



ANNUAL CHRISTMAS OPEN HOUSE

Wednesday, December 17th
5:30 p.m. – 6:30 p.m.

Please join us at City Hall for Appetizers.

Council Meeting begins at 6:30 p.m.





CITY COUNCIL MEETING AGENDA
JONESVILLE CITY HALL | 265 E. CHICAGO STREET | JONESVILLE, MI
DECEMBER 17, 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. Recognition of Service – Lenore Spahr
- B. Kevin Collins – Hillsdale County Board of Commissioners

5. COUNCIL MINUTES

- A. November 19, 2025 Regular Meeting

[Action Item]

6. BOARD AND COMMISSION MINUTES

[Action Item]

- A. Economic Development Partnership of Hillsdale County – October 8, 2025 (Gray)
- B. US-12 Byway Committee – October 29, 2025 (Gray)
- C. Downtown Development Authority – November 12, 2025 (Arno)

7. PUBLIC HEARING AND SUBSEQUENT COUNCIL ACTION

- A. PA 57 Informational Meeting – Downtown Development Authority and Local Development Finance Authority

[Action Item]

8. UNFINISHED BUSINESS

- A. None

[Action Item]

9. NEW BUSINESS

- A. Planning Commission Annual Report and Work Plan
- B. Pay Request No. 3 – Water Service Line Verifications
- C. Change Order No. 4 and Pay Request No. 7 – West Street Improvements
- D. Appoint Interim Zoning Administrator
- E. FY 2026-27 Budget Calendar

[Action Item]

[Action Item]

[Action Item]

[Action Item]

[Action Item]

10. ACCOUNTS PAYABLE

- A. December 2025 Totalling \$143,344.54

[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: December 12, 2025
Re: Manager Report and Recommendations – December 17, 2025 Council Meeting

4. A. Recognition of Service – Lenore Spahr

Lenore Spahr has announced that she will retire as Finance Director and Deputy Clerk, effective December 19th. This agenda item is reserved for recognition of her nearly 24 years of exemplary service to the citizens of Jonesville. Please join us for a Retirement Celebration open house at City Hall on Thursday, December 18th from 4pm to 6pm.

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. PA 57 Informational Meeting – Downtown Development Authority and
Local Development Finance Authority**

[Action Item]

Public Act 57 of 2018 established public informational meeting requirements that effect both the DDA and the LDFA. Two informational meetings are required each calendar year and these meetings may take place in conjunction with other City meetings. The first meeting took place on March 18th, as part of a special joint meeting of the various City economic development boards.

The session will focus on the contents of the Fiscal Year 2024-25 Annual Reports for each of the boards. Notice of the meeting has been provided to the City Council and Hillsdale County Board of Commissioners, as required in the act. Council will consider any public comments regarding the Annual Reports at this time. A motion to accept the annual reports as presented by the boards would be appropriate. *Please refer to the attached 2024-25 DDA and LDFA Activity Reports and the Informational Meeting Notice.*

UNFINISHED BUSINESS

8. A. None

NEW BUSINESS

9. A. Planning Commission Annual Report and Work Plan

[Action Item]

The Planning Commission approved their 2025 Annual Report and adopted a Work Plan for 2026 at their December 10th meeting. These documents are provided to the City Council for informational purposes. I recommend a motion to accept the documents, as approved by the Planning Commission. These

documents will be posted on the City website and available through City Hall. *Please refer to the attached Planning Commission 2025 Annual Report and 2026 Work Plan.*

9. B. Pay Request No. 3 – Water Service Line Verifications [Action Item]

The pay request for the completion of the physical verification of unknown water service materials is attached. Ten percent (10%) of the contract is being retained to guarantee restoration of excavated areas in the spring. The request is for payment in the amount of \$11,207.70. The costs associated with the project are being paid from the Technical, Managerial, and Financial (TMF) Support Grant from the Michigan Department of Environment, Great Lakes, and Energy (EGLE). A motion is necessary to approve the pay request. *Please refer to Pay Request No. 3.*

9. C. Change Order No. 4 and Pay Request No. 7 – West Street Improvements [Action Item]

The final change order and pay request for the completed West and Adrian Street project are attached. Warranty work was completed last month. The final change order reflects actual material quantities installed on the various streets in the project area. The City Engineer and Superintendent Crouch are recommending release of the retainage and final payment in the amount of \$15,000.00. A motion is necessary to approve the final change order and the pay request in the amount of \$15,000.00. *Please refer to Change Order No. 4 and Pay Request No. 7.*

9. D. Appoint Interim Zoning Administrator [Action Item]

Section 18.10(A) of the Zoning Ordinance requires that the Zoning Administrator be appointed by action of the City Council. Historically, the responsibilities of the position have been performed by the Department of Public Works Superintendent. Due to the resignation of Superintendent Crouch, I recommend that Council consider a motion to appoint the City Manager as interim Zoning Administrator to give the Department the opportunity to focus on winter maintenance activities.

9. E. FY 2026-27 Budget Calendar [Action Item]

The proposed calendar for the development of the Fiscal Year 2026-27 Budget is attached. The calendar follows a similar time frame as has been utilized in prior years, but has been extended to reflect the work schedule of incoming Finance Director Karen Lancaster. *Please note the planned special meeting on Wednesday, May 6th*; this will assure that a complete draft budget will have been presented to Council prior to May 31st, in accordance with the City Charter. If the draft budget calendar is acceptable to Council, I would recommend a motion to approve it. *Please refer to the draft Fiscal Year 2026-27 Budget Calendar.*

Correspondence:

- Continuing Education Certificates: Baker, Crouch, Johnson x2, Mullaly
- Comcast re: cost increases

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

**JONESVILLE CITY COUNCIL
Minutes of November 19, 2025**

A meeting of the Jonesville City Council was held on Wednesday, November 19, 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: Chris Grider, Brenda Guyse, George Humphries Jr., Andy Penrose and Annette Sands. Absent: Dean Adair II.

Also present: Manager Gray, DPW Supt. Crouch, Public Safety Director Lance, Deputy Fire Chief Riggs, Finance Director Spahr, WWTP Supt Mullaly, Attorney Lovinger, Dean Adair Sr., Chad and Nicole Benson, Scott Lucas and Greg Bailey.

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

A motion was made by Brenda Guyse and supported by Annette Sands to approve the agenda as presented. All in favor. Absent: Dean Adair II. Motion carried.

A motion was made by Brenda Guyse and supported by Andy Penrose to approve the minutes of October 15, 2025 with one correction. All in favor. Absent: Dean Adair II. Motion carried.

Annette Sands made a motion and was supported by Chris Grider to receive the minutes of the following: Region II Planning Commission (R2PC) – September 11, 2025; Planning Commission (PC) – October 8, 2025; and Local Development Finance Authority (LDFA) – October 15, 2025. All in favor. Absent: Dean Adair II. Motion carried.

A Public Hearing was opened at 6:32 p.m. for the purpose of hearing public comments on Ordinance No. 226 – Recodification of the Zoning Ordinance. There were no public comments. The Public Hearing closed at 6:33 p.m.

A motion was made by George Humphries Jr. and supported by Chris Grider to approve Ordinance No. 226 – Recodification of the Zoning Ordinance. 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 this recodification is to accomplish updating the outdated references to the "Village of Jonesville" to the "City of Jonesville", to remove regulatory references to Fayette Township since the two communities are no longer maintaining and updating the Zoning Ordinance as a collaborative ordinance, and to add amendments that have taken place since the last update in 2013. All in favor. Roll Call Vote: Ayes: Chris Grider, Brenda Guyse, George Humphries Jr., Andy Penrose, Annette Sands and Gerry Arno. Nays: None. Absent: Dean Adair II. Motion carried.

Greg Bailey of Bailey Hodshire & Co. P.C. presented the June 30, 2025 audit report for the City of Jonesville. Mr. Bailey stated that the City had a "highest form of clean" audit with no issues being found. Mr. Bailey commended the City Council and City staff for again having a commendable audit.

A motion was made by Chris Grider and supported by Annette Sands to receive the June 30, 2025 Audit Report as presented. Roll Call Vote: Ayes: Chris Grider, Brenda Guyse, George Humphries Jr., Andy Penrose, Annette Sands and Gerry Arno. Nays: None. Absent: Dean Adair II. Motion carried.

Chris Grider made a motion and was supported by Brenda Guyse to accept the recommendation from the Downtown Development Authority (DDA) and approve the Addendum to the Purchase and Development Agreement with DH Roberts Construction for the development of Riverview Flats, a retail and housing complex on the site of the former Klein Tool factory. All in favor. Absent: Dean Adair II. Motion carried.

A motion was made by Brenda Guyse and supported by George Humphries Jr. to appoint and re-appoint the following board and commission members:

Board of Review

Lindsey Crouch	Re-Appoint	3 Year Term (Ending December 2028)
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Cemetery Committee

John Center	Re-Appoint	3 Year Term (Ending November 2028)
Les Hutchinson	Re-Appoint	3 Year Term (Ending November 2028)
Rachel Kiehnau	Re-Appoint	3 Year Term (Ending November 2028)
Brenda Rathbun	Re-Appoint	3 Year Term (Ending November 2028)

Citizenship Committee

Kathi Boyle	Re-Appoint	3 Year Term (Ending November 2028)
Andy Penrose	Re-Appoint	3 Year Term (Ending November 2028)
Annette Sands	Re-Appoint	3 Year Term (Ending November 2028)

Downtown Development Authority (DDA)

Abe Graves	Re-Appoint	4 Year Term (Ending November 2029)
Rick Jenkins	Re-Appoint	4 Year Term (Ending November 2029)
Mary Ellen Sattler	Re-Appoint	4 Year Term (Ending November 2029)
Don Toffolo	Re-Appoint	4 Year Term (Ending November 2029)

Planning Commission

James Ackerson	Re-Appoint	3 Year Term (Ending November 2028)
Brenda Guyse	Re-Appoint	3 Year Term (Ending November 2028)
Ryan Scholfield	Re-Appoint	3 Year Term (Ending November 2028)

Election Commission

LaNae Baker	Appoint	Indefinite Term
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All in favor. Absent: Dean Adair II. Motion carried.

George Humphries Jr. made a motion and was supported by Brenda Guyse to approve the Service Agreement - Hillsdale County Equalization Department for a proposed three-year agreement for tax and GIS-mapping related services, with the selection of Option 2 and utilizing the City Assessor's data for the printing of tax bills, and authorize the Mayor and Clerk to execute the same. All in favor. Absent: Dean Adair II. Motion carried.

A motion was made by George Humphries Jr. and supported by Annette Sands to approve the Fiscal Year 2025-26 First Quarter Budget Amendments and October 2025. All in favor. Absent: Dean Adair II. Motion carried.

A motion was made by Andy Penrose and supported by Chris Grider to approve the Accounts Payable for November 2025 in the amount of \$211,346.04. All in favor. Absent: Dean Adair II. Motion carried.

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

An Open House will be held at City Hall on December 18, 2025, 4:00 p.m. – 6:00 p.m., to honor Lenore Spahr and her years of service to the City of Jonesville.

Mayor Gerry Arno adjourned the meeting at 7:27 p.m.

Submitted by:

Cynthia D. Means
Clerk

Gerald E. Arno
Mayor

Economic Development Partnership of Hillsdale County
Minutes of Regular Meeting
October 8, 2025

Board Members Present: Rick Schaerer, Don Germann, Jeff Gray, John Condon, Nicole Benson, Vicki Morris, Wanda White, Corey Parker, Greg Moore, Sam Fry, Doug Ingles, Kelly Hodshire, Curtis Tober

Board Members Absent: Jeremiah Hodshire, Chris Poling, Kym Blythe, Tony Samon, David Mackie

Staff: Susan Smith, Annette Sands, Sally Clark

Public: Andy Penrose

Call to Order: 8:05 a.m.-Rick Schaerer

- Motion by Don Germann to approve amendment of agenda
Support by Vicki Morris, unanimously approved
- Motion by Jeff Gray to approve June 2025 Minutes
Support by John Condon, unanimously approved
- Motion by Don Germann to approve Treasurer's Report
Support by John Condon, unanimously approved
- Motion by Vicki Morris to approve the Director's Report
Support by Jeff Gray, Unanimously approved
- Motion by Doug Ingles to recommend Curtis Tobar (MWSE) for EDP Board of Directors
Support by John Condon, Unanimously approved

Treasurer's Report: Consisted of an overview of the EDP's current fiscal year 2025-2026, ended last fiscal year in a positive direction. EDP current assets are \$370,142 with cash and CD's. Current net revenue is -18,028 which is expected. With beginning of the fiscal year the EDP historically runs in a negative direction as the Capital Campaign has just begun, this went out in the mail Oct.1st.

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.

- Annual Dinner
- Housing Study
- Wage & Benefit study
- Business Highlights-Jonesville Paper Tube 70th Anniversary
- Regional & Workforce Events-GAAR quarterly meeting, Manufacturing Day
- Capital Campaign
- Fellows Entrepreneurial Program
- Community Engagement
- Congressional Visits with Congressman Walberg
- Projects
- EDP Community Engagements

Round Table Discussion:

- Curtis Tober introduction and MWSE update
- Nicole Benson- Park projection is scheduled to be completed at the end of October. Update on MEDC grant funding, roads, roof, consumers and Semco partnerships
- Greg Moore- update on Consumers Power opening their first battery facility in Coldwater. They are currently selling all hydro facilities.
- Jeff Gray- update on the Jonesville Road construction project, parking lot and trail. Overnight paving will be happening to limit inconvenience. Lenore Spahr is retiring at the end of the year.
- Wanda White- White Machine & Automation is very busy. Lot of quoting for out of state machining and controls.
- Kelly Hodshire- update on Net assets
- Vicki Morris- update on mortgages and construction loan interest rates are lowering, but won't be as low as we saw previously. Home equity and improvements are at a fixed rate.
- Don Germann- CNB is still seeing request for construction loans, there is a need for housing. Appraisals on properties are still high. Still seeing a lot of consumer's financial distress, especially for senior citizens with home distress for expenses and inflation. Many are seeking the home equity loans which are at 7.25%. The Senior Center has been assisting with some seniors that are at risk of tax foreclosures. Reverse Mortgage that is being advertised is not a good option or answer for their difficulties.
- Doug Ingles- County is currently looking for a new home for the district court. They are looking at the Lifeways building on Care Drive. The current agreement is until October 2028. Working with architects on renovations. Budget Season for 2026 is underway, currently to the good of \$250k to work on projects.
- Sam Fry- Three Meadows North project is moving forward Rapidly. Sixty-one single family homes will be built. It is moving ahead quickly with it being all staked, gas run, other utilities, sidewalks and some foundations completed. Working with them also on market rate multi family housing. Approval for Cobra tax abatement for expansion has been approved, with another pending for Metal Technologies expansion. Paving schedule for roads in 2026 are current South and Arch.
- John Condon- Tariffs are greatly assisting with Hillsdale Terminals sales. Have been meeting with competitors to see if partnerships can be made. Hired a career center student to update CAD Drawings with address in Solidworks. Considering Retirement at the end of the year 2025.
- Curtis Tober- Business services Representative for MWSE, connect employers to grant funding, Going Pro competitive training grant has a 40% reduction, IWT is a bit lighter on funding. Career services for employees that are struggling with transportation. Helping businesses and workers with Pure Michigan Talent Connect.
- Rick Schaerer- Jonesville Paper Tube is steady. Tariffs are not effecting, just the customers.
- Public-Andy Penrose- on the Region II board for the area, working on Recreation plans for the county- Jonesville is involved.

Adjournment: 8:55 a.m.- Rick Schaerer

Respectfully submitted,

Annette Sands

MINUTES

US-12 PURE MICHIGAN BYWAY COMMITTEE

Brooklyn Village Office
121 N. Main St.
Brooklyn, MI 49230

Wednesday, October 29, 2025

Members Present: Jeff Gray, City of Jonesville
Matt Swartzlander, Village of Brooklyn
Ryan Tarrant, Experience Jackson
Cindy Hubbell, Irish Hills Chamber of Commerce
Justin Gifford, Visit Lenawee
Sue Smith, Hillsdale Economic Development Partnership
Mike Trudeau, Trudeau-Associates

Others Present: Brett Gatz, Region 2 Planning Commission
Hannah Gruber, Village of Brooklyn
Jenna Salazar, Visit Lenawee
Annette Sands, Hillsdale Economic Development Partnership
Clayton Sigmann, MDOT Pure Michigan Byways Program

ITEM 1 **CALL TO ORDER / INTRODUCTIONS**

Mr. Gatz called the meeting to order at 10:05 a.m. Introductions were done by the committee.

ITEM 2 **PUBLIC COMMENT**

No public comments were received.

ITEM 3 **PURE MICHIGAN BYWAYS PROGRAM INTRODUCTION**

Mr. Sigmann gave a presentation about the Pure Michigan Byways Program and the purpose and roles of the committee.

ITEM 4 **ESTABLISH COMMITTEE MEMBERSHIP AND ELECT CHAIR AND VICE-CHAIR**

The committee voted for Mr. Trudeau to be Chair and Mr. Swartzlander to be Vice-Chair.

ITEM 5 **ORGANIZE COMMITTEE BYLAWS**

Mr. Gatz requested from Mr. Sigmann to receive bylaws from another byway committee to use as a template for this committee's bylaws. These will then be presented and approved at the next meeting.

ITEM 6 **FUTURE MEETING DATES**

It was decided for the next meeting to be held on Wednesday, December 3 at 2:00 p.m. at the Brooklyn Village Hall. Later meeting dates will be decided at that meeting.

ITEM 7 **OTHER BUSINESS**

Mr. Sigmann said he will send Mr. Gatz a copy of his presentation and information about the Pure Michigan Byways workshop that will be held on November 3. Mr. Gatz will then distribute this information to the committee.

ITEM 8 **PUBLIC COMMENT**

No public comments were received.

ITEM 9 **ADJOURNMENT**

There being no further business, Mr. Gatz adjourned the meeting at 11:25 a.m.

Brett Gatz, Recording Secretary
Region 2 Planning Commission

This report is provided in accordance with the Michigan Recodified Tax Increment Financing Act, Public Act 57 of 2018. It reports the Authority's operations during the 2024-25 fiscal year and is intended to fulfill the requirements of the annual synopsis of activities of the authority, required in Section 910(1)(h) of the Act. The authority fiscal year begins on July 1st and ends June 30th.

Authority Accomplishments

- Granted one façade improvement grant to support signage improvements for a Downtown business.
- Oversaw the design and recommendation of a new City logo that captures the "Real Deal" City tagline. The logo has been implemented and the City is in the process of utilizing the logo in updated branding.

Projects and Investments

- Collaborated with local businesses, City Council, and the Michigan Department of Transportation (MDOT) on the Chicago Street road diet and streetscape design. The project leveraged over \$800,000 in Transportation Alternative Program (TAP) grant funds for nonmotorized improvements. An additional \$500,000 DDA investment is updating the Downtown streetscape. In addition, MDOT is paving Chicago Street in the City limits. Project construction is nearing completion.
- Collaboration is ongoing with DH Roberts Construction, Klein Tool, and the Michigan Department of Environment, Great Lakes, and Energy (EGLE) regarding the Riverview Flats redevelopment of the former Klein Tool factory. Additional environmental surveys have been completed to support application for brownfield remediation funding. The project will result in substantial new tax base within the DDA district.

Events and Promotions

- Provided financial support for the Downtown fall display.
- The DDA supported costs associated with park and Downtown decorations, including additional lights in Carl Fast Park and electricity costs to support the Lion's Club Lights of Love project.
- Programing costs to support the Christmas Tree Lighting and Downtown decorating associated with Christmas in Jonesville.

Fund Balance and Capital Project Planning

The DDA retains an estimated fund balance at the close of the fiscal year of \$173,719.

Streetscape and safety improvements in the Downtown, as well as planned improvements to the South Parking Lot will likely exceed the current reserve funds. New debt is expected to cover the costs of improvements. New debt service has been planned with debt obligations for the North Parking Lot project having been completed in 2024.

Future projects, as prioritized during review by the Budget Committee are summarized on pages 19-22 of the FY2025-26 through 2030-31 Capital Improvement Plan, available for review at City Hall or on the City's website, www.jonesville.org.

This report is provided in accordance with the Michigan Recodified Tax Increment Financing Act, Public Act 57 of 2018. It reports the Authority's operations during the 2024-25 fiscal year and is intended to fulfill the requirements of the annual synopsis of activities of the authority, required in Section 910(1)(h) of the Act. The authority fiscal year begins on July 1st and ends June 30th.

Authority Accomplishments

- With a number of capital projects prioritized in other areas of the City, the LDFA has identified the following three top priorities:
 - Entrepreneurial Park Development
 - Workforce and Training Support
 - Housing Development Support

Projects and Investments

- Continued annual investment of \$15,000 to support the collaborative economic development activities of the Hillsdale County EDP.
- Invested in the City's water system improvement project with a commitment of \$25,000 per year for the fifth of 10 years to maximize affordability of water utility costs, especially for industrial customers, with benefits to residential and commercial customers, as well.
- Invested \$105,000 in dedicated reserves for future projects – \$45,000 for future expansion of the Industrial Park, \$35,000 for future infrastructure needs, and \$35,000 for other special projects called out in the development plan. These investments will be key in accomplishing Strategic Planning objectives in the future.
- Discussed models for development of new entrepreneurial buildings in the Industrial Park.

Events and Promotions

- Engaged in business recruiting, marketing parcels. With the Economic Development Partnership of Hillsdale County (EDP), collaborated with the Michigan Economic Development Corporation (MEDC) on an incentive package for the new owner, Triple Diamond Plastics that includes an Industrial Facilities Tax Abatement for \$2.4 million in building improvements.
- Supported an Industrial Facilities Tax Abatement for \$300,000 in new investment associated with a 6,000 square foot addition.

Fund Balance and Capital Project Planning

The LDFA retains an estimated fund balance at the close of the fiscal year of approximately \$4 million. Due to sizable future projects, as well as uncertainty of future revenues following the elimination of personal property taxes in Michigan, the LDFA has established several designated reserves. \$495,000 is reserved for future expansion, \$395,000 for special projects and development incentives, and \$425,000 for future infrastructure improvements. The balance of the reserve is undesignated for projects authorized in the Development Plan.

Savings will be needed to accomplish the long-term goals of the Development Plan, including Industrial Park expansion. These investments are more likely to take place nearer the end of the term of the plan in 2036.

Projects are summarized in the LDFA Development and Tax Increment Financing Plan, available for review at City Hall or on the City's website, www.jonesville.org.



NOTICE OF PUBLIC ACT 57 INFORMATIONAL MEETING

**DOWNTOWN DEVELOPMENT AUTHORITY
LOCAL DEVELOPMENT FINANCE AUTHORITY**

PLEASE TAKE NOTICE that the City of Jonesville Downtown Development Authority (DDA) and Local Development Finance Authority (LDFA) will hold an Informational Meeting, pursuant to Public Act 57 of 2018.

The meeting will be held on Wednesday, December 17, 2025 at 6:30 p.m. in conjunction with the City Council Regular meeting. The meeting will be held at the Jonesville City Hall, located at 265 E. Chicago Street, Jonesville, MI 49250. The meeting is open to the public.

Individuals with disabilities requiring auxiliary aids or services should contact the City of Jonesville in writing at 265 E. Chicago Street, Jonesville, MI 49250 or by calling (517) 849-2104.

Respectfully,

Cynthia D. Means, Clerk

This report is provided in accordance with the Michigan Planning Enabling Act (MPEA), Public Act 33 of 2008. It reports the Commission's operations during the 2025 calendar year and the status of planning activities.

Development Activities

The following development application was reviewed by the Planning Commission in 2025:

- The Planning Commission approved a site plan submitted by NEFCO, Inc. for a 6,000 square foot building addition at their facility located at 113 Deal Parkway. The addition is intended for expansion of the metal fabrication business.

Ordinance Amendments

The Planning Commission has appointed a standing **Ordinance Subcommittee** for the review and recommendation for potential amendments on an as-needed basis. The Subcommittee is considering recommendations from a report and analysis of the HC (Highway Commercial) zoning district for potential future amendments. In addition, the Planning Commission acted on the following amendment during 2025:

- Ordinance No. 226 recodifies the City's Zoning Ordinance. References to "Village" were updated to "City," to reflect incorporation, references to Fayette Township were removed since the two communities are no longer maintaining a joint ordinance, and ordinance amendments adopted since 2013 were incorporated into the updated ordinance. The Commission held a public hearing in October and recommended Council approval. The City Council subsequently approved at their November regular meeting.

Recreation Plan

The 5-Year Recreation Plan was adopted in 2024, following a public hearing at the Planning Commission and approval by the City Council. Plan implementation subsequently began with playground improvements at Carl Fast Park. Implementation of the Recreation Plan in 2025 included the addition of rubber mulch and borders to the Carl Fast Park playground, as well as the purchase of new waste receptacles for Carl Fast and Wright Street Parks.

The concept plan for Wright Street Park was also completed by the Planning Commission and recommended to the City Council early this year. The concept plan includes illustrations of the various future improvements to the park, prioritization of improvements, and project cost estimates. A Michigan Natural Resources Trust Fund Grant Application was also submitted for the first phase of improvements. The determination of funded projects is anticipated in the near future.

Master Plan

The Planning Commission approved the revised development Master Plan at their meeting on January 9, 2019. The City Council subsequently approved the Plan by resolution on January 16, 2019. Per the MPEA, at least every 5 years after adoption of a Master Plan, a Planning Commission shall review the plan and determine whether to commence the procedure to amend or adopt a new plan. The Plan was

updated in March, when the Recreation Plan was incorporated as an appendix and the Action Plan was amended accordingly.

Chapter 5 of the Master Plan includes an implementation plan and identifies priorities to be completed by various City boards and committees. The following highlights several accomplishments to date:

- Staff is working with a developer on the implementation of a development and sale agreement for **the former Klein Tool Building**. This project was the top community priority in the Master Plan. The Riverview Flats development would result in mixed-uses, including retail near Chicago Street and a multi-story market rate apartment building at the site of the former factory.
- The DDA is collaborated with the Michigan Department of Transportation (MDOT) on a **Downtown capital project**, that included streetscape improvements and a “road-diet” for Chicago Street through Downtown. The project was substantially complete in the fall of 2025, with punchlist items to be addressed in the spring of 2026.

Additional information regarding the updated Master Plan can be found on the City’s website at <http://jonesville.org/Boards/PlanningCommission/MasterPlanandEconomicDevelopment.aspx>.

Redevelopment Ready Communities

The Michigan Economic Development Corporation (MEDC) **Redevelopment Ready Communities (RRC) program** is designed to promote effective redevelopment strategies through a set of best practices. In order to engage in the program, interested communities must complete training, a self-evaluation of current practices, and pass a resolution expressing intent to participate in RRC. The City engaged in the program in 2018 and has been updating practices toward certification.

There were no milestones in 2025 related to the program. Completion of additional Essentials expectations will be a future goal.

Capital Improvement Planning

The Planning Commission completed a review of near- and long-term infrastructure projects, through the review of the 2025-26 through 2030-31 **Capital Improvement Program (CIP)**. The review included a discussion of the interface of this planning document with the annual budget, including the budget allocations for priorities identified in the Master Plan. The Planning Commission recommended funding for implementation of the Recreation Plan in the FY2025-26 budget, that was subsequently approved by the City Council.

Review of the CIP by the Planning Commission is important to assure that budget objectives are consistent with the long-range plan of the community.

The Planning Commission annually develops a proposed work plan to identify its upcoming priorities. The approved plan will be submitted to City Council. The proposed plan, below, is provided in accordance with the Michigan Planning Enabling Act, Public Act 33 of 2008.

Following the adoption of the updated Recreation Master Plan, the Planning Commission has focused on plan implementation. These included playground and support facilities improvements, and development of a concept plan for Wright Street Park. Outside of the Planning Commission, staff time has been focused on implementation of Master Plan priorities, including DDA infrastructure projects and coordination of State incentives for the Riverview Flats development. Recodification of the Zoning Ordinance was recently completed, as well.

Priority Goals

- ❖ Implement the Recreation Master Plan
 - Pursue implementation of the Wright Street Park Concept Plan, including first phase improvements, pending the outcome of the MNRTF grant.
- ❖ Redevelopment Ready Sites
 - Provide timely reviews for the Riverview Flats site
 - Complete reviews of the future phases of the Key Opportunities supportive housing development
 - Work with willing property owners to identify and market additional priority sites
- ❖ Ordinance Review and Amendment (as needed)
 - Consider any appropriate ordinance amendments to implement recommendations of the countywide housing study
 - Consider ordinance amendments for small HC (Highway Commercial) zoned properties, based on the recently completed study

As Time Allows Goal

- ❖ Redevelopment Ready Communities Objectives
 - Formalize the Public Participation Plan utilized by the Planning Commission
 - Align City goals with program goals to progress with certification

Ongoing Activities

- ❖ Timely Development Reviews
- ❖ Economic Development Strategy
 - Annually review the Strategy with other development boards and committees
- ❖ Infrastructure Planning and Development
 - Conduct annual review of Capital Improvements Program for consistency with community development objectives

Contractor's Application for Payment

Owner:	City of Jonesville	Owner's Project No.:	
Engineer:	Fleis & VandenBrink	Engineer's Project No.:	866870
Contractor:	Duke's	Contractor's Project No.:	
Project:	TMF Grant Water Service Potholing		
Contract:			

Application No.:	3	Application Date:	11/25/2025
Application Period:	From 7/1/2025 to 10/28/2025		

1 Original Contract Price	\$ 127,460.00
2 Net change by Change Orders	\$ -
3 Current Contract Price (Line 1 + Line 2)	\$ 127,460.00
4 Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 113,326.50
5 Withholding	
a. 10% X \$ 113,326.50 Retainage	\$ 11,332.65
b. Total Withholding	\$ 11,332.65
6 Amount eligible to date (Line 4 - Line 5.b)	\$ 101,993.85
7 Less previous payments (Line 6 from prior application)	\$ 90,786.15
8 Amount due this application	\$ 11,207.70
9 Estimated Amount Remaining	\$ 12,633.50
10 Estimated Final Contract Amount	\$ 125,960.00

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor:	Duke's	
Signature:	<i>Analise Cole</i>	Date: 11/26/2025

Recommended by Engineer	Approved by Owner
By: <i>[Signature]</i>	By: _____
Title: <i>Project Engineer</i>	Title: _____
Date: <i>12-1-25</i>	Date: _____

Approved by Funding Agency

By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

Progress Estimate - Unit Price Work				Contractor's Application for Payment			
Owner:	City of Jonesville					Owner's Project No.:	
Engineer:	Fleis & VandenBrink					Engineer's Project No.:	866870
Contractor:	Duke's					Contractor's Project No.:	
Project:	TMF Grant Water Service Potholing						
Contract:							
Application No.:	3	Application Period:	From	7/1/2025	to	10/28/2025	11/25/2025

A	B	C	D	E	F	G	H	I	J
Bid Item No.	Description	Contract Information			Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work (\$)			Value of Work Completed to Date (\$)
Original Contract									
1	Mobilization, Bonds, and Insurance, Max 5%	1	Lsum	\$	6,000.00	\$	6,000.00	1.00	\$6,000.00
2	Traffic Control, Max 5%	1	Lsum	\$	5,000.00	\$	5,000.00	1.00	\$5,000.00
3	Remove Pavement	20	EA	\$	75.00	\$	1,500.00	0.00	\$0.00
4	Service Line Potholing and Material Inventory	380	EA	\$	203.00	\$	77,140.00	446.00	\$90,538.00
5	Point #1 Inside Structure Verification	190	EA	\$	120.00	\$	22,800.00	62.00	\$7,440.00
6	Replace Pavement	20	EA	\$	400.00	\$	8,000.00	0.00	\$0.00
7	Grass Restoration	360	EA	\$	19.50	\$	7,020.00	223.00	\$4,348.50
Original Contract Totals						\$127,460.00		\$113,326.50	\$113,326.50
Change Orders									
x									
Change Order Total						\$0.00		\$0.00	\$0.00
Original Contract and Change Orders									
Project Totals						\$127,460.00		\$113,326.50	\$113,326.50

PARTIAL PAYMENT ESTIMATE				Contract: City of Jonesville West Street and Adrian Street Improvements	
Estimate Period: 7/1/2025 to 11/11/2025				Partial Pay Estimate No. 7 FINAL	
City of Jonesville OWNER: 265 E. Chicago Street Jonesville, MI 49250				C & D Hughes, Inc. CONTRACTOR: 3097 Lansing Road Charlotte, MI 48813	
CONTRACT CHANGE ORDER SUMMARY				ESTIMATE	
No.	Date	Addition	Deduction		
1	9/5/2024	\$ 132,000.00		1. Original Contract	\$ 1,278,943.80
2	9/18/2024		\$ (4,000.00)	2. Change Orders	\$ 62,689.02
3	10/8/2024	\$ 1,000.00		3. Revised Contract (1+2)	\$ 1,341,632.82
4	ev 12/11/2024		\$ (66,310.98)	4. Work Completed	\$ 1,341,632.82
				5. Stored Materials	
				6. Subtotal (4+5)	\$ 1,341,632.82
Totals		\$ 133,000.00	\$ (70,310.98)	7. Previous Retainage	\$ 15,000.00
Net Change			\$ 62,689.02	8. Retainage This Period	\$ (15,000.00)
				9. Total Retainage	\$ -
				10. Previous Payments	\$ 1,326,632.82
				11. Amount Due (6-9-10)	\$ 15,000.00
CONTRACT TIME					
Original (Days):		141	On Schedule: <input checked="" type="radio"/> YES <input type="radio"/> NO		
Revised:		0	Starting Date: August 12, 2024		
Remaining:		0	Completion Date: December 31, 2024		
<u>C & D HUGHES, INC.</u> Contractor					
The undersigned Contractor certifies that to the best of their knowledge, information and belief the work covered by this payment estimate has been completed in accordance with the contract documents, that all amounts have been paid by the contractor for work for which previous payment estimate was issued and payments received from the owner, and that current payment shown herein is now due.					
By: _____					
Date: _____					
<u>WOLVERINE ENGINEERS AND SURVEYORS, INC.</u>					
The undersigned has observed the work to be paid for and to the best of their knowledge and belief, the quantities shown in this estimate represent the work performed in accordance with the contract documents.					
By: _____					
Date: _____					
<u>CITY OF JONESVILLE</u> Owner					
By: _____					
Date: _____					

						COMPLETED PREVIOUS TO DATE		COMPLETED THIS PERIOD		COMPLETED TO DATE		%
ITEM	EST. QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	COMPLETED
Category 001 West Street												
1	1	LSUM	_ Audio-Visual Recording	\$3,000.00	\$3,000.00	1	\$ 3,000.00		\$0.00	1	\$3,000.00	100%
2	12	Ea	Tree, Rem, 19 inch to 36 inch	\$1,500.00	\$18,000.00	12	\$ 18,000.00		\$0.00	12	\$18,000.00	100%
3	2	Ea	Tree, Rem, 37 inch or Larger	\$3,000.00	\$6,000.00	2	\$ 6,000.00		\$0.00	2	\$6,000.00	100%
4	6	Ea	Tree, Rem, 6 inch to 18 inch	\$450.00	\$2,700.00	6	\$ 2,700.00		\$0.00	6	\$2,700.00	100%
5	240	Ft	Curb and Gutter, Rem	\$20.00	\$4,800.00	240	\$ 4,800.00		\$0.00	240	\$4,800.00	100%
6	185	Syd	Pavt, Rem Driveways	\$30.00	\$5,550.00	199.29	\$ 5,978.70		\$0.00	199.29	\$5,978.70	108%
7	450	Syd	Sidewalk, Rem	\$15.00	\$6,750.00	372.51	\$ 5,587.65		\$0.00	372.51	\$5,587.65	83%
8	8	Ea	_ Exploratory Investigation, service leads	\$500.00	\$4,000.00	9	\$ 4,500.00		\$0.00	9	\$4,500.00	113%
9	650	Cyd	Embankment, CIP	\$35.00	\$22,750.00	480	\$ 16,800.00		\$0.00	480	\$16,800.00	74%
10	23	Sta	Machine Grading	\$3,000.00	\$69,000.00	23	\$ 69,000.00		\$0.00	23	\$69,000.00	100%
11	100	Cyd	Subgrade Undercutting, Type II	\$50.00	\$5,000.00	100	\$ 5,000.00		\$0.00	100	\$5,000.00	100%
12	17	Ea	Erosion Control, Filter Bag	\$100.00	\$1,700.00	13	\$ 1,300.00		\$0.00	13	\$1,300.00	76%
13	1	LSUM	Project Cleanup	\$1,500.00	\$1,500.00	0.5	\$ 750.00		\$0.00	0.5	\$750.00	50%
14	4677	Syd	HMA Base Crushing and Shaping	\$3.00	\$14,031.00	4677	\$ 14,031.00		\$0.00	4,677	\$14,031.00	100%
15	50	Cyd	Maintenance Gravel, LM	\$1.00	\$50.00	50	\$ 50.00		\$0.00	50	\$50.00	100%
16	590	Ft	Sewer, CI IV, 12 inch, Tr Det B	\$90.00	\$53,100.00	633	\$ 56,970.00		\$0.00	633.0	\$56,970.00	107%
17	857	Ft	Sewer, CI IV, 15 inch, Tr Det B	\$95.00	\$81,415.00	895	\$ 85,025.00		\$0.00	895.0	\$85,025.00	104%
18	1315	Ft	Video Taping Sewer and Culv Pipe New Storm	\$1.50	\$1,972.50	1418	\$ 2,127.00		\$0.00	1,418	\$2,127.00	108%
19	14	Ea	Dr Structure Cover, Adj, Case 1	\$700.00	\$9,800.00	8	\$ 5,600.00		\$0.00	8	\$5,600.00	57%
20	8	Ea	Dr Structure Cover, Adj, Case 1 Existing	\$700.00	\$5,600.00	1	\$ 700.00		\$0.00	1	\$700.00	13%
21	1	Ea	Dr Structure Cover, Adj, Case 2	\$700.00	\$700.00	0	\$ -		\$0.00	0	\$0.00	0%

						COMPLETED PREVIOUS TO DATE		COMPLETED THIS PERIOD		COMPLETED TO DATE		%
ITEM	EST. QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	COMPLETED
22	2	Ea	Dr Structure Cover, Type B	\$800.00	\$1,600.00	2	\$ 1,600.00		\$0.00	2	\$1,600.00	100%
23	13	Ea	Dr Structure Cover, Type K	\$900.00	\$11,700.00	26	\$ 23,400.00		\$0.00	26	\$23,400.00	200%
24	5	Ea	Dr Structure Cover, Type Q Furnish New and Adjust Manhole Casting	\$700.00	\$3,500.00	6	\$ 4,200.00		\$0.00	6	\$4,200.00	120%
25	15	Ea	Dr Structure, 48 inch dia	\$2,500.00	\$37,500.00	17	\$ 42,500.00		\$0.00	17	\$42,500.00	113%
26	1	Ea	Dr Structure, Tap, 12 inch	\$500.00	\$500.00	1	\$ 500.00		\$0.00	1	\$500.00	100%
27	2	Ea	Dr Structure, Tap, 15 inch	\$500.00	\$1,000.00	2	\$ 1,000.00		\$0.00	2	\$1,000.00	100%
28	1500	Ft	_ Sanitary Sewer Cleaning and Televising, 6-18 inch	\$2.00	\$3,000.00	3001	\$ 6,002.00		\$0.00	3,001	\$6,002.00	200%
29	3	Ea	_ Rebuild Cone (3 ft Max.)	\$500.00	\$1,500.00	2	\$ 1,000.00		\$0.00	2	\$1,000.00	67%
30	3400	Ft	Underdrain, Subbase, 4 inch	\$8.00	\$27,200.00	831	\$ 6,648.00		\$0.00	831	\$6,648.00	24%
31	643	Ton	HMA, 13A (Leveling Course)	\$95.00	\$61,085.00	643	\$ 61,085.00		\$0.00	643	\$61,085.00	100%
32	386	Ton	HMA, 13A (Wearing Course)	\$96.00	\$37,056.00	484.6	\$ 46,521.60		\$0.00	484.6	\$46,521.60	126%
33	845	Syd	Conc Pavt, Nonreinf, 6 inch (Drive Approaches)	\$47.70	\$40,306.50	0	\$ -		\$0.00	0	\$0.00	0%
34	403	Ft	Saw Cut, Intermediate	\$2.00	\$806.00	440	\$ 880.00		\$0.00	440	\$880.00	109%
35	845	Syd	Driveway, Nonreinf Conc, 6 inch	\$47.70	\$40,306.50	900.91	\$ 42,973.41		\$0.00	900.91	\$42,973.41	107%
36	95	Ft	Curb and Gutter, Conc, Det B2	\$32.00	\$3,040.00	11	\$ 352.00		\$0.00	11	\$352.00	12%
37	3400	Ft	Curb and Gutter, Conc, Det F4	\$21.00	\$71,400.00	4001	\$ 84,021.00		\$0.00	4,001.0	\$84,021.00	118%
38	40	Ft	Detectable Warning Surface	\$80.00	\$3,200.00	66.6	\$ 5,328.00		\$0.00	66.6	\$5,328.00	167%
39	2850	Sft	Sidewalk, Conc, 4 inch	\$4.20	\$11,970.00	3718.02	\$ 15,615.68		\$0.00	3,718.02	\$15,615.68	130%
40	1200	Sft	Sidewalk, Conc, 6 inch (Accross Drive Approach)	\$5.30	\$6,360.00	1549.95	\$ 8,214.74		\$0.00	1,549.95	\$8,214.74	129%
41	650	Sft	Curb Ramp, Conc, 6 inch	\$8.00	\$5,200.00	778.82	\$ 6,230.56		\$0.00	778.82	\$6,230.56	120%
42	175	Ft	Pavt Mrkg, Ovly Cold Plastic, 6 inch, White (Crosswalks)	\$4.50	\$787.50	174	\$ 783.00		\$0.00	174	\$783.00	99%
43	80	Ft	Pavt Mrkg, Ovly Cold Plastic, 12 inch, Cross Hatching, White	\$8.50	\$680.00	342	\$ 2,907.00		\$0.00	342	\$2,907.00	428%
44	42	Ft	Pavt Mrkg, Ovly Cold Plastic, 24 inch, Stop Bar	\$16.50	\$693.00	90.5	\$ 1,493.25		\$0.00	90.5	\$1,493.25	215%
45	10	Ea	Barricade, Type III, High Intensity, Double Sided, Lighted, Furn	\$120.00	\$1,200.00	10	\$ 1,200.00		\$0.00	10	\$1,200.00	100%

						COMPLETED PREVIOUS TO DATE		COMPLETED THIS PERIOD		COMPLETED TO DATE		%
ITEM	EST. QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	COMPLETED
46	10	Ea	Barricade, Type III, High Intensity, Double Sided, Lighted, Oper	\$6.00	\$60.00	10	\$ 60.00		\$0.00	10	\$60.00	100%
47	1	LSUM	Minor Traf Devices	\$8,000.00	\$8,000.00	1	\$ 8,000.00		\$0.00	1	\$8,000.00	100%
48	50	Ea	Plastic Drum, Fluorescent, Furn	\$30.00	\$1,500.00	0	\$ -		\$0.00	0	\$0.00	0%
49	50	Ea	Plastic Drum, Fluorescent, Oper	\$1.50	\$75.00	0	\$ -		\$0.00	0	\$0.00	0%
50	1	LSUM	Traf Regulator Control	\$2,000.00	\$2,000.00	1	\$ 2,000.00		\$0.00	1	\$2,000.00	100%
51	15	Ea	_ Shrub Removal and Replacement	\$250.00	\$3,750.00	7	\$ 1,750.00		\$0.00	7	\$1,750.00	47%
52	6700	Syd	Slope Restoration, Non-Freeway, Type A	\$4.50	\$30,150.00	7254	\$ 32,643.00		\$0.00	7,254	\$32,643.00	108%
53	3	Ea	Fire Hydrant	\$10,000.00	\$30,000.00	3	\$ 30,000.00		\$0.00	3	\$30,000.00	100%
54	3	Ea	Gate Valve and Box, 6 inch	\$4,000.00	\$12,000.00	3	\$ 12,000.00		\$0.00	3	\$12,000.00	100%
55	2	Ea	Gate Valve and Box, 8 inch	\$5,000.00	\$10,000.00	0	\$ -		\$0.00	0	\$0.00	0%
56	3	Ea	Hydrant, Rem & Salvage	\$700.00	\$2,100.00	3	\$ 2,100.00		\$0.00	3	\$2,100.00	100%
57	66	Ft	Water Main, DI, 6 inch, Tr Det G	\$150.00	\$9,900.00	36	\$ 5,400.00		\$0.00	36	\$5,400.00	55%
58	65	Ft	Water Main, DI, 12 inch, Tr Det G (Lowering for proposed pipes)	\$300.00	\$19,500.00	6	\$ 1,800.00		\$0.00	6	\$1,800.00	9%
59	22	Ea	Water Serv, Long	\$3,200.00	\$70,400.00	17	\$ 54,400.00		\$0.00	17	\$54,400.00	77%
60	6	Ea	Gate Box, Adj, Case 1	\$500.00	\$3,000.00	5	\$ 2,500.00		\$0.00	5	\$2,500.00	83%
61	1	Ea	_ Connect to Existing (8 to 12)	\$6,000.00	\$6,000.00	0	\$ -		\$0.00	0	\$0.00	0%
104	14	Ea	Water Serv, Private	\$6,000.00	\$84,000.00	14	\$ 84,000.00		\$0.00	14	\$84,000.00	100%
105	3	Ea	Live Tap, 12 in by 8 in	\$8,000.00	\$24,000.00	2	\$ 16,000.00		\$0.00	2	\$16,000.00	67%
106	35	Lft	8-inch Watermain	\$ 120.00	\$4,200.00	50	\$ 6,000.00		\$0.00	50	\$6,000.00	143%
107	15	Lft	4-inch Watermain	\$ 120.00	\$1,800.00	12.5	\$ 1,500.00		\$0.00	12.5	\$1,500.00	83%
108	1	Ea	Gate Valve and Box, 12 inch	\$ 5,500.00	\$5,500.00	1	\$ 5,500.00		\$0.00	1	\$5,500.00	100%
109	1	Ea	_Connect to Existing (4 to 8)	\$ 6,000.00	\$6,000.00	1	\$ 6,000.00		\$0.00	1	\$6,000.00	100%
110	36	Lft	M-Opening	\$ 28.00	\$1,008.00	36	\$ 1,008.00		\$0.00	36	\$1,008.00	100%
111	62	Lft	E-Curb	\$ 30.00	\$1,860.00	62	\$ 1,860.00		\$0.00	62	\$1,860.00	100%
Category 001 West Street - Total Amount of Bid					\$897,444.00		\$ 946,895.59		\$0.00		\$946,895.59	106%

						COMPLETED PREVIOUS TO DATE		COMPLETED THIS PERIOD		COMPLETED TO DATE		%
ITEM	EST. QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	COMPLETED
Category 002 Liberty Street												
62	1	LSUM	_ Audio-Visual Recording	\$500.00	\$500.00	1	\$ 500.00		\$0.00	1.0	\$500.00	100%
63	365	Syd	Pavt, Rem	\$30.00	\$10,950.00	383.67	\$ 11,510.10		\$0.00	383.67	\$11,510.10	105%
64	20	Syd	Sidewalk, Rem	\$20.00	\$400.00	85.33	\$ 1,706.60		\$0.00	85.33	\$1,706.60	427%
65	1	LSUM	Project Cleanup	\$2,000.00	\$2,000.00	0.5	\$ 1,000.00		\$0.00	0.5	\$1,000.00	50%
66	740	Syd	Cold Milling HMA Surface	\$2.50	\$1,850.00	30	\$ 75.00		\$0.00	30	\$75.00	4%
67	50	Ton	HMA, 13A (Leveling Course)	\$95.00	\$4,750.00	78.3	\$ 7,438.50		\$0.00	78.3	\$7,438.50	157%
68	81	Ton	HMA, 13A (Mill and Fill)	\$96.00	\$7,776.00	0	\$ -		\$0.00	0	\$0.00	0%
69	30	Ton	HMA, 13A (Wearing Course)	\$96.00	\$2,880.00	99.6	\$ 9,561.60		\$0.00	99.6	\$9,561.60	332%
70	486	Ft	Saw Cut, Intermediate	\$2.00	\$972.00	250	\$ 500.00		\$0.00	250	\$500.00	51%
71	96	Syd	Driveway, Nonreinf Conc, 6 inch	\$47.70	\$4,579.20	18.67	\$ 890.56		\$0.00	18.67	\$890.56	19%
72	1	LSUM	Minor Traf Devices	\$4,000.00	\$4,000.00	1	\$ 4,000.00		\$0.00	1	\$4,000.00	100%
73	1	LSUM	Traf Regulator Control	\$1,000.00	\$1,000.00	1	\$ 1,000.00		\$0.00	1	\$1,000.00	100%
74	1	Ea	Fire Hydrant	\$6,000.00	\$6,000.00	1	\$ 6,000.00		\$0.00	1	\$6,000.00	100%
75	1	Ea	Gate Valve and Box, 6 inch	\$2,500.00	\$2,500.00	1	\$ 2,500.00		\$0.00	1	\$2,500.00	100%
76	1	Ea	Gate Valve and Box, 8 inch	\$3,000.00	\$3,000.00	1	\$ 3,000.00		\$0.00	1	\$3,000.00	100%
77	514	Ft	Water Main, DI, 8 inch, Tr Det G	\$120.00	\$61,680.00	519.5	\$ 62,340.00		\$0.00	519.5	\$62,340.00	101%
78	4	Ea	Water Serv, Long	\$3,200.00	\$12,800.00	4	\$ 12,800.00		\$0.00	4	\$12,800.00	100%
79	2	Ea	_ Connect to Existing (8 to 12)	\$6,000.00	\$12,000.00	1	\$ 6,000.00		\$0.00	1	\$6,000.00	50%
104	3	Ea	Water Serv, Private	\$6,000.00	\$18,000.00	3	\$ 18,000.00		\$0.00	3	\$18,000.00	100%
Category 002 Liberty Street - Total Amount of Bid					\$139,637.20		\$ 148,822.36		\$0.00		\$148,822.36	107%
Category 003 Franklin Street												
80	1	LSUM	_ Audio-Visual Recording	\$500.00	\$500.00	1	\$ 500.00		\$0.00	1	\$500.00	100%
81	114	Syd	Pavt, Rem	\$30.00	\$3,420.00	114	\$ 3,420.00		\$0.00	114.00	\$3,420.00	100%
82	18	Syd	Sidewalk, Rem	\$20.00	\$360.00	34.22	\$ 684.40		\$0.00	34.22	\$684.40	190%
83	1	LSUM	Project Cleanup	\$2,000.00	\$2,000.00	0.5	\$ 1,000.00		\$0.00	0.5	\$1,000.00	50%
84	1090	Syd	Cold Milling HMA Surface	\$4.00	\$4,360.00	250	\$ 1,000.00		\$0.00	250	\$1,000.00	23%
85	135	Ton	HMA, 13A (Mill and Fill)	\$96.00	\$12,960.00	78.3	\$ 7,516.80		\$0.00	78.3	\$7,516.80	58%
86	50	Syd	Driveway, Nonreinf Conc, 6 inch	\$47.70	\$2,385.00	46.64	\$ 2,224.73		\$0.00	46.64	\$2,224.73	93%
87	1	LSUM	Minor Traf Devices	\$4,000.00	\$4,000.00	1	\$ 4,000.00		\$0.00	1	\$4,000.00	100%
88	1	LSUM	Traf Regulator Control	\$1,000.00	\$1,000.00	1	\$ 1,000.00		\$0.00	1	\$1,000.00	100%
89	1	Ea	Fire Hydrant	\$6,000.00	\$6,000.00	1	\$ 6,000.00		\$0.00	1	\$6,000.00	100%
90	1	Ea	Gate Valve and Box, 6 inch	\$2,500.00	\$2,500.00	1	\$ 2,500.00		\$0.00	1	\$2,500.00	100%
91	1	Ea	Gate Valve and Box, 8 inch	\$3,000.00	\$3,000.00	1	\$ 3,000.00		\$0.00	1	\$3,000.00	100%
92	505	Ft	Water Main, DI, 8 inch, Tr Det G	\$120.00	\$60,600.00	520.5	\$ 62,460.00		\$0.00	520.5	\$62,460.00	103%
93	5	Ea	Water Serv, Long	\$3,200.00	\$16,000.00	5	\$ 16,000.00		\$0.00	5	\$16,000.00	100%
94	2	Ea	_ Connect to Existing (8 to 12)	\$6,000.00	\$12,000.00	2	\$ 12,000.00		\$0.00	2	\$12,000.00	100%
104	5	Ea	Water Serv, Private	\$6,000.00	\$30,000.00	5	\$ 30,000.00		\$0.00	5	\$30,000.00	100%
Category 003 Franklin Street - Total Amount of Bid					\$131,085.00		\$ 153,305.93		\$0.00		\$153,305.93	117%

						COMPLETED PREVIOUS TO DATE		COMPLETED THIS PERIOD		COMPLETED TO DATE		%
ITEM	EST. QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	COMPLETED
Category 004 Adrian Street												
95	1200	Syd	_ HMA Base Crushing and Shaping, Modified	\$3.00	\$3,600.00	1200	\$ 3,600.00		\$0.00	1,200	\$3,600.00	100%
96	964	Ft	Underdrain, Subbase, 4 inch	\$10.00	\$9,640.00	25	\$ 250.00		\$0.00	25	\$250.00	3%
97	165	Ton	HMA, 13A (Leveling Course)	\$95.00	\$15,675.00	110	\$ 10,450.00		\$0.00	110	\$10,450.00	67%
98	99	Ton	HMA, 13A (Wearing Course)	\$96.00	\$9,504.00	100	\$ 9,600.00		\$0.00	100	\$9,600.00	101%
99	118	Syd	Driveway, Nonreinf Conc, 6 inch	\$47.70	\$5,628.60	43.5	\$ 2,074.95		\$0.00	44	\$2,074.95	37%
100	964	Ft	Curb and Gutter, Conc, Det F4	\$21.00	\$20,244.00	964	\$ 20,244.00		\$0.00	964	\$20,244.00	100%
101	4150	Sft	Sidewalk, Conc, 4 inch	\$4.20	\$17,430.00	4150	\$ 17,430.00		\$0.00	4,150	\$17,430.00	100%
Category 004 Adrian Street - Total Amount of Bid					\$81,721.60		\$ 63,648.95		\$0.00		\$63,648.95	78%
Category 005 West Street to M-12												
102	1864	Syd	Cold Milling HMA Surface	\$4.00	\$7,456.00	1864	\$ 7,456.00		\$0.00	1,864	\$7,456.00	100%
103	225	Ton	HMA, 13A (Mill and Fill)	\$96.00	\$21,600.00	224	\$ 21,504.00		\$0.00	224	\$21,504.00	100%
Category 005 West Street to M-12 - Total Amount of Bid					\$29,056.00		\$ 28,960.00		\$0.00		\$28,960.00	100%
Jonesville - West, Liberty, Franklin, and Adrian Street Improvements - Cost Summary												
			Category 001 West Street		\$897,444.00		\$946,895.59		\$0.00		\$946,895.59	106%
			Category 002 Liberty Street		\$139,637.20		\$148,822.36		\$0.00		\$148,822.36	107%
			Category 003 Franklin Street		\$131,085.00		\$153,305.93		\$0.00		\$153,305.93	117%
			Category 004 Adrian Street		\$81,721.60		\$63,648.95		\$0.00		\$63,648.95	78%
			Category 005 West Street to M-12		\$29,056.00		\$28,960.00		\$0.00		\$28,960.00	100%
			Total Amount of Bid-All Sections		\$1,278,943.80		\$1,341,632.82		\$0.00		\$1,341,632.82	105%

Change Order 4 - Final Balancing Change Order

PROJECT:	City of Jonesville West Street and Adrian Street Improvements	DATE:	Rev 12/11/2025
OWNER:	City of Jonesville		
CONTRACTOR:	C & D Hughes, Inc. 3097 Lansing Road Charlotte, MI 48813	ENGINEER:	Wolverine Engineers & Surveyors, Inc. 312 North Street Mason, MI 48854
CONTRACT:	West Street and Adrian Street Improvements	PROJECT NO.	20-0036

Description of Changes - Final Balancing Change Order

<u>Item No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total</u>
Category 001 West Street					
6	Pavt, Rem Driveways	14.29	Syd	\$ 30.00	\$ 428.70
7	Sidewalk, Rem	-77.49	Syd	\$ 15.00	\$ (1,162.35)
8	_ Exploratory Investigation, service leads	1	Ea	\$ 500.00	\$ 500.00
9	Embankment, CIP	-170	Cyd	\$ 35.00	\$ (5,950.00)
12	Erosion Control, Filter Bag	-4	Ea	\$ 100.00	\$ (400.00)
13	Project Cleanup	-0.5	LSUM	\$ 1,500.00	\$ (750.00)
16	Sewer, CI IV, 12 inch, Tr Det B	43	Ft	\$ 90.00	\$ 3,870.00
17	Sewer, CI IV, 15 inch, Tr Det B	38	Ft	\$ 95.00	\$ 3,610.00
18	Video Taping Sewer and Culv Pipe New Storm	103	Ft	\$ 1.50	\$ 154.50
19	Dr Structure Cover, Adj, Case 1	-6	Ea	\$ 700.00	\$ (4,200.00)
20	Dr Structure Cover, Adj, Case 1 Existing	-7	Ea	\$ 700.00	\$ (4,900.00)
21	Dr Structure Cover, Adj, Case 2	-1	Ea	\$ 700.00	\$ (700.00)
23	Dr Structure Cover, Type K	13	Ea	\$ 900.00	\$ 11,700.00
24	Dr Structure Cover, Type Q Furnish New and Adjust Manhole Casting	1	Ea	\$ 700.00	\$ 700.00
25	Dr Structure, 48 inch dia	2	Ea	\$ 2,500.00	\$ 5,000.00
28	_ Sanitary Sewer Cleaning and Televising, 6-18 inch	1501	Ft	\$ 2.00	\$ 3,002.00
29	_ Rebuild Cone (3 ft Max.)	-1	Ea	\$ 500.00	\$ (500.00)
30	Underdrain, Subbase, 4 inch	-2569	Ft	\$ 8.00	\$ (20,552.00)
32	HMA, 13A (Wearing Course)	98.6	Ton	\$ 96.00	\$ 9,465.60
33	Conc Pavt, Nonreinf, 6 inch (Drive Approaches)	-845	Syd	\$ 47.70	\$ (40,306.50)
34	Saw Cut, Intermediate	37	Ft	\$ 2.00	\$ 74.00
35	Driveway, Nonreinf Conc, 6 inch	55.91	Syd	\$ 47.70	\$ 2,666.91
36	Curb and Gutter, Conc, Det B2	-84	Ft	\$ 32.00	\$ (2,688.00)
37	Curb and Gutter, Conc, Det F4	601	Ft	\$ 21.00	\$ 12,621.00
38	Detectable Warning Surface	26.6	Ft	\$ 80.00	\$ 2,128.00
39	Sidewalk, Conc, 4 inch	868.02	Sft	\$ 4.20	\$ 3,645.68
40	Sidewalk, Conc, 6 inch (Accross Drive Approach)	349.95	Sft	\$ 5.30	\$ 1,854.74
41	Curb Ramp, Conc, 6 inch	128.82	Sft	\$ 8.00	\$ 1,030.56
42	Pavt Mrkg, Ovly Cold Plastic, 6 inch, White (Crosswalks)	-1	Ft	\$ 4.50	\$ (4.50)
43	Pavt Mrkg, Ovly Cold Plastic, 12 inch, Cross Hatching, White	262	Ft	\$ 8.50	\$ 2,227.00

44	Pavt Mrkg, Ovly Cold Plastic, 24 inch, Stop Bar	48.5	Ft	\$	16.50	\$	800.25
48	Plastic Drum, Fluorescent, Furn	-50	Ea	\$	30.00	\$	(1,500.00)
49	Plastic Drum, Fluorescent, Oper	-50	Ea	\$	1.50	\$	(75.00)
51	_ Shrub Removal and Replacement	-8	Ea	\$	250.00	\$	(2,000.00)
52	Slope Restoration, Non-Freeway, Type A	554	Syd	\$	4.50	\$	2,493.00
55	Gate Valve and Box, 8 inch	0	Ea	\$	5,000.00	\$	-
57	Water Main, DI, 6 inch, Tr Det G	-30	Ft	\$	150.00	\$	(4,500.00)
58	Water Main, DI, 12 inch, Tr Det G (Lowering for proposed pipes)	-4	Ft	\$	300.00	\$	(1,200.00)
59	Water Serv, Long	-5	Ea	\$	3,200.00	\$	(16,000.00)
60	Gate Box, Adj, Case 1	-1	Ea	\$	500.00	\$	(500.00)
61	_ Connect to Existing (8 to 12)	0	Ea	\$	6,000.00	\$	-
105	Live Tap, 12 in by 8 in	-1	Ea	\$	8,000.00	\$	(8,000.00)
106	8-inch Watermain	15	Lft	\$	120.00	\$	1,800.00
107	4-inch Watermain	-2.5	Lft	\$	120.00	\$	(300.00)
110	M-Opening	36	Lft	\$	28.00	\$	1,008.00
111	E-Curb	62	Lft	\$	30.00	\$	1,860.00
Category 001 West Street - Total Decrease							\$ (43,548.41)

Category 002 Liberty Street

63	Pavt, Rem	18.67	Syd	\$	30.00	\$	560.10
64	Sidewalk, Rem	65.33	Syd	\$	20.00	\$	1,306.60
65	Project Cleanup	-0.5	LSUM	\$	2,000.00	\$	(1,000.00)
66	Cold Milling HMA Surface	-710	Syd	\$	2.50	\$	(1,775.00)
67	HMA, 13A (Leveling Course)	28.3	Ton	\$	95.00	\$	2,688.50
68	HMA, 13A (Mill and Fill)	-81	Ton	\$	96.00	\$	(7,776.00)
69	HMA, 13A (Wearing Course)	69.6	Ton	\$	96.00	\$	6,681.60
70	Saw Cut, Intermediate	-236	Ft	\$	2.00	\$	(472.00)
71	Driveway, Nonreinf Conc, 6 inch	-77.33	Syd	\$	47.70	\$	(3,688.64)
77	Water Main, DI, 8 inch, Tr Det G	5.5	Ft	\$	120.00	\$	660.00
79	_ Connect to Existing (8 to 12)	0	Ea	\$	6,000.00	\$	-
Category 002 Liberty Street - Total Decrease							\$ (2,814.84)

Category 003 Franklin Street

82	Sidewalk, Rem	16	Syd	\$	20.00	\$	324.40
83	Project Cleanup	-1	LSUM	\$	2,000.00	\$	(1,000.00)
84	Cold Milling HMA Surface	-840	Syd	\$	4.00	\$	(3,360.00)
85	HMA, 13A (Mill and Fill)	-57	Ton	\$	96.00	\$	(5,443.20)
86	Driveway, Nonreinf Conc, 6 inch	-3	Syd	\$	47.70	\$	(160.27)
92	Water Main, DI, 8 inch, Tr Det G	16	Ft	\$	120.00	\$	1,860.00
94	_ Connect to Existing (8 to 12)	1	Ea	\$	6,000.00	\$	6,000.00
Category 003 Franklin Street - Total Decrease							\$ (1,779.07)

Category 004 Adrian Street

96	Underdrain, Subbase, 4 inch	-939	Ft	\$	10.00	\$	(9,390.00)
97	HMA, 13A (Leveling Course)	-55	Ton	\$	95.00	\$	(5,225.00)
98	HMA, 13A (Wearing Course)	1	Ton	\$	96.00	\$	96.00
99	Driveway, Nonreinf Conc, 6 inch	-74.5	Syd	\$	47.70	\$	(3,553.65)
Category 004 Adrian Street - Total Decrease							\$ (18,072.65)

Category 005 West Street to M-12

103	HMA, 13A (Mill and Fill)	-1	Ton	\$	96.00	\$	(96.00)
Category 005 West Street to M12 - Total Decrease							\$ (96.00)

Category 001 West Street - Total Decrease	\$ (43,548.41)
Category 002 Liberty Street - Total Decrease	\$ (2,814.84)
Category 003 Franklin Street - Total Decrease	\$ (1,779.07)
Category 004 Adrian Street - Total Decrease	\$ (18,072.65)
Category 005 West Street to M12 - Total Decrease	\$ (96.00)
Total Decrease Change Order No. 4	\$ (66,310.98)

CHANGES IN CONTRACT PRICE:

Original Contract Price:	\$	1,278,943.80
Previous Change Orders:	\$	129,000.00
Contract Price prior to this Change Order:	\$	1,407,943.80
Net Increase of this Change Order:	\$	(66,310.98)
Contract Price with all approved Change Orders:	\$	1,341,632.82

CHANGES IN CONTRACT TIME:

Original Contract Time (Days):	141
Net Change from PreviousChange Orders (Days):	0
Contract Time Prior to this Change Order (days):	141
Net Increase/Decrease of this Change Order (Days):	0
Contract Time with all approved Change Orders (Days):	141

C & D Hughes, Inc.
Contractor

By: _____

Date: _____

Wolverine Engineers and Surveyors, Inc.
Engineer

By: _____

Date: _____

City of Jonesville
Owner

By: _____

Date: _____

CITY OF JONESVILLE

2026 – 2027 BUDGET CALENDAR

Tuesday, January 27, 2026	Finance Director - Distribute budget packages to Department Heads
Tuesday, February 24, 2026	Budget requests due to Finance Director by Department Heads
Tuesday, February 24, 2026	Budget Narratives due to Finance Director by Department Heads
February 25 - March 2, 2026	Finance Director - Compile department requests for review with City Manager
March 3 - 10, 2026	City Manager/Finance Director - meet to discuss department requests
March 17 - 31, 2026	City Manager/Finance Director - meet with Department Heads
Wednesday, April 15, 2026	Schedule special Council meeting for Wednesday, May 6, 2026
Tuesday, April 21, 2026	Finance Director - Put together information for Budget Committee
April 21 – 28, 2026	City Manager/Finance Director - Meet with Budget Committee
Tuesday, April 28, 2026	Finance Director - Put together budget information for Council meeting
Wednesday, May 6, 2026	Special Council Meeting Budget Session covering: <div>Local Streets Major Streets State Highway Motor Vehicle Pool Debt Service</div>
Tuesday, May 12, 2026	Finance Director - Adjustments based on May 6th Council and Budget Committee Recommendations
Tuesday, May 12, 2026	Finance Director - Put together budget information for Council meeting
Wednesday, May 20, 2026	Regular Council Meeting Budget Session covering: <div>General Fund DDA LDFA Sewer Fund Water Fund</div>
Wednesday, May 20, 2026	Set public hearing date for Wednesday, June 17, 2026
Tuesday, May 26, 2026	Finance Director - Adjustments based on May 20th Council and Budget Committee Recommendations
Tuesday, June 9, 2026	Finance Director - Put together budget information for Council meeting
Wednesday, June 17, 2026	Regular Council Meeting – Final Budget Discussions (as necessary) Public Hearing – Set budget and ad-valorem mill levy [Resolution(s)]

<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
AMERICAN COPPER & BRASS, LLC	PARTS	11.34
ANYTIME FIRE PROTECTION	FIRE EXTINGUISHERS SERVICE AND INSPECTION	553.00
AT&T	CITY HALL/JPD/JFD/WWTP/DPW PHONES	850.24
BAKER, VICKI/B & B CLEANING,	JPD/JFD/CITY HALL CLEANING SERVICES	628.30
BEACH PAIGE	UB refund for account: 000241-04	14.00
BIOTECH AGRONOMICS, INC.	BIOSOLIDS LAND APPLICATION	16,665.00
BLACK'S FORKLIFT SALES & SVC	LEAF VAC. REPAIRS	525.27
BRINER OIL CO., INC.	JFD FUEL	116.78
	MVP, JPD, WWTP FUEL	765.63
	JDP/MVP/WWTP FUEL	826.03
	JFD FUEL	65.62
		1,774.06
BUTTERS EXCAVATING & LAWN CARC	CEMETERY MAINT/SEXTON SERVICES	3,633.33
COLER, DAVID	CHRISTMAS IN JONESVILLE- SANTA CLAUS	100.00
CONSUMERS ENERGY	CEMETERY ELECTRICITY	40.16
	WWTP ELECTRICITY	4,763.82
	LDFA DEAL PKWY SPRINKLER ELECTRICITY	34.29
	WATER TOWER ELECTRICITY	101.73
	INDUSTRIAL PKWY SPRINKLER ELECTRICITY	29.39
	WRIGHT ST PAVILLION ELECTRICITY	35.41
	DPW ELECTRICITY	119.81
	CITY HALL & EMERGENCY SIREN	216.43
	RADIO TOWER ELECTRICITY	37.53
	JFD ELECTRICITY	197.85
	JPD ELECTRICITY	187.27
	CARL FAST PARK ELECTRICITY	42.92
	DDA METERED STREET LIGHTS ELECTRICITY	38.84
	FREEDOM MEMORIAL ELECTRICITY	45.94
	LDFA SPRINKLER ELECTRICITY	31.82
	DDA UNMETERED PARKING LOT ELECTRICITY	32.80
	CITY WIDE STREET LIGHTS	917.58
	STREET LIGHTS AND DDA STREET SCAPE ELECTRICITY	460.82
	LED STREET LIGHT ELECTRICITY	1,920.57
	IRP ELECTRICITY	1,354.07
	STREET LIGHTS CITY WIDE	933.78
	PARKING LOT LIGHTS L4	32.98
	STREETSCAPE STREET LIGHTS	499.42
	CITY WIDE LED STREET LIGHTS	1,925.46
	598 INDUSTRIAL PKWAY SPRINKLERS	29.56
	500 INDUSTRIAL PKWAY SPRINKLERS	32.50
	100 DEAL PKWAY SPRINKLERS	35.41
	WATER TOWER ELECTRICITY	107.27
	FIRE SIREN ELECTRICITY	207.47
	POLICE STATION	183.84
	FIRE STATION	250.79
	FREEDOM MEMORIAL	49.56
	CARL FAST PARK	42.58
	WRIGHT STREET PAVILLION	36.08
	RADIO TOWER	40.97
	METER PKG LOT LIGHTS	40.81
	DPW GARAGE	248.03
		15,305.56
DETROIT SALT COMPANY	ROCK SALT	3,192.65
DINGES FIRE COMPANY	HARVEY-TURNOUT GEAR	4,240.00
FIRST NATIONAL BANK OMAHA	SUBSCRIPTIONS, OPERATING SUPPLIES, MEETINGS	313.40
	WWTP OPERATING SUPPLIES & UNIFORMS	330.10
	DUES, JPD AUTO MAINTANCE, CONFERENCES	535.00
	ZOOM MBRSHIP/MEETING/SUPPLIES	518.87
	SUPPLIES	57.77
	MBRSHIP RENEWAL/JPD CAR WASH	210.00
	SUPPLIES/REPAIRS	368.38
	SUPPLIES/PHONE CASE	338.58
		2,672.10
FLEIS & VANDENBRINK ENG, INC.	IPP DEVELOPMENT	1,900.00
	TMF GRANT	10,675.50

12/18/2025

<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
	WRIGHT PARK MASTER PLAN	700.00
	JONESVILLE SOUTH PARKING LOT RECONSTRUCTION DESIGN	2,222.80
	15,498.30	
GANNETT MICHIGAN LOCALIQ	PUBLIC HEARING & NOTICES	98.80
HILLSDALE COUNTY TREASURER	2025 WINTER TAX BILLS & TAX ROLL	1,732.65
HYDROCORP, LLC	CROSS CONNECTION CONTROL PROGRAM-COMMERCIAL	586.67
	CROSS CONNECTION CONTROL-RESIDENTIAL	504.00
	1,090.67	
IMPACT RESCUE LLC	HOLMATRO TOOL REPAIR	1,586.50
JACKSON COUNTY FIRE CHIEFS'	AFIRE FIGHTER I & II TRAINING-COLE	300.00
JONESVILLE HARDWARE	JPD/DPW/WWTP SUPPLIES/TOOLS	118.46
KELLOGG COMMUNITY COLLEGE	CRISIS TRAINING	75.00
KEN STILLWELL FORD-MERCURY,	IJPD-2021 FORD REPAIR	646.10
	2025 FORD MAINTANCE	115.69
	2019 FORD REPAIRS	394.46
	1,156.25	
KENNEDY INDUSTRIES, INC.	GOULDS INLINE PROCESSED WATER PUMP	574.00
KOOPMANS KENNETH	UB refund for account: 000208-04	16.22
LAWRENCE TYLER	UB refund for account: 000240-00	2.26
LOVINGER & THOMPSON, P.C.	LEGAL FEES	385.25
	LEGAL FEES	438.75
	824.00	
LRS, LLC	CITY HALL/JPD/JFD/DPW/WWTP - TRASH/RECYCLING	217.00
MICH ASSOC OF MUNICIPAL CLERKS	BAKER MAMC MBRSHIP RENEWAL	100.00
MICHIGAN GAS UTILITIES	CITY HALL GAS	100.46
	IRP MI GAS	199.53
	JPD MI GAS	89.60
	WWTP GAS	1,647.34
	JFD GAS	203.55
	DPW GAS	141.30
	2,381.78	
MICHIGAN LAWN & LANDSCAPE	MOWING SERVICES	1,524.20
MICHIGAN WATER ENVIRONMENT AS	LOCKWOOD MBRSHIP RENEWAL	115.00
MICHIGAN, STATE OF	NPDES ANNUAL PERMIT FEE	1,950.00
	DDA STREETScape PROJECT	28,333.04
	30,283.04	
MONAHAN, NICHOLAS	CHRISTMAS IN JONESVILLE- 2 TEAMS OF HORSES & WAGON:	700.00
NAPOLEON FEED MILL, INC	KNOX ICE MELTER	388.50
PEERLESS-MIDWEST, INC.	WWTP PUMP 2 REPAIR	25,750.00
PERFORMANCE AUTOMOTIVE	TR 5/TR 3 PARTS	143.28
POSTMASTER	POWERS OPEN HOUSE MAILER	1,464.02
	POSTAGE - WATER/SEWER BILLS	392.18
	POSTAGE -TAX BILLS	328.40
	2,184.60	
POWERS CLOTHING, INC.	JPD ALTERATIONS	60.00
PRIORITY ONE EMERGENCY, INC	JPD UNIFORMS	230.97
ROSE, SARAH	MILEAGE	170.80
SPEX CERTIPREP LLC	WWTP LAB TESTING	418.00
THE HARTFORD	JFD LIFE INSURANCE	740.00
TRACTOR SUPPLY CREDIT PLAN	WWTP UNIFORMS/MVP REPAIR	49.82
UNIFIRST CORPORATION	MVP SHOP TOWELS	25.25
	WWTP UNIFORM RENTAL	52.89
	CITY HALL/JPD FLOORMATS	37.75
	WWTP UNIFORM RENTALS	52.89
	MVP -SHOP TOWELS	25.25
	194.03	
USA BLUEBOOK	LAB SUPPLIES	3,743.84
VC3, INC.	MICROSOFT OFFICE 365/EXCHANGE ONLINE	100.80
	CLOUD PROTECTION	52.00
	152.80	
VERIZON WIRELESS	JPD/WWTP/DPW-CELL PHONES/RADIO TOWER/JPD/JFD-MODEM:	558.92
	Total:	143,344.54

Jonesville Police Department

116 West Chicago Road
Jonesville, Michigan. 49250

911 Police Service Administration (517) 849-2101

FAX (517) 849-2520

ACTIVITY SUMMARY FOR NOVEMBER 2025

Total reports written: 58
Assault and Battery: 2
Larceny/Other: 0
Fraud: 1
Retail Fraud: 2
Intimidation/Stalking: 0
Family Abuse/Neglect: 0
Non-Violent Domestic: 0
Driving Law Violations: 2
Disorderly Conduct: 1
Obstructing Justice: 2
Liquor Law Violation: 0
Public Roadway Accidents: 10
Private Property Accidents: 8
Other Arrests: 3 (warrants, traffic-DWLS/Revoked, etc.)
Natural Death: 0
Att. Suicide: 1
Civil Matter/Family Disputes: 3
Traffic Policing: 5
Medical Emergency: 6
Trespass: 0
Nuisance Animals: 1
Ordinance Violations: 2 (warnings)
Lost and Found Property: 0
Suspicious Situations: 9
General Assistance: 9
Traffic/Moving Violations: 11
Warrants Received from Prosecutor: 3

JONESVILLE CITY FIRE DEPARTMENT NOVEMBER 2025 FIRE INCIDENTS

Incident Type	District	Aid Given Or Received	Aiding Agency Name	Aided Agency
False alarm or false call, other	JONESVILLE CITY	None	N/A	N/A
Medical assist, assist EMS crew	JONESVILLE CITY	None	N/A	N/A
Power line down	FAYETTE TOWNSHIP	None	N/A	N/A
Dispatched & canceled en route	MOSCOW TOWNSHIP	Mutual aid given	N/A	Moscow Fire Department
Medical assist, assist EMS crew	JONESVILLE CITY	None	N/A	N/A
Motor vehicle accident with injuries	JONESVILLE CITY	None	N/A	N/A
Gas leak (natural gas or LPG)	SCIPIO TOWNSHIP	None	N/A	N/A
Building fire	JONESVILLE CITY	Automatic aid received	Hillsdale City Fire Department	N/A
			Hillsdale Township Fire Department	N/A
			Litchfield Fire Department	N/A
Motor vehicle accident with injuries	SCIPIO TOWNSHIP	None	N/A	N/A
Cover assignment, standby, moveup	HILLSDALE CITY	Automatic aid given	N/A	Hillsdale City Fire Department
Dispatched & canceled en route	FAYETTE TOWNSHIP	None	N/A	N/A
Dispatched & canceled en route	FAYETTE TOWNSHIP	None	N/A	N/A
Power line down	JONESVILLE CITY	None	N/A	N/A
Motor vehicle accident with no injuries.	FAYETTE TOWNSHIP	None	N/A	N/A
Building fire	SOMERSET TOWNSHIP	Mutual aid given	N/A	Somerset Fire Department
Motor vehicle accident with no injuries.	SCIPIO TOWNSHIP	None	N/A	N/A
Motor vehicle accident with no injuries.	FAYETTE TOWNSHIP	None	N/A	N/A
Motor vehicle accident with no injuries.	SCIPIO TOWNSHIP	None	N/A	N/A

MONTHLY OPERATING REPORT

November 2025

SUBMITTED: December 09, 2025

WATER FLOW

MAXIMUM	195,000
MINIMUM	116,000
AVERAGE	164,000
TOTAL	4.934 MG

WASTEWATER FLOW

MAXIMUM	246,900
MINIMUM	158,300
AVERAGE	217,500
TOTAL	6.524 MG

CALLOUTS: There was one Call-In incident. Operator Mitchell Lockwood was called in for a “Low Wet-Well Level”. Systems checks were performed and there was found to be no issue. This happens occasionally when there is a power blip.

OPERATION & MAINTENANCE: The plant was in compliance with the NPDES permit limitations during the month of November 2025.

The Wastewater Plant Laboratory processed 132 Coliform Bacteria tests, 22 Nitrate tests and 15 Nitrite tests in the month of November 2025. **Totaling \$3,380.** The annual totals to date are 1,828 Coliform Bacteria, 294 Nitrates, and 175 Nitrites. **Totaling \$45,940** for 2025. These are gross totals before expenses.

-Biotech finished hauling a total of 165,000 gallons of sludge to be land applied on 12 acres.

-Operator Mitchell Lockwood tested for the D-3 Water License.

-Operator Denton Kelley tested for the D Wastewater License.

-Superintendent Mullaly tested for the B Wastewater License.

-Jonesville Fire Department used 10,000 gallons of water on the Jermaine St. house fire.

-Lab technician Mitchell Lockwood completed NSI wastewater lab quality control test.

-Superintendent Mullaly attended Excel training at the LRTC.

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—1.8 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—1.5 mg/l

Average Percent Removal from the Raw Wastewater—98.8%

Daily Maximum—3 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—84.1 %

Jonesville Daily Maximum 0.620mg/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—0.046 mg/l

Average Percent Removal from the Raw Wastewater—99.8%

Jonesville Daily Maximum—0.286 mg/l

Shawn Mullaly/Rick Mahoney

City of Jonesville DPW Monthly Report

November 2025

Staff and I have been responding to MISS DIG tickets.

Staff and I have begun the winter plowing/salting season.

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 and I began preparing for the winter season by getting salt delivered and more sand for Chloride for really cold days.

Staff and I along with sub-contractor Dukes have completed identifying the city's unknown water services.

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

Staff and I worked tirelessly to try and collect the city's resident's leaves.

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

I completed my 6-week long night classes that was an intro into zoning.

I scheduled the recertifications of the city's fire extinguishers.

Staff has completed its daily brush collection program for the season.

I attended the annual MRPA pavement maintenance training seminar in Lansing.

City hall staff and I joined a zoom meeting with EGLE representatives and F&V engineer Jeff Wingard to discuss possible funding opportunities for water service replacements.

Staff has been working on keeping the DPW's equipment in good working order.

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

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

Staff and I began decorating for Christmas in Jonesville.

Charles Crouch
DPW Superintendent

**CITY OF JONESVILLE
CASH BALANCES**

		November-2025	BANK BALANCE
GENERAL FUND:			
	General Fund Now Checking	101-000-001	0.00
	General Fund ICS	101-000-002	35,775.36
	General Fund Fire Insurance Escrow	101-000-002.100	1.61
	General Fund CLASS Acct	101-000-007	2,285,495.43
	General Fund Cemetery CLASS Acct	101-000-007.100	109,408.66
	General Fund Alloc of Assets CLASS	101-000-007.200	486,036.36
MAJOR STREETS:			
	Major Streets Now Checking	202-000-001	51,794.89
	Major Streets CLASS Acct	202-000-007	826,528.18
LOCAL STREETS:			
	Local Streets Now Checking	203-000-001	57,536.81
	Local Streets CLASS Acct	203-000-007	987,647.52
STATE HIGHWAY:			
	State Highway Now Checking	211-000-001	23,532.50
L.D.F.A.:			
	LDFA Operating Now Checking	247-000-001	2,736.66
	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	3,775,252.82
D.D.A.:			
	DDA Now Checking	248-000-001	8,050.54
	DDA Operating CLASS Acct	248-000-007	172,317.02
SEWER FUND:			
	Sewer Receiving Now Checking	590-000-001	69,906.47
	Sewer Bond & Interest Checking	590-000-001.300	10.00
	Sewer Receiving CLASS Acct	590-000-007	490,778.97
	Sewer Plant Improv. CLASS Acct	590-000-007.200	1,519,303.19
WATER FUND:			
	Water Receiving Now Checking	591-000-001	27,812.55
	Water Receiving CLASS Acct	591-000-007	381,389.74
	Water Plant Improvement CLASS Acct	591-000-007.100	452,035.01
	Water Bond Reserve CLASS	591-000-007.200	82,360.00
	Water RR&I Reserve CLASS	591-000-007.250	69,195.32
	Water Tower Maint CLASS Acct	591-000-007.300	61,283.92
	Water Maint CLASS Acct	591-000-007.400	109,983.97
MOTOR VEHICLE POOL:			
	Motor Vehicle Pool Now Checking	661-000-001	14,026.30
	Equip. Replace CLASS - Police Car	661-000-007.301	6,440.61
	Equip. Replace CLASS - Fire Truck	661-000-007.336	110,051.59
	Equip. Replace CLASS - DPW Equip	661-000-007.463	17,969.96
	Equip. Replace CLASS - WWTP/Vactor	661-000-007.590	36,206.46
CURRENT TAX:			
	Current Tax Checking	703-000-001	1,546.15
	Current Tax Savings Account	703-000-002	119,748.09
PAYROLL FUND CHECKING:			
		750-000-001	3,495.65
GRAND TOTAL			12,895,658.31

Certificate of Completion

This Acknowledges that

LaNae Baker

Has successfully completed
Excel Fundamentals (4hrs)

Presented on the 19th day of November, 2025



A handwritten signature in black ink, reading "Matthew Norris", written over a horizontal line.

Executive Director
Matthew Norris

Michigan State University Extension
Citizen Planner Program

awards this

Citizen Planner Certificate

Charles Crouch

In recognition of successful completion of
the Citizen Planner Program—2025

Tyler Augst

Tyler Augst
Extension Educator
Government & Community Vitality

MICHIGAN STATE
UNIVERSITY | **Extension**

Certificate of Completion

This Acknowledges that

Olivia Johnson

Has successfully completed
Excel Advanced (4hrs)

Presented on the 13th day of November, 2025



A handwritten signature in black ink, reading "Matthew Norris", written over a horizontal line.

Executive Director
Matthew Norris

Certificate of Completion

This Acknowledges that

Olivia Johnson

Has successfully completed
Excel Fundamentals (4hrs)

Presented on the 12th day of November, 2025



A handwritten signature in black ink, reading "Matthew Norris", written over a horizontal line.

Executive Director

Matthew Norris

Certificate of Completion

This Acknowledges that

Shawn Mullaly

Has successfully completed
Excel Fundamentals (4hrs)

Presented on the 19th day of November, 2025



A handwritten signature in black ink, reading "Matthew Norris", written over a horizontal line.

Executive Director

Matthew Norris



November 18, 2025

RECEIVED
NOV 21 2025
BY:_____

City Manager
City of Jonesville
265 East Chicago Street
Jonesville, MI 49250-1002

Re: Important Information—Price Changes

Dear City Manager:

At Comcast, we are committed to delivering the products and services that matter most to our customers in Jonesville, as well as exciting experiences they won't find anywhere else. We are also focused on making our Xfinity network stronger in order to meet our customers' current needs and future demands.

As we continue to invest in our network, products, and services, the cost of doing business rises. While we absorb some of these costs, these cost increases can affect service pricing. As a result, starting December 18, 2025, prices for certain services and fees will be increasing. Please see the enclosed Customer Notice for more information.

We know you may have questions about these changes. If I can be of any further assistance, please contact me at 248-924-4917.

Sincerely,

Eric Woody
Manager, Government & Regulatory Affairs
Comcast, Heartland Region
41112 Concept Drive
Plymouth, MI 48170

Enclosure

Important information regarding our Xfinity services and pricing

Effective December 18, 2025

RECEIVED
NOV 21 2025

BY: _____

Xfinity TV	Current	New
Limited Basic (Includes Broadcast TV Fee)	\$52.15	\$62.90
Choice TV Select - with TV Box (Flex upgrade)	\$60.00	\$62.00
Choice TV (Includes Broadcast TV Fee)	\$60.20	\$71.45
Popular TV (Includes Broadcast TV Fee and Regional Sports Fee)	\$102.10	\$113.45
Ultimate TV (Includes Broadcast TV Fee and Regional Sports Fee)	\$131.20	\$142.75
Genre Packs		
Sports & News (Includes Regional Sports Fee)	\$31.90	\$32.00
Ultimate TV Tier (Includes Regional Sports Fee)	\$29.10	\$29.30
HBO	\$16.99	\$18.49
HBO Max	\$16.99	\$18.49
Paramount+ with SHOWTIME	\$12.00	\$13.00

Xfinity TV Service Fees (Included in package price where noted)	Current	New
Broadcast TV Fee	\$30.20	\$40.95
Regional Sports Fee - Popular TV and Sports & News	\$1.90	\$2.00
Regional Sports Fee - Ultimate TV and Ultimate TV Tier	\$11.00	\$11.30

Xfinity Equipment	Current	New
TV Box	\$12.00	\$14.00

Miscellaneous	Current	New
Late Fee	\$10.00	\$13.00

Adams Township, Allen Township, Cambra Township, Fayette Township, Hillsdale, Hillsdale Township

85291100 (4540,4550,4560,4570,4580,4590,4600,4610,4640,4650,4660)

P198AG26