

**IONIA COUNTY BOARD OF COMMISSIONERS
BOARD OF COMMISSIONERS MEETING**

SEPTEMBER 22, 2026 – 3:00 P.M.

**101 WEST MAIN STREET
IONIA, MICHIGAN**

THIS MEETING WILL BE HELD IN PERSON AND TEAMS

AGENDA

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Invocation**
- IV. Approval of Agenda**
 - A. Consideration of additional items
- V. Public Comment** (Three-minute time limit per-speaker – please state name/organization)
- VI. Action on Consent Calendar**
 - A. Approve minutes of the previous meeting (s)
 - B. Approve per diem and mileage
 - C. Approve payments of Common Cash and General Fund Payroll for the month of August 2026- \$ 2,242,603.41
 - D. Approve payments of Health Department payroll and accounts payable for the month of August 2026-\$ 228,674.71
 - E. Approve payments of Road Department payroll and accounts payable for the month of August 2026- \$ 2,529,844.69
 - F. Approval of payments from Trust and Agency for the month of August 2026- \$ 1,125,449.48
- VII. Unfinished Business**
- VIII. New Business**
 - A. Reappointment to Commission on Aging Board
 - Judith Transue, three year term
 - B. FOIA Appeal Request
 - C. Request Approval to renew agreement with Virtual Academy- Natalie Hearld/Lance Langdon
 - D. Request Approval of PA116- Greg Geiger
 - E. Request Approval to accept the MIWish Grant for Wanco Automated Flagger Assistance Device -Heather Melchert

- F. Request Approval to contract with Grand Valley Metro Council to use their PASER rating van – Heather Melchert
 - G. Request Approval of 2026 Budget Amendments – Heather Melchert
- IX. Department Reports**
 - A.
- X. Reports of Officers, Boards, and Standing Committees**
 - A. Chairperson
 - B. Board of Commissioners
 - C. County Administrator
- XI. Reports of Special or Ad Hoc Committees**
- XII. Public Comment (3-minute time limit per speaker)**
- XIII. Closed Session**
 - A. None
- XIV. Adjournment**

Board and/or Commission Vacancies

- **Board of Public Works**
- **Community Corrections Advisory Board-Ionia Community Mental Health Representative**
- **Construction Board of Appeals**
- **Economic Development Corporation/Brownfield Redevelopment Authority**
- **Land Bank Authority**
- **Midwest Michigan Trail Authority**
- **WMRPC Comprehensive Economic Development Strategy Committee**

Appointments for consideration in the month of September 2026:

- **Commission On Aging Board**

Appointments for consideration in the month of October 2026:

- **None**



IONIA COUNTY BOARD OF COMMISSIONERS

Terence M. Frewen, Chairman

August 25, 2026, 3:00 p.m.
Minutes

Members Present: County Commissioner David Hodges, County Commissioner Scott Wirtz, County Commissioner Phil Hesche, County Commissioner Gordon Kelley, County Commissioner Jack Shattuck, County Commissioner Terence M. Frewen

Members Absent:

Others Present: County Administrator Chad Shaw, County Clerk Greg Geiger

- I. Call to Order
Frewen called the meeting to order at 3:00 pm.
- II. Pledge of Allegiance
Frewen led the Pledge of Allegiance.
- III. Invocation
Frewen led the invocation.
- IV. Approval of Agenda
Board discussed the agenda.
Motion to Approve the Agenda
Moved by Hodges
Motion carried by voice vote
- V. Public Comment
Haliegh Leslie commented on an upcoming event at the Ionia Fair Grounds.
- VI. Action on Consent Calendar
Board approved the consent calendar by unanimous consent.
- VII. Unfinished Business
No unfinished business.



IONIA COUNTY BOARD OF COMMISSIONERS

Terence M. Frewen, Chairman

VIII. New Business

Board discussed a contract for signature on the Back Indexing Project. County Administrator Chad Shaw presented the contract and recommended approval.

Motion to Approve

Moved by Wirtz

Motion carried by voice vote

Board discussed a contract with Brickworks for the Administration Building Façade Restoration project. Scott DeRuischer presented the contract and recommended approval.

Motion to Approve

Moved by Wirtz

Motion carried by voice vote

Board discussed an agreement for the Kindergarten Oral Health Assessment Program. Health Department representative Haleigh Leslie presented the agreement and recommended approval.

Motion to Approve

Moved by Shattuck

Motion carried by voice vote

IX. Department Reports

Board received report from the MSU Extension.

X. Reports of Officers, Boards, and Standing Committees

Frewen commented on finance committee.

Hesche commented on Veterans' Service Office.

Kelley commented on Brownfield meeting and Road Department meeting and other issues.

Hodges commented on finance, facilities, and WMRPC meeting.

Wirtz commented on Michigan Works Board meeting.

Shaw commented on upcoming event and new finance director.

XI. Reports of Special or Ad Hoc Committees

No reports of special or ad hoc committees.

XII. Public Comment

James Conley commented on zoning issue and on a recall effort.



IONIA COUNTY BOARD OF COMMISSIONERS

Terence M. Frewen, Chairman

- XIII. Closed Session
No Closed Session
- XIV. Adjournment
Board discussed adjournment.
Motion to Adjourn
Moved by Shattuck
Motion carried by voice vote


Terence M. Frewen, Chairman


Greg Geiger, County Clerk



IONIA COUNTY BOARD OF COMMISSIONERS

Terry Frewen, Chairman

September 8, 2026, 1:30 p.m.
Airport Board Minutes

Members Present: Commissioner Scott Wirtz, Commissioner Terry Frewen, Commissioner Jack Shattuck

Members Absent:

Other Present: County Administrator Chad Shaw, County Administrative Assistant Jami Gallagher, Airport Manager Matt Kuhns, Terry Yoder

I. Call to Order

Shattuck called the meeting to order at 1:56 p.m.

II. Approval of Agenda

Board discussed agenda.

Motion to Approve Agenda

Moved by Frewen

Supported by Wirtz

Motion carried by voice vote

III. Approval of Minutes

Board discussed approval of the previous minutes.

Motion to Approve Minutes

Moved by Frewen

Supported by Wirtz

Motion carried by voice vote

IV. Review of Revenue and Expenditure Report

Board reviewed the July and August 2026 Report.

Motion to Approve Report

Moved by Frewen

Supported by Wirtz

Motion carried by voice vote

V. Public Comment

VI. Unfinished Business

VII. New Business

MDOT Contract

Board reviews contract with MDOT for Rehabilitate Runway, shift taxiway construction

Motion to Approve

Moved by Frewen

*Supported by Wirtz
Motion carried by voice vote*

Signage Proposal

Board reviewed proposal, final sign approval will be run past Matt, Airport Manager

*Motion to Approve
Moved by Wirtz
Supported by Frewen
Motion carried by voice vote*

VIII. Reports from Matt Kuhns, Airport Manager

Fuel load was just delivered at 4000 gallons and is at \$6.75 a gal. IT is helping get the phones switched to TEAMS. SRE building final inspection is scheduled for Friday.

IX. Miscellaneous

X. Adjournment

*Motion to Adjourn
Moved by Wirtz
Supported by Frewen
Motion carried by voice vote*



IONIA COUNTY BOARD OF COMMISSIONERS

Terry Frewen, Chairman

September 15, 2026
Finance Committee Minutes

Members Present: County Commissioner David Hodges
County Commissioner Scott Wirtz
Members Absent: County Commissioner Terry Frewen

Other Present: County Administrator Chad Shaw, Administrative Assistant Jami Elliott, County Treasurer Judy Clark, Matt with BS&A

I. Call to Order
Frewen called the meeting to order

II. Approval of Agenda

*Motion to Approve Agenda
Moved by Hodges
Supported by Wirtz
Agenda approved by voice vote*

III. Approve minutes of previous meeting, August 18, 2026

*Motion to Approve Agenda
Moved by Wirtz
Supported by Hodges
Agenda approved by voice vote*

IV. Public Comment
No Public Comment.

V. Finance reports for August 2026

County Funds show strong cash positions, total revenues are approximately \$6.86 million with 35.78% of the budget used, total expenditures are around \$1.55million with most departments operating within their budgets.

VI. Discussion of the Road Department fund balance

The Road Department revenue is approximately \$14.86 million with expenses about \$18.67 million.

VII. Adjournment

*Motion to adjourn
Moved by Hodges
Supported by Wirtz
Motion carried by voice vote*

September Facilities Report

Road Department Truck Barn Roof

- Project is complete
- Waiting for the roofing manufacture to come out and complete an inspection for warranty purposes

OPTERRA Projects

- Friday August 28, 2026
 - Walkthrough with the architect to review the following projects
 - Historic Courthouse Restroom Remodels
 - Administration Building Public Restroom Remodels
 - Administration Building Handicap Ramp and ADA access
 - Heath Department Public Restroom Remodels and ADA access
 - Health Department Public entrance – ADA ramp and ADA Access
 - Commission on Aging HVAC air flow upgrades
- Afternoon of Monday September 14, and Morning of Tuesday September 15, 2026
 - Walkthrough with the Mechanical Engineer to review the following projects
 - Historic Courthouse
 - 3rd Floor HVAC Mini splits and chillers to be replaced
 - Steam traps on the steam heating system to upgrade
 - Steam Boiler system
 - Water softener additions
 - Snow melt system upgrades
 - Administration Building
 - 5 Roof Top Units to be replaced
 - 2 Furnaces/Condensers to be updated
 - Water softener replacement
 - Commission on aging
 - Upgrades to HVAC system and damper controls for the south side of the building
 - Sheriff's Office/Jail
 - Shower and toilet valve upgrades
 - Health Department
 - Upgrades and replacements for 8 furnaces/condensate units
 - Ductwork improvement for better air flow and air quality
 - Animal Shelter

- Ductwork improvements for air flow, air quality and condensation control
- o Tuesday September 15, 2026
 - Meeting with OPTERRA for the 50% engineering and design completion review
 - Discussed some community engagement opportunities through
 - o Paid internships for Community College students
 - o Contractor Sourcing Day event
 - Discussed each project in detail
 - Discussed next steps
 - o November 17, 2026
 - 90% Solutions review
 - o Maximum not to exceed numbers will be ready for Board approval first part of January 2027
 - o Construction on projects starting as soon as February 2027

Administration Building Façade Restoration

- Pre-construction Meeting September 2, 2026, with the selected Contractor, Architect and Owner Representative
- Construction Contract has been completed and signed by all parties
- Material Submittals and Cut sheets have been submitted by Brickworks to the Architect and are waiting Architect approval
- Contractor mobilization and demo and reconstruction of the west façade expected to start the week of September 21 with substantial completion of the entire project on November 1st

Other facilities items

- Sheriff's Office/Jail
 - o September 2, 2026, the heat pump outside of the Sheriff Noll's office failed
 - This is one of the oldest heat pumps left in the building
 - The pump has been rigged to run for the time being while we wait for replacement pricing and equipment availability
- Central Dispatch
 - o Thursday September 10, 2026, in the evening, notified by the Dispatch Supervisor that the A/C did not seem to be working. With all the monitors and computers in the Dispatch area this was a major concern.
 - Called B&V Mechanical to trouble shoot the issue

- Determined the compressor in the A/C Condenser was shot
 - Asked technician to proceed with a replacement as soon as possible
- o Friday September 11, 2026, B&V Mechanical called with a quote for the compressor replacement after determining the compressor was still under warranty which covered the cost of the new compressor, but not labor, wiring harnesses or freon
 - B&V was on site later that morning and replaced the compressor and the unit is now working as designed

Request for Per Diem and Mileage

August, 2026



County of Ionia Request for Per Diem and Mileage

August Commissioner Hesché 2026

Board/Commission	Date	Hours	Per Diem	Miles	Mileage
Commissioners Meeting	8.11				24
Commissioners Meeting	8.25				24
Special Board Meeting					
Grievance Hearing Committee					
Personnel Committee	8.20				24
Board of Public Works					
Lake Board-Morrison Lake					
Mid West Trail Authority					
Road Department Meeting					
SMART					
COA	8.20				24
Other					

Total Per Diem Requested: 200.00

Total Mileage Requested: 916 miles @ .76 = \$72.96

Phil Y Hesché
Signed

Aug 25, 26
Date

County of Ionia Request for Per Diem and Mileage

Commissioner Hodges

August

2026

Board/Commission	Date	Hours	Per Diem	Miles	Mileage
Commissioners Meeting	8-11		50.00	38	
Commissioners Meeting	8-25		50.00	38	
Special Board Meeting					
Facilities Committee	8-18		50.00	38	
Finance Committee	8-18		50.00	0	
Community Mental Health	8-11		50.00	38	
MSU Extension Council					
Park Advisory Board					
Road Staff Liaison					
West Michigan Regional Planning Comm	8-14		50.00	30	
Other:					
				222	

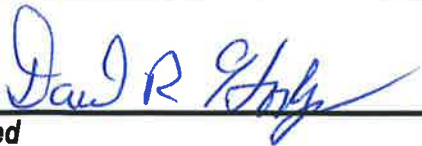
Total Per Diem Requested:

\$ 300.00

Total Mileage Requested:

\$ 168.72

Signed



Date

8-25-26

Per Diem Rates: \$50 for meetings up to three hours; \$75 for meetings more than three hours

Mileage for 2025 is 72.5 cents per mile.

County of Ionia Request for Per Diem and Mileage

Commissioner Kelley

August 2026

Board/Commission	Date	Hours	Per Diem	Miles	Mileage
Commissioners Meeting	8/11	1	50		
Commissioners Meeting	8/25	1	50		
Special Board Meeting					
Road Department Advisory	8/6	1	50		
Road Department Advisory	8/17	1	50		
Facilities Committee	8/18	1-1/2	50		
Grievance Committee					
Personnel Committee	8/20	1	50		
Brownfield Redevelopment Authority	8/25	1	50		
Eight-CAP Governing Board					
ICEA	8/27	1	50		
West Michigan Regional Planning Comm					
M-66 Corridor Committee - SPECIAL Mtg	8/6	1	50		
Other:					
Greater Ionia Development					
Ionia City Brownfield Redevelopment Auth					
Township Officials					

Total Per Diem Requested:

450

Total Mileage Requested:

Signed



Date

8/31/2026

Per Diem Rates: \$50 for meetings up to three hours; \$75 for meetings more than three hours

Mileage for 2025 is ~~72.5~~ cents per mile.

0.76

County of Ionia Request for Per Diem and Mileage

Commissioner Shattuck

Aug, 2026

Board/Commission	Date	Hours	Per Diem	Miles	Mileage
Commissioners Meeting	8-11		50		
Commissioners Meeting	8-25		50 ⁰⁰		13 ⁰⁰
Special Board Meeting					
Personnel Committee					
Airport Board					
Airport Zoning Board					
Bargaining Committee					
Board of Public Works					
Lake Board-Jordan Lake					
MAC Workers' Comp Board					
Materials Mangement	8/27		50 ⁰⁰		13 ⁰⁰
Parks Advisory Board					
Other:					

Total Per Diem Requested: 100.00

Total Mileage Requested: 26.00

Signed Jack Shattuck

Date 9-8-26

Per Diem Rates: \$50 for meetings up to three hours; \$75 for meetings more than three hours
Mileage for 2025 is 72.5 cents per mile.

County of Ionia Request for Per Diem and Mileage

Commissioner Wirtz

August 2026

Board/Commission	Date	Hours	Per Diem	Miles	Mileage
Commissioners Meeting	8-11-26		50	13	9.43
Commissioners Meeting	8-25-26		50		9.43
Special Board Meeting					
Audit Committee					
Finance Committee	8-18-26		50	13	9.43
Facilities Committee	8-18-26		50		
Airport Board					
Airport Zoning Board					
ACSET	8-24-26		8.50	80	60.80
Community Correction Advisory Board					
Long Lake Board					
Mid West Trail Authority					
Other: Road Dept Mtg	8-6-26		50	15	10.88

Total Per Diem Requested: \$ 300

Total Mileage Requested: \$ 99.97

Signed Scott Wirtz

Date 9-9-26

Per Diem Rates: \$50 for meetings up to three hours; \$75 for meetings more than three hours

Mileage for 2025 is 72.5 cents per mile.

.76

From: Justin Meyers <[REDACTED]>
Sent: Thursday, August 27, 2026 12:15 PM
To: Elliott, Jami
Subject: Re: Formal Notice: Re-Assertion & Processing Demand for Original May 18, 2026 FOIA Request – Ionia County GIS Data Layers

Follow Up Flag: Follow up
Flag Status: Flagged

FORMAL NOTICE OF APPEAL TO THE IONIA COUNTY BOARD OF COMMISSIONERS

Pursuant to Section 10 and Section 10a of the Michigan Freedom of Information Act (MCL 15.240 and MCL 15.240a), I am formally appealing Ionia County's August 12, 2026 written denial and subsequent August 25, 2026 unlawful fee determination regarding my public records request for native digital GIS datasets (Parcel Layer with attributes, Zoning Boundaries, and Address Points).

Grounds for Appeal

1. "Spam Folder" Excuse Does Not Overrule Statutory Log Requirements (MCL 15.235(1))

The County's assertion on August 25 that my May 18 submission was "not received until August 12" is legally deficient. Under MCL 15.235(1), if a public body asserts an email landed in a spam or junk folder, **the public body is statutorily required to record and maintain two explicit timestamps in its records:**

1. The exact date and time the written request was delivered to the spam/junk folder.
2. The exact date and time the public body first became aware of the request.

Handwaving away a 3-month delay without producing the mandatory statutory spam log violates MCL 15.235(1). Furthermore, internal emails confirm staff were actively discussing GIS data fee policies immediately after my May 18 submission [source: 3, 4], completely undermining any claim that the County was unaware of the request. The May 18, 2026 baseline controls this request as a matter of law.

2. Clear Bad-Faith Conduct & Flip-Flops (MCL 15.240(7))

On August 12, 2026, the County issued an official denial certifying under penalty of law under MCL 15.235(5)(b) that **"no records exist"** because Schneider Geospatial hosts the GIS system.

Thirteen days later, on August 25, 2026, the County completely reversed its position, acknowledging the records *do* exist but demanding a flat \$1,000 commercial fee under the Enhanced Access to Public Records Act (EAPRA).

Certifying that public records do not exist—only to demand \$1,000 for those exact records two weeks later—is textbook **arbitrary and capricious conduct** under MCL 15.240(7) and MCL 15.240a(7).

3. Misapplication of MCL 15.234(10) & Illegal Retroactive Fees

The County's reliance on MCL 15.234(10) to impose a flat \$1,000 menu fee is legally invalid:

- **MCL 15.234(10) applies exclusively to state statutes that explicitly set a fixed fee amount** (e.g., Register of Deeds recording fees under MCL 600.2567). EAPRA (MCL 15.441 et seq.) contains no fixed statutory fee schedule.
- **EAPRA Expressly Preserves FOIA Rights:** MCL 15.443(4) explicitly provides that EAPRA *does not limit or restrict* the inspection and copying of public records under standard FOIA rules.
- **No Retroactive Fee Policies:** An EAPRA policy enacted after May 18, 2026, cannot be applied retroactively to alter or paywall a pending public records request [source: 4, 5].
- **Lack of Itemization:** Charging a flat \$1,000 fee without an official statutory **FOIA Detailed Cost Itemization Form** violates MCL 15.234(4).

4. Vendor Records Are Public Records (*Bisio v. Clarkston*)

Under *Bisio v. City of the Village of Clarkston*, 506 Mich. 37 (2020), records created, maintained, or retained by third-party contractors (such as Schneider Geospatial) in performance of official public functions are public records of the public body as a matter of law.

Requested Board Action

Pursuant to MCL 15.240(2) and MCL 15.240a(2), the Board of Commissioners must hold a meeting within 10 business days of receiving this appeal and:

1. Reverse the August 12 denial and vacate the August 25 \$1,000 fee determination;
2. **Produce the mandatory MCL 15.235(1) Spam Log** certifying the exact delivery and retrieval timestamps of the May 18, 2026 email; and
3. **Direct staff to provide the requested native digital files (.shp, .gdb, or .geojson)** via electronic transfer at \$0 cost under the May 18, 2026 FOIA parameters.

Notice of Circuit Court Litigation & Mandatory Statutory Damages

If the Board upholds this fee or denial, I will immediately file a civil action in Ionia County Circuit Court under MCL 15.240(1)(b) and MCL 15.240a(1)(b).

If the Circuit Court determines that the County wrongfully withheld records or assessed an illegal fee, the Court **shall**:

- Order immediate disclosure of the records at \$0 cost;
- Award reasonable attorney fees, costs, and disbursements; and
- Assess **\$1,000 in mandatory punitive damages** against Ionia County for arbitrary and capricious conduct under MCL 15.240(7) and MCL 15.240a(7).

I look forward to the Board's written determination.

Sincerely,

Justin Meyers



[REDACTED]
[REDACTED]
[REDACTED]

On Thu, Aug 27, 2026 at 10:43 AM Elliott, Jami <jelliott@ioniacounty.org> wrote:

Please see the attached regarding the FOIA you submitted to Ionia County

Jami (Elliott) Gallagher

"Shoot for the moon and if you miss you'll be among the stars."-Les Brown

Ionia County Administrative Assistant

101 W. Main St

Ionia Mi 48846

616-527-5300 or 616-900-9139

[Jelliott@ioniacounty.org](mailto:jelliott@ioniacounty.org)

From: Justin Meyers <[REDACTED]>

Sent: Tuesday, August 25, 2026 1:28 PM

To: Elliott, Jami <jelliott@ioniacounty.org>; FOIAcoordinator <foiaordinator@ioniacounty.org>

Subject: Formal Notice: Re-Assertion & Processing Demand for Original May 18, 2026 FOIA Request – Ionia County GIS Data Layers

Dear FOIA Coordinator and County Administration,

This letter serves as formal notice re-asserting my Freedom of Information Act (FOIA) request originally submitted on **May 18, 2026**, seeking native digital GIS records (Parcel Layer with attributes, Zoning District Boundaries, and Address Points).

My May 18, 2026 submission was properly transmitted to Ionia County. To the extent County staff previously failed to process this submission due to spam filtering or administrative oversight, Michigan law strictly governs how this request must be handled:

- **Mandatory Spam Log Requirement (MCL 15.235(1)):** If the County asserts that the May 18, 2026 email was delivered to a spam or junk folder, MCL 15.235(1) requires the County to produce its statutory spam log documenting the exact date and time of delivery and the exact date and time the email was retrieved.
- **Governing Policy Baseline (May 18, 2026):** Under Michigan law, a public records request must be evaluated according to the policies and fee schedules in place on the date of submission. Any subsequent EAPRA fee policies or Board resolutions enacted after May 18, 2026, cannot be applied retroactively to alter or paywall this request.
- **Mandatory Late-Response Fee Reductions (MCL 15.234(9)):** Because the County failed to issue a timely response following the May 18 submission, any permissible labor charges under MCL 15.234 are subject to a mandatory **5% per business day reduction** (up to the maximum statutory 50% discount).
- **Third-Party Contractor Records (*Bisio v. Clarkston*):** As established by the Michigan Supreme Court in *Bisio v. City of the Village of Clarkston*, 506 Mich. 37 (2020), GIS datasets created, maintained, or retained by third-party vendors (such as Schneider Geospatial) in performance of official county functions constitute public records of Ionia County as a matter of law. The August 12, 2026 "no records exist" denial violates MCL 15.232(i).

Formal Demand

Please process my original **May 18, 2026 request** under the statutory parameters in effect on that date and provide the requested native digital files (.shp, .gdb, or .geojson) via electronic transfer at \$0 cost.

Sincerely,

Justin Meyers

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

IONIA COUNTY BOARD OF COMMISSIONERS
REQUEST FOR DISCUSSION/ACTION

Virtual Academy/Ionia Central Dispatch Training/Software Agreement
September 8, 2026, Meeting

CONTACT:

Lance Langdon, ENP, Central Dispatch

DESCRIPTION:

July 22, 2025, the BOC, approved our move to Virtual Academy from using Equature, our audio recording vendor, to deliver State of Michigan–approved online continuing education courses for Dispatch staff.

Virtual Academy, and the features it provides, have been a great addition to the operations and as such we would like to renew the agreement with them, which was initially for one year. It is requested that the terms of the agreement be changed from a single year to an automatic annual renewal, with a withdrawal term included with the agreement.

Virtual Academy provides:

- Online education programs
- Training officer documentation tools, (DOR, Daily Observation Reports)
- Policy management software

All solutions are cloud-based, enabling full digital creation and maintenance of our training and policy management processes. This has been a great improvement over our old paper file systems.

OTHER DEPARTMENTS/AGENCIES AFFECTED:

NONE

FINANCIAL ANALYSIS:

Our first-year cost for the program was \$2,959.00. The renewal cost for 2026-2027 is \$2,654.40, which is a little less than last year, for the 9-1-1 Training, CTO and Policy Management programs.

LEGAL REVIEW:

The agreement will need to be reviewed and approved by the County Attorney prior to signing, with only changes to the term of the agreement with auto Renewal.

DEADLINE:

The due date was 8/30/26 but it was found that a contract change was needed so it is a little delayed.

SPECIFIC ACTION REQUESTED (PROPOSED BOARD MOTION):

Motion to approve the Central Dispatch Director to sign the Virtual Academy PSAP Solutions agreement, on behalf of Ionia County, following legal review, to provide State-approved online training and CTO/Policy Management software for a total cost of **\$2,654.40** for the next year.

ADMINISTRATOR'S RECOMMENDATION:

Administrator Recommends Approval of this Request.



VIRTUAL ACADEMY.
317 South Lindell Street
Martin, TN 38237

Invoice

Date	Invoice #
7/31/2026	VA17447

Due Date
8/30/2026

Bill To:

Ionia County 9-1-1
545 Apple Tree Dr
IONIA, MI 48846

INVOICE INCLUDED ATTN: ACCOUNTS PAYABLE

Rep	Phone #	E-mail	Terms	Savant Tax ID
TC	800-313-3280 X364	billing@v-academyonline.c...	Net 30	20-8323618

Quantity	Description	Rate	Amount
22	Virtual Academy Training 9-1-1 - Full Catalog - Contract Dates:08/07/202608/07/2027 All training courses available at time of invoice All new approved training courses implemented during the invoice period listed above Digital document repository Communications module 24/7 tech support Implementation training and guides Customized, branded training website RENEWAL	69.00	1,518.00
	CTO Renewal	200.00	200.00
	Policy Management Feature	1,600.00	1,600.00
	20% bundle discount	-663.60	-663.60

Please make checks payable to Virtual Academy

Total

\$2,654.40

3% Charge on Credit Card Payments



Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Contact and Legal Information

Please print or type responses. Attach additional sheets as needed. Refer to the Eligibility and Instructions document before filling out this form.

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.

OFFICIAL USE ONLY

Local Governing Body

Date received: 9-2-26

Application #: 26-001-FA

I. Personal Information

1. Name(s) of applicant

Ferris Kirk D
Last First Initial

(If more than two, see #18) _____
Last First Initial

2. Entity name: Ferris Trust, Kirk D.

3. Mailing address: [REDACTED] MI 48851
Street City State Zip Code

4. Phone number: [REDACTED]

5. Alternative telephone number (cell, work, etc.): (____) _____

6. Email address: [REDACTED]

RECEIVED

II. Property Location (can be taken from the deed/land contract)

7. County: Ionia

SEP 02 2026

8. Township, city, or village: Lyons IONIA COUNTY CLERK

9. Section #: _____ Town #: 8TH CIRCUIT COURT

Range #: _____ Parcel # (Tax ID): 34-080-030-000-025-04

III. Legal Information

10. Attach a clear copy of the recorded deed or land contract. Must include all pages and must include the legal description. (See #15, #16, and #17)

11. Date of purchase from your deed: 9/3/2024

NOTE: If land was transferred from yourself to your trust, a copy of the previous deed indicating whom you purchased it from is required.

CONTACT AND LEGAL INFORMATION CONTINUES ON PAGE 5



Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Contact and Legal Information

12. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

13. Is there a tax lien against the land described above? ☐ Yes ☒ No

If "Yes," please explain circumstances:

14. Does the applicant own the mineral rights? ☒ Yes ☐ No ☐ Unknown

If owned by the applicant, are the mineral rights leased? ☐ Yes ☒ No

Indicate who owns or is leasing rights if other than the applicant:

Name the type(s) of mineral(s) involved: _____

15. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting use for something other than agricultural purposes? ☐ Yes ☒ No

If "Yes," indicate to whom, for what purpose, and the number of acres involved:

16. Is land cited in the application subject to any other encumbrances (such as easements) that would prohibit agricultural use of the property, or impact the applicant's eligibility for the farmland tax credit? ☐ Yes ☒ No ☐ Unknown

If "Yes," indicate the type of encumbrance and grantee:

17. Is land being purchased under land contract? ☐ Yes ☒ No

If "Yes," a complete copy of the recorded land contract is required and must include the name and address of both the vendor (seller) and vendee (buyer).

If the property is under land contract, the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract seller sign below (all sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application to be enrolled in the Farmland and Open Space Preservation Program.

Printed Name of Land Contract Vendor (Seller)

Signature of Land Contract Vendor (Seller)

Date

CONTACT AND LEGAL INFORMATION CONTINUES ON PAGE 6

18. Please check the appropriate selection(s) below. A copy of the executed document supporting your choice must be provided (trust, agreement, articles of incorporation, etc.).

- ☐ 2 or more persons have a joint or common interest in the land
- | | | |
|-----------------------------------|---|-----------------------------------|
| ☐ Corporation | ☐ Limited Liability Company | ☐ Partnership |
| ☐ Estate | ☒ Trust | ☐ Association |

If applicable, list the following: Individual Names if more than 2 Persons, President, Vice President, Secretary, Treasurer, Trustee(s), Member(s), Partner(s), or Estate Representative(s):

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet)

LAND ELIGIBILITY**IV. Land Eligibility Qualifications: Check one and fill out the correct section(s).**

This application is for

- ☒ 40 acres or more and 51% agriculture use → Complete only Section 19 (a-g).
- ☐ 5 acres or more but less than 40 acres and 51% agriculture use and income requirement → Complete only Sections 19 and 20.
- ☐ A specialty farm of 15 acres or more → Complete only Sections 19 and 21.

19. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc.):

Cash Crop

b. Total number of acres on this farm: 73

c. Total number of acres to be enrolled (if different than above): _____

d. Acreage in cultivation: 73

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____

f. All other acres (swamp, woods, etc.): _____

g. Indicate any structures on the property (If more than one structure, indicate the number of structures):

Total: _____

NOTE: Rental houses and other non-agricultural structures are not considered a permitted use and will require a survey to exclude these uses from the application.

Description of structures (include items such as residence, barn, shed, silo, wind turbines, cell towers, etc.): _____

20. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a gross annual income from agriculture of \$200.00 per year or more per acre of cleared and tillable land.

- » Supporting documentation is necessary to validate the income requirements.
- » Complete and sign the income certification page included with this application form.



Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Land Eligibility Requirements

21. To qualify as a specialty farm, the land must be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000 or more. If applying as a specialty farm, provide a signed affidavit attesting to the annual income earned during 2 of the prior 3 years immediately preceding the application. Complete the income certification page attached to this application.

NOTE: A specialty farm designation by MDARD may require an on-site visit by an MDARD staff person.

22. Number of years requested to enroll in a Farmland Agreement (minimum 10 years, maximum 90 years): 10

LANDOWNER SIGNATURE REQUIRED ON PAGE 9



Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Landowner Signature

V. Signature(s)

23. The undersigned certifies the information contained in this application is accurate and true, and identifies the owner of record, legal description of property, and all encumbrances affecting the title of the land.
24. The undersigned certifies that there are no additional encumbrances that would impact the agreement or eligibility for the farmland tax credit including:
- a. Other conservation easements that would prevent agricultural use on the property.
 - b. Other easements granted to non-MDARD entities that could impact farmland tax credit eligibility.

Kirk Ferris Trustee Kirk D. Ferris Trust

Printed Name of Applicant

Title

Kirk Ferris

9/1/2026

Signature of Applicant (Corporate Name, If Applicable)

Date

Printed Name of Co-owner, If Applicable

Title

Signature of Co-owner, If Applicable (Signature of Corporate Officer)

Date

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE
NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.**

LOCAL GOVERNING BODY REQUIREMENTS ARE FOUND ON PAGE 10

RESERVED FOR LOCAL GOVERNMENT USE: COMPLETED BY CLERK

I. Application Processing

Date application received: _____ (Note: Local governing body has 45 days to take action)

☐ County ☐ Township ☐ City ☐ Village

Included documentation: ☐ Resolution ☐ Meeting Minutes

This application is ☐ Approved ☐ Rejected

*Clerk must complete verification on the next page.

Date of approval or rejection by local governing body: _____

(If rejected, please attach statement from local governing body indicating reason(s) for rejection)

Property appraisal: \$ _____

Assessor certifies this is the current fair market value of the property.

Parcel # (Tax ID): _____

Clerk's name: _____

Clerk's phone: (____) ____-____ Clerk's email: _____

Printed Name of Clerk

Signature of Clerk

Date

Assessor's name: _____

Assessor's phone: (____) ____-____ Assessor's email: _____

Printed Name of Assessor

Signature of Assessor

Date

II. Verification

Please verify the following:

- ☐ Upon filing an application, clerk issues receipt to the landowner indicating date received.
- ☐ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments.
- ☐ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to MDARD.
- ☐ If approved, applicant is notified within 10 days of the vote taken. Original application, board resolution or meeting minutes, and other supporting documentation (owner, size, use, and income documents if applicable), or emails to reviewing agencies for review/comment are sent to address at the bottom of the page.

PLEASE DO NOT SEND MULTIPLE COPIES OF APPLICATIONS AND/OR SEND ADDITIONAL ATTACHMENTS IN SEPARATE MAILINGS WITHOUT FIRST CONTACTING THE FARMLAND PRESERVATION OFFICE.

Please verify the following regarding Reviewing Agencies

(The application must be sent to all reviewing agencies below for comment. Copies of the emails or letters to each reviewing agency should be included with the application package provided to MDARD.)

COPY SENT TO:

- ☐ County or Regional Planning Commission
- ☐ Conservation District
- ☐ Township (if county has zoning authority)

Before forwarding to State Agency

FINAL APPLICATION MUST INCLUDE:

- ☐ Copy of local governing body meeting minutes and/or resolution of approval
- ☐ Copy of recorded deed or land contract (most recent showing current ownership)
- ☐ Copy of most recent tax bill (tax description and property assessment must be included)
- ☐ Map of farm
- ☐ Assessing office statement (fair market value)
- ☐ Copy of letters from review agencies (if available)
- ☐ Any other applicable documents (such as proof of income)

The local governing body can send completed applications to:

Mailing Address:

MDARD FARMLAND AND OPEN SPACE
PRESERVATION PROGRAM
P.O. BOX 30449
LANSING, MI 48909

Email: MDARD-PA116@Michigan.gov

Phone: [517-284-5663](tel:517-284-5663)

Fax: 517-335-3131

INCOME CERTIFICATION IS FOUND ON PAGE 12



Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Income Certification

The undersigned acknowledges their understanding of "Farmland" and applicable income requirements pursuant to MCL 324.36101(h); and

The undersigned acknowledges their understanding of the "Gross annual income" definition under Administrative Rule R 554.701.

"Specialty farm" designated by MDARD of 15 or more acres in size: **requires a gross annual income from an agriculture use of \$2,000.00 or more.**

"Farmland" parcels of 5 acres or more, but less than 40 acres: **requires a gross annual income from agriculture of \$200.00 per year or more per acre** of cleared and tillable land.

"Gross annual income" means an average computed from **2 of the 3 tax years immediately preceding the year of application** from the raising or harvesting of any agricultural commodities.

The undersigned certifies that the following income information is true and accurate. *Income must be earned by the applicant on the land described in the agreement. Failure to provide accurate and factual information may impact the eligibility for program enrollment and farmland income tax credit eligibility.*

Gross Income Year 1

Tax Year: _____

Income: _____

Ag Commodity Description: _____

Gross Income Year 2

Tax Year: _____

Income: _____

Ag Commodity Description: _____

Gross Income Year 3

Tax Year: _____

Income: _____

Ag Commodity Description: _____

Gross annual income (avg. of 3 tax years): _____

Applicant name: _____

Business name: _____

Address: _____

I understand that falsifying the above income information will result in a violation status for any current or future agreement where minimum income is required pursuant to MCL 324.36101(h).

Printed Name of Applicant

Signature of Applicant

Date

TOWNSHIP OF LYONS
JILL THELEN, TREASURER
PO BOX 7
PEWAMO MI 48873
(989) 593-2642

2025 Winter Tax Bill
TOWNSHIP OF LYONS
34-080-030-000-025-04

DUE DATE: 02/17/2026
Bill #: 001
Mort Code:

Parcel & tax information is also available at:
www.ioniacounty.org

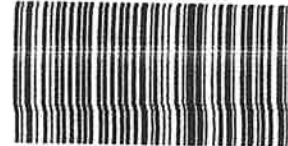
-Property Address-
KEEFER HWY
LYONS, MI 48851

Total Due: \$ 790.

*Postmarks will not be accepted.
Penalty & Interest applies (see bill for details).

34-080-030-000-025-04

FERRIS TRUST, KIRK



*TAXES DUE BY 2-17-26 TO PAY WITHOUT PENALTY. ON 2-18-26 A 3% PENALTY WILL BE ADDED. TAXES ARE STILL PAYABLE TO TWP UNTIL 3-2-26. ON 3-3-26 ALL UNPAID TAXES ARE PAYABLE TO: IONIA CO TREAS & ARE SUBJ TO 4% ADMIN FEE, PLUS 1% MONTHLY INTEREST.

Please return top portion with your payment.

TAXING UNIT	MILLS	TAX	
LIBRARY OPERATE	1.20170	46.00	Taxable Value: 38,286
SENIOR CITIZEN	0.48630	18.61	
COUNTY ROADS	0.99	37.84	SEV Value: 180,600
VETERANS	0.10	3.79	
TWP OPER	0.82	31.36	School: 34010
TWP VOTED	0.48	18.52	IONIA PUBLIC SCHOOLS
IONIA OPER	17.96	EXEMPT	Class: 102
IONIA DEBT	7.72	295.56	AGRICULTURAL-VACANT
IONIA SINKING	2.94	112.71	
ICISD OPER	0.13	4.89	
ICISD SPEC EDUC	4.62	176.79	
ICISD VOC EDUC	0.97	37.08	
TOTAL MILLS LEVIED	38.41380		
Subtotal		\$ 783.15	
Admin Fee		\$ 7.83	
TOTAL AMOUNT DUE		\$ 790.98	
Approx. # of Acres (if available):	73.00		
ATTN: ALL TAXPAYERS WITH ESCROW ACCOUNTS - Please contact your mortgage company to ensure your taxes are paid. Payment should be made directly to treasurer's name & address as shown on this tax bill.			I WILL BE COLLECTING TAXES AT THE LYONS TWP OFFICE ON DEC. 30 9AM-5PM, FEB. 17 9AM-12PM (DUE DATE); AND AGAIN ON MAR. 2 9AM-5PM (WITH ADDITIONAL LATE FEES ADDED). MAIL CHECK OR MONEY ORDER PAYABLE TO: LYONS TOWNSHIP TREASURER, PO BOX 7, PEWAMO, MI 48873. PAYMENTS MUST BE IN MY POSSESSION BY FEB 17TH TO AVOID PENALTY. POSTMARKS WILL NOT BE ACCEPTED.
			QUESTIONS REGARDING DESCRIPTIONS, TAXABLE VALUES, ASSESSED VALUES & PRINCIPAL RESIDENCE EXEMPTIONS SHOULD BE DIRECTED TO: TED DROSTE, ASSESSOR (517) 526-5162.

Owner's Name:

FERRIS TRUST, KIRK
-Property Address-

2025 Winter Tax Bill

34-080-030-000-025-04

KEEFER HWY
LYONS, MI 48851

DUE DATE: 02/17/2026

Contact your treasurer at:
TOWNSHIP OF LYONS
JILL THELEN, TREASURER
PO BOX 7
PEWAMO MI 48873
(989) 593-2642

TAXPAYER NOTE: You may still owe your 2025 Summer taxes. Summer taxes are payable to Twp. Treas. until 3-2-26 (late payments must include 1% monthly interest or fraction thereof on unpaid balance after 9-15-25). Also add'l 3% penalty after 3-3-26 is applicable if indicated above.

Tax Description:

PT OF NW 1/4 SEC 30 T7N R5W LYONS TWP DESC AS BEG AT PT N 0D 8M 38S E 66 FT FROM THE W 1/4 COR; TH N 0D 8M 38S E 571.73 FT; TH N 83D 28M 15S E 203 FT; TH N 0D 8M 38S E 245.51 FT; TH N 89D 51M 22S W 201.62 FT; TH N 0D 8M 38S E 1513 FT TO FORMER RR ROW; TH SELY ALG ROW 1030 FT; TH E 2210 FT; TH S 1254 FT; TH W 2640 FT TO POB; EXC THAT PORTION OF FORMER RR BEING 99 FT WIDE WHICH BISECTS PARCEL [CONT 3.2 AC +/-]; SUBJECT TO ANY ESMTS OF RECORD; CONT 73 AC +/-; SPLIT ON 05/06/2024 WITH 080-030-000-025-02 & 01 INTO 080-030-000-025-03, 080-030-000-02

Note: If Description is incomplete, balance is on file in treasurer's office.

% P.R.E. (applies to winter taxes only): 100.0000 %

TAXPAYER NOTE: If this is not your property, please return to treasurer at address shown in upper left corner of this bill. Thank you.

GIS Map



KIRK D. FERRIS TRUST

I, KIRK D. FERRIS, of Lyons, Michigan, as Settlor, declare myself Trustee of the property described in the attached schedule. That property, all additional property received by the Trustee from any person, by will or otherwise, and all investments and reinvestments thereof, are herein collectively referred to as the "trust estate." This trust, executed on September 3, 2024, shall be known as the "Kirk D. Ferris Trust."

Article I - Family

- 1.1 Marital Status. I am married to JESSICA E. FERRIS, and she is sometimes referred to in this instrument as "my spouse."
- 1.2 Children. I have three children from a previous relationship: JOSHUA FERRIS (born [REDACTED] 1992) and HEATHER FERRIS (born [REDACTED] 1992). My spouse has two children from a previous relationship: BRIANNA GREVE (born [REDACTED] 1992) and JAYDEN GERRITY (born [REDACTED] 1992) ("my stepchildren"). References herein to "my children" or a "child of mine" shall include my stepchildren, and references herein to "my descendants" or a "descendant of mine" shall include my stepchildren and their respective descendants.

Article II - Retained Interests and Powers

- 2.1 Power to Revoke or Amend. I reserve the power, by signed instrument, to revoke this instrument, in whole or in part, or to amend it from time to time, in any respect. Unless I specifically provide otherwise in granting a power of attorney, the power to revoke or amend this instrument shall be personal to me and shall not be exercisable by any guardian, conservator, or other representative for me.
- 2.2 Income and Principal. During my lifetime, the Trustee shall distribute to me, or for my benefit, any part or all of the income and principal of the trust estate as I may from time to time direct. During any time that I am incapacitated, the Trustee shall distribute any part or all of the income and principal of the trust estate as the Trustee deems necessary or advisable for my health, support, and maintenance.

Article III - Disposition Upon Settlor's Death

Upon my death, this trust instrument shall become irrevocable and the Trustee shall administer the trust estate as follows:

- 3.1 If Spouse Survives (Fractional Formula). If my spouse survives me:
- a. Tangible Personal Property. The Trustee shall distribute the tangible personal property in the trust estate to the person or persons designated in any written

COUNTY TREASURER'S CERTIFICATE

I hereby certify that there are no tax liens or titles held by the State or any individuals on the lands described and that all taxes which by law are required to be returned to this office have been fully paid for the preceding five years, as shown by the records in this office. This certificate does not apply to current taxes not yet returned.

3-13-24

Ionia County Treasurer



STATE OF MICHIGAN - IONIA COUNTY
TAMMI HEWITT, REGISTER OF DEEDS
RECEIVED: 09/13/2024 01:00:53 PM
RECORDED: 09/13/2024 02:17:25 PM
LIBER 0679 PAGE 9863

34-080-030-000-035-00
34-080-030-000-040-00
34-080-030-000-025-04
34-080-030-000-025-02 (Part of)

WARRANTY DEED

The Grantor,

Ferris Brothers Dairy Farm, a Michigan general partnership,

whose address is

[REDACTED]

**warrants and conveys
to Grantee,**

Kirk D. Ferris, Trustee of the Kirk D. Ferris Trust, dated September 3, 2024,

whose address is

[REDACTED]

the following premises situated in the Township of Lyons, County of Ionia, and State of Michigan:

See attached Exhibit A (Legal Descriptions),

subject to easements, reservations, restrictions, and mortgages, if any, of record.

This deed is exempt from state real estate transfer tax pursuant to MCL 207.526(a) and county real estate transfer tax pursuant to MCL 207.505(a).

The Grantor grants to the Grantee the right to make all divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

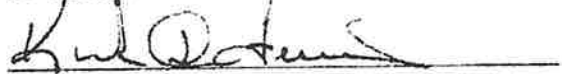
for the sum of \$1.00.

Dated: September 3, 2024

SIGNED BY:

Ferris Brothers Dairy Farm
a Michigan co-partnership

By: Douglas E. Ferris Revocable Living Trust
Its: Co-Partner



By: Kirk D. Ferris
Its: Trustee

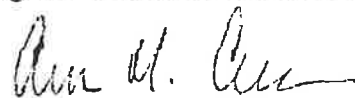
By: Virginia K. Ferris Revocable Living Trust
Its: Co-Partner



By: Kirk D. Ferris
Its: Trustee

STATE OF MICHIGAN)
) ss.
COUNTY OF KENT)

On this 3rd day of September, 2024, before me, a Notary Public, in and for said County, personally appeared Kirk D. Ferris, Trustee of the Douglas E. Ferris Revocable Living Trust and the Virginia K. Ferris Revocable Living Trust, co-partners of Ferris Brothers Dairy Farm, who executed the Warranty Deed and acknowledged that he has executed it on behalf of the Douglas E. Ferris Revocable Living Trust and the Virginia K. Ferris Revocable Living Trust in his capacity as their Trustee.



Ann M. Closson, Notary Public
Kent County, Michigan
My Commission Expires: May 3, 2025
Acting in Kent County

**Drafted (without opinion) By and
When Recorded Return To:**

Steven J. Tjapkes
Foster Swift Collins & Smith PC
1700 E. Beltline Avenue, N.E., Suite 200
Grand Rapids, Michigan 49525
(616) 726-2215

Send Subsequent Tax Bills to:

Kirk D. Ferris, Trustee



DRAFTER HAS NOT EXAMINED AND MAKES NO REPRESENTATIONS RESPECTING TITLE

EXHIBIT A
(Legal Descriptions)

Premises situated in the Township of Lyons, County of Ionia, State of Michigan, and legally described as follows:

Parcel 1: The Southwest fractional 1/4 West of the railroad right-of-way, except that parcel commencing 21.80 chains East of the Southwest corner of Section 30; thence North 7 chains; thence East 12.37 chains to the railroad right-of-way; thence Southeasterly along said right-of-way to the Section line; thence West on the Section line to the point of beginning, Section 30, Town 7 North, Range 5 West, Lyons Township, Ionia County, Michigan.

Commonly known as: [REDACTED], Lyons, Michigan 48851
Property Tax Parcel No.: 34-080-030-000-035-00

See Form

Parcel 2: Commencing at a point on the South line of Section 30, Town 7 North, Range 5 West, 3 and 12/100 chains West of the South quarter post of said Section; thence North 18° West 20 and 23/100 chains; thence West 1 and 50/100 chains to railroad fence; thence Northwesterly along railroad fence to East and West quarter line of said Section; thence East on said quarter line 21 and 95/100 chains to center of said Section; thence South 10 chains; thence East 20 and 9/100 chains to 8th line; thence South on 8th line 30 chains to South Section line; thence West on said Section line 23 and 21/100 chains to place of beginning and containing 109 and 52/100 acres of land, more or less, and also a piece of land described as follows, to-wit: Beginning at a point on the South line of Section 30 aforesaid, 21 and 80/100 chains East of Southwest corner of said Section 30; thence North 7 chains; thence East 12 and 37/100 chains to the railroad fence; thence Southeasterly along railroad fence to the Section line aforementioned; thence West to the place of beginning, containing 9 and 45/100 acres of land, be the same more or less, in Town 7 North, Range 5 West, Lyons Township, Ionia County, Michigan, EXCEPT land sold to Iosco Land Company by deed recorded in Liber 205 of Deeds on Page 72, and ALSO EXCEPT land described in deed recorded in Liber 366 of Deeds of Page 163. The aforesaid recordings being in the office of the Register of Deeds for Ionia County, Michigan.

Commonly known as: Peckins Road, Lyons, Michigan 48851
Property Tax Parcel No.: 34-080-030-000-040-00

See Form

Parcel 3: PART OF THE NW ¼ OF SECTION 30, T7N-R5W, LYONS TOWNSHIP, IONIA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE WEST LINE OF SECTION 30, N 00° 08' 38" E 66.00 FEET FROM THE WEST ¼ CORNER OF SECTION 30; THENCE N 00° 08' 38" E 571.73 FEET ALONG THE WEST LINE OF SECTION 30; THENCE N 83° 28' 15" E 203.00 FEET; THENCE N 00° 08' 38" E 245.51 FEET; THENCE N 89° 51' 22" W 201.62 FEET TO A POINT ON THE WEST LINE OF SECTION 30; THENCE N 00° 08' 38" E 1513 FEET MORE OR LESS TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE FORMER C & O RAILROAD; THENCE SOUTHEASTERLY ALONG SAID FORMER RAILROAD RIGHT OF WAY LINE 1030 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF THE SOUTH ½ OF THE NW ¼ OF SECTION 30; THENCE EAST 2210 FEET ALONG THE NORTH LINE OF THE SOUTH ½ OF THE NW ¼ TO THE NORTHEAST CORNER OF THE SOUTH ½ OF THE NW ¼ OF SECTION 30; THENCE SOUTH 1254 FEET MORE OR LESS ALONG THE NORTH-SOUTH ¼ LINE; THENCE WEST 2640 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE FORMER C & O RAILROAD BEING 99 FEET WIDE IN WIDTH WHICH BISECTS THE ABOVE DESCRIBED PARCEL CONTAINING APPROXIMATELY 3.2 ACRES MORE OR LESS.

THE ABOVE PARCEL CONTAINS 73 ACRES MORE OR LESS.

THE ABOVE PARCEL TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS TO KEEFER HIGHWAY DESCRIBED AS: BEGINNING AT A POINT ON THE WEST SECTION LINES 00° 08' 38" W 2004.60 FEET FROM THE NORTHWEST CORNER OF SECTION 30; THENCE N 83° 28' 15" E 203.00 FEET; THENCE S 00° 08' 38" W 20.00 FEET; THENCE S 83° 28' 15" W 203.00 FEET; THENCE N 00° 08' 38" E 20.00 FEET ALONG THE WEST LINE OF SECTION 30 TO THE POINT OF BEGINNING.

Commonly known as: Keefer Highway, Lyons, Michigan 48851
Property Tax Parcel No.: (part of) 34-080-030-000-025-02 (contains 0.65 acres)

From Lyons Twp

The property addresses and tax parcels are provided solely for informational purposes, without warranty as to accuracy or completeness. If inconsistent in any way with the legal description listed above, the legal description listed above shall control.



Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Contact and Legal Information

Please print or type responses. Attach additional sheets as needed. Refer to the Eligibility and Instructions document before filling out this form.

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.

OFFICIAL USE ONLY

Local Governing Body

Date received: 9-2-26

Application #: 26-002-FA

I. Personal Information

1. Name(s) of applicant

Ferris Kirk D
Last First Initial

(If more than two, see #18)

Last First Initial

2. Entity name:

Ferris Trust, Kirk D.

3. Mailing address:

Street City State Zip Code

4. Phone number:

5. Alternative telephone number (cell, work, etc.): (____) _____

6. Email address:

RECEIVED

II. Property Location (can be taken from the deed/land contract)

SEP 02 2026

7. County: Ionia

8. Township, city, or village: Lyons

IONIA COUNTY CLERK
8TH CIRCUIT COURT

9. Section #: _____

Town #: _____

Range #: _____

Parcel # (Tax ID): 34-080-030-000-035-00

III. Legal Information

10. Attach a clear copy of the recorded deed or land contract. Must include all pages and must include the legal description. (See #15, #16, and #17)

11. Date of purchase from your deed: 9/3/2024

NOTE: If land was transferred from yourself to your trust, a copy of the previous deed indicating whom you purchased it from is required.

CONTACT AND LEGAL INFORMATION CONTINUES ON PAGE 5

12. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

13. Is there a tax lien against the land described above? ☐ Yes ☒ No

If "Yes," please explain circumstances:

14. Does the applicant own the mineral rights? ☒ Yes ☐ No ☐ Unknown

If owned by the applicant, are the mineral rights leased? ☐ Yes ☒ No

Indicate who owns or is leasing rights if other than the applicant:

Name the type(s) of mineral(s) involved: _____

15. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting use for something other than agricultural purposes? ☐ Yes ☒ No

If "Yes," indicate to whom, for what purpose, and the number of acres involved:

16. Is land cited in the application subject to any other encumbrances (such as easements) that would prohibit agricultural use of the property, or impact the applicant's eligibility for the farmland tax credit? ☐ Yes ☒ No ☐ Unknown

If "Yes," indicate the type of encumbrance and grantee:

17. Is land being purchased under land contract? ☐ Yes ☒ No

If "Yes," a complete copy of the recorded land contract is required and must include the name and address of both the vendor (seller) and vendee (buyer).

If the property is under land contract, the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract seller sign below (all sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application to be enrolled in the Farmland and Open Space Preservation Program.

Printed Name of Land Contract Vendor (Seller)

Signature of Land Contract Vendor (Seller)

Date

Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Contact and Legal Information

18. Please check the appropriate selection(s) below. A copy of the executed document supporting your choice must be provided (trust, agreement, articles of incorporation, etc.).

- ☐ 2 or more persons have a joint or common interest in the land
- | | | |
|-----------------------------------|---|-----------------------------------|
| ☐ Corporation | ☐ Limited Liability Company | ☐ Partnership |
| ☐ Estate | ☒ Trust | ☐ Association |

If applicable, list the following: Individual Names if more than 2 Persons, President, Vice President, Secretary, Treasurer, Trustee(s), Member(s), Partner(s), or Estate Representative(s):

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet)

LAND ELIGIBILITY REQUIREMENTS BEGIN ON PAGE 7

LAND ELIGIBILITY

IV. Land Eligibility Qualifications: Check one and fill out the correct section(s).

This application is for

- ☒ 40 acres or more and 51% agriculture use → Complete only Section 19 (a-g).
☐ 5 acres or more but less than 40 acres and 51% agriculture use and income requirement → Complete only Sections 19 and 20.
☐ A specialty farm of 15 acres or more → Complete only Sections 19 and 21.

19. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc.):

Cash Crop

b. Total number of acres on this farm: 100.3

c. Total number of acres to be enrolled (if different than above): ~~99.8~~

d. Acreage in cultivation: 99.8

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: .5

f. All other acres (swamp, woods, etc.): _____

g. Indicate any structures on the property (If more than one structure, indicate the number of structures):

Total: 1 40' x 80' Pole barn

NOTE: Rental houses and other non-agricultural structures are not considered a permitted use and will require a survey to exclude these uses from the application.

Description of structures (include items such as residence, barn, shed, silo, wind turbines, cell towers, etc.): 40 x 80 Pole barn

20. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a gross annual income from agriculture of \$200.00 per year or more per acre of cleared and tillable land.

- » Supporting documentation is necessary to validate the income requirements.
- » Complete and sign the income certification page included with this application form.



Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Land Eligibility Requirements

21. To qualify as a specialty farm, the land must be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000 or more. If applying as a specialty farm, provide a signed affidavit attesting to the annual income earned during 2 of the prior 3 years immediately preceding the application. Complete the income certification page attached to this application.

NOTE: A specialty farm designation by MDARD may require an on-site visit by an MDARD staff person.

22. Number of years requested to enroll in a Farmland Agreement (minimum 10 years, maximum 90 years): 10

LANDOWNER SIGNATURE REQUIRED ON PAGE 9



Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Landowner Signature

V. Signature(s)

23. The undersigned certifies the information contained in this application is accurate and true, and identifies the owner of record, legal description of property, and all encumbrances affecting the title of the land.
24. The undersigned certifies that there are no additional encumbrances that would impact the agreement or eligibility for the farmland tax credit including:
- a. Other conservation easements that would prevent agricultural use on the property.
 - b. Other easements granted to non-MDARD entities that could impact farmland tax credit eligibility.

<u>Kirk D Ferris</u>	<u>Trustee</u>	<u>Kirk D Ferris Trust</u>
Printed Name of Applicant		Title
<u>Kirk D Ferris</u>		<u>9/1/2026</u>
Signature of Applicant (Corporate Name, If Applicable)		Date
<u></u>		<u></u>
Printed Name of Co-owner, If Applicable		Title
<u></u>		<u></u>
Signature of Co-owner, If Applicable (Signature of Corporate Officer)		Date

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.

LOCAL GOVERNING BODY REQUIREMENTS ARE FOUND ON PAGE 10



Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Local Governing Body Requirements

RESERVED FOR LOCAL GOVERNMENT USE: COMPLETED BY CLERK

I. Application Processing

Date application received: _____ (Note: Local governing body has 45 days to take action)

☐ County ☐ Township ☐ City ☐ Village

Included documentation: ☐ Resolution ☐ Meeting Minutes

This application is ☐ Approved ☐ Rejected

*Clerk must complete verification on the next page.

Date of approval or rejection by local governing body: _____

(If rejected, please attach statement from local governing body indicating reason(s) for rejection)

Property appraisal: \$ _____

Assessor certifies this is the current fair market value of the property.

Parcel # (Tax ID): _____

Clerk's name: _____

Clerk's phone: (____) ____-____ Clerk's email: _____

Printed Name of Clerk

Signature of Clerk

Date

Assessor's name: _____

Assessor's phone: (____) ____-____ Assessor's email: _____

Printed Name of Assessor

Signature of Assessor

Date

LOCAL GOVERNING BODY VERIFICATION IS FOUND ON PAGE 11

II. Verification

Please verify the following:

- ☐ Upon filing an application, clerk issues receipt to the landowner indicating date received.
- ☐ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments.
- ☐ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to MDARD.
- ☐ If approved, applicant is notified within 10 days of the vote taken. Original application, board resolution or meeting minutes, and other supporting documentation (owner, size, use, and income documents if applicable), or emails to reviewing agencies for review/comment are sent to address at the bottom of the page.

PLEASE DO NOT SEND MULTIPLE COPIES OF APPLICATIONS AND/OR SEND ADDITIONAL ATTACHMENTS IN SEPARATE MAILINGS WITHOUT FIRST CONTACTING THE FARMLAND PRESERVATION OFFICE.

Please verify the following regarding Reviewing Agencies

(The application must be sent to all reviewing agencies below for comment. Copies of the emails or letters to each reviewing agency should be included with the application package provided to MDARD.)

COPY SENT TO:

- ☐ County or Regional Planning Commission
- ☐ Conservation District
- ☐ Township (if county has zoning authority)

Before forwarding to State Agency

FINAL APPLICATION MUST INCLUDE:

- ☐ Copy of local governing body meeting minutes and/or resolution of approval
- ☐ Copy of recorded deed or land contract (most recent showing current ownership)
- ☐ Copy of most recent tax bill (tax description and property assessment must be included)
- ☐ Map of farm
- ☐ Assessing office statement (fair market value)
- ☐ Copy of letters from review agencies (if available)
- ☐ Any other applicable documents (such as proof of income)

The local governing body can send completed applications to:

Mailing Address:

MDARD FARMLAND AND OPEN SPACE
PRESERVATION PROGRAM
P.O. BOX 30449
LANSING, MI 48909

Email: MDARD-PA116@Michigan.gov

Phone: [517-284-5663](tel:517-284-5663)

Fax: 517-335-3131

INCOME CERTIFICATION IS FOUND ON PAGE 12



Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Income Certification

The undersigned acknowledges their understanding of "Farmland" and applicable income requirements pursuant to MCL 324.36101(h); and

The undersigned acknowledges their understanding of the "Gross annual income" definition under Administrative Rule R 554.701.

"Specialty farm" designated by MDARD of 15 or more acres in size: **requires a gross annual income from an agriculture use of \$2,000.00 or more.**

"Farmland" parcels of 5 acres or more, but less than 40 acres: **requires a gross annual income from agriculture of \$200.00 per year or more per acre** of cleared and tillable land.

"Gross annual income" means an average computed from **2 of the 3 tax years immediately preceding the year of application** from the raising or harvesting of any agricultural commodities.

The undersigned certifies that the following income information is true and accurate. *Income must be earned by the applicant on the land described in the agreement. Failure to provide accurate and factual information may impact the eligibility for program enrollment and farmland income tax credit eligibility.*

Gross Income Year 1

Tax Year: _____

Income: _____

Ag Commodity Description: _____

Gross Income Year 2

Tax Year: _____

Income: _____

Ag Commodity Description: _____

Gross Income Year 3

Tax Year: _____

Income: _____

Ag Commodity Description: _____

Gross annual income (avg. of 3 tax years): _____

Applicant name: _____

Business name: _____

Address: _____

I understand that falsifying the above income information will result in a violation status for any current or future agreement where minimum income is required pursuant to MCL 324.36101(h).

Printed Name of Applicant

Signature of Applicant

Date

TOWNSHIP OF LYONS
JILL THELEN, TREASURER
PO BOX 7
PEWAMO MI 48873
(989) 593-2642

2025 Winter Tax Bill
TOWNSHIP OF LYONS
34-080-030-000-035-00

DUE DATE: 02/17/20
Bill #: 007
Mort Code:

Parcel & tax information is also available at:
www.ioniacounty.org

-Property Address-

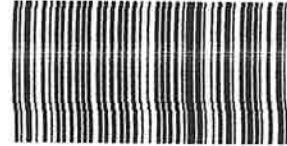
LYONS, MI 48851

Total Due: \$ 1,600.86

*Postmarks will not be accepted.
Penalty & Interest applies (see back for details).

34-080-030-000-035-00

FERRIS TRUST, KIRK D



*TAXES DUE BY 2-17-26 TO PAY WITHOUT PENALTY. ON 2-18-26 A 3% PENALTY WILL BE ADDED. TAXES ARE STILL PAYABLE TO TWP UNTIL 3-2-26. ON 3-3-26 ALL UNPAID TAXES ARE PAYABLE TO: IONIA CO TREAS & ARE SUBJ TO 4% ADMIN FEE, PLUS 1% MONTHLY INTEREST.

Please return top portion with your payment.

TAXING UNIT	MILLS	TAX	
LIBRARY OPERATE	1.20170	93.11	Taxable Value: 77,483
SENIOR CITIZEN	0.48630	37.67	
COUNTY ROADS	0.99	76.58	SEV Value: 290,800
VETERANS	0.10	7.68	
TWP OPER	0.82	63.47	
TWP VOTED	0.48	37.49	School: 34010
IONIA OPER	17.96	EXEMPT	IONIA PUBLIC SCHOOLS
IONIA DEBT	7.72	598.16	
IONIA SINKING	2.94	228.11	Class: 101
ICISD OPER	0.13	9.90	AGRICULTURAL-IMPROVED
ICISD SPEC EDUC	4.62	357.79	
ICISD VOC EDUC	0.97	75.05	
TOTAL MILLS LEVIED	38.41380		
Subtotal		\$ 1,585.01	I WILL BE COLLECTING TAXES AT THE LYONS TWP OFFICE ON DEC. 30 9AM-5PM, FEB. 17 9AM-12PM (DUE DATE); AND AGAIN ON MAR. 2 9AM-5PM (WITH ADDITIONAL LATE FEES ADDED). MAIL CHECK OR MONEY ORDER PAYABLE TO: LYONS TOWNSHIP TREASURER, PO BOX 7, PEWAMO, MI 48873. PAYMENTS MUST BE IN MY POSSESSION BY FEB 17TH TO AVOID PENALTY. POSTMARKS WILL NOT BE ACCEPTED.
Admin Fee		\$ 15.85	QUESTIONS REGARDING DESCRIPTIONS, TAXABLE VALUES, ASSESSED VALUES & PRINCIPAL RESIDENCE EXEMPTIONS SHOULD BE DIRECTED TO: TED DROSTE, ASSESSOR (517) 526-5162.
TOTAL AMOUNT DUE		\$ 1,600.86	
Approx. # of Acres (if available):	100.30		
ATTN: ALL TAXPAYERS WITH ESCROW ACCOUNTS - Please contact your mortgage company to ensure your taxes are paid. Payment should be made directly to treasurer's name & address as shown on this tax bill.			

Owner's Name:

FERRIS TRUST, KIRK D
-Property Address-

2025 Winter Tax Bill 34-080-030-000-035-00

DUE DATE: 02/17/2026

Contact your treasurer at:
TOWNSHIP OF LYONS
JILL THELEN, TREASURER
PO BOX 7
PEWAMO MI 48873
(989) 593-2642

Lee
FARM

TAXPAYER NOTE: You may still owe your 2025 Summer taxes. Summer taxes are payable to Twp. Treas. until 3-2-26 (late payments must include 1% monthly interest or fraction thereof on unpaid balance after 9-15-25). Also add 3% penalty after 3-3-26 is applicable if indicated above.

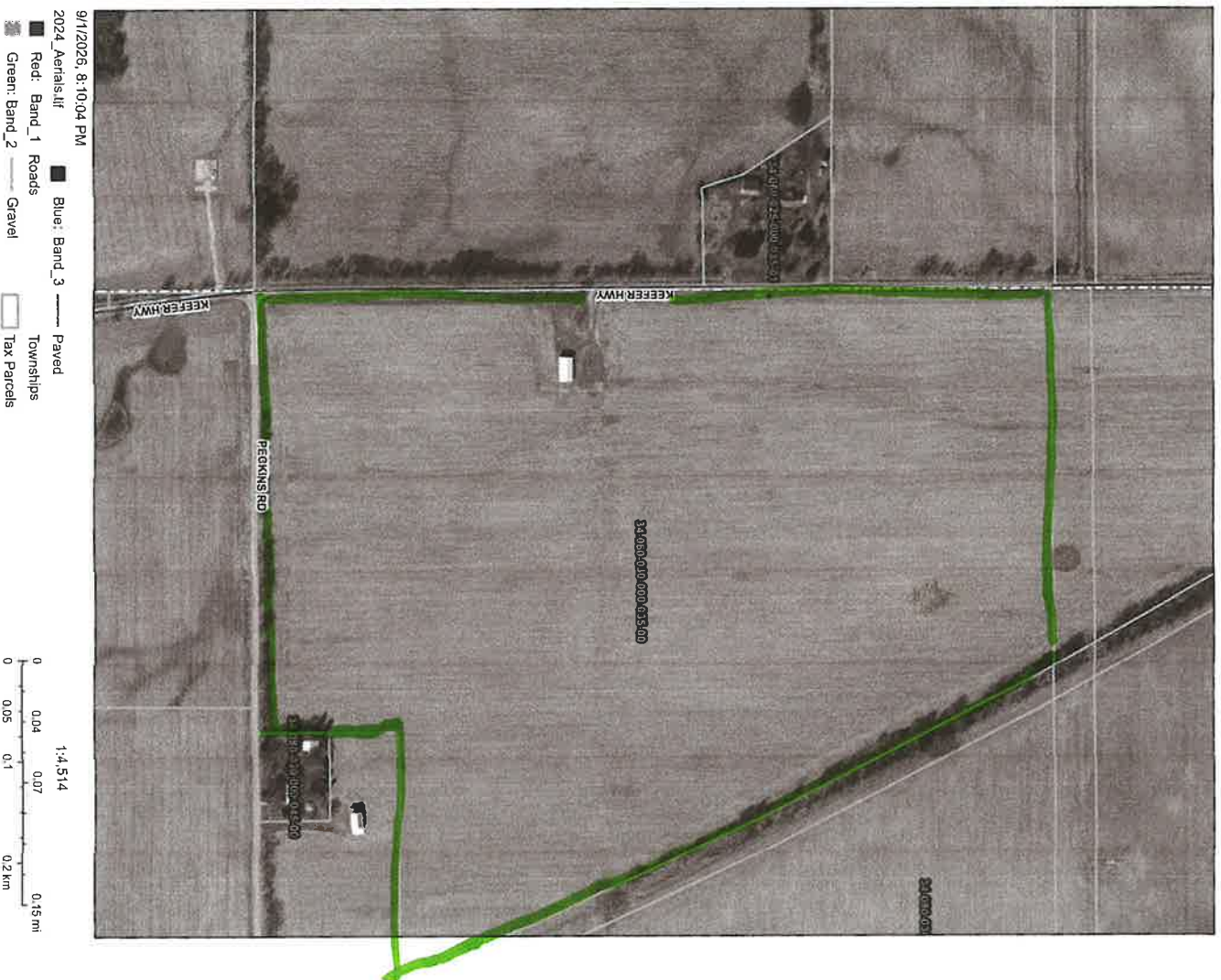
Tax Description:

SWFRL 1/4 W OF RR R/W EXC COM 21.80CHS E OF SW COR TH N 7CHS E 12.37CHS TO R/W TH SE
ALG R/W TO SEC LINE TH W ON SEC LINE TO BEG. SEC 30-7-5 98.26 A

Note: If Description is incomplete, balance is on file in treasurer's office.
% P.R.E. (applies to winter taxes only): 100.0000 %

TAXPAYER NOTE: If this is not your property, please return to treasurer at address shown in upper left corner of this bill. Thank you.

GIS Map



KIRK D. FERRIS TRUST

I, KIRK D. FERRIS, of Lyons, Michigan, as Settlor, declare myself Trustee of the property described in the attached schedule. That property, all additional property received by the Trustee from any person, by will or otherwise, and all investments and reinvestments thereof, are herein collectively referred to as the "trust estate." This trust, executed on September 3, 2024, shall be known as the "Kirk D. Ferris Trust."

Article I - Family

- 1.1 Marital Status. I am married to JESSICA E. FERRIS, and she is sometimes referred to in this instrument as "my spouse."
- 1.2 Children. I have three children from a previous relationship: JOSHUA FERRIS (born [REDACTED]), BRANDON FERRIS ([REDACTED]), and HEATHER FERRIS ([REDACTED]). My spouse has two children from a previous relationship: BRIANNA GREVE ([REDACTED]) and JAYDEN GERRITY ([REDACTED]) ("my stepchildren"). References herein to "my children" or a "child of mine" shall include my stepchildren, and references herein to "my descendants" or a "descendant of mine" shall include my stepchildren and their respective descendants.

Article II - Retained Interests and Powers

- 2.1 Power to Revoke or Amend. I reserve the power, by signed instrument, to revoke this instrument, in whole or in part, or to amend it from time to time, in any respect. Unless I specifically provide otherwise in granting a power of attorney, the power to revoke or amend this instrument shall be personal to me and shall not be exercisable by any guardian, conservator, or other representative for me.
- 2.2 Income and Principal. During my lifetime, the Trustee shall distribute to me, or for my benefit, any part or all of the income and principal of the trust estate as I may from time to time direct. During any time that I am incapacitated, the Trustee shall distribute any part or all of the income and principal of the trust estate as the Trustee deems necessary or advisable for my health, support, and maintenance.

Article III - Disposition Upon Settlor's Death

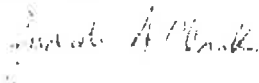
Upon my death, this trust instrument shall become irrevocable and the Trustee shall administer the trust estate as follows:

- 3.1 If Spouse Survives (Fractional Formula). If my spouse survives me:
- a. Tangible Personal Property. The Trustee shall distribute the tangible personal property in the trust estate to the person or persons designated in any written

COUNTY TREASURER'S CERTIFICATE

I hereby certify that there are no tax liens or titles held by the State or any individuals on the lands described and that all taxes which by law are required to be returned to this office have been fully paid for the preceding five years, as shown by the records in this office. This certificate does not apply to current taxes not yet returned.

3-13-24



Ionia County Treasurer



STATE OF MICHIGAN - IONIA COUNTY
TAMMI HEWITT, REGISTER OF DEEDS
RECEIVED: 09/13/2024 01:00:53 PM
RECORDED: 09/13/2024 02:17:25 PM
LIBER 0679 PAGE 9863

34-080-030-000-035-00

34-080-030-000-040-00

34-080-030-000-025-04

34-080-030-000-025-02 (Part of)

WARRANTY DEED

The Grantor,

Ferris Brothers Dairy Farm, a Michigan general partnership,

whose address is

[REDACTED]

**warrants and conveys
to Grantee,**

Kirk D. Ferris, Trustee of the Kirk D. Ferris Trust, dated September 3, 2024,

whose address is

[REDACTED]

the following premises situated in the Township of Lyons, County of Ionia, and State of Michigan:

See attached Exhibit A (Legal Descriptions),

subject to easements, reservations, restrictions, and mortgages, if any, of record.

This deed is exempt from state real estate transfer tax pursuant to MCL 207.526(a) and county real estate transfer tax pursuant to MCL 207.505(a).

The Grantor grants to the Grantee the right to make all divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

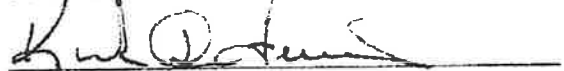
for the sum of \$1.00.

Dated: September 3, 2024

SIGNED BY:

Ferris Brothers Dairy Farm
a Michigan co-partnership

By: Douglas E. Ferris Revocable Living Trust
Its: Co-Partner



By: Kirk D. Ferris
Its: Trustee

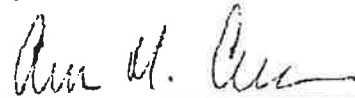
By: Virginia K. Ferris Revocable Living Trust
Its: Co-Partner



By: Kirk D. Ferris
Its: Trustee

STATE OF MICHIGAN)
) ss.
COUNTY OF KENT)

On this 3rd day of September, 2024, before me, a Notary Public, in and for said County, personally appeared Kirk D. Ferris, Trustee of the Douglas E. Ferris Revocable Living Trust and the Virginia K. Ferris Revocable Living Trust, co-partners of Ferris Brothers Dairy Farm, who executed the Warranty Deed and acknowledged that he has executed it on behalf of the Douglas E. Ferris Revocable Living Trust and the Virginia K. Ferris Revocable Living Trust in his capacity as their Trustee.



Ann M. Closson, Notary Public
Kent County, Michigan
My Commission Expires: May 3, 2025
Acting in Kent County

**Drafted (without opinion) By and
When Recorded Return To:**

Steven J. Tjapkes
Foster Swift Collins & Smith PC
1700 E. Beltline Avenue, N.E., Suite 200
Grand Rapids, Michigan 49525
(616) 726-2215

Send Subsequent Tax Bills to:

Kirk D. Ferris, Trustee



DRAFTER HAS NOT EXAMINED AND MAKES NO REPRESENTATIONS RESPECTING TITLE

EXHIBIT A
(Legal Descriptions)

Premises situated in the Township of Lyons, County of Ionia, State of Michigan, and legally described as follows:

Parcel 1: The Southwest fractional 1/4 West of the railroad right-of-way, except that parcel commencing 21.80 chains East of the Southwest corner of Section 30; thence North 7 chains; thence East 12.37 chains to the railroad right-of-way; thence Southeasterly along said right-of-way to the Section line; thence West on the Section line to the point of beginning, Section 30, Town 7 North, Range 5 West, Lyons Township, Ionia County, Michigan.

Commonly known as: [REDACTED] Lyons, Michigan 48851
Property Tax Parcel No.: 34-080-030-000-035-00

See Form

Parcel 2: Commencing at a point on the South line of Section 30, Town 7 North, Range 5 West, 3 and 12/100 chains West of the South quarter post of said Section; thence North 18° West 20 and 23/100 chains; thence West 1 and 50/100 chains to railroad fence; thence Northwesterly along railroad fence to East and West quarter line of said Section; thence East on said quarter line 21 and 95/100 chains to center of said Section; thence South 10 chains; thence East 20 and 9/100 chains to 8th line; thence South on 8th line 30 chains to South Section line; thence West on said Section line 23 and 21/100 chains to place of beginning and containing 109 and 52/100 acres of land, more or less, and also a piece of land described as follows, to-wit: Beginning at a point on the South line of Section 30 aforesaid, 21 and 80/100 chains East of Southwest corner of said Section 30; thence North 7 chains; thence East 12 and 37/100 chains to the railroad fence; thence Southeasterly along railroad fence to the Section line aforementioned; thence West to the place of beginning, containing 9 and 45/100 acres of land, be the same more or less, in Town 7 North, Range 5 West, Lyons Township, Ionia County, Michigan, EXCEPT land sold to Iosco Land Company by deed recorded in Liber 205 of Deeds on Page 72, and ALSO EXCEPT land described in deed recorded in Liber 366 of Deeds of Page 163. The aforesaid recordings being in the office of the Register of Deeds for Ionia County, Michigan.

Commonly known as: Peckins Road, Lyons, Michigan 48851
Property Tax Parcel No.: 34-080-030-000-040-00

See Form

Parcel 3:

PART OF THE NW ¼ OF SECTION 30, T7N-R5W, LYONS TOWNSHIP, IONIA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE WEST LINE OF SECTION 30, N 00° 08' 38" E 66.00 FEET FROM THE WEST ¼ CORNER OF SECTION 30; THENCE N 00° 08' 38" E 571.73 FEET ALONG THE WEST LINE OF SECTION 30; THENCE N 83° 28' 15" E 203.00 FEET; THENCE N 00° 08' 38" E 245.51 FEET; THENCE N 89° 51' 22" W 201.62 FEET TO A POINT ON THE WEST LINE OF SECTION 30; THENCE N 00° 08' 38" E 1513 FEET MORE OR LESS TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE FORMER C & O RAILROAD; THENCE SOUTHEASTERLY ALONG SAID FORMER RAILROAD RIGHT OF WAY LINE 1030 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF THE SOUTH ½ OF THE NW ¼ OF SECTION 30; THENCE EAST 2210 FEET ALONG THE NORTH LINE OF THE SOUTH ½ OF THE NW ¼ TO THE NORTHEAST CORNER OF THE SOUTH ½ OF THE NW ¼ OF SECTION 30; THENCE SOUTH 1254 FEET MORE OR LESS ALONG THE NORTH-SOUTH ¼ LINE; THENCE WEST 2640 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE FORMER C & O RAILROAD BEING 99 FEET WIDE IN WIDTH WHICH BISECTS THE ABOVE DESCRIBED PARCEL CONTAINING APPROXIMATELY 3.2 ACRES MORE OR LESS.

THE ABOVE PARCEL CONTAINS 73 ACRES MORE OR LESS.

THE ABOVE PARCEL TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS TO KEEFER HIGHWAY DESCRIBED AS: BEGINNING AT A POINT ON THE WEST SECTION LINES 00° 08' 38" W 2004.60 FEET FROM THE NORTHWEST CORNER OF SECTION 30; THENCE N 83° 28' 15" E 203.00 FEET; THENCE S 00° 08' 38" W 20.00 FEET; THENCE S 83° 28' 15" W 203.00 FEET; THENCE N 00° 08' 38" E 20.00 FEET ALONG THE WEST LINE OF SECTION 30 TO THE POINT OF BEGINNING.

Commonly known as: Keefer Highway, Lyons, Michigan 48851
Property Tax Parcel No.: (part of) 34-080-030-000-025-02 (contains 0.65 acres)

72-015 Town Lyons Twp

The property addresses and tax parcels are provided solely for informational purposes, without warranty as to accuracy or completeness. If inconsistent in any way with the legal description listed above, the legal description listed above shall control.



Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Contact and Legal Information

Please print or type responses. Attach additional sheets as needed. Refer to the Eligibility and Instructions document before filling out this form.

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.

OFFICIAL USE ONLY

Local Governing Body

Date received: 9-2-26

Application #: 26-003-FA

I. Personal Information

1. Name(s) of applicant

Ferris Kirk D
Last First Initial

(If more than two, see #18) _____
Last First Initial

2. Entity name: Ferris Trust, Kirk D.

3. Mailing address: _____
Street City State Zip Code

4. Phone number: (_____) _____

5. Alternative telephone number (cell, work, etc.): (_____) _____

6. Email address: _____

RECEIVED

II. Property Location (can be taken from the deed/land contract)

7. County: Ionia

8. Township, city, or village: Lyons

9. Section #: _____ Town #: _____

Range #: _____ Parcel # (Tax ID): 34-080-030-000-040-00

SEP 02 2026

IONIA COUNTY CLERK
8TH CIRCUIT COURT

III. Legal Information

10. Attach a clear copy of the recorded deed or land contract. Must include all pages and must include the legal description. (See #15, #16, and #17)

11. Date of purchase from your deed: 9/3/2024

NOTE: If land was transferred from yourself to your trust, a copy of the previous deed indicating whom you purchased it from is required.

CONTACT AND LEGAL INFORMATION CONTINUES ON PAGE 5

12. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

13. Is there a tax lien against the land described above? ☐ Yes ☒ No

If "Yes," please explain circumstances:

14. Does the applicant own the mineral rights? ☒ Yes ☐ No ☐ Unknown

If owned by the applicant, are the mineral rights leased? ☐ Yes ☒ No

Indicate who owns or is leasing rights if other than the applicant:

Name the type(s) of mineral(s) involved: _____

15. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting use for something other than agricultural purposes? ☐ Yes ☒ No

If "Yes," indicate to whom, for what purpose, and the number of acres involved:

16. Is land cited in the application subject to any other encumbrances (such as easements) that would prohibit agricultural use of the property, or impact the applicant's eligibility for the farmland tax credit? ☐ Yes ☒ No ☐ Unknown

If "Yes," indicate the type of encumbrance and grantee:

17. Is land being purchased under land contract? ☐ Yes ☒ No

If "Yes," a complete copy of the recorded land contract is required and must include the name and address of both the vendor (seller) and vendee (buyer).

If the property is under land contract, the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract seller sign below (all sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application to be enrolled in the Farmland and Open Space Preservation Program.

Printed Name of Land Contract Vendor (Seller)

Signature of Land Contract Vendor (Seller)

Date

18. Please check the appropriate selection(s) below. A copy of the executed document supporting your choice must be provided (trust, agreement, articles of incorporation, etc.).

- ☐ 2 or more persons have a joint or common interest in the land
- ☐ Corporation ☐ Limited Liability Company ☐ Partnership
- ☐ Estate ☒ Trust ☐ Association

If applicable, list the following: Individual Names if more than 2 Persons, President, Vice President, Secretary, Treasurer, Trustee(s), Member(s), Partner(s), or Estate Representative(s):

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet)

LAND ELIGIBILITY**IV. Land Eligibility Qualifications: Check one and fill out the correct section(s).**

This application is for

- ☒ 40 acres or more and 51% agriculture use → Complete only Section 19 (a-g).
☐ 5 acres or more but less than 40 acres and 51% agriculture use and income requirement → Complete only Sections 19 and 20.
☐ A specialty farm of 15 acres or more → Complete only Sections 19 and 21.

19. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc.):

Cash Crop

b. Total number of acres on this farm: 116.52

c. Total number of acres to be enrolled (if different than above): _____

d. Acreage in cultivation: 116.2

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____

f. All other acres (swamp, woods, etc.): _____

g. Indicate any structures on the property (If more than one structure, indicate the number of structures):

Total: 1

NOTE: Rental houses and other non-agricultural structures are not considered a permitted use and will require a survey to exclude these uses from the application.

Description of structures (include items such as residence, barn, shed, silo, wind turbines, cell towers, etc.): 40' X 60' Barn

20. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a gross annual income from agriculture of \$200.00 per year or more per acre of cleared and tillable land.

- » Supporting documentation is necessary to validate the income requirements.
- » Complete and sign the income certification page included with this application form.



Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Land Eligibility Requirements

21. To qualify as a specialty farm, the land must be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000 or more. If applying as a specialty farm, provide a signed affidavit attesting to the annual income earned during 2 of the prior 3 years immediately preceding the application. Complete the income certification page attached to this application.

NOTE: A specialty farm designation by MDARD may require an on-site visit by an MDARD staff person.

22. Number of years requested to enroll in a Farmland Agreement (minimum 10 years, maximum 90 years): 10

LANDOWNER SIGNATURE REQUIRED ON PAGE 9

V. Signature(s)

23. The undersigned certifies the information contained in this application is accurate and true, and identifies the owner of record, legal description of property, and all encumbrances affecting the title of the land.
24. The undersigned certifies that there are no additional encumbrances that would impact the agreement or eligibility for the farmland tax credit including:
- a. Other conservation easements that would prevent agricultural use on the property.
 - b. Other easements granted to non-MDARD entities that could impact farmland tax credit eligibility.

Kirk Ferris Trustee Kirk D Ferris Trust

Printed Name of Applicant

Title

Kirk Ferris

9/1/2026

Signature of Applicant (Corporate Name, If Applicable)

Date

Printed Name of Co-owner, If Applicable

Title

Signature of Co-owner, If Applicable (Signature of Corporate Officer)

Date

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE
NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.**



Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Local Governing Body Requirements

RESERVED FOR LOCAL GOVERNMENT USE: COMPLETED BY CLERK

I. Application Processing

Date application received: _____ (Note: Local governing body has 45 days to take action)

☐ County ☐ Township ☐ City ☐ Village

Included documentation: ☐ Resolution ☐ Meeting Minutes

This application is ☐ Approved ☐ Rejected

*Clerk must complete verification on the next page.

Date of approval or rejection by local governing body: _____

(If rejected, please attach statement from local governing body indicating reason(s) for rejection)

Property appraisal: \$ _____

Assessor certifies this is the current fair market value of the property.

Parcel # (Tax ID): _____

Clerk's name: _____

Clerk's phone: (____) ____-____ Clerk's email: _____

Printed Name of Clerk

Signature of Clerk

Date

Assessor's name: _____

Assessor's phone: (____) ____-____ Assessor's email: _____

Printed Name of Assessor

Signature of Assessor

Date

LOCAL GOVERNING BODY VERIFICATION IS FOUND ON PAGE 11

II. Verification

Please verify the following:

- ☐ Upon filing an application, clerk issues receipt to the landowner indicating date received.
- ☐ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments.
- ☐ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to MDARD.
- ☐ If approved, applicant is notified within 10 days of the vote taken. Original application, board resolution or meeting minutes, and other supporting documentation (owner, size, use, and income documents if applicable), or emails to reviewing agencies for review/comment are sent to address at the bottom of the page.

PLEASE DO NOT SEND MULTIPLE COPIES OF APPLICATIONS AND/OR SEND ADDITIONAL ATTACHMENTS IN SEPARATE MAILINGS WITHOUT FIRST CONTACTING THE FARMLAND PRESERVATION OFFICE.

Please verify the following regarding Reviewing Agencies

(The application must be sent to all reviewing agencies below for comment. Copies of the emails or letters to each reviewing agency should be included with the application package provided to MDARD.)

COPY SENT TO:

- ☐ County or Regional Planning Commission
- ☐ Conservation District
- ☐ Township (if county has zoning authority)

Before forwarding to State Agency

FINAL APPLICATION MUST INCLUDE:

- ☐ Copy of local governing body meeting minutes and/or resolution of approval
- ☐ Copy of recorded deed or land contract (most recent showing current ownership)
- ☐ Copy of most recent tax bill (tax description and property assessment must be included)
- ☐ Map of farm
- ☐ Assessing office statement (fair market value)
- ☐ Copy of letters from review agencies (if available)
- ☐ Any other applicable documents (such as proof of income)

The local governing body can send completed applications to:

Mailing Address:

MDARD FARMLAND AND OPEN SPACE
PRESERVATION PROGRAM
P.O. BOX 30449
LANSING, MI 48909

Email: MDARD-PA116@Michigan.gov

Phone: [517-284-5663](tel:517-284-5663)

Fax: 517-335-3131



Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Income Certification

The undersigned acknowledges their understanding of "Farmland" and applicable income requirements pursuant to MCL 324.36101(h); and

The undersigned acknowledges their understanding of the "Gross annual income" definition under Administrative Rule R 554.701.

"Specialty farm" designated by MDARD of 15 or more acres in size: **requires a gross annual income from an agriculture use of \$2,000.00 or more.**

"Farmland" parcels of 5 acres or more, but less than 40 acres: **requires a gross annual income from agriculture of \$200.00 per year or more per acre** of cleared and tillable land.

"Gross annual income" means an average computed from **2 of the 3 tax years immediately preceding the year of application** from the raising or harvesting of any agricultural commodities.

The undersigned certifies that the following income information is true and accurate. *Income must be earned by the applicant on the land described in the agreement. Failure to provide accurate and factual information may impact the eligibility for program enrollment and farmland income tax credit eligibility.*

Gross Income Year 1

Tax Year: _____

Income: _____

Ag Commodity Description: _____

Gross Income Year 2

Tax Year: _____

Income: _____

Ag Commodity Description: _____

Gross Income Year 3

Tax Year: _____

Income: _____

Ag Commodity Description: _____

Gross annual income (avg. of 3 tax years): _____

Applicant name: _____

Business name: _____

Address: _____

I understand that falsifying the above income information will result in a violation status for any current or future agreement where minimum income is required pursuant to MCL 324.36101(h).

Printed Name of Applicant

Signature of Applicant

Date

TOWNSHIP OF LYONS
JILL THELEN, TREASURER
PO BOX 7
PEWAMO MI 48873
(989) 593-2642

2025 Winter Tax Bill
TOWNSHIP OF LYONS
34-080-030-000-040-00

DUE DATE: 02/17/26
Bill #: 00:
Mort Code:

Parcel & tax information is also available at:
www.ioniacounty.org

-Property Address-

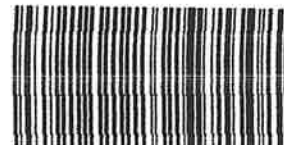
PECKINS RD
LYONS, MI 48851

Total Due: \$ 1,811.

*Postmarks will not be accepted.
Penalty & Interest applies (see b
for details).

34-080-030-000-040-00

FERRIS TRUST, KIRK D



*TAXES DUE BY 2-17-26 TO PAY WITHOUT PENALTY. ON 2-18-26 A 3% PENALTY WILL BE
ADDED. TAXES ARE STILL PAYABLE TO TWP UNTIL 3-2-26. ON 3-3-26 ALL UNPAID TAXES
ARE PAYABLE TO: IONIA CO TREAS & ARE SUBJ TO 4% ADMIN FEE, PLUS 1% MONTHLY
INTEREST.

Please return top portion with your payment.

TAXING UNIT	MILLS	TAX	
LIBRARY OPERATE	1.20170	105.37	Taxable Value: 87,686
SENIOR CITIZEN	0.48630	42.64	
COUNTY ROADS	0.99	86.66	SEV Value: 340,900
VETERANS	0.10	8.69	
TWP OPER	0.82	71.83	
TWP VOTED	0.48	42.43	
IONIA OPER	17.98	EXEMPT	School: 34010
IONIA DEBT	7.72	678.93	IONIA PUBLIC SCHOOLS
IONIA SINKING	2.94	258.15	
ICISD OPER	0.13	11.20	Class: 101
ICISD SPEC EDUC	4.62	404.90	AGRICULTURAL-IMPROVED
ICISD VOC EDUC	0.97	84.94	
TOTAL MILLS LEVIED	38.41380		I WILL BE COLLECTING TAXES AT THE LYONS TWP OFFICE ON DEC. 30 9AM-5PM, FEB. 17 9AM-12PM (DUE DATE); AND AGAIN ON MAR. 2 9AM-5PM (WITH ADDITIONAL LATE FEES ADDED). MAIL CHECK OR MONEY ORDER PAYABLE TO: LYONS TOWNSHIP TREASURER, PO BOX 7, PEWAMO, MI 48873. PAYMENTS MUST BE IN MY POSSESSION BY FEB 17TH TO AVOID PENALTY. POSTMARKS WILL NOT BE ACCEPTED.
Subtotal		\$ 1,793.74	QUESTIONS REGARDING DESCRIPTIONS, TAXABLE VALUES, ASSESSED VALUES & PRINCIPAL RESIDENCE EXEMPTIONS SHOULD BE DIRECTED TO: TED DROSTE, ASSESSOR (517) 526-5162.
Admin Fee		\$ 17.93	
TOTAL AMOUNT DUE		\$ 1,811.67	
Approx. # of Acres (if available):	116.52		
ATTN: ALL TAXPAYERS WITH ESCROW ACCOUNTS - Please contact your mortgage company to ensure your taxes are paid. Payment should be made directly to treasurer's name & address as shown on this tax bill.			

Owner's Name:

FERRIS TRUST, KIRK D
-Property Address-

PECKINS RD
LYONS, MI 48851

DUE DATE: 02/17/2026

2025 Winter Tax Bill 34-080-030-000-040-00

Contact your treasurer at:
TOWNSHIP OF LYONS
JILL THELEN, TREASURER
PO BOX 7
PEWAMO MI 48873
(989) 593-2642

Berger
Farm

TAXPAYER NOTE: You may still owe your
2025 Summer taxes. Summer taxes are
payable to Twp. Treas. until 3-2-26 (late
payments must include 1% monthly interest
or fraction thereof on unpaid balance after
9-15-25). Also add'l 3% penalty after 3-3-26
is applicable if indicated above.

Tax Description:

COM 3.21CHS W OF S 1/4 POST TH N 18DEG W 20.22CHS TH W 1.50CHS TO RR R/W TH N ALG R/W TO
E & W 1/4 LINE TH E 21.95CHS TO CEN OF SEC 30 TH S 10CHS TH E 20.09CHS TO 1/8LINE TH S 30CHS
TO SEC LINE TH W 23.21CHS TO BEG. ALSO COM 21.80CHS E OF SW COR SEC 30 TH N 7CHS TH E
12.37CHS TO RR R/W TH SE ALG R/W TO SEC LINE TH W TO BEG. EXC 4RDS ON N SIDE FOR R/W
ALSO EXC COM 1437FT E OF SW COR SEC 30, TH N 231FT, E 288.75FT, S 231FT, W 288.75FT TO POB.
SEC 30-7-5 116.52 A

Note: If Description is incomplete, balance is on file in treasurer's office.

% P.R.E. (applies to winter taxes only): 100.0000 %

TAXPAYER NOTE: If this is not your property, please return to treasurer at address shown in upper left corner of this bill. Thank you.

GIS Map



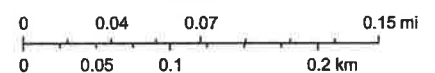
9/1/2026, 8:23:06 PM

2024_Aerials.tif

Roads

- Red: Band_1 Gravel
- Green: Band_2 Townships
- Blue: Band_3 Tax Parcels

1:4,514



COUNTY TREASURER'S CERTIFICATE

I hereby certify that there are no tax liens or titles held by the State or any individuals on the lands described, and that all taxes which by law are required to be returned to this office have been fully paid for the preceeding five years, as shown by the records in this office. This certificate does not apply to current taxes not yet returned.

3-13-24



Jonna A. Blank
Ionia County Treasurer



STATE OF MICHIGAN - IONIA COUNTY
TAMMI HEWITT, REGISTER OF DEEDS
RECEIVED: 09/13/2024 01:00:53 PM
RECORDED: 09/13/2024 02:17:25 PM
LIBER 0679 PAGE 9863

34-080-030-000-035-00
34-080-030-000-040-00
34-080-030-000-025-04
34-080-030-000-025-02 (Part of)

WARRANTY DEED

The Grantor,

Ferris Brothers Dairy Farm, a Michigan general partnership,

whose address is

[REDACTED] Lyons, Michigan 48851,

**warrants and conveys
to Grantee,**

Kirk D. Ferris, Trustee of the Kirk D. Ferris Trust, dated September 3, 2024,

whose address is

[REDACTED] Lyons, Michigan 48851,

the following premises situated in the Township of Lyons, County of Ionia, and State of Michigan:

See attached Exhibit A (Legal Descriptions),

subject to easements, reservations, restrictions, and mortgages, if any, of record.

This deed is exempt from state real estate transfer tax pursuant to MCL 207.526(a) and county real estate transfer tax pursuant to MCL 207.505(a).

The Grantor grants to the Grantee the right to make all divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

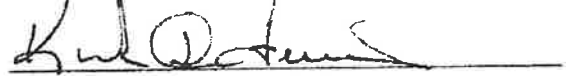
for the sum of \$1.00.

Dated: September 3, 2024

SIGNED BY:

Ferris Brothers Dairy Farm
a Michigan co-partnership

By: Douglas E. Ferris Revocable Living Trust
Its: Co-Partner



By: Kirk D. Ferris
Its: Trustee

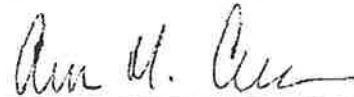
By: Virginia K. Ferris Revocable Living Trust
Its: Co-Partner



By: Kirk D. Ferris
Its: Trustee

STATE OF MICHIGAN)
) ss.
COUNTY OF KENT)

On this 3rd day of September, 2024, before me, a Notary Public, in and for said County, personally appeared Kirk D. Ferris, Trustee of the Douglas E. Ferris Revocable Living Trust and the Virginia K. Ferris Revocable Living Trust, co-partners of Ferris Brothers Dairy Farm, who executed the Warranty Deed and acknowledged that he has executed it on behalf of the Douglas E. Ferris Revocable Living Trust and the Virginia K. Ferris Revocable Living Trust in his capacity as their Trustee.



Ann M. Closson, Notary Public
Kent County, Michigan
My Commission Expires: May 3, 2025
Acting in Kent County

**Drafted (without opinion) By and
When Recorded Return To:**

Steven J. Tjapkes
Foster Swift Collins & Smith PC
1700 E. Beltline Avenue, N.E., Suite 200
Grand Rapids, Michigan 49525
(616) 726-2215

Send Subsequent Tax Bills to:

Kirk D. Ferris, Trustee



DRAFTER HAS NOT EXAMINED AND MAKES NO REPRESENTATIONS RESPECTING TITLE

EXHIBIT A
(Legal Descriptions)

Premises situated in the Township of Lyons, County of Ionia, State of Michigan, and legally described as follows:

Parcel 1: The Southwest fractional 1/4 West of the railroad right-of-way, except that parcel commencing 21.80 chains East of the Southwest corner of Section 30; thence North 7 chains; thence East 12.37 chains to the railroad right-of-way; thence Southeasterly along said right-of-way to the Section line; thence West on the Section line to the point of beginning, Section 30, Town 7 North, Range 5 West, Lyons Township, Ionia County, Michigan.

Commonly known as: [REDACTED] Lyons, Michigan 48851
Property Tax Parcel No.: 34-080-030-000-035-00

See Form

Parcel 2: Commencing at a point on the South line of Section 30, Town 7 North, Range 5 West, 3 and 12/100 chains West of the South quarter post of said Section; thence North 18° West 20 and 23/100 chains; thence West 1 and 50/100 chains to railroad fence; thence Northwesterly along railroad fence to East and West quarter line of said Section; thence East on said quarter line 21 and 95/100 chains to center of said Section; thence South 10 chains; thence East 20 and 9/100 chains to 8th line; thence South on 8th line 30 chains to South Section line; thence West on said Section line 23 and 21/100 chains to place of beginning and containing 109 and 52/100 acres of land, more or less, and also a piece of land described as follows, to-wit: Beginning at a point on the South line of Section 30 aforesaid, 21 and 80/100 chains East of Southwest corner of said Section 30; thence North 7 chains; thence East 12 and 37/100 chains to the railroad fence; thence Southeasterly along railroad fence to the Section line aforementioned; thence West to the place of beginning, containing 9 and 45/100 acres of land, be the same more or less, in Town 7 North, Range 5 West, Lyons Township, Ionia County, Michigan, EXCEPT land sold to Iosco Land Company by deed recorded in Liber 205 of Deeds on Page 72, and ALSO EXCEPT land described in deed recorded in Liber 366 of Deeds of Page 163. The aforesaid recordings being in the office of the Register of Deeds for Ionia County, Michigan.

Commonly known as: Peckins Road, Lyons, Michigan 48851
Property Tax Parcel No.: 34-080-030-000-040-00

Berger Form

Parcel 3: PART OF THE NW ¼ OF SECTION 30, T7N-R5W, LYONS TOWNSHIP, IONIA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE WEST LINE OF SECTION 30, N 00° 08' 38" E 66.00 FEET FROM THE WEST ¼ CORNER OF SECTION 30; THENCE N 00° 08' 38" E 571.73 FEET ALONG THE WEST LINE OF SECTION 30; THENCE N 83° 28' 15" E 203.00 FEET; THENCE N 00° 08' 38" E 245.51 FEET; THENCE N 89° 51' 22" W 201.62 FEET TO A POINT ON THE WEST LINE OF SECTION 30; THENCE N 00° 08' 38" E 1513 FEET MORE OR LESS TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE FORMER C & O RAILROAD; THENCE SOUTHEASTERLY ALONG SAID FORMER RAILROAD RIGHT OF WAY LINE 1030 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF THE SOUTH ½ OF THE NW ¼ OF SECTION 30; THENCE EAST 2210 FEET ALONG THE NORTH LINE OF THE SOUTH ½ OF THE NW ¼ TO THE NORTHEAST CORNER OF THE SOUTH ½ OF THE NW ¼ OF SECTION 30; THENCE SOUTH 1254 FEET MORE OR LESS ALONG THE NORTH-SOUTH ¼ LINE; THENCE WEST 2640 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE FORMER C & O RAILROAD BEING 99 FEET WIDE IN WIDTH WHICH BISECTS THE ABOVE DESCRIBED PARCEL CONTAINING APPROXIMATELY 3.2 ACRES MORE OR LESS.

THE ABOVE PARCEL CONTAINS 73 ACRES MORE OR LESS.

THE ABOVE PARCEL TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS TO KEEFER HIGHWAY DESCRIBED AS: BEGINNING AT A POINT ON THE WEST SECTION LINES 00° 08' 38" W 2004.60 FEET FROM THE NORTHWEST CORNER OF SECTION 30; THENCE N 83° 28' 15" E 203.00 FEET; THENCE S 00° 08' 38" W 20.00 FEET; THENCE S 83° 28' 15" W 203.00 FEET; THENCE N 00° 08' 38" E 20.00 FEET ALONG THE WEST LINE OF SECTION 30 TO THE POINT OF BEGINNING.

Commonly known as: Keefer Highway, Lyons, Michigan 48851
Property Tax Parcel No.: (part of) 34-080-030-000-025-02 (contains 0.65 acres)

part of farm Lyons Twp

The property addresses and tax parcels are provided solely for informational purposes, without warranty as to accuracy or completeness. If inconsistent in any way with the legal description listed above, the legal description listed above shall control.

KIRK D. FERRIS TRUST

I, KIRK D. FERRIS, of Lyons, Michigan, as Settlor, declare myself Trustee of the property described in the attached schedule. That property, all additional property received by the Trustee from any person, by will or otherwise, and all investments and reinvestments thereof, are herein collectively referred to as the "trust estate." This trust, executed on September 3, 2024, shall be known as the "Kirk D. Ferris Trust."

Article I - Family

- 1.1 Marital Status. I am married to JESSICA E. FERRIS, and she is sometimes referred to in this instrument as "my spouse."
- 1.2 Children. I have three children from a previous relationship: JOSHUA FERRIS (born [REDACTED]), BRANDON FERRIS ([REDACTED]), and HEATHER FERRIS ([REDACTED]). My spouse has two children from a previous relationship: BRIANNA GREVE ([REDACTED]) and JAYDEN GERRITY ([REDACTED]) ("my stepchildren"). References herein to "my children" or a "child of mine" shall include my stepchildren, and references herein to "my descendants" or a "descendant of mine" shall include my stepchildren and their respective descendants.

Article II - Retained Interests and Powers

- 2.1 Power to Revoke or Amend. I reserve the power, by signed instrument, to revoke this instrument, in whole or in part, or to amend it from time to time, in any respect. Unless I specifically provide otherwise in granting a power of attorney, the power to revoke or amend this instrument shall be personal to me and shall not be exercisable by any guardian, conservator, or other representative for me.
- 2.2 Income and Principal. During my lifetime, the Trustee shall distribute to me, or for my benefit, any part or all of the income and principal of the trust estate as I may from time to time direct. During any time that I am incapacitated, the Trustee shall distribute any part or all of the income and principal of the trust estate as the Trustee deems necessary or advisable for my health, support, and maintenance.

Article III - Disposition Upon Settlor's Death

Upon my death, this trust instrument shall become irrevocable and the Trustee shall administer the trust estate as follows:

- 3.1 If Spouse Survives (Fractional Formula). If my spouse survives me:
- a. Tangible Personal Property. The Trustee shall distribute the tangible personal property in the trust estate to the person or persons designated in any written

**IONIA COUNTY BOARD OF COMMISSIONERS
REQUEST FOR DISCUSSION/ACTION**

Title: MIWish Grant
Date: September 22, 2026

CONTACT: Heather Melchert, Director of Operations

DESCRIPTION: The Road Department is requesting approval to accept the MIWish Grant and provide the remainder of funds within 120 days from the date of the approval for a Wanco Automated Flagger Assistance Device.

OTHER DEPARTMENTS/AGENCIES AFFECTED:

None

FINANCIAL ANALYSIS:

ROI for this purchase is estimated at 3.5 months, and life expectancy of the equipment is estimated at 15+ years

The Department's 2027 budget has the funds to pay the remainder of the amount due after the grant money.

LEGAL REVIEW:

N/A

DEADLINE:

September 22, 2026

SPECIFIC ACTION REQUESTED (PROPOSED BOARD MOTION):

Request the Board to approve the motion to allow the Road Department to provide the remainder of funds for a Wanco Automated Flagger Assistance Device.

ADMINISTRATOR'S RECOMMENDATION:

Administrator recommends approval.



5870 Tennyson St, Arvada, CO 80003
Phone 303-427-5700 | www.wanco.com

Quote

Joe Lihou
For assistance please call or email
+13038598689 | joe.lihou@wanco.com

Shipping Instructions	Lead Time	4-6 Weeks	Quote #	SQ294615047
Client MUST have loading dock or forklift with 8' forks in order to offload equipment.	Terms	See Notes	Date	08/27/2026
			Expiration	09/10/2026

Customer Information	Ship To Information
Ionia County Road Dept Blaine Lowetz blowetz@ioniacountyroads.org	Ionia County Road Dept 170 E Riverside Dr, Ionia, MI 48846

Notes
Freight cost TBD if zero.

Part #	Description	Qty	Price	Total
WAFD	Wanco Automated Flagger Assistance Device One Red LED 12in and One Yellow LED 12in Signal Beacons - Two Section Actuator Pivoting Arm - R10-6 Regulatory 24in x 36in in øStop Here on Redin sign - Wireless touchscreen controller provides access to all control functions for one or two synched AFADs - Operator Activated Intrusion Alarm - Vertical Telescoping and Rotating Mast Tower with Hand Operated Winch - One 100W Solar Panel - Four 6 volt Deep Cycle batteries, 400 Ah total capacity - 15 amp charger - Orange powder-coat finish - Receiver with 2in ball and flat-four tail light plug for tandem towing - 2in Ball hitch - High Density Polyethylene Fenders	2	\$16,790.00	\$33,580.00
<i>Spring Loaded Gate Arm (Upgrade)</i>	<i>Spring Loaded Gate Arm Kit</i>	2	\$1,145.00	\$2,290.00
<i>Warning Flag (Upgrade)</i>	<i>Gate Arm Warning Flag Attaches to End of Gate Arm</i>	2	\$70.00	\$140.00
<i>Nested Tandem Tow (Upgrade)</i>	<i>EZ Nest Dual Towing Kit One Kit per AFAD Trailer Pair</i>	1	\$1,165.00	\$1,165.00

Product Subtotal	\$33,580.00
Options Subtotal	\$3,595.00
Sales Tax	\$0.00
Freight	\$1,200.00

Total	\$38,375.00
-------	-------------

To ensure prompt processing of your accepted quotation, please sign below and return this form to quote@wanco.com

Print Name:

Date:

Signature:

PO #:

Please add any applicable sales tax. All terms are based on approved credit.

For equipment shipping from the factory, the shipping address must have a forklift and forklift operator, or loading dock. Additional fees may apply if location cannot unload equipment. Dealer to perform safety check on all equipment upon delivery, which may include tire inflation, drawbar connection, and connecting tail lights. Equipment will ship on open flatbed commercial truck and may need to be washed on arrival.

Dealer is responsible for registration filing and fees if required by local jurisdiction. Wanco will mail certificates of origin to the billing location upon shipment of equipment.

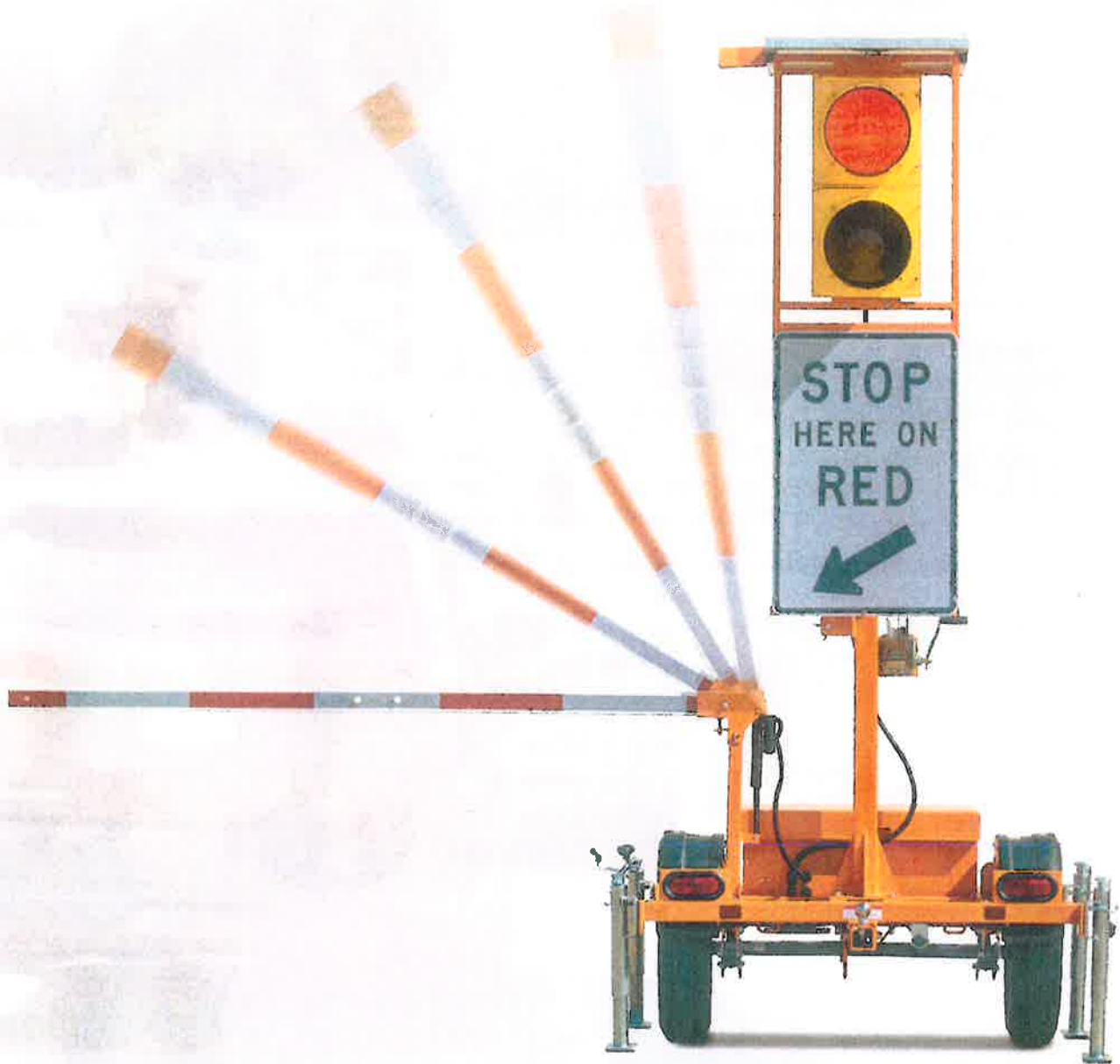
All products sold with Fleet Manager access may require additional data subscription. Fleet Manager is owned and maintained by Wanco and therefore all data collected and residing in Fleet Manager is property of Wanco. Wanco reserves the right to use data as needed.

For equipment warranty information, visit: <https://www.wanco.com/support/warranty-policy/>

Thank you for choosing Wanco!

Wanco® AFAD

Automated Flagger Assistance Device



The Wanco® AFAD is a portable flagging station that removes the traditional human flagger from the road while providing motorists with clear guidance through a temporary traffic control zone.

Road work is dangerous. When cars and people collide, who wins?

- Removes human flagger from the road
- Wireless or cabled remote control
- Intuitive easy-to-use controller
- Battery powered and solar charging
- Tandem tow or optional nested tow

Nearly 40 percent of pedestrian fatalities in work zones are roadway workers who are struck by vehicles. The Wanco AFAD addresses worker safety by removing the human flagger from the road. Operated by remote control, one worker can manage one or two AFADs from a safe distance, limiting exposure and liability.

The Wanco AFAD meets MUTCD standards for automated flagger assistance devices, featuring highly visible 12-inch red and yellow signal lights and a red-and-white reflectorized gate arm to control right-of-way. A "breakaway" gate arm is optional.

The flagger-operator can choose either of the two included remote controls, a wireless touchscreen or cabled push-button. The touchscreen interface is intuitive and easy to use. The main control screen prevents the user from opening both gates.

Deploying the Wanco AFAD is simple, quick and easy, allowing a worker to set up the unit in a few minutes. Tandem towing is standard, where allowed by local regulations.

For more details or to place an order, call **800.972.0755** or visit **wanco.com**.

**Work zone fatality statistics available through the U.S. Bureau of Labor Statistics.*

Basic specifications

Deployed, gate up	50 × 64 in (128 × 162 cm), L × W
Deployed, gate down	50 × 142 in (128 × 361 cm), L × W
Travel	112 × 64 in (284 × 162 cm), L × W
Regulatory sign	24 × 36 in (61 × 91 cm) W × H
Weight	Approx. 875 lb (397 kg)
Wireless controller	Full-color, 4.3-inch, resistive touch panel; 60-hour run time, 5-hour charge time from fully depleted to fully charged
Cabled controller	Single-button gate control, 15-foot (4.6-meter) detachable cable; custom cable length optional



Wireless touchscreen controller



Drawbar tandem tow



Optional nested dual tow



WANCO INC.
5870 Tennyson Street
Arvada, Colorado 80003
800-972-0755
303-427-5700
303-427-5725 fax
www.wanco.com

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Printed on recycled paper



MIOsha Workplace Improvement to Safety and Health Program (*MIWISH*)

Investing \$500,000 in Worker Safety and Health

Application and Instructions

530 W. Allegan Street

P. O. Box 30643

Lansing, MI 48909

Phone: 517-647-3155

Fax: (517) 284-7775

www.michigan.gov/mioshagrants



MICHIGAN DEPARTMENT OF
**LABOR & ECONOMIC
OPPORTUNITY**

Instructions

Your application will be returned to you if any of the following are not included:

- All required answers and requested information listed in the application.
- A signed justification for the project resulting from a safety/health site-specific hazard survey.
- Vendor quotes for equipment to be purchased; quotes must list specific type of equipment, individual costs and quantities.

Introduction

The MIOSHA Workplace Improvement to Safety and Health (MIWISH) Program awards employers in the state of Michigan a dollar-for-dollar match – up to \$5,000 – to qualifying employers for projects designed to reduce the risk of injury and illness to their workers, based on safety and health site-specific hazard surveys. **This is a reimbursement program. Invoices dated prior to the approved contract date are not eligible for this program.** Grants are awarded to employers that best satisfy the MIWISH goals. If the number of qualified applicants exceeds the available funds, applications will be evaluated based on a first-come, first-served policy. Grant awards are limited to one per company.

Previous MIWISH grantees are welcome to apply for a grant after January 1, 2026. This is to encourage new grantees to take advantage of this program.

If your grant is approved, you will be notified via e-mail, of the specific approval. Whether your grant application is approved or not in no way diminishes, delays, or absolves you of any obligation to abate hazards as required by law. No state funds will be distributed until all grant documents are signed by all parties; funds expended before that must not rely on grant approval.

Qualify

To qualify, an employer must meet the following conditions:

- Have 250 employees or less company wide.
- Come under the jurisdiction of MIOSHA.
- A qualified safety professional or a safety committee must have conducted a site-specific evaluation justifying the equipment purchase.
- The grant project must be consistent with the recommendations of the safety and/or health evaluation and must directly relate to improvements that will lead to a reduction in the risk of injury or disease to employees.
- The employer must have the knowledge and experience to complete the project and must be committed to its implementation.
- The employer must be able to match the grant money awarded and all estimated project costs must be covered.

Preference will be given to employers with grant applications related to MIOSHA's 2024-2028 Strategic Plan, including the high hazard industries identified. In addition, preference will also be given to employers with grant applications related to any current MIOSHA emphasis programs.

Consideration will also be given for projects in other areas not targeted in the Strategic Plan. All projects will be evaluated based on the specific hazards addressed.

The Department of Labor of Economic Opportunity (LEO) reserves the right to request additional information, if necessary. Questions may be directed to MIOSHA CET Grants by: telephone at (517) 647-3155; fax to (517) 284-7775; or email at LEO-CETGrants@michigan.gov.

**Completed application packets should be scanned and e-mailed to:
LEO-CETGrants@michigan.gov**

Application

All requested information is required.

Company Information

SIGMA Vendor/Customer Number: CV0045885

Company Name 42 Ionia County Road Department

Contact Person: Blaine Lowetz

Title: Road Supervisor

Worksite Address: 170 E. Riverside Dr

SIGMA Address ID: _____

E-Mail Address: Blowetz@ioniacountyroads.org

Phone: 616 527-1700

Fax: 616 527-8848

NAICS: _____

Type of Business: Government Transportation Maintenance

Go to www.census.gov/naics for assistance in determining NAICS codes entries.

Number of Employees Company-Wide: 42

NOTICE TO GRANTEE

To be awarded a grant and receive payment from the State of Michigan, you must be registered as a vendor with the **SIGMA Vendor Self Service (VSS) payment system**. If you are not currently registered, please do so prior to submitting your application at the link below.

www.michigan.gov/SIGMAVSS

Project Description

- A. Detailed project description** ("project" means what you want to purchase with your grant money) - Explain what equipment you are buying and why. Explain how it implements the safety and/or health recommendations made in the attached site-specific hazard evaluation. The description must include all project activities.

The Road Department would like to purchase an Automated Flagger Assistance Device (AFAD) which will remove the traditional human flagger from the road while providing motorists with clear guidance through a temporary traffic control zone. The AFAD would improve worker safety and reduce exposure to weather related hazards. The system would be used in short-term lane closures including but not limited to, ditch cleanout, guardrail replacement, tree removal, and bridge maintenance.

- B. Technical verification** - Explain the MIOSHA regulations, standards or best practices your project will meet.

The intent of the AFAD system is to safely manage lane closures while reducing our employee exposure to weather and to the motoring public. With the increased number of pedestrian "struck by" or near misses in construction zones within the state, the Road Dept wants to limit this exposure in every way possible, and we believe this would be a valuable safety addition.

The MIOSHA Strategic Plan for FY 2024-2028, the goal is to reduce both non-fatal and fatal injuries within the construction industry and we believe the AFAD system would reduce the risk of struck-by, crushed-by and caught-between type incidents which are specifically listed in this plan.

- C. Implementation schedule with all timelines** - Explain when you are going to order, receive and install the equipment. You are allowed 120 days from the date of the last signature on the grant agreement to finish your project. Can you meet this deadline? If not, please explain why. *Note: You are required to provide adequate documentation before funds can be reimbursed (i.e., photograph, training resources, receipt of payment, etc.). Please note: **A cancelled check will not be accepted as proof of payment.**

Supplier indicates 50 day lead time. The Road Dept will order the devices the day after the signing of the grant agreement. The devices will be placed in service as soon as employees are properly trained in their use. We will meet the 120 day deadline.

Project participants – Give the name and address of the person(s) who will be primarily responsible for completing this project.

Blaine Lowetz
170 E. Riverside Dr.
Ionia_MI 48846

Tanner Roe
170 E. Riverside Dr.
Ionia MI 48846

D. Location – Where will the equipment be used?

These devices could be deployed on any of our 2 lane undivided roads or bridges requiring a lane closure, within Ionia County, including the 2 lane MDOT system.

E. Project benefits – Describe the employees (including number) this project will benefit by reducing or preventing injuries and/or illnesses (job classifications, duties, etc.).

Our flagging operations consist of at least 2 transportation/road workers, it could be any of our 35 trained and qualified employees. Using the AFAD system will reduce their exposure to traffic hazards (struck-by, crushed-by/caught-between), the elements of Michigan weather (frostbite or heat exhaustion) and verbal confrontations (road rage) with the motoring public.

F. Items and costs – Describe the item(s) to be purchased, any correlating training to be conducted, and the cost of each item. You will also need to attach vendor quotes.

2 remotely controlled, towable automated flagging assistance devices with red/yellow signals, audible intrusion alert and a retractable gate arm to stop traffic.

Costs

Total grant-eligible costs: \$38,375.00

Amount requested from state grant: \$5,000.00
(Dollar-for-dollar match, up to \$5,000)

Amount of employer-matching funds: \$5,000.00

Amount received from other sources:
(list source and amount) \$33,375.00

Further Company Information

- Who is your workers' compensation insurance company? Comp One
- Have you been an employer for at least two years with at least one employee? Yes X
- The company is a: public employer_X
- Who conducted the safety/health site-specific hazard evaluation (circle one answer)?
 1. In-house safety professional
 2. In-house employee safety/health committee (fill in report form and include minutes)
 3. Workers' compensation insurance carrier recommendation
 4. Private safety/health consultant
 5. Trade Association
 6. MIOSHA Workplace Safety Consultation (Safety/Health Consultant)
 7. Other: _____

**** A project justification must be attached to your application along with the handwritten signature of the person who conducted the evaluation.**

- Are you financially able to complete the employer-paid portion of the proposed project(s)?
Yes X

The information contained in this application is accurate and true to the best of my knowledge. I am authorized by my employer to make this request. I agree to implement and maintain the equipment purchased under this grant in accordance with manufacturers recommendations.

Authorized Representative (please print)

Authorized Representative Signature

Title

Date



MIWISH Grants Available for Small Employers

The MIOSHA Workplace Improvement to Safety and Health (MIWISH) Grant program awards qualifying employers a dollar-for-dollar match – **up to \$5,000** – to purchase safety and health-related equipment and equipment-related training. The goal of the program is to create a safer and healthier work environment and reduce the risk of injury and illness to workers in Michigan.

ROAD DEPARTMENT FOR IONIA COUNTY

170 E. Riverside Drive • Ionia, Michigan 48846 • Phone (616) 527-1700 • Fax (616) 527-8848

David Letts
MIOSHA CET Gran Administrator
530 W. Allegan St.
Lansing, MI 48909
LEO-CETGrants@michigan.gov

Dear Mr. Letts,

Employee and workplace safety remain top priority for the Ionia County Road Department. Please accept this letter as our formal project justification for the MIWISH Grant program, which provides qualifying employers a dollar-for-dollar match—up to \$5,000—for approved safety and health equipment purchases.

On January 13, 2026, the Ionia County Road Department hosted the Seven County District Local Superintendent's Meeting. During this meeting, Senior Risk Consultant Sam SanMiguel of Mackinaw Administrators highlighted the MIWISH Grant and its value in supporting the purchase of equipment that reduces workplace risk and injury. We brought this information back to our internal safety committee to evaluate how the grant could strengthen safety within our daily operations.

Our Safety Committee, consisting of nine employees who meet quarterly, reviewed current field needs and employee safety concerns. The committee selected the proposed MIWISH project item based on its direct impact on improving workplace safety and health. The application includes a detailed description of how the equipment will enhance safe work practices and reduce exposure to hazards.

A purchase quote from a verified local vendor is included with the application. The Ionia County Road Department will place the order within the required 120-day timeframe upon grant agreement approval. Proof of purchase and payment will be submitted through our active SIGMA account as required for reimbursement.

Please let me know if you have any questions.

Sincerely,

Heather Melchert
Director of Operations
Hmelchert@ioniacountyroads.org
170 E. Riverside Dr. Ionia, MI 48846

616-527-1700

**IONIA COUNTY BOARD OF COMMISSIONERS
REQUEST FOR DISCUSSION/ACTION**

Title: PASER Van
Date: September 22, 2026

CONTACT: Heather Melchert, Director of Operations

DESCRIPTION: The Road Department is requesting approval to contract with Grand Valley Metro Council (GVMC) to use their PASER rating van to assess the current condition of the county primary roadways. The PASER rating van would allow the road department to gather the data more quickly and more accurately at a minimal cost increase.

OTHER DEPARTMENTS/AGENCIES AFFECTED:

None

FINANCIAL ANALYSIS:

Quote for use of PASER van has come in at \$23,718. If we were to use our current contractual services with Spicer Group to conduct the PASER ratings the approximate cost would be \$22,000.

LEGAL REVIEW:

N/A

DEADLINE:

September 22, 2026

SPECIFIC ACTION REQUESTED (PROPOSED BOARD MOTION):

Request the Board approve a motion allowing the Road Department to contract with GVMC to use their PASER rating van.

ADMINISTRATOR'S RECOMMENDATION:

Administrator recommends approval.



Grand Valley Metropolitan Council

Pavement Data Collection Quote - 8/11/26

Ionia County Road Department

Wages	Number of Miles	Number of Hours	Hourly Rate	Totals
Collection - Primaries	404	56	\$ 119.50	\$ 6,692.00
Collection - Locals	660	96	\$ 119.50	\$ 11,472.00
Data Processing - Primaries	404	8	\$ 119.50	\$ 956.00
Data Processing - Locals	660	12	\$ 119.50	\$ 1,434.00
Setup/Travel		24	\$ 119.50	\$ 2,868.00
Administration		2	\$ 137.00	\$ 274.00
		Subtotal		\$ 23,696.00

Vehicle/Equipment	Number of Miles	Cost Per Mile	
Data Collection - Primaries	404	\$ 32.00	\$ 12,928.00
Data Collection - Locals	660	\$ 32.00	\$ 21,120.00
		Total	\$ 57,744.00

**IONIA COUNTY BOARD OF COMMISSIONERS
REQUEST FOR DISCUSSION/ACTION**

Title: 2026 Budget Amendment

Date: September 22, 2026

CONTACT: Heather Melchert, Director of Operations

DESCRIPTION: The Road Department is requesting approval of the attached 2026 Budget Amendment.

OTHER DEPARTMENTS/AGENCIES AFFECTED:

None

FINANCIAL ANALYSIS:

The Department wishes to amend the original 2026 budget.

LEGAL REVIEW:

N/A

DEADLINE:

September 22, 2026

SPECIFIC ACTION REQUESTED (PROPOSED BOARD MOTION):

Request the Board approve the requested 2026 budget amendment.

ADMINISTRATOR'S RECOMMENDATION:

Administrator recommends approval.

2026 PROPOSED BUDGET AMENDMENTS
IONIA COUNTY ROAD DEPARTMENT
REVENUE & EXPENSE SUMMARY
Fund 201

Account Description	Actual 2024	Actual 2025	YTD Activity Aug-26 2026-Q	Budget 2026-Q	Budget Amendment Increase/Decrease	Amended NEW Budget
Current/Delinquent Property Taxes	1,633,002.77	1,775,153.55	1,881,766.63	1,775,000.00	55,000.00	1,830,000.00
Permit Fees	99,567.07	126,095.61	80,800.00	95,000.00	10,000.00	105,000.00
Federal Sources	1,967,312.76	1,327,011.58	710,385.31	3,485,900.00	-	3,485,900.00
Michigan Transportation Fund	10,094,580.58	10,080,110.04	5,719,717.06	10,600,000.00	382,009.97	10,982,009.97
Other State Sources	4,679.79	-	38,809.20	75,000.00	3,100,359.31	3,175,359.31
Local Contributions	3,060,167.46	1,888,347.60	1,859,704.24	2,010,000.00	240,000.00	2,250,000.00
State Trunkline Maintenance & Non Maintenance	4,401,764.14	3,515,675.70	1,654,589.23	2,500,000.00	-	2,500,000.00
Other Revenues	467,697.07	456,888.32	258,741.62	190,000.00	170,000.00	360,000.00
Insurance /Accident Recovery	35,859.59	44,362.13	9,755.10	-	63,000.00	63,000.00
Credits/Rentals/Discounts	4,012,095.64	4,432,059.22	2,622,924.26	-	4,503,000.00	4,503,000.00
TOTAL REVENUE AND OTHER SOURCES	25,776,726.87	23,645,703.75	14,837,192.65	20,730,900.00	8,523,369.28	29,254,269.28
Check	-	-	-	-	-	-
Labor	3,051,011.78	3,316,488.71	2,298,934.58	3,258,770.00	-	3,258,770.00
Fringes (FICA)	206,158.40	223,580.87	136,569.91	237,170.00	-	237,170.00
Benefits	3,442,744.55	3,548,362.12	2,489,085.81	3,500,000.00	28,000.00	3,528,000.00
Workers Compensation	163,612.50	113,956.36	145,245.22	170,000.00	-	170,000.00
DOT Testing	3,320.83	5,003.13	2,181.18	7,000.00	(2,000.00)	5,000.00
Services	15,201.00	15,231.00	1,556.50	-	15,000.00	15,000.00
Repairs - Vehicles	4,914.97	5,779.84	242,820.97	450,000.00	(89,000.00)	361,000.00
Repairs	57,078.66	55,347.23	10,440.07	778,000.00	(778,000.00)	-
Fuel & Lubricants	337,333.74	333,276.00	280,415.95	400,000.00	-	400,000.00
Utilities	60,169.75	65,623.61	46,966.13	78,000.00	-	78,000.00
Information technology	29,543.73	19,548.18	19,329.97	25,000.00	-	25,000.00
General Supplies	74,725.45	53,481.04	36,914.70	-	48,500.00	48,500.00
Tools & Garage Supplies	68,642.43	49,983.80	32,353.55	65,000.00	11,000.00	76,000.00
Misc. Expenses	22,827.52	17,377.37	18,311.22	60,000.00	(33,000.00)	27,000.00
Indirect Cost Allocation	123,927.00	164,439.00	-	347,937.00	(150,000.00)	197,937.00
Insurance	73,307.18	106,962.00	-	80,000.00	25,000.00	105,000.00
Training & Meeting Expenses	40,584.75	41,985.85	19,227.63	10,000.00	47,500.00	57,500.00
Contractual Services	8,957,958.50	7,224,871.72	3,375,468.33	8,760,000.00	850,000.00	9,610,000.00
Equipment (Capital Outlay)	1,615,132.38	913,721.70	1,012,507.51	2,110,000.00	648,000.00	2,758,000.00
Materials	1,346,098.20	1,003,251.92	3,063,950.21	-	3,515,000.00	3,515,000.00
Notes & Bonds	127,166.11	-	-	-	-	-
Credits/Rentals	2,658,166.15	3,000,455.47	2,387,924.24	335,000.00	3,300,000.00	3,635,000.00
Depreciation	905,932.48	-	-	-	1,000,000.00	1,000,000.00
TOTAL EXPENDITURES AND OTHER USES	23,385,558.06	20,278,726.92	15,620,203.68	20,671,877.00	8,436,000.00	29,107,877.00
Check	-	-	-	-	-	-
Net Revenue/Appropriations	2,391,287.18	3,366,976.83	(783,011.03)	59,023.00	87,369.28	146,392.28

PROPOSED 2026 BUDGET AMENDMENTS
IONIA COUNTY ROAD DEPARTMENT
Revenue Detail
Fund 201

SUPPORTING SCHEDULE - REVENUES (AND OTHER SOURCES)

Account	Actual	Actual	Actual	YTD Activity	Original Budget	Budget Amendments	Amended	
Number Account Description	2023	2024	2025	Aug-26 2025-Q		Increase/Decrease	NEW Budget	Notes
Current/Delinquent Property Taxes	1,581,288.67	1,633,002.77	1,775,153.55	1,881,766.63	1,775,000.00	55,000.00	1,830,000.00	
402 Current Property Tax	1,436,361.65	1,525,153.52	1,652,455.28	1,732,416.63	1,655,000.00	45,000.00	1,700,000.00	Increased due to the original budget including PY's amounts
413 Delinquent Property Tax	144,907.02	107,849.25	122,698.27	149,350.00	120,000.00	10,000.00	130,000.00	Increased due to the original budget including PY's amounts
Permit Fees	96,619.98	99,567.07	126,086.61	80,800.00	95,000.00	10,000.00	105,000.00	
475 Permits Business	9,499.98	72,962.06	85,070.61	61,075.00	85,000.00	-	85,000.00	No Change
451 Permits	87,120.00	26,605.01	41,025.00	19,725.00	10,000.00	10,000.00	20,000.00	Increase due to prior years activity
Federal Sources	1,936,407.78	1,967,312.76	1,327,011.58	710,385.31	3,485,900.00	-	3,485,900.00	
510 Federal Aid - Roads	578,071.62	1,777,347.76	1,327,011.58	12,033.62	2,715,900.00	-	2,715,900.00	Separate out Road vs Bridge
511 Federal Aid - Bridges	-	-	-	717,756.29	770,000.00	-	770,000.00	Campbell Rd Bridge Project
512 Federal FHWA Emergency Reimb.	7,657.00	-	-	-	-	-	-	No Change
522 American Rescue Plan Act-ARPA	1,035,000.00	189,965.00	-	-	-	-	-	No Change
530 Fed-Aid - FEMA	315,679.16	-	-	(19,404.60)	-	-	-	No Change
Michigan Transportation Fund	9,906,940.48	10,094,580.58	10,080,110.04	5,719,717.06	10,600,000.00	382,009.97	10,982,009.97	
546 Michigan Transportation Funds	9,906,940.48	10,094,580.58	10,080,110.04	5,719,717.06	10,600,000.00	382,009.97	10,982,009.97	Increased per MTF website Estimates
Other State Sources	1,035,710.96	4,679.79	-	38,809.20	75,000.00	3,100,359.31	3,175,359.31	
547 State Aid - Projects	61,771.12	4,679.79	-	-	75,000.00	(75,000.00)	-	No State Funded Projects
556 State General Fund contr	-	-	-	-	-	3,175,359.31	3,175,359.31	Increase - Neighborhood Road Fund
560 State GF Special Road Maint	-	-	-	-	-	-	-	No Change
561 State- MI Strategic Fund	-	-	-	-	-	-	-	No Change
569 State Aid-Asset Mgmt.	940,336.28	-	-	-	-	-	-	No Change
570 State Aid FEMA-Emerg Relief	33,603.56	-	-	38,809.20	-	-	-	No Change
Local Contributions	1,371,965.33	3,060,167.46	1,888,347.60	1,859,704.24	2,010,000.00	240,000.00	2,250,000.00	
583 Twp. Contributions - Control	1,282,096.18	2,885,394.56	1,659,585.35	1,632,589.44	2,000,000.00	-	2,000,000.00	No Change
613 Sundry Accounts Receivable	89,769.15	174,772.90	228,762.25	227,114.80	10,000.00	240,000.00	250,000.00	Increase due to prior years activity
State Trunkline Maintenance & Non Maintenance	2,201,017.34	4,401,764.14	3,515,675.70	1,654,569.23	2,500,000.00	-	2,500,000.00	
627 Maintenance	2,040,194.89	4,090,091.17	3,305,662.72	1,546,634.55	2,310,000.00	-	2,310,000.00	No Change
629 State Trunkline - Overhead	160,822.45	311,672.97	210,012.98	107,954.68	190,000.00	-	190,000.00	No Change
Other Revenues	810,705.43	467,697.07	456,688.32	258,741.62	190,000.00	170,000.00	360,000.00	
643 Salvage Sales	20,038.62	15,528.92	21,815.01	9,967.48	30,000.00	-	30,000.00	No Change
665 Interest Earned	306,055.51	369,790.51	391,061.39	231,968.10	100,000.00	200,000.00	300,000.00	Increase due to prior years activity
667 Property Rentals	11,948.63	14,662.30	14,489.24	8,645.39	10,000.00	5,000.00	15,000.00	Increase due to prior years activity
673 Sale of Fixed Assets	-	32,477.00	23,996.00	-	-	-	-	No Change
674 Contributions/Donations Private	453,802.54	-	-	-	-	-	-	No Change
675 Other Contributions	18,153.00	-	-	-	-	-	-	No Change
678 Miscellaneous Revenue	707.13	35,238.34	5,516.68	8,160.65	50,000.00	(35,000.00)	15,000.00	Decrease due to minimal activity in 2026
Insurance /Accident Recovery	7,640.44	35,859.59	44,362.13	9,755.10	-	63,000.00	63,000.00	
685 Accident Recovery	7,640.44	5,805.49	-	1,058.35	-	3,000.00	3,000.00	No Change
686 Insurance Proceeds	-	30,054.10	44,362.13	8,696.75	-	60,000.00	60,000.00	Increase Due to Billing Insurance for Labor/Clean up from Accidents
Credits/Rentals/Discounts	3,431,515.39	4,012,095.64	4,432,059.22	2,622,924.26	-	4,503,000.00	4,503,000.00	
669 Equipment Rental Credits	2,861,355.32	3,017,516.82	3,431,018.11	2,604,500.11	-	3,500,000.00	3,500,000.00	Increase due to prior years activity
681 Purchase Discounts	882.23	1,271.34	1,220.06	2,624.15	-	3,000.00	3,000.00	Increase due to prior years activity
683 Gain/Loss on Dis of Equipment	-	75,000.00	-	15,800.00	-	-	-	No Change
690 Deprec and Depletion	569,277.84	918,307.48	999,821.05	-	-	1,000,000.00	1,000,000.00	Increase due to prior years activity
689 Equipment Retirement	-	-	-	-	-	-	-	No Change
688 Trade in Allowance	-	-	-	-	-	-	-	No Change
Total Revenue	22,379,711.80	25,776,726.87	23,645,703.75	14,837,192.65	20,730,900.00	8,523,369.28	29,254,269.28	

PROPOSED 2026 BUDGET AMENDMENTS
IONIA COUNTY ROAD DEPARTMENT
Expenditure Detail
Fund 201

SUPPORTING SCHEDULE - Expenditures							
Account	Actual	Actual	YTD Activity	Original Budget	Budget Amendments	Amended	
Number	2024	2025	Aug-26 2026-Q		Increase/Decrease	NEW Budget	Notes
Labor	3,051,011.78	3,316,488.71	2,298,934.58	3,258,770.00	-	3,258,770.00	
703 Administrative	616,333.39	669,827.97	338,599.96	688,770.00	-	688,770.00	No Change
704 Operations	5,298,518.92	5,583,082.84	3,592,242.49	5,500,000.00	-	5,500,000.00	No Change
705 Engineering	208,363.76	165,876.86	103,427.34	180,000.00	-	180,000.00	No Change
707 Shop	725,828.13	796,848.28	500,865.64	800,000.00	-	800,000.00	No Change
709 Vacation	81,019.36	121,112.33	69,425.62	110,000.00	-	110,000.00	No Change
710 Sick Leave	70,319.08	45,056.80	7,246.59	50,000.00	-	50,000.00	No Change
711 Holiday	100,700.88	109,693.82	46,535.95	110,000.00	-	110,000.00	No Change
712 Wage Adjustments	78,906.84	47,679.10	34,238.77	50,000.00	-	50,000.00	No Change
713 Personal	67,186.63	139,362.25	104,144.53	120,000.00	-	120,000.00	No Change
725 Fringe Benefit Offset	(4,196,165.01)	(4,362,051.54)	(2,497,792.31)	(4,350,000.00)	-	(4,350,000.00)	No Change
Fringes (FICA)	206,158.40	223,580.87	136,569.91	237,170.00	-	237,170.00	
715 Social Security	206,158.40	223,580.87	136,569.91	237,170.00	-	237,170.00	No Change
Benefits	3,442,744.55	3,548,362.12	2,489,085.81	3,500,000.00	28,000.00	3,528,000.00	
716 Hospital Insurance	1,059,148.42	1,051,946.20	832,376.32	1,024,000.00	26,000.00	1,050,000.00	Increase due to prior years activity
717 Life Insurance/Disability Ins.	24,748.51	25,398.98	22,855.91	23,000.00	2,000.00	25,000.00	Increase due to prior years activity
718 Retirement-Pension	2,355,847.62	2,468,016.94	1,630,853.58	2,450,000.00	-	2,450,000.00	No Change
722 Tool Allowance	3,000.00	3,000.00	3,000.00	3,000.00	-	3,000.00	No Change
WORKERS COMPENSATION	163,612.50	113,956.36	145,245.22	170,000.00	-	170,000.00	
719 Workers Compensation Insurance	163,612.50	113,906.36	145,245.22	170,000.00	-	170,000.00	No Change
720 Unemployment - MESC	-	50.00	-	-	-	-	No Change
DOT Testing	3,320.83	5,003.13	2,181.18	7,000.00	(2,000.00)	5,000.00	
721 Drug Testing	3,320.83	5,003.13	2,181.18	7,000.00	(2,000.00)	5,000.00	Decrease due to prior years activity
Services	15,201.00	15,231.00	1,556.50	-	15,000.00	15,000.00	
803 Legal Services	15,201.00	15,231.00	1,556.50	-	15,000.00	15,000.00	Increase due to prior years activity
Repairs - Vehicles	4,914.97	5,779.84	242,820.97	450,000.00	(89,000.00)	361,000.00	
733 Welding Supplies	5,499.13	4,752.44	4,600.06	7,000.00	(2,000.00)	5,000.00	Decrease due to prior years activity
740 Equip. Parts and Materials	-	-	237,300.07	430,000.00	(80,000.00)	350,000.00	Decrease due to prior years activity
863 Freight	-	-	119.28	12,000.00	(7,000.00)	5,000.00	Decrease due to prior years activity
864 Core Charges	(614.78)	1,027.40	801.56	1,000.00	-	1,000.00	No Change
945 Vehicle Expenses	30.62	-	-	-	-	-	No Change
Repairs - Building	57,078.66	55,347.23	10,440.07	778,000.00	(778,000.00)	-	
931 Repairs - Buildings	-	-	9,040.69	778,000.00	(778,000.00)	-	Moving to correct Budget Line Item (Capital Outlay)
933 Repairs - Shop Equipment	-	-	1,303.38	-	-	-	No Change
934 Repairs - Office Equipment	-	58.79	-	-	-	-	No Change
935 Repairs - Engineering Equipment	57,078.66	55,288.44	96.00	-	-	-	No Change
Fuel & Lubricants	337,333.74	333,276.00	280,415.95	400,000.00	-	400,000.00	
758 DEF-Diesel Exhaust Fluid	-	-	5,742.42	7,500.00	-	7,500.00	No Change
743 Diesel Fuel	271,132.19	268,964.52	224,467.44	300,000.00	-	300,000.00	No Change
745 Antifreeze	576.05	314.58	1,102.54	2,000.00	-	2,000.00	No Change
746 Motor Oil	4,962.72	11,914.97	7,043.16	14,000.00	-	14,000.00	No Change
742 Gas	-	-	11.52	1,000.00	-	1,000.00	No Change
744 No Lead Fuel	59,683.92	52,081.93	41,493.12	75,000.00	-	75,000.00	No Change
772 Kerosene	978.86	-	555.75	500.00	-	500.00	No Change
Utilities	60,169.75	65,623.61	46,966.13	78,000.00	-	78,000.00	
921 Electricity	25,109.46	27,570.83	19,911.76	36,500.00	-	36,500.00	No Change
922 Heating	29,344.55	33,336.63	24,849.69	36,500.00	-	36,500.00	No Change
923 Water & Sewage	5,715.74	4,716.15	2,204.68	5,000.00	-	5,000.00	No Change
INFORMATION TECHNOLOGY	29,543.73	19,548.18	19,329.97	25,000.00	-	25,000.00	
730 Computer Supplies	216.09	1,058.44	169.97	1,000.00	-	1,000.00	No Change
937 Software Maintenance	29,327.64	18,489.74	19,160.00	24,000.00	-	24,000.00	No Change

Account Number	Account Description	Actual 2024	Actual 2025	YTD Activity 8/31/2026	Original Budget 2026-0	Budget Amendments Increase/Decrease	Amended NEW Budget	Notes
	General Supplies	74,725.45	53,481.04	36,914.70	-	48,500.00	48,500.00	
727	Postage	1,047.22	1,351.70	2,112.16	-	3,000.00	3,000.00	Increase due to prior years activity
728	Office	12,515.53	4,307.36	2,399.92	-	5,000.00	5,000.00	Increase due to prior years activity
729	Engineering	7.22	-	-	-	-	-	No Change
731	Janitor	377.98	777.87	17.40	-	500.00	500.00	Increase due to prior years activity
734	Safety	45,469.81	30,144.13	14,723.71	-	20,000.00	20,000.00	Increase due to prior years activity
851	Telephone Expense	15,307.69	16,899.98	17,661.51	-	20,000.00	20,000.00	Increase due to prior years activity
	TOOLS & GARAGE SUPPLIES	68,642.43	49,983.80	32,353.55	65,000.00	11,000.00	76,000.00	
1	Small Tools Shop	24,474.49	11,141.23	-	16,000.00	-	16,000.00	No Change
736	Tire Shop Supplies	-	-	5,426.96	11,000.00	-	11,000.00	No Change
737	Shop Supplies	20,130.52	20,102.64	20,703.57	20,000.00	8,000.00	28,000.00	Increase due to prior years activity
2	Equipment Supplies	14,056.46	12,095.47	-	12,000.00	-	12,000.00	No Change
739	Maps	-	-	93.44	-	-	-	No Change
790	Small Road Tools	8,757.21	4,795.04	4,677.48	4,000.00	3,000.00	7,000.00	Increase due to prior years activity
806	Laundry - Shop	1,223.75	1,324.42	927.10	1,500.00	-	1,500.00	No Change
925	Fire Suppression	-	525.00	525.00	500.00	-	500.00	No Change
	MISC. Expenses	22,827.52	17,377.37	18,311.22	60,000.00	(33,000.00)	27,000.00	
815	Fees/Assessment/Serv Charge	1,942.03	1,756.54	3,970.64	30,000.00	(23,000.00)	7,000.00	Decrease due to Current years activity
749	Miscellaneous Supplies/Expense	11,386.70	15,593.84	14,340.58	30,000.00	(10,000.00)	20,000.00	Decrease due to Current years activity
823	Bad Debt Expense	9,428.39	-	-	-	-	-	No Change
825	Commercial Service Charge	-	-	-	-	-	-	No Change
874	Advertising	70.40	26.99	-	-	-	-	No Change
885	Fines & Penalties	-	-	-	-	-	-	No Change
	Indirect Cost Allocation	123,927.00	164,439.00	-	347,937.00	(150,000.00)	197,937.00	
	Indirect Costs	123,927.00	164,439.00	-	347,937.00	(150,000.00)	197,937.00	Do not agree with Administration costs and Ground and Maintenance; Bernadette set precedent in 2024 where there was a discount (\$130k in Admin, \$20k in Grounds; total \$150K) on the Cost Allocation; Request the same this year
800								
	Insurance	73,307.18	106,962.00	-	80,000.00	25,000.00	105,000.00	
875	BLDG & Contents	12,580.00	19,075.45	-	20,000.00	-	20,000.00	No Change
878	Fleet	23,620.00	35,815.74	-	20,000.00	15,000.00	35,000.00	Increase due to prior years activity
882	General Liability	34,340.00	52,070.81	-	40,000.00	10,000.00	50,000.00	Increase due to prior years activity
924	Insurance Claims	2,767.18	-	-	-	-	-	No Change
	TRAINING & MEETING EXPENSES	40,584.75	41,985.85	19,227.63	10,000.00	47,500.00	57,500.00	
810	Education	15,220.57	2,721.81	5,922.89	1,000.00	9,000.00	10,000.00	Increase due to Current years activity
861	Travel	4,417.80	2,390.66	1,996.37	1,000.00	1,500.00	2,500.00	Increase due to prior years activity
865	Meeting	4,515.06	7,333.44	1,622.37	2,000.00	13,000.00	15,000.00	Increase due to prior years activity
866	Membership Dues/Subscriptions	16,431.32	29,539.94	9,686.00	6,000.00	-	6,000.00	
873	Public Outreach	-	-	-	-	24,000.00	24,000.00	Increase due to planned events
	Contractual Services	8,957,958.50	7,224,871.72	3,375,468.33	8,760,000.00	850,000.00	9,610,000.00	
801	Contractual Services	8,238,844.73	6,474,856.67	2,953,790.85	7,910,000.00	850,000.00	8,760,000.00	Increase for Millage Projects
817	Contracted Brine Twps.	622,379.98	628,781.31	347,892.76	700,000.00	-	700,000.00	No Change
819	Contracted Brine County	96,733.79	121,233.74	73,784.72	150,000.00	-	150,000.00	No Change
	Equipment (Capital Outlay)	1,615,132.38	913,721.70	1,012,507.51	2,110,000.00	648,000.00	2,758,000.00	
751	Non-Depreciable Equip	-	-	-	-	-	-	No Change
971	Land	-	-	-	5,000.00	-	5,000.00	No Change
975	Buildings	272,899.53	72,116.86	214,070.00	-	778,000.00	778,000.00	Moving to correct Budget Line Item
976	Road Equip.	1,340,234.60	836,631.85	790,953.51	2,100,000.00	(130,000.00)	1,970,000.00	See supporting Capital Outlay Schedule
980	Office Equipment & Furniture	1,998.25	4,972.99	7,484.00	5,000.00	-	5,000.00	No Change
	MATERIALS	1,346,098.20	1,003,251.92	3,063,950.21	-	3,515,000.00	3,515,000.00	
773	Stock Pile Expenses	-	-	-	-	-	-	No Change
760	Road Materials	1,341,905.83	996,184.68	3,051,356.39	-	3,500,000.00	3,500,000.00	Increase due to gravel pits empty
768	Signs	4,192.37	7,067.24	12,593.82	-	15,000.00	15,000.00	Increase due to prior years activity
	Notes & Bonds	127,166.11	-	-	-	-	-	
991	Principal On Notes and Bonds	125,052.04	-	-	-	-	-	No Change
992	Interest On Notes and Bonds	2,114.07	-	-	-	-	-	No Change
	CREDITS/RENTALS	2,658,166.15	3,000,455.47	2,387,924.24	335,000.00	3,300,000.00	3,635,000.00	
791	Inventory Adjustments	(21,103.55)	(129,897.08)	(17,777.53)	-	-	-	No Change

941	Equipment Rental Credits	3,197,557.56	3,617,833.64	2,812,070.57	200,000.00	3,300,000.00	3,500,000.00	Increase, should match #669 on Revenues
738	Equipment Rentals	173,534.77	138,503.31	-	135,000.00	(135,000.00)	-	Decrease, account number change
750	Equipment Rental Shop	-	-	-	-	-	-	No Change
752	Equipment Rental Road Equipment	-	-	104,510.30	-	135,000.00	135,000.00	Increase, account number change
966	STL Overhead Credit	(691,822.63)	(625,984.40)	(510,879.10)	-	-	-	No Change
	Depreciation	905,932.48	-	-	-	1,000,000.00	1,000,000.00	
968	Depreciation	905,932.48	-	-	-	1,000,000.00	1,000,000.00	Increase due to prior years activity
Total Appropriations		23,385,558.06	20,278,726.92	15,620,203.68	20,671,877.00	8,436,000.00	29,107,877.00	

IONIA COUNTY SCHEDULE OF CAPITAL OUTLAY
IONIA COUNTY ROAD DEPARTMENT
FUND 201

Description	2024	2025	2026
975 Buildings			
Truck Garage Roof Repair	-	-	778,000.00
	-	-	778,000.00
980 Office Equipment & Furniture			
Misc. Office Equipment	-	-	5,000.00
		-	5,000.00
971 Shop Equipment			
Misc. equipment - small tools	-	-	5,000.00
	-	-	5,000.00
976 Road Equipment			
Two Dump Trucks	620,000.00	620,000.00	620,000.00
Refurbished 1 Dump Truck	-	-	-
Refurbished 1 Dump Truck	-	-	165,000.00
Hi- Lo	-	-	-
Excavator with Fecon Head	-	-	-
Skid Steer	-	110,000.00	110,000.00
Loader	-	-	410,000.00
Shop Service Truck	-	185,000.00	185,000.00
Tractors/Mowers	-	-	-
Van/pick up Truck	-	170,000.00	170,000.00
Dump Trucks	-	-	310,000.00
Bucket Tree Truck - purchased in 2024	-	170,000.00	-
	620,000.00	1,255,000.00	1,970,000.00
Totals	620,000.00	1,255,000.00	2,758,000.00