoid conflicts of interest and/or incompatibility of office. If there is a question whether a conflict of interest exists, the question shall be put before the Board of Directors. Whether a conflict of interest exists shall be determined by a majority

vote of the remaining members of the Board of Directors. When a conflict of interest exists, the member of the Board of Directors shall do all of the following immediately, upon first knowledge of the case and determining that a conflict exists:

- A. Declare a conflict exists at the next meeting of the Board of Directors;
- B. Cease to participate at the Board of Directors meetings during deliberation of the agenda item before the Board of Directors;
- C. Leave the meeting until that agenda item is concluded.

If a member of the Board of Directors is appointed to another office that is an incompatible office with his or her membership on the Board of Directors, then on the effective date of the appointment to the other office, that shall result in an automatic resignation from the Board of Directors. If a member of another office is appointed to the Board of Directors, which is an incompatible office with his or her membership in the other office, then on the effective date of the appointment to the Board of Directors, that shall result in an automatic resignation from the other office.

4. OFFICIALS & ANNUAL BUDGET/AUDIT

- 4.1** Chairperson and Vice-Chairperson. The chairperson and vice chairperson shall be elected as officers by the Board of Directors. The chairperson shall preside at meetings of the Board of Directors and shall do and perform such other duties as may from time to time be assigned by the Board of Directors. The vice chairperson shall perform the duties of the chairperson in the chairperson's absence and such other duties as shall from time to time be assigned by the Board of Directors.
- 4.2** Director. The Director, if appointed, shall be the chief administrative officer of the authority. Before entering upon the duties of office, the Director shall take and subscribe to the constitutional oath, and furnish bond, which shall be filed with the City Clerk. The premium on the bond shall be deemed an operating expense of the authority, payable from funds available to the authority for expenses of operation. Subject to the approval of the Board of Directors, the Director shall supervise, and be responsible for, the preparation of plans and the performance of the functions of the authority in the manner authorized by law. The Director shall attend the meetings of the Board of Directors and shall render to the Board of Directors and to the City Council, a regular report covering the activities and financial condition of the authority. If the Director is absent or disabled, the Board of Directors may designate a qualified person as Acting Director to perform the duties of the office. Before entering upon the duties of the office, the Acting Director shall take and subscribe to the oath, and furnish bond, as required of the Director. The Director shall furnish the Board of Directors with information or reports governing the operation of the authority as the Board of Directors may require from time to time.
- 4.3** Secretary. The Board of Directors may appoint or employ and fix the compensation of a secretary who shall maintain custody of the official seal and of records, books, documents, or other papers of the authority not required to be

maintained by the treasurer. The secretary shall attend meetings of the Board of Directors and keep a record of its proceedings and shall perform such other duties delegated by the Board of Directors.

- 4.4 Treasurer. The Board of Directors may appoint or employ and fix the compensation of a treasurer who shall keep the financial records of the authority and, together with the Director, if appointed, or other officer of the authority shall approve all vouchers for the expenditure of funds of the authority. The treasurer shall perform such other duties as may be delegated by the Board of Directors and shall furnish bond in an amount as prescribed by the Board of Directors.
- 4.5 Annual Budget. The Director, if appointed, and otherwise the chairperson or other member directed by the Board of Directors annually shall prepare and submit for the approval of the Board of Directors a budget for the operation of the authority for the ensuing fiscal year. The budget shall be prepared in the manner and contain the information required of municipal departments. Before the budget may be adopted by the Board of Directors, it shall be approved by the City Council. Funds of the city shall not be included in the budget of the authority except those funds authorized by law and by the City Council.
- 4.6 Annual Audit. The Board of Directors shall cause an annual audit of its business to be made and the result thereof shall be submitted to the City Council. Such audit shall be conducted at the same time as the City of Ionia annual audit and as a component unit of the City of Ionia.

5. MEETINGS

- 5.1 Meeting Notices. Notice of all meetings shall be posted at City Hall according to the Open Meetings Act. The notice shall include the date and time of the meeting.
- 5.2 Annual Meeting. An annual meeting shall be held the first regular meeting in ~~July~~ June at a time and place to be set by the Board of Directors. The election of officers shall occur at the annual meeting.
- 5.3 Regular Meetings. Regular meetings of the Board of Directors shall be held at City Hall on the third Tuesday of ~~each the~~ month at ~~4:00~~ 5:30 PM. ~~beginning September 17 and for the remainder of the 2024 calendar year unless scheduled/cancelled otherwise. Thereafter, i~~It is anticipated regular meetings shall be conducted quarterly (March, June, September and December). The dates and times shall be posted at City Hall in accordance with the Open Meetings Act. Any changes in the date or time of the regular meetings shall be posted and noticed in the same manner as originally established.
- 5.4 Special Meetings. A special meeting may be called by the Chairperson or by two members of the Board of Directors upon written request to the Recording Secretary. The business that the Board of Directors may perform shall be conducted at a public meeting held in compliance with the Open Meetings Act. Public notice of the time, date, and place of the special meeting shall be given in a manner as required by the Open Meetings Act, and the Recording

Secretary shall send written notice of a special meeting to each Director not less than forty-eight (48) hours in advance of the meeting.

- 5.5** Quorum. ~~In order~~ For the Board of Directors to conduct business or take any official action, a quorum shall be present. A majority of the Directors appointed and serving shall constitute a quorum for the transaction of business at any meeting of the Board of Directors, provided that a majority of the Board of Directors present may adjourn the meeting from time to time without further notice. A vote of the majority of the Directors present at a meeting ~~which~~ where a quorum is present constitutes an action of the Board of Directors, unless the vote of a larger number is required by statute or by these Bylaws. When a quorum is not present, no official action, except for closing the meeting may take place. The Board of Directors may discuss matters of interest but can take no action until the next regular or special meeting.
- 5.6** Public Participation. All regular and special meetings shall be open to the public.
- A. All public comment on all agenda items should be presented at the beginning of the meeting where provided in the printed agenda, unless otherwise permitted by the Chairperson. Guests are requested to provide their name and address when making public comments.
- B. Comments shall be limited to five (5) minutes for each person.
- C. The Board of Directors shall not respond to public comment. Board of Directors members shall refrain from speaking during this portion of the meeting.
- 5.7** Motions. Motions shall be restated by the Chairperson before a vote is taken. The name of the maker and supporter of the motions shall be recorded.
- 5.8** Voting. An affirmative vote of the majority of the members of the Board of Directors present at a meeting shall be required for the approval of any requested action, unless statute requires otherwise. Voting shall ordinarily be voice vote; provided however that a roll call vote shall be required if requested by any Board of Directors' member or directed by the Chairperson.
- All members of the Board of Directors including the Chairperson shall vote on all matters. Any member may be excused from voting but only if that person has a bonafide conflict of interest as set forth in Section 3.3 herein.
- 5.9** Meeting Agenda. A written agenda for all regular meetings shall be prepared by the Director and be subject to approval and/or amendment by the Board of Directors.
- 5.10** Rules of Order. All meetings of the Board of Directors and any committees shall be conducted in accordance with generally accepted parliamentary procedure, as governed by "Robert's Rules of Order".

6. MINUTES

Meeting minutes shall contain a brief synopsis of the meeting, including a complete restatement of all motions and recording of votes; complete statement of the conditions or recommendations made on any action; and a recording of attendance. The official records shall be deposited with and kept by the City Clerk.

7. ANNUAL REPORT

Annually, on a form and in the manner prescribed by the department of treasury, an authority that is capturing tax increment revenues shall submit to the Ionia City Council and the department of treasury a report on the status of the tax increment financing account, as detailed in MCL 125.4911.

8. AMENDMENTS

The Board of Directors may amend these rules by a majority vote at any Board of Directors' meeting provided that all members have received an advance copy of the proposed amendments prior to the meeting at which such amendments are to be considered.

9. ADOPTION

These Local Development Finance Authority Board of Directors By-Laws and Rules of Procedure were adopted at a regular meeting of the Board of Directors held on ~~September 17, 2024~~June 16, 2026.

10. CITY COUNCIL APPROVAL

These Local Development Finance Authority Board of Directors By-Laws and Rules of Procedure were approved at a regular meeting of the Ionia City Council held on ~~October 2, 2024~~July 1, 2026.

Mary PatrickJonathan Bowman, City Clerk



CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.4

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: July 1, 2026

RE: ICEA Partnership - Resolution 2026-19

Background:

The City of Ionia has been a partner organization of the Ionia County Economic Alliance (ICEA) since 2011. The ICEA is a private, non-profit organization committed to promoting local economic development through the provision of local economic development services. ICEA collaborates with community leaders in Ionia County to ensure long-term job creation, investment and overall economic prosperity for the county.

ICEA is requesting a contribution of \$10,000 for this year’s services. Past years’ contributions to ICEA were as follows:

Year	Contribution
2024-2025 (each year)	\$10,000
2021-2023 (each year)	\$9,000
2020	\$8,954
2015 – 2019 (each year)	\$8,140
2011 – 2014 (each year)	\$7,400

I have been a member of the ICEA Board since 2021 and its chairperson since 2023. The information and services available through ICEA and its executive director are essential to the City of Ionia, especially as we pursue the development of the new Deerfield High-Tech Business Park and actively work to recruit appropriate business occupants.

Requested Action / Motion:

It is requested the Ionia City Council consider making a motion to approve the following resolution (Resolution 2026-19), authorizing a \$10,000 contribution to Ionia County Economic Alliance in exchange for economic development services. Funds are available for this expenditure in 101-101.000-861.000.

Motion By:

Seconded By:

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



A RESOLUTION TO APPROVE PARTNERSHIP WITH THE IONIA COUNTY ECONOMIC ALLIANCE, A NONPROFIT ECONOMIC DEVELOPMENT ORGANIZATION, IN CONSIDERATION OF ECONOMIC DEVELOPMENT SERVICES AND OTHER VALUE AND BENEFITS TO BE RECEIVED BY THE CITY

At a regular meeting of the City Council of the City of Ionia, held at the Ionia City Hall, 114 North Kidd Street, Ionia, Michigan, on the 1st day of July 2026, at 6:30 p.m.

PRESENT: _____
 ABSENT: _____

The following resolution was offered by Councilmember _____ and seconded by Councilmember _____.

WHEREAS, the City desires to confirm its partnership with the Ionia County Economic Alliance, the State-recognized economic development organization for Ionia County; and

WHEREAS, the City has been asked to remit \$10,000 for services to be received in FY 2026-2027; and

WHEREAS, in consideration of the City’s contribution, the Ionia County Economic Alliance shall provide various services to and for the City relating to economic development, all of which will provide valuable benefit to the City in its performance of important governmental functions, including land use planning and zoning, analysis of anticipated property tax base and other City responsibilities; now

THEREFORE, BE IT RESOLVED:

1. The City Council approves and confirms the City’s pledge of \$10,000 to the Ionia County Economic Alliance, payable in one installment during FY2026-2027 upon the terms and subject to the conditions of this resolution.
2. In consideration of the above-stated pledge, and the fulfillment thereof, the Ionia County Economic Alliance shall provide continuing services to the City with respect to economic development, including but not limited to, submission of the organization’s annual report; other materials on its economic development activities, such as reports and studies that are furnished to its members and other written materials and information useful to the City in its governmental functions associated with economic development, including land use planning; future City needs with respect to residential land uses and commercial and other development; prediction of future City property tax base and the like. The Ionia County Economic Alliance shall also assist the City, if possible, with other economic development services when reasonably requested.

3. The City's pledge and payment thereunder shall be conditional upon the above-stated benefits and services to be received from the Ionia County Economic Alliance.
4. The City Manager shall act for the City Council in the implementation of this resolution, together with other appropriate City officers and staff members.

Upon a call of the roll, the vote was as follows:

AYES: _____
NAYS: _____
ABSENT: _____

RESOLUTION 2026-19 DECLARED ADOPTED.

Jonathan T. Bowman, City Clerk

CERTIFICATION: I hereby certify that the foregoing is a true and complete resolution adopted by the City Council of the City of Ionia at a regular meeting held this 1st day of July 2026.

Jonathan T. Bowman, City Clerk



June 9th, 2026

Ms. Precia Garland
City of Ionia

ICEA Yearly Investment for 2026

Total Amount Due..... \$10,000

PLEASE REMIT TO:
Ionia County Economic Alliance
101 W Main St.
Ionia, MI 48846

**If you need to pay by credit card, please let Ryan know*

MISSION

Long-term, sustainable economic growth is the goal of the ICEA. By supporting existing businesses in Ionia County while attracting new businesses to the area, ICEA will provide a firm foundation for future growth of the county.

BOARD OF DIRECTORS

Precia Garland, Chair
City of Ionia

Ethan Ebenstein, Vice-Chair
Ionia County Intermediate School District

Rose Willson, Treasurer
Union Bank

Amber Rood, Secretary
The Daily News

Amy Herbruck
Herbruck's Poultry Ranch

Andrew Dymczyk
City of Portland

Chad Shaw
Ionia County Administrator

Gordon Kelley
Ionia County Commissioner

Jamie Rye
West Michigan Regional Planning Commission

Jenny Dinehart
Independent Bank

Linda Reetz
U of M Health Sparrow

Rebecca O'Connell
Consumers Energy

Scott Mattson
Montcalm Community College

Steve Holt
ICEA Board Member

Voula Lapinski
PFCU

CONTACT

Ryan Wilson, Executive Director

P: 616.690.3613

E: wilsonr@rightplace.org

June 9th, 2026

Precia Garland
114 North Kidd Street
P.O. Box 496
Ionia, MI 48846

Dear Precia,

At the Ionia County Economic Alliance (ICEA), your business is our business. As a 501c3 nonprofit organization, ICEA provides free services to current and prospective businesses, municipalities, and community organizations across Ionia County. Like you, we want businesses and communities to thrive, and we are here to support that success every step of the way.

For more than twenty years, ICEA has partnered with business and community leaders to advance long-term economic prosperity in Ionia County. Residents and employers alike recognize the positive impact of this work, from increased access to quality employment opportunities to the economic ripple effects created when local businesses grow and invest.

As we look ahead to 2026, ICEA is focused on advancing strategic initiatives that support business attraction and retention, workforce development, housing readiness, and community collaboration. These efforts are essential to ensuring Ionia County remains a place where businesses can thrive and residents can build prosperous lives.

To continue this important work, we are inviting you to invest in ICEA for the upcoming year. Annual investments and sponsorships directly support our ability to:

- Serve and support local employers
- Attract new businesses and investment
- Collaborate with municipalities and regional partners
- Strengthen the overall economic competitiveness of Ionia County

Your investment is not just financial; it is a statement of belief in our county's future and a partnership in shaping that future together. Support from local businesses and municipalities is critical to sustain our work in making Ionia County an even better place to live, work, and play. An investment in our work produces a direct return in the form of new jobs, capital investment, strong businesses, and increased quality of life in Ionia County.

If you have any questions or to learn how ICEA can help meet your business needs, please contact me at wilsonr@rightplace.org or 616.690.3613.

Thank you for your consideration,

Ryan Wilson

Ryan Wilson
Executive Director



CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.5

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: July 1, 2026

RE: Parks and Recreation Facility Rental Rates - Resolution 2026-20

Background:

Chapter 1062 "Parks and Cemeteries" of the City of Ionia Codified Ordinances, specifically Section 1062.07 "Special Permits," indicates that fees for various permits utilizing City parks will be established from time to time by the City Council. City records show that rates for the Armory Community Center, which is considered a Parks & Recreation department asset, were last updated in May 2022. Staff recommend adjusting these rates to bring them closer to other comparable facility rentals in the area and to better offset facility operation and maintenance costs. Suggested rates also propose a reasonable differentiation between rates charged to residents versus non-residents.

The proposed new facility rental rates would be established through Resolution 2026-20.

Requested Action / Motion:

It is requested that the Ionia City Council consider a motion to approve Resolution 2026-20, which revises Parks and Recreation Facility Rental Rates for the Armory Community Center.

Motion By:

Seconded By:

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



A RESOLUTION ESTABLISHING FACILITY RENTAL RATES FOR THE CITY OF IONIA PARKS AND RECREATION DEPARTMENT

At a regular meeting of the City Council of the City of Ionia, held at the Ionia City Hall, 114 North Kidd Street, Ionia, Michigan, on the 1st day of July, 2026 at 6:30 p.m., there were:

PRESENT:

ABSENT:

The following Resolution was offered for adoption by City Councilmember _____ and seconded by City Councilmember _____:

WHEREAS, the City Council of the City of Ionia is authorized to establish, maintain, and regulate public parks, recreation facilities, and associated fees; and

WHEREAS, the Parks and Recreation Department has conducted a comprehensive review of current facility rental rates, operational costs, and community needs to ensure the long-term sustainability of park facilities; and

WHEREAS, City Council has determined that it is in the best interest of the City and its citizens to adopt restated and revised facility rental rates for the Armory Community Center to accurately reflect the cost of services and operations;

NOW, THEREFORE, BE IT RESOLVED the Parks and Recreation facility rental rates are hereby established as follows:

Parks and Recreation Facility Rental Rates			
During Business Hours (Monday-Friday 9:00 AM to 5:00 PM)			
<u>American Bumper or Lions Room</u>	<u>1 Hr. Base</u>	<u>Add'l Hr.</u>	<u>Full Day</u>
City Resident/Non-Profit	\$40.00	\$20.00	\$125.00
Non-City Resident	\$50.00	\$25.00	\$175.00
<u>M1 Credit Union Tumbling Center</u>			
City Resident/Non-Profit	\$60.00	\$25.00	\$175.00
Non-City Resident	\$70.00	\$30.00	\$215.00
<u>Gymnasium</u>			
City Resident/Non-Profit	\$70.00	\$25.00	\$200.00
Non-City Resident	\$80.00	\$30.00	\$245.00
	<u>After Hours</u>	<u>Weekend Hours</u>	
<u>American Bumper or Lions Room</u>	<u>4 Hr. Base</u>	<u>4 Hr. Base</u>	<u>Add'l Hr.</u>
City Resident/Non-Profit	\$150.00	\$180.00	\$20.00
Non-City Resident	\$170.00	\$200.00	\$25.00

<u>M1 Credit Union Tumbling Center</u>			
City Resident/Non-Profit	\$180.00	\$200.00	\$25.00
Non-City Resident	\$210.00	\$230.00	\$30.00
<u>Gymnasium</u>			
City Resident/Non-Profit	\$210.00	\$260.00	\$25.00
Non-City Resident	\$240.00	\$290.00	\$30.00
	Holiday Rates		
<u>American Bumper or Lions Room</u>	<u>4 Hr. Base</u>	<u>Add'l Hr.</u>	
City Resident/Non-Profit	\$200.00	\$30.00	
Non-City Resident	\$225.00	\$35.00	
<u>M1 Credit Union Tumbling Center</u>			
City Resident/Non-Profit	\$250.00	\$35.00	
Non-City Resident	\$280.00	\$40.00	
<u>Gymnasium</u>			
City Resident/Non-Profit	\$275.00	\$35.00	
Non-City Resident	\$305.00	\$40.00	

Upon a call of the roll, the vote was as follows:

AYES:

NAYS:

ABSTAIN:

ABSENT:

RESOLUTION 2026-20 DECLARED ADOPTED.

Jonathan T. Bowman, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Ionia, County of Ionia, State of Michigan at a regular meeting held on July 1, 2026, at 6:30 PM and that the public notices of said meeting were given pursuant to Act No. 267 of the Michigan Public Acts of 1976 and that minutes of the meeting were kept and will be or have been made available as required by the Act.

Jonathan T. Bowman, City Clerk
City of Ionia
114 North Kidd Street
Ionia, Michigan 48846
Telephone No: (616) 527-4170



CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.6

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: July 1, 2026

RE: City Hall and Armory Community Center - Elevator Upgrade Project

Background:

To achieve state building code compliance, as well as ensure available parts and mechanical support, the elevators at City Hall and the Armory Community Center are in need of modernization. Following this communication are proposals from Schindler Elevator Corporation of Saline, Michigan to modernize each elevator.

Modernization will entail replacement of all hydraulic and mechanical equipment, as well as operations fixtures. As a result of the improvements, we can expect improved safety and reliability, reduced moving parts, and an advanced diagnostic interface, so that any issues can be diagnosed more quickly and with faster response. What will remain unchanged is the existing cab, elevator shaft and rails. It is expected that this modernization will last for approximately 25 years before another is required. A nine-month lead time is expected from the date of approval until the project start, due to market demand for these improvements. Once the modernization projects are started, a four to five-week completion period is anticipated.

The proposal by Schindler to modernize each elevator is as follows:

Ionia City Hall	\$139,053
Armory Community Center	\$139,713
	\$278,766

Prior to the elevator modernization, it will be necessary to complete lighting and electrical upgrades to support the new elevator equipment. We anticipate this work will be subcontracted with a local electrician and suggest establishing a budget of approximately \$35,000 per building (\$70,000 total) to complete this work. Funds were budgeted for these expenditures in accounts 101-265.000-801.000 (City Hall) and 239-545.200-801.000 (Armory Community Center).

Requested Action / Motion:

It is requested the Ionia City Council consider making a motion to approve the proposals from Schindler Elevator Company to modernize the City Hall and Armory Community Center for the total bid price of \$278,766. It is further requested that a budget of up to \$70,000 be approved for lighting and electrical upgrades. If such a motion is approved by City Council, a budget adjustment will be presented in October 2026 to move this expenditure from FY25-26 to FY26-27.

Motion By:

Seconded By:

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



Schindler



Ionia City Hall Modernization Proposal

We Elevate



Schindler Elevator Corporation

May 5, 2026
Chris Hyzer
IONIA, MI 48846-1553

RE: Elevator Modernization Proposal
Ionia City Hall
IONIA MI 48846
Quotation 0400749336

Dear Chris,

Schindler Elevator Corporation is very grateful for the opportunity to provide you with our proposal to modernize the elevator system at Ionia City Hall. Schindler is an industry leader in vertical transportation systems with 140 years of experience and over 60,000 employees globally. As our customer, you can be certain the new elevator system will incorporate state of the art technology with the support and expertise to ensure reliable and safe operation for the life of your elevator equipment.

Schindler is proud to be the worldwide leader in escalators and the second largest installer of elevators globally. We move over one billion people per day on Schindler elevators and escalators. We are proposing Schindler's Elevator system for your property. This system's benefits are detailed in the following proposal.

Safety is the top priority for Schindler in everything we do. You can be assured Schindler provides products that meet the most stringent safety requirements in the industry. Our employee and public safety programs are of utmost importance and are non-negotiable items for each and every Schindler employee.

Our sustainability over the past 140 years is a result of our commitment to customer service, innovation and service excellence. Schindler Ahead, our predictive analytics platform, which is now available with each Schindler controller, is our continued commitment to leadership in innovation and customer service.

We thank you, again, for this opportunity and we look forward to discussing our proposal with you at your earliest convenience. You can reach me on my phone at 419-279-9766.

Best regards,

Rawson Hanna

Rawson Hanna

Schindler Elevator Corporation

135 E Bennett St
Suite 1
Saline, MI 48176



Schindler

Safety & Reliability

Leveling accuracy within 1/8 inch of floor landing.

Speed and unintended movement detection inhibiting the elevator motion when out of code allowable limits.

Closed loop door controls ensuring safe and smooth door operation within code limits.

Control & Drive

Market leader hydraulic package in North America for over 15 years. Parts support and technical expertise can be assured for many years into the future.

Soft Start Kit reduces power surge and power consumption. Hush Kit reduces sound level from power unit.

Fixtures

Durable vandal resistant, aesthetically pleasing fixtures with LCD displays.

Door Operation

Minimal moving parts mean higher reliability and less maintenance.

No lubrication means less problems due to dust and lint accumulation.

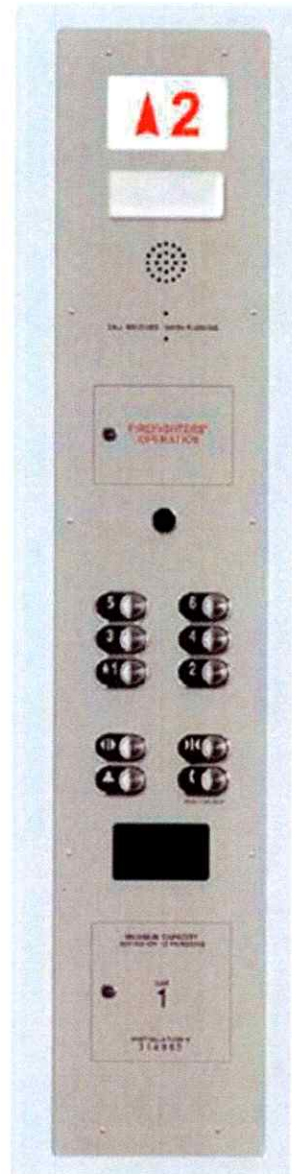
Less moving parts and closed loop feedback equal smoother and quieter performance.

Robust motor design means our system will perform to standards under all door conditions.

Schindler Ahead

All units equipped with Schindler Ahead advanced diagnostics. Diagnoses problems quicker with predictive maintenance platform. Action Board mobile reporting for the customer.

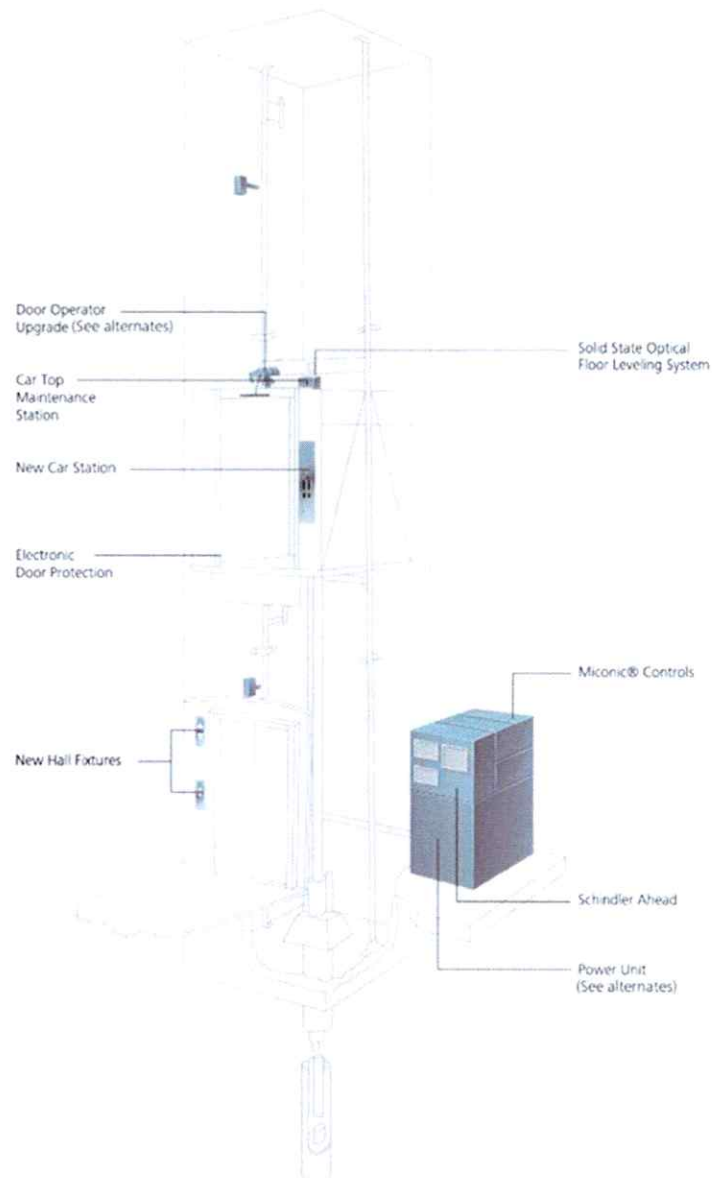
Digital Alarm available to replace more expensive 24-hour emergency monitoring services.





Schindler

What does this all mean?



Hydro Package will provide:

Enhanced performance and reliability

Ensures a higher level of passenger satisfaction with a smoother riding experience.

Greater sustainability and efficiency

Delivers cutting-edge technologies to significantly reduce energy consumption and costs.

Improved safety and code compliance

Employs the latest equipment designs with advanced safety features.



Schindler

Service & Maintenance

Global Resources, Local Services

Your property will be maintained by the most highly trained men and women in the industry, who are armed with leading-edge technology and a culture of service excellence.

Global support

As a global enterprise, Schindler service technicians are at work in more than 140 countries on five continents. A substantial research and development effort support their continued effectiveness, bringing new safety and performance innovations to market. Employing best practices in manufacturing helps to ensure Schindler technicians are servicing the industry's highest quality systems.

National support

If an elevator needs unscheduled service, customers across the country simply call the Schindler Customer Service Network. The technician receives a message on FieldLink from the customer service representative, is alerted to the problem and responds with an estimated time of arrival. This information is immediately relayed to the customer. When systems are equipped with Schindler Remote Monitoring™, technicians can be dispatched to the site to address subtle changes in performance, often before a problem ever develops.

At the national level, Schindler also has product line, service and modernization engineers who coordinate their efforts to help ensure that the reliability built into Schindler's equipment is maintained through every stage of an elevator's life cycle. Their knowledge is shared with the technicians at the Center for Service Excellence that provides training, technical expertise and sales support in all areas of maintenance and repair for elevators, escalators and moving walks. As a pioneer in dedicated service for all brands of vertical transportation equipment, Schindler expertise is unmatched. The Center for Service Excellence is the premier service support center in the industry.

Regional support

Schindler's Region Operation will continue to support the local organization. When unusual or complex situations arise, the Schindler service technicians can reach out to their regional service operations manager, field engineers and subject experts, who are always ready to provide in-depth technical assistance. They can support the technician with decades of maintenance experience covering all types of systems and brands of equipment.

Local Support

Every Schindler service technician is equipped with FieldLink™ a fully functional handheld PC, cell phone, dispatch device, troubleshooting tool, parts database and service manual all rolled into one. This amazing device gives technicians immediate access to the complete service history, special needs and repair routines for every piece of equipment they maintain. With the aid of an advanced interactive software program called OSCAR, technicians can quickly identify the most likely source of the problem and fix it right the first time. If necessary, they can even order parts right from the job site or request advanced technical support from a field superintendent and local adjuster.





Schindler

Safety Program Our First Priority

With U.S. headquarters in Morristown, New Jersey, and Canadian headquarters in Toronto, Ontario, Schindler Elevator Corporation is the North American operating entity of the Switzerland-based Schindler Group.

Schindler is one of the leading global manufacturers of elevators, escalators and moving walks. Schindler employs over 5,000 people in more than 250 locations in North America.

Founded in 1874 in Lucerne, Switzerland, by precision engineer Robert Schindler, it is a closely held company and is listed on the Swiss stock exchange.

Schindler manufactures, installs, maintains and modernizes mobility solutions for almost every type of building requirement worldwide. The company specializes in latest-technology engineering, as well as mechanical and micro-technology products designed and rigorously tested for comfort, efficiency and reliability.

Schindler products can be found in many well-known buildings throughout North America, including office buildings, airports, shopping centers/retail establishments and specialty buildings.

1 Billion



People moved every day



1874

Founded

100+
Countries

1'000+
Branch Offices

>59'000

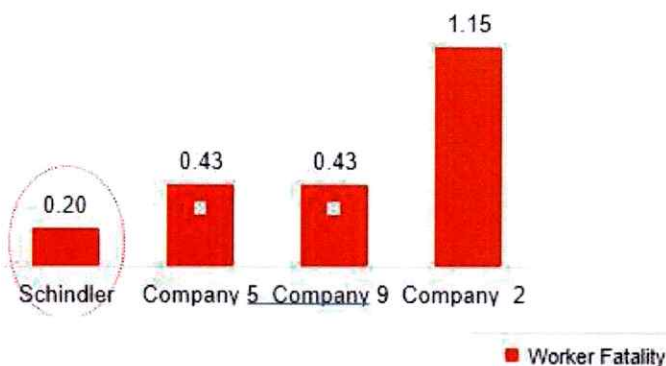


Schindler People



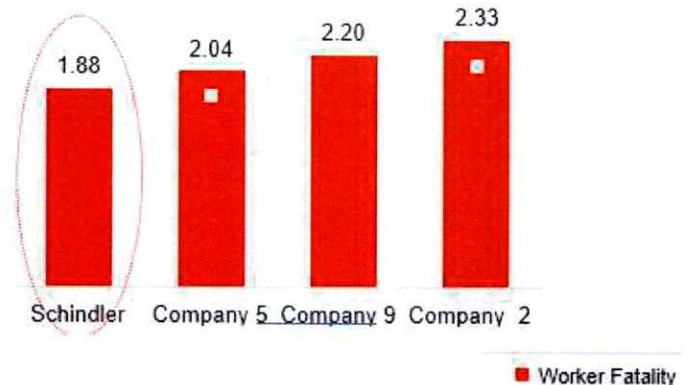
NEII Safety Statistics Lost Time Incidence Rate

Lost Time Rate



NEII Safety Statistics Total Recordable Rate

OSHA Rate





Schindler

Project Scope - Ionia City Hall

Unit Number	01	Capacity	2100
Type	HX	Speed	100
Jack Type	Borehole	# of stops	3
		# of openings	Front: 3

Description of Work	Type	Option
---------------------	------	--------

Machine Room

Control and Power Unit (Control, Power Unit, Valve, Pump, Pump Motor, Muffler, HFI, CFI, Hush Kit)	HX Controller + Power Unit	NEW
Controller		NA
Power Unit		NA
Power Unit Coil		NA
Schindler Ahead		NEW

Governor

Governor		NA
Governor - Ropes		NA
Building Emergency Power Interface		NA
Battery Lowering		NEW
Code Blue		NA
Oil Cooling Unit		NA
Oil Feed Line		REUSE
Tank Heater		REUSE
Rupture Valve		REUSE
Machine Room Wiring		NEW

Door Operator

Door Operator - Package: Front	GAL MOVFR II - 2SSO	NEW
Door Operator : Rear		NA
Clutch: Front		Included
Clutch: Rear		NA
Door Restrictors		NA
Door Gibs		NEW
Door Fire Tabs		NEW
Electronic Door Detector: Front		REUSE
Electronic Door Detector: Rear		NA

Hoistway Door Equipment

Door Tracks		NA
Door Hangers		REUSE
Pickup Assemblies	Other	NEW
Spirators		NA
Sill Closers		REUSE
Door Interlocks	Other	NEW



Schindler

Car and Hall Fixtures

Code Compliant Main COP		NEW
Code Compliant Aux COP		NA
Car PI	Other - In Transom	NEW
Car Lantern	Other	NEW
Hall Lantern	Other - Surface	NEW
Hall Position Indicator		NA
Access Switch	Other - Top & Bottom	NEW
Hall Pushbutton Station	Other - Surface	NEW
Fixture Finish	#4 STAINLESS STEEL	

Car and Hoistway

Hoistway Wiring	Traveling Cable + Hoistway Wiring	NEW
Car Top Inspection Station and Work Light	HX	NEW
Car Top Railing	Front Opening	NEW
Cab Fan		NEW
Car Door: Front	2SSO - #4SS	NEW
Car Door: Rear		NA
Governor Tension Sheave		NA
Car Roller Guides		REUSE
Car Safeties		NA
Spring Buffers		REUSE
Car Rails		REUSE
Hoist Ropes and Shackles		NA
Car Top Sheave		NA
Cab Interior		REUSE
Cab Allowance	NA	NA
Jack Assembly		REUSE
Packing		REUSE

All other systems and components not noted above will be reused and integrated into the new elevator system.



Work by Others

The owner will provide the following requirements based on ANSI A17.1 Code, the governing code, except when applicable codes conflict with ANSI A17.1 Code. Rules referenced are ANSI A17.1 Rules.

Hoistway

1. Provide 75-degree bevel guards on all projections, recesses or setbacks over two inches, except for the loading or unloading side. Rule 100.6.
2. Provide pit light and GFI outlet. Light switch to be located adjacent to each pit entrance.
3. Provide a legal hoistway inclusive of ventilation and shaftway bevel guards, as required.
4. Cutting and patching walls and floors.
5. Provide a pit access ladder for each elevator, where required.
6. Provide a lockable, self-closing, fire-rated pit door, where required.
7. Hoistway venting or pressurization to prevent accumulation of smoke and gas, as required by Local Building Code.

Machine Room

1. Enclose/relocate all non-elevator oriented conduit, ducts and drains from elevator machine room, where required in the machine hoistway and/or pit. Enclosures, when used, need to be two-hour rated.
2. Provide means to regulate control room temperature and humidity between 55° F and 90° F with relative humidity no more than 85% non-condensing. Peak equipment heat release is a minimum of 6,000 BTU/Hour/Unit (maximum = 9,000 BTU/Hour/Unit) for a Hydraulic unit.
3. Provide machine room smoke/heat detector as required by regulation. In the event sprinklers are anticipated within the machine room area, means to remove primary power prior to the application of water must be provided as required by code.
4. Provide new electric wiring from the present disconnect switches to the terminals of the new elevator controllers in the new locations, inclusive of a normal/standby 120 VAC, 15 AMP supply at each controller.
5. Provide connection at the first elevator controller for fire recall operation, where auto-recall is needed to respond to a life safety/fire alarm system.
6. Provide proper lighting in the elevator machine rooms within the vicinity of every controller and mainline disconnect per code requirements.
7. Provide a fused disconnect switch or circuit breaker and a light switch adjacent to the lock jamb-side of the machine room door for each elevator location, per the National Electric Code. Rule 210.5 and NFPA No. 70 Rule 620-51. Provide auxiliary disconnects, as required, based on the elevator contractor's drawings.
8. Provide copper wire feeder and branch wiring circuits to the controller, including a main line switch and convenience outlets.
9. Provide a telephone outlet near an elevator controller in each machine room.
10. Provide a self-closing and locking access machine room door.
11. Provide an "ABC" fire extinguisher.
12. Interfacing to and updating the existing fire life safety systems to meet current code requirements.
13. A separate 20 amp circuit will be provided if tank heater is provided with the elevator.
14. Hxpress oil coolers / heaters need to be on a dedicated circuit.



Work by Others (cont'd)

General Requirements

1. Provide sufficient space for storage of materials on site throughout the duration of the modernization.
2. Provide clear floor space to be used as a work area.
3. If not presently outfitted, each elevator lobby should be equipped with smoke detectors, which can be used to initiate automatic fire recall. Actuation from water flow sensing or the general building alarm may require special approval.
4. Paint new or modified hoistway equipment to match building aesthetics, as required.
5. Provide building signage and floor designations related to other building systems, as required.
6. Provide building corridor lighting sufficient for illumination of elevator landing sills, as required by code.

Electrical Requirements

1. The permissible voltage drop for elevator feeders shall not exceed 3% between the service delivered to the building and our supply terminal.
2. All three legs of the three-phase feeder must be hot with respect to ground and balanced to each other with no more than a 5% variation between individual legs.
3. The maximum permissible voltage variation measured in the machine room under all operating conditions shall not exceed plus or minus 10% of the nominal building supply power source voltage.
4. A 20-amp, single phase, 110VAC, dedicated circuit with a duplex receptacle for the oil heater unit.
5. For ascending car protection, a separate 15 Amp 120VAC branch circuit to each elevator controller for the Rope Gripper, Bode Break or Sheave Jammer. This circuit must operate on the emergency power supply.
6. FOR EMERGENCY POWER OPERATION OF ELEVATOR(S): (when required)
 - A. Provide an emergency generator that has the same voltage characteristics as the normal power supply. It should also have the capacity to deliver sufficient power to the main line disconnect switches in the elevator machine room for operating the specified number of elevators used during an emergency at full speed and full load.
 - B. Provide an automatic transfer switch, or switches, for transferring power from normal to emergency power and back again.
7. EMERGENCY POWER OPERATION SIGNAL - The following separate indicating signals will be required from the automatic transfer switch to the machine room communication unit for each group of elevators.
 - A. One dry contact to close on emergency power and open on normal power. Provide two #12 AWG wires.
 - B. Provide one normally open dry contact (pre-transfer) to close 30 to 60 seconds prior to transfer to emergency power or back to normal power. This contact should reopen immediately after actual transfer of power. This is to prevent transfer of power while an elevator is moving, which can occur during the return to normal power or on an operating test. Provide two #12 AWG wires.

Note: When operating elevators on emergency power, a means of absorbing the regenerative energy may be necessary and shall be provide by others.

It is required that the car light, the fan circuits, ascending car protection circuit and the intercom circuit (if supplied), be set to operate from the emergency power supply in accordance with the building code.



Schindler

Work by Others (cont'd)

8. The SCCR rating of elevator equipment is 5000 Amps, contractor to ensure that the available fault current of the building supply at the service switch does not exceed this value (Per NEC 110.10). Contractor to include a label (please see figure 2- Available Fault Current Label Example) that identifies the Max Available Fault Current onto Disconnect.
 - A. See Note 1 of Figure 2, Available Fault Current Labelling Diagram. In addition, we require a hard copy of the manufacturers Fuse Chart and rating verifying the available fault current meets requirements.
 - B. Per NEC 110.24, the service switch should be legibly marked with Apparent RMS Symmetrical fault current supplying the Elevator Equipment. **See note 3 of AVAILABLE FAULT CURRENT RATING LABELLING DIAGRAM.

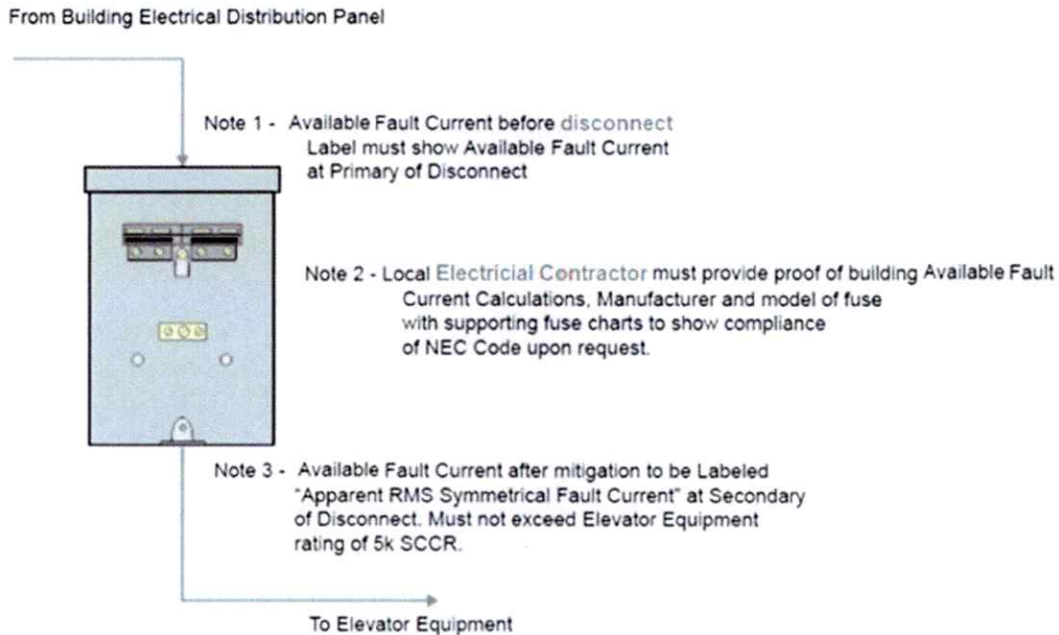


FIGURE 1: AVAILABLE FAULT CURRENT RATING LABELLING DIAGRAM

- 10.** The electrical contractor or building owner shall supply lighting in the hoistway (backed by the emergency power system) for Fire Service Access Elevators (FSAE) for A17.1 code year 2019 when provided per ASME A17.1 Rule 2.27.10.1 as detailed in 10.A below, or for any elevator subject to A17.1 code year 2022 or later, as detailed in 10.B below. The elevator system shall provide a 24VDC elevator controller relay(s) in the machine room to building system to control lighting in the hoistway in either case.
- A.** For A17.1 code year 2019, when fire-fighter's emergency operation is active, the entire height of the hoistway shall be illuminated at not less than 1 foot candle (11 lux) as measured from the top of car of each fire service access elevator.
 - B.** For A17.1 code year 2022 or later, when fire-fighter's emergency operation, or inspection operation, or hoistway access enable is active, the entire height of the hoistway shall be illuminated at not less than 5 foot candles (50 lux) as measured from the top of car of each fire service access elevator.



Schindler

Price & Payment Terms

1. Our price for the work proposed is as noted below including appropriate tax and. This price is firm for 90 days, and thereafter subject to change without notice.

Total Price including applicable taxes: \$139,053

You agree to the following payment schedule for the lump sum option:

- Initial Invoice: 50% of the price quoted above upon execution of this Contract;
- Progress Invoice: 95% of the remaining balance to be paid in one installment upon fabrication of material;
- Final Invoice: Final payment within 30 days of completion of the work.

All invoices, including final invoice are payable within 30 days of application.

Any late or overdue payments will bear interest at the rate of 1 ½% per month. Attorneys' fees and other costs of collection will be included in the event that we must pursue legal action for payment or in the event that you are otherwise in breach of this contract.

We will not release to manufacture until the above initial invoice is paid. We will not schedule on-site work until the above progress invoice is paid. We will not turn over equipment prior to receipt of 95% of the price for the work inclusive of change notices.

2. Schindler understands the costs for capital improvement can put a strain on a property's budget. Schindler has partnered with leading Finance organizations in an effort to help our clients sort through the best options to fund these capital improvements. We have simplified the process so all private financial information as well as future payments are handled between the Finance organization's representative and our client. Schindler facilitates the transaction and only requires a new 5-year maintenance contract as part of the agreement. Financing option is subject to credit check and approval.

Often times there are other building components which require upgrade due to the upgrade of the elevator system. These costs can be rolled into the total finance package with the lender.

If for some reason our contract is cancelled prior to the 60-month term all remaining balances become due immediately.
*Monthly finance payment is an approximation and will be finalized following the credit check and contract.

Your sales representative, Ross Hanna, will be happy to facilitate the process moving forward if you are interested in our financing option. The finance credit approval form can be found attached to this document.



Schindler

Terms & Conditions

1. The price quoted in Article 1 above is based upon all the work being performed during our regular working hours of regular working days. If overtime is required, the additional price usually charged by us shall be added to the contract price. Your advance approval in writing is required before we will schedule or perform any overtime work.
2. The equipment furnished hereunder remains personal property and we retain title thereto until final payment is made, with the right to retake possession of the same at the cost of the Purchaser if default is made in any of the payments, irrespective of the manner of attachment to the realty, the acceptance of notes, or the sale, mortgage or lease of the premises.
3. The completion of the work as covered by this Agreement or acceptance thereof shall constitute a waiver by you of all claims for loss or damage due to delay. It is also understood and agreed that we shall not be liable for the condition, design, application or compliance with acceptable codes of any equipment not furnished under this Agreement or for the omission of any work or equipment not covered by this Agreement. We reserve the right to remove and retain all equipment that has been replaced or new materials not used in construction.
Schindler reserves the right to furnish its most modern of equipment and no statements contained in this contract are to make it obligatory for us to furnish equipment, the design of which has been discontinued or supplanted by new standards or codes.
5. All previous communication between us, whether written or verbal, with reference to the subject matter of this Agreement, is hereby abrogated, and this contract when duly accepted and approved constitutes the agreement between us, and no modification of this agreement shall be binding upon the Purchaser or Schindler, or either of us, unless such modification shall be in writing, duly accepted by the Purchaser and approved by Schindler. The contract date shall be the date of approval by Schindler.
6. The Purchaser is to provide suitable connections from the power mains to the controller, together with any cutouts, line switches, phase reversal or lightning arresters, and any other such components as that may be necessary to meet purchaser and/ or local code requirements.
7. Any changes in the building required to meet any local or state building or electrical codes are to be made by the Purchaser. Any cutting or patching necessary for the installation of equipment furnished under this contract shall be done by the Purchaser. Schindler shall not under any circumstances be liable for any redecorating that may be necessary upon the completion of its work. No work or service other than that specifically mentioned herein is included or intended. Such work by others must be coordinated by Purchase with Schindler in order to avoid delays to Schindler's work.
- 8A. It is expressly understood, in consideration of the performance of the service enumerated herein at the price stated, that nothing in this agreement shall be construed to mean that Schindler assumes any liability on account of injury or damage to persons or property, except to the extent directly and solely due to the negligent acts or omissions of Schindler or its employees; and that the Purchaser's responsibility for injury or damage to persons or property while riding on or being in or about the equipment referred to is in no way affected by this Agreement.
- Schindler shall not be responsible or liable for any loss, damage, detention or delay caused by labor trouble, strikes, lockouts, fire, explosion, theft, lightning, windstorm, earthquake, floods, storms, epidemics, pandemics, riot, civil commotion, malicious mischief, embargoes, shortages or materials or workmen, unavailability of material from usual sources, Government priorities or requests or demands of the National Defense Program, civil or military authority, war, insurrection, failure to act on the part of the Purchaser's or Schindler's suppliers, orders or instructions of any federal, state or municipal government or any department or agency thereof, Act of God, or by any cause whatsoever beyond its reasonable control. Dates for the performance or completion of work shall be extended to the extent of such delays.
- 8B. Purchaser agrees to defend, indemnify and hold Schindler harmless from and against any claims, lawsuits, demands, judgments, damages, costs and expenses arising out of this Agreement except to the extent caused by or resulting from the established sole and direct fault of Schindler.
- 8C. We will not be liable for damages of any kind, whether in contract or in tort, or otherwise, in excess of the price of this Agreement. We will not be liable in any event for special, indirect, liquidated or consequential damages, which include but are not limited to loss of rents, revenues, profit, good will, or use of equipment or property, or business interruption.
9. Schindler guarantees that the equipment furnished hereunder will comply with the foregoing specifications and if promptly notified in writing will, at our expense, correct any defects in such equipment occurring within one year from the date of completion or acceptance whichever occurs first, which are not due to ordinary wear and tear or improper use, care or maintenance. The correction of such defects constitutes the limit of our responsibility. THERE ARE NO OTHER WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, OTHER THAN OF TITLE. The equipment installed under this agreement requires maintenance service, such as periodic examinations, lubrication and adjustment by competent elevator mechanics. Our guarantee is not intended to supplant this normal servicing of the equipment and it is not to be construed that we will provide free maintenance service of this type, except as may be provided under other provisions of the contract, or that we will correct, without charge, breakage, maladjustment or other troubles occurring as a result of improper or inadequate maintenance.
10. We will defend any suit or proceeding brought against you so far as based on a claim that any equipment, or any part thereof, furnished under this contract constitutes an infringement of any patent of the United States, provided that such equipment or part is not supplied according to your design, and it is used as sold by us, if notified promptly in writing and given authority, information and assistance (at our expense) for the defense of same, and we shall pay all damages and costs awarded therein against you. In case said equipment or any part thereof is in such suit held to constitute infringement and the use of said equipment or part is enjoined, we shall at our own expense either: procure for you the right to continue using said equipment or part; or replace same with non-infringing equipment; or modify it so it becomes non-infringing; or remove said equipment and refund the purchase price and the transportation and installation costs thereof. The foregoing states our entire liability for patent infringement by said equipment or any part thereof.



Terms & Conditions (cont'd)

11. Purchaser will have the hoistways and machine room in safe and proper condition and the proper electrical current available as indicated on our attached schedule. Purchaser will also provide adequate access for delivery and a dry protected place for storage of equipment. Storage requirement of a minimum of 150 sq ft will be required for this project. If storage constraints force double handling of equipment, we will be compensated by you for all additional costs for labor and materials to overcome such obstacles at our standard billing rate. If the locations where the work is to be performed are not ready or are unsafe, we reserve the right not to begin or to discontinue the work. If adequate storage is not available, we will be compensated for all storage costs, as well as costs for demobilization and remobilization if necessary. If completion of our work is delayed beyond our control and the following date: _____, our price will be increased in proportion to any additional costs to complete, including but not limited to labor rate increases, component material price increases, storage costs, demobilization and remobilization expenses and the like.
12. Should latent or concealed conditions be encountered in the performance of the work below the surface of the ground or should concealed or unknown conditions in an existing structure be at variance with the conditions indicated by the Contract Documents, or should unknown physical conditions below the surface of the ground or should concealed or unknown conditions in an existing structure of an unusual nature differing materially from those ordinarily encountered and generally recognized as inherent in the work of the character provided for in this contract be encountered, the contract price and time shall be equitably adjusted by change order upon claim by either party made within 20 days and after the first observance of the conditions.
13. Any proprietary material, information, data or devices contained in the equipment or work provided hereunder, or any component or feature thereof, remains our property. This includes, but is not limited to, any tools, devices, manuals, software (which is subject to a limited license for use in this building/premises/equipment only), modems, source/access/object codes, passwords and the Schindler Remote Monitoring feature ("SRM") (if applicable) which will deactivate and remove if the Agreement is terminated.
14. Our bid is based on reusing existing components as is in regard to seismic conditions except as herein noted. Any required changes to existing components resulting from seismic requirements will need to be bid separately.
15. You agree to pay, as an addition to the price stated herein, the amount of any federal excise tax, state and local sales, use or transaction tax, or increase of any tax, or similar charges based upon the sale, use, ownership or possession of materials and/or equipment imposed by any law enacted after the date of this proposal, or imposed upon you by any existing law. In the event of legislative change to the applicable tax rates, including but not limited sales tax, use tax, excise tax, privilege tax, transaction tax and similar charges, Supplier reserves the right to adjust the contract price accordingly.
- In the event the customer claims an exemption from sales and/or use tax the customer shall provide a valid executed exemption certificate
- In the event you claim an exemption which Supplier accepts in good faith and it is later determined by a taxing authority that such exemption does not apply, Schindler reserves the right to adjust the contract price to reflect the change.
- Customer shall pay any penalty, interest, additional tax, or other charge that may be levied or assessed as a result of the delay or failure, caused by the Customer, to pay any tax or file any return or information required by law, rule or regulation or by this Agreement to be paid or filed by Supplier.
- If either Party is audited by a taxing authority or other governmental entity in connection with taxes under this Taxes Section, the other Party shall reasonably cooperate with the Party being audited in order to respond to any audit inquiries in an appropriate and timely manner, so that the audit and any resulting controversy may be resolved expeditiously.
- In the event of governmental changes to applicable tariffs, Schindler reserves the rights to adjust the contract price accordingly to account for all additional cost impacts.
16. We are not responsible for the removal of any hazardous materials. We will take possession, remove, and dispose any elevator equipment not being reused.
17. Schindler reserves the right to make technical modifications - in conformity with technological progress and/or safety regulations - to the products and/or to replace the components with components of equal or superior quality at any time until delivery and without further notice.
18. In the event of any change to the applicable code, after the date of this proposal that may affect this installation, you agree to pay Schindler any additional costs and provide the necessary extension of time to comply with the code change.



Schindler

Schindler Elevator Corporation

By: Rawson Hanna
Signature

Accepted: _____
Full Legal Name of Purchaser

By: _____
Signature Title

Date: _____

Principal or Owner _____

Agent for Principal or Owner _____
(Name of Principal or Owner)

Approved: Schindler Elevator Corporation

By: _____
(Signature)

Date: _____



Schindler



Ionia Armory Community Center Modernization Proposal

We Elevate



Schindler Elevator Corporation

May 5, 2026
CHRIS HYZER
IONIA, MI 48846-1553

**RE: Elevator Modernization Proposal
IONIA ARMORY COMMUNITY CENTER
439 W MAIN ST
IONIA MI 48846-1553
Quotation 0400748762**

Dear Chris,

Schindler Elevator Corporation is very grateful for the opportunity to provide you with our proposal to modernize the elevator system at the Ionia Armory Community Center. Schindler is an industry leader in vertical transportation systems with 140 years of experience and over 60,000 employees globally. As our customer, you can be certain the new elevator system will incorporate state of the art technology with the support and expertise to ensure reliable and safe operation for the life of your elevator equipment.

Schindler is proud to be the worldwide leader in escalators and the second largest installer of elevators globally. We move over one billion people per day on Schindler elevators and escalators. We are proposing Schindler's Elevator system for your property. This system's benefits are detailed in the following proposal.

Safety is the top priority for Schindler in everything we do. You can be assured Schindler provides products that meet the most stringent safety requirements in the industry. Our employee and public safety programs are of utmost importance and are non-negotiable items for each and every Schindler employee.

Our sustainability over the past 140 years is a result of our commitment to customer service, innovation and service excellence. Schindler Ahead, our predictive analytics platform, which is now available with each Schindler controller, is our continued commitment to leadership in innovation and customer service.

We thank you, again, for this opportunity and we look forward to discussing our proposal with you at your earliest convenience. You can reach me on my phone at 419-279-9766.

Best regards,

Rawson Hanna

Rawson Hanna

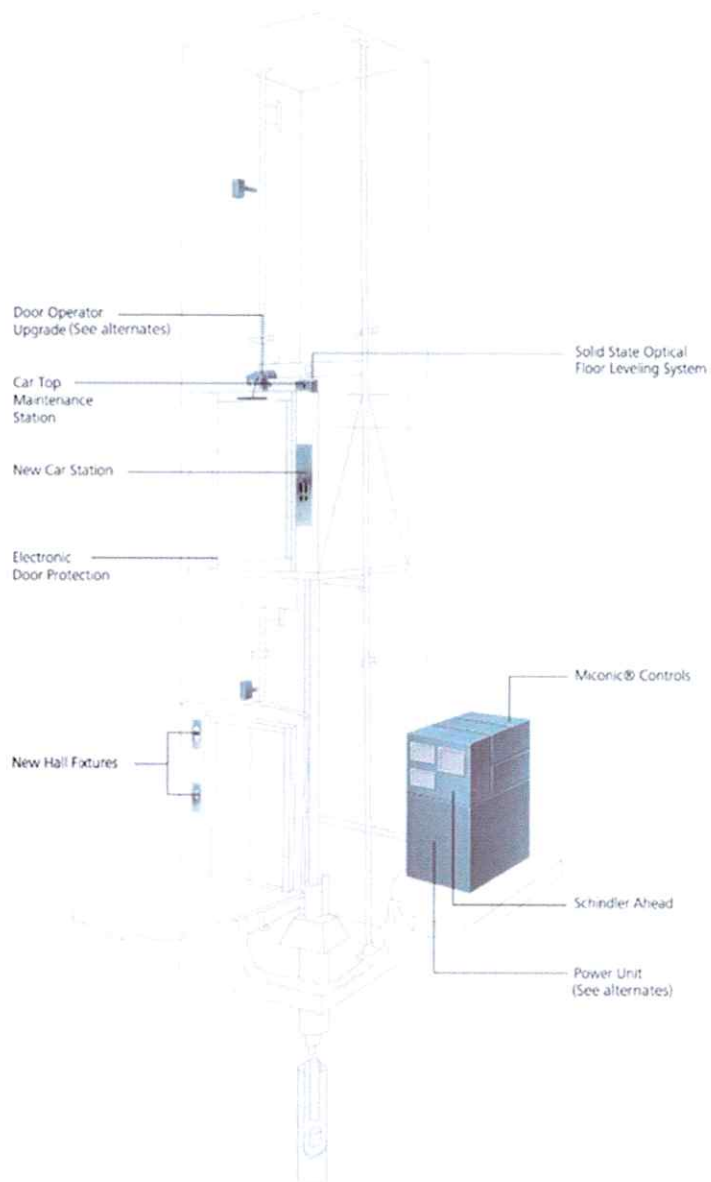
Schindler Elevator Corporation

135 E Bennett St
Suite 1
Saline, MI 48176



Schindler

What does this all mean?



Hydro Package will provide:

Enhanced performance and reliability

Ensures a higher level of passenger satisfaction with a smoother riding experience.

Greater sustainability and efficiency

Delivers cutting-edge technologies to significantly reduce energy consumption and costs.

Improved safety and code compliance

Employs the latest equipment designs with advanced safety features.



Schindler

Safety & Reliability

Leveling accuracy within 1/8 inch of floor landing.

Speed and unintended movement detection inhibiting the elevator motion when out of code allowable limits.

Closed loop door controls ensuring safe and smooth door operation within code limits.

Control & Drive

Market leader hydraulic package in North America for over 15 years. Parts support and technical expertise can be assured for many years into the future.

Soft Start Kit reduces power surge and power consumption. Hush Kit reduces sound level from power unit.

Fixtures

Durable vandal resistant, aesthetically pleasing fixtures with LCD displays.

Door Operation

Minimal moving parts mean higher reliability and less maintenance.

No lubrication means less problems due to dust and lint accumulation.

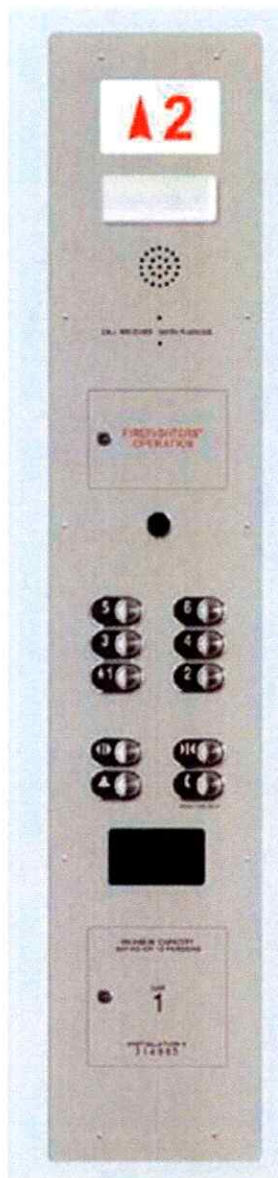
Less moving parts and closed loop feedback equal smoother and quieter performance.

Robust motor design means our system will perform to standards under all door conditions.

Schindler Ahead

All units equipped with Schindler Ahead advanced diagnostics. Diagnoses problems quicker with predictive maintenance platform. Action Board mobile reporting for the customer.

Digital Alarm available to replace more expensive 24-hour emergency monitoring services.



Safety Program Our First Priority

With U.S. headquarters in Morristown, New Jersey, and Canadian headquarters in Toronto, Ontario, Schindler Elevator Corporation is the North American operating entity of the Switzerland-based Schindler Group.

Schindler is one of the leading global manufacturers of elevators, escalators and moving walks. Schindler employs over 5,000 people in more than 250 locations in North America.

Founded in 1874 in Lucerne, Switzerland, by precision engineer Robert Schindler, it is a closely held company and is listed on the Swiss stock exchange.

Schindler manufactures, installs, maintains and modernizes mobility solutions for almost every type of building requirement worldwide. The company specializes in latest-technology engineering, as well as mechanical and micro-technology products designed and rigorously tested for comfort, efficiency and reliability.

Schindler products can be found in many well-known buildings throughout North America, including office buildings, airports, shopping centers/retail establishments and specialty buildings.

1 Billion



People moved every day



1874

Founded

100+
Countries
1'000+
Branch Offices

>59'000

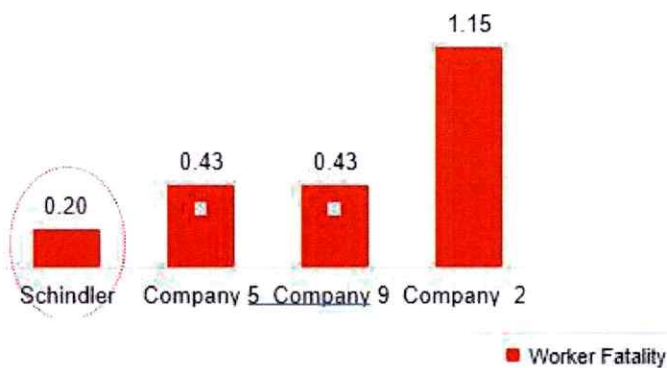


Schindler People



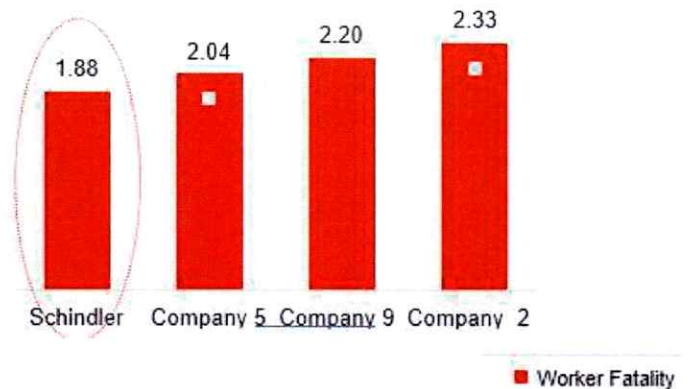
NEII Safety Statistics Lost Time Incidence Rate

Lost Time Rate



NEII Safety Statistics Total Recordable Rate

OSHA Rate





Schindler

Project Scope - Ionia Armory Community Center

Unit Number	01	Capacity	2000
Type	PIXEL	Speed	100
Jack Type	Holeless	# of stops	3
		# of openings	Front: 3

Description of Work	Type	Option
Machine Room		
Control and Power Unit (Control, Power Unit, Valve, Pump, Pump Motor, Muffler, HFI, CFI, Hush Kit)	Pixel Controller + Power Unit	CUSTOM
Controller		NEW
Power Unit		NA
Power Unit Coil		NA
Schindler Ahead		NA
		NEW
Governor		
Governor		NA
Governor - Ropes		NA
Building Emergency Power Interface		NA
Battery Lowering		NEW
Code Blue		NA
Oil Cooling Unit		NA
Oil Feed Line		REUSE
Tank Heater		NA
Rupture Valve		REUSE
Machine Room Wiring		NEW
Door Operator		
Door Operator - Package: Front	GAL MOVFR II - 1SSO	NEW
Door Operator : Rear		NA
Clutch: Front		Included
Clutch: Rear		NA
Door Restrictors		NA
Door Gibs		NEW
Door Fire Tabs		NEW
Electronic Door Detector: Front		REUSE
Electronic Door Detector: Rear		NA
Hoistway Door Equipment		
Door Tracks		NA
Door Hangers		NEW
Pickup Assemblies	GAL - 1SSO / 2SSO	NEW
Spirators		NA
Sill Closers		REUSE
Door Interlocks	GAL - 1SSO / 2SSO	NEW



Schindler

Car and Hall Fixtures

Code Compliant Main COP		NEW
Code Compliant Aux COP		NA
Car PI	Other - In COP	NEW
Car Lantern	Other	NEW
Hall Lantern		NA
Hall Position Indicator		NA
Access Switch	Other - Top & Bottom	NEW
Hall Pushbutton Station	Other - Surface	NEW
Fixture Finish	#4 STAINLESS STEEL	

Car and Hoistway

Hoistway Wiring	Traveling Cable + Hoistway Wiring	NEW
Car Top Inspection Station and Work Light	Other - POH	NEW
Car Top Railing	Front Opening	NEW
Cab Fan		NEW
Car Door: Front	1SSO - #4SS	NEW
Car Door: Rear		NA
Governor Tension Sheave		NA
Car Roller Guides		REUSE
Car Safeties		NA
Spring Buffers		REUSE
Car Rails		REUSE
Hoist Ropes and Shackles		NA
Car Top Sheave		NA
Cab Interior		REUSE
Cab Allowance	NA	NA
Jack Assembly		REUSE
Packing		REUSE

All other systems and components not noted above will be reused and integrated into the new elevator system.



Work by Others

The owner will provide the following requirements based on ANSI A17.1 Code, the governing code, except when applicable codes conflict with ANSI A17.1 Code. Rules referenced are ANSI A17.1 Rules.

Hoistway

1. Provide 75-degree bevel guards on all projections, recesses or setbacks over two inches, except for the loading or unloading side. Rule 100.6.
2. Provide pit light and GFI outlet. Light switch to be located adjacent to each pit entrance.
3. Provide a legal hoistway inclusive of ventilation and shaftway bevel guards, as required.
4. Cutting and patching walls and floors.
5. Provide a pit access ladder for each elevator, where required.
6. Provide a lockable, self-closing, fire-rated pit door, where required.
7. Hoistway venting or pressurization to prevent accumulation of smoke and gas, as required by Local Building Code.

Machine Room

1. Enclose/relocate all non-elevator oriented conduit, ducts and drains from elevator machine room, where required in the machine hoistway and/or pit. Enclosures, when used, need to be two-hour rated.
2. Provide means to regulate control room temperature and humidity between 55° F and 90° F with relative humidity no more than 85% non-condensing. Peak equipment heat release is a minimum of 6,000 BTU/Hour/Unit (maximum = 9,000 BTU/Hour/Unit) for a Hydraulic unit.
3. Provide machine room smoke/heat detector as required by regulation. In the event sprinklers are anticipated within the machine room area, means to remove primary power prior to the application of water must be provided as required by code.
4. Provide new electric wiring from the present disconnect switches to the terminals of the new elevator controllers in the new locations, inclusive of a normal/standby 120 VAC, 15 AMP supply at each controller.
5. Provide connection at the first elevator controller for fire recall operation, where auto-recall is needed to respond to a life safety/fire alarm system.
6. Provide proper lighting in the elevator machine rooms within the vicinity of every controller and mainline disconnect per code requirements.
7. Provide a fused disconnect switch or circuit breaker and a light switch adjacent to the lock jamb-side of the machine room door for each elevator location, per the National Electric Code. Rule 210.5 and NFPA No. 70 Rule 620-51. Provide auxiliary disconnects, as required, based on the elevator contractor's drawings.
8. Provide copper wire feeder and branch wiring circuits to the controller, including a main line switch and convenience outlets.
9. Provide a telephone outlet near an elevator controller in each machine room.
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13. A separate 20 amp circuit will be provided if tank heater is provided with the elevator.
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Work by Others (cont'd)

General Requirements

1. Provide sufficient space for storage of materials on site throughout the duration of the modernization.
2. Provide clear floor space to be used as a work area.
3. If not presently outfitted, each elevator lobby should be equipped with smoke detectors, which can be used to initiate automatic fire recall. Actuation from water flow sensing or the general building alarm may require special approval.
4. Paint new or modified hoistway equipment to match building aesthetics, as required.
5. Provide building signage and floor designations related to other building systems, as required.
6. Provide building corridor lighting sufficient for illumination of elevator landing sills, as required by code.

Electrical Requirements

1. The permissible voltage drop for elevator feeders shall not exceed 3% between the service delivered to the building and our supply terminal.
2. All three legs of the three-phase feeder must be hot with respect to ground and balanced to each other with no more than a 5% variation between individual legs.
3. The maximum permissible voltage variation measured in the machine room under all operating conditions shall not exceed plus or minus 10% of the nominal building supply power source voltage.
4. A 20-amp, single phase, 110VAC, dedicated circuit with a duplex receptacle for the oil heater unit.
5. For ascending car protection, a separate 15 Amp 120VAC branch circuit to each elevator controller for the Rope Gripper, Bode Break or Sheave Jammer. This circuit must operate on the emergency power supply.
6. FOR EMERGENCY POWER OPERATION OF ELEVATOR(S): (when required)
 - A. Provide an emergency generator that has the same voltage characteristics as the normal power supply. It should also have the capacity to deliver sufficient power to the main line disconnect switches in the elevator machine room for operating the specified number of elevators used during an emergency at full speed and full load.
 - B. Provide an automatic transfer switch, or switches, for transferring power from normal to emergency power and back again.
7. EMERGENCY POWER OPERATION SIGNAL - The following separate indicating signals will be required from the automatic transfer switch to the machine room communication unit for each group of elevators.
 - A. One dry contact to close on emergency power and open on normal power. Provide two #12 AWG wires.
 - B. Provide one normally open dry contact (pre-transfer) to close 30 to 60 seconds prior to transfer to emergency power or back to normal power. This contact should reopen immediately after actual transfer of power. This is to prevent transfer of power while an elevator is moving, which can occur during the return to normal power or on an operating test. Provide two #12 AWG wires.

Note: When operating elevators on emergency power, a means of absorbing the regenerative energy may be necessary and shall be provide by others.

It is required that the car light, the fan circuits, ascending car protection circuit and the intercom circuit (if supplied), be set to operate from the emergency power supply in accordance with the building code.



Schindler

Work by Others (cont'd)

8. The SCCR rating of elevator equipment is 5000 Amps, contractor to ensure that the available fault current of the building supply at the service switch does not exceed this value (Per NEC 110.10). Contractor to include a label (please see figure 2- Available Fault Current Label Example) that identifies the Max Available Fault Current onto Disconnect.
- A.** See Note 1 of Figure 2, Available Fault Current Labelling Diagram. In addition, we require a hard copy of the manufacturers Fuse Chart and rating verifying the available fault current meets requirements.
- B.** Per NEC 110.24, the service switch should be legibly marked with Apparent RMS Symmetrical fault current supplying the Elevator Equipment. ****See note 3 of AVAILABLE FAULT CURRENT RATING LABELLING DIAGRAM.**

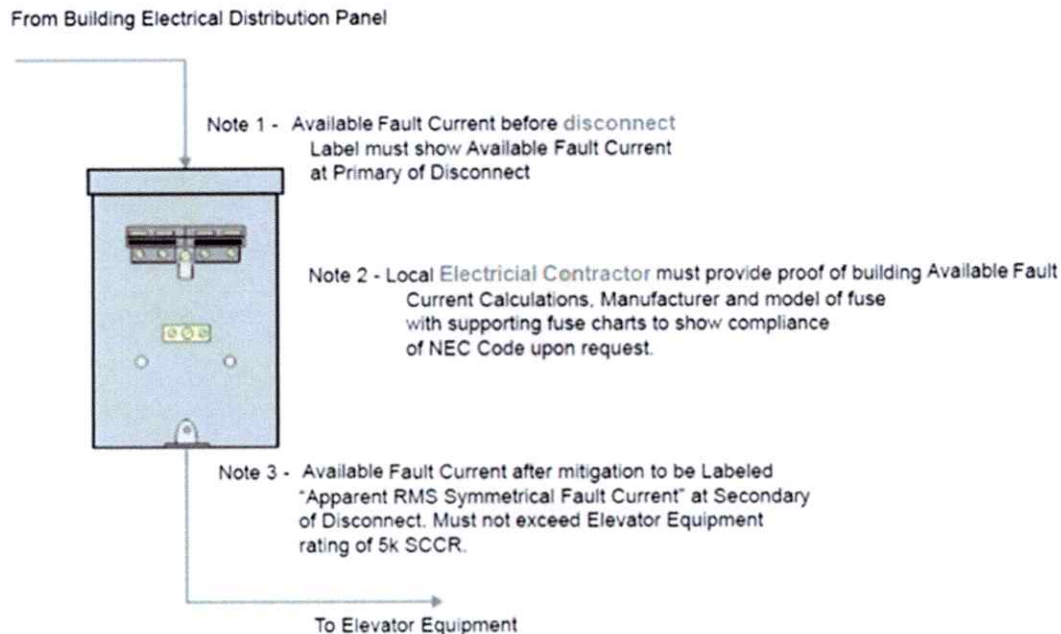


FIGURE 1: AVAILABLE FAULT CURRENT RATING LABELLING DIAGRAM

10. The electrical contractor or building owner shall supply lighting in the hoistway (backed by the emergency power system) for Fire Service Access Elevators (FSAE) for A17.1 code year 2019 when provided per ASME A17.1 Rule 2.27.10.1 as detailed in 10.A below, or for any elevator subject to A17.1 code year 2022 or later, as detailed in 10.B below. The elevator system shall provide a 24VDC elevator controller relay(s) in the machine room to building system to control lighting in the hoistway in either case.
- A. For A17.1 code year 2019, when fire-fighter's emergency operation is active, the entire height of the hoistway shall be illuminated at not less than 1 foot candle (11 lux) as measured from the top of car of each fire service access elevator.
 - B. For A17.1 code year 2022 or later, when fire-fighter's emergency operation, or inspection operation, or hoistway access enable is active, the entire height of the hoistway shall be illuminated at not less than 5 foot candles (50 lux) as measured from the top of car of each fire service access elevator.



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Price & Payment Terms

1. Our price for the work proposed is as noted below including appropriate tax and. This price is firm for 90 days, and thereafter subject to change without notice.

Total Price including applicable taxes: \$139,713

You agree to the following payment schedule for the lump sum option:

- Initial Invoice: 50% of the price quoted above upon execution of this Contract;
- Progress Invoice: 95% of the remaining balance to be paid in one installment upon fabrication of material;
- Final Invoice: Final payment within 30 days of completion of the work.

All invoices, including final invoice are payable within 30 days of application.

Any late or overdue payments will bear interest at the rate of 1 ½% per month. Attorneys' fees and other costs of collection will be included in the event that we must pursue legal action for payment or in the event that you are otherwise in breach of this contract.

We will not release to manufacture until the above initial invoice is paid. We will not schedule on-site work until the above progress invoice is paid. We will not turn over equipment prior to receipt of 95% of the price for the work inclusive of change notices.

2. Schindler understands the costs for capital improvement can put a strain on a property's budget. Schindler has partnered with leading Finance organizations in an effort to help our clients sort through the best options to fund these capital improvements. We have simplified the process so all private financial information as well as future payments are handled between the Finance organization's representative and our client. Schindler facilitates the transaction and only requires a new 5-year maintenance contract as part of the agreement. Financing option is subject to credit check and approval.

Often times there are other building components which require upgrade due to the upgrade of the elevator system. These costs can be rolled into the total finance package with the lender.

If for some reason our contract is cancelled prior to the 60-month term all remaining balances become due immediately.
*Monthly finance payment is an approximation and will be finalized following the credit check and contract.

Your sales representative, Ross Hanna, will be happy to facilitate the process moving forward if you are interested in our financing option. The finance credit approval form can be found attached to this document.



Schindler

Terms & Conditions

1. The price quoted in Article 1 above is based upon all the work being performed during our regular working hours of regular working days. If overtime is required, the additional price usually charged by us shall be added to the contract price. Your advance approval in writing is required before we will schedule or perform any overtime work.
2. The equipment furnished hereunder remains personal property and we retain title thereto until final payment is made, with the right to retake possession of the same at the cost of the Purchaser if default is made in any of the payments, irrespective of the manner of attachment to the realty, the acceptance of notes, or the sale, mortgage or lease of the premises.
3. The completion of the work as covered by this Agreement or acceptance thereof shall constitute a waiver by you of all claims for loss or damage due to delay. It is also understood and agreed that we shall not be liable for the condition, design, application or compliance with acceptable codes of any equipment not furnished under this Agreement or for the omission of any work or equipment not covered by this Agreement. We reserve the right to remove and retain all equipment that has been replaced or new materials not used in construction.
4. Schindler reserves the right to furnish its most modern of equipment and no statements contained in this contract are to make it obligatory for us to furnish equipment, the design of which has been discontinued or supplanted by new standards or codes.
5. All previous communication between us, whether written or verbal, with reference to the subject matter of this Agreement, is hereby abrogated, and this contract when duly accepted and approved constitutes the agreement between us, and no modification of this agreement shall be binding upon the Purchaser or Schindler, or either of us, unless such modification shall be in writing, duly accepted by the Purchaser and approved by Schindler. The contract date shall be the date of approval by Schindler.
6. The Purchaser is to provide suitable connections from the power mains to the controller, together with any cutouts, line switches, phase reversal or lightning arresters, and any other such components as that may be necessary to meet purchaser and/ or local code requirements.
7. Any changes in the building required to meet any local or state building or electrical codes are to be made by the Purchaser. Any cutting or patching necessary for the installation of equipment furnished under this contract shall be done by the Purchaser. Schindler shall not under any circumstances be liable for any redecorating that may be necessary upon the completion of its work. No work or service other than that specifically mentioned herein is included or intended. Such work by others must be coordinated by Purchase with Schindler in order to avoid delays to Schindler's work.
- 8A. It is expressly understood, in consideration of the performance of the service enumerated herein at the price stated, that nothing in this agreement shall be construed to mean that Schindler assumes any liability on account of injury or damage to persons or property, except to the extent directly and solely due to the negligent acts or omissions of Schindler or its employees; and that the Purchaser's responsibility for injury or damage to persons or property while riding on or being in or about the equipment referred to is in no way affected by this Agreement.
- Schindler shall not be responsible or liable for any loss, damage, detention or delay caused by labor trouble, strikes, lockouts, fire, explosion, theft, lightning, windstorm, earthquake, floods, storms, epidemics, pandemics, riot, civil commotion, malicious mischief, embargoes, shortages or materials or workmen, unavailability of material from usual sources, Government priorities or requests or demands of the National Defense Program, civil or military authority, war, insurrection, failure to act on the part of the Purchaser's or Schindler's suppliers, orders or instructions of any federal, state or municipal government or any department or agency thereof, Act of God, or by any cause whatsoever beyond its reasonable control. Dates for the performance or completion of work shall be extended to the extent of such delays.
- 8B. Purchaser agrees to defend, indemnify and hold Schindler harmless from and against any claims, lawsuits, demands, judgments, damages, costs and expenses arising out of this Agreement except to the extent caused by or resulting from the established sole and direct fault of Schindler.
- 8C. We will not be liable for damages of any kind, whether in contract or in tort, or otherwise, in excess of the price of this Agreement. We will not be liable in any event for special, indirect, liquidated or consequential damages, which include but are not limited to loss of rents, revenues, profit, good will, or use of equipment or property, or business interruption.
9. Schindler guarantees that the equipment furnished hereunder will comply with the foregoing specifications and if promptly notified in writing will, at our expense, correct any defects in such equipment occurring within one year from the date of completion or acceptance whichever occurs first, which are not due to ordinary wear and tear or improper use, care or maintenance. The correction of such defects constitutes the limit of our responsibility. THERE ARE NO OTHER WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, OTHER THAN OF TITLE. The equipment installed under this agreement requires maintenance service, such as periodic examinations, lubrication and adjustment by competent elevator mechanics. Our guarantee is not intended to supplant this normal servicing of the equipment and it is not to be construed that we will provide free maintenance service of this type, except as may be provided under other provisions of the contract, or that we will correct, without charge, breakage, maladjustment or other troubles occurring as a result of improper or inadequate maintenance.
10. We will defend any suit or proceeding brought against you so far as based on a claim that any equipment, or any part thereof, furnished under this contract constitutes an infringement of any patent of the United States, provided that such equipment or part is not supplied according to your design, and it is used as sold by us, if notified promptly in writing and given authority, information and assistance (at our expense) for the defense of same, and we shall pay all damages and costs awarded therein against you. In case said equipment or any part thereof is in such suit held to constitute infringement and the use of said equipment or part is enjoined, we shall at our own expense either: procure for you the right to continue using said equipment or part; or replace same with non-infringing equipment; or modify it so it becomes non-infringing; or remove said equipment and refund the purchase price and the transportation and installation costs thereof. The foregoing states our entire liability for patent infringement by said equipment or any part thereof.



Terms & Conditions (cont'd)

11. Purchaser will have the hoistways and machine room in safe and proper condition and the proper electrical current available as indicated on our attached schedule. Purchaser will also provide adequate access for delivery and a dry protected place for storage of equipment. Storage requirement of a minimum of 150 sq ft will be required for this project. If storage constraints force double handling of equipment, we will be compensated by you for all additional costs for labor and materials to overcome such obstacles at our standard billing rate. If the locations where the work is to be performed are not ready or are unsafe, we reserve the right not to begin or to discontinue the work. If adequate storage is not available, we will be compensated for all storage costs, as well as costs for demobilization and remobilization if necessary. If completion of our work is delayed beyond our control and the following date: _____, our price will be increased in proportion to any additional costs to complete, including but not limited to labor rate increases, component material price increases, storage costs, demobilization and remobilization expenses and the like.
12. Should latent or concealed conditions be encountered in the performance of the work below the surface of the ground or should concealed or unknown conditions in an existing structure be at variance with the conditions indicated by the Contract Documents, or should unknown physical conditions below the surface of the ground or should concealed or unknown conditions in an existing structure of an unusual nature differing materially from those ordinarily encountered and generally recognized as inherent in the work of the character provided for in this contract be encountered, the contract price and time shall be equitably adjusted by change order upon claim by either party made within 20 days and after the first observance of the conditions.
13. Any proprietary material, information, data or devices contained in the equipment or work provided hereunder, or any component or feature thereof, remains our property. This includes, but is not limited to, any tools, devices, manuals, software (which is subject to a limited license for use in this building/premises/equipment only), modems, source/access/object codes, passwords and the Schindler Remote Monitoring feature ("SRM") (if applicable) which will deactivate and remove if the Agreement is terminated.
14. Our bid is based on reusing existing components as is in regard to seismic conditions except as herein noted. Any required changes to existing components resulting from seismic requirements will need to be bid separately.
15. You agree to pay, as an addition to the price stated herein, the amount of any federal excise tax, state and local sales, use or transaction tax, or increase of any tax, or similar charges based upon the sale, use, ownership or possession of materials and/ or equipment imposed by any law enacted after the date of this proposal, or imposed upon you by any existing law. In the event of legislative change to the applicable tax rates, including but not limited sales tax, use tax, excise tax, privilege tax, transaction tax and similar charges, Supplier reserves the right to adjust the contract price accordingly.
- In the event the customer claims an exemption from sales and/ or use tax the customer shall provide a valid executed exemption certificate
- In the event you claim an exemption which Supplier accepts in good faith and it is later determined by a taxing authority that such exemption does not apply, Schindler reserves the right to adjust the contract price to reflect the change.
- Customer shall pay any penalty, interest, additional tax, or other charge that may be levied or assessed as a result of the delay or failure, caused by the Customer, to pay any tax or file any return or information required by law, rule or regulation or by this Agreement to be paid or filed by Supplier.
- If either Party is audited by a taxing authority or other governmental entity in connection with taxes under this Taxes Section, the other Party shall reasonably cooperate with the Party being audited in order to respond to any audit inquiries in an appropriate and timely manner, so that the audit and any resulting controversy may be resolved expeditiously.
- In the event of governmental changes to applicable tariffs, Schindler reserves the rights to adjust the contract price accordingly to account for all additional cost impacts.
16. We are not responsible for the removal of any hazardous materials. We will take possession, remove, and dispose any elevator equipment not being reused.
17. Schindler reserves the right to make technical modifications - in conformity with technological progress and/or safety regulations - to the products and/or to replace the components with components of equal or superior quality at any time until delivery and without further notice.
18. In the event of any change to the applicable code, after the date of this proposal that may affect this installation, you agree to pay Schindler any additional costs and provide the necessary extension of time to comply with the code change.



Schindler

Schindler Elevator Corporation

By: _____ *Rawson Hanna* _____
Signature

Accepted: _____
Full Legal Name of Purchaser

By: _____
Signature Title

Date: _____

Principal or Owner _____

Agent for Principal or Owner _____
(Name of Principal or Owner)

Approved: Schindler Elevator Corporation

By: _____
(Signature)

Date: _____



CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.7

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: July 1, 2026

RE: Assessing Services Agreement

Background:

Randy Jewell, a Michigan Advanced Assessing Officer (MAAO) Level III assessor, has served as the City of Ionia's assessor since 2009. Mr. Jewell has always performed assessing services as an independent contractor, rather than an employee of the City. Recently, it was noted that we have been operating on a month-to-month basis for Mr. Jewell's services, after our last agreement expired in 2024. As a result, attached is the proposed, new agreement, which includes a one-year term, followed by an optional, additional one-year term. Mr. Jewell is planning to retire soon and indicates he would like to work for the City for an additional year (through June 30, 2027), but is not likely to continue thereafter.

The new agreement is similar in form to past agreements with Mr. Jewell, except for added liability and indemnity provisions included per the recommendation of the City Attorney. Mr. Jewell's previous rate of compensation was \$42,000 annually (\$3,500 per month), which has remained unchanged since 2018 (nine years). The typical rate for assessing services for cities is \$24 to \$27 per parcel (verified by Ionia County Equalization Director Anthony Meynard). The City of Ionia currently has 2,513 parcels. Mr. Jewell is requesting \$25 per parcel for the new agreement, which calculates to \$62,825 annually or \$5,235 per month.

Requested Action / Motion:

It is requested the Ionia City Council consider making a motion to approve the Assessing Services Agreement with MAAO Level III assessor Randy Jewell as presented, at the rate of \$62,825 annually and for the one-year term of July 1, 2026 through June 30, 2027, with an optional one-year term thereafter. Funds are budgeted for this expense in General Fund account number 101-209.000-801.000.

Motion By:

Seconded By:

Roll Call Vote:	Lee	_____	Winters	_____
	Cook	_____	Patrick	_____
	Millard	_____	Waterman	_____

Starr

— Cowling
Milewski —

—

**CITY ASSESSOR’S SERVICE AGREEMENT
BETWEEN
THE CITY OF IONIA
AND
RANDY JEWELL
July 1, 2026 to June 30, 2027**

SECTION 1. PARTIES

This City Assessor’s Service Agreement entered into this 1st day of July, 2026 between the City of Ionia, 114 North Kidd Street, Ionia, Michigan, a Michigan municipal corporation, hereinafter referred to as the “City” and Randy Jewell, hereinafter referred to as “City Assessor”.

SECTION 2. TERM OF AGREEMENT

This Agreement shall bind the parties once signed and shall be in effect from July 1, 2026 to June 30, 2027, subject to the renewal and termination provisions contained in Section 9 of this Agreement.

SECTION 3. APPOINTMENT AS CITY ASSESSOR

By approval of this agreement, the City Council confirms the Mayor’s appointment of Randy Jewell as City Assessor as outlined in Section 4.03(c) of the City Charter. During the term of this Agreement Mr. Jewell shall perform the services described in this Agreement and maintain the Michigan Advanced Assessing Officer (MAAO) Level III certification.

SECTION 4. SCOPE OF SERVICE

The City hereby contracts for the services of the City Assessor, which include the following:

- a. Performing the duties of City Assessor as prescribed in the City Charter, the City Code of Ordinances and in Resolutions and Policies adopted by the City Council in compliance with all applicable State of Michigan laws and State Tax Commission guidelines and regulations;
- b. Reviewing building permits and updating property records;
- c. Preparing the annual assessment rolls;
- d. Performing final review and approval of personal property statements;
- e. Filing all required State and local forms pertaining to the assessment process;
- f. Attending the Board of Review Organizational meeting, one regularly scheduled meeting in March, and other special meetings of the Board of Review as required;
- g. Maintaining office hours during one day each week, conducted in person, or remotely, as mutually agreed by the City Assessor and City Manager on a monthly scheduling basis. The City Assessor shall be entitled to time off periodically so long as prior approval is granted by the City Manager;
- h. Completing of a re-inspection program with one-fifth of the commercial, industrial and residential properties in the City re-inspected each year;

- i. Defending appeals to the State Tax Commission and/or the Michigan Tax Tribunal with legal counsel provided by the City, as necessary.

SECTION 5. RESPONSIBILITIES OF THE CITY

The City shall be obligated to:

- a. Provide adequate office space and equipment necessary for administration of the assessment function;
- b. Approve legal counsel and pay fees related to the defense of assessments and/or classifications on appeal;
- c. Pay mailing expenses;
- d. Purchase personal property statement supplies and compile necessary information for their presentation to the City Assessor for final review and approval;
- e. Issue Board of Review notices;
- f. Print and process assessment roll.

SECTION 6. RESPONSIBILITIES OF THE CITY ASSESSOR

The City Assessor shall be obligated to:

- a. Maintain a MAAO Level III Certification, or the level of certification as required by the State Tax Commission for a City of Ionia's size (determined annually based on total State Equalized Value), at his or her own expense during the term of this Agreement. The City Assessor shall exercise due diligence in the discharge of all responsibilities, and shall perform all services under this Agreement in accordance with applicable federal, state, and local laws and regulations, including, but not limited to, Michigan property tax laws, State Tax Commission guidance, and the Open Meetings Act as applicable to proceedings attended, records retention obligations, and policies and procedures adopted by the City.
- b. Protect confidential, nonpublic, an sensitive information obtained in providing services under this Agreement and shall use such information only for purposes of performing the responsibilities under this Agreement in accordance with all laws and regulations.
- c. Confer with the City Manager and/or his or her designee to the extent legal counsel or expert witnesses are necessary for the defense of appeals to the State Tax Commission and/or Michigan Tax Tribunal.
- d. Avoid conflicts of interest and promptly disclose any actual or potential conflict involving properties, taxpayers, appeals, vendors, or business relationships that could impair the City Assessor's objectivity or performance.

SECTION 7. RELATIONSHIP OF THE PARTIES

At all times during the term of this Agreement, the City Assessor shall be an independent contractor and not an employee of the City. As an independent contractor, the City Assessor is not entitled to make any claims against the City for any employment benefits, including insurance benefits and workers' compensation. The City Assessor is responsible for the proper payment of any taxes due on his or her compensation and shall, at his or her sole cost and expense, obtain and maintain during the full term of this Agreement professional liability insurance, including errors and omissions coverage, in amounts reasonably acceptable to the City and sufficient to cover claims arising out of the City Assessor's performance of services under this Agreement. Such insurance shall name the City of Ionia, its elected and appointed officials, officers, employees, agents, and representatives as additional insureds where permitted by the policy. The City Assessor shall provide the City with a certificate of insurance before commencing services and upon each renewal of coverage, and shall promptly notify the City of any cancellation, nonrenewal, lapse, or material change in coverage. The City Assessor shall indemnify, defend, and hold harmless the City of Ionia, its elected and appointed officials, officers, employees, agents, and representatives from and against any and all claims, demands, damages, liabilities, losses, costs, expenses, causes of action, judgments, and reasonable attorney fees arising out of or resulting from the City Assessor's negligent acts, errors, omissions, willful misconduct, or breach of this Agreement in the performance of services under this Agreement. This indemnification obligation shall not apply to the extent a claim arises from the negligence or willful misconduct of the City. Nothing in this Agreement shall be construed as a waiver by either party of any governmental immunity, statutory immunity, common law immunity, defense, or limitation of liability available to that party, its officials, officers, employees, agents, or representatives under applicable law, and all such immunities, defenses, and limitations are expressly preserved to the fullest extent permitted by law. The maintenance of insurance shall not limit the City Assessor's obligations or liability under this Agreement, including the City Assessor's indemnification obligations, which shall survive the expiration or termination of this Agreement.

SECTION 8. COMPENSATION

The total compensation to be paid by the City to the City Assessor shall be \$62,825 per fiscal year, based on approximately \$25 per parcel multiplied by 2,513 City of Ionia parcels. This amount shall be paid in equal monthly installments of \$5,235. This remuneration shall represent the full and complete financial obligation of the City to the City Assessor.

SECTION 9. RENEWAL AND TERMINATION

This Agreement may be renewed for one (1) additional one (1) year option, running from July 1, 2027 to June 30, 2028, and will renew automatically if neither party takes action to terminate the Agreement. Either party may terminate this Agreement, with or without cause, by providing a 90 day written notice. Upon the expiration and/or termination of this Agreement, all

relationships between the City and the City Assessor shall terminate, raising no obligation or implication that it shall be renewed by either party unless otherwise provided in this Agreement.

SECTION 10. GENERAL PROVISIONS

- a. This Agreement contains the entire understanding and agreement of the parties with respect to the subject matter herein, and there have been no promises, representations, agreements, warranties or undertakings by any of the parties, either oral or written, of any character or nature hereafter binding except as set forth herein. This Agreement may be altered, amended or modified only by an instrument in writing, executed by the parties to this Agreement and by no other means. Each party waives their future right to claim, contest or assert that this Agreement was modified, canceled, superseded or changed by any oral agreements, course of conduct, waiver or estoppel.
- b. This Agreement may be executed in any number of counterparts and each such counterpart shall for all purposes be deemed to be an original, and all such counterparts, or as many of them as the parties shall preserve undestroyed, shall together constitute one and the same instrument.
- c. This Agreement shall not be assigned, transferred or conveyed without the express written consent of the City.
- d. If any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect by a court of competent jurisdiction, then such provision or provisions shall be deemed severable from the remaining provisions hereof, and such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.
- e. This Agreement is to be governed by the laws of the State of Michigan. It is mutually agreed that, in the event of any proceeding, at law or at equity, arising under this Agreement or breach thereof, that the venue of any such action shall be in Ionia County and the State of Michigan.
- f. Any notice or other communications required or permitted under this Agreement shall be sufficiently given if in writing and delivered personally, by U.S. Mail, or sent by confirmed email. Unless otherwise specified herein, notices shall be considered received on the date delivered.

- g. The Parties agree to execute and deliver such additional documents and perform such additional acts as may become reasonably necessary to effectuate the provisions of this Agreement.

CITY OF IONIA

BY: John R. Milewski, Mayor

BY: Jonathan Bowman, City Clerk

CITY ASSESSOR

BY: Randy Jewell, MAAO Level III Assessor



CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.8

TO: Mayor Milewski and Councilmembers
 FROM: Precia Garland, City Manager
 DATE: July 1, 2026
 RE: Biosolids Removal and Land Application Bid Award

Background:

Three years ago, a request for proposals was issued to solicit bids for the annual removal and land application of liquid biosolids from the wastewater treatment plant (WWTP). A three-year agreement was subsequently approved by City Council with NutriGro Environmental Services of Charlotte, MI. The City has had a long-term relationship with NutriGro for biosolids removal and land application services. Given our past positive experience with NutriGro, its outstanding performance and value-added services, such as educating area farmers regarding the benefits and safety of biosolids application to their fields, it is requested a sole-source bid from NutriGro Environmental Services, as attached, be approved for the three-year period 2026 through 2028. The proposed new contract with NitriGro contains the following rates:

- 2026 - \$0.054 per gallon (8% increase)
- 2027 - \$0.055 per gallon (1.85% increase)
- 2028 - \$0.056 per gallon (1.81% increase)

For reference, the last three-year contract with NutriGro contained the following rates:

- 2023 - \$0.048 per gallon
- 2024 - \$0.049 per gallon
- 2025 - \$0.050 per gallon

Requested Action / Motion:

It is requested the Ionia City Council consider approving the bid of \$0.054 per gallon in year 2026, \$0.055 per gallon in year 2027 and \$0.056 per gallon in year 2028 from NutriGro Environmental Services Inc. for annual removal and land application of liquid biosolids. Funds have been budgeted for this purpose in the IRUA Fund, specifically 598-563.000-801.000.

Motion By:

Seconded By:

Roll Call Vote:	Lee	_____	Winters	_____
	Cook	_____	Patrick	_____
	Millard	_____	Waterman	_____

Starr

____ Cowling
Milewski ____

The City of Ionia
720 Wells St
Ionia Mi 48846

Bid for Hauling & Land Application of Liquid Biosolids



April 26, 2026

NUTRIGRO ENVIRONMENTAL SOLUTION INC

Business Information		Business Details	
Company	NutriGro Environmental Solutions Inc (a subsidiary of Gawne Trucking Inc)	Established	1997
Address	P. O. Box 84 Charlotte, Mi. 48813	Servicing Area	Michigan
Phone number	517-204-4492	Market Served	Municipalities Agricultural Sector
Owner/President	Jamie Gawne	Services	<ul style="list-style-type: none"> Hauling and Land Application of biosolids Digester Cleaning Lagoon Services Agricultural Manure Management
Website	(under construction)	Annual volume hauled	<ul style="list-style-type: none"> 53 million gallons biosolids
Email	jg@nutrigroesi.com	Number of Employees	10
Headquarters	Charlotte, Michigan	Agronomic Competency	NutriGro Environmental Inc. employs a full-time agronomist with over 20 years' experience. We permit and calculate the agronomic rate to ensure compliance with EPA 40 CFR Part 503 regulations and all MDEQ and US-EPA regulations for the land application of wastewater sludge.
Equipment List		Equipment Safety	
12 Semi Trucks 15 top loading tankers-all capable of hauling \geq 10,000 gallons <ul style="list-style-type: none"> (9) 12,000 gallon capacity & (3) 10,000 1 tractor with 7000 gallon spreader 1 tractor with 7500 gallon spreader 1 tractor with 8500 gallon spreader 1 tractor with 13,000 gallon spreader 2 tractor with pit pumps 1 portable top loading pipe & stand for loading tanker 4 Terragators		Yearly safety inspections Monthly routine maintenance Safety Management Systems Inc. (record keeper) (records available upon request)	
		Employee Safety	
		CDL-A with Tanker Endorsements Clean driving records Random Screening program OSHA standards	

Contract for **The City Ionia**

for the Removal, Transportation, Land Application and Agronomic Management of Biosolids

April 26, 2026

Nutrigro Environmental Solutions, Inc. ("NutriGro") (Contractor) proposes to provide the labor, materials and services necessary for the removal, transportation and land application of Biosolids ("Biosolids") for The City Ionia (Owner) located at 720 Wells st Ionia Mi 48846

I. Responsibilities of Nutrigro

A. Acceptance of Biosolids

Contractor shall accept from the Owner Biosolids that are suitable for beneficial use in a land application program under federal, state and local laws, rules and regulations. The acceptance of Biosolids by Contractor does not release the Owner for the ultimate responsibility for the Biosolids meeting Federal and State Regulations. If at any time the Biosolids does not meet Federal and State Regulations or becomes unfit for land application for other reasons, no other method or cost of disposal will be Contractor's responsibility.

Contractor understands the bid specifications put forth by The City of Ionia can meet the parameters.

Contractor understands that the Wastewater Treatment Plant has approximately gallons 750,000-1,000,000 annually of Biosolids. Contractor will safely and effectively remove Biosolids residue in such a manner and in sufficient quantities to provide Owner with continuous and adequate operational capacity.

B. Biosolids Removal, Loading, and Transport

Contractor shall provide the necessary supervision, labor and equipment to remove Biosolids residual from the Wastewater Treatment Plant, and load Biosolids into transport vehicles, and to transport the Biosolids to suitable farmland application sites in accordance with federal, state and local laws, rules and regulations.

Contractor will be responsible for the immediate containment and cleaning of any spilled material.

The vehicles utilized for the transportation of Owner's Biosolids shall be clean, free of residual debris and in good working order. Tankage trailers shall not leak, spill or otherwise allow

unintentional disbursement of hauled biosolids to the ground or roadways. Vehicles shall be operated in accordance with all local, state and federal rules and regulations.

Contractor shall be responsible for the immediate containment and cleaning of any spilled material in areas not intended for land application. As well as notification of the spill location and volume to the WWTP, MDEQ and local authorities.

C. Computation of Quantity Removed

Contractor shall provide to the Owner a copy of a Contractor load sheet which details the following: date, time the truck left the WWTP, truck number, driver name, gallons / weight of Biosolids loaded on the vehicle, and farmer name. One copy of the load sheet(s) will remain with the Owner and the others will remain with Contractor.

D. Land Application of Biosolids Residuals & Hauling Schedule

Contractor shall provide labor and equipment to properly apply the Biosolids by sub-surface application, to suitable application sites at agronomic rates in accordance with all applicable federal, state and local laws, rules and regulations.

Contractor shall monthly report all required application parameters related to the RMP including volume, application rate, acreage used for each site where land application has occurred during the month.

Contractor shall transport and land apply during spring, summer or fall to correlate with available farmland during those times. This is typically between March and December of each year.

E. Agronomic Responsibilities

In accordance with parameters outlined in the RMP, shall locate, permit, secure and coordinate farm site locations for Biosolids land application. Such sites shall be added to the existing list of active sites within the Ionia RMP.

Contractor shall coordinate and maintain an up-to-date inventory of site locations specifically permitted for the application of Biosolids from the WWTP. These site locations shall not be transferred or relinquished without written consent from the Ionia WWTP.

Contractor shall perform all necessary soil sampling and reporting as required by the RMP prior to land application.

Shall perform all necessary site analysis, identify and flag restricted areas and coordinate with owners and growers prior to land application.

Contractor shall provide reports to the WWTP identifying the land application site list.

Contractor shall provide to the WWTP all necessary certifications and application information for the RMP annual report by no later than October 15th of each year.

F. Reporting Requirements

Contractor shall complete with the assistance of the Owner any state Biosolids disposal sheets as may be required by the Owner's Biosolids management permits that are applicable to the beneficial reuse and land application of the Biosolids.

G. Analyses & Permits

Contractor can provide Biosolids residual analyses for total metals and nutrients required by the IEPA, 40 CFR Part 503 Regulations and the Owner's permit. Contractor has no analysis calculated in the unit price. Contractor shall be responsible for all routine soil fertility analyses associated with land application of Owner's Biosolids during the length of this Contract.

H. Insurance

Contractor shall provide and maintain always during the term of this Agreement the following minimum insurance coverages:

(a) Worker's Compensation (Statutory)	\$500,000
(b) Comprehensive General Liability	
Each Occurrence	\$1,000,000
General Aggregate	\$2,000,000
Products-comp/ops	\$2,000,000
Aggregate	\$2,000,000
(c) Comprehensive Automobile Liability	
Combined Single Limit	\$1,000,000
(d) Umbrella or Excess Liability	\$5,000,000

I. Good Faith

If Contractor is unable to remove and land apply the Owner's Biosolids because of changes in the Biosolids that make it unfit for land application on agricultural land as defined or interpreted by federal, state or local regulatory agencies, or due to circumstances beyond Contractor's control such as precipitation (rain/ice/snow); change in laws or permits or other occurrences not reasonably within the range and control of Contractor, the Contractor may not be able to land apply Biosolids residual per Federal or State Regulations. If this situation were to arise, Contractor would complete this project as soon as possible after the extenuating circumstances have been remedied or give notice to Owner that new or different alternatives would have to be discussed. The parties agree to negotiate in good faith to resolve the matter.

J. Hold Harmless

Contractor, upon execution of the contract, agrees to assume all liability for and protect, indemnify and save the City, its agents, officers, and employees harmless from and against all actions, claims, demands, judgments, losses, expense of suits or actions and attorney fees for injuries to, or death of, any person or persons whomsoever, including the parties hereto, and their agents. Contractor shall pay, settle compromise, and procure the discharge of any and all claims and losses, damages, and expenses. No employee of the contractor shall at any time be considered an agent or employee of the City.

K. Equal Employment Opportunity

Contractor is an Equal Opportunity Employer.

L. Assignments

Contractor will not assign, transfer, convey or otherwise dispose of the contract or his right to execute it or his right, title, or interest to it or any part thereof, or assign any of the moneys due or to become due under the contract, without the prior written consent of the City.

M. Nutrigo Environmental Solutions, Inc. has a strict protocol to be followed in the untimely event of a spill. If such an event occurs the person in charge of the lad, the operator of the application equipment, load stand operator or truck driver, must contact their immediate supervisor after making a visual assessment of the action and if possible, taking action to contain or correct the problem. The supervisor is to contact the Nutrigo Environmental Solutions operation's manager and the chain of contacts begins. The plant personnel are informed, and an assessment will be done by personnel from both entities. At this time the decisions will be made to contact local authorities, MDEQ representative, additional emergency services and so on depending upon severity. All the above continues while the containment efforts are addressed. All assets and efforts of Nutrigo Environmental Solutions, Inc will be focused on cleanup and rectifying the problem to protect the health and safety of the public.

II. Responsibilities of the Owner

A. Access

The Owner shall provide access for Contractor to facilitate the removal of Biosolids from the Owner's facility and shall include access roadways, gates, etc. as applicable. Owner shall also provide access to Owner's property.

B. Biosolids Quality and Permits

The Owner shall provide all information integral to the generation and composition of the Biosolids residuals that are to be land applied. The Owner agrees and hereby certifies that none of the materials to be provided to Contractor under this Agreement shall constitute hazardous waste under federal, state or local law. The Owner guarantees that it will not combine or mix hazardous waste with the material to be provided to Contractor. The Owner shall provide high quality, nonhazardous, stabilized Biosolids to Contractor that is acceptable for land application.

C. Permits

The Owner agrees to provide copies of all applicable permits and approvals acquired from regulatory agencies to Contractor that are relevant to the proposed work. The Owner shall be responsible for and maintain all required federal, state and local Biosolids management permits as required by federal, state or local laws, rule and regulations. The Owner shall abide by and shall have definition and responsibilities as a "preparer" of the Biosolids residual under the requirements of US EPA and IEPA.

D. Material Consistency

Contractor will receive notice from the Owner if any drastic operations changes will be made that will affect the Biosolids residual material to be land applied.

E. Biosolids Residual Quantity

This proposal is based on the Owner's anticipated volumes of approximately 750,000-1,000,000 gallons annually of biosolids. If required, the WWTP agrees to supply wash water to Contractor at no cost.

III. Contract Term

Contractor proposes a contract term that is for the complete 2026, 2027 & 2028 with optional renewal mutually agreed to by Contractor and the City of Ionia.

IV. Costs

Contractor proposes costs at the following rates:

Year 2026 Rate 0.054 per gallon

Standard metals & nutrient testing - \$460.00 per sample

Fecal coliform \$460

PFAS \$550

Optional Tank Cleaning/confined space work - \$500.00/hour

Year 2027 Rate 0.055 per gallon

Standard metals & nutrient testing - \$460.00 per sample

Fecal Coliform \$475

Pfas \$550

Optional Tank Cleaning/confined space work - \$500.00/hour

Year 2028 Rate 0.056 per gallon

Standard metals & nutrient testing - \$470.00 per sample

Fecal Coliform \$490

Pfas \$550

Optional Tank Cleaning/confined space work - \$500.00/hour

Fuel Cost and Adjustment

NutriGro Environmental Solutions Inc. shall adjust the cost of services for each hauling event should fuel costs exceed \$3.80 per gallon. The fuel adjustment schedule will be the fixed document used for such purpose throughout the duration of this contract.

The unit price for biosolids management beneficial use services for any given removal operation will be subject to the adjustment below depending on the weekly fuel price (based on the week biosolids removal commences) determined by the United States Department of Energy's Energy Information Administration publication of Retail Prices for the Midwest United States in the On-Highway Diesel Fuel Price Table.

Diesel Price \$/Gallon	% Increase to Contract Price
Below \$3.80	None
\$3.81 - \$3.90	1.0%
\$3.91 - \$4.00	2.0%
\$4.01 and above= 1% increase per each \$0.10 increase in price/gallon.	

(This information is available at the website <http://www.eia.doe.gov>)
(On-Highway Diesel Prices Table - Midwest Column)

V. Payment Terms

Contractor will submit an invoice to the owner that is numbered and clearly states dates, activities and pricing of work performed.

- Payments shall be subject to Net 30 days or 10 days after the regular monthly meeting of the Ionia City Council which occurs after the cities receipt of the invoice (whichever occurs later).
- A two percent (2%) per month late charge will be applied to all unpaid balances greater than thirty (30) calendar days unpaid.

Acceptance:

We accept the terms and conditions of this Agreement as prepared and presented to The City of Ionia within 30 days of April 26, 2026.

By signing this Agreement, the individuals guarantee that they have the authority to bind the respective parties in this Agreement.

Submitted by:

Nutrigro Environmental Solutions, Inc.

Date: _____

Accepted by:

The City of Ionia WWTP

By:

Date: _____

This proposal is valid for 30 days after today's date.

Current Projects & References			
Project/City (Gawne Trucking)	Milan Wastewater Treatment Plant	Project/City (Gawne Trucking)	Delhi Wastewater Treatment Plant
Contact	Brandon Damond, Plant Superintendent	Contact	Jeff Raines
Phone	517-673-9369	Phone	517-699-3873
Project/City (Gawne Trucking)	Grand Ledge Treatment Plant	Project/City (Gawne Trucking)	City of Marshall
Contact	Dave Gutches, Plant Superintendent	Contact	Alec Agnatuk
Phone	269-838-9476	Phone	269-781-9814
Project/City (Gawne Trucking)	Michigan State University	Project/City (Gawne Trucking)	City of Mt. Pleasant
Contact	Tony Boughton	Contact	Tim Middleton
Phone	517-719-4606	Phone	989-779-5451
Project/City (Gawne Trucking)	Union Township	Project/City (Gawne Trucking)	City of Battle Creek
Contact	Mike Dearing	Contact	Richard Beardslee
Phone	989-775-5574	Phone	269-966-3513
Project/City (NutriGro Env. Sol)	City of Holland	Project/City (NutriGro Env. Sol)	City of Grand Haven
Contact	Bill Grysen	Contact	Ryan
Phone	616-292-2978	Phone	616-795-3169
Project/City (NutriGro Env. Sol)	City of Hart	Project/City	
Contact	Paul Cutter	Contact	
Phone	231-638-1963	Phone	



CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.9

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: July 1, 2026

RE: WWTP #1 Firetube Boiler - Tube Replacement Project

Background:

The #1 (first in line) Firetube Boiler is used at the wastewater treatment plant to heat the plant building and the digester system all year. This boiler was originally installed with the major plant expansion project in 1991. Recently, a leak was noticed in part of the boiler tubing, resulting in a comprehensive inspection that discovered numerous leaks throughout the tubing system. Like the #3 Firetube Boiler repaired in January 2026, it was suggested after inspection that a total tube replacement project (42 tubes) be performed, which is a typical maintenance practice with older boilers. It is desirable to complete this project now, before winter weather returns and demands more heat from this primary boiler.

Based on our very positive experience with Northern Boiler Mechanical Contractors of Muskegon, MI, which repaired the #3 boiler in January 2026, we solicited a quote for the #1 boiler repair. You may recall that Northern Boiler Mechanical Contractors was the second low bidder at that time, bidding \$21,458, which was \$1,095.48 more than the low bid from Pleune Service Company (quote via phone without boiler inspection.) The bid provided by Northern Boiler Mechanical Contractors for the #1 boiler is \$21,875 (attached), which is just \$417, or 1.9% more than the #3 boiler bid.

Requested Action / Motion:

It is requested the Ionia City Council consider making a motion to approve the bid from Northern Boiler Mechanical Contractors of Muskegon, MI in the amount of \$21,875 to complete the WWTP #1 Firetube Boiler Project. Funds are available to complete this project from the IRUA Fund account #598-563.000-801.000.

Motion By:

Seconded By:

Roll Call Vote:	Lee	_____	Winters	_____
	Cook	_____	Patrick	_____
	Millard	_____	Waterman	_____

Starr

— Cowling
Milewski —

—



**NORTHERN BOILER
MECHANICAL CONTRACTORS**
2025 LATIMER DRIVE • MUSKEGON, MICHIGAN 49442
TELEPHONE: [231] 777-2525 FAX: [231] 777-2853

**Joe Lafler
Ionia Public Utilities**

6/24/2026

Subject: Ionia Wastewater Boiler Retube

Dear Joe:

Northern Boiler Mechanical Contractors will provide all labor, material, and equipment to replace (42) Forty-two tubes in your Walker Heat X Boiler as follows.

Scope of work to include:

- Removal of all current tubes.
- Installation of (42) forty-two tubes mechanically rolled and beaded like factory installation.
- Hydro testing of boiler to do a final leak check.

Clarifications:

- The tubes will be mechanically rolled and beaded like all the existing tubes.
 - No tube Welding.
- This estimate includes a boiler permit.
- No overtime is included in this estimate.
- This estimate assumes normal scale build up on the tube OD. If there is excessive scale build up, the tubes will come out extremely hard. If this is the case, it will take more time to remove the tubes and it will be at an additional cost from this estimate.
- This estimate assumes LOTO by Ionia Public Utilities / Ionia filling the boiler/ and operating the boiler up to pressure for the hydro test leak inspection after installation.
- This estimate assumes using your steel dumpster for the scrap tubes.
- The time and material cost estimate to perform the above work is \$21,875.00

We thank you for considering Northern Boiler for this project and look forward to working with you. If you have any questions, please give me a call. 231-206-9865.

Sincerely,

Northern Boiler Mechanical Contractors

Ken Swiftney

Ken Swiftney
Project Manager



CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.10

TO: Mayor Milewski and Councilmembers
FROM: Precia Garland, City Manager
DATE: July 1, 2026
RE: Ionia Freak Fair Event - Planning Update

Background:

A great deal of preparations are underway in anticipation of the upcoming Ionia Freak Fair/Billy Strings concert, which will occur on August 28 - 29, 2026. Public Safety Director Cory McDiarmid and Assistant City Manager Jonathan Bowman will provide a brief update regarding preparations to date that will best position the City and its residents for a great event experience. This agenda item is informational only.



CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.11

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: July 1, 2026

RE: FY2026-2027 Budget Gap Discussion

Background:

Staff will provide a presentation on General Fund expenditures to City Council. This agenda item is informational only.

Fiscal Year 2026-2027 Budget Gap

General Fund Expenditures

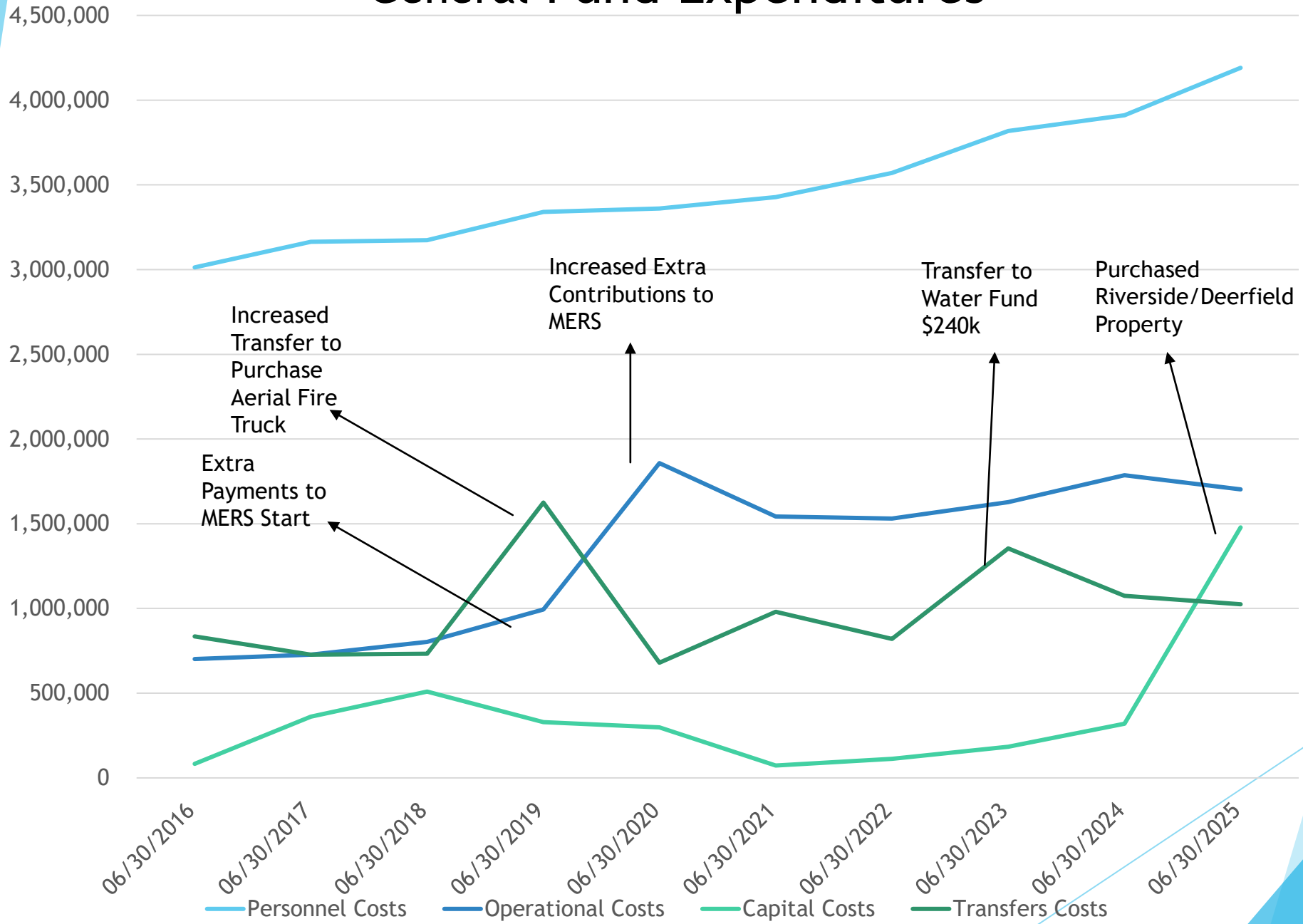
Fund Type	Category
Governmental Fund Types	<ul style="list-style-type: none"> • General Fund • Permanent Funds • Special Revenue Funds • Debt Service Funds • Capital Project Funds
Proprietary Fund Types	<ul style="list-style-type: none"> • Enterprise Funds • Internal Service Funds
Fiduciary Fund Types	<ul style="list-style-type: none"> • Custodial Funds • Pension (and other employee benefit) Trust Funds • Investment Trust Funds • Private Purpose Trust Funds

What Makes Up Ionia's General Fund?

GF Expenditures are broken down by department/categories

- ▶ City Council
- ▶ City Manager
- ▶ Elections
- ▶ Accounting
- ▶ Audit
- ▶ Income Tax Administration
- ▶ Front Office
- ▶ Planning and Zoning
- ▶ Assessor
- ▶ Legal
- ▶ Board of Review
- ▶ Festival & Events
- ▶ Data Processing
- ▶ Clerk
- ▶ Building and Grounds
- ▶ Other Offices
- ▶ Ambulance
- ▶ Public Safety
- ▶ Street Lights
- ▶ Oak Hill Cemetery
- ▶ Economic Development
- ▶ Contributions to Other Funds

General Fund Expenditures



Breakdown of GF Expenditures by Categories

▶ Personnel Costs

- ▶ FY 2016 - \$3,012,916 (65%)
- ▶ FY 2017 - \$3,163,704 (64%)
- ▶ FY 2018 - \$3,172,811 (61%)
- ▶ FY 2019 - \$3,340,755 (53%)
- ▶ FY 2020 - \$3,360,521 (54%)
- ▶ FY 2021 - \$3,427,057 (57%)
- ▶ FY 2022 - \$3,570,472 (59%)
- ▶ FY 2023 - \$3,818,260 (55%)
- ▶ FY 2024 - \$3,910,680 (55%)
- ▶ FY 2025 - \$4,190,730 (50%)

▶ Operational Costs

- ▶ FY 2016 - \$701,601 (15%)
- ▶ FY 2017 - \$727,449 (15%)
- ▶ FY 2018 - \$802,206 (15%)
- ▶ FY 2019 - \$993,570 (16%)
- ▶ FY 2020 - \$1,857,697 (30%)
- ▶ FY 2021 - \$1,543,424 (26%)
- ▶ FY 2022 - \$1,530,004 (25%)
- ▶ FY 2023 - \$1,628,018 (23%)
- ▶ FY 2024 - \$1,785,844 (25%)
- ▶ FY 2025 - \$1,702,789 (20%)

Breakdown of GF Expenditures by Categories

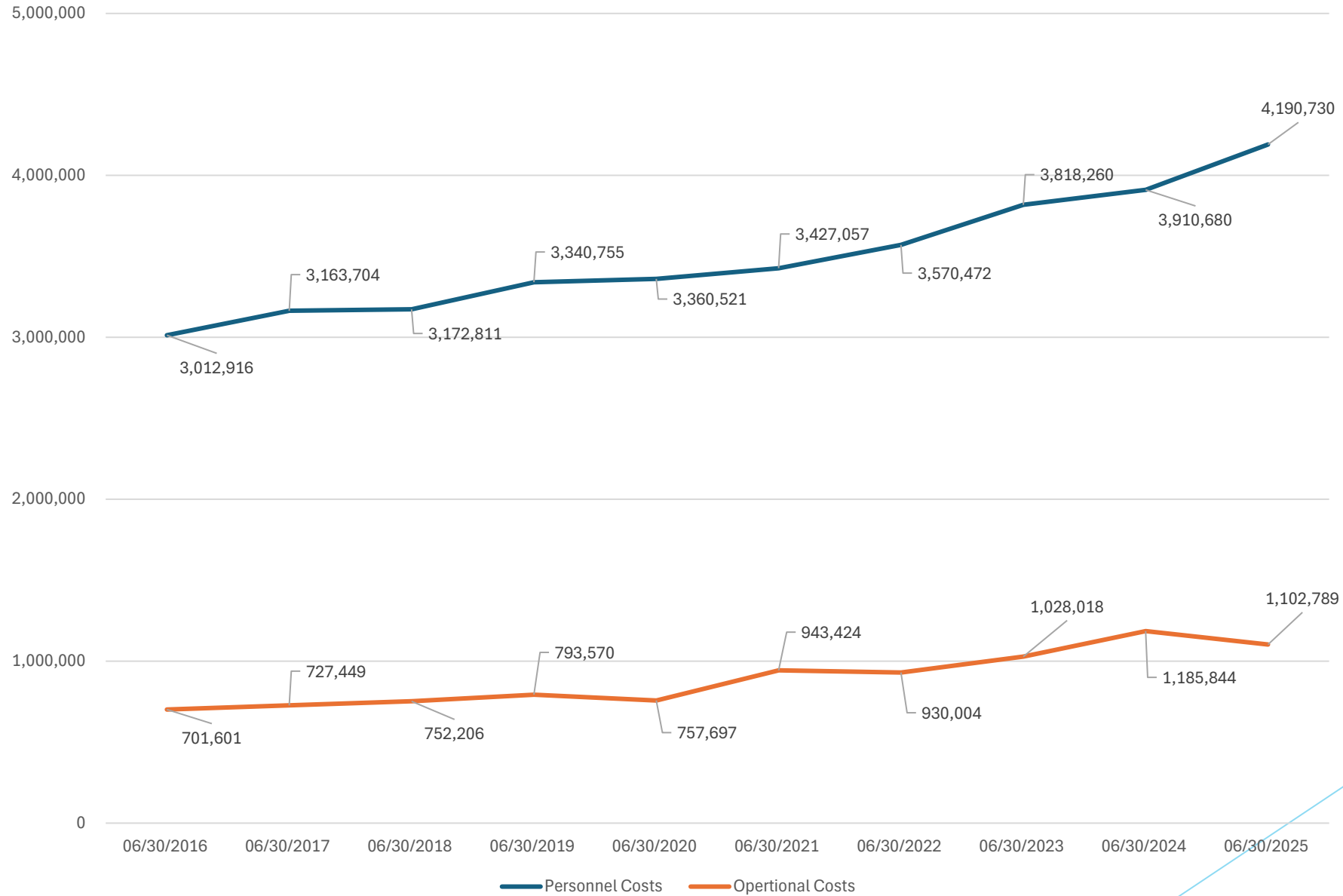
▶ Capital Costs

- ▶ FY 2016 - \$82,955 (2%)
- ▶ FY 2017 - \$361,229 (7%)
- ▶ FY 2018 - \$509,801 (10%)
- ▶ FY 2019 - \$328,622 (5%)
- ▶ FY 2020 - \$298,646 (5%)
- ▶ FY 2021 - \$73,119 (1%)
- ▶ FY 2022 - \$113,103 (2%)
- ▶ FY 2023 - \$184,022 (3%)
- ▶ FY 2024 - \$319,612 (5%)
- ▶ FY 2025 - \$1,478,497 (18%)

▶ Contribution to Other Funds Cost

- ▶ FY 2016 - \$834,600 (18%)
- ▶ FY 2017 - \$727,000 (15%)
- ▶ FY 2018 - \$733,500 (14%)
- ▶ FY 2019 - \$1,625,000 (26%)
- ▶ FY 2020 - \$680,000 (11%)
- ▶ FY 2021 - \$980,000 (16%)
- ▶ FY 2022 - \$820,000 (14%)
- ▶ FY 2023 - \$1,355,000 (19%)
- ▶ FY 2024 - \$1,075,000 (15%)
- ▶ FY 2025 - \$1,025,000 (12%)

Personnel and Operational Costs (Minus MERS Extra)



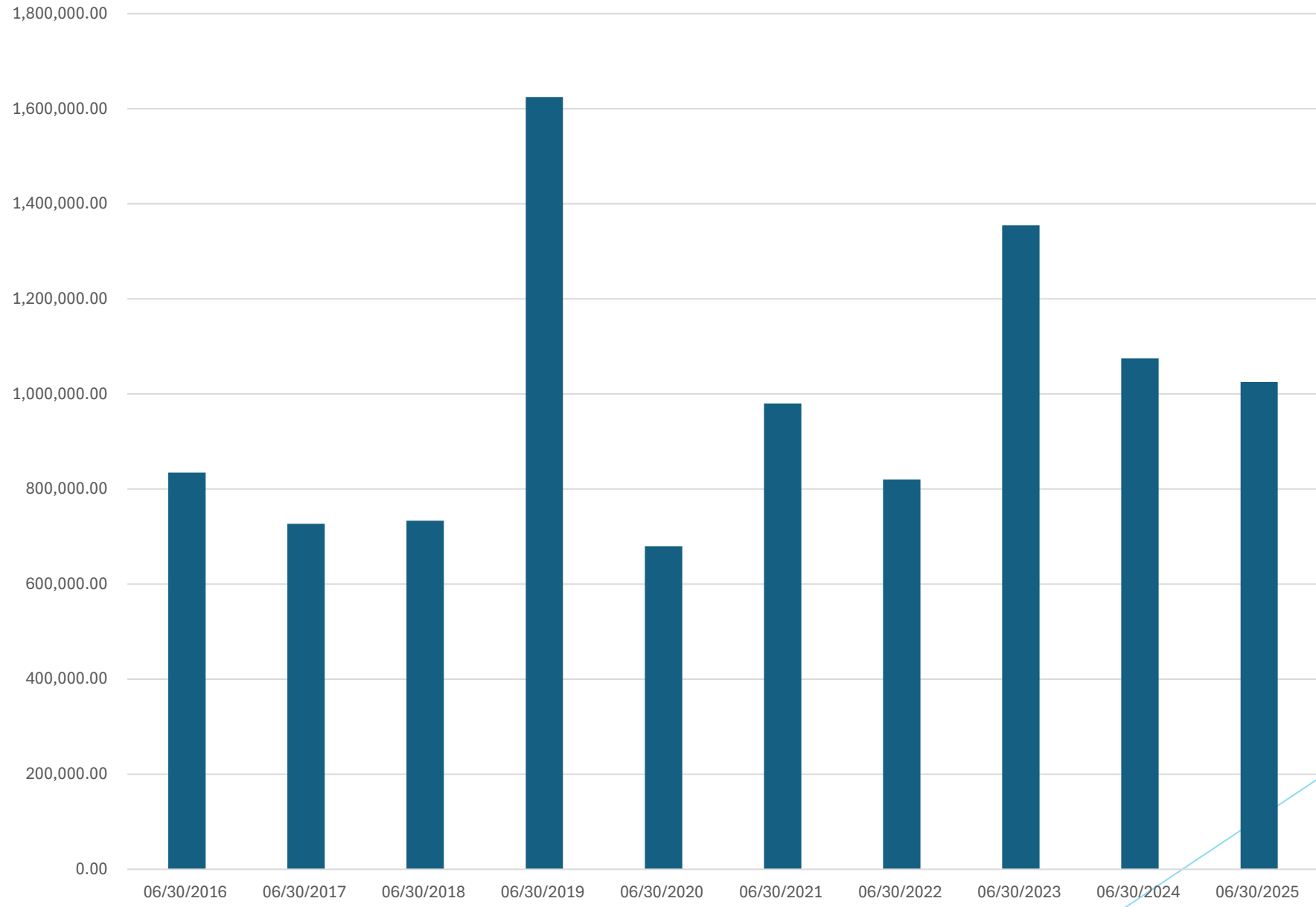
What Makes Up the General Fund?

GF Expenditures are broken down by department/categories

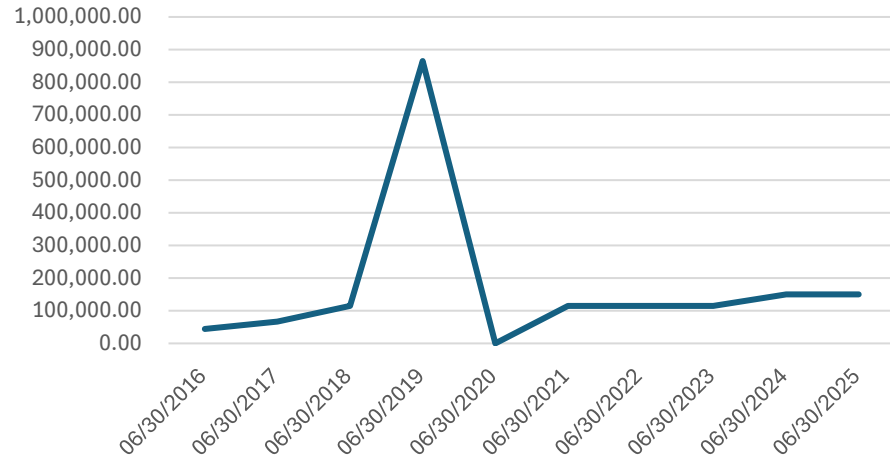
- ▶ City Council (0.83%)
- ▶ City Manager (8.30%)
- ▶ Elections (0.44%)
- ▶ Accounting (9.74%)
- ▶ Audit (0.09%)
- ▶ Income Tax Administration (2.38%)
- ▶ Front Office (3.51%)
- ▶ Planning and Zoning (1.19%)
- ▶ Assessor (0.90%)
- ▶ Legal (1.80%)
- ▶ Board of Review (0.02%)
- ▶ Festival & Events (0.12%)
- ▶ Data Processing (2.17%)
- ▶ Clerk (1.32%)
- ▶ Building and Grounds (3.10%)
- ▶ Other Offices (1.27%)
- ▶ Ambulance (0.94%)
- ▶ Public Safety (59.67%)
- ▶ Street Lights (1.82%)
- ▶ Oak Hill Cemetery (0.37%)
- ▶ Economic Development
- ▶ Contributions to Other Funds

*Percentage next to department is the operating percentage in the General Fund for FY 25 minus any capital or contributions expenditure.

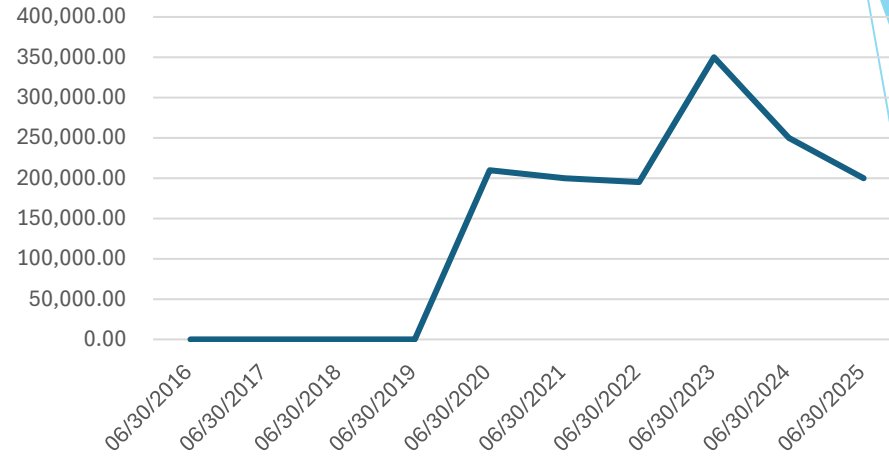
TOTAL CONTRIBUTIONS BY FISCAL YEAR



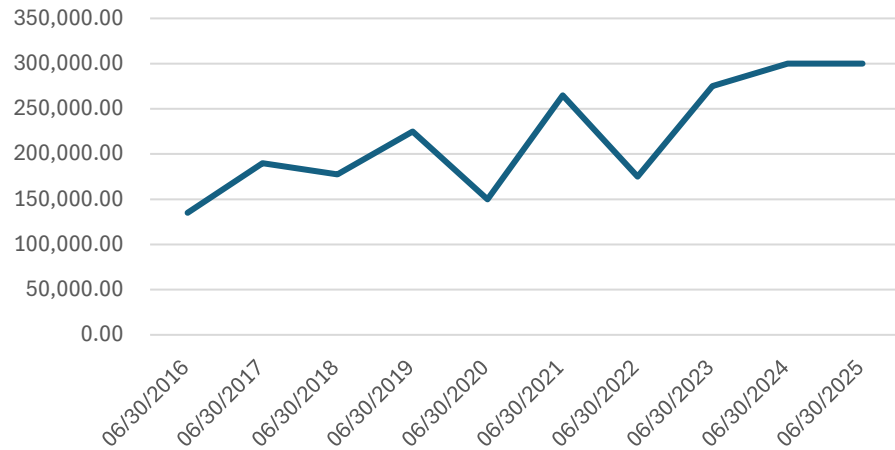
CONTRIBUTION PUBLIC SAFETY VEHICLE FUND



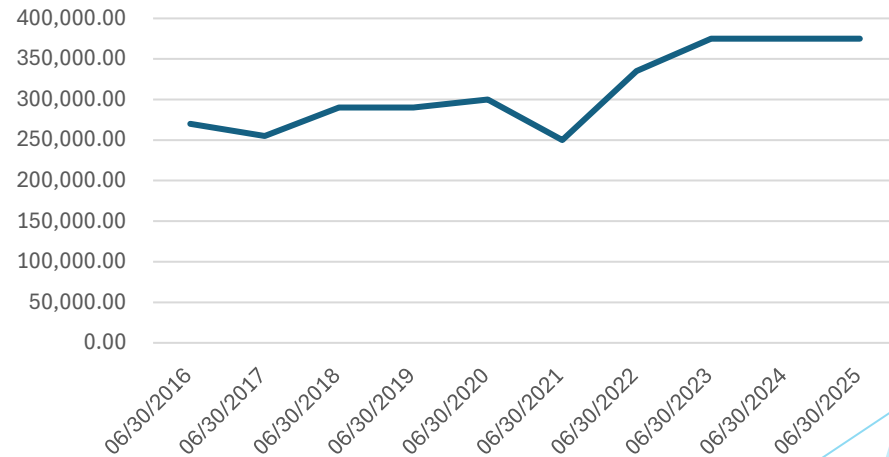
CONTRIBUTION TO DDA/THEATER



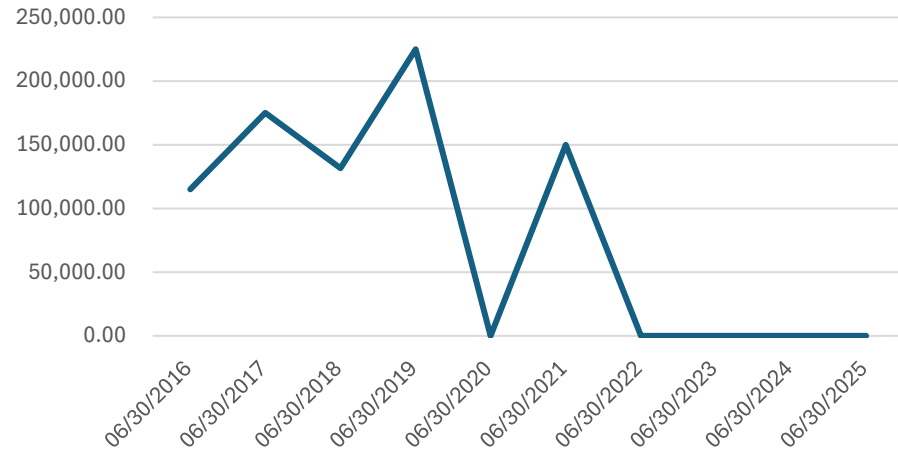
CONTRIBUTION TO PARKS - FAC IMP FUND



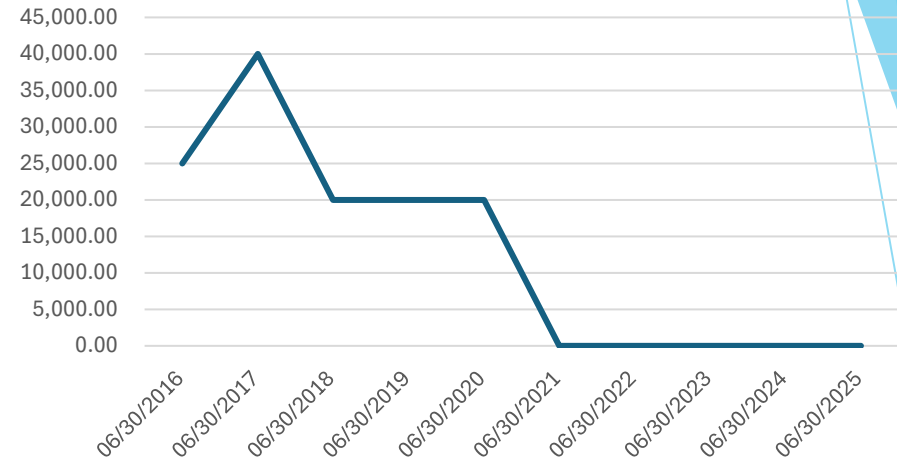
CONTRIBUTION TO RECREATION



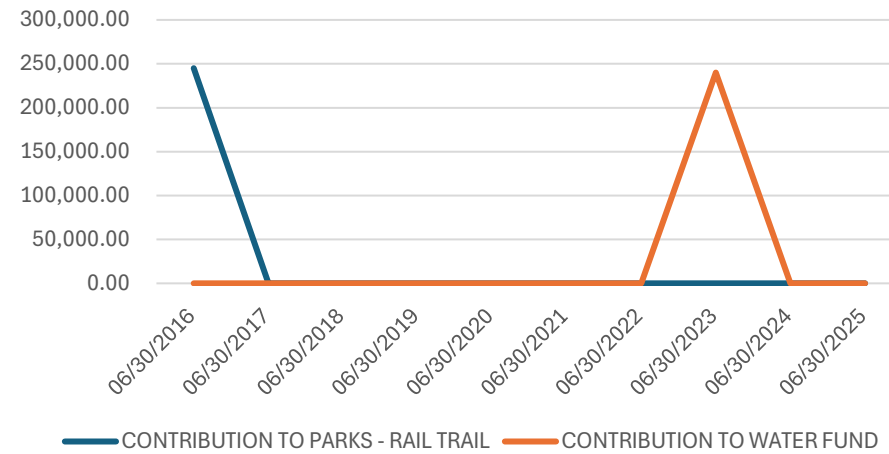
CONTRIBUTION TO LOCAL STREETS



CONTRIBUTION TO SOLID WASTE FUND



OTHER CONTRIBUTIONS



Department	Classification	Full Time Equivalents									
		FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
City Manager	Assistant to the City Manager	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00
	City Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
	Assistant City Manager	-	-	-	-	-	-	-	-	-	0.50
	Administrative Assistant	0.625	0.625	0.625	0.625	0.625	-	-	-	-	-
		1.625	1.625	1.625	1.625	1.625	2.000	2.000	2.000	2.000	2.500
City Clerk	Clerk	0.20	0.20	0.20	0.20	0.20	0.20	0.30	0.30	0.60	0.50
Finance	Assistant Finance Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	Payroll/AP Clerk	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	Income Tax Clerk	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	Front Desk Clerk	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	UB/AR Clerk	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	Finance Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
		6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Public Safety	Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	Deputy Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	Sergeant	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
	PSO-1	10.00	10.00	10.00	10.00	10.00	10.00	10.00	9.00	9.00	10.00
	PSO-1 - Code Enforcement	1.00	1.00	1.00	1.00	1.00	-	-	-	-	-
	PSO-1 - Emergency Manager	1.00	-	-	-	-	-	-	-	-	-
	Mechanic	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	Administrative Assistant	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	Code Enforcement Officer	-	-	-	-	-	-	-	0.60	0.60	0.60
	Firefighter	-	-	-	-	-	-	-	1.00	1.00	-
	Paid On-Call Firefighters	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
	Crossing Guards	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30
		18.55	17.55	17.55	17.55	17.55	16.55	16.55	17.15	17.15	17.15

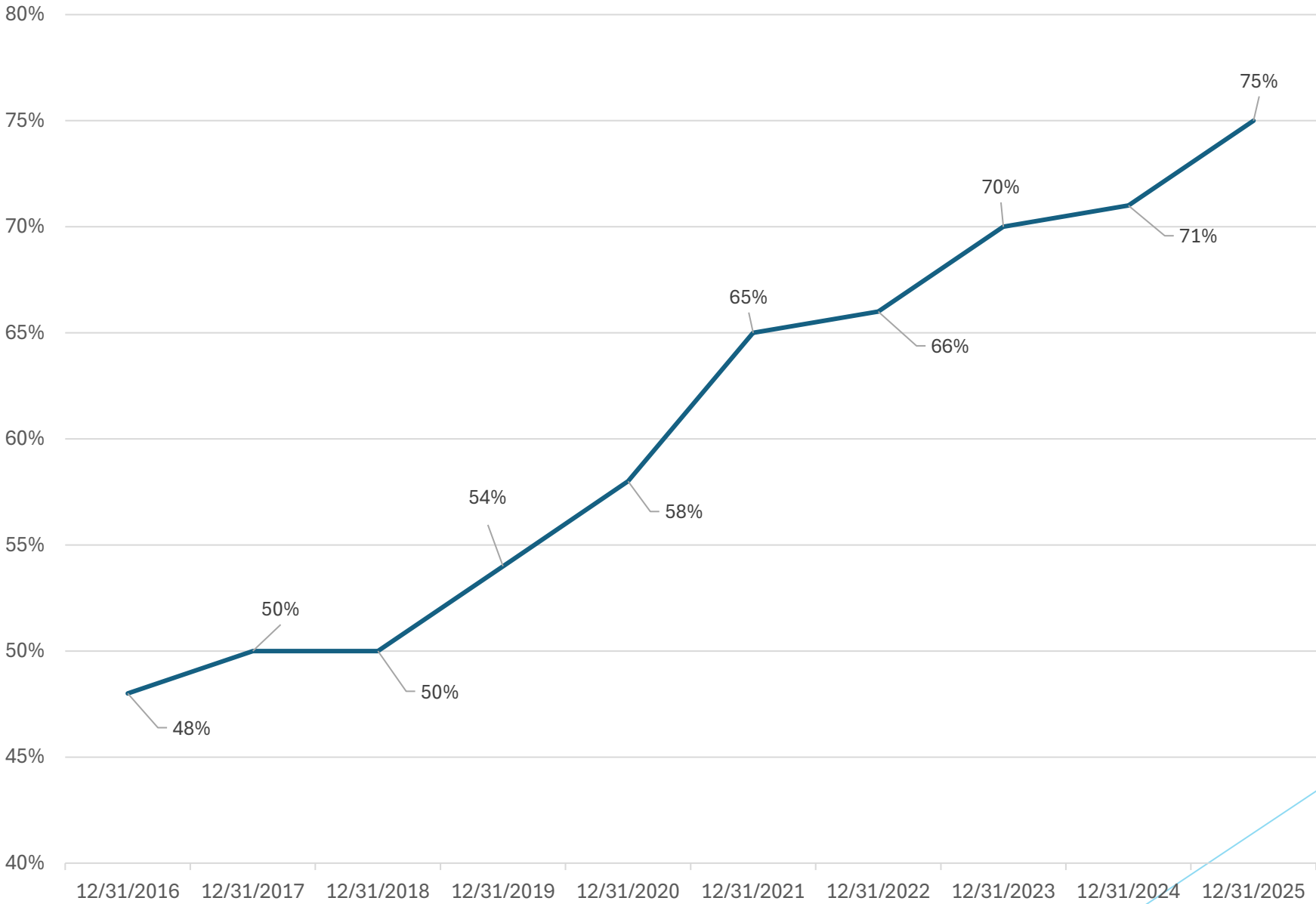
*In FY 2026 the city added .6 FTE in Public Safety for a Rental Inspector

Extra MERS Payments

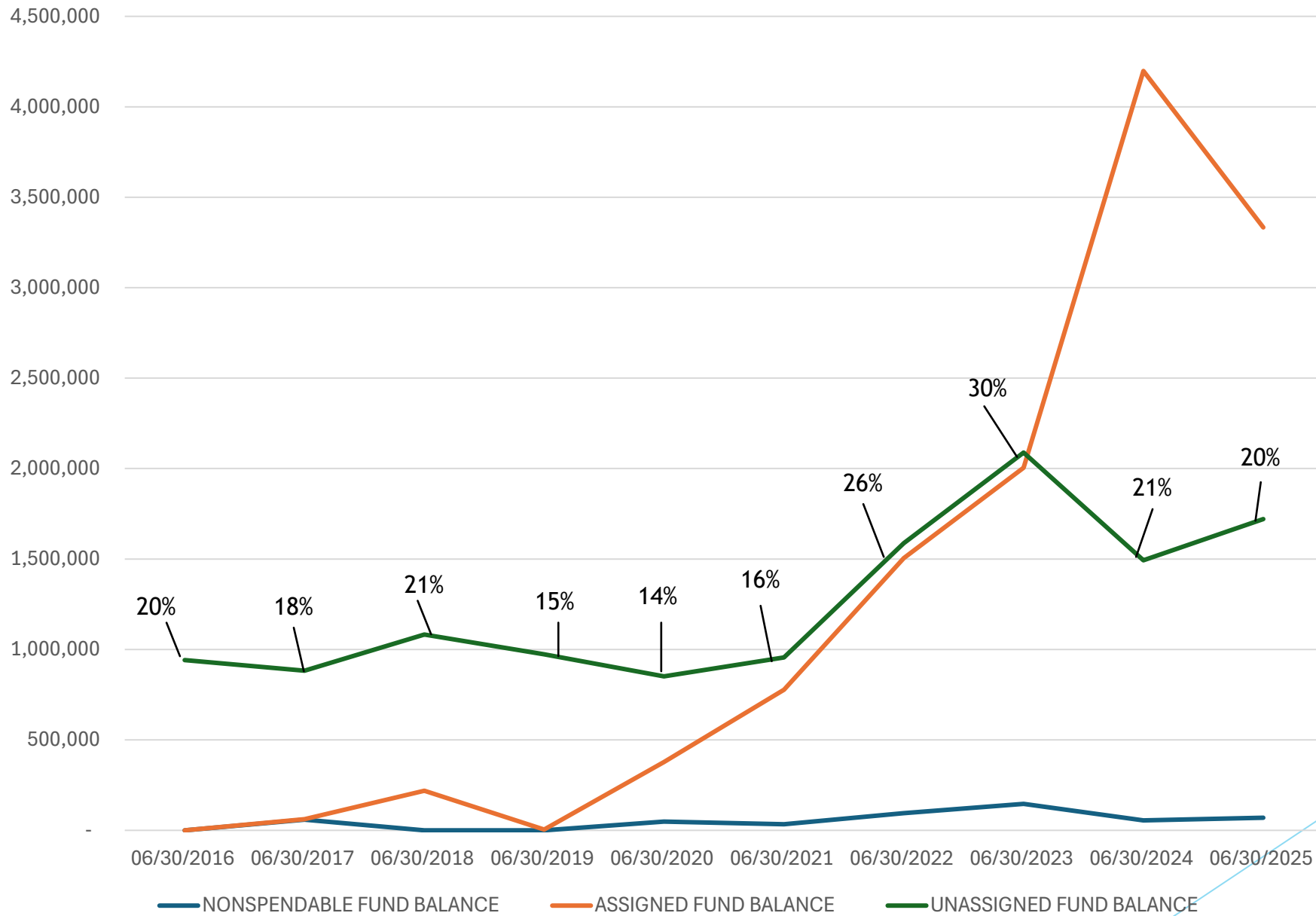
▶ FY 2016 - \$	-0-	▶ FY 2021 - \$	600,000
▶ FY 2017 - \$	-0-	▶ FY 2022 - \$	600,000
▶ FY 2018 - \$	50,000	▶ FY 2023 - \$	600,000
▶ FY 2019 - \$	200,000	▶ FY 2024 - \$	600,000
▶ FY 2020 - \$	1,100,000	▶ FY 2025 - \$	600,000

Grand Total - \$4,350,000

MERS FUNDED PERCENTAGE



FUND EQUITY - GENERAL FUND



Questions



CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VIII.1

TO: Mayor Milewski and Councilmembers
 FROM: Precia Garland, City Manager
 DATE: July 1, 2026
 RE: Planning Commission Appointment

Background:

Per Section 2.03 Mayor of the City Charter of the City of Ionia, it is the duty of the mayor to appoint, with the advice and consent of the City Council, the members of citizen advisory boards and commissions. The following individuals have been recommended by Mayor John Milewski to continue or begin service on the following boards and commissions, subject to council approval:

Planning Commission – (3-year term)

Jordan Parham – Unexpired Term through 12/31/26

Requested Action / Motion:

It is requested that the Ionia City Council considers appointing Jordan Parham to the Planning Commission for the vacant unexpired term through December 31, 2026.

Motion By:


Seconded By:

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



Boards and Commissions Application

Applicant Information

Name: Jordan Parham Address: 415 1/2 W Main St
 City, State, Zip: Ionia, MI, 48846 Years of City Residence: 6
 Phone: 616-485-7504 Email: 

Experience

Vocation: Photographer Employer: Jordan Parham Photography
 Educational Background: BFA, Kendall College of Art and Design
 Professional and Work Experience: Field Producer, Worldwide Trophy Adventures
 Community Activity: Ionia LOCC, Ionia Parks and Rec

Board and Commission Selection

Check all boxes of the boards and commissions you wish to serve:


- | | |
|---|---|
| <input type="checkbox"/> Board of Review | <input type="checkbox"/> Board of Zoning Appeals (ZBA) |
| <input type="checkbox"/> Brownfield Redevelopment Authority (BRA) | <input type="checkbox"/> Development Area Citizens Council (DACC) |
| <input type="checkbox"/> Downtown Development Authority (DDA) | <input type="checkbox"/> Income Tax Board |
| <input type="checkbox"/> Ionia Community Library Board of Trustees | <input type="checkbox"/> Ionia Housing Commission |
| <input type="checkbox"/> Ionia Regional Utilities Authority (IRUA) | <input type="checkbox"/> Housing Board of Appeals |
| <input checked="" type="checkbox"/> Local Officers Compensation Commission (LOCC) | <input type="checkbox"/> Parks and Recreation Commission |
| <input checked="" type="checkbox"/> Planning Commission | <input type="checkbox"/> Other: _____ |

Have you ever served on a board, committee, or held public office before? Yes No

Do you foresee any conflicts of interest while serving in this position? Yes No

Are you a registered voter in the City of Ionia? Yes No

Reason(s) You Wish to Serve: Interested in the growth of Ionia and the desire to see the correct investments be approved.

Signature:  Date: 06-24-26



CITY OF IONIA

Minutes of Boards & Commissions

Monthly Department Reports

May 2026



CITY OF IONIA
DOWNTOWN DEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
8:00 AM, Wednesday, May 20, 2026
IONIA THEATRE

I. CALL TO ORDER

Chairperson John Krueger called the meeting of the Ionia Downtown Development Authority to order at 8:00 AM.

II. ROLL CALL OF MEMBERS

Roll call revealed a Quorum with Board Members Precia Garland, John Krueger, Mark Ludema, Tricia Meyers, Dustin Sommer, Benjamin Weller, Ryan Wilson present. Board Members Taryn Altobelli, Zachary Sheehan were absent.

III. PUBLIC COMMENTS

IACC Director provided updates on upcoming Chamber events, including the Annual Golf Outing, Lunch & Learn, and Thirsty Thursday. It was also noted that the May Ionia County Connect meeting will not be held in observance of the Memorial Day holiday.

IV. CONSENT AGENDA

(IV.1.) To approve the May 20, 2026 meeting agenda.

With no changes or additions, Board Member Sommer made a motion, seconded by Board Member Garland, to approve the agenda as presented.

MOTION CARRIED BY VOICE VOTE.

V. APPROVAL OF MINUTES

(V.1.) To approve the minutes from April 15, 2026 meeting.

Board Member Wilson made a motion, seconded by Board Member Sommer, to approve the April 15, 2026 meeting minutes as presented.

MOTION BY VOICE VOTE.

VI. FINANCIAL REPORT

(VI.1.) To accept the Account Payables for the DDA: March 26, 2026 - April 25, 2026 in the amount of \$1,155.56.

To accept the Account Payable for the DDA: March 26, 2026 - April 25, 2026 in the amount of \$13,827.34.

Board Member Weller made a motion, seconded by Board Member Ludema to:

To accept the Accounts Payables for the DDA: March 26, 2026 – April 25, 2026 in the amount of \$1,155.56.

To accept the Accounts Payables for the Theatre: March 26, 2026 – April 25, 2026 in the amount of \$13,827.34.

MOTION BY VOICE VOTE.

VII. DDA DIRECTOR REPORT

(VII.1.) Report included in Board Agenda Packet.

Director Rice reported that one Match on Main application was submitted to MEDC to support downtown business investment. She also shared that the anticipated downtown event schedule had been released to assist businesses and community partners with planning, while research into future façade grant opportunities and coordination with business and property owners on redevelopment and infrastructure projects continues.

Updates were also provided on special events and community programming, including ongoing planning for the "Pickin' Through Ionia" initiative, the "Turn Crowds into Customers" workshop, City fireworks, and other downtown marketing efforts. Director Rice noted continued participation in City and community meetings and organizations, as well as ongoing operational support for the Ionia Theatre, including field trips and recent special events.

VIII. THEATRE REPORT

(VIII.1.) Report included in Board Agenda Packet.

Director Rice reviewed the monthly theatre report, highlighting recent movie showings, admissions and concession activity, popcorn membership sales, and free movie attendance. She also provided updates on upcoming films, special events, field trips, and other community programming scheduled at the theatre, noting the continued growth in private screenings scheduled with summer hits and the transition to a new free movie day schedule (Sundays at 1pm.)

IX. BOARD DECISIONS AND ACTION ITEMS

(IX.1.) MiPitch Funding Support

Member Garland made a motion, seconded by Board Member Weller, to Approve the continued support of MiPitch in the amount of \$1,000.

Roll Call Vote:

Ayes: Precia Garland, Tricia Meyers, Dustin Sommer, Benjamin Weller

Nays: John Krueger

Abstentions: Mark Ludema, Ryan Wilson

MOTION CARRIED

X. DISCUSSION ITEMS

(X.1.) Marketing Committee Update

Marketing Committee updates were provided on Bulldog Unleashed, District Communications, Downtown Ducking/Scavenger Hunt concept, as well as additional ideas to continue to develop and expand on. Thoughts on a Discover Ionia QR Code sticker for businesses and increasing synergism were also noted.

(X.2.) City of Ionia Fireworks Display — discussion on continuance.

The Board held a brief discussion regarding the future direction of the City of Ionia Fireworks display. Staff was requested to explore and present potential options for the program, including possible future approaches, for discussion at a later meeting. It was also noted that a new fireworks contract (generally a 2 year commitment) has not yet been executed.

XI. OTHER

XII. ADJOURNMENT

Board Member Sommer made a motion, seconded by Board Member Wilson, to adjourn.

MOTION CARRIED BY VOICE VOTE.

The meeting was adjourned at 9:06 am.

Respectfully Submitted,

Cassie Rice, Recording Secretary
for Taryn Altobelli, Secretary

**Ionia Regional Utilities Authority
Board of Trustees
Organizational & Regular Meeting
June 4, 2026
Easton Township Hall**

CALL TO ORDER

The regular meeting of the Ionia Regional Utilities Authority was called to order at 7:00 PM by chairperson John Dinehart.

ROLL CALL

Trustees: Jeff Cody, John Dinehart, Precia Garland, John Milewski, Tom Millard, Clinton Rudd, and Rich Starr

Voting Alternates: Sherry Lynn (Ionia Twp)

Also present – Joe Lafler, Utilities Director

APPROVAL OF AGENDA

It was moved by Cody, seconded by Millard to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES

It was moved by Millard, seconded by Starr to approve the minutes as presented from the March 12, 2026 meeting. MOTION CARRIED.

PUBLIC HEARING – Chairperson Dinehart opened a public hearing to receive comments on the proposed FY26-27 Ionia Regional Utilities Authority budget. There were no comments. It was moved by Milewski, seconded by Cody to close the public hearing. MOTION CARRIED.

PUBLIC COMMENTS

None.

OLD BUSINESS

1, Update – WWTP Parking Lot Improvement Project and Plant Operations: Utilities Director Lafler provided a verbal update regarding recent plant operations, which were significantly impacted in April due to Grand River flooding. While normal wastewater treatment is approximately 50 to 55 million gallons per month, the plant processed 118 million gallons in April. A small violation of the discharge permit occurred during this time regarding suspended solids, but notification was provided to EGLE and there was no further action required. One WWTP staff member recently tested with EGLE in pursuit of a WWTP operator’s certification. Results should be received some time in June.

NEW BUSINESS

1. FY 2026 - 2027 IRUA Budget – It was moved by Milewski, seconded by Starr to approve the FY 2026-2027 IRUA budget with total expenditures of \$2,200,000 as presented. MOTION CARRIED.

TRUSTEE COMMENTS

None.

ADJOURNMENT

The meeting was adjourned by Dinehart at 7:10 PM.

Respectfully Submitted,

Precia Garland
Secretary

NEXT IRUA MEETING: 7:00 PM, November 5, 2026; Ionia City Hall



CITY OF IONIA
PLANNING COMMISSION
REGULAR MEETING MINUTES
4:30 PM, Wednesday, June 10, 2026
IONIA CITY HALL - COUNCIL CHAMBERS

I. CALL TO ORDER

Chairperson Bailey called the meeting of the Ionia Planning Commission to order at 4:30 PM.

II. ROLL CALL

Roll call revealed a Quorum with Planning Commissioners Logan Bailey, Ryan Gregory, Keturah Kelley, Tim Lee, and Judy Swartz present. Commissioner Michael Donaldson was absent.

III. APPROVAL OF AGENDA

Chairperson Bailey introduced the agenda and asked if there were any requested changes. Planning Commissioner Lee made a motion, seconded by Planning Commissioner Kelley, to approve the agenda as presented.

MOTION CARRIED BY VOICE VOTE.

IV. APPROVAL OF MINUTES

(IV.1.) May 13, 2026 – Regular Meeting

Minutes from the regular meeting of May 13, were reviewed. Planning Commissioner Lee made a motion, seconded by Planning Commissioner Kelley, to approve the May 13, 2026, meeting minutes as presented.

MOTION CARRIED BY VOICE VOTE.

V. PUBLIC COMMENTS

None.

VI. PUBLIC HEARINGS AND ASSOCIATED ACTION

(VI.1.) Public Hearing to receive comments on Ordinance No. 606 to amend Chapter 1286: Miscellaneous Regulations

Assistant City Manager Bowman highlighted a few small changes made since the last meeting to clarify the rules for temporary campgrounds.

Chairperson Bailey opened the public hearing for comments on Ordinance No. 606 at 4:39 PM and subsequently closed the public hearing at 4:39 PM after no public comments were made.

Chairperson Bailey made a motion, seconded by Planning Commissioner Swartz, to recommend

that City Council approve Ordinance No. 606, an ordinance to amend Chapter 1240 "General Provisions and Definitions," Section 1240.11 "Definitions," to add new definitions as subsections 95A and 102 A and to renumber subsection 102 accordingly; and to amend Chapter 1286 "Miscellaneous Regulations" of Title Six "Zoning," Part Twelve "Planning and Zoning" of the Codified Ordinances of the City of Ionia, County of Ionia, State of Michigan.

MOTION CARRIED BY VOICE VOTE.

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

None.

IX. COMMISSIONER COMMENTS

Logan Bailey: (1) Noted disappointment in Jason Perry's resignation from the Commission; (2) Requested an update on the Mayor's search for a new commissioner.

Assistant City Manager Bowman: Noted that the Mayor is actively searching to fill the vacancy and encouraged anyone interested in serving on the Planning Commission to submit an application.

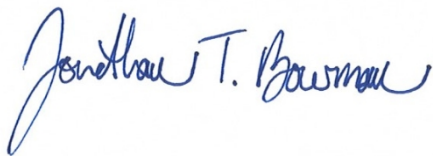
X. ADJOURNMENT

Planning Commissioner Kelley made a motion, seconded by Planning Commissioner Lee, to adjourn.

MOTION BY VOICE VOTE.

The meeting was adjourned at 4:41 PM.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Jonathan T. Bowman". The signature is written in a cursive, flowing style.

Jonathan T. Bowman, Recording Secretary
for Judy Swartz, Secretary

CITY OF IONIA
Local Development Finance Authority
June 16, 2026
Regular Meeting Minutes

CALL TO ORDER

Chairperson Mark Jennings called the meeting of the City of Ionia Local Development Finance Authority (LDFA) for June 16, 2026, to order at 5:30 PM.

ROLL CALL

Present: Members Bob Masters, Beth Milewski, Gordon Kelley, Mark Jennings and Mark Vroman

Absent: None

Also Present: Mayor John Milewski, Precia Garland, City Manager, Jonathan Bowman, Assistant City Manager and City Clerk

APPROVAL OF AGENDA

Chairperson Jennings introduced the agenda and asked if there were any requested changes. No changes were requested. It was moved by Kelley and seconded by Milewski to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES

It was moved by Vroman and seconded by Kelley to approve the minutes from the September 16, 2025 meeting as presented. MOTION CARRIED.

PUBLIC COMMENTS

None.

OLD BUSINESS

None.

NEW BUSINESS

1. Introduction and Swearing in of new LDFA Board members – Gordon Kelley and Beth Milewski were both introduced sworn in as new LDFA Board members. Gordon Kelley is the appointee of the Ionia County Board of Commissioners.
2. Election of officers – A motion was made by Vroman, seconded by Milewski to nominate Mark Jennings as LDFA Chairperson. A motion was made by Masters, seconded by Milewski to nominate Bob Masters as Vice Chairperson. The LDFA Board agreed to consolidate the nominations into one slate for voting. MOTION CARRIED.
3. Bylaws Amendment – Garland presented a proposed amendment to the bylaws to establish quarterly meetings of the LDFA, taking place in the months of March, June, September and December on the third Tuesday of the month at 5:30 PM, at Ionia City Hall. A motion was made by Vroman, seconded by Masters to approve the proposed amendment as presented with minor grammatical adjustment. MOTION CARRIED.

4. FY2026-2027 LDFA Budget – Following a brief review, a motion was made by Masters, seconded by Milewski to approve the FY2026-2027 LDFA Budget as presented. MOTION CARRIED.

BOARD MEMBER COMMENTS

Garland provided a brief update regarding business activities at Enwork, which is largely responsible for generating the tax increment revenue collected through the LDFA Development and TIF Plan.

It was noted the next regularly scheduled meetings of the LDFA are September 15 and December 15, 2026.

ADJOURNMENT

It was moved by Milewski and seconded by Vroman to adjourn the meeting at 5:45 PM. MOTION CARRIED.

Respectfully Submitted,

Precia Garland, City Manager/LDFA Director

CITY OF IONIA
Ad-Hoc Ionia Theatre Committee
June 23, 2026
Regular Meeting Minutes

CALL TO ORDER

Mayor John Milewski called the meeting of the Ad-Hoc Ionia Theatre Committee for June 23, 2026 to order at 5:01 PM.

ROLL CALL

Present: Mayor John Milewski, Jim Killion, Ashley Brownell, Mike Clark, Janet Balice, Rich Starr, Tom Millard, Cassie Rice, Jonathan Bowman, and Precia Garland
Absent: Karlee Bailey

APPROVAL OF AGENDA

It was moved by Starr and seconded by Millard to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES

It was moved by Killion and seconded by Millard to approve the agenda as presented. MOTION CARRIED.

PUBLIC COMMENTS

None.

FINANCIAL REPORT – Garland presented the Ionia Theatre Fund Financial Report for the FY25-26 through May 31, 2026. Garland noted that revenues totaling \$179,446 had been received to date and expenditures totaling \$228,130 had been incurred to date, for an operating gap of \$48,685, which is a decreased gap from the prior month. Rice indicated June is shaping up as a strong month due to live events and popular movie releases. A motion to accept the report as presented was made by Balice, seconded by Brownell. MOTION CARRIED.

DISCUSSION & ACTION ITEMS

1. Glad All Over/404 Fundraiser Concert Recap – Rice indicated the concert went well, even with setting up for the show during a power outage. 76 concert admissions were realized along with related concessions.
2. Theatre Merch – The online pre-sale event resulted in 37 items sold for a profit of \$235. The store is currently closed but can be reopened when we request with items being fulfilled as requested. Following discussion, it was determined the store should be reopened now with a sample t-shirt or something similar placed on display at the theatre with a QR code to encourage sales. Bowman will follow up with the vendor to reopen the online store.
3. 2026 Theatre Calendar – Rice detailed several upcoming live events, including a benefit concert planned for the Ionia County Veterans Office in July (no tickets sold so far), the Elvis/Jake Slater concert in August (over 20 tickets sold so far) and numerous other scheduled and potential events. A meeting with the Ionia Community Theater group to partner regarding a Haunted Theatre event this Halloween will happen soon. Another

comedy show is scheduled for September 11. Additional live events under consideration include a male dance group (targeted for Nov. 14) and a “middle ground Battle of the Bands” event between Lansing and Grand Rapids bands. Several bands that have performed at the fair are under consideration. Clark mentioned the fair paid \$500 each for these bands to perform.

4. Review of Theatre fees – (Rice left the meeting due to urgent matter at the Theatre) – A current list of concessions and ticket fees as prepared by Rice, with comparison pricing from area theatres was reviewed by the committee. It was the consensus of the group that the concessions fees are currently competitive with other market rates and should not be adjusted. However, it was felt that ticket rates could be adjusted by \$0.50 to \$1 at every price point. If prices were increased by \$0.50, it would allow an opportunity for buyers to be asked if they wish to round up to the next dollar as a donation to the theatre, which could yield more revenue than an additional \$0.50 ticket price increase, due to the sharing required with movie producers. Garland will investigate if this is an option with Rice, given the Theatre’s antiquated point of sale system.

GOOD OF THE ORDER/COMMITTEE MEMBER COMMENTS – Killion elaborated on the Battle of the Bands idea and suggested that perhaps the fair could be used as an opportunity for pre-ticket sales to the future Battle of the Bands event, if the particulars could be worked out in time.

ADJOURNMENT

The meeting was adjourned by Mayor Milewski at 6:07 PM. with a motion and second by Millard and Balice, respectively. Next meeting: **July 28, 2026 at 5:00 PM**, Ionia City Hall.

Respectfully submitted,

Precia Garland
City Manager

CITY OF IONIA
Election Commission
June 24, 2026
Meeting Minutes

CALL TO ORDER

City Clerk Jonathan Bowman called the June 24, 2026, meeting of the City of Ionia Election Commission to order at 2:00 PM.

ROLL CALL

Present: Commissioners Jonathan Bowman (City Clerk), Precia Garland (City Manager - Designated Representative for City Attorney), and Randy Jewell (City Assessor)

Absent: None

Also Present: Michael Oszust, Assistant to the City Manager

APPOINTMENT BY CITY CLERK

As authorized by MCL 168.25, Clerk Bowman appointed City Manager Precia Garland as a Designated Representative in the place of Jeffrey Sluggett, City Attorney, as a member is unable to vote unless in-person at the meeting. Garland was identified as a qualified and registered elector of the City, thus meeting the requirements of an eligible voting member per statute.

PUBLIC COMMENTS

None.

APPROVAL OF MINUTES

Minutes from the meeting of September 24 were reviewed. It was moved by Garland, seconded by Jewell to approve the minutes from September 24, 2025, as presented. MOTION CARRIED.

ELECTION INSPECTOR APPOINTMENT – AUGUST 4, 2026, ELECTION

City Clerk Bowman presented the following list of election inspectors for the August 4, 2026 primary election.

Precinct 1		
Jodi Courtland (Chair/Receiving Board)	Republican	All Day
Karson Hagen	Democrat	All Day
Darcha Shattuck	Republican	All Day
Nan Snow	Republican	All Day
Sally Taylor	Democrat	Morning Shift
Karen Gregory	Democrat	Afternoon Shift
Precinct 2		
Janet Balice (Chair)	Democrat	All Day

Patricia Cockrum	Democrat	Morning Shift
Julie Petty	Working Class	Afternoon Shift
Vicki Pontz	Republican	Morning Shift
Lisa Neeb	Republican	Afternoon Shift
Amanda Schanski	Democrat	Morning Shift
Howard Bignell	Democrat	Afternoon Shift
Rodney Snow	Republican	All Day
Precinct 3		
Heather Jorgensen (Chair)	Republican	All Day
Joyce Essich	Republican	All Day
Kayla Hagen	Democrat	All Day
Ben Weller	Democrat	Morning Shift
Jackson Meyers	Democrat	Afternoon Shift
Robert Winkelman	Republican	Morning Shift
Morgan Capitoni	Working Class	Afternoon Shift
Precinct 4		
Brittany Adams (Chair/Receiving Board)	Democrat	All Day
Kathy VanSyckle	Democrat	Morning Shift
Bradley Petty	Working Class	Afternoon Shift
Linda Downes	Democrat	All Day
Christine Grove-Carlson	Republican	Morning Shift
Susan Mesack	Republican	Afternoon Shift
John Shattuck	Republican	All Day
AVCB		
Dayna Ellis (Chair)	Democrat	Afternoon Shift
Pamela Keefer	Republican	Afternoon Shift
Margo McKendry	Democrat	Afternoon Shift
MaryBeth Robertson	Democrat	Afternoon Shift
Mary Lou Bender	Republican	Afternoon Shift

It was moved by Jewell, seconded by Garland to approve the list of Election Inspectors, as presented. MOTION CARRIED.

PUBLIC ACCURACY TEST – AUGUST 4, 2026, ELECTION

Prior to testing, Jewell and Garland verified the seals on the tabulators and storage containers. Using the test deck provided, each of the tabulators were tested, results tallied and verified. Test results were signed by Jewell, Garland, and Bowman, who then verified the new seals on the tabulators that were placed after testing.

ADJOURNMENT

Motion by Garland, seconded by Jewell to adjourn the meeting at 2:50 PM. MOTION CARRIED.

Respectfully Submitted,
Jonathan T. Bowman
Ionia City Clerk



Ionia Downtown Development Authority Director's Report June 2026

Economic Development & Business Engagement

- Continued outreach and coordination with downtown business and property owners regarding redevelopment projects, infrastructure improvements, and investment opportunities within the DDA district.
- Assisted businesses and community partners with event planning, promotional opportunities, and strategies to leverage increased visitor traffic during the upcoming Ionia Free Fair and summer event season.
- Continued development of downtown marketing initiatives and placemaking efforts, including Bulldogs Unleashed and planning for the Downtown Brick Adventure idea and future enhancements to district communications.

Special Events & Community Programming

- Continued coordination with event organizers to confirm annual event schedules and maintain a comprehensive community calendar, including assistance with applications, site plans, logistics, and street closure coordination.
- Advanced planning efforts for Pickin' Through Ionia, in partnership with the Ionia Area Chamber of Commerce, including interactive downtown guitar installations and preparation for the "Turn Crowds into Customers" business workshop scheduled for June 16, with two educational sessions available for local businesses.
- Continued sponsorship outreach and event planning activities for the City of Ionia Fireworks Display, including donor communications and event logistics.
- Coordinated community notifications and communications related to downtown events and street closures, including the Cow Pie Classic and Summer Reading Challenge Kick-Off activities.

Meetings, Seminars & Professional Engagement

- Maintained active participation in key meetings and organizations, including regular and special City Council meetings, Department Head meetings, City Manager meetings, DDA Board meetings, and DDA Marketing Committee meetings.
- Continued collaboration with the Ionia Area Chamber of Commerce, community organizations, and regional partners to support downtown development initiatives and strengthen cross-promotional opportunities.

Respectfully submitted,

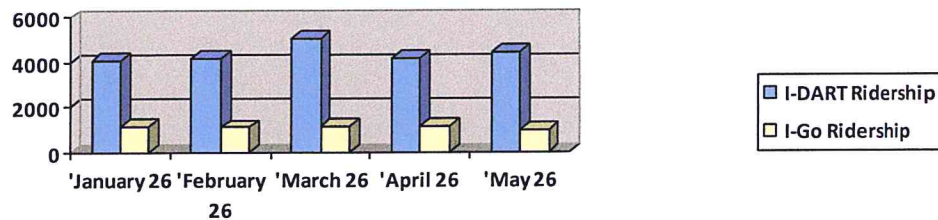
Cassie Rice, Ionia DDA and Theatre Director



Monthly Update
June 2026

Operations

- Ionia Dial-A-Ride provided 143 lift equipped services for individuals with disabilities from May 1-31, 2026.
- Ionia Dial-A-Ride provided 4,431 passenger trips and our vehicles logged 15,293 revenue miles from May 1-31, 2026.



- I-Go provided 972 passenger trips from May 1 – 31, 2026.
- We recently finished transporting 55+ riders one/both ways for school purposes.
- The Saranac expansion has been going well and ridership is strong. In May there were 160 trips to and/or from Saranac. We have multiple people using it to get to work, school, appointments, and shopping.
- We have once again partnered with the Parks & Rec department to transport the Summer Camp kids to their special events.
- Both new I-Go drivers are fully onboarded and operational, working on shift.
- An application for service initiatives funding was submitted to MDOT to conduct an economic impact study. We contracted Grand Valley State University to complete the study. This will complement the TDP and COS plans that were recently completed.
- Anticipated delivery of the 1st of 2 buses will be in early July. The 2nd bus is still in the final stages of completion, and we are waiting for an update regarding delivery. Once the vehicles are delivered and in service the old vehicles will be retired & sold on auction.
- The interlocal agreement with the City of Portland has been approved & signed by Portland and will be presented to Ionia City Council for approval.
- Amanda Compo, our mobility manager, has been doing a great job with travel training & rider assistance as well as community outreach. Her efforts are meeting/exceeding the metrics of our funding program and increasing the efficiency of our service as a whole.

Respectfully Submitted,

Heidi Wenzel



June Report
Ionia Parks and Recreation

Programs

- Tae Kwon Do: Classes are weekly on Tuesdays from 6:15-8:00 PM. Cost is \$35 per month per student. Classes are instructed by Pat Ramos.
- Spring Soccer: June 4th were the last games and participants receiving awards. Games and practices were on the front lawn of the Ionia High School. We had around 300 soccer players this spring. 13U age division with 4 teams and 52 players. The 10U division had 8 teams with 120 players. The U8 division had 6 teams with 60 players. The U6 division had 8 teams with 64 players. Ventra was the sponsor at \$2,000.
- Tumbling: Classes started June 15th. Classes are once a week for 8 weeks. The cost is \$80 for the 8-week session. Class ages offered are Mommy and me 18 months to ages 3, ages 3-5, and ages 6-9. Courtney Lepein is our instructor. This session we have 51 kids signed up.
- Ballet: Classes started June 16th. We have 2 classes, one on Tuesday and one on Thursday, ages are 4-6. Classes are held in the basement in the M1 tumbling center in the dance area. The instructor is Lauren Mulford. This is the first time we have offered the ballet classes. We have 15 participants this session. Classes are \$80 for 8 weeks.
- Youth T-Ball: We have 12 teams total, 6 teams in a 3 and 4 age division and 6 teams in a 5 and 6 age division. We have around 120 tball participants. Games are played on Wednesdays June 3rd through July 15th at the Harwood Sports Complex at 5:30 and 6:30pm. Meijer is the Sponsor of Tball at \$1,500.
- Summer Day Camp: There are 57 kids between ages 5 and 12 signed up to participate for session 1. The camp is from 9am-3pm at Hale Park. The program runs from June 8th- July 2nd. We have five counselors to supervise this program. Along with activities at the park; participants will get to go to the Ionia Theatre, the library summer reading programs, Splashpad and Skate land. Also included in the cost is a T-shirt and lunch through the Ionia Public Schools at Jefferson. Session 2 will be scheduled from July 13th through August 7th.
- Flag Football Grades 3rd -6th: We have 66 kids participating. Games are Tuesdays and or Thursdays at Harwood 5:30-7:30pm. Games started June 23rd and will run through July 30th. Ventra is the sponsor of this at \$500.

Upcoming Programs

Summer Day Camp session 2 ages 5-12, Registration for Youth Tackle Football grades 4th-8th, Youth Flag Football ages 4 to 3rd grade, Fall Soccer ages 4-13

Rentals

Armory

- Lions Room: June 3rd, 17th and 24th, 11am-1pm, Arch Staffing, \$105 paid

Park Pavilion

- Hale Park: June 6th, Birthday Party, \$50 Coon
- Hale Park: June 14th, Open House, \$42 Diehl
- Hale Park: June 20th, Birthday Party, \$50 Woodard
- Hale Park: June 27th, Birthday Party, \$42, White
- Harper Park: June 13th, Open House, \$50 Baxter
- Robinson Park: June 10th, Open House, \$42 Butters
- Harper Park: June 28th, Baby Shower, \$50 West

Program Coordinator Position Highlights

- Working on sponsorships/relationships for upcoming programs
- Implementing 3rd-6th grade Flag Football
- Painting Flag Field at Harwood

- Updating Website and Facebook for our department
- Implementing and working with counselors at Day Camp
- Planning and putting together information for Day Camp session 2

Submitted by,
Matt Painter
Director, Parks and Recreation



Corland J McDiarmid
Director

IONIA DEPARTMENT OF PUBLIC SAFETY

239 East Adams Street, Ionia Michigan, 48846
616-527-4431



Kevin C. Heinlein
Deputy Director

June 25, 2026

Honorable Mayor John Milewski II
Members of Council
City Manager Precia Garland

For the month of June, the Department handled a total of two hundred thirty-three criminal complaints to this point. The breakdown of most of those complaints, including all significant incidents, is listed below:

- Assault – 7
- Breaking and Entering – 1
- Larceny or Fraud – 5
- Destruction of Property – 7
- Retail Fraud - 2
- Indecent Exposure – 1
- Resist / Obstruct Police - 1
- Warrant Arrest / Injunctive Order Violation – 14
- Disorderly Person – 3
- Operating While Intoxicated – 1
- Hit and Run Crash - 1
- License / Registration / Insurance Violation – 13
- Dog Bite – 2
- Trespass - 2
- Juvenile Complaint / Curfew / Vape – 7
- K-9 Search - 2
- Animal Complaint / Other – 6
- Mental Health Complaints – 5
- Motor Vehicle Crashes / Driving complaints – 12
- Parking / Abandoned Vehicle – 7
- Civil Complaints – 23
- Lost / Found Property – 2
- General Assistance – 55

Code Enforcement / Rental Inspections:

- Blight Inspections – 5
- Parking/Vehicle Complaint – 3
- Vegetation Complaint - 32
- Public Nuisance - 1
- Rental Inspections – 55

There were 34 calls for fire service and 65 calls for medical emergencies to this point this month. Fire calls are listed below.

- Township vehicle crashes - 4
- Electrical Problems - 1
- Grass/Brush Fires - 1
- Gas Leak - 1
- Illegal Burn - 4
- Rescue Calls - 1
- Smoke Investigation - 1
- Structure Fires - 1
- Wires Down / Arcing - 20

Severe weather rolled through Ionia County earlier this month. Fortunately, the City and our neighboring townships dodged any significant damage to private property, and there were also no injuries reported to IDPS due to the weather. On the evening of June 10th, we responded to 12 power lines down and 1 tree limb that fell on an occupied vehicle. You probably recall that Dexter St was closed due to power lines in the roadway until lunchtime the next day.

Later that same night (6/10/26) we responded to a structure fire on Wall St. The residence filled with smoke around 10:30pm. Our staff had just finished storm clean up when the call was toned out. Unfortunately, the residence suffered significant damage and will likely be a total loss. Our PSOs and Firefighters worked on the fire and cleaned up until about 3:30am.

The evening of June 11th featured more severe weather. You may recall hearing the tornado sirens go off late that evening. The worst of those storms missed Ionia to the south where there was significant damage and a funnel cloud reported around Lake Odessa.

Our fire training this month focused on vehicle extrication. Firefighters Todd Verduin and Joe Flanders conducted some scenarios with staff using our extrication tools on old, junk vehicles provided to us by Rueh's Garage. We appreciate their willingness to help us out each year when we conduct the extrication training.

Our PSOs have been dealing with an unruly group of juveniles here in town. We work exhaustively with Juvenile Court, the Prosecutor's Office, and Juvenile Probation to solve these problems over time, but deescalating a scene with a combative group of teenage boys is often very frustrating. This past month one of those teenagers kicked and smashed the interior side of another patrol car rear door.

You will find attached a copy of our statistics for the month of May, as well as a list of all Fire, Rescue, and Medical emergency calls for that month. If you have any questions or concerns, please feel free to call, e-mail, or stop by the Department.

Sincerely,

Corland J McDiarmid

Corland J McDiarmid
Director

Ionia Department of Public Safety

Monthly Statistics

June 2026

Individual Assignments

Director
 Deputy Director / Captain
 Sergeant
 Det. / Sergeant
 Chaplin
 Administrative Assistant
 Fleet Manager
 (10) Public Safety Officers
 (15) Paid on Call Firefighters
 Code Enforcement Officer
 Rental Inspector Officer



Hours

Criminal Complaint Hours	254.5
Traffic Related Hours	39.5
Patrol Time	573
Court & Prosecutor Office	11
M.F.R. Hours	74.5
Non-Criminal Report Writing	435.5
Fleet Manager	277
Fire Service Hours	168.5
Training Hours	55.5
School Liaison Officer	243
D.A.R.E. Hours	137
	0

Total Hours: 2269

Overtime Hours: 301.5

Total Arrests: 27

Complaints

Criminal Investigation	326
Patrol Originated	15
Follow-up Complaints	44

Other Activity

Property Inspections	259
Liquor Inspections	0
Fire Inspections	0

Moving Violations

Parking Violations	1
Traffic Stops	107
O.W.I. Tickets	2
Hazardous Citations	5
Radar Citations	8
License Violations	3
Equipment Violations	1
Seatbelt Violations	0
Registration Violations	2
Insurance Violations	2
Verbal Warnings	66

Fire Runs

City of Ionia	11
Ionia Township	14
Easton Township	8
Mutual Aid	1
M.F.R. Runs	66

Total Fire/Medical Service

Runs: 100

Ionia Public Safety- Fire/ Medical Runs

Number	Date	Time	Street	F/M	Type of Call
0458	5/1/2026	3:57 AM	Johnson St Apt 115	M	Difficulty Breathing
0459	5/1/2026	9:23 AM	Prospect St Apt A	M	Other Medical
0464	5/2/2026	1:09 AM	High St	M	Other Medical
0465	5/2/2026	6:28 AM	Rich St	M	Other Medical
0466	5/2/2026	8:07 AM	Skyview Tr	M	Possible Drug Overdose
0468	5/2/2026	12:01 PM	Prospect St Apt C	M	Chest Pain
0469	5/2/2026	10:25 AM	Jones St	M	Unconscious/Unresponsive
0471	5/2/2026	9:17 PM	E Tuttle Rd	M	Chest Pain
0475	5/4/2026	3:34 PM	E Washington St	M	Possible Drug Overdose
0476	5/4/2026	9:04 PM	Mill St	M	Unconscious/Unresponsive
0477	5/5/2026	3:11 AM	E Main St Apt 1	M	Chest Pain
0480	5/5/2026	1:11 PM	Union St Apt 210	M	Other Medical
0484	5/7/2026	3:28 PM	Union St	M	Difficulty Breathing
0488	5/8/2026	1:35 PM	E Washington St	M	Other Medical
0493	5/8/2026	6:34 PM	Union St	M	Unconscious/Unresponsive
0496	5/10/2026	5:25 PM	Valley View Drive	M	Seizure
0497	5/10/2026	4:45 PM	Bellevue Drive	M	Seizure
0502	5/12/2026	9:07 AM	Hackett St	M	Possible Drug Overdose
0504	5/15/2026	2:46 AM	E Main St	M	Seizure
0520	5/18/2026	7:33 AM	Union St	M	Diabetic
0527	5/19/2026	12:36 AM	Beardsley Rd	M	Difficulty Breathing
0528	5/21/2026	12:00 AM	W Washington St	M	Unconscious/Unresponsive
0530	5/21/2026	6:31 PM	E Tuttle Rd	M	Chest Pain
0533	5/22/2026	7:33 AM	E Lincoln Ave	M	Chest Pain
0534	5/22/2026	6:30 AM	E Lincoln Ave	M	Falls
0541	5/24/2026	1:03 PM	W Lincoln Ave	M	Difficulty Breathing
0543	5/25/2026	3:44 PM	Prospect St Apt C	M	Diabetic
0544	5/26/2026	12:59 AM	Valley View Dr Apt 205	M	Difficulty Breathing
0547	5/27/2026	12:48 PM	E Lincoln Ave	M	Chest Pain
0549	5/28/2026	2:35 PM	E Lincoln Ave	M	Unconscious/Unresponsive
0550	5/28/2026	2:13 PM	Lovell St	M	Falls
0552	5/29/2026	8:01 AM	Valley View Dr Apt 103	M	Other Medical
0553	5/29/2026	10:15 AM	Valley View Dr Apt 104	M	Possible Stroke
0470	5/2/2026	6:59 PM	E Lincoln Ave	F	Electrical Problems
0482	5/6/2026	9:44 PM	W Main St	F	False Alarms
0486	5/8/2026	6:34 AM	S Dexter St	F	Illegal Burns
0490	5/8/2026	5:20 PM	Allen St	F	Gas Leak
0500	5/11/2026	9:36 PM	Whitetail Ct	F	False Alarms
0514	5/18/2026	8:30 AM	E Lincoln Ave	F	False Alarms
0515	5/18/2026	3:04 PM	Prospect St / Johnson St	F	Wires Down/Arcing
0523	5/18/2026	3:20 PM	E Washington St	F	Other Non-Fire Related Calls
0540	5/24/2026	1:14 PM	Lafayette St	F	Wires Down/Arcing
0554	5/30/2026	9:04 AM	E Adams St	F	Wires Down/Arcing
0556	5/31/2026	6:35 PM	E Washington St	F	Illegal Burns

Ionia Township- Fire/ Medical Runs

Number	Date	Time	Street	F/M	Type of Call
0460	5/1/2026	11:12 AM	N State Rd Lot 21	M	Other Medical
0461	5/1/2026	1440	E Lincoln Ave	M	Vehicle Accident w/Injury
0462	5/1/2026	8:20 AM	E Tuttle Rd Lot 214	M	Seizure
0473	5/3/2026	6:47 AM	E Riverside	M	Falls
0478	5/5/2026	9:22 AM	Prairie Creek Rd	M	Head or Neck Pain/Injury
0481	5/6/2026	12:40 PM	E Bluewater Hwy	M	Difficulty Breathing
0483	5/7/2026	11:17 AM	N State Rd Lot 39	M	Abdominal Pain
0492	5/8/2026	4:25 PM	E Riverside	M	Other Medical
0498	5/11/2026	6:58 AM	E Bluewater Hwy	M	Possible Stroke
0510	5/17/2026	11:36 AM	W Riverside Dr	M	Falls
0511	5/17/2026	2:07 PM	E Riverside Dr	M	Falls
0512	5/17/2026	10:48 PM	Nickleplate Rd / N Jefferson Rd	M	Accident PI
0513	5/17/2026	11:15 PM	S Stage Rd	M	Abdominal Pain
0516	5/18/2026	3:04 PM	E Tuttle Lot 317	M	Unconscious/Unresponsive
0535	5/22/2026	7:06 PM	E Stage Rd Lot 39	M	Chest Pain
0536	5/23/2026	7:41 PM	Stage Rd	M	Difficulty Breathing
0537	5/23/2026	10:00 PM	Prairie Creek Rd	M	Other Medical
0467	5/1/2026	1:31 PM	E Bluewater Hwy	F	Grass / Brush Fire
0472	5/2/2026	9:48 PM	N State Rd	F	Other Fires
0479	5/5/2026	6:55 AM	N State Rd / North St	F	Vehicle Fires
0485	5/7/2026	7:15 PM	New N Dexter St	F	Gas Leak
0491	5/9/2026	11:47 PM	N State Rd / North St	F	False Alarms
0495	5/10/2026	3:18 PM	Guernsey Rd / E Riverside Dr	F	Wires Down/Arcing
0501	5/12/2026	1:09 PM	Arnold St	F	Smoke Investigation
0507	5/15/2026	1:48 PM	E Riverside Dr	F	Illegal Burns
0517	5/18/2026	7:41 PM	Jefferson Rd / Welch Rd	F	Wires Down/Arcing
0518	5/18/2026	10:39 PM	Nickleplate Rd / Stage Rd	F	Wires Down/Arcing
0519	5/18/2026	11:16 PM	E Parmeter / Kellogg Rd	F	Wires Down/Arcing
0521	5/18/2026	10:58 PM	Arnold St	F	Wires Down/Arcing
0525	5/18/2026	3:25 PM	Nickleplate Rd / Stage Rd	F	Other Non-Fire Related Calls
0539	5/24/2026	12:16 PM	Cleveland over GR River	F	Rescue Calls

Easton Township- Fire/ Medical Runs

Number	Date	Time	Street	F/M	Type of Call
0463	5/1/2026	12:34 PM	Yeomans St Lot 83	M	General Sickness
0489	5/8/2026	4:12 PM	Potters Rd	M	Difficulty Breathing
0494	5/9/2026	2:36 PM	N Bellamy Rd	M	Possible Stroke
0503	5/14/2026	6:18 PM	W Lincoln Ave	M	Falls
0505	5/15/2026	9:41 AM	Yeomans St Lot 50	M	Falls
0506	5/15/2026	11:56 AM	Price St	M	Diabetic
0508	5/15/2026	5:13 PM	Price St	M	Other Medical
0509	5/16/2026	1:19 AM	Potters Rd	M	Chest Pain

0532	5/22/2026	11:26 AM	Price St	M	Diabetic
0538	5/24/2026	12:03 AM	Yeomans St Lot 4	M	Other Medical
0542	5/24/2026	7:17 PM	Dick Rd	M	Possible Stroke
0545	5/26/2026	1:05 AM	Beresford St	M	Difficulty Breathing
0546	5/26/2026	10:10 AM	Haynor Rd	M	Difficulty Breathing
0548	5/28/2026	12:45 AM	Lyle Rd	M	Unconscious/Unresponsive
0551	5/29/2026	3:15 PM	Sayles Rd	M	Lift Assist to Life
0557	5/31/2026	7:04 PM	Price St	M	Other Medical
0474	5/3/2026	5:43 AM	W Bluewater Hwy	F	False Alarms
0487	5/8/2026	8:23 AM	W Lincoln Ave	F	Other Non-Fire Related Calls
0499	5/11/2026	8:37 PM	Price St	F	Structure Fires
0522	5/18/2026	3:20 PM	Lincoln Ave / N Bellamy Rd	F	Other Non-Fire Related Calls
0524	5/18/2026	3:15 PM	Dildine Rd	F	Other Non-Fire Related Calls
0526	5/18/2026	3:33 PM	Dildine Rd	F	Wires Down/Arcing
0529	5/21/2026	10:15 AM	Hawkins Dr	F	Other Fires
0555	5/30/2026	8:57 PM	N State Rd	F	Illegal Burns



CITY OF IONIA

Department of Public Utilities

Joe Lafler, Director

*Staff: Scott Baker, Cullen Badder, Abram Butler, Jacob Trierweiler,
Al Helmes, Ryan Masengale, Denis Martindale, Curtis Blair*

June 2026

Produced 48.2 million gallons of water in May 2026

Treated 57.9 million gallons of wastewater in May 2026

DPU

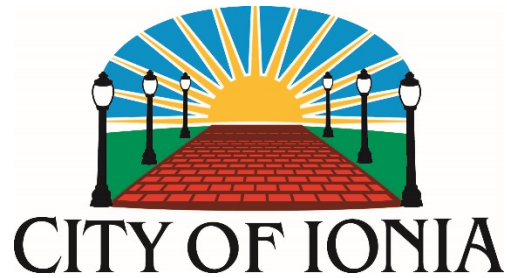
- Responded to 111 work orders.
- Performed 138 MISS DIGS.
- Changed, repaired, or installed 27 water meters.
- DPU staff have completed our weekly generator inspections at Wells 10A,13A,14A, BPS, WWTP, Lift Station, Tower Site, IDAR.
- DPU Staff have been collecting consent forms for the upcoming water service line replacement project.

WWTP

- Monthly PFAS, Sulfate and Chloride sampling were completed as required by the NPDES Permit.
- DPU staff have been working with the contractor on the WWTP parking lot project.
- DPU staff have completed the annual IPP sampling of Ventra Ionia Main Plant South discharge.
- Leavitt and Starck have completed the HMA replacement at the WWTP.

Well Field

- Analyzed several bacteriological samples for surrounding communities and private water systems.
- Monthly maintenance. (Clean chemical injectors and well pre-lube lines)
- DPU staff have started summer 2026 painting projects, including fire hydrant painting.
- EGLE has approved the updated SWPP plan.



CITY OF IONIA

Department of Public Works

*Staff; Geoffrey Petersen, Griff Lamphere, Christopher Springsteen,
Scott Ruehs, Chris White, Chris Perry, Bryan McKendry, Tony Humphreys, Steven Smith*

Monthly Report

June 2026

- Replaced Boards on the Walk Bridge at the Fair Grounds
- Plant flowers in DDA and roadside beds
- Put out Flowerpots at DDA and City Hall
- Watered Flowers
- Mowed City properties /Code enforcement mowing
- Repaired Chain link fence at Cleveland St dump
- Repaired old Fashion Street lights
- Assist Lyons with a water service repair
- Swept the City Streets
- Pick up trash in Parks and DDA
- Remove stumps at well 5 driveway and placed roto mill in the driveway
- Trimmed and Cut down Trees
- De-winterize the lawn irrigation
- Cleaned up the ball diamond at Harper Park
- Sewer repair at Hale Park
- Responded to 6 sanitary sewer complaints
- Put up new pickle ball nets and added mulch at Perry Park
- Spray weeds at DDA, Parks, and roadside landscaping beds
- Repaired the Fire Hydrant at Riverside and M-66
- Put out barricades for DDA events
- Patch potholes
- Patch work at Benton Ct and Morse St

Respectfully submitted,

Geoffrey Petersen, DPW Director

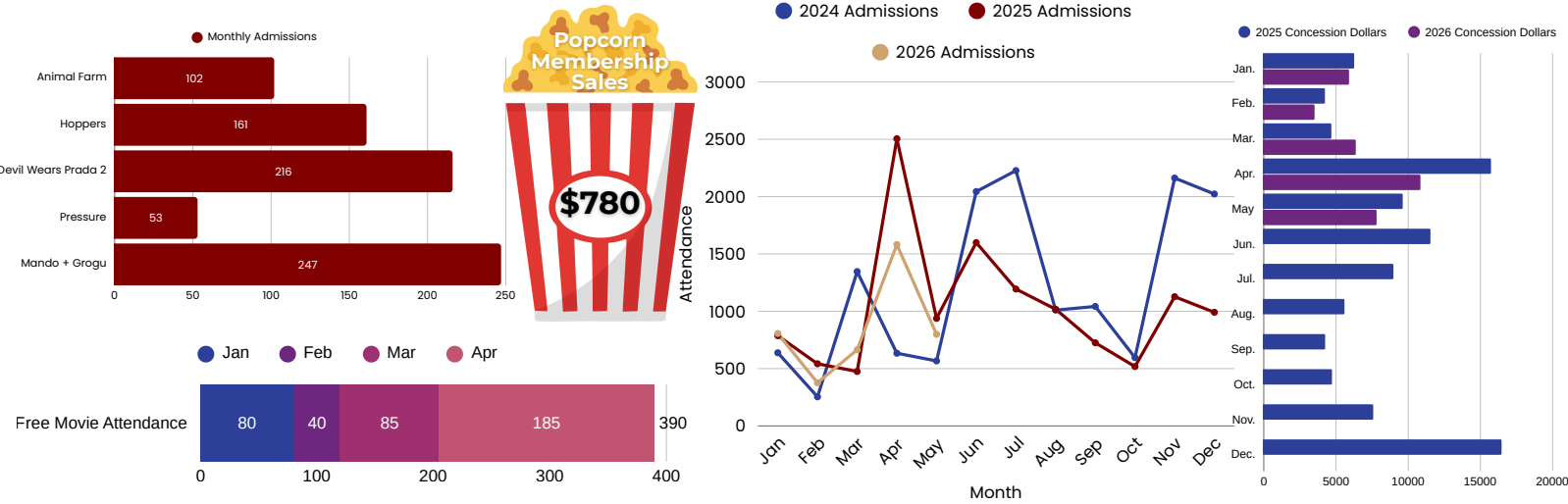
IONIA THEATRE MONTHLY REPORT



MOVIES PLAYED IN MAY



BY THE NUMBERS...



UPCOMING @ THE THEATRE

6/16 DDA + Chamber Workshop	6/19 Right Door Event	06/19 IPR Camp	06/23 Client Appreciation Event - Dr. Harshman	06/24 Session 1 - IPR Camp Bingo	06/26 IPR Camp Movie TBD	06/27 Sensory Screening 2pm	07/09 Ionia County VA Benefit Concert	07/17 IPR Camp
							Anticipated Upcoming Releases	
07/18 IFF Parade	07/24 IPR Camp	07/27 Session 2 - IPR Camp Bingo	07/31 IPR Camp Movie TBD	08/01 I Do Part 2	08/08 ICT Revue	08/09 ETA Jake Slater	<ul style="list-style-type: none"> • Toy Story 5 • Minions and Monsters Moana • The Odyssey • Spiderman: Brand New Day • The Dog Stars • Page 246 of 247 	



CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: XI.1

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: July 1, 2026

RE: Closed session in accordance with the Open Meetings Act, Sec. 8 (1)(c) for the purpose of a strategy and negotiation session connected with the negotiation of a collective bargaining agreement at the City's request.

Background:

Requested Action / Motion:

Motion By:

Seconded By:

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