



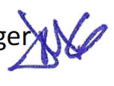
CITY COUNCIL MEETING AGENDA
JONESVILLE CITY HALL | 265 E. CHICAGO STREET | JONESVILLE, MI
OCTOBER 15, 2025 - 6:30 P.M.

- 1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / A MOMENT OF SILENCE**
- 2. APPROVAL OF AGENDA** [Action Item]
- 3. PUBLIC COMMENTS**
Citizens may address the Council at this time, subject to the Rules for Addressing the City Council. *
- 4. PRESENTATIONS AND RECOGNITIONS**
 - A. Kevin Collins – Hillsdale County Board of Commissioners
- 5. COUNCIL MINUTES**
 - A. September 17, 2025 Regular Meeting [Action Item]
- 6. BOARD AND COMMISSION MINUTES** [Action Item]
 - A. Economic Development Partnership – June 12, 2025 (Gray)
 - B. Downtown Development Authority – September 10, 2025 (Arno)
- 7. PUBLIC HEARING AND SUBSEQUENT COUNCIL ACTION**
 - A. Sale of Real Property 148 – Jermaine Street [ROLL CALL][Action Item]
- 8. UNFINISHED BUSINESS**
 - A. None [Action Item]
- 9. NEW BUSINESS**
 - A. Service Agreement – Accounting and Financial Services [Action Item]
 - B. Traffic Control Order 2025-02 [Action Item]
 - C. Receive Ordinance No. 226 and Set Public Hearing [Action Item]
 - D. Resolution 2025-22 – Designating Authorized Signers [ROLL CALL][Action Item]
 - E. Fiscal Year 2025-26 First Quarter Budget Comparison [Information Item]
- 10. ACCOUNTS PAYABLE**
 - A. October 2025 Totalling \$153,000.88 [Action Item]
- 11. DEPARTMENT REPORTS**
 - A. Public Safety
 - i. Police – Public Safety Director Lance
 - ii. Fire – Deputy Chief Riggs
 - B. Water/Wastewater Treatment Plant – Superintendent Mullaly
 - C. Department of Public Works – Superintendent Crouch
 - D. Cash Report – Finance Director Spahr
- 12. ADJOURN**

*** Rules for Addressing the Jonesville City Council (Adopted 11/20/24)**

1. When a person addresses the Council, he or she shall state his or her name and home address.
2. Remarks should be limited to matters before the Council, to Council business or policy, or to issues of general concern that the Council has the authority to recommend or act upon.
3. Persons addressing the Council shall limit their comments to not more than five (5) minutes or other time limit set by the Chair. Persons addressing the Council may have comments presented by other individuals, but may not delegate additional speaking time to others. The Clerk will maintain the official time and notify the speakers when their time is up.
4. Remarks shall be addressed to the Chair in a courteous tone. Persons addressing Council who fail to conduct themselves with decorum may be removed from the meeting at the discretion of the Chair.
5. No person shall have the right to speak more than once unless additional opportunities are granted by the Chair.
6. Council members and staff will generally not respond to audience participation. Matters may be referred by the Council to the City Manager who may also be directed to provide a report at a subsequent meeting or date.



To: Jonesville City Council
From: Jeffrey M. Gray, City Manager 
Date: October 10, 2025
Re: Manager Report and Recommendations – October 15, 2025 Council Meeting

5. Council Minutes [Action Item]

This item is reserved for action on the minutes of the previous Council meeting.

6. Board and Commission Minutes [Action Item]

Board and commission minutes for the prior month are attached. The name of the Council/staff representative to the board is indicated in parentheses. Following any discussion or questions about the board minutes, the appropriate action of Council would be a motion to receive and place the minutes on file. A single motion can be taken up for all of the minutes.

PUBLIC HEARING AND SUBSEQUENT COUNCIL ACTION

7. A. Sale of Real Property – 148 Jermaine Street [ROLL CALL][Action Item]

The subject of the public hearing is the consideration of offers for the sale of the vacant residential property located at 148 Jermaine Street. The hearing was scheduled following the receipt of an offer from Red Beard Properties in the amount of \$11,000. Since the hearing was scheduled, staff has received an offer in the amount of \$13,000 from Danny and Janie Peiffer.

Council Member Chris Grider is a member of Red Beard Properties and previously disclosed that he has a conflict of interest and may not participate in the discussion regarding the sale. It will be appropriate for him to excuse himself from the chambers prior to the Public Hearing.

Pursuant to Section 13.3 of the City Charter, Council may sell any real property upon the affirmative vote of five members of Council after conducting a public hearing. A motion and roll call vote are necessary to approve the sale of property. Staff recommends that Council consider a motion to accept the offer from Dannie and Janie Peiffer in the amount of \$13,000 and authorize the City Manager and Clerk to execute any necessary documents to complete the sale. I recommend that the motion accept the offer from Red Beard Properties in the amount of \$11,000 as a back up offer in the event the primary offer fails to close. *Please refer to the offers from Mr. and Mrs. Peiffer and from Red Beard Properties, and to the Public Hearing Notice.*

UNFINISHED BUSINESS

8. A. None

NEW BUSINESS

9. A. Service Agreement – Accounting and Financial Services [Action Item]

Staff has solicited proposals from two firms to provide interim services pending the retirement of Finance Director Spahr. The lower cost proposal comes from WoodHill Group. Karen Lancaster would provide primary Finance Director services, including account reconciliations, tax collections and reconciliations, state and federal reporting, budget, audit preparation, and the like. A complete scope of

work is included in Exhibit A of the Agreement. Hourly rates are described in Section 3; the City will only pay for services rendered. The cost for services for a year contract is estimated in the range of \$75,000 - \$120,000. Costs will be paid from unpaid salary and benefits following Mrs. Spahr's retirement and from Fund Balance. The initial contract is for a one-year period and can be cancelled if the City fills the position permanently before the term is up. I recommend a motion to enter into a one-year agreement with the WoodHill Group for accounting and financial services and to authorize the City Manager to execute the same. *Please refer to the proposed agreement.*

9. B. Traffic Control Order 2025-02

[Action Item]

The Jonesville Lions Club has requested the annual approval of the closure of Park Street and Wright Street between Park Street and Chicago Street for the trunk-or-treat that takes place on Halloween. The closure would take place from 4:30 p.m. to 9:00 p.m. on Friday, October 31st. A motion is necessary to approve the closure and to consent to the Director of Public Safety and Chief of Police executing Traffic Control Order 2025-02. *Please refer to the Jonesville Lions Club request and Traffic Control Order 2025-02.*

9. C. Receive Ordinance No. 226 and Set Public Hearing

[Action Item]

Units of government recodify ordinances from time to time to address outdated provisions, improve readability, etc. The City's Zoning Ordinance has not been recodified since city incorporation in 2014. Prior to incorporation, the City developed its Zoning Ordinance as a joint ordinance with Fayette Township. The purpose of recodification at this time is to accomplish the following:

1. Update outdated references to the "Village of Jonesville" to the City of Jonesville.
2. Remove regulatory references to Fayette Township, since the two communities are no longer maintaining and updating the Zoning Ordinance as a collaborative ordinance.
3. Add amendments that have taken place since the last update in 2013.

Due to file size, the recodified ordinance is not included in the packet, but can be found on the City website, here: <https://bit.ly/JV-Zoning-Ord>.

The Planning Commission held a public hearing at their meeting on Wednesday, October 8th and has recommended approval of the recodified ordinance. I recommend that Council consider a motion to schedule a public hearing for Wednesday, November 19, 2025 at 6:30 pm at the Jonesville City Hall to consider public comments on Ordinance No. 226. *Please refer to Ordinance No. 226.*

9. D. Resolution 2025-22 – Designating Authorized Signers

[ROLL CALL][Action Item]

As is common with banking institutions, County National Bank requires that the officials authorized to act on behalf of the City be designated by action of Council. The attached resolution would add Manager Gray to the list of authorized signers on accounts held at County National Bank, and remove Finance Director Spahr at the time of her retirement in December. A motion and roll call vote are necessary to approve the resolution. *Please refer to Resolution 2025-22.*

9. E. Fiscal Year 2025-26 First Quarter Budget Comparison

[Action Item]

The Fiscal Year 2025-26 three-month budget comparison (July 1, 2025-September 30, 2025) is attached. Where revenues or expenditures exceed the 25% level for the quarter, notes are provided. Overall, revenues and expenditures are tracking as expected. Notable expenditures include one-time planned

capital expenses, including street preventative maintenance, mowing, and the Downtown streetscape project. Finance Director Spahr can address any questions or comments at the meeting. *Please refer to the attached Budget Comparison.*

Correspondence:

- Continuing Education Certificates – LaNae Baker (2), Charles Crouch, Mitchell Lockwood, Rick Mahoney, Shawn Mullaly

****Subject to Council Approval****

**JONESVILLE CITY COUNCIL
Minutes of September 17, 2025**

A meeting of the Jonesville City Council was held on Wednesday, September 17, 2025 at the Jonesville City Hall, 265 E. Chicago Street, Jonesville, MI. Mayor Gerry Arno called the meeting to order at 6:30 p.m. Council members present were: Dean Adair II, Chris Grider, Brenda Guyse, George Humphries Jr., Andy Penrose and Annette Sands.

Also present: Manager Gray, DPW Supt. Crouch, Public Safety Director Lance, Deputy Fire Chief Riggs, Finance Director Spahr, WWTP Supt Mullaly, Attorney Lovinger, Kevin Collins, Chad and Nicole Benson, Grace Broesamle.

George Humphries Jr. led the Pledge of Allegiance and moment of silence.

A motion was made by Andy Penrose and supported by Brenda Guyse to approve the agenda as presented. All in favor. Motion carried.

Kevin Collins, Hillsdale County Commissioner, provided an update of the Hillsdale County Commission.

Grace Broesamle, Hillsdale County Senior Services Center, provided an update of the Senior Center.

A motion was made by Dean Adair II and supported by Chris Grider to approve the minutes of August 20, 2025. All in favor. Motion carried.

George Humphries Jr. made a motion and was supported by Annette Sandsto receive the minutes of the following: Region 2 Planning Commission – July 10, 2025; Cemetery Committee – August 13, 2025; and Planning Commission – August 13, 2025. All in favor. Motion carried.

A motion was made by Brenda Guyse and supported by Annette Sands to accept the disclosure of a conflict of interest with Councilman Chris Grider/Red Beard Properties for the purchase of property located at 148 Jermaine Street in the amount of \$11,000, and schedule a Public Hearing at the Council meeting on October 15, 2025 at 6:30 p.m. Section 13.3 of the City Charter requires the City Council to hold a public hearing before selling any real property. Mr. Grider advised Council he will provide reimbursement to the City for any legal fees attributed to this sale. All in favor. Motion carried.

Brenda Guyse made a motion and was supported by George Humphries Jr. to accept Resolution 2025-21 (DDA) – Pledging Tax Increment Revenues, requesting that the City issue bonds to be repaid by the DDA, recognizing that streetscape costs incurred prior to the issuance would be reimbursed to the City from Bonds in 2026. The resolution was prepared by the City's Bond Counsel and approved by the Downtown Development Authority (DDA) at their meeting on Wednesday, September 10, 2025. All in favor. Motion carried.

A motion was made by Brenda Guyse and supported by Dean Adair II to approve the final Fiscal Year 2024-25 budget amendments . All in favor. Motion carried.

The Fiscal Year 2024-25 annual budget comparison was provided to Council for their review.

Brenda Guyse made a motion and was supported by George Humphries Jr. to cast the ballot for the MML Liability and Property Pool Board of Directors Ballot. Two candidates are seeking election to their first terms to two available spots on the MML Liability and Property Pool Board of Directors. All in favor. Motion carried.

The quarterly statement for the Jonesville Freedom Memorial was provided to Council for their review.

A motion was made by Andy Penrose and supported by Dean Adair II to approve the Accounts Payable for September 2025 in the amount of \$224,748.41. All in favor. Motion carried.

A motion was made by George Humphries Jr. and supported by Brenda Guyse to approve the Accounts Payable for March in the amount of \$86,469.85. All in favor. Absent: Gerry Arno and Chris Grider. Motion carried.

Updates were given by Department Heads, Manager Gray and Council.

Mayor Arno adjourned the meeting at 7:24 p.m.

Submitted by:

Cynthia D. Means
Clerk

Gerald E. Arno
Mayor

Economic Development Partnership of Hillsdale County
Minutes of Regular Meeting
June 12, 2025

Board Members Present: Rick Schaerer, Chris Poling, Don Germann, Jeff Gray, John Condon, Nicole Benson, Vicki Morris, Kym Blythe, Wanda White, Corey Parker, Sam Fry

Board Members Absent: Jeremiah Hodshire, Tony Samon, Doug Ingles, Kelly Hodshire, David Mackie, Greg Moore

Staff: Susan Smith, Annette Sands, Sally Clark

Call to Order: 8:04 a.m.-Rick Schaerer

- Motion by Nicole Benson to approve amendment of agenda
Support by John Condon, unanimously approved
- Motion by Corey Parker to approve April 2025 Minutes
Support by Jeff Gray, unanimously approved
- Motion by Vicki Morris to approve Treasurer's Report
Support by Don Germann, unanimously approved
- Motion by Vicki Morris to approve 2025-2026 Fiscal Year Budget
Support by Don Germann, Unanimously approved
- Motion by Jeff Gray to add Sally Clark to all EDP accounts as a signator, all other signers to remain the same, at CNB,
Support by John Condon, unanimously approved.
- Motion by John Condon to approve the Director's Report
Support by Vicki Morris, Unanimously approved

Treasurer's Report: Consisted of an overview of the EDP's current fiscal year 2024-2025, income and expenses. Ending the year on a positive note. Overview of contracts and other programs that are expiring. Along with review of 2025-2026 proposed budget discussion, approval. Addition of Sally Clark on all accounts as a signator for the EDP.

Executive Director's Report: Updates at the EDP with transitions, plans, and current office projects.

Director's Report: Consisted of an overview of happenings at the EDP.

- Housing Study
- Wage & Benefit study
- Strategic Site Readiness Program
- Manufacturing Day
- CEO Council
- MWSE Partnership
- NEFCO Tax Abatement
- Vocational Village Tour

- EDP Community Engagements

Round Table Discussion:

- John Condon- HT sales are strong. June price increase didn't effect sales, they actually increased and beat all time record sales. Adjustments with tariffs have not received any complaints. Spending more time packing and are investing in robot for labor of gathering parts for shipping. This will assist with employees who on average walk three miles a day. Doing a lot of shipping.
- Wanda White- April and May were busy, beginning of June is staying steady
- Nicole Benson- Exciting times, have now been Litchfield City Manager for a year. Now implementing own budget and agenda. Allen Edwin is building two houses in Hawthorn Heights, also a private developer who is looking at one or two. The covenants has been amended for fence height, step forward.
- Corey Parker- Michigan Gas has numerous projects in progress, many have noticed along I69. Be sure to call Miss Dig at 811, prior to digging. Just had an emergency on west side of state. Contractor hit pipeline. Received assistance from many partners, including Consumers Energy, to assist with issue. Currently have job opportunities available. If you know anyone, please refer them to the MG website under careers. Cross Bore project underway in Hillsdale County by a third party company hired to complete. Another third party working with is Efficiency United, which makes money available for companies that are increasing efficiency. Also, grants available for businesses and schools.
- Sam Fry- City of Hillsdale update. Allen Edwin Homes has broken ground for the 60 homes they are planning to build in Three Meadows North, new housing TIF area. New commercial developments happening along Carleton Road, site plans are being submitted. Will create more tax base and jobs. Upcoming tourism events are the train from Fort Wayne will be coming into Hillsdale this weekend. Many events are scheduled. Second public hearing for the road diet from Steamburg to Carleton.
- Rick Schaerer- sales are down 8-10%. Tariff price increases has put increase on supplies. Hard to compete
- Vicki Morris- 30 year mortgage rates are around 6.85% and 6 year is at 6%. Lenders are busy with refinancing and purchasing.
- Jeff Gray-MDOT road construction will begin after July 4th. Definitely no in between thoughts on need for road reduction, love or hate. Local downtown businesses were the driving force on need for project. Jonesville will combine the already planned streetscape projects with MDOT schedule to keep disruption as minimal as possible. Klein Tool project and EGLE application continues to move forward.
- Chris Poling- Raptor Industries has been experiencing a lot of different trends. April & May, sales were high. June provided a lot of quotes, slower on sales in all areas: warehousing, solar, agriculture and auto.
- Don Germann- CNB continues to grow with the grand opening in Lansing. The foundation of the bank will always be Hillsdale based. Rachel Doty is now part of CNB team, she is Regional Vice President. Uptick in land purchases and home equity loans.

Adjournment: 9:07 a.m.- Rick Schaerer

Respectfully submitted,

Annette Sands

**Jonesville Downtown Development Authority
Regular Meeting
Minutes of September 10, 2025**

Present: Don Toffolo, Anthony Smith, Gerry Arno, Joe Ruden, Rick Jenkins, Chris Fast and Abe Graves.

Absent: Penny Sarles and Mary Ellen Sattler.

Also Present: Andy Campbell and Brittany Brower of Bendzinski & Co. (Via Zoom), Tom Colis of Miller Canfield (Via Zoom), and Manager Jeff Gray.

Chairman Don Toffolo called the meeting to order at 8:30 a.m.

Gerry Arno made a motion and was supported by Chris Fast to approve the agenda as presented. All in favor. Absent: Penny Sarles and Mary Ellen Sattler. Motion carried.

Joe Ruden made a motion and was supported by Anthony Smith to approve the minutes of the May 13, 2025 regular meeting. All in favor. Absent: Penny Sarles and Mary Ellen Sattler. Motion carried.

Anthony Smith made a motion and was supported by Rick Jenkins to accept the July 31, 2025 financial reports. The reports show revenue and expenditure activity for the month of July and fiscal year-to-date. All in favor. Absent: Penny Sarles and Mary Ellen Sattler. Motion carried.

A motion was made by Anthony Smith and supported by Joe Ruden to approve Resolution 2025-21 – Pledging Tax Increment Revenues. Via Zoom, Tom Colis of Miller Canfield and Andy Campbell of Bendzinski & Co. joined the DDA meeting. The financial advisor, Andy Campbell, and Bond Counsel, Tom Colis, recommended that the borrow for the South Parking Lot be planned for the Spring of 2026 to allow additional time to refine the South Parking Lot project scope and cost. The resolution allows for a maximum borrow of \$1,000,000. Roll Call Vote: Ayes: Gerry Arno, Chris Fast, Abe Graves, Rick Jenkins, Joe Ruden, Anthony Smith and Don Toffolo. Nays: None. Absent: Penny Sarles and Mary Ellen Sattler. Motion carried.

Manager Gray provided updates regarding the Downtown Streetscape Project and the Klein Tool building project.

The next scheduled meeting is Wednesday, November 12, 2025 at 8:30 a.m.

The meeting was adjourned at 9:16 a.m.

Submitted by,

Cynthia D. Means
Clerk

PURCHASE AGREEMENT

The Parties Agree As Follows:

1. The Buyer(s) Offers to purchase property located in the City / Village / Township of _____, commonly known as 148 Jermaine St. Jonesville MI,
Hillsdale County, Michigan, and legally described as follows: _____
30 21 005 200 004 0563

Property Tax Id# _____, subject to all existing zoning ordinances and easements.

2. Price: Buyer(s) offers to purchase the property at a price of \$ 13000.00,
Thirteen Thousand 00/100 dollars.

3. Terms of Payment:

☒ Cash - The full purchase price shall be due upon execution and delivery of a Warranty Deed.

☐ New Mortgage - The full purchase price shall be due upon execution and delivery of a Warranty Deed, contingent upon the Buyer(s) ability to obtain a _____ (type & # of years) mortgage in the amount of \$ _____, with an interest rate not to exceed _____ % annually, on or before the date of the closing of the sale. Buyer(s) agrees to apply for a mortgage loan within five (5) days after this agreement is fully executed, not to impair the Buyer's credit after the date hereof, and to accept such loan if offered.

4. All improvements and appurtenances are included in the purchase price including, if in or on the property, the following: all buildings, landscaping, lighting fixtures and shades, drapery and curtain hardware, window shades and blinds, built-in kitchen appliances, wall to wall carpeting, attached mirrors and bathroom mirrors, heating and air conditioning equipment, mailbox, TV antenna, garage door openers and controls, fireplace screens and/or doors, screens and storm windows and dorrs, water softener (unless leased), awnings, and all items and fixtures permanently attached to the property.

Exceptions: Any and all scrap materials to be cleaned
by Sellers

5. **Contingencies:** The Buyer's obligation to consummate this transaction: (Check One)

☒ Is Not Contingent upon the sale or exchange of any other property.

☐ Is Contingent upon the Closing of a sale or exchange of Buyer's property located at _____ on or before _____.

A copy of Buyer's purchase agreement on above property is included with this Purchase Agreement.

☐ Is Contingent upon the Execution of a Binding Purchase Agreement and the Closing of the Transaction on Buyer's property located at _____ on or before _____. Seller(s) shall have the right to continue to market seller's property until Buyer(s) enters into a Binding Purchase Agreement to sell or exchange Buyer's property and delivers a copy thereof to Seller(s). During such marketing period, Seller(s) may enter into a binding purchase agreement for sale to another Buyer(s) on such price and terms as the Seller(s) desires, and in such event this Agreement shall automatically terminate and Buyer's deposit shall be refunded promptly.

Exceptions: Buyer's allow Seller to decide on sale by Oct/16th 2025

6. Buyer(s) has received Seller's Disclosure Statement dated _____.

7. **Transactions** involving homes built prior to 1978 require a signed Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards which is hereby attached to this Agreement.

8. **Property Survey** shall be paid for by the Buyer(s).

Exceptions: _____

9. **Property Taxes:** Seller(s) shall pay any delinquent property taxes. The current year's property taxes will be paid as follows (Check One)

☒ No Proration - Seller(s) shall pay the taxes which are due and payable on or before the date first written above, and Buyer(s) shall pay all future taxes which become a due and payable after the date first written above.

☐ Fiscal Year Proration - Taxes shall be prorated as though they are Paid In Advance. Taxes will be assumed to cover a 12 month period from the dated billed, and will be prorated to the date of closing.

10. **Assessments:** (Check One)

☒ Seller(s) shall pay any existing assessments which are due and payable, or a lien, or both, on the property on or before the date first written above.

☒ Seller(s) shall pay any assessment installments which are due and payable on or before the date first written above, and the Buyer(s) shall assume and pay any remaining balance(s).

11. **Title Work:** At Seller's expense, Seller(s) shall provide Buyer(s) with a standard ALTA Owner's Policy of Title Insurance showing marketable title vested in Buyer(s), including a real estate tax status report, and subject only to easements and restrictions of record, in the full amount of the purchase price.

12. **Well and/or Septic:** The Seller(s) shall arrange and pay for an inspection and written report by a qualified inspector of all wells (including a water quality test) and septic systems (including septic tank pumping, if required) in use on the property. If the wells or septic systems are found not to be in proper condition and working order, or if the well water does not meet current quality standards as determined by the local health authority, repairs and or replacement necessary to correct the problem(s) shall be completed in a good and workmanlike manner and shall conform with local health regulations at Seller's expense, except that Seller(s) shall have the option of terminating this agreement if Seller's cost of correction exceeds \$ _____. Exceptions: Seller Responsible to
terminate Any existing water wells properly.

13. **Inspections:** (Check One)

☒ Professional Inspection(s): Buyer(s) may have the property and all elements and systems thereof inspected by one or more professionals chosen and employed by Buyer(s). If an inspector reports the presence of a material defective condition in the property, Buyer(s) may terminate this Agreement by delivering to the Seller(s) written notice of Buyer's disapproval of the inspection report. Notice must be delivered within 15 business days (seven if not filled in) after the date this Agreement is fully executed. Buyer(s) shall promptly provide a copy of the inspection report to the Seller(s) if requested by the Seller(s).

Buyer(s) understands that if Buyer(s) does not give written notice of disapproval of an inspection report showing a material defective condition within the time provided, that constitutes acceptance of the condition of the property.

☐ Buyer's Inspection: Buyer(s) has personally inspected the property and all elements and systems thereof. Buyer(s) is fully satisfied and has elected NOT to have an inspection performed by anyone else.

14. **Closing:** The closing shall be held within 10 days after all parties have been notified that all necessary documents have been prepared, but not later than 30. Buyer(s) and Seller(s) will each pay 1/2 the cost of any title company closing fee, if applicable.

15. **Possession:** Possession of the property is to be delivered to Buyer(s) (Check One)

☒ At Closing

☐ On or before _____, 20____. Seller(s) agrees to pay Buyer(s) \$ _____ as an occupancy fee payable at closing, without proration.

16. **Earnest Money Deposit:** For valuable consideration, Buyer(s) deposits \$ 500.00 evidencing Buyer's good faith, to be held by the Seller(s), and either (I) to be applied to the purchase price at closing or retained by Seller(s) as provided in this Agreement, or (II) retained by Seller(s) until refundable to Buyer(s) as provided in this Agreement. If Seller(s) does not accept this offer, or if Seller(s) accepts this offer and fails to close the sale as provided in the Agreement, the Earnest Money Deposit shall be refunded, but Buyer's acceptance of the refund is not a waiver of other remedies to Buyer(s). If Seller(s) accepts this offer and is ready, willing and able to perform, and Buyer(s) fails to perform as and when provided in this Agreement, then the Earnest Money Deposit, shall be paid to the Seller(s) and this contract will be of no further binding effect.

17. **Other Provisions:** Buyer can dig test holes to confirm that there are no buried debris or old foundations and must be approved and Buyer able to obtain build permits to construct new buildings mainly a 1200 sq' home with attached garage. Seller must ensure that there are no buried con

18. **Entire Agreement:** This Agreement contains the entire agreement of the parties with respect to the sale of the property. This Agreement may be modified or amended only by written instrument(s) signed by the parties to the Agreement. This Agreement shall be governed and construed in accordance with the laws of the State of Michigan.

BUYER'S ACCEPTANCE

Date Oct 6 2025 Time 8:00 AM

Signature: Danny W. Peiffer

Address 6760 Teachout Rd Tipton

Print: Danny W. Peiffer

Address _____

Signature: _____

Phone 517-260-0233

Print: _____

Fax/Email Ringo.peiffer@gmail

Marital Status married husband + wife

SELLER'S ACCEPTANCE

Date _____ Time _____

Signature: _____

Address _____

Print: _____

Address _____

Signature: _____

Phone _____

Print: _____

Fax/Email _____

Marital Status _____

ADDENDUM TO PURCHASE AGREEMENT

WITH REFERENCE TO A CERTAIN PURCHASE AGREEMENT dated _____ between _____ (Seller) and _____ (Purchaser)

for the property commonly known as _____

SAID PURCHASE AGREEMENT IS AMENDED/SUPPLEMENTED AS FOLLOWS: _____

WITNESS:

DATE _____

DATE _____

WITNESS:

DATE _____

DATE _____

Seller's Disclosure Statement

Property Address: 148 Jermaine St Jonesville Mi. MICHIGAN
 Street City, Village or Township

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction, and is not a substitution for any inspections or warranties the Buyer may wish to obtain.

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's Agent is required to provide a copy to the Buyer or the Agent of the Buyer. The Seller authorizes its Agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the Seller and are not the representations of the Seller's Agent(s), if any. **THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER.**

Instructions to the Seller. (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order. (The items listed below are included in the sale of the property only if the purchase agreement so provides.)

	Yes	No	Unknown	Not Available		Yes	No	Unknown	Not Available
Range/oven	☐	☐	☐	☐	Lawn sprinkler system	☐	☐	☐	☐
Dishwasher	☐	☐	☐	☐	Water heater	☐	☐	☐	☐
Refrigerator	☐	☐	☐	☐	Plumbing system	☐	☐	☐	☐
Hood/fan	☐	☐	☐	☐	Water softener/conditioner	☐	☐	☐	☐
Disposal	☐	☐	☐	☐	Well & pump	☐	☐	☐	☐
TV antenna, TV rotor controls	☐	☐	☐	☐	Septic tank & drainfield	☐	☐	☐	☐
Electric system	☐	☐	☐	☐	Sump pump	☐	☐	☐	☐
Garage door opener & remote	☐	☐	☐	☐	City water system	☐	☐	☐	☐
Alarm System	☐	☐	☐	☐	City sewer system	☐	☐	☐	☐
Intercom	☐	☐	☐	☐	Central air conditioning	☐	☐	☐	☐
Central vacuum	☐	☐	☐	☐	Central heating system	☐	☐	☐	☐
Attic fan	☐	☐	☐	☐	Wall furnace	☐	☐	☐	☐
Pool heater, wall liner & equipment	☐	☐	☐	☐	Humidifier	☐	☐	☐	☐
Microwave	☐	☐	☐	☐	Electronic air filter	☐	☐	☐	☐
Trash compactor	☐	☐	☐	☐	Solar heating system	☐	☐	☐	☐
Ceiling fan	☐	☐	☐	☐	Fireplace & chimney	☐	☐	☐	☐
Sauna/hot tub	☐	☐	☐	☐	Wood burning system	☐	☐	☐	☐
Washer	☐	☐	☐	☐	Dryer	☐	☐	☐	☐

Explanations (attach additional sheets if necessary):

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property conditions, improvements & additional information:

- Basement/Crawlspace:** Has there been evidence of water? yes _____ no _____
If yes, please explain: _____
- Insulation:** Describe, if known: _____
Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown _____ yes _____ no _____
- Roof:** Leaks? yes _____ no _____
Approximate age if known: _____
- Well:** Type of well (depth/diameter, age and repair history, if known): _____
Has the water been tested? yes _____ no _____
If yes, date of last report/results: _____

BUYER'S INITIALS _____
 SELLER'S INITIALS _____

Seller's Disclosure Statement

Property Address: 148 Jermaine Street Jonesville mi City, Village or Township

5. Septic tanks/drain fields: Condition, if known: _____
 6. Heating system: Type/approximate age: _____
 7. Plumbing system: Type: copper _____ galvanized _____ other _____
 Any known problems? _____
 8. Electrical system: Any known problems? _____
 9. History of Infestation, if any: (termites, carpenter ants, etc.) _____
 10. Environmental problems: Are you aware of any substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on property.
 Unknown _____ yes _____ no _____

- If yes, please explain: _____
 11. Flood Insurance: Do you have flood insurance on the property? unknown _____ yes _____ no _____
 12. Mineral Rights: Do you own the mineral rights? unknown _____ yes _____ no _____

- Other Items: Are you aware of any of the following:
 1. Features of property shared in common with the adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? unknown _____ yes _____ no _____
 2. Any encroachments, easements, zoning violations or nonconforming uses? unknown _____ yes _____ no _____
 3. Any "common areas" (facilities like pools, tennis courts, walkways, or other areas co-owned with others) or a homeowners' association that has any authority over the property? unknown _____ yes _____ no _____
 4. Structural modifications, alterations, or repairs made without necessary permits or licensed contractors? unknown _____ yes _____ no _____
 5. Settling, flooding, drainage, structural, or grading problems? unknown _____ yes _____ no _____
 6. Major damage to the property from fire, wind, floods, or landslides? unknown _____ yes _____ no _____
 7. Any underground storage tanks? unknown _____ yes _____ no _____
 8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? unknown _____ yes _____ no _____
 9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? unknown _____ yes _____ no _____
 10. Any outstanding municipal assessments or fees? unknown _____ yes _____ no _____
 11. Any pending litigation that could affect the property or the Seller's right to convey the property? unknown _____ yes _____ no _____

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary: _____

The Seller has lived in the residence on the property from _____ (date) to _____ (date).
 The Seller has owned the property since _____ (date).

The Seller has indicated above the conditions of all the items based on information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's Agent.

Seller certifies that the information in this statement is true and correct to the best of Seller's knowledge as of the date of Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA.

BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28.721 TO 28.732 IS AVAILABLE TO THE PUBLIC BUYERS SEEKING SUCH INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller _____ Date: _____

Seller _____ Date: _____

Buyer has read and acknowledges receipt of this statement.

Buyer _____ Date: _____ Time: _____

Buyer _____ Date: _____ Time: _____

Disclaimer: This form is provided as a service of Michigan Realtors®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. Michigan Realtors® is not responsible for use or misuse of form for misrepresentation or for warranties made in connection with the form.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- (i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
- _____
- (ii) _____ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
- (i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
- _____
- (ii) _____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

- (c) _____ Purchaser has received copies of all information listed above.
- (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
- (i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

- (f) _____ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date

RED BEARD PROPERTIES

RECEIVED
SEP 10 2025

BY: _____

Redbeard Properties
126 W Chicago St
Jonesville, Michigan, 49250

September 10, 2025

City of Jonesville
Jonesville, MI 49250

Letter of Intent to Purchase - 148 Jermaine St, Jonesville, MI 49250

Dear Members of the City of Jonesville,

On behalf of Redbeard Properties, we are writing to formally express our intent to purchase the lot located at **148 Jermaine Street, Jonesville, MI 49250**, currently owned by the City.

We are prepared to offer **\$11,000.00** for the property. This Letter of Intent is not a binding contract but rather a good faith expression of our interest to proceed with the acquisition, subject to the negotiation of mutually acceptable purchase terms and the completion of any necessary due diligence.

We believe this purchase will benefit both Redbeard Properties and the City of Jonesville, and we are committed to working collaboratively to ensure a smooth and professional transaction process.

Please feel free to contact us at your convenience to discuss next steps or to provide any requirements the City may have in moving forward.

Thank you for your time and consideration. We look forward to the opportunity to work together.

Sincerely,

Jasmine Sorenson
On Behalf of Redbeard Properties

Chris Grider
On Behalf of Redbeard Properties

LOCALiQ

Petoskey News-Review | The Monroe News
Holland Sentinel | Gaylord Herald Times
Daily Telegram | Hillsdale Daily News
The Daily Reporter | Sturgis Journal
The Sault News | Cheboygan Daily Tribune

PO Box 630491 Cincinnati, OH 45263-0491

AFFIDAVIT OF PUBLICATION

City Of Jonesville
City Of Jonesville
265 E Chicago ST
Jonesville MI 49250-1002

STATE OF WISCONSIN, COUNTY OF BROWN

The Hillsdale Daily News, a daily newspaper of general circulation, printed and published in Hillsdale County, Michigan; that the publication, a copy of which is attached hereto, was published in said newspaper in the issues dated:

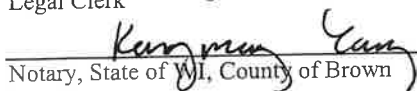
09/27/2025

That said newspaper was regularly issued and circulated on those dates and that the fees charged are legal.

Sworn to and subscribed before on 09/27/2025



Legal Clerk



Notary, State of WI, County of Brown

9-3-29

My commission expires

Publication Cost: \$61.40

Tax Amount: \$0.00

Payment Cost: \$61.40

Order No: 11693575

of Copies:

Customer No: 875399

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

PUBLIC NOTICE CITY OF JONESVILLE PUBLIC HEARING

The City of Jonesville will hold a Public Hearing at 6:30 P.M. on Wednesday, October 15, 2025 at City Hall, 265 E Chicago Street, Jonesville, MI, for the purpose of hearing comments on the sale of real property located at 148 Jermaine Street.

Please submit written comments to City of Jonesville, 265 E Chicago Street, Jonesville, MI 49250 or via email to clerk@jonesville.org no later than October 14, 2025.

Individuals with disabilities requiring auxiliary aids or services should contact the City of Jonesville in writing at the above address or by calling 517-849-2104.

Cynthia D. Means, Clerk
City of Jonesville

11693575

RECEIVED
OCT 03 2025

BY: _____

KONGMENG YANG
Notary Public
State of Wisconsin

SERVICE AGREEMENT

This Agreement (the “Agreement”) for services is effective as of this day October 15, 2025, by and between the City of Jonesville, Michigan (the “City”) and The WoodHill Group (the “Company” or “WHG”).

RECITALS

The City desires to retain WHG for the purposes of providing the services described herein to the City, and the Company desires to be retained by the City in such capacity, on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants, agreements and understandings contained herein, the parties hereto agree as follows:

1. Engagement of Company. The City hereby retains the Company to perform the duties and services described in the Agreement upon the terms and conditions set forth herein and the Company hereby accepts such engagement.
2. Duties; Services. The Company agrees to provide Accounting and Financial services and support. See Exhibit A for scope of work and responsibilities of both parties identified by the City with WHG. The Company shall devote such business time, attention and skill as shall be necessary to perform duties, services and responsibilities under this Agreement in such capacity as is mutually agreed upon by WHG and the City. The City shall provide administrative access to financial systems such as BS&A and remote access to City network.
3. Term. This agreement begins October 15, 2025, and ends on October 15, 2026. Either party may terminate the contract by giving thirty (30) days written notice to the other party.
 - (a) Compensation. WHG shall be paid by the City for services provided under this Agreement in the amount of two hundred and twenty-five (\$225.00) dollars per hour for principal and senior members, one hundred and seventy-five to two hundred (\$175.00 - \$200.00) dollars per hour for program managers, and one hundred twenty-five to one hundred fifty (\$125.00 - \$150.00) dollars per hour for other staff assignments. In addition, the City shall reimburse WHG for any reasonable time costs incurred for travel, which will be itemized and passed

through to the City at half-time. Mileage to/from the client shall be reimbursed per the standard IRS rate.

- (b) WHG will supply vehicles, insurance, business machines, Internet access, telephones and other necessary equipment and supplies while not at City offices.
 - (c) WHG shall submit an itemized invoice via email or via regular mail to the City of Jonesville, 265 E Chicago Street, Jonesville, MI 49250. Said itemized invoice shall include: (i) dates worked, (ii) hours worked (iii) nature of work and (iv) staff dedicated to the work. The City agrees to pay for items on the itemized invoice due upon receipt of invoice.
4. Independent Status. WHG agrees to timely report, pay and discharge, at WHG sole expense, all tax or other liability relating to compensation paid to WHG for services rendered by WHG staff pursuant to the Agreement and otherwise comply with all applicable federal, state and local laws relating to the performance of obligations hereunder. WHG and its staff shall have no implied or actual authority to legally bind the City or to make any representation or warranty on behalf of the City.
5. Confidential and Proprietary Information.
- (a) WHG agrees and understands that given the relationship with the City, WHG staff may have access to and may receive information or materials that are considered confidential and/or proprietary by the City (“Confidential Information”). Confidential Information includes, but is not limited to, procedures and processes, documentation, personnel and human resources information, strategic plans, financial information, and proposed agreements but shall not include public records subject to disclosure under the Freedom of Information Act, 1976 P.A. 442, MCL 15.231 to 15.246, as amended (“Act”). The City shall, at its own cost and expense, advise WHG as to whether any information, documentation or record in the possession, custody or control of WHG is subject to disclosure under the Act and shall defend, indemnify and hold harmless WHG for any claims, damages or costs arising out of any claim or proceeding seeking remedies or disclosure under the Act. Confidential Information may be communicated in writing, orally, electronically, or by other means, and may or may not be identified in writing as “Confidential” or “Proprietary.”
 - (b) WHG agrees that, during the term of this Agreement and thereafter, WHG staff will keep all Confidential Information strictly confidential and not use (except on behalf of the City) or disclose any such Confidential Information, either directly or indirectly, to any person or entity without the prior written consent of the City provided City consent shall not be required to disclose any information, documentation or Confidential Information in response to a court

subpoena or order or while under oath in any judicial or quasi-judicial proceeding. This confidentiality covenant has no temporal, geographical or territorial restriction. Upon termination of the Agreement or at any time upon the City's request, WHG will promptly deliver to the City all property either tangible or electronic which has been produced by, received by or otherwise submitted to WHG during or prior to the Term pertaining to WHG's work for the City, including, but not limited to, information which constitutes or embodies Confidential Information which is in the possession of WHG or under WHG control.

6. Standards. WHG will act in good faith and in a professional, timely manner to complete all assignments.
7. Binding Effect; Assignment. This Agreement shall be binding upon and shall inure to the benefit of the City and its successors and assigns. This Agreement shall be binding upon and shall inure to the benefit of WHG. Neither this Agreement nor any right, interest or duty hereunder shall be assignable or transferable or delegated by WHG.
8. Miscellaneous. No provision of the Agreement may be modified, waived or discharged unless such modification, waiver or discharge is agreed to in writing and signed by the WHG and the City. No waiver by either party hereto at any time of any breach by the other party hereto of, or compliance with, any condition or provision of this Agreement to be performed by such other party shall be deemed a waiver of similar or dissimilar provisions or conditions at the same or at any subsequent time. The Agreement sets forth the entire understanding of the parties hereto with respect to the subject matter hereof and supersedes all prior and contemporaneous agreements, written or oral, between them as to such subject matter.
9. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan without reference to the conflict of laws principles thereof.
10. No Promise, Representation or Guarantee of Outcome or Estimates.
 - (a) WHG makes no promise, representation or guarantee regarding the outcome, future financial condition of the City or of any other matter with respect to the subject matter of this engagement, and the City agrees to pay our fees and other charges regardless of any outcome unless we have a specific written agreement with the City to the contrary.
 - (b) While WHG cannot promise or guarantee any particular outcome or future financial condition of the City, the members of WHG will use their best efforts on the City's behalf to achieve the goals and objectives of this engagement. It is understood that WHG will not settle or compromise any matter without consent of the City. The City and WHG understand, acknowledge and agree that WHG has no final decision-making authority, and the City may or may not approve, accept

or reject any recommendation, information or other work product prepared or offered by WHG. All recommendations, information, or other work products prepared or offered by WHG shall be subject to review and approval by the City. The parties mutually understand and agree that the City reserves exclusive authority and discretion to implement, adopt, accept, reject, or modify any work, service or recommendation performed or offered by WHG and the City assumes full responsibility and any resulting liability, loss, financial condition, costs, or damages, if any, arising out of the City's exercise of this authority and discretion.

11. Indemnification.

- (a) The WHG agrees to indemnify the City and its officers, council, contractors, agents and representatives from and against any and all losses, damages, liabilities, claims, costs and expenses including reasonable attorneys' fees resulting from (a) any breach by the WHG of any of the provisions of the Agreement, (b) any negligent or willful acts or omissions of the WHG, and (c) any violation by the WHG of applicable federal, state, local laws, including the failure to withhold or pay taxes or other withholdings on the payment of compensation under Section 4 above.
- (b) The City, at all relevant times and under all circumstances, shall be solely and exclusively responsible for the proper maintenance, repair, operation, security and integrity of any and all City information and data systems, technology and equipment.
- (c) The WHG shall have no duty or obligation to defend, indemnify or hold City harmless for any claims, costs, losses or damages caused by any act or omission by the City, including without limitation, the City's breach of any duty, promise or obligation arising under this Agreement.
- (d) The City agrees to hold harmless and indemnify WHG and its officers, staff and representatives from and against any and all losses, damages, liabilities, claims, costs and expenses including reasonable attorneys' fees resulting from (a) any breach by the City of any duty, promise or obligation arising under this Agreement, or (b) any claims, damage or loss resulting from any act or omission by the City or any of its employees, officials or agents, or (c) liability arising out of the City's failure to follow directions or recommendations of WHG, its staff or representatives.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed as of the date first written above.

Authorization & Approval

On behalf of:	The City of Jonesville
Name:	Jeffrey M. Gray
Signature:	
Designation:	City Manager
Date:	/ /
On behalf of:	The WoodHill Group LLC.
Name:	Karen M. Lancaster
Signature:	
Designation:	CPA, CPFO, President
Date:	/ /

Exhibit A

Scope of work

Accounting and Treasury Services

WoodHill will provide the following accounting and treasury services:

1. Support city manager and department heads with their financial needs.
2. Annual Budget preparation including wage and fringe cost development, capital needs, BSA prep, budget meetings and presentations, draft/final budget documents and departmental support.
3. Prepare monthly bank and investment reconciliations.
4. Maintain the General Ledger ensuring subsidiary ledgers (Utility Billing, Accounts Payable, Miscellaneous Receivables) are balanced.
5. Assist with grant filings and accounting, if any.
6. Process property tax distributions including settlement with the County.
7. Review payroll and related tax filings including 941s, W2s, State Unemployment Insurance and withholding filings as needed.
8. 1099 filings.
9. Provide financial reports to the City Manager and Council as needed and provide recommendations for budget amendments, if needed.
10. Ensure any financial compliance reports are filed as needed, including DDA and LDFA filings.
11. Audit preparation including all workpaper preparation, review of draft statements and all financial compliance filings working with the City Auditor.
12. Support the City Manager in any potential sale of bonds or other debt service needs.
13. Review of policies and procedures to ensure processes are up-to-date and utilizing BSA software features.
14. Support for the transition to a newly hired Finance Director/Treasurer.

WoodHill will:

1. Perform remote work to meet the needs of the City.
2. Work onsite 1-2 days a week and as needed for City Council meetings.
3. Report directly to the City Manager.

The City will provide:

1. Administrator-level access to all BSA modules to review financial information/setup.
2. Remote access to the City.
3. Access to Network files to review and access financial support documents needed for review/training.
4. Office space when on-site.

Park Usage Policy

Event Jonesville Lions Club Halloween Costume Judging and Trunk or Treat

Park G. Carl Fast **see note below**

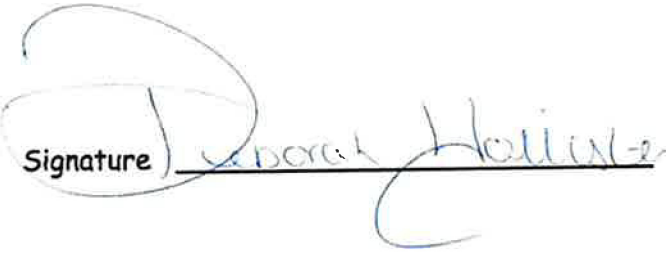
Date Requested Friday October 31st 2025

Time Requested 4:30pm-9pm

Applicant's Name Deb Hollister

Address 3480 W Hallett Rd Hillsdale MI 49242

Phone 517-398-3494 or 517-849-0204

Signature  Date 10/7/2025

Accepted by _____

Request for Road closure of Park St for Trunk or Treat
& Wright St between US 12 & Park St.



TRAFFIC CONTROL ORDER

ORDER NO. 2025-02

DATE OF FILING: _____

Pursuant to the authority set forth in Section 32 of the City of Jonesville Code of Ordinances, a Traffic Control Order is hereby established to close Park Street between Evans Street and Wright Street and Wright Street between Park Street and Chicago Street from 4:30 p.m. through 9:00 p.m. on Friday, October 31, 2025 to facilitate Halloween activities.

This Traffic Control Order shall be effective as soon as proper signs have been posted.

Michael Lance, Director of Public Safety
and Chief of Police

Date

Received for Filing:

Cynthia D. Means, Clerk

Date

Approved by:

Jonesville City Council

October 15, 2025

Date

**CITY OF JONESVILLE
ORDINANCE NO. 226**

AN ORDINANCE ADOPTING AND ENACTING A RECODIFIED ZONING ORDINANCE FOR THE CITY OF JONESVILLE, MICHIGAN; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN; PROVIDING A PENALTY FOR THE VIOLATION THEREOF; PROVIDING FOR THE MANNER OF AMENDING SUCH CODE; AND PROVIDING WHEN SUCH CODE AND THIS ORDINANCE SHALL BECOME EFFECTIVE.

THE CITY OF JONESVILLE ORDAINS:

Section 1. **Short Title.** This ordinance shall be known as the "City of Jonesville Zoning Ordinance Recodification adopting ordinance" and may be so cited.

Section 2. **Adoption of Code.** The Code entitled the "City of Jonesville Zoning Ordinance" is adopted.

Section 3. **Repealer.** All ordinances of a general and permanent nature enacted on or before the effective date of this ordinance and not included in the Code or recognized and continued in force by reference therein, are repealed.

Section 4. **Prior Ordinances not Revived.** The repeal provided for in section 3 hereof shall not be construed to revive any ordinance or part thereof that has been repealed by a subsequent ordinance that is repealed by this ordinance.

Section 5. **Code Additions or Amendments.** Additions or amendments to the Code when passed in such form as to indicate the intention of the City to make the same a part of the Code shall be deemed to be incorporated in the Code, so that reference to the Code includes the additions and amendments.

Section 6. **Later Ordinances.** Ordinances adopted after the effective date of this ordinance that amend or refer to ordinances that have been codified in the Code shall be construed as if they amend or refer to like provisions of the Code.

Section 7. **Publication and Effective Date.** This Ordinance shall become effective on the date of publication in a newspaper of general circulation.

YEAS:

NAYS:

ABSENT:

ORDINANCE DECLARED ADOPTED ON _____, 2025.

Gerald E. Arno, Mayor

Cynthia D. Means, Clerk

CERTIFICATION

I, Cynthia D. Means, being the Clerk of the City of Jonesville, do hereby certify that the foregoing is a true and correct copy of the City of Jonesville Ordinance No. 226, passed on the ____ day of _____, 2025. Further, I certify I caused the same to be published in a newspaper of general circulation within fifteen (15) days after adoption by the City Council of the City of Jonesville, County of Hillsdale and State of Michigan.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of _____, 2025_____.

Cynthia D. Means, Clerk

CITY OF JONESVILLE
COUNTY OF HILLSDALE
STATE OF MICHIGAN

RESOLUTION – DESIGNATING SIGNERS ON CITY BANK ACCOUNTS

At a Regular Meeting of the City Council of the City of Jonesville, County of Hillsdale, State of Michigan, held in the City Hall in said City on the 15th day of October 2025, at 6:30 p.m.

PRESENT:

ABSENT:

The following resolution was offered by Councilperson _____ and supported by Councilperson _____.

WHEREAS, in the course of business, the City of Jonesville establishes relationships with various banks for purposes including, but not limited to depository of City funds, borrowing money, or making payments on bonds issued by the City; and

WHEREAS, banks with whom the City does business normally require an action of the City Council designating which officials are authorized to sign or act on behalf of the City; and

WHEREAS, the City desires to designate certain City officials authorized to act on its behalf regarding accounts held at County National Bank.

NOW THEREFORE, IT IS RESOLVED that the following officials with the City are authorized to sign or act on behalf of the City (“Authorized Signers”): Gerald E. Arno, Mayor; Jeffrey M. Gray, City Manager; Lenore M. Spahr, Finance Director; Cynthia D. Means, City Clerk.

BE IT FURTHER RESOLVED that the authorization of said officials shall apply to the following accounts:

General Fund Checking	Major Streets Checking
Local Streets Checking	State Highway Checking
Local Dev. Fin. Auth. Checking	Downtown Dev. Auth. Checking
Sewer Receiving Checking	Sewer Bond & Interest Checking
Water Receiving Checking	Motor Vehicle Pool Checking
Current Tax Checking	Imprest Payroll Fund
Grant Account (Savings)	

BE IT FURTHER RESOLVED that Lenore M. Spahr, Finance Director shall be removed as an authorized signer at the time of her retirement from employment with the City, effective December 19, 2025.

AYES:

NAYS:

ABSENT:

Cynthia D. Means, Clerk

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council of the City of Jonesville, County of Hillsdale, Michigan at a Regular Meeting held on the 15th day of October, 2025, and that public notice was given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended, including in the case of a special or rescheduled meeting notice by publication or posting at least eighteen (18) hours prior to the time set for the meeting.

Cynthia D. Means, Clerk

CITY OF JONESVILLE
REVENUE AND EXPENDITURE REPORT
PERIOD ENDING 09/30/2025

DESCRIPTION	YTD BALANCE 9/30/2025 NORMAL (ABNORMAL)	2025-26 AMENDED BUDGET	% BDGT USED	COMMENTS
Fund 101 - GENERAL FUND				
TOTAL Revenues	1,198,521.14	3,040,811.99	39.41%	Property taxes
Expenditures				
101-CITY COUNCIL	8,784.65	34,200.00	25.69%	
172-CITY MANAGER	30,800.27	138,961.20	22.16%	
191-ELECTIONS	0.00	2,000.00	0.00%	
218-GENERAL OFFICE	72,617.07	328,050.00	22.14%	
247-BOARD OF REVIEW	64.80	1,045.00	6.20%	
253-TREASURER	1,066.41	3,000.00	35.55%	Tax bills/tax roll maint
257-ASSESSOR	6,015.25	24,561.00	24.49%	
258-DATA PROCESSING/COMPUTER DEI	3,740.88	57,925.00	6.46%	
265-CITY HALL	23,887.02	14,515.00	164.57%	Prop/liab insurance/furnace & A/C
276-CEMETERY	26,069.20	80,015.00	32.58%	Crackfill/sealcoat
285-FREEDOM MEMORIAL	320.66	900.00	35.63%	Prop/liab insurance/electricity
301-POLICE DEPARTMENT	87,961.03	426,670.00	20.62%	
336-FIRE DEPARTMENT	38,692.01	201,210.00	19.23%	
410-PLANNING & ZONING COMMISSION	1,068.12	4,396.00	24.30%	
441-RADIO TOWER PROPERTY	487.18	0.00		To be reclassified
442-PARKING LOTS	3,423.90	24,880.00	13.76%	
443-SIDEWALKS	26,721.21	1,211,430.00	2.21%	
444-DEPT. OF PUBLIC WORKS	2,496.97	25,740.00	9.70%	DPW Admin time
448-STREET LIGHTING	8,857.44	36,000.00	24.60%	Electricity
526-SANITARY LAND FILL	2,227.75	10,125.00	22.00%	
751-RECREATION DEPARTMENT	1,916.83	44,416.00	4.32%	
770-PARKS	5,157.12	17,635.00	29.24%	Crackfill/sealcoat Wright St parking lot
780-RAIL/TRAIL	3,153.85	6,085.00	51.83%	Trim trees
858-FRINGE BENEFITS	8,377.98	44,420.00	18.86%	
865-INSURANCE	11,650.00	15,000.00	77.67%	Work Comp/Prop Liab Insurance
895-PROMOTIONS	669.55	0.00		To be reclassified
897-OTHER ACTIVITIES	281,514.78	277,000.00	101.63%	Taxes to Local St
TOTAL Expenditures	657,741.93	3,030,179.20	21.71%	
NET OF REVENUES & EXPENDITURES	540,779.21	10,632.79	5085.96%	

CITY OF JONESVILLE
REVENUE AND EXPENDITURE REPORT
PERIOD ENDING 09/30/2025

DESCRIPTION	YTD BALANCE 9/30/2025 NORMAL (ABNORMAL)	2025-26 AMENDED BUDGET	% BDGT USED	COMMENTS
Fund 202 - MAJOR STREETS FUND				
TOTAL Revenues	103,829.56	306,566.00	33.87%	
Expenditures				
451-STREET CONSTRUCITON	0.00	0.00		
465-ROUTINE MAINTENANCE	8,662.46	93,295.00	9.29%	Mowing/street sweeping/cut trees
474-TRAFFIC CONTROL	2,011.78	4,500.00	44.71%	Paint lines
478-WINTER MAINTENANCE	458.11	23,115.00	1.98%	
900-ADMINISTRATION	4,438.75	17,755.00	25.00%	Admin wages
TOTAL Expenditures	15,571.10	138,665.00	11.23%	
NET OF REVENUES & EXPENDITURES	88,258.46	167,901.00	52.57%	
Fund 203 - LOCAL STREETS FUND				
TOTAL Revenues	320,670.86	379,681.00	84.46%	Tax revenue from Gen Fund
Expenditures				
451-STREET CONSTRUCTION	0.00	0.00		West/Adrian St construction
465-ROUTINE MAINTENANCE	62,901.01	92,970.00	67.66%	Mowing/crackfill/chip & fog seal
474-TRAFFIC CONTROL	841.30	3,941.00	21.35%	Paint lines
478-WINTER MAINTENANCE	0.00	18,535.00	0.00%	
900-ADMINISTRATION	22,082.36	169,665.00	13.02%	Admin wages/debt service
905-DEBT SERVICE	0.00	1,000.00	0.00%	Debt service agent fees
TOTAL Expenditures	85,824.67	286,111.00	30.00%	
NET OF REVENUES & EXPENDITURES	234,846.19	93,570.00	250.98%	
Fund 211 - STATE HIGHWAY FUND				
TOTAL Revenues	12,135.43	37,692.00	32.20%	
Expenditures				
465-ROUTINE MAINTENANCE	4,784.79	16,890.00	28.33%	Street sweeping/mow road edges
474-TRAFFIC CONTROL	101.51	550.00	18.46%	Paint curbs & traffic lines
478-WINTER MAINTENANCE	176.19	9,045.00	1.95%	
900-ADMINISTRATION	1,178.02	11,205.00	10.51%	Overhead to Gen Fund
TOTAL Expenditures	6,240.51	37,690.00	16.56%	
NET OF REVENUES & EXPENDITURES	5,894.92	2.00		

CITY OF JONESVILLE
REVENUE AND EXPENDITURE REPORT
PERIOD ENDING 09/30/2025

DESCRIPTION	YTD BALANCE 9/30/2025 NORMAL (ABNORMAL)	2025-26 AMENDED BUDGET	% BDGT USED	COMMENTS
Fund 247 - LOCAL DEVELOPMENT FINANCE AUTHORITY				
TOTAL Revenues	44,891.48	476,416.96	9.42%	Tax Capture/PPT reimbursement
Expenditures				
729-DEVELOPMENT ACTIVITIES	16,656.91	333,991.00	4.99%	
TOTAL Expenditures	16,656.91	333,991.00	4.99%	
NET OF REVENUES & EXPENDITURES	28,234.57	142,425.96	19.82%	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY				
TOTAL Revenues	2,052.27	1,395,455.23	0.15%	Tax Capture/PPT reimbursement
Expenditures				
442-PARKING LOTS	210.45	25,880.00	0.81%	
443-SIDEWALKS	4,528.21	4,121.00	109.88%	Streetscape project reimbursement
729-DEVELOPMENT ACTIVITIES	13,221.02	1,261,019.00	1.05%	Admin wages
733-DOWNTOWN/STREETSCAPE	6,881.78	43,010.00	16.00%	Prop & liab insur/electric/watering
895-PROMOTIONS	1,301.65	11,575.00	11.25%	Fall Display/Christmas in Jonesville
897-OTHER ACTIVITIES				Debt service
TOTAL Expenditures	26,143.11	1,345,605.00	1.94%	
NET OF REVENUES & EXPENDITURES	(24,090.84)	49,850.23	-48.33%	
Fund 301 - GENERAL DEBT SERVICE FUND				
TOTAL Revenues	0.00	81,750.00	0.00%	West St debt
Expenditures				
907-D.D.A. BOND				
908-LOCAL STREET BOND	0.00	81,750.00	0.00%	West St debt
TOTAL Expenditures	-	81,750.00	0.00%	
NET OF REVENUES & EXPENDITURES	0.00	0.00		

CITY OF JONESVILLE
REVENUE AND EXPENDITURE REPORT
PERIOD ENDING 09/30/2025

DESCRIPTION	YTD BALANCE 9/30/2025 NORMAL (ABNORMAL)	2025-26 AMENDED BUDGET	% BDGT USED	COMMENTS
Fund 590 - SEWER SYSTEM FUND				
TOTAL Revenues	251,730.91	885,190.00	28.44%	
Expenditures				
527-SEWAGE DISPOSAL	178,550.81	1,168,804.26	15.28%	
529-INDUSTRIAL PRETREATMENT PROG	1,400.00	15,000.00	9.33%	New in 2024
TOTAL Expenditures	179,950.81	1,183,804.26	15.20%	
NET OF REVENUES & EXPENDITURES	71,780.10	(298,614.26)	-24.04%	
Fund 591 - WATER SUPPLY SYSTEM FUND				
TOTAL Revenues	230,394.39	604,467.50	38.12%	
Expenditures				
536-IRON REMOVAL PLANT	45,295.16	518,962.53	8.73%	
537-WATER DISTRIBUTION SYSTEM	63,666.81	413,098.00	15.41%	New water services
TOTAL Expenditures	108,961.97	932,060.53	11.69%	
NET OF REVENUES & EXPENDITURES	121,432.42	(327,593.03)	-37.07%	
Fund 661 - MOTOR VEHICLE POOL FUND				
TOTAL Revenues	26,863.53	159,000.00	16.90%	
Expenditures				
270-DPW BUILDING AND GROUNDS	8,497.97	40,850.00	20.80%	
896-MOTOR VEHICLE POOL	24,476.33	183,295.00	13.35%	
TOTAL Expenditures	32,974.30	224,145.00	14.71%	
NET OF REVENUES & EXPENDITURES	(6,110.77)	(65,145.00)	9.38%	
Fund 703 - CURRENT TAX FUND				
TOTAL Revenues	478.92	0.00		Interest earnings
TOTAL Expenditures	0.00	0.00		
NET OF REVENUES & EXPENDITURES	478.92	0.00		
TOTAL REVENUES - ALL FUNDS	2,191,568.49	7,367,030.68	29.75%	
TOTAL EXPENDITURES - ALL FUNDS	1,130,065.31	7,594,000.99	14.88%	
NET OF REVENUES & EXPENDITURES	1,061,503.18	(226,970.31)	467.68%	

10/16/2025

<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
APPLIED INNOVATION	CITY HALL COPIER MAINTENANCE	42.10
AT&T	LOCAL/LONG DISTANCE	1,019.11
BAKER, VICKI/B & B CLEANING,	CITY HALL/JPD/JFD CLEANING SERVICES	654.05
BRINER OIL CO., INC.	JPD/WWTP/MVP - GASOLINE	559.26
	JFD - GASOLINE	44.02
	JPD/WWTP/DPW GASOLINE	589.63
	JFD - GASOLINE	99.43
		1,292.34
BUTTERS EXCAVATING & LAWN CARCEMETERY MAINT/SEXTON SERVICES		5,043.33
C & C LANDFILL	WWTP - SLUDGE REMOVAL	1,099.80
CAPITAL ONE	WALMART - OFFICE/OPERATING SUPPLIES/REPAIRS	571.97
CLARK ELECTRIC, INC.	WWTP - REPAIRS	68.41
CLEAR VIEW B.R. LLC	CITY HALL/JPD - WINDOW CLEANING	60.00
CMP DISTRIBUTORS, INC.	JPD - EQUIPMENT	187.00
CONSUMERS ENERGY	IRON REMOVAL PLANT ELECTRICITY	1,474.29
	500 IND PARKWAY SPRINKLER METER ELECTRICITY	31.67
	598 IND PARKWAY SPRINKLER METER ELECTRICITY	29.56
	100 DEAL PARKWAY SPRINKLER METER ELECTRICITY	33.82
	WATER TOWER ELECTRICITY	97.84
	FREEDOM MEMORIAL ELECTRICITY	45.06
	DDA - METERED PARKING LOT LIGHT ELECTRICITY	38.36
	FAST PARK ELECTRICITY	44.88
	JPD ELECTRICITY	242.32
	JFD ELECTRICITY	214.46
	RADIO TOWER ELECTRICITY	37.86
	CITY HALL/FIRE SIREN ELECTRICITY	240.37
	DPW BUILDING ELECTRICITY	118.51
	WRIGHT ST PARK ELECTRICITY	35.75
	WWTP ELECTRICITY	4,952.57
	DDA - UNMETERED PARKING LOT LIGHT ELECTRICITY	32.58
	CITY-WIDE STREETLIGHT ELECTRICITY	964.72
	DOWNTOWN/STREETSCAPE LIGHT ELECTRICITY	405.37
	CITY-WIDE LED LIGHT ELECTRICITY	1,889.65
	CEMETERY ELECTRICITY	39.76
	CITY-WIDE LED LIGHT ELECTRICITY	1,859.10
	DDA - UNMETERED PARKING LOT LIGHT ELECTRICITY	32.46
	CITY-WIDE STREETLIGHT ELECTRICITY	998.47
	DOWNTOWN/STREETSCAPE LIGHT ELECTRICITY	363.19
	FAST PARK ELECTRICITY	43.90
	CITY HALL/EMERGENCY SIREN ELECTRICITY	578.13
	RADIO TOWER ELECTRICITY	38.45
	JFD ELECTRICITY	270.67
	JPD ELECTRICITY	346.84
	500 IND PKWY SPRINKLER METER ELECTRICITY	31.49
	WATER TOWER ELECTRICITY	99.21
	598 IND PKWY SPRINKLER METER ELECTRICITY	29.63
	WRIGHT ST PARK ELECTRICITY	36.20
	DPW BUILDING ELECTRICITY	144.63
	100 DEAL PKWY SPRINKLER METER ELECTRICITY	33.60
	DDA - METERED PARKING LOT LIGHT ELECTRICITY	37.88
	WWTP ELECTRICITY	5,780.34
	FREEDOM MEMORIAL ELECTRICITY	44.46
		21,738.05
CSZ SERVICES, LLC	JULY-SEPT 2025 ASSESSING SERVICES	6,015.25
DRAB 2 FAB PROPERTIES	UB refund for account: 000388-09	26.19
DUKE'S ROOT CONTROL, INC	WATER - SERVICE POTHOLING	15,087.15
EJ USA, INC	WATER - REPAIRS	146.09
ELHORN ENGINEERING COMPANY	WATER - SUPPLIES	694.00
FIRST NATIONAL BANK OMAHA	COPY PAPER/SUPPLIES/ETC	1,489.46
	JPD/JFD - UNIFORMS/SUPPLIES	1,059.51
	REC - CONCESSION STAND SUPPLIES	(318.39)
	CROUCH/JUNE - WATER CONFERENCE	320.00
	WWTP - UNIFORMS	224.99
	BAKER NOTARY BOND/CONFERENCES/WASTEWATER EXAM FEES	847.80

<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
	SUPPLIES/ZOOM MEMBERSHIP	214.97
	JPD - MACP MEMBERSHIP/SUPPLIES/UNIFORMS/TRAINING/EQ	1,750.25
	FALL DISPLAY	319.79
	WWTP - REPAIRS	44.37
	JPD - CAR WASHES/WATER - EXAM FEE	160.00
		6,112.75
FLEIS & VANDENBRINK ENG, INC.	WWTP - IPP DEVELOPMENT	1,400.00
	WATER - TMF GRANT	3,034.50
	WATER - TMF GRANT	1,701.00
		6,135.50
GANNETT MICHIGAN LOCALIQ	PLANNING COMMISSION - PUBLIC HEARING NOTICE	44.20
GREENMARK EQUIPMENT	MVP - REPAIRS	24.99
HILLSDALE COUNTY CENTRAL DISF	JPD - CAD VPN CONNECTIONS	240.00
HYDROCORP, LLC	WATER - RESIDENTIAL CROSS CONNECTION PROGRAM	504.00
	WATER - COMMERCIAL CROSS CONNECTION PROGRAM	586.67
		1,090.67
IDEXX DISTRIBUTION CORP.	WATER - LAB SUPPLIES	3,961.95
IMPACT RESCUE LLC	JFD - REPAIRS	154.00
JGM VALVE CORPORATION	WWTP - CHOPPER PUMP REPLACEMENT	15,811.00
JONESVILLE HARDWARE	SUPPLIES/REPAIRS	588.37
JONESVILLE LUMBER	SUPPLIES/REPAIRS	194.60
JONESVILLE, CITY OF	CITY HALL WATER/SEWER	54.13
	DDA - DRINKING FOUNTAIN	43.48
	JFD WATER/SEWER	80.16
	JPD WATER/SEWER	54.13
	DPW BUILDING WATER/SEWER	54.13
	WWTP WATER/SEWER	141.21
	WRIGHT ST PARK WATER/SEWER	55.79
		483.03
KEN STILLWELL FORD-MERCURY, IM	MVP - TRUCK 2 REPAIRS	3,912.67
	JPD - 21 FORD BRAKES	1,489.99
		5,402.66
KERR PUMP & SUPPLY	WWTP - REPLACE SECONDARY SLUDGE FEED PUMP	17,154.50
KNAGGS DAVID	UB refund for account: 000689-03	53.23
LANGSTON RICK & JOHNCIE	UB refund for account: 000558-01	103.58
LOVINGER & THOMPSON, P.C.	LEGAL FEES	370.00
LRS, LLC	CITY HALL/JPD/JFD/DPW/WWTP - TRASH/RECYCLING	217.00
MERIT LABORATORIES	WWTP - TESTING	258.00
MICHIGAN GAS UTILITIES	JPD GAS SERVICE	43.39
	WWTP GAS SERVICE	707.21
	JFD GAS SERVICE	41.53
	DPW BUILDING GAS SERVICE	39.92
	CITY HALL GAS SERVICE	39.92
	IRON REMOVAL PLANT GAS SERVICE	106.51
		978.48
MICHIGAN LAWN & LANDSCAPE	MOWING/WEED/LEAF SERVICES	2,607.55
MML LIABILITY & PROPERTY POOI	MVP - REFUND REPAIR OVERPAYMENT	101.05
MORGAN, WILLIAM	WWTP - VACTOR TRUCK REPAIRS	3,350.00
MULLALY, SHAWN	WWTP - TRAINING MILEAGE	173.60
NORM'S AUTO-JONESVILLE	JFD - TIRES/21 FORD	343.00
NORTH EAST FABRICATION CO, IN	DDA - FABRICATE TRASH CAN LIDS	516.00
PARAGON LABORATORIES, INC.	WATER - TESTING	150.00
	WATER - TESTING	150.00
	WATER - TESTING	150.00
		450.00
PERFORMANCE AUTOMOTIVE	MVP - REPAIRS/FLOOR DRY - SEMI CRASH	356.66
PETTY CASH	PETTY CASH REIMBURSEMENT	193.85
POINT RENTAL & SALES	MVP - CHAIN SHARPENING	27.00
	WWTPP - REPAIRS	5.99
		32.99
POSTMASTER	POSTAGE - WATER/SEWER BILLS	392.18
POWERS CLOTHING, INC.	DPW - WORK BOOTS	566.98
	JFD - UNIFORM SHIRT/PATCHES	96.30

10/09/2025
User: LSPAHR
DB: Jonesville

CITY OF JONESVILLE
INVOICE APPROVAL LIST
10/16/2025

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<u>Vendor</u>	<u>Description</u>		<u>Amount</u>
		663.28	
ROE-COMM INC	JFD - PAGER REPAIR		35.00
STATE OF MICHIGAN	DDA - DOWNTOWN/STREETSCAPE PROJECT		23,048.06
STOCKHOUSE CORPORATION	JPD - BUSINESS CARDS/MARTIN		64.00
	UTILITY BILLING STOCK		1,862.72
		1,926.72	
THOMPSON, GORDON	STRAW FOR FALL DISPLAY		260.00
TRACTOR SUPPLY CREDIT PLAN	WATER/WWTP - SUPPLIES		98.64
UNIFIRST CORPORATION	WWTP - UNIFORM RENTAL		52.89
	WWTP - UNIFORM RENTAL		52.89
	MVP - SHOP TOWELS		25.25
	WWTP - UNIFORM RENTAL		52.89
	CITY HALL/JPD - FLOOR MATS		37.75
	WWTP - UNIFORM RENTAL		52.89
	MVP - SHOP TOWELS		25.25
		299.81	
USA BLUEBOOK	WWTP - SUPPLIES		637.84
VC3, INC.	EMAIL CLOUD PROTECTION		52.00
	EXCHANGE ONLINE		100.80
		152.80	
VERIZON WIRELESS	JPD/WWTP/DPW-CELL PHONES/RADIO TOWER/JPD/JFD-MODEM		424.18
WITMER PUBLIC SAFETY GROUP, I	JFD - UNIFORMS		145.00
	JFD - UNIFORMS		103.00
	JFD - UNIFORMS		145.00
		393.00	
WM CORPORATE SERVICES, INC	STREET SWEEPING/SEMI CRASH DISPOSAL		2,068.32
YOUNG'S SEALCOATING LLC	CRACKFILL/SEALCOAT/STRIPE PARKING LOT/WRIGHT ST PA		1,353.00
	Total:	153,000.88	

Jonesville Police Department

116 West Chicago Road
Jonesville, Michigan. 49250

911 Police Service Administration (517) 849-2101

FAX (517) 849-2520

ACTIVITY SUMMARY FOR SEPTEMBER 2025

Total reports written: 58
Assault and Battery: 1
Larceny/Other: 1
Operating while Intoxicated: 2
Fraud-Credit Card: 1
Forgery: 1
Intimidation/Stalking: 4
Family Abuse/Neglect: 1
Non-Violent Domestic: 1
Driving Law Violations: 6
Disorderly Conduct: 1
Obstructing Justice: 2
Liquor Law Violation: 1
Public Roadway Accidents: 4
Private Property Accidents: 2
Other Arrests: 4 (warrants, traffic-DWLS/Revoked, etc.)
Natural Death: 0
Alarm: 1
Open Door: 1
Civil Matter/Family Disputes: 3
Traffic Policing: 3
Medical Emergency: 4
Trespass: 1
Nuisance Animals: 1
Ordinance Violations: 2 (warnings)
Lost and Found Property: 0
Suspicious Situations: 9
General Assistance: 10
Traffic/Moving Violations: 18
Warrants Received from Prosecutor: 4

JONESVILLE CITY FIRE DEPARTMENT SEPTEMBER 2025 FIRE INCIDENTS

List of Incidents

Time in Alarm DateTime	Incident Type	District	Aid Given Or Received	Aiding Agency Name	Aided Agency
09/03/2025 14:46	Dispatched & canceled en route	JONESVILLE CITY	None	N/A	N/A
09/07/2025 19:49	Medical assist, assist EMS crew	FAYETTE TOWNSHIP	None	N/A	N/A
09/08/2025 09:28	Dispatched & canceled en route	JONESVILLE CITY	None	N/A	N/A
09/08/2025 19:33	Building fire	JONESVILLE CITY	Automatic aid received	Hillsdale City Fire Department	N/A
09/09/2025 11:18	Dispatched & canceled en route	MOSCOW TOWNSHIP	Mutual aid given	N/A	Moscow Fire Department
09/18/2025 09:57	Extrication of victim(s) from vehicle	JONESVILLE CITY	None	N/A	N/A
09/21/2025 15:05	Medical assist, assist EMS crew	JONESVILLE CITY	None	N/A	N/A
09/22/2025 06:16	Motor vehicle accident with no injuries.	SCIPIO TOWNSHIP	None	N/A	N/A
09/24/2025 13:49	Dispatched & canceled en route	JONESVILLE CITY	None	N/A	N/A
09/25/2025 18:23	Cover assignment, standby, moveup	HILLSDALE CITY	Automatic aid given	N/A	Hillsdale City Fire Department
09/27/2025 02:34	Smoke or odor removal	JONESVILLE CITY	None	N/A	N/A
09/27/2025 11:44	Motor vehicle accident with injuries	FAYETTE TOWNSHIP	None	N/A	N/A
09/29/2025 20:42	False alarm or false call, other	JONESVILLE CITY	None	N/A	N/A

MONTHLY OPERATING REPORT

September 2025

SUBMITTED: September 9, 2025

WATER FLOW

MAXIMUM	231,000
MINIMUM	155,000
AVERAGE	187,000
TOTAL	5.618 MG

WASTEWATER FLOW

MAXIMUM	306,700
MINIMUM	194,300
AVERAGE	228,100
TOTAL	6.8418 MG

CALLOUTS: There were no call outs for the month of September.

OPERATION & MAINTENANCE:

The plant was in compliance with the NPDES permit limitations during the month of September 2025.

The Wastewater Plant Laboratory processed 190 Coliform Bacteria tests, 28 Nitrate tests and 10 Nitrite tests in the month of September 2025. **Totaling \$4,560.** The annual totals to date are 1,507 Coliform Bacteria, 237 Nitrates, and 141 Nitrites. **Totaling \$37,700** for 2025. These are gross totals before expenses.

-Morgan's Welding repaired the vector truck. There were multiple holes in the tank and the vacuum seal basket on the interior of the tank needed to be reattached.

-DPW hauled the remainder of the dried sludge from the drying beds.

-Superintendent Mullaly attended MWEA training in Lansing.

-Rick Mahoney and Superintendent Mullaly attended an IPP (Industrial Pretreatment Program) seminar in Lansing put on by MWEA.

-The second Netzsch pump for the secondary sludge process has arrived and been installed.

-Kennedy Industries returned and installed the first Yeomans raw sludge pump that has been rehabbed. They removed the second pump for rehab.

5-Day Biochemical Oxygen Demand

NPDES Permit 30 Day Average Limit is 4 mg/l

NPDES Permit Daily Maximum-10 mg/l

The BOD-5 test tells us how much of the oxygen in the water is being used up or demanded by the waste in the water. High oxygen demand will deplete the oxygen in the receiving water. This will have adverse effects on the quality of life (fish) in the Receiving stream.

Jonesville Monthly Average—2.1 mg/l

Average Percent Removal from the Raw Wastewater—98.9 %

Daily Maximum—4 mg/l

Total Suspended Solids

NPDES Permit Limit is 20 mg/l

Suspended solids are very important in controlling the process in the plant. Suspended solids are removed via settling clarifiers and are pumped to the anaerobic digester for treatment. The digested biosolids are applied to farmland at agronomic rates as fertilizer.

Jonesville Monthly Average—2.0 mg/l

Average Percent Removal from the Raw Wastewater—97.3%

Daily Maximum—4 mg/l

Total Phosphorus

NPDES Permit Limit 1 mg/l Year Round

Phosphorus is a nutrient that promotes growth. In fact, farmers use phosphorus as a fertilizer on crop lands. Phosphorus is found in many cleaning agents and industrial processes. Excessive phosphorus in wastewater promotes the excessive growth of micro and macro-organisms in the receiving stream. In other words, phosphorus promotes excessive growth of algae and seaweed. These plants demand oxygen from the water and tend to decrease the quality of life in the receiving stream.

Jonesville Monthly Average—0.70 mg/l

Average Percent Removal from the Raw Wastewater—83.0 %

Jonesville Daily Maximum 0.990mg/l

Ammonia Nitrogen

Monthly Average Limit is 0.5 mg/l

Daily Maximum Limit is 2.0 mg/l

Ammonia Nitrogen is the result of bacterial decomposition of organic nitrogen. Examples Of organic nitrogen include animal and plant protein, amino acids and urea from urine.

Ammonia nitrogen is a very unstable form of nitrogen. In wastewater plants ammonia nitrogen is oxidized to form nitrite nitrogen. Further oxidation of nitrite nitrogen will form the stable compound called nitrate nitrogen. This process is called nitrification and occurs in the trickling filter towers. If nitrification does not occur in the treatment plant, it will occur in the receiving stream once again depriving oxygen from the aquatic population. Because of the sensitive nature of the microorganisms involved in the nitrification process, the ammonia nitrogen limits are about the hardest to hit.

Jonesville Monthly Average—0.190 mg/l

Average Percent Removal from the Raw Wastewater—95.0%

Jonesville Daily Maximum—0.980 mg/l

Shawn Mullaly/Rick Mahoney

City of Jonesville DPW Monthly Report

September 2025

Staff and I have been responding to MISS DIG tickets.

Staff and I removed dead trees in town.

Staff and I have been working along with MDOT on the City's Road diet project.

Staff and I trimmed multiple trees around the city.

Staff and I continue to work with residents assisting them with water shut-offs so they can make internal repairs to there plumbing as needed.

Staff and I have been assisting residents with other individual water concerns like low flow issues and high usage issues.

Staff has removed the sails from the mural area for the season.

Staff and I have been working along with sub-contractor Dukes to help identify the city's unknown water services.

Staff and I delivered multiple dump trucks to residents for brush collection.

Staff and I responded to a traffic accident for road mess containment.

I worked with many sub-contractors to get quotes for the city for its multiple upcoming projects.

Staff and I installed new water blow off at the Iron Removal plant to prevent land erosion.

Staff revitalized downtown trash cans to go with new streetscape project.

Staff has been continuing along with its daily brush collection program.

Staff and I have completed preparation to the leaf truck for the upcoming leaf season.

Staff and I cleared the drying beds out at the WWTP and hauled the materials to Waste Management.

Staff has continued pulling weeds for the season.

Staff and I cleared overgrowth along Liberty and West Streets with more to follow.

I have been completing multiple zoning applications for business and residents.

Staff has been working to clear overgrowth from the city's Rail Trail.

Staff and I have been working on reviving our underground irrigation system that waters all of our new trees downtown.

Staff hauled the city's road sweeping debris from the season to Waste Management in Sturgis.

Charles Crouch
DPW Superintendent

**CITY OF JONESVILLE
CASH BALANCES**

		September-2025	BANK BALANCE
GENERAL FUND:			
	General Fund Now Checking	101-000-001	0.00
	General Fund ICS	101-000-002	537,180.69
	General Fund Fire Insurance Escrow	101-000-002.100	1.61
	General Fund CLASS Acct	101-000-007	1,870,480.62
	General Fund Cemetery CLASS Acct	101-000-007.100	108,689.89
	General Fund Alloc of Assets CLASS	101-000-007.200	482,843.28
MAJOR STREETS:			
	Major Streets Now Checking	202-000-001	93,811.58
	Major Streets CLASS Acct	202-000-007	770,981.16
LOCAL STREETS:			
	Local Streets Now Checking	203-000-001	112,751.17
	Local Streets CLASS Acct	203-000-007	906,019.07
STATE HIGHWAY:			
	State Highway Now Checking	211-000-001	20,198.46
L.D.F.A.:			
	LDFA Operating Now Checking	247-000-001	1,685.44
	LDFA CD - Flagstar Bank	247-000-003.200	250,000.00
	LDFA CD - So MI Bank & Trust	247-000-003.300	250,000.00
	LDFA Operating CLASS Acct	247-000-007	3,762,676.40
D.D.A.:			
	DDA Now Checking	248-000-001	2,964.31
	DDA Operating CLASS Acct	248-000-007	186,023.19
SEWER FUND:			
	Sewer Receiving Now Checking	590-000-001	128,397.89
	Sewer Bond & Interest Checking	590-000-001.300	10.00
	Sewer Receiving CLASS Acct	590-000-007	437,434.62
	Sewer Plant Improv. CLASS Acct	590-000-007.200	1,508,950.16
WATER FUND:			
	Water Receiving Now Checking	591-000-001	50,192.25
	Water Receiving CLASS Acct	591-000-007	378,827.97
	Water Plant Improvement CLASS Acct	591-000-007.100	448,998.72
	Water Bond Reserve CLASS	591-000-007.200	81,806.80
	Water RR&I Reserve CLASS	591-000-007.250	68,730.58
	Water Tower Maint CLASS Acct	591-000-007.300	60,872.28
	Water Maint CLASS Acct	591-000-007.400	109,245.22
MOTOR VEHICLE POOL:			
	Motor Vehicle Pool Now Checking	661-000-001	10,069.17
	Equip. Replace CLASS - Police Car	661-000-007.301	6,394.60
	Equip. Replace CLASS - Fire Truck	661-000-007.336	109,265.67
	Equip. Replace CLASS - DPW Equip	661-000-007.463	17,841.64
	Equip. Replace CLASS - WWTP/Vactor	661-000-007.590	77,636.31
CURRENT TAX:			
	Current Tax Checking	703-000-001	702.89
	Current Tax Savings Account	703-000-002	323,478.92
PAYROLL FUND CHECKING:		750-000-001	456.98
GRAND TOTAL			13,175,619.54

Congratulations!

LaNae Baker

You have completed the standards required for

QVF Basic Access Training

Thank you for your hard work and your time.

This course was developed by the Bureau of Elections.

Date completed 9/12/2025



Congratulations!

LaNae Baker

You have completed the standards required for

Election Official Accreditation—Virtual Program

Thank you for your hard work and your time.

This course was developed by the Bureau of Elections.

Date completed 9/26/2025



Certificate of Completion - REVISED SEPTEMBER 30, 2025

Charles Crouch
City of Jonesville

Has attended the

2025 MRWA Annual Outdoor Equipment Expo

as presented by the Michigan Rural Water Association
August 14, 2025, Michigan International Speedway, Brooklyn, MI

Course Code: 1866

Water: 0.1, Technical
Water: 0.1, Managerial
Water: 0.1, Other

Wastewater: 0.1, Technical
Wastewater: 0.1, Managerial
Wastewater: 0.1, Other

Course Code: 1867

Water: 0.1, Other

Wastewater: 0.1, Other



Melisa Lincoln

Melisa Lincoln, MRWA Membership & Marketing Director

Certificate of Completion

**Mitchell Lockwood
City of Jonesville**

Has attended the

2025 MRWA Annual Outdoor Equipment Expo

as presented by the Michigan Rural Water Association
August 14, 2025
Michigan International Speedway, Brooklyn, MI

Course Code: 1866

Water: 0.1, Managerial
Water: 0.1, Technical
Water: 0.1, Other

Course Code: 1866

Wastewater: 0.1, Managerial
Wastewater: 0.1, Technical
Wastewater: 0.1, Other

Course Code: 1867

Water: 0.1, Other
Wastewater: 0.1, Other



Melisa Lincoln

Melisa Lincoln, MRWA Membership & Marketing Director

Certificate of Completion - **REVISED SEPTEMBER 30, 2025**

**Rick Mahoney
City of Jonesville**

Has attended the

2025 MRWA Annual Outdoor Equipment Expo

as presented by the Michigan Rural Water Association
August 14, 2025, Michigan International Speedway, Brooklyn, MI

Course Code: 1866

Water: 0.1, Technical
Water: 0.1, Managerial
Water: 0.1, Other

Wastewater: 0.1, Technical
Wastewater: 0.1, Managerial
Wastewater: 0.1, Other

Course Code: 1867

Water: 0.1, Other

Wastewater: 0.1, Other



Melisa Lincoln

Melisa Lincoln, MRWA Membership & Marketing Director



Hereby verifies that

Shawn Mullaly

Has successfully completed the course listed below

MWEA Annual IPP Seminar

September 18, 2025

Eagle Eye Banquet Facility

Waste Water CECs - EGLE Course Code: 1870

Managerial:0.50

Technical:0.0

Other:0.0

Professional Development Hours: 5.0