

City of Swartz Creek AGENDA

Regular Council Meeting, Monday, July 14, 2025, 7:00 P.M.
Paul D. Bueche Municipal Building, 8083 Civic Drive Swartz Creek, Michigan 48473
THIS WILL BE A HYBRID MEETING, WITH IN PERSON ATTENDANCE BY COUNCIL MEMBERS.

1. **CALL TO ORDER:**
2. **INVOCATION & PLEDGE OF ALLEGIANCE:**
3. **ROLL CALL:**
4. **MOTION TO APPROVE MINUTES:**
 - 4A. Council Meeting of June 23, 2025 MOTION Pg. 33
5. **APPROVE AGENDA:**
 - 5A. Proposed / Amended Agenda MOTION Pg. 1
6. **REPORTS & COMMUNICATIONS:**
 - 6A. City Manager's Report MOTION Pg. 8
 - 6B. Staff Reports & Meeting Minutes Pg. 42
 - 6C. Pavement Marking Pricing Pg. 60
 - 6D. MERS Annual Actuarial Valuation Report Pg. 64
 - 6E. Alley Use Application Pg. 93
 - 6F. School Sale Letter Pg. 97
 - 6G. County Housing Profiles Pg. 100
 - 6H. Foreclosure Property Data & County Communication Pg. 134
 - 6I. Abrams Park Entrance Sign Proposal Pg. 138
7. **MEETING OPENED TO THE PUBLIC:**
 - 7A. General Public Comments
8. **COUNCIL BUSINESS:**
 - 8A. County Commissioner Dale Weighill PRESENTATION
 - 8B. Appointments RESO Pg. 27
 - 8C. Pavement Marking Pricing Update RESO Pg. 28
 - 8D. Alley Use Authorization RESO Pg. 29
 - 8E. Abrams Park Sign Purchase RESO Pg. 30
 - 8F. County Tax Foreclosures RESO Pg. 31
9. **MEETING OPENED TO THE PUBLIC:**
10. **REMARKS BY COUNCILMEMBERS:**
11. **ADJOURNMENT:** MOTION Pg. 32

Next Month Calendar (Public Welcome at All Meetings)

Park Board:	Tuesday, July 15, 2025, 5:30 p.m., PDBMB (cancelled)
Zoning Board of Appeals:	Wednesday, July 16, 2025, 6:00 p.m., PDBMB
Fire Board:	Monday, July 21, 2025, 6:00 p.m., Station #2
Metro Police Board:	Wednesday, July 23, 2025, 11:00 a.m., Metro HQ
City Council:	Monday, July 28, 2025, 7:00 p.m., PDBMB
Planning Commission:	Tuesday, August 5, 2025, 7:00 p.m., PDBMB
City Council:	Monday, August 11, 2025, 7:00 p.m., PDBMB
Downtown Development Authority:	Thursday, August 14, 2025, 6:00 p.m., PDBMB

City of Swartz Creek Mission Statement

The City shall provide a full range of public services in a professional and competent manner, assuring that the needs of our constituents are met in an effective and fiscally responsible manner, thus promoting a high standard of community life.

City of Swartz Creek Values

The City of Swartz Creek's Mission Statement is guided by a set of values which serve as a common operating basis for all City employees. These values provide a common understanding of responsibilities and expectations that enable the City to achieve its overall mission. The City's values are as follows:

Honesty, Integrity and Fairness

The City expects and values trust, openness, honesty and integrity in the words and actions of its employees. All employees, officials, and elected officials are expected to interact with each other openly and honestly and display ethical behavior while performing his/her job responsibilities. Administrators and department heads shall develop and cultivate a work environment in which employees feel valued and recognize that each individual is an integral component in accomplishing the mission of the City.

Fiscal Responsibility

Budget awareness is to be exercised on a continual basis. All employees are expected to be conscientious of and adhere to mandated budgets and spending plans.

Public Service

The goal of the City is to serve the public. This responsibility includes providing a wide range of services to the community in a timely and cost-effective manner.

Embrace Employee Diversity and Employee Contribution, Development and Safety

The City is an equal opportunity employer and encourages diversity in its work force, recognizing that each employee has unlimited potential to become a productive member of the City's team. Each employee will be treated with the level of respect that will allow that individual to achieve his/her full potential as a contributing member of the City staff. The City also strives to provide a safe and secure work environment that enables employees to function at his/her peak performance level. Professional growth opportunities, as well as teamwork, are promoted through the sharing of ideas and resources. Employees are recognized for his/her dedication and commitment to excellence.

Expect Excellence

The City values and expects excellence from all employees. Just "doing the job" is not enough; rather, it is expected that employees will consistently search for more effective ways of meeting the City's goals.

Respect the Dignity of Others

Employees shall be professional and show respect to each other and to the public.

Promote Protective Thinking and Innovative Suggestions

Employees shall take the responsibility to look for and advocate new ways of continuously improving the services offered by the City. It is expected that employees will perform to the best of his/her abilities and shall be responsible for his/her behavior and for fulfilling the professional commitments they make. Administrators and department heads shall encourage proactive thinking and embrace innovative suggestions from employees.

**CITY OF SWARTZ CREEK
VIRTUAL REGULAR CITY COUNCIL MEETING ACCESS INSTRUCTIONS
MONDAY, JULY 14, 2025, 7:00 P.M.**

The regular meeting of the City of Swartz Creek city council is scheduled for **July 14, 2025** starting at 7:00 p.m. and will be conducted in hybrid form. The meeting will be available virtually (online and/or by phone). Council members and staff must attend in-person. The general public may attend in-person or virtually.

To comply with the **Americans with Disabilities Act (ADA)**, any citizen requesting accommodation to attend this meeting, and/or to obtain the notice in alternate formats, please contact Renee Kraft, 810-429-2766, 48 hours prior to meeting,

Zoom Instructions for Participants

To join the conference by phone:

1. On your phone, dial the teleconferencing number provided below.
2. Enter the **Meeting ID** number (also provided below) when prompted using your touch-tone (DTMF) keypad.

Before a videoconference:

1. You will need a computer, tablet, or smartphone with speaker or headphones. You will have the opportunity to check your audio immediately upon joining a meeting.
2. Details, phone numbers, and links to videoconference or conference call is provided below. The details include a link to “**Join via computer**” as well as phone numbers for a conference call option. It will also include the 9-digit Meeting ID.

To join the videoconference:

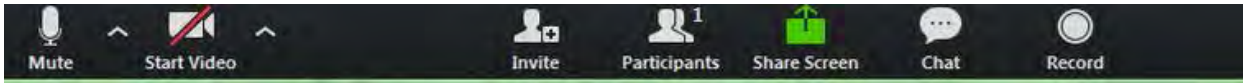
1. At the start time of your meeting, enter the link to join via computer. You may be instructed to download the Zoom application.
2. You have an opportunity to test your audio at this point by clicking on “Test Computer Audio.” Once you are satisfied that your audio works, click on “Join audio by computer.”

You may also join a meeting without the link by going to join.zoom.us on any browser and entering the Meeting ID provided below.

If you are having trouble hearing the meeting, you can join via telephone while remaining on the video conference:

1. On your phone, dial the teleconferencing number provided below.
2. Enter the **Meeting ID number** (also provided below) when prompted using your touchtone (DTMF) keypad.
3. If you have already joined the meeting via computer, you will have the option to enter your participant ID to be associated with your computer.

Participant controls in the lower left corner of the Zoom screen:



Using the icons in the lower left corner of the Zoom screen you can:

- Mute/Unmute your microphone (far left)
- Turn on/off camera (“Start/Stop Video”)
- Invite other participants
- View participant list-opens a pop-out screen that includes a “Raise Hand” icon that you may use to raise a virtual hand during Call to the Public
- Change your screen name that is seen in the participant list and video window
- Share your screen

Somewhere (usually upper right corner on your computer screen) on your Zoom screen you will also see a choice to toggle between “speaker” and “gallery” view. “Speaker view” show the active speaker.

Renee Kraft is inviting you to a scheduled Zoom meeting.

Topic: Swartz Creek City Council Meeting

Time: July 14, 2025 at 7:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83096401128>

Meeting ID: 830 9640 1128

One tap mobile

+13017158592,,83096401128# US (Washington DC)

+13126266799,,83096401128# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 830 9640 1128

Find your local number: <https://us02web.zoom.us/j/kz4Jb4etg>

If you have any further questions or concerns, please contact 810-429-2766 or email rkraft@cityofswartzcreek.org.

A copy of this notice will be posted at City Hall, 8083 Civic Drive, Swartz Creek, Michigan.

CITY OF SWARTZ CREEK VIRTUAL (ELECTRONIC) MEETING RULES AND PROCEDURES

In order to conduct an effective, open, accessible, and professional meeting, the following protocols shall apply. These protocols are derived from the standard practices of Swartz Creek public meetings, Roberts Rules of Order, the City Council General Operating Procedures, and other public board & commission procedures. These procedures are adopted to govern participation by staff, councilpersons and members of the public in all City meetings held electronically pursuant to PA 228 of 2020. Note that these protocols do not replace or eliminate established procedures or practices. Their purpose is to augment standing expectations so that practices can be adapted to a virtual meeting format.

The following shall apply to virtual meetings of the city's public bodies that are held in accordance with the Open Meetings Act.

1. Meetings of the City Council, Planning Commission, Zoning Board of Appeals, Downtown Development Authority, Park Board, or committees thereunder may meet electronically or permit electronic participation in such meetings insofar as (1) the Michigan Department of Health and Human Services restricts the number of persons who can gather indoors due to the COVID-19 pandemic; (2) there is in place a statewide or local state of emergency or state of disaster declared pursuant to law or charter by the governor or other person authorized to declare a state of emergency or disaster.
2. All meetings held hereunder must provide for two-way communication so that members of the public body can hear and respond to members of the general public, and vice versa.
3. Members of the public body who participate remotely must announce at the outset of the meeting that he/she is in fact attending the meeting remotely and by further identifying the specific physical location (by county, township, village and state) where he/she is located. The meeting minutes must include this information.
4. Notice of any meeting held electronically must be posted at the City Offices at least 18 hours before the meeting begins and must clearly explain the following:
 - (a) why the public body is meeting electronically;
 - (b) how members of the public may participate in the meeting electronically, including the specific telephone number, internet address or similar log-in information needed to participate in the meeting;
 - (c) how members of the public may contact members of the public body to provide input or ask questions on any business that will come before the public body at the meeting;
 - (d) how persons with disabilities may participate in the meeting.
5. The notice identified above must also be posted on the City's website homepage or on a separate webpage dedicated to public notices for non-regularly scheduled or electronic

public meetings that is accessible through a prominent and conspicuous link on the website's homepage that clearly describes the meeting's purpose.

6. The City must also post on the City website an agenda of the meeting at least 2 hours before the meeting begins.
7. Members of the public may offer comment only when the Chair recognizes them and under rules established by the City.
8. Members of the public who participate in a meeting held electronically may be excluded from participation in a closed session that is convened and held in compliance with the Open Meetings Act.

MAINTAINING ORDER

Public body members and all individuals participating shall preserve order and shall do nothing to interrupt or delay the proceedings of public body.

All speakers shall identify themselves prior to each comment that follows another speaker, and they shall also indicate termination of their comment. For example, "Adam Zettel speaking. There were no new water main breaks to report last month. That is all."

Any participants found to disrupt a meeting shall be promptly removed by the city clerk or by order of the Mayor. Profanity in visual or auditory form is prohibited.

The public body members, participating staff, and recognized staff/consultants/presenters shall be the only participants not muted by default. All other members must request to speak by raising their digital hand on the virtual application or by dialing *9 on their phone, if applicable.

MOTIONS & RESOLUTIONS

All Motions and Resolutions, whenever possible, shall be pre-written and in the positive, meaning yes is approved and no is defeated. All motions shall require support. A public body member who reads/moves for a motion may oppose, argue against or vote no on the motion.

PUBLIC ADDRESS OF COUNCIL

The public shall be allowed to address a public body under the following conditions:

1. Each person who wishes to address the public body will be first recognized by the Mayor or Chair and requested to state his / her name and address. This applies to staff, petitioners, consultants, and similar participants.
2. Individuals shall seek to be recognized by raising their digital hand as appropriate on the digital application.
3. Petitioners are encouraged to appropriately identify their digital presence so they can be easily recognized during business. If you intend to call in only, please notify the clerk in advance of your phone number.

4. The city clerk shall unmute participants and the members of the public based upon the direction of the mayor or chair. Participants not recognized for this purpose shall be muted by default, including staff, petitioners, and consultants.
5. Individuals shall be allowed five (5) minutes to address the public body, unless special permission is otherwise requested and granted by the Mayor or Chair.
6. There shall be no questioning of speakers by the audience; however, the public body, upon recognition of the Mayor or Chair, may question the speaker.
7. No one shall be allowed to address the public body more than once unless special permission is requested, and granted by the Mayor or Chair.
8. One spokesperson for a group attending together will be allowed five (5) minutes to address the public body unless special permission has been requested and granted by the Mayor or Chair.
9. Those addressing the public body shall refrain from being repetitive of information already presented.
10. All comments and / or questions shall be directed to and through the Mayor or Chair.
11. Public comments (those not on the agenda as speakers, petitioners, staff, and consultants) are reserved for the two "Public Comment" sections of the agenda and public hearings.

VOTING RECORD OF PUBLIC BODIES

All motions, ordinances, and resolutions shall be taken by "YES" and "NO" voice vote and the vote of each member entered upon the journal.

**City of Swartz Creek
CITY MANAGER'S REPORT**

Regular Council Meeting of Monday, July 14, 2025 - 7:00 P.M.

TO: Honorable Mayor, Mayor Pro-Tem & Council Members

FROM: Adam Zettel, City Manager

DATE: July 9, 2025

ROUTINE BUSINESS – REVISITED ISSUES / PROJECTS

✓ **MICHIGAN TAX TRIBUNAL APPEALS** *(No Change of Status)*

The timeframe for appeals is open. As of writing, we do not have any. Generally, values have been increasing at a rate that is obviously in excess of our taxable value rate adjustments. However, this may be slowing down, and business may look to explore appeals again.

✓ **STREETS** *(See Individual Category)*

✓ **2025-2027 TRAFFIC IMPROVEMENT PROGRAM (TIP)** *(No Change of Status)*

We have tentative funding for Miller, Morrish to Dye, as well as Elms Road. These two streets are broken up into four separate projects for the Genesee County Traffic Improvement Program as noted below.

The concrete section of Miller Road is proposed to be funded at 80% as a rehabilitation project. However, the other three segments have PASER 5 funds, and these funds are proposed to be limited. This limit is currently set at \$55/lane foot, and funding is set to be only 80% of that, but this could change.

Summarily, the good news is that federal funds are available for all submissions. The bad news was that the local match for all projects was initially over \$2.1M. As of writing, we have new numbers in from OHM that reduce the projects down to very basic mill and resurfacing projects. This substantially reduces the overall price and cuts our local match from \$2,142,772 in the original breakdown to \$1,344,070 as follows, a savings of about \$800,000:

Section	Repair Type	Beginning	End	Total Cost	Federal	Local
Miller	Concrete Repair	East Springpoint of Elms	475' East of Tallmadge	\$668,502	\$534,802	\$133,700
Elms	Asphalt Resurfacing	South City Limits	North City Limits	\$730,313	\$470,800	\$259,513
Miller	Asphalt Resurfacing	Morrish	Elms	\$1,287,581	\$747,384	\$540,197
Miller	Asphalt Resurfacing	Tallmadge	Dye	\$1,524,916	\$1,114,256	\$410,660

\$5,010,014 \$2,867,242 \$1,344,070

Based on these new numbers, there is a path forward by which we can do all of the work. However, I was hoping to get the local match below \$1M. Note that the projects have substantially reduced estimates for the typical level of curb, sidewalk, grading, and undercutting work. As priced, we are looking at projects that are more similar in nature

to the quick and easy Seymour Road resurfacing than the more involved Miller Road rehabilitation. However, given the condition of the streets at this point, I find such an investment to still be very much worth it with the matching funds.

We will plan to proceed with all four streets. The big question we will be working on with the GCMPC and OHM is related to the phasing. We need to set a tentative plan to get all the work done in a three year window. Doing all the work at once will save costs on mobilization and will put the work behind us quicker, with fewer interruptions. However, that plan could be a traffic nightmare and may be inflexible should we need more time to set funds aside. We are likely to break this project into two phases, perhaps the concrete first, followed by all paving in a subsequent season.

After meeting with GCMPC on January 16th, they intend to break the project into two phases with 2027 and 2029 being the construction years. This is later than we would like, but this is probably the best that can be arranged. We are trying to line up the asphalt phases of Miller Road first since those are the most time sensitive repair in order to prevent more costly decay. Note that a project occurring in 2026 is nearly impossible at this point because of the nine month delay with governmental agency reviews for engineered projects.

STREET PROJECT UPDATES (Update)

This is a standing section of the report on the status of streets as it relates to our dedicated levy, 20-year plan, ongoing projects, state funding, and committee work. Information from previous reports can be found in prior city council packets.

All systems are a go for 2025 construction. The city approved Cappy Lane road work, with water main, as well as Don Shenk and the county project on Bristol Road (city limits to Morrish). Culverts on Bristol Road have been replaced and paving should occur in August. Tree removal is complete for Cappy and Don Shenk, with storm water and water main work underway. Water main is installed and service work has commenced. The goal is to get all water work and road base work complete prior to school commencing on August 20th. Both projects should be substantially complete in September.

We had an amended agreement for the decorative street lighting for this phase of the project from Consumers Energy. The amount was higher than anticipated at about \$70,000. This includes the addition of 15 new decorative street lights, which we feel is too much and is not really consistent with past projects. We cut the project scope in half and have asked to have CE revise it and return it to the council for review.

We applied for MDOT funds to help support Civic, Frederick, and School Street work. This is a long shot.

We have approved a proposal for city-wide crack fill. This is expected to occur mid-summer, followed by lane markings in the late summer or fall.

2024 Winchester Village street reconstruction is ready for close out. Concrete and restoration have been addressed for punch list items. We will conduct a final review and look to issue final payments and USDA reports.

In Winchester Woods, street rehabilitation with limited drainage work has been successfully completed. Note that the milled sections did experience higher rates of cracking during the winter. This is unwelcome but not a sign of a project deficiency for this type of rehabilitation.

Note that there are many concerns about ditching in the area. Overall, drainage is much improved. However, there have been some changes. With the area very wet and relatively flat, the ditch grades are not steep. However, they are consistent and without barriers. This has resulted in water generally flowing through all areas almost all the time due to the high water table and the discharge of sump pumps. Previously, some ditches would dry out, but this was generally the result of upstream damming effects of culverts that were retaining standing water.

✓ **WATER – SEWER ISSUES PENDING** *(See Individual Category)*

✓ **SEWER REHABILITATION PROGRAM** *(Update)*

Dependable Sewer is underway with the second year of the eight year cleaning and televising program. Council approved to have Dependable Sewer address the areas of Bristol, Miller, and in Heritage that amount to about 17,000 lineal feet, as follows:

2025 Sewer Cleaning and Televising

	Manholes Numbers	Footage
Heritage Village	G1-G73	5107
Bristol Rd.	A251-A265	5098
Miller Rd.	A273-A287	6852
Total		17057

Based upon the approved pricing of the three year agreement, I estimate that the work will cost around \$80,000 for cleaning, televising, root cutting, and mobilization. Staff did include additional provisions for traffic control, which include a benchmark of MDOT standards.

The city is also taking the next step forward in GIS (our Geographic Information System or mapping system). DLZ has been retained to do some repairs on our GIS map and to update the related data fields with existing information. They will also be updating the data regularly as new inspection and/or repair data is made available.

See the January 13, 2025 report for historic and conceptual details regarding the city's eight year inspection program.

✓ **WATER MAIN REPLACEMENT- USDA** *(No Change of Status)*

All water main work is complete. This should close out concurrently with the road work in Winchester Village.

✓ **BROWN ROAD WELL SITE AND TRANSMISSION MAIN** *(Update)*

I received a soft inquiry from the City of Durand about our well head site on Brown road, as well as the 16" transmission main that connects that site to the west end of our city.

[These assets served the Winchester Village subdivision with water and were privately owned and operated until sold to the city in 1975. The city then supplied all public customers with this water source until connecting to the county system. The 16" concrete main remains in place, the eleven acres remains in possession of the city, and the well house is still present but inactive].

I can only speculate that Durand may be looking at long term options to supply another well or to connect to Karegnondi. They sought access to the site, a possible valuation, and current well viability. I provided what information that I could, but I indicated that well viability, costs for startup, and valuation would likely require third party services that would come with a substantial cost.

The manager acknowledged this and indicated that they would reach out with a formal request to conduct due diligence further if they choose to learn more. For our part, I do not believe we are in a position to invest in those types of viability studies for the potential marketing of the site. While the sale of these assets might be desirable, I believe our approach should be passive, with a potential user conducting the analysis.

If anyone wishes to discuss this matter or the approach I recommend, please let me or the council know so we can explore it.

✓ **WATER PLANS** *(No Change of Status)*

The timeframe for review of proposals and commencement of work is likely to be the beginning of the fourth quarter this year. The previous report follows.

We have a number of state-required plans and studies that are due in the coming 12-18 months. These include our water reliability study, emergency response plan, and general plan. These documents are all currently up to date, but I wish to get a head start on their revisions so that we can use them for financial/construction planning, as well as to file with the state in a timely manner. To proceed, I am seeking a professional service agreement from OHM. They believe that revisions should be undemanding to update, which should result in an agreeable cost.

✓ **SEWER ASSET MANAGEMENT PLAN** *(Update)*

DLZ is retained to update our sewer district map and 20 year asset management plan. Concerning the flow monitoring that is required to understand our capacities, it DOES appear that Genesee County will be able to provide a more cost effective option in the coming weeks. I expect to have a proposal from them on pricing for this service in August.

For complete details on this topic, see the June 23, 2025 report.

✓ **SEWER INFLOW MITIGATION** *(Update)*

As noted previously, sanitary sewer inflow and infiltration (I&I) contributes much to our sewer collection system capacity and that of the sewer treatment facility. This can cause backups and overflows. The cause includes areas of the sewer collection system that can be subjected to ground water infiltration (pipe cracks, deteriorating manhole structures, unlined pipes), as well as inflows (roof, groundwater, or home footing drains).

It is our opinion that home footing drains that are connected to the sanitary sewer system are the biggest culprit for water inflow into the sanitary sewer. In addition to taking up capacity and stressing the treatment facility, this is also resulting in increased surcharges from the Genesee County Drain Commissioners office (rightfully so).

This problem is region wide and presents itself at various levels of impact. New subdivisions like Parkridge might contribute very little, but a place like Winchester Village has many footing drains that were lawfully connected at the time of installation. Presently, these connections are not permitted, and we believe there will be a mandate in the distant future (~10 years) to remove these from public sewer systems to avoid the issues noted above.

At our budget meetings this spring, I brought up the idea of using available sewer funds to explore removing footing drains from homes and replacing them with sump pumps. This transition is likely to cost \$5,000-\$12,000 per home. I propose that the city conduct a pilot project or two to develop a better understanding of the costs and methods needed to scale such a program to entire neighborhoods of the city (more on this later).

What I propose in the long run is to offer a number of footing disconnects in each year that are equal to our available sewer funds (perhaps 10-15 per year). The city could cover 100% of the cost for homeowners on a first-come, first-served basis. This will allow the city to incrementally proceed towards the goal of removing all known footing drains at a reasonable pace, hopefully avoiding a potential mandate that forces a large scale operation on the road.

In any event, there will likely come a time when homeowners are forced to disconnect, and the resources will not likely be available to conduct removals at that scale. This will require owners to provide some, perhaps all, of the disconnection cost. It is for that reason that we believe an incremental approach now will not only slowly relieve stress on the system, but it will be popular among interested homeowners.

With that said, there is an owner in Winchester Village that is undertaking some home remodeling and called our office about the need to excavate and repair their private lead. I inquired about their thoughts on disconnecting the footing drain in lieu of a sump pump system (using available sewer funds). The owner is very interested. I am expecting a quote from their contractor, and my intention is to peer review the work/cost and request the city council to approve the work with sewer funds as one of the aforementioned pilot projects.

✓ **SEWER LIFT STATION (Update)**

In addition to the previously mentioned redundancy measures we have taken, Rob has cleared the site of trees that posed a fall risk on our above ground infrastructure (such as the control panel). We believe the steps taken have put us in a very strong position to be able to clear the sewer from this station under a variety of potentially threatening situations.

I will look to remove this section from future reports unless we engage in further investments.

✓ **HYDRANTS (Update)**

Hydrant work is ongoing again. We are still not pleased with the level of communication or effort we are getting from the vendor.

✓ **GENESEE COUNTY WATER & SEWER MATTERS (No Change of Status)**

Work is complete on a new section of water main that will connect Elms/Maple to Hill, and on to Morrish. This will provide some additional redundancy for the system. Water main is being installed on Elms, between Maple and Hill. Connection down Hill to Seymour is expected next year. I am making inquiries to the county to see if this is something we need to plan for. It does not appear that a connection is imminent.

These two connections will greatly increase reliability in the city, especially on our extreme west end, where we have a pronounced need for a second feed from either Clayton or Gaines. As a side note, this could encourage some new development south of the city, which is common to experience when utilities are extended during strong economic periods.

See prior reports (May 28, 2024) for updates on PFAS. At a meeting of the WWS Advisory Committee in December, it was again stressed that there is not a good solution for PFAS effluence. The county may be forced to devise a plan for incineration as land application and landfill disposal becomes more problematic. This could result in future added costs.

It was affirmed during the GCDC-WWS budget meeting in December that there is no rate increase planned for our bulk water.

✓ **HERITAGE VACANT LOTS (No Change of Status)**

Another privately owned lot is having a new home built. The water service could not be located, so the city provided one at our expense.

The city also has two more lots that were acquired through the tax reversion process. There is interest by the builder to proceed with acquisition and construction. In addition, the association manager reached out about permitted designs and builders for the subdivision. There could be renewed interest in some building. This would finally clear us of the subdivision and put the association in a better position to build membership and dues for their operations.

Though the city cannot retain funds in addition to expenses for these lots, we are still expected to sell them at market value. Listings in Heritage for vacant units are \$10,000-\$12,000, and none of them are moving. I propose a price of \$10,000 for each lot. If there is no objection, I will bring this back to the council for the first step of the sale process.

✓ **NEWSLETTER (Update)**

The summer newsletter is out! Let me know what you think.

✓ **CONSTRUCTION & DEVELOPMENT UPDATE (See Individual Category)**

This will be a standing section of the report that provides a consolidated list for a brief status on public and private construction/developmental projects in the city. Many of these briefs are covered in more detail elsewhere in this report

1. Additional **demolitions have been undertaken by the owner of the raceway**. The owner intends to have the site razed for future use. The site is not formally for sale, nor is there a concept plan for reuse.
2. The **reuse of Mary Crapo is moving forward**. Construction is underway on phase one of the varsity baseball field. There will be two pickleball courts that can double as skating in the winter. Most recently, we have fielded a number of afterhours construction/noise complaints. We believe we have addressed this with the school.
3. **(Update) Street repair in 2025**. Work is underway and on schedule. The cooperative project for Bristol Road is expected to undergo surfacing in August. Local street work in 2026-2028 will be limited due to advancement of the above projects. However, TIP funds are still pending for Miller (Morrish to Dye) and Elms.
4. **(Update) The Brewer Condos** may have new life. The builder may be able to finish all twelve units if they can successfully acquire a DDA TIF incentive. They are likely to apply in the next month.
5. The current phase of **Springbrook East is substantially complete**. We created a punch list for the infrastructure improvements, which the owner has nearly completed. The next step is to proceed with formal street dedication. I expected this in January, but the owner was in a tragic accident, which slowed the process. Things are moving again, but not in time to get this before the council in April to accept the streets, water, sewer, and storm. **There has been a sale of this project's future phases and real estate**. It appears JW Morgan and another partner are in control of future phases.
6. The **southwest corner of Elms & Miller** was seeing some increased activity. We met with the owner and an architect yet again in January. Though there is nothing imminent, there is enough interest to make me believe we may see something in 2025.
7. **Park Projects**. Projects currently include an active grant award for Otterburn. The city will also look to bid the tree project for Abrams Park this fall (not spring as previously reported), which was awarded about \$10,000 through the DNR. For 2025 projects, the park board recommends bike racks (ordered), Elms Park pickleball nets (July order), Abrams forestry (October), a replacement sign at Abrams, Genesee County Park Ranger patrols (pending county action) at Elms Park, and ongoing interpretive signs. Signs are awaiting availability of the historical society to furnish content.
8. **New Businesses**. The vacant land between Little Caesars and Gil-Roys has sold, but we have no indication of the use. The property across from Gil-Roys is reported to be sold, with a potential food market store moving into the former Rite-Aid and offices for Gordon Food Service occupying the west end. Permits are being pulled for interior work for the downtown bookstore.
9. **(Update) Mundy Megasite**. The Genesee Economic Alliance has made an offer to purchase Morrish Elementary for \$40,000,000. They did a preliminary study that indicates this should be sufficient to replace the school with a larger and more functional site. The school board will be considering this. Otherwise, there is no new news on a potential user or the ability to engage in proactive planning.
10. **Holland Square** has updated material costs. We are integrating these costs into the plan and will be getting the committee together soon. We plan to fund this project with \$75,000 from MSHDA and matching funds from the MEDC crowdfunding program (which could be as much as \$150,000).

11. **Wayfinding & Branding Signs** are going up. The concept is being applied to the trail signs, since these have already been funded by the Cosmos campaign. These will be up this spring along the new trail. We also replaced the Hill Road entry sign and have budgeted a replacement sign at Abrams Park. The DDA and council can liaise on if, when, and how to proceed with future installations.
12. The DDA considered a **Social District about two years ago**. There is renewed interest in exploring this. No recommendations have been made, but I would not be surprised if this was back on DDA agenda's this spring or summer. With the potential for another tavern coming, the city has the ability to designate a commons area in the community.
13. The **Cage Fieldhouse** may be getting a resurfaced parking lot and/or a new drive. The school is working with the city on this, but there have not been any formal reviews yet.
14. **Old Methodist Church** has been acquired by the DDA. It is vacant, secure, and heated. The DDA and staff worked with the MEDC consultant (paid for by virtue of the RRC program) to create a request for qualifications to help find an end user/developer. This is live through July and we do have some folks taking tours!

✓ **REDEVELOPMENT READY COMMUNITIES** *(No Change of Status)*

We have a new liaison for some of our MEDC projects. Joshua Prusik is taking over for Charles Donaldson. Some of you may have seen both of these outstanding gentlemen at our Cosmos ribbon cutting.

The RFQ for the old Methodist Church is live! This has been broadcast all over the state, shared with trade groups, and delivered to known local and regional interests. We expect to get submissions in through early summer, with the DDA convening in August to go over results. We have had a few requests for the RFQ, one walk through, and a couple consultations so far! The previous report follows.

The DDA completed the purchase of the Methodist Church on Morrish. They made this acquisition as a means to create more likely opportunities for the building's preservation and reuse for recreation, hospitality, or culture. We requested MEDC assistance through the RRC program to create a Request for Qualifications for reuse of the site. This has been approved. The DDA will now work with professionals to create a marketable request for developer/user qualifications and concepts.

The idea will be to market the site to potential users and request statements from interested parties that include a conceptual use, business plans, and qualifications. The DDA can then proceed to select one or more parties to negotiate a plan and transaction. To make this happen, the state is hiring a professional to craft a Request for Qualifications packet that will include promotional materials, project guidelines, and rating criteria. I expect the DDA to take the lead on finding a good use and developer.

The DDA is also taking the lead on Holland Square, which is a candidate for a future crowdfunding program. Please see the dedicated section below.

✓ **CDBG** *(No Change of Status)*

The applications for the next cycle (2025-2027) have been submitted. These include a 30% allocation to the senior center and a 70% allocation to an accessible drop off point for the

Pajtas Amphitheater. It appears the county has tentatively approved both. We submitted additional information as requested. This is likely to be a 2026 project. Note that we have had issues bidding this type of work in the past. However, given the rush we were put in with the change in our fundable status, I think this is a good project. I will report the application status.

✓ **DISC GOLF** *(Update)*

We requested that our mower mow the fairways and common area of Otterburn to be able to ascertain what we can expect as a fee for that service moving forward. The first cut was difficult for obvious reasons, generating a \$400 invoice. The mower indicates that they can mow this for \$200 per cut going forward, assuming two cuts per month.

The course is fully installed and operational. We await the development of the front of the park and the new trail loop to really get things moving.

✓ **OTTERBURN PARK DEVELOPMENT** *(No Change of Status)*

The site is working its way through federal reviews for compliance with NEPA and a number of other requirements. This is likely to be done at the same time as Mundy and Grand Blanc Township, who we share the HUD funds with. Since we are ahead of them in the development of our plans, this may take a little time. However, Genesee County Parks and Recreation and Genesee County Metropolitan Planning Commission are assisting, and things appear to be in order. The previous report follows.

It appears we may be able to avoid expansive water detention work. However, adding utility connections to the plan made the cost even higher. It is not clear that there are any scope items that can be cut to make this more affordable. We may need to conduct the bid and see where things land. The previous report follows.

The engineer presented a preliminary plan to the park board on April 15th. I am happy with the work so far. Though the budget is a bit high, we are able to make some adjustments that should bring it in line with available funds. The DNR indicates that grant agreements may not be distributed until this summer, which makes summer/fall construction virtually impossible. The upside is that we have plenty of time to design and plan improvements. The previous report follows.

Our DNR Trust Fund grant application was approved by the DNR Trust Fund Board on December 11th in the amount of \$290,000! We have also signed on the sub-recipient agreement for the \$283,333.33 in funds from Kildee's office. In addition, we have two years' worth of donations from BeeMoreJentery that total well over \$10,000.

The project now includes a pavilion, restrooms, a path, bike station, gates, sign, and ADA parking. The estimated total cost is \$600,000. This concept includes all original work items, excluding the disc golf and sledding hill (now complete), as well as a secondary pavilion on the far north side of the site, which is not affordable. I am included the most recent concept, pricing, and engineering proposal in the April 28 meeting packet.

✓ **WAYFINDING PROJECT** *(No Change of Status)*

Trail head signs and trail wayfinding signs are ordered! These are funded through the Cosmos crowdfunding campaign. The park board took a look at the concepts and made final recommendations on details.

The city entry sign on Hill Road was driven over and destroyed. Instead of replacing this sign with the standard 'government' sign, we purchased a gateway sign that fits the sign program. Personally, I think it looks great and look forward to replacing other gateways as funds and opportunities present themselves. The next candidate is the red sign on Seymour and Miller. That sign is definitely at the end of its life.

✓ **SOCIAL DISTRICT** *(No Change of Status)*

The DDA had a discussion about the potential for a social district in the downtown area. There is some potential for this to have a positive impact by attracting events and visitors to encourage commerce and desirable activities in the community. There is also the potential for this to generate undesirable nonsense, bad behavior, litter, etc. The DDA did not act on this. They intend to independently consider how a district might impact the community, be received by the residents, and support businesses. See the April 8, 2024 packet for more details.

✓ **HOLLAND SQUARE CROWDFUNDING PROJECT** *(No Change of Status)*

Staff met with the DDA chair and a prospective provider of lighting and sound installation services. We should know more in the coming weeks. This keeps us on the early 2026 construction timeline. The previous report follows.

We have formalized the \$75,000 in MSHDA grant funds. We are working on an application to the crowdfunding program, which should be automatic. However, we need to complete the budget prior to taking this step.

The project is still being reviewed by the committee and we await updated costs and plans for the structure and technology components. We are nearing the creation of detailed plans, which will provide more finely tuned costs and imagery for review by the city council.

✓ **SPRINGBROOK STREET DEDICATION INQUIRY** *(No Change of Status)*

Resurfacing of Crosscreek Drive is scheduled for the end of July. The HOA is going to pay for a 4" resurfacing. We expect to offer in-kind engineering services to observe the project and to mark areas where full depth repairs may be needed. Doing so will ensure a longer lasting road and provide objective data on the road condition, should the city be asked to take it over. The previous report follows.

The HOA was not able to meet on May 13th as planned, but was able to convene on May 20 to discuss next steps. It sounds like they are desirous of taking formal steps to consider city ownership of the streets. I recommended that they send a written request to the city council, signed by the homeowners association, that indicates their conceptual terms and conditions for such a potential transfer. The council can then review this and decide if and how to proceed. The previous report follows:

I met with the HOA street committee on February 24th and March 24th along with Councilmember Spillane. The group is proceeding with rehabilitation of Cross Creek, using the best practices recommended by our engineer. They are also interested in continued

in-kind services during final planning and construction to ensure project quality. If the city is still open to taking these streets, I recommend this support be given to ensure the assets are optimized.

Beyond their 2025 work, there is still much discussion, and I do not see this moving forward very quickly. They have a lot of questions about winter maintenance, solicitation control, sidewalks, and costs. The previous report follows.

The HOA completed three cores on Cross Creek Drive to better understand the pavement cross section that is there. It appears the road is generally built of 10" thick asphalt on clay instead of 5" asphalt on 10" of aggregate. Leadership from the HOA met with our engineers and staff to go over the implications of this finding on January 21st.

For the time being, they are taking the informal advice of our engineers and adjusting some of their plans for the 2025-2026 construction years. Though there is not any further movement towards a potential street transfer, they appear to be proceeding with street maintenance and rehabilitation in a manner that would meet city standards.

I expect to be meeting with the group regularly moving forward. See the October 14, 2024 report for all the details of this request, as well as a historical and contextual narrative.

✓ **ABRAMS FORESTRY GRANT** *(No Change of Status)*

The city has been awarded \$9,890 through the Community Forestry Grant Program to plant 38 native trees in Abrams Park. There are no strings attached here except that we are to provide an equal match. The time for performance is through fall of 2026, and there are no NEPA, Davis Bacon, or other federal requirements. I expected to bid this early in 2025, but we are going to push to the fall to increase the survivability of trees.

✓ **FUTURE WASTE, RECYCLING, AND YARD WASTE SERVICE** *(No Change of Status)*

Staff have passed along concern at the number of missed collections and the lack of response in many cases from Priority. There is cause for concern that this provider is not living up to the same standard as GFL. I will be monitoring this more closely.

Our contract with Priority for collection expires at the end of June in 2026. We are taking a look around at current awards by similar municipalities, and the prices appear to be up 30 to 40%! This is an extreme and possibly insurmountable increase for our waste budget.

To improve our situation, I reached out to our neighbors to attempt to align bidding together for some economies of scale. So far, Flint Township, Mundy (expiring December 31, 2026), Clayton (expiring December 31, 2025) and Gaines Township liaisons have expressed an interest to do so. We are looking to align our expirations with extensions in order to seek bids for the same time frame. This should enable providers to price for greater economies of scale.

✓ **RENTAL INSPECTIONS** *(No Change of Status)*

We are looking to transfer rental inspections to our paid-on-call firefighters. The reason for doing so is to add more scheduling slots for owners/residents to benefit from, to control costs, and to further integrate the fire department into the community. We believe FD will be respected and approachable in this role.

This transition is agreeable to the department staff, and should be very easy to transfer over from the staff at Mundy Township. However, the Fire Board was not comfortable with the expanded duties and requested more information at the Fire Board meeting on June 17th. I will look to provide this information, but I am working on a potential backup plan.

In the meantime, our rental program is stalled.

✓ **GENESEE COUNTY FORECLOSURES (*Business Item*)**

There were no claims against any of the foreclosed properties through the deadline of July 1st. Note that the Morrish Road property that was originally presented has a technical issue with the assessment of taxes at the county level and is no longer subject to foreclosure.

Concerning the other properties, they can now be acquired by the city, who has the first right of refusal, for the minimum bid. The properties include:

58-01-502-047; 7484 Wade St	\$17,942.50 (Auto repair)
58-03-626-033; 9062 Luea Lane	\$4,095.78 (Vacant & unbuildable condo unit)
58-03-626-034; 9060 Luea Lane	\$4,095.78 (Vacant & unbuildable condo unit)

I am including the original communications from the county and maps of the properties.

The county is requesting affirmation, if any, that the city wants to proceed with the acquisition of any or all of these properties. Unfortunately, they require the answer within two weeks, which pushes this matter on our July 14 meeting agenda.

Concerning the condos on Luea Lane, they have been found to be two of four units that are unbuildable in their current configuration, which is why they have not been developed. This is due to the presence of underground utility conflicts. However, it is possible that multiple units could be acquired and consolidated into a lesser number of units that are buildable through amendment of the master deed. E.g. if there was a willing owner, they could agree to reduce the number of units so a reduced number of units could be configured on the land in a manner than enables construction.

With that said, it is POSSIBLE that the city could acquire these for the amount owed in taxes and potentially add value through the stated process, creating a buildable lot. This is an opportunity to add another home into the neighborhood and city. Unfortunately, this is not guaranteed until we can survey the area and make a determination.

I did reach out to the homeowners association (Carriage Commons) to gauge their desire to take on these units. They are not presently interested. I inquired about a new survey to consolidate the units and amend the master deed in general. They are open to this, but they do not wish to own them because of the tax liability. Upon inspection of the other two vacant units, it was found that the Landbank already owns these (they acquired them in a previous foreclosure since these two units also have the same deficiency).

With that in mind, the HOA and myself reasoned that the Landbank has a high probability of acquiring these two units under the same process, thereby consolidating all four under common ownership. If this comes to be, then the HOA, city and Landbank can liaise about

the potential to consolidate some units, make any resulting lots available for sale. This appears to be a preferred process at this point in time.

Summarily, I recommend we pass on these two units for now.

Wade Street is a different matter in my opinion. This property is out of place in the neighborhood due to its industrial use. It is often under code enforcement for site conditions and is likewise reported as a nuisance in what is otherwise a residential, downtown neighborhood. Given the challenging site conditions for operations, almost certain contamination, and the likelihood that the city would raze this building/business, there is a strong case to be made that the exchange value here is extremely low and the public value higher (assuming cleanup/removal).

I do not wish to harm a small business, but this arrangement does not appear to be working out for the owner or adjacent properties at this point. The council can acquire this for the price listed and cease operations. An expense of \$10,000 should be expected to conduct a baseline environmental assessment and superficial cleanup.

Options then include the demolition of the site or the repurposing of the site. I do not expect the city can remediate the site contamination without extraordinary assistance. With that said, the city can expect to invest about \$30,000 to remove the use from the site through acquisition and establishment of site contamination conditions. It may cost another \$50,000 to remove the building.

It might be possible to repurpose the site to a lower intensity use that can make use of the building interior. We do get calls from time to time for construction related office and storage spaces, which are in short supply. It might be possible to find a user that can update the site and use it for something better resembling an office or low impact workshop.

So, council has the option to pass, and the site will go to auction. I cannot predict the future, but it is likely it will get picked up by a similar user. If council does not pass, the city (perhaps with assistance from the DDA) will be looking at a minimum of \$30,000 for initial acquisition, site condition research, & immediate maintenance. Then there is likely to be a carrying cost of \$5,000 per year, assuming we remain tax exempt in the short term.

If a user can be found, we might be able to sell the property at or near our initial investment and place someone onsite that is agreeable to the neighborhood. I cannot make a strong recommendation here given the subjective nature of weighing the financial investment with the potential abatement of the nuisance. However, I can state with confidence that the neighborhood, especially the nearest homes, would be glad to have site operations cease.

Based on findings, I have created a resolution to acquire Wade Street only, since I recommend a stay on acquiring the Luea Lane properties.

✓ **PARK RANGER SERVICES (Update)**

The agreement is approved, and we are awaiting the first scheduling call. For details, see the June 9, 2025 packet.

✓ **OTHER COMMUNICATIONS & HAPPENINGS** *(See Individual Category)*

✓ **MONTHLY REPORTS** *(Update)*

Monthly reports are included.

✓ **SCHOOL SALE LETTER** *(Update)*

I am including an unsolicited letter from an anonymous source, which is related to the potential school sale that the Swartz Creek Community Schools Board is considering. They are hosting a special meeting at the PAC to go over this on July 17th.

✓ **GENESEE COUNTY HOUSING PROFILES** *(Update)*

I am including an excerpt from the county master plan that shows housing profiles of communities. As you can see Swartz Creek is a prosperous community as rated for poverty rate, housing conditions, positive neighborhood image, and more!

✓ **BOARDS & COMMISSIONS** *(See Individual Category)*

✓ **PLANNING COMMISSION** *(Update)*

The Planning Commission has not met since March, and I do not have business for any future meeting. Their next meeting is scheduled for August 5, 2025.

✓ **DOWNTOWN DEVELOPMENT AUTHORITY** *(Update)*

The DDA met on July 10 to consider the DDA plan amendments. As presented, the amendments are limited to new projections on the tax increment revenue tables and a few other procedural features. The board unanimously recommended proceeding. The council will be holding a public hearing on this at their next meeting on July 28th.

The meeting also included routine updates and was attended by prospective member, Jeffery Kelley.

Their next regularly scheduled meeting is set for August 14, and that is their annual meeting.

✓ **ZONING BOARD OF APPEALS** *(No Change of Status)*

There is a use variance to consider permitting first floor residential at 7538 Miller Road in the Central Business District. This is scheduled to be deliberated at the July 16, 2025 meeting.

✓ **PARKS AND RECREATION COMMISSION** *(Update)*

Park Board met on June 17th. In addition to updates, they discussed Otterburn Park plans. There are some follow up questions to the designer regarding the bathroom and pavilion finishes and materials. Otherwise, the plan is largely finalized. The projected budget IS high, about \$100,000 over the expected budget.

The board was introduced to the concept of the fitness stations as provided by the National Fitness Council. The idea is to place a fitness plaza in visible and well traveled park areas to allow individuals and groups the opportunity to engage in self-guided or group guided fitness and training activities. The park board liked the concept but felt the price tag, at \$200,000 local share, was too high. The popular location was thought to be Bicentennial Park, with the potential to use similar and more affordable equipment.

The board also discussed the slip and slide (set for Saturday, July 26th at Elms) and the new signs, which seem agreeable.

The board opted not to meet in July. Their next regular meeting is Tuesday, August 19, 2025 at 5:30pm.

✓ **BOARD OF REVIEW** *(No Change of Status)*

The Board of Review is scheduled to meet on Tuesday, July 22nd at 130pm for qualified errors and poverty exemptions.

✓ **CLERK'S OFFICE/ELECTION UPDATE (Kraft)** *(No Change of Status)*

- ❑ Routine duties include record management, publications, FOIA requests, human resources, ordinance codification, payroll approval, solicitation permits, recording secretary, maintaining the cemetery registry, helping to maintain the website, Keeper of the City Seal, Board of Review, and everything related to elections.
- ❑ As of today, we do not have an election in 2025.

✓ **DEPARTMENT OF COMMUNITY SERVICES UPDATE (Bincsik)**

- ❑ DPS continues to GPS water and sewer assets.
- ❑ DPS continues to update water meter transponders, registers and meters as needed.
- ❑ The meter can and electrical panels were installed on Holland Dr. for the electric vehicle chargers. This has now been inspected and green tagged to proceed with the installation of electrical service. We are waiting on Consumers Energy to schedule the work.
- ❑ Aqua-Line completed leak survey and found 5 leaks. 2 were leaky hydrants and were repaired on site, 1 is a leaky service (should be a warranty item as the leak continues in both the on and off position), 2 are main leaks (1 of which should also be a warranty item from last years project).
- ❑ DPS is sweeping streets currently.
- ❑ DPS has Dependable Sewer in town doing routine cleaning in the Heritage Village Bristol Rd. area. Dependable is also working on a storm sewer located on School Street. The pipe section is full of roots and they are cutting them out with a robot. The section will most likely need a liner installed once the root cutting is completed.
- ❑ Lead and Copper sampling has been completed. Notices and gift cards should be delivered sometime next week.

TREASURER UPDATE (Nichols) *(Update)*

Summer property tax bills have been mailed and the FY25 audit process has begun. Routine operations include, but are not limited to, processing payments for utility bills, tax bills, delinquent personal and qualified real taxes, building permits, daily/weekly/monthly journal entries, bank wires, review/approval of accounts payable invoices, issuance of building permits and rental inspection collections, processing payroll, accounting for grants and projects and other financial matters impacting the city.

✓ **ECONOMIC DEVELOPMENT UPDATE (Dietrich)** *(No Change of Status)*

- ❑ On May 20th we had Cosmos in the Creek ribbon cutting at Elms Park. The Swartz Creek Area Chamber of Commerce headed up the event and representatives from

the City and the Michigan Economic development Corporation were in attendance with 20 residents.

- ❑ Holland Sq: We continue to engage with Dort Financial CU detailing the opportunity of naming rights for the proposed pergola. DDA has requested a \$50,000 naming rights opportunity.
- ❑ Methodist Church: The marketing RFQ is out.
- ❑ EV Chargers Apple Energy is set to install four chargers at 5031 Holland Rd. The power drop should be coming next week.
- ❑ The City has purchased the services of Formstack which is an online form that the city will be using for food truck applications, background checks and complaint forms. This will provide an easy and more efficient way of exchanging information between the city and residents.
- ❑ The Movie Night Series dates have been set for the summer. We have several organizations and businesses volunteering for each night except for July 11th. Dort FCU June 27th, ELGA CU July 25th and Girl Scouts August 8th.

NEW BUSINESS / PROJECTED ISSUES & PROJECTS

✓ **APPOINTMENTS** *(Update)*

There is still one open position on the Planning Commission and another on the Downtown Development Authority. The mayor is recommending two new-comers to city service, with Monica Genovesi for the planning commission and Jeffrey Kelley for the DDA. Monica is a long time resident in Winchester Village that has been working with the city on a major home renovation. She has taken an interest in the community and wishes to be more involved. Jeffrey serves on the historical society, among other pursuits, and he is able to represent an owner interest in the downtown. There is also a vacancy for an alternate on the Board of Review.

✓ **COUNTY COMMISSIONER DALE WEIGHILL** *(Business Item)*

Dale Weighill is attending our meeting on the 14th. He has something to present to the fire department for their anniversary. In addition, he intends to address the council on various county updates for about ten minutes or so.

✓ **MERS ACTUARIAL** *(Update)*

I am including our actuarial that represents our accrued liabilities as of December 31, 2024. Overall, our position has improved quite a bit in one year. Our funded ratio for all defined benefit retirements went from 89% to 95%, a fantastic level. This is always welcome news. However, as we have seen in the past, this can be very volatile from year to year. In addition, we are now 100% closed out on our defined benefit retirement offerings, meaning that we no longer have any active employees with this benefit.

While this change will ultimately reduce costs, it could result in some dramatic changes in contributions as the city goes from theoretical obligations to the real life experience of meeting the obligations of our retirees. With that said, we can only meet or exceed the MERS requested contributions and hope that their predictions are in line with retiree needs.

✓ **8006 MILLER ROAD ALLEY** *(Business Item)*

The one-year extension for the alley use by S&K Hometown Pub will expire on July 22, 2025. They seek another extension for one year. There has not been any notable change

to the composition or function of the alley in the last year. I have not received any positive or negative feedback from the user, adjacent businesses, or the general public.

The owners continue to indicate a desire to invest more into this area to make it a larger function of their business. I encourage council members to visit the site. The patio has been in place for about five years and seems to function well overall, considering all pros and cons.

Given the desire of our community to pursue expansion and retention of outdoor dining and related activities, as well as the apparent need to continue to have outdoor service as an option in the industry, I recommend we proceed with another extension.

I am including a resolution in the affirmative. Conditions of use are proposed to remain the same, including the condition that the city has the right to access the entirety of the site and will not be responsible for damage to any furnishings, deck space, or other constructs and materials.

In the long run, we might consider various means to transfer all or part of the ownership and maintenance responsibilities through a formal lease or similar instrument. I have been pushing for a longer-term solution with more formal conditions.

✓ **FISCAL YEAR 2025 AUDIT (Update)**

We met with our auditors to go over the timeline and needs for our upcoming audit. With Sheri and Amy more firmly integrated, I believe our process will be much smoother this year than last year. The auditors indicate that they will be starting their audit on September 15th, which should put them in a position to present by early November.

✓ **PARKRIDGE DRIVEWAYS (Update)**

We have had a large number of driveway modifications occur this year in Parkridge that were not permitted. Because this community has 'rolling curb', such expansions can occur without the need for a physical curb-cut. This has encouraged a number of homeowners to perform the work themselves or to have a contractor do the work over a weekend. Since right of way permits were not submitted, and there were not any calls for our crews to perform Miss Digg staking requests, we have not been aware of these.

Note that the city does require such permits, and I do believe we get those and/or are made aware of modifications in the vast majority of cases. Like with any building or development activity, we expect compliance and try to get projects into our process, but we certainly miss some, especially if they are attempting to hide the alterations.

Though the changes were frequently not in compliance with our ordinances and Design Standards Manual, the changes often remained unnoticed and of no consequence because the modifications were not having a noticeable impact on the right of way or street (e.g. someone might be widening a 14' drive to 20' of concrete, which meets standards). However, when a homeowner added a second drive that was composed of aggregate in the right of way, this was obvious and we reached out to the owner to remedy the situation. They did not choose to comply.

Upon review of this project and the rest of the street, we did discover a number of additional recent changes on other properties. Prior to enforcement actions, we solicited right-of-way permits from all owners that appeared to modify their drives within the last three years (many drives predate our standards or have otherwise been in existence for a decade or more). We chose three years because we have aerial imagery from 2022, which will allow us to confirm 'new' work.

After review of the permit applications, some drives were approved, some we have requested modifications to, and we requested that the second drive be removed altogether (it is not approvable due to the use of improper material, excessive width, proximity to the lot line, and its location over a city storm drain easement).

I am making this report to the city council because I suspect that the owner in question will force the issue to be resolved in court, and that may result in council action at a future date. We are prepared to go this route, but would rather avoid this outcome if we can. Our objective is to observe the intent of our various ordinances and standards in such a way that the public assets are protected, owner rights are able to be exercised, and fairness between similarly situated parties is observed.

We believe that our strategy of requiring compliance from all owners that made modifications within the last three years, as well as all drives moving forward, is reasonable given the circumstances. We stand by the need to review right of way work and to observe the application of applicable city standards. Note that we are not filing charges for trespass, issuing fines, or otherwise engaging in aggressive or negative compliance at this point.

✓ **PAVEMENT MARKING COOPERATIVE BID ACCEPTANCE *(Business Item)***

As part of our ongoing routine maintenance of public streets, we have a proposal to conduct the 2025 line and symbol markings.

We have a standing practice of piggy-backing with larger jurisdictions for unit prices. This year, Rob is using a combination of Burton, Mt. Pleasant, and our own existing unit costs, with the lower unit cost taking precedence. The cooperative bid award remains M & M Pavement Marking, Inc.

The contractor indicated they would honor those unit costs for the city when they are in the area. As it is with road salt, there is no way the city could get this kind of scaled pricing on our own. I recommend we accept the attached bid prices by M&M Pavement Marking in lieu of a separate bidding process. This contractor, though a bit smaller and slower, has done good work for the city in the past.

Based upon last year's invoice and number of units applied, we can expect about \$35,000 worth of work for all markings. I am including the unit costs to Burton, Mt Pleasant and our own existing pricing. I recommend we proceed.

✓ **SCHOOL STREET STORM SEWER *(Update)***

We televised the storm line on School Street because it was found to be draining slow. It was full of roots at many different locations. A contractor was able to clear the roots, but the pipe has many joints that will allow future root growth and blockages. To prevent this,

Rob is going to bid out lining of this pipe or find a lining bid that we can extend to this location.

✓ **ABRAMS PARK SIGN PURCHASE** (*Business Item*)

As council is probably aware, the main sign for Abrams Park is rotting away. The family of Dick Abrams made a request to restore or replace this in the spring. Park Board felt that this sign was worth replacing, and they advocate that it be replaced with a sign that reflects the 2024 branding and gateway sign plan.

To that end, I have been negotiating with the sign producer that has been working with the City and the consultant on this program. We have made some material modifications and believe we have a good product that represents the sign models, at a good price.

I am including the proposed sign copy, their quote, and a resolution to proceed. While this product is near bidding price, I recommend the council proceed. I vouch that this is a competitive price, and Signs By Crannie has worked in an outstanding fashion on the larger sign project over the last couple years. .

Council Questions, Inquiries, Requests, Comments, and Notes

Orienteering Course: I am working with Walt to replace these medallions. We appear to be close to getting new material in the ground.

I-69: Repairs to the I-69 ramp over the Swartz Creek are imminent.

Events: The Summer Concert Series and Family Movie Night schedules are out. The Makers Market is proceeding, the first car show occurred, and the Summer Bash is set for this Saturday.

Fairchild 'Walk' Symbols: The county made repairs to these.

Fortino Drive Decorative Light: Consumers has it on their list. I still do not know why occurred to knock it down.

Elms Road Mural: There was some graffiti on the dragon mural on Elms Road. Our DPW did a fantastic job correcting this!

**City of Swartz Creek
RESOLUTIONS
Regular Council Meeting, Monday, July 14, 2025, 7:00 P.M.**

Motion No. 250714-4A

MINUTES – JUNE 23, 2025

Motion by Councilmember: _____

I Move the Swartz Creek City Council approve the Minutes of the Regular Council Meeting held Monday, June 23, 2025, to be circulated and placed on file.

Second by Councilmember: _____

Voting For: _____

Voting Against: _____

Motion No. 250714-5A

AGENDA APPROVAL – JULY 14, 2025

Motion by Councilmember: _____

I Move the Swartz Creek City Council approve the Agenda as presented / printed / amended for the Regular Council Meeting of July 14, 2025, to be circulated and placed on file.

Second by Councilmember: _____

Voting For: _____

Voting Against: _____

Motion No. 250714-6A

CITY MANAGER'S REPORT

Motion by Councilmember: _____

I Move the Swartz Creek City Council accept the City Manager's Report of July 14, 2025, including reports and communications, to be circulated and placed on file.

Second by Councilmember: _____

Voting For: _____

Voting Against: _____

Resolution No. 250714-8B

**RESOLUTION TO APPROVE COMMISSION
APPOINTMENTS**

Motion by Councilmember: _____

WHEREAS, the laws of the State of Michigan, the Charter and Ordinances of the City of Swartz Creek, interlocal agreements in which the City of Swartz Creek is a member, and previous resolutions of the City Council require and set terms for officers for various appointments to City boards and commissions, as well as appointments to non-city boards and commissions seeking representation by City officials; and

WHEREAS, there exists multiple vacancies in such positions; and

WHEREAS, said appointments are Mayoral appointments, subject to affirmation of the City Council.

NOW, THEREFORE, BE IT RESOLVED, the Swartz Creek City Council concur with the Mayor and City Council appointments as follows:

#250714-8A1 **MAYOR APPOINTMENT:**
Planning Commission, City Manager Designee
Three year term, expiring June 30, 2028

Monica Genovesi

#250714-8A2 **MAYOR APPOINTMENT:**
Downtown Development Authority – Property Interest
Four year term, expiring June 30, 2029

Jeffery Kelley

Second by Councilmember: _____

Voting For: _____

Voting Against: _____

Resolution No. 250714-8C

**RESOLUTION TO APPROVE COOPERATIVE PRICING FOR
PAVEMENT MARKING SERVICES**

Motion by Councilmember: _____

WHEREAS, the city finds it necessary to properly and adequately mark its streets with paint for lane delineation and related purposes; and

WHEREAS, this process requires various pavement markings and decals to be applied to the city streets to complete this process; and

WHEREAS, the City's Purchasing Ordinance, Chapter 2, Article VI, Section 2-406 provides for and encourages cooperative government purchasing practices; and

WHEREAS, the Burton City and Mt. Pleasant City have accepted pricing from M & M Pavement Marking, Inc. for the purchase of linear pavement markings and symbols to public rights of way; and

WHEREAS, the City of Swartz Creek also has established pricing for various symbols and markings with M & M Pavement Marking, Inc; and

WHEREAS, the unit costs bid to the two cities have been made available to the City and the city council finds that the lineal foot costs and symbol costs listed cannot be matched if attempts were made to bid on the open market or through private sources.

NOW, THEREFORE, BE IT RESOLVED, the City of Swartz Creek City Council accept the Burton and Mt Pleasant cooperative purchasing extension for the purchase of linear pavement and symbol marking from M&M Pavement Marking, Inc., as well as the notated

price list for the City of Swartz Creek, with the lowest unit costs being applicable where there is a discrepancy, as included in the July 14, 2025 city council packet, expenses to be distributed to the Local and Major Street funds proportionate to use at the direction of the City's Finance Director.

Second by Councilmember: _____

Voting For: _____

Voting Against: _____

Resolution No. 250714-8D

**RESOLUTION TO APPROVE A TEMPORARY ALLEY
USAGE/CLOSURE PERMIT FOR THE ALLEY NORTH OF
AND ADJACENT TO 8006, 8010, 8012, 8014 MILLER ROAD**

Motion by Councilmember: _____

WHEREAS, the City of Swartz Creek enables closure and use of its public streets, plazas, and alleys upon application by a petitioner and approval by the city council; and

WHEREAS, the COVID pandemic has had a profound and dynamic impact on the community, including hospitality businesses, greatly jeopardizing the abilities of these businesses and property owners that rely on this industry; and

WHEREAS, grants were made available to enable outdoor dining, including winter service, for those businesses that could pursue this as an option, including the petitioner; and

WHEREAS, the property at 8006 Miller Road (including 8010, 8012, and 8014 Miller Road) houses two restaurant businesses that are immediately south of and adjacent to the city's public alley; and

WHEREAS, this alley is the only accessible space in which to safely accommodate outdoor service for S&K as well as Jamie's Place; and

WHEREAS, temporary use of this alley has been granted by the city council for the purposes of outdoor dining at this location, but such use and access will expire in July of 2025; and

WHEREAS, public utilities, including water and storm water, exist in the subsurface of the alley.

NOW, THEREFORE BE IT RESOLVED that the City of Swartz Creek hereby authorizes and extends closure and private use, including routine maintenance (waste removal, snow removal, landscaping/weeding maintenance, and general safety) of the city alley north of and adjacent to 8006, 8010, 8012, and 8014 Miller Road for the purpose of food service, including alcohol sales, inclusive of all stipulations and conditions as specified and listed within the original permit and the extension, dated July 3, 2025, including the provision of valid insurance that lists the City of Swartz Creek as an additionally insured party for all activities.

BE IT FURTHER RESOLVED that the closure and use of said alley shall commence immediately and be valid for one year.

BE IT FURTHER RESOLVED that the closure and use of said alley is conditioned upon the retention of the city’s access rights to operate and maintain all public utilities, systems, and appurtenances on and underneath the alley surface.

BE IT FURTHER RESOLVED that, as a condition of the permit, the city shall not be responsible for any private, personal property that may be damaged within the alley confines for any reason, including deliberate action by the city to access surface or subsurface utilities.

BE IT FURTHER RESOLVED that, as a condition of the permit, the applicant will be responsible for the costs to remove any and all improvements placed upon the alley upon expiration of use permissions, and the applicant shall post a bond or cash escrow with the city in an amount sufficient to financially support such activities.

Second by Councilmember: _____

Voting For: _____

Voting Against: _____

Resolution No. 250714–8E

RESOLUTION TO APPROVE SIGN FABRICATION FOR ABRAMS PARK

Motion by Councilmember: _____

WHEREAS, the City of Swartz Creek completed a wayfinding and branding sign plan in 2024; and

WHEREAS, the City, the designer, and Signs By Crannie have worked to establish materials, methods, and designs that can be produced economically; and

WHEREAS, Signs By Crannie has been awarded work in accordance with this program for park wayfinding and city gateway signage; and

WHEREAS, the Parks and Recreation Commission recommends proceeding with a new Abrams Park identification sign to replace the deteriorating sign, and this expense is in the current budget; and

WHEREAS, the city finds that, though this is normally a competitive product, the interests of the city are best served by proceeding with the current negotiated product.

NOW, THEREFORE, BE IT RESOLVED, the City of Swartz Creek approves the quote for Abrams Park signage from Signs By Crannie in the amount of \$6,401.44 as included in the July 14, 2025 city council packet.

Second by Councilmember: _____

Voting For: _____
Voting Against: _____

Resolution No. 250714-8F

**RESOLUTION TO ACQUIRE TAX REVERTED PROPERTY
FROM GENESEE COUNTY TREASURER**

Motion by Councilmember: _____

WHEREAS, the Swartz Creek City Council reviewed a list of tax foreclosed properties in the City, made available under MCL 211.78m by the Genesee County Treasurer; and,

WHEREAS, the property for which there is a public purpose includes:

7484 Wade Street, Swartz Creek, MI, Parcel ID Number 58-01-502-047; and,

WHEREAS, the City Council finds that a public purpose exists for the acquisition of the property, located at 7484 Wade Street, that purpose being the amelioration of blight and nuisances created by the condition and operation of said property; and,

WHEREAS, the County Treasurers' Office requires certain conditions and stipulations relative to the acquisition of tax reverted properties by local units of government.

NOW, THEREFORE, I Move the City of Swartz Creek enter into an agreement with the Genesee County Treasurers' Office, and further, direct the Mayor Nate Henry and City Clerk Renee Kraft to execute the agreement on behalf of the City, agreement as follows:

**NOTICE TO GENESEE COUNTY TREASURER SAMUEL E. MUMA, THE FORECLOSING
GOVERNMENTAL UNIT, OF ELECTION TO PURCHASE FORECLOSED PROPERTY**

The City of Swartz Creek hereby notifies SAMUEL E. MUMA, Genesee County Treasurer and Genesee County Foreclosing Governmental Unit, that it intends to purchase property described as parcel number 58-01-502-047, also known as 7484 Wade Street, Swartz Creek. The total cost to acquire this parcel is 17,972.50 This includes both the \$17,942.50 minimum bid as that term is defined MCL 211.78m(1), as well as, \$30.00 representing deed recording cost.

This election by the City of Swartz Creek is made subject to any prior right of election vested in the State of Michigan.

The City of Swartz Creek understands that neither Genesee County nor SAMUEL E. MUMA, either individually and/or as Genesee County Treasurer and/or as the Foreclosing Governmental Unit, makes any warranty of any kind as to the title transferred to the City of Swartz Creek and will not indemnify, defend, save nor hold harmless the City of Swartz Creek from any or all claims, liabilities, damages, losses, suits, fines, penalties, demands or expenses, including costs of suit and attorney fees, incurred by the City of Swartz Creek because of or related to its election to purchase the property above described.

The City of Swartz Creek agrees to indemnify, defend, save and hold harmless Genesee County and SAMUEL E. MUMA, individually and/or as Genesee County Treasurer and/or as Foreclosing Governmental Unit, from any and all claims, liabilities, damages, losses, suits, fines, penalties, demands and expenses, including costs of suit and attorney fees, which Genesee

County and/or SAMUEL E. MUMA, individually and/or as Genesee County Treasurer and/or as Foreclosing Governmental Unit incurred because of or related to the election of the City of Swartz Creek to purchase the property above described.

It will be the City of Swartz Creek's responsibility to defend the price paid for the property if a lawsuit should come from a party claiming an interest in the property.

Attached to this notice is a copy of the resolution authorizing the purchase which resolution incorporates the indemnification of Genesee County and SAMUEL E. MUMA.

Date: _____

Mayor or Supervisor

Date: _____

Clerk

BE IF FURTHER RESOLVED, the cost to purchase such property, being \$17,942.50 as well as the addition of any current year taxes, fees, and assessments, said costs to be appropriated to the unencumbered, unreserved General Fund (101) fund balance.

BE IF FURTHER RESOLVED, the City of Swartz Creek agrees to indemnify, defend, save and hold harmless Genesee County and SAMUEL E. MUMA, individually and/or as Genesee County Treasurer and/or as Foreclosing Governmental Unit, from any and all claims, liabilities, damages, losses, suits, fines, penalties, demands and expenses, including costs of suit and attorney fees, which Genesee County and/or SAMUEL E. MUMA, individually and/or as Genesee County Treasurer and/or as Foreclosing Governmental Unit incurred because of or related to the election of the City of Swartz Creek to purchase the property above described.

Second by Councilmember: _____

Voting For: _____

Voting Against: _____

Motion No. 250714-11A

ADJOURN

Motion by Councilmember:

I Move the Swartz Creek City Council adjourn the regular council meeting of July 14, 2025.

Second by Councilmember:

Voting For: _____

Voting Against: _____

**CITY OF SWARTZ CREEK
SWARTZ CREEK, MICHIGAN
MINUTES OF THE REGULAR COUNCIL MEETING
DATE June 23, 2025**

The meeting was called to order at 7:00 p.m. by Mayor Henry in the Swartz Creek City Council Chambers, 8083 Civic Drive.

Invocation and Pledge of Allegiance.

Councilmembers Present: Melen, Spillane, Gilbert, Hicks, Krueger, Knickerbocker, Henry.

Councilmembers Absent: None.

Staff Present: City Manager Adam Zettel, Clerk Renee Kraft.

Others Present: Fire Chief Plumb, Metro PD Sergeant Stephen McFadden, Terry O'Brien, Diane Campbell, Dennis Cramer, Boots Abrams, Ken Brill, Sandra Dively, Wanda Tyler, Mary Michael, Jeff Kelley, Dale Gentle, Robert Oakman, Kathy Habermehl, Susan Mesack.

Others Virtually Attended: None

APPROVAL OF MINUTES

Resolution No. 250623-01

(Carried)

Motion by Councilmember Spillane
Second by Councilmember Gilbert

I Move the Swartz Creek City Council approve the Minutes of the Regular Council Meeting held Monday June 9, 2025 to be circulated and placed on file.

YES: Spillane, Gilbert, Hicks, Krueger, Knickerbocker, Henry, Melen.
NO: None. Motion Declared Carried.

APPROVAL OF AGENDA

Resolution No. 250623-02

(Carried)

Motion by Councilmember Krueger
Second by Councilmember Gilbert

I Move the Swartz Creek City Council approve the Agenda as printed for the Regular Council Meeting of June 23, 2025, to be circulated and placed on file.

YES: Gilbert, Hicks, Krueger, Knickerbocker, Henry, Melen, Spillane.
NO: None. Motion Declared Carried.

CITY MANAGER'S REPORT

Resolution No. 250623-03

(Carried)

Motion by Councilmember Melen
Second by Councilmember Gilbert

I Move the Swartz Creek City Council accept the City Manager's Report of June 23, 2025, including reports and communications to be circulated and placed on file.

Discussion Ensued.

YES: Hicks, Krueger, Knickerbocker, Henry, Melen, Spillane, Gilbert.
NO: None. Motion Declared Carried.

MEETING OPENED TO THE PUBLIC:

Susan Mesack: Stated that Hometown Days was a great success. She gave a Certificate of Appreciation to the City of Swartz Creek.

COUNCIL BUSINESS:

PRESENTATION: Swartz Creek Women's Club presented a check for \$1,000 to Metro Police.

RESOLUTION RECOGNIZING THE 100TH ANNIVERSARY OF THE SWARTZ CREEK AREA FIRE DEPARTMENT

Resolution No. 250623-04

(Carried)

Motion by Mayor Pro Tem Hicks
Second by Councilmember Krueger

WHEREAS, the origins of fire protection in the Swartz Creek community began with the formation of the Swartz Creek Area Fire Association in 1925, established by civic-minded individuals committed to protecting life and property; and

WHEREAS, over time, the Swartz Creek Area Fire Association evolved in structure and capacity, becoming the Swartz Creek Area Fire Department (SCAFD), a modern and professional organization serving the City of Swartz Creek and neighboring municipalities; and

WHEREAS, for 100 years, the men and women of the department—both past and present—have dedicated themselves to the highest standards of emergency service, demonstrating courage, integrity, and an unwavering commitment to the safety of the community; and

WHEREAS, the SCAFD has continually adapted to meet the demands of a growing population, incorporating advanced technology, specialized training, and regional cooperation into its daily operations; and

WHEREAS, the 100th anniversary of the Swartz Creek Area Fire Department provides a meaningful opportunity to reflect upon its rich history, honor its members, and celebrate a century of service to the public good;

NOW, THEREFORE, BE IT RESOLVED, that the Swartz Creek City Council hereby formally recognizes the 100th anniversary of the Swartz Creek Area Fire Department and expresses its profound appreciation to all who have served throughout its history; and

BE IT FURTHER RESOLVED, that the City Council commends the Department's continued commitment to excellence and public safety, and extends its heartfelt gratitude for a century of steadfast service to the Swartz Creek community; and

BE IT FINALLY RESOLVED, that a copy of this resolution be presented to the Swartz Creek Area Fire Department to be entered into the historical record as a tribute to its enduring legacy.

Adopted this 23rd day of June, 2025 by the Swartz Creek City Council.

Discussion Ensued.

YES: Krueger, Knickerbocker, Henry, Melen, Spillane, Gilbert, Hicks.
NO: None. Motion Declared Carried.

RESOLUTION TO APPROVE COMMISSION APPOINTMENTS

Resolution No. 250623-05

(Carried)

Motion by Mayor Pro Tem Hicks
Second by Councilmember Melen

WHEREAS, the laws of the State of Michigan, the Charter and Ordinances for the City of Swartz Creek, interlocal agreements in which the City of Swartz Creek is a member, and previous resolutions of the City Council require and set terms for officers for various appointments to City boards and commissions, as well as appointments to non-city boards and commissions seeking representation by City officials; and

WHEREAS, there exists multiple vacancies in such positions; and

WHEREAS, said appointments are Mayoral appointments, subject to affirmation of the City Council.

NOW, THEREFORE, BE IT RESOLVED, the Swartz Creek City Council concur with the Mayor and City Council appointments as follows:

#250623-8D1	<u>MAYOR APPOINTMENT:</u> Park Board Three year term, expiring June 30, 2028	Dennis Cramer
#250623-8D2	<u>MAYOR APPOINTMENT:</u> Park Board Three year term, expiring June 30, 2028	Mark Gonyea
#250623-8D3	<u>MAYOR APPOINTMENT:</u> Park Board Three year term, expiring June 30, 2028	Edmond Bosas
#250623-8D4	<u>MAYOR APPOINTMENT:</u> Planning Commission Three year term, expiring June 30, 2028	Kelli Melen
#250623-8D5	<u>MAYOR APPOINTMENT:</u> Planning Commission Three year term, expiring June 30, 2028	Bud Grimes
#250623-8D6	<u>MAYOR APPOINTMENT:</u> Planning Commission Three year term, expiring June 30, 2028	
#250623-8D7	<u>MAYOR APPOINTMENT:</u> Board of Review Three year term, expiring June 30, 2028	Wanda Tyler
#250623-8D8	<u>MAYOR APPOINTMENT:</u> Board of Review Three year term, expiring June 30, 2028	Kenneth Brill
#250623-8D9	<u>MAYOR APPOINTMENT:</u> Zoning Board of Appeals Alternate Three year term, expiring June 30, 2028	Mark Gonyea
#250623-8D10	<u>MAYOR APPOINTMENT:</u> Downtown Development Authority Four year term, expiring June 30, 2029	James Barclay
#250623-8D11	<u>MAYOR APPOINTMENT:</u> Downtown Development Authority Four year term, expiring June 30, 2029	

Discussion Ensued.

YES: Knickerbocker, Henry, Melen, Spillane, Gilbert, Hicks, Krueger.
NO: None. Motion Declared Carried.

**RESOLUTION TO APPROVE ANNUAL COVERAGE AND PAYMENT FOR WORKERS
COMPENSATION INSURANCE TO MEADOWBROOK**

Resolution No. 250623-06

(Carried)

Motion by Councilmember Gilbert
Second by Mayor Pro Tem Hicks

WHEREAS, the City of Swartz Creek has a need to provide workers compensation benefits to employees that work in various job classifications; and

WHEREAS, the City of Swartz Creek is a part of the Michigan Municipal League Workers Compensation Fund; and

WHEREAS, the City of Swartz Creek has a positive history in working with the MML as it relates to loss control consultation services, coverage for claims, and pricing; and

WHEREAS, Ordinance Section 2-402 provides for the employment of professional services upon approval by the city council.

NOW, THEREFORE, BE IT RESOLVED, the City of Swartz Creek appropriate and approve payment for an amount of \$7,112 to Michigan Municipal League Worker Compensation Fund, funds to be apportioned to reflect departmental coverage as noted in the invoice.

Discussion Ensued.

YES: Henry, Melen, Spillane, Gilbert, Hicks, Krueger, Knickerbocker.
NO: None. Motion Declared Carried.

**RESOLUTION TO APPROVE THE PROFESSIONAL SERVICES AGREEMENT WITH
DLZ FOR SEWER SERVICES**

Resolution No. 250623-07

(Carried)

Motion by Councilmember Knickerbocker
Second by Councilmember Gilbert

WHEREAS, the City of Swartz Creek owns, operates and maintains a sanitary sewer system; and

WHEREAS, the City has a need to update or recreate a new capital improvement plan and maintenance plan that takes into account forecasted capacity needs, inflow & infiltration reductions, inspections, and potential lining, and;

WHEREAS, the City uses DLZ, a prequalified full-service professional engineering company, for sewer mapping and miscellaneous sewer system consultation services.

NOW THEREFORE, BE IT RESOLVED the City of Swartz Creek City Council hereby approves the Proposal to Assess Sanitary Sewer Hydraulic Capacity from DLZ as included in the June 23, 2025 city council packet.

BE IT FURTHER RESOLVED the City of Swartz Creek City Council authorizes and directs the Mayor to execute said proposal on behalf of the City.

Discussion Ensued.

YES: Melen, Spillane, Gilbert, Hicks, Krueger, Knickerbocker, Henry.

NO: None. Motion Declared Carried.

RESOLUTION TO ESTABLISH A PUBLIC HEARING AND TO DISTRIBUTE NOTICES THEREOF AS IT RELATES TO AN UPDATE TO THE DOWNTOWN DEVELOPMENT AUTHORITY DEVELOPMENT AND TAX INCREMENT FINANCING PLAN

Resolution No. 250623-08

(Carried)

Motion by Councilmember Spillane

Second by Councilmember Melen

WHEREAS, the State of Michigan Downtown Development Authority Act P.A. 57 of 2018 authorizes a City to establish a Downtown Development Authority when it is in the best interests of the public to halt property value deterioration and increase property tax valuation, where possible, in its business district; to eliminate the causes of that deterioration; to promote economic growth; and

WHEREAS, the Swartz Creek Downtown Development Authority was created twenty years ago and is set to dissolve after the 2036 calendar year; and,

WHEREAS, the DDA has only recently realized sufficient tax increment financing revenues suitable to impacting change in the downtown; and,

WHEREAS, the timeframe for remaining revenues is found to be insufficient to granting TIF incentives and/or borrowing to address larger investments; and

WHEREAS, CIB Planning has been retained to update the DDA Development and Tax Increment Financing Plans in order to extend the existence of the Swartz Creek DDA as a TIF capable entity; and

WHEREAS, Section 125.4203 of the act requires an ordinance be adopted by the Swartz Creek City Council indicating the jurisdictional area meets certain legislative requirements and to set a date and time for a public hearing concerning amendment of the DDA Plan; and

WHEREAS, the Swartz Creek Downtown Development Authority resolved to recommend proceeding with an amendment, an ordinance update, and a public hearing at their meeting on June 12, 2025.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Swartz Creek DDA finds there is a public need to amend the length or term of the current DDA Plan to halt property value deterioration and increase property tax valuation, where possible, in its downtown business district; to eliminate the causes of that deterioration; and to promote economic growth;
2. That the proposed DDA Plan amendment will not change the boundaries of the DDA District;
3. That the amended plan maintains a potential project list; and
4. That the Swartz Creek City Council authorizes advancement of the DDA Development and TIF Plan amendment and ordinance and hereby establishes a public hearing regarding the plan amendment and notify the taxing jurisdictions, providing an opportunity to ask questions of, or meet with, the City concerning the plan amendment, said hearing to occur at the regular City Council meeting of July 28, 2025 at 7pm.

BE IT FURTHER RESOLVED the City of Swartz Creek City Council authorizes and directs the City Clerk to distribute the notice in accordance with applicable law.

Discussion Ensued.

YES: Spillane, Gilbert, Hicks, Krueger, Knickerbocker, Henry, Melen.
NO: None. Motion Declared Carried.

RESOLUTION TO APPROVE FISCAL YEAR 2025 BUDGET AMENDMENTS AND ADJUSTMENTS

Resolution No. 250623-09

(Carried)

Motion by Councilmember Krueger
Second by Councilmember Melen

WHEREAS, Act 621 of P.A. 1978 provides for a uniform budgeting system for local units of government; and

WHEREAS, Act 275 of P.A. of 1980 further prohibits deficit spending by local units of government; and

WHEREAS, the City Council has reviewed the City's 2024 - 2025 Fiscal Year Budget and comparative year-to-date balance sheet of expenses and revenues, and finds that it is not in deficit; however, certain department activity line items may be in deficit.

WHEREAS, the City Council has received a Budget Amendment Summary; and

WHEREAS, new budget amounts necessitate adjustments to the original adopted budget; and

WHEREAS, said supplemental documentation shows the new proposed revenue and expenditures changes by account number.

THEREFORE BE IT RESOLVED, the Swartz Creek City Council hereby authorizes and directs the city manager or his designee to make all necessary end-year budget adjustment amendments to all city funds in accordance with the supplemental documentation (pages 60 to 64) attached.

BE IT FURTHER RESOLVED, the Swartz Creek City Council hereby authorizes and directs the City Manager or his designee to make all necessary year-end budget adjustment amendments.

Discussion Ensued.

YES: Gilbert, Hicks, Krueger, Knickerbocker, Henry, Melen, Spillane.

NO: None. Motion Declared Carried.

MEETING OPENED TO THE PUBLIC:

Boots Abrams: Stated that Chief Plumb is doing a fine job.

Dennis Cramer: As far as streaming services, there is a gap in coverage in The Village. Discussed law enforcement will speak/train all churches regarding mass shootings.

Dale Gentle: Stated there has been an increase of traffic with go carts and mini bikes on Winshall Drive – they are low to the ground and hard to see. Suggested commenting in the next newsletter.

Ken Brill: Discussed some of the street trees not making it. Response from City Manager Adam Zettel was that some will be replaced in the fall.

Sandra Dively: Questioned why her street only received one layer of asphalt when other streets received two. Mr. Zettel responded in detail as to why.

REMARKS BY COUNCILMEMBERS:

Councilmember Spillane: Mentioned the downed light post in front of the post office. There was a three-car fender bender at the concert last Tuesday. Good turn out for the concert. Might have to cancel this week because of weather.

Mayor Pro Tem Hicks: Crosswalk light at Fairchild and Miller is very dim. Hard to see.

Councilmember Knickerbocker: The annual Chamber Awards luncheon is tomorrow at noon at the American Legion. All are welcome.

Mayor Henry: Congratulated Sergeant Hiben who received the Meritorious Citation Award last week.

ADJOURNMENT

Resolution No. 250623-10

(Carried)

Motion by Councilmember Gilbert
Second by Councilmember Melen

I Move the Swartz Creek City Council adjourn the regular meeting at 7:58 p.m.

Unanimous Voice Vote.

Nate Henry, Mayor

Renee Kraft, CMC, MiPMC-2, City Clerk

07/02/2025 CHECK REGISTER FOR CITY OF SWARTZ CREEK
CHECK DATE FROM 06/01/2025 - 06/30/2025

Check Date	Check	Vendor Name	Description	Amount
Bank DORT DORT FINANCIAL CREDIT UNION				
06/12/2025	10162	ADAMS, ANDREA	UB refund for account: 0001287500	138.19
06/12/2025	10163	MACQUEEN EQUIPMENT LLC	STREET SWEEPER REPAIRS & MAINT	321.48
06/12/2025	10164	JASON BOYD	BOYDS LAWN & LANDSCAPING 5/4/25	1,000.00
			BOYDS LAWN & LANDSCAPING 5/11/25	1,000.00
				2,000.00
06/12/2025	10165	BRADFORD, FELECIA	UB refund for account: 0001266000	231.92
06/12/2025	10166	BRYDGE, MELISSA	UB refund for account: 0000112300	217.37
06/12/2025	10167	CONSUMERS ENERGY	8011 MILLER RD	29.06
06/12/2025	10168	CONSUMERS ENERGY	5121 MORRISH RD	388.05
06/12/2025	10169	CONSUMERS ENERGY	8095 CIVIC DR	701.08
06/12/2025	10170	CONSUMERS ENERGY	5361 WINSHALL DR #2 RESTRMS 9987	36.79
06/12/2025	10171	CONSUMERS ENERGY	9099 MILLER RD	34.72
06/12/2025	10172	CONSUMERS ENERGY	5361 WINSHALL DR 8369	31.69
06/12/2025	10173	CONSUMERS ENERGY	5257 WINSHALL DR	28.69
06/12/2025	10174	CONSUMERS ENERGY	8083 CIVIC DR	693.17
06/12/2025	10175	CONSUMERS ENERGY	8499 MILLER RD	31.69
06/12/2025	10176	CONSUMERS ENERGY	8059 FORTINO DR	67.47
06/12/2025	10177	CONSUMERS ENERGY	4510 MORRISH RD	40.52
06/12/2025	10178	CONSUMERS ENERGY	5015 HOLLAND DR LOT LIGHTS	40.33
06/12/2025	10179	CONSUMERS ENERGY	5441 WHITNEY CT PAVILLION	28.69
06/12/2025	10180	CONSUMERS ENERGY	8100 CIVIC DR	1,082.93
06/12/2025	10181	CONSUMERS ENERGY	SIRENS TRAFFIC LIGHTS 1997	35.23
06/12/2025	10182	CONSUMERS ENERGY	TRAFFIC LIGHTS 1781	541.09
06/12/2025	10183	CONSUMERS ENERGY	8301 CAPPY LN	427.88
06/12/2025	10184	CONSUMERS ENERGY	5361 WINSHALL DR NP	33.15
06/12/2025	10185	CONSUMERS ENERGY	ELMS PARKING LOT AREA LIGHTS 2300	42.55
06/12/2025	10186	CONSUMERS ENERGY	STREET LIGHTS 1294	3,190.54
06/12/2025	10187	CONSUMERS ENERGY	4524 MORRISH RD	65.66
06/12/2025	10188	CONSUMERS ENERGY	48473 LED LIGHT RD WORCHESTER/CHESTERFIE	6,080.59
06/12/2025	10189	CONSUMERS ENERGY	6425 MILLER PARK & RIDE	75.01
06/12/2025	10190	CONSUMERS ENERGY	4125 ELMS RD PAVILION 4437	32.83
06/12/2025	10191	CONSUMERS ENERGY	4125 ELMS RD 4353	55.42
06/12/2025	10192	DLZ MICHIGAN INC	MS4 COMPLIANCE PROGRAM SERVICES FY 2025	1,288.00
			1000 GIS UPGRADES	1,840.00
				3,128.00
06/12/2025	10193	DORNBOS SIGN & SAFETY INC	PAC SIGN FOR HIGHSCHOOL AT MILLER AND TH	329.00
06/12/2025	10194	FAMILY FARM AND HOME INC	MONTHLY INVOICES MAY 2025	704.13
06/12/2025	10195	FERGUSON WATERWORKS #3386	REG 4 T/T P/C CF PIT REG 2 HPT P/C PIT	513.92
06/12/2025	10196	FICK LANDSCAPE SUPPLIES LLC	5 YARDS OF BLACK MULCH FOR DOWNTOWN AREA	130.00
06/12/2025	10197	FLINT WELDING SUPPLY	CYLINDER COMPRESSED OXYGEN	6.50
06/12/2025	10198	GCGC	SUMMER GCGC MEETING	15.00
06/12/2025	10199	GEN CTY ROAD COMMISSION	BRISTOL ROAD (MORRISH TO SW CREEK SITY L	25,000.00
06/12/2025	10200	GILL ROYS HARDWARE	MAY 2025 INVOICES LESS DISCOUNT	495.86
06/12/2025	10201	GLAESER DAWES	CAPPY & DON SHENK PAYMENT APPLICATION TO	109,376.66
06/12/2025	10202	HYDRO DESIGNS INC	CROSS CONNECTION PROGRAM FY2025 JULY-JUN	3,975.00
			CROSS CONNECTION PROGRAM FY2026 JULY-JAN	1,071.00
				5,046.00
06/12/2025	10203	JAY'S SEPTIC TANK SERVICE	PORT-A-JON RENTAL ELMS RD PARK 5-30-25	540.00
			PORT-A-JON RENTAL ABRAMS PARK FOR 6/3/25	260.00
			PORT-A-JON RENTAL ABRAMS PARK THRU 4/8/	260.00
				1,060.00
06/12/2025	10204	JCL DOOR'S & WINDOWS LLC	NEW BOTTOM SECTION OF BAY 2 DOOR WITH NE	2,342.29
			INSTALL WITH NEW BOTTOM SECTION AND NEW	2,342.29
			INSTALL WITH NEW INTERMEDIATE SECTION WI	2,240.00
			BRUSH SEAL FOR BOTH BOTTOM SECTIONS OF B	516.36
				7,440.94
06/12/2025	10205	KCI	PROPOSAL EST. POSTAGE FOR 2025 SUMMER TA	858.38
06/12/2025	10206	RENEE KRAFT	MILLAGE TRAVEL TO MEETINGS AND OTHER	272.30
06/12/2025	10207	LEGACY ASSESSING SERVICES INC	ASSESSING SERVICES JUNE 2025	2,888.97

06/12/2025	10208	LIFETIME URGENT CARE	DRUG SCREEN & PHYSICAL FOR ALEX WISER, T	180.00
06/12/2025	10209	MICHIGAN PIPE AND VALVE	BLUE MARKING FLAGS 100 PACK	100.00
06/12/2025	10210	MOLLY MAID OF METAMORA LLC	CLEANING CITY HALL 06/06/25	186.00
06/12/2025	10211	OHM ADVISORS	PROFESSIONAL SERVICES RENDERED THROUGH M	903.50
			FRONTIER COMM. ROW APPLICATIONS SERVICES	372.00
			WINCHESTER WOODS SUBDIVISION IMPROVEMENT	2,260.00
			WINCHESTER VILAGE LOCAL RD IMPROVEMENTS	2,830.00
			CAPPY LN & DON SHENK PE THROUGH MAY 24 2	10,096.25
				16,461.75
06/12/2025	10212	PARAGON LABORATORIES INC	WATER SAMPLES WO SWARTZ CREEK 6/4/25 FOR	702.00
06/12/2025	10213	PRIORITY WASTE LLC	FY2025 JULY2024 THRU JUNE 2025 SERVICES	26,442.00
06/12/2025	10214	LINDSEY WEBBER	ELMS RD PARK PAV #1 5-31-25	200.00
06/12/2025	10215	MELODY BREWER	ELMS RD PARK PAV #3 REFUND 6/7/25	200.00
06/12/2025	10216	TIFFANY KLEE	ELMS RD PARK PAV #2 5-31-25	200.00
06/12/2025	10217	JESSICA POLEN	ELMS RD PARK PAV RENTAL #2 6-1-25	200.00
06/12/2025	10218	BONNIE DOYLE	ELMS RD PARK PAV #1 REFUND 6/7/25	200.00
06/12/2025	10219	TRAVIS WOOLRIDGE	ELMS RD PARK PAV #2 REFUND 6/7/25	200.00
06/12/2025	10220	TIFFANY EVANS	ELMS RD PARK PAV RENTAL #4 5/31/25	200.00
06/12/2025	10221	SUSAN OBREIN	TAX OVER PAYMENT 58-01-502-104 (REISSUE	27.00
06/12/2025	10222	BIO-SERV CORPORATION	PEST CONTROL - CITY HALL/LIBRARY-SR CTR	154.00
06/12/2025	10223	ROWE PROFESSIONAL SERVICES CO	\$80,600 OTTERBURN PARK IMPROVMENTS THRU	5,466.75
06/12/2025	10224	SIMEN FIGURA & PARKER PLC	MONTHLY INVOICE MAY 2025	2,370.50
06/12/2025	10225	STATE OF MICHIGAN-DEQ WTR	DRINKING WATER LAB TESTING 5-6-25 FOR 51	48.00
			DRINKING WATER LAB TESTING 5-20/25 FOR 1	48.00
				96.00
06/12/2025	10226	SUMMIT FIRE PROTECTION	FIRE EXT. MAINTENANCE FOR PUBLIC SAFETY	1,284.25
06/12/2025	10227	SUPER FLITE OIL CO INC	FUEL - DPW MAY 2025	1,318.90
06/12/2025	10228	SWARTZ CREEK AREA FIRE DEPT.	2025 2ND 1/2 FIRE BUDGET OPERATING	69,524.25
06/12/2025	10229	SWARTZ CREEK AREA FIRE DEPT.	MONTHLY RUNS FIRE & EMS MAY 2025	3,205.25
06/12/2025	10230	TAYLOR & MORGAN CPA	FINANICAL SERVIICES PROVIDED BY SHERI SP	1,501.00
06/12/2025	10231	USBANK	GENERAL OBLIGATION LIMITED TAX BOND SERI	500.00
06/12/2025	10232	JAMS MEDIA LLC	ORD 469 LEGALS BOXED AFFIDAV FEE & ORD 4	639.50
06/12/2025	10233	VISUAL EDGE IT	CONTRACT DATES 5/22/25 THRU 6/22/25	282.38
06/26/2025	6(E)	RICK CLOLINGER	RICK CLOLINGER RETIREE MEDICAL REINBURS	753.65
06/26/2025	7(E)	ERC-LED, LLC	EXCESS BENEFIT PAYMENT	1,149.08
06/26/2025	10234	BASIL AND CORALENE BLOSS	RETIREE MEDICAL REIMB JULY 2024 -JUNE 20	4,236.24
06/26/2025	10235	JASON BOYD	BOYDS LAWN & LANDSCAPING 6/18/25	890.00
			BOYDS LAWN & LANDSCAPING 6/25/25	1,000.00
				1,890.00
06/26/2025	10236	CITY OF SWARTZ CREEK	PETTY CASH - 1/8/25 - 5/29/25	134.38
06/26/2025	10237	CONSUMERS ENERGY	4484 MORRISH RD	137.92
06/26/2025	10238	DELTA DENTAL PLAN	RETIREE BENIFITS JULY 2025	443.16
06/26/2025	10239	FERGUSON WATERWORKS #3386	1"MACH 10 C/F2.0 STANDARD	321.93
06/26/2025	10240	GEN CTY ROAD COMMISSION	S- MTCE & OPERATIONS 504 (47) SERVICE T	16.58
06/26/2025	10241	GENESEE CTY DRAIN COMMISSIONER	4/30/25 THRU 5/28/25 MAY 2025 BULK WA	110,186.04
06/26/2025	10242	NATHAN HENRY	MILEAGE, MEALS N. HENRY 1/16/25 - 6/23/2	352.30
06/26/2025	10243	TAYLOR CORPORATION	POSTERGUARD 1 YR RENEWAL	97.95
06/26/2025	10244	JCL DOOR'S & WINDOWS LLC	(6) 14"PIECES OF VINYL JAMSEAL & (1) BRU	662.35
06/26/2025	10245	KINCAID CONSTRUCTION	PORTA JOHN FOR PAJTAS THEATER 6/17/25 -	150.00
06/26/2025	10246	METRO POLICE AUTH OF GENESEE COUNTY	MAY 2025 ORD. FEES	1,343.61
06/26/2025	10247	MI MUNICIPAL WORKERS COMP FUND	MML WORKER'S COMP COVERAGE RENEWAL 7/1/2	7,112.00
06/26/2025	10248	MICHIGAN FENCE CO. INC.	TOT LOT FENCE REPAIR AT ABRMAS PARK	2,297.00
06/26/2025	10249	MICHIGAN PIPE AND VALVE	BLUE, GREEN MARKING FLAGS 100 PACK &	440.00
06/26/2025	10250	MOLLY MAID OF METAMORA LLC	CLEANING CITY HALL 06/20/25	186.00
06/26/2025	10251	THERESA MCCOVERY	ELMS RD PARK PAV # 1 REFUND 6.21.25	200.00
06/26/2025	10252	TAKYRA PERKINS	ELMS RD PARK PAV #4 REFUND 6.15.25	200.00
06/26/2025	10253	DARCY SHILLING	ELMS RD PARK PAV #4 REFUND 6.14.25	200.00
06/26/2025	10254	ALICIA DEAN	ELMS RD PARK PAV # 1 REFUND	200.00
06/26/2025	10255	BOOTS ABRAMS	ELMS RD PARK PAV#2 REFUND 6.14.25	200.00
06/26/2025	10256	DAWN KUJALA	ELMS RD PARK PAV #2 REFUND 6.21.25	200.00
06/26/2025	10257	REGINA BARNES	ELMS RD PARK PAV # 3 REFUND 6.22.25	200.00
06/26/2025	10258	DAWN FRISBIE	ELMS RD PARK PAV # 2 REFUND 6.22.25	200.00
06/26/2025	10259	CELENA COONS	ELMS RD PARK PAV #4 REFUND 6.21.25	200.00
06/26/2025	10260	HOLLY COUCHMAN	ELMS RD PARK PAV #1 REFUND 6.14.25	200.00
06/26/2025	10261	TONYA OCONNOR	ELMS RD PARK PAV #2 REFUND 6.13.25	200.00
06/26/2025	10262	BETTY SHANNON	CONTRACT REIMB RETIREE MEDICAL APRIL - J	943.59
06/26/2025	10263	STATE OF MICHIGAN-DEPART. TREAS	2025 UNCLAIMED PROPERTY 38-6034855	392.34
06/26/2025	10264	SUBURBAN AUTO SUPPLY	OIL FILTER AND TIRE REPAIR FOR 10-18 TRU	40.73
			COOLANT FOR GENERATOR AT PUBLIC SAFETY B	50.99
			80W90 GEAR OIL FOR OLD TRACTOR	47.94

				<u>139.66</u>
06/26/2025	10265	VC3 INC	MICROSOFT BUSNS STANDARD/EXCHANGE ONLINE	194.80
06/30/2025	10266	DLZ MICHIGAN INC	1000 GIS UPGRADES	4,595.00
				<u>644.00</u>
				<u>5,239.00</u>
06/30/2025	10267	FIDELITY SECURITY LIFE INSUR/EYEMED	RETIREE VISION JULY 2025	39.36
06/30/2025	10268	LYNCH TREE COMPANY LLC	TREE REMOVAL AT 7479 MILLER, PINE TREES	8,880.00
06/30/2025	10269	REAL CAPITAL ENTERPRISE LLC	UB refund for account: 0000253300	5.32
				<u>5.32</u>
DORT TOTALS:				
Total of 110 Checks:				455,775.24
Less 0 Void Checks:				<u>0.00</u>
Total of 110 Disbursements:				<u>455,775.24</u>

Public Works
Monthly Work Orders
07/01/25

Work Order # Work Order Status	Location ID	Customer Name Service Address	Date Recd Date Comp	Type
25-000068 COMPLETED	CO20-007478-0000-05	SMITH, LA CHELLE 7478 COUNTRY MEADOW DR	06/02/25 06/02/25	WATER LEAK
25-000069 COMPLETED	BR20-008065-0000-02	BOUCHARD, DAVID 8065 BRISTOL RD	06/12/25 06/12/25	WATER LEAK
BXRP25-0248 COMPLETED	MI10-007468-0000-03	CREED, LOREN 7468 MILLER RD	06/16/25 06/17/25	CURB BOX REPAIR
CKME25-0622 COMPLETED	MO10-004141-0000-01	MEIJER 4141 MORRISH RD	06/04/25 06/04/25	CHECK METER
CU25-000079 COMPLETED	MO10-004437-0000-06	SWARTZ CREEK COMM. SCHOOLS 4437 MORRISH RD	06/06/25 06/06/25	CONTINUOUS USAGE
CU25-000080 COMPLETED	IN10-008101-0000-02	CROSS, DAVID 8101 INGALLS ST	06/09/25 06/09/25	CONTINUOUS USAGE
CU25-000081 COMPLETED	OA10-005300-0000-01	SYRING-SWARTZ CREEK SCHOOLS 5300 OAKVIEW DR	06/09/25 06/09/25	CONTINUOUS USAGE
CU25-000082 COMPLETED	DR10-000001-0000-01	HIGH SCHOOL, SWARTZ CREEK 1 DRAGON DR	06/12/25 06/12/25	CONTINUOUS USAGE
CU25-000083 COMPLETED	CI10-008095-0000-01	PERKINS LIBRARY 8095 CIVIC DR	06/20/25 06/20/25	CONTINUOUS USAGE
CU25-000084 COMPLETED	CH40-004278-0000-02	MILLER, BECKY 4278 CHAPEL LN	06/24/25 06/24/25	CONTINUOUS USAGE
CU25-000085 COMPLETED	DR10-000001-PERF-01	PERFORMING ART CENTER 1 DRAGON PER	06/25/25 06/25/25	CONTINUOUS USAGE
DAPU25-0057 COMPLETED	MI10-008373-0000-01	HICKS, GEORGE 8373 MILLER RD	06/20/25 06/20/25	DEAD ANIMAL PICK UP
GARB25-0024 COMPLETED	CI10-008095-000B-01	SENIOR CENTER 8095 CIVIC DR 000B	06/02/25 06/02/25	PICK UP GARBAGE
GARB25-0025 COMPLETED	MO10-004379-0000-03	THOMAS, MARY 4379 MORRISH RD	06/04/25 06/04/25	PICK UP GARBAGE
GARB25-0026 COMPLETED	DA10-005141-0000-04	VIGIL, ANTHONY 5141 DAVAL DR	06/18/25 06/19/25	PICK UP GARBAGE
GWO25-0724 COMPLETED	WI10-005363-0000-01	ABRAMS PARK 5363 WINSHALL DR	01/21/25 06/02/25	GENERIC WORK ORDER
GWO25-0743 COMPLETED	EL10-004125-0000-01	ELMS PARK 4125 ELMS RD	06/02/25 06/04/25	GENERIC WORK ORDER
GWO25-0744 COMPLETED	WI10-005363-0000-01	ABRAMS PARK 5363 WINSHALL DR	06/02/25 06/04/25	GENERIC WORK ORDER
GWO25-0745 COMPLETED	FO20-008055-0000-01	POST OFFICE 8055 PAUL FORTINO DR	06/23/25 06/23/25	GENERIC WORK ORDER
GWO25-0746 COMPLETED	DY10-003398-0000-04	PARKER, GLORIA 3398 DYE RD	06/25/25 06/25/25	GENERIC WORK ORDER

Work Order # Work Order Status	Location ID	Customer Name Service Address	Date Recd Date Comp	Type
GWO25-0747 COMPLETED	MO10-005121-0000-01	SWARTZ CREEK DPW, CITY OF 5121 MORRISH RD	06/27/25 06/27/25	GENERIC WORK ORDER
HYDR25-0043 COMPLETED	BI10-005301-0000-01	MARTIN, DANIEL 5301 BIRCHCREST DR	06/09/25 06/09/25	HYDRANTS
LNDS25-0195 COMPLETED	WI10-005363-0000-01	ABRAMS PARK 5363 WINSHALL DR	06/02/25 06/02/25	LANDSCAPING
LNDS25-0196 COMPLETED	FA10-005045-0000-05	MORGAN, WILMA 5045 FAIRCHILD ST	06/02/25 06/04/25	LANDSCAPING
LNDS25-0197 COMPLETED	CI10-008095-000B-01	SENIOR CENTER 8095 CIVIC DR 000B	06/09/25 06/11/25	LANDSCAPING
LNDS25-0198 COMPLETED	WO10-005356-0000-02	DORMAN, WAYNE 5356 WORCHESTER DR	06/11/25 06/11/25	LANDSCAPING
LNDS25-0200 COMPLETED	PA10-007168-0000-01	BUECHE, CONNIE 7168 PARK RIDGE PKY	06/17/25 06/23/25	LANDSCAPING
MNT25-0488 COMPLETED	WI10-005363-0000-01	ABRAMS PARK 5363 WINSHALL DR	05/15/25 06/04/25	BUILDING MAINTENANCE
MNT25-0490 COMPLETED	WI10-005363-0000-01	ABRAMS PARK 5363 WINSHALL DR	06/05/25 06/05/25	BUILDING MAINTENANCE
MNT25-0491 COMPLETED	CI10-008083-0000-01	CITY OF SWARTZ CREEK 8083 CIVIC DR	06/10/25 06/10/25	BUILDING MAINTENANCE
MNT25-0492 COMPLETED	CI10-008095-0000-01	PERKINS LIBRARY 8095 CIVIC DR	06/11/25 06/11/25	BUILDING MAINTENANCE
MNT25-0493 COMPLETED	EL10-004125-0000-01	ELMS PARK 4125 ELMS RD	06/17/25 06/17/25	BUILDING MAINTENANCE
MTRP25-0794 COMPLETED	OA10-005240-0000-05	HATFIELD, BIANCA 5240 OAKVIEW DR	06/19/25 06/19/25	METER REPAIR
MTRP25-0795 COMPLETED	LU10-009128-0000-04	BROOKINS, COLETTE 9128 LUEA LN	06/19/25 06/19/25	METER REPAIR
MTRP25-0796 COMPLETED	MI10-008343-0000-01	KRUMMEL, JEFF 8343 MILLER RD	06/19/25 06/19/25	METER REPAIR
MTRP25-0797 COMPLETED	MI10-008145-0000-05	OLESIK, CARRIE 8145 MILLER RD	06/19/25 06/19/25	METER REPAIR
MTRP25-0798 COMPLETED	MI10-008014-0000-05	TERESA SPENCE INC 8014 MILLER RD	06/19/25 06/19/25	METER REPAIR
MTRP25-0799 COMPLETED	CC10-007437-0000-02	GLASER, MAUREEN 7437 CROSS CREEK DR	06/19/25 06/20/25	METER REPAIR
MTRP25-0800 COMPLETED	MO10-005170-0000-05	HUYCK, JOLEEN 5170 MORRISH RD	06/19/25 06/19/25	METER REPAIR
MTRP25-0801 COMPLETED	MI10-008056-0000-01	ROBERTSON, BARBARA 8056 MILLER RD	06/19/25 06/19/25	METER REPAIR
MTRP25-0802 COMPLETED	MI10-008486-0000-01	LETAVIS, EDWARD 8486 MILLER RD	06/19/25 06/19/25	METER REPAIR
MTRP25-0803 COMPLETED	MI10-007240-0000-01	HARTSON, REX J	06/19/25	METER REPAIR

Work Order # Work Order Status	Location ID	Customer Name Service Address	Date Recd Date Comp	Type
COMPLETED		7240 MILLER RD	06/19/25	
MTRP25-0804 COMPLETED	WD10-004433-SUMM-03	HVG ATLAS NORTH ASSOCIATES 4433 WINDSOR #SUMM CT	06/20/25 06/20/25	METER REPAIR
MTRP25-0805 COMPLETED	MI10-007048-SUMM-02	FINANCIAL PLUS CRED UN 7048 MILLER RD	06/20/25 06/20/25	METER REPAIR
MTRP25-0806 COMPLETED	GR10-005337-0000-02	LUECKEMAN, JOSHUA 5337 GREENLEAF DR	06/24/25 06/24/25	METER REPAIR
MTRP25-0807 COMPLETED	EL10-004325-0000-01	CARWILE, STEPHEN 4325 ELMS RD	06/30/25 06/30/25	METER REPAIR
MTRP25-0808 COMPLETED	EL10-004112-0000-02	ROLAND, MIKE 4112 ELMS RD	06/24/25 06/24/25	METER REPAIR
MTRP25-0809 COMPLETED	AP10-007509-000T-01	APPLE CREEK STATION 7509 APPLE CREEK # T RD	06/23/25 06/24/25	METER REPAIR
MTRP25-0810 COMPLETED	BI10-005150-0000-01	BUTLER, GAYLA C 5150 BIRCHCREST DR	06/23/25 06/24/25	METER REPAIR
MTRP25-0811 COMPLETED	CH20-009214-0000-01	HURT, DAVID 9214 CHESTERFIELD DR	06/23/25 06/23/25	METER REPAIR
MTRP25-0812 COMPLETED	CT10-003475-0000-01	PARRY, BRIAN 3475 CANTERBURY ST	06/23/25 06/23/25	METER REPAIR
MTRP25-0813 COMPLETED	EL10-004112-0000-02	ROLAND, MIKE 4112 ELMS RD	06/23/25 06/23/25	METER REPAIR
MTRP25-0814 COMPLETED	EL10-003464-0000-02	KAWA, AMY M 3464 ELMS RD	06/23/25 06/24/25	METER REPAIR
MTRP25-0815 COMPLETED	JI10-009204-0000-01	RADATZ, SHARON 9204 JILL MARIE LN	06/23/25 06/24/25	METER REPAIR
MTRP25-0816 COMPLETED	HI10-009307-0000-01	WIENS, RON 9307 HILL RD	06/23/25 06/23/25	METER REPAIR
MTRP25-0817 COMPLETED	JI10-009282-0000-03	ODEH, ISSA 9282 JILL MARIE LN	06/23/25 06/23/25	METER REPAIR
MTRP25-0818 COMPLETED	JI10-009272-0000-05	COUCHMAN, WILLIAM JAMES 9272 JILL MARIE LN	06/23/25 06/23/25	METER REPAIR
MTRP25-0819 COMPLETED	DY10-003286-0000-02	PETERS, DAVID E 3286 DYE RD	06/30/25 06/30/25	METER REPAIR
READ25-1093 COMPLETED	MI10-005323-0000-02	GENESEE COUNTY LAND BANK AUT 5323 MILLER RD	06/19/25 06/19/25	READ METER
READ25-1094 COMPLETED	MO10-004141-0000-01	MEIJER 4141 MORRISH RD	06/20/25 06/23/25	READ METER
READ25-1095 COMPLETED	MI10-006104-0000-07	AYALA, GREGORIO L 6104 MILLER RD	06/23/25 06/23/25	READ METER
READ25-1096 COMPLETED	SP10-004384-0000-03	WILLIAMS, TODD 4384 SPRINGBROOK DR	06/24/25 06/24/25	READ METER
REPL22-0080 CANCELLED	OA10-005300-0000-01	SYRING-SWARTZ CREEK SCHOOLS 5300 OAKVIEW DR	10/17/22 06/09/25	METER REPLACEMENT

Work Order # Work Order Status	Location ID	Customer Name Service Address	Date Recd Date Comp	Type
RPLR25-0098 COMPLETED	EL10-003355-0000-01	MILLER, MARY ANN 3355 ELMS RD	06/27/25 06/27/25	REPLACE READER
SAMP25-0103 COMPLETED	MO10-005121-0000-01	SWARTZ CREEK DPW, CITY OF 5121 MORRISH RD	06/03/25 06/03/25	WATER SAMPLES
SAMP25-0104 COMPLETED	MO10-005121-0000-01	SWARTZ CREEK DPW, CITY OF 5121 MORRISH RD	06/10/25 06/10/25	WATER SAMPLES
SAMP25-0105 COMPLETED	MO10-005121-0000-01	SWARTZ CREEK DPW, CITY OF 5121 MORRISH RD	06/17/25 06/17/25	WATER SAMPLES
SAMP25-0106 COMPLETED	MO10-005121-0000-01	SWARTZ CREEK DPW, CITY OF 5121 MORRISH RD	06/24/25 06/24/25	WATER SAMPLES
SI-000104 COMPLETED	WI10-005363-0000-01	ABRAMS PARK 5363 WINSHALL DR	06/02/25 06/02/25	SIGNS
SI-000105 COMPLETED	MO10-004413-0000-01	ST. MARYS SCHOOL AND CHURCH 4413 MORRISH RD	06/04/25 06/04/25	SIGNS
SWBK25-0113 COMPLETED	GR20-007466-000G-01	BEAR CUB LAND LLC 7466 GROVE # G ST	06/05/25 06/05/25	SEWER BACKUP
WOFF25-2913 COMPLETED	DO10-005228-0000-02	MACHADO, ABIGAIL 5228 DON SHENK DR	06/09/25 06/09/25	WATER TURN OFF
WOFF25-2914 COMPLETED	OA10-005166-0000-02	GUEST, TIMOTHY A. 5166 OAKVIEW DR	06/16/25 06/16/25	WATER TURN OFF
WOFF25-2915 COMPLETED	DU10-005282-0000-04	HARTLEY, NICOLE 5282 DURWOOD DR	06/16/25 06/16/25	WATER TURN OFF
WOFF25-2916 COMPLETED	MI10-007468-0000-03	CREED, LOREN 7468 MILLER RD	06/16/25 06/16/25	WATER TURN OFF
WOFF25-2917	WA10-007484-0000-01	THOMPSON SERVICE 7484 WADE ST	06/16/25 06/16/25	WATER TURN OFF
WOFF25-2918 COMPLETED	DA10-005157-0000-05	JAMROS, ANNETTE 5157 DAVAL DR	06/16/25 06/16/25	WATER TURN OFF
WPRESS25-000070 COMPLETED	BR20-007379-0000-02	KUJALA, TED 7379 BRISTOL RD	06/26/25 06/26/25	WATER PRESSURE
WTON25-1811 COMPLETED	FO20-008059-SPRI-00	VETERAN'S MEMORIAL 8059 PAUL FORTINO DR	06/02/25 06/02/25	WATER TURN ON
WTON25-1812 COMPLETED	EL10-004125-0000-01	ELMS PARK 4125 ELMS RD	06/02/25 06/02/25	WATER TURN ON
WTON25-1813 COMPLETED	DO10-005228-0000-02	MACHADO, ABIGAIL 5228 DON SHENK DR	06/09/25 06/09/25	WATER TURN ON
WTON25-1814 COMPLETED	AU10-006343-0000-04	CUMMINGS, FRANCIS 6343 AUGUSTA ST	06/10/25 06/10/25	WATER TURN ON
WTON25-1815 COMPLETED	DU10-005282-0000-04	HARTLEY, NICOLE 5282 DURWOOD DR	06/16/25 06/16/25	WATER TURN ON
WTON25-1816 COMPLETED	MI10-007468-0000-03	CREED, LOREN 7468 MILLER RD	06/16/25 06/16/25	WATER TURN ON
WTON25-1817	OA10-005166-0000-02	GUEST, TIMOTHY A.	06/16/25	WATER TURN ON

Work Order #	Location ID	Customer Name	Date Recd	Type
Work Order Status		Service Address	Date Comp	
COMPLETED		5166 OAKVIEW DR	06/16/25	
WTON25-1818	DA10-005157-0000-05	JAMROS, ANNETTE	06/16/25	WATER TURN ON
COMPLETED		5157 DAVAL DR	06/16/25	
WTON25-1819	DO10-005228-0000-02	MACHADO, ABIGAIL	06/26/25	WATER TURN ON
COMPLETED		5228 DON SHENK DR	06/26/25	

Total Records: 87

Report Generated: 7/1/2025 12:52 PM

Report Options: Completed From: 6/1/2025 To: 6/30/2025

City of Swartz Creek

Building Permit List

Permit No.	Date	Applicant	Phone	Tax ID No.	Value of Const/Permit Fee		Location	Type of Construction
Building								
PB2500058	06/09/25	Gene Beyer Roofing	(810) 659 1898	58-36-651-024	\$12,007	\$100.00	7479 COUNTRY MEADOWS DR	48473-Roofing
PB2500060	06/30/25	PIERCE, MATTHEW & RAM	8109380107	58-36-551-010	\$30,000	\$365.00	7562 CHURCH ST	48473-Res Add/Alter/Repair
PB2500061	06/11/25	Lockhart Roofing Co.	(810) 235 9866	58-36-651-042	\$8,200	\$100.00	7467 DIANE CT	48473-Roofing
PB2500062	06/11/25	Lockhart Roofing Co.	(810) 235 9866	58-36-651-041	\$8,200	\$100.00	7469 DIANE CT	48473-Roofing
PB2500064	06/17/25	SMJ International-permitting ag	(630) 464 5893	58-31-751-004	\$15,000	\$260.00	4355 ELMS RD	48473 Com Add/Alter/Repair
PB2500065	06/19/25	Bridgeport Builders	(989) 295 2498	58-31-200-009	\$97,568	\$774.00	6230 MILLER RD	48473-Pole Barn
PB2500066	06/19/25	180 Contractors	(248) 714 9158	58-02-501-112	\$17,955	\$100.00	5247 OAKVIEW DR	48473-Roofing
Total:		7 Permits	Value: \$188,930		Fee Total: \$1,799.00		Total Number of Dwelling Units 0	

Electrical								
PE2500025	06/04/25	JG Electric	(810) 252 2176	58-03-533-163	\$0	\$620.00	5197 DURWOOD DR	48473-Electrical
PE2500026	06/10/25	Terry Shayna	(810) 691 5212	58-36-578-007	\$0	\$187.00	7240 MILLER RD	48473-Electrical
PE2500027	06/17/25	SECURALARM, LLC	(616) 647 7118	58-36-100-014	\$0	\$835.00	4141 MORRISH RD	48473-Electrical
PE2500028	06/17/25	SECURALARM, LLC	(616) 647 7118	58-36-100-014	\$0	\$265.00	4141 MORRISH RD	48473-Electrical
PE2500029	06/26/25	Thomas Albright & Assoc Inc	(810) 659 7884	58-36-676-093	\$0	\$184.00	4247 ALEX MARIN DR	48473 Electrical
PE2500030	06/26/25	Thomas Albright & Assoc Inc	(810) 659 7884	58-36-676-095	\$0	\$184.00	4261 ALEX MARIN DR	48473 Electrical
PE2500031	06/25/25	Big Red Electric Inc.	(616) 734 4863	58-01-100-032	\$0	\$334.00	5023 HOLLAND DR	48473-Electrical
PE2500032	06/30/25	Signs By Crannie	(810) 487 0000	58-36-576-013	\$0	\$186.00	7048 MILLER RD	48473-Electrical
<hr/>								
Total:		8 Permits	Value: \$0		Fee Total: \$2,795.00		Total Number of Dwelling Units	0

City of Swartz Creek

Building Permit List

Permit No.	Date	Applicant	Phone	Tax ID No.	Value of Const/Permit Fee		Location	Type of Construction
PM250020	06/12/25	Hussmann Services Corporation	(616) 453 2441	58-36-100-014	\$0	\$880.00	4141 MORRISH RD	48473-Mechanical
PM250021	06/17/25	Goyette Mechanical	(810) 742 8530	58-03-533-163	\$0	\$400.00	5197 DURWOOD DR	48473-Mechanical
PM250022	06/24/25	Staley's Plbg & Htg, Inc.	(810) 659 5572	58-36-676-093	\$0	\$210.00	4247 ALEX MARIN DR	48473 Mechanical
PM250023	06/24/25	Staley's Plbg & Htg, Inc.	(810) 659 5572	58-36-676-095	\$0	\$210.00	4261 ALEX MARIN DR	48473 Mechanical
Total:		4 Permits	Value: \$0		Fee Total:	\$1,700.00	Total Number of Dwelling Units	0

Plumbing

PP250007	06/03/25	The Plumberologist LLC	(313) 927 3113	58-36-578-007	\$0	\$200.00	7240 MILLER RD	48473-Plumbing
PP250008	06/09/25	Bathworks Inc dba Re-Bath	(248) 577 0047	58-03-533-064	\$0	\$184.00	5226 GREENLEAF DR	48473-Plumbing
PP250010	06/19/25	Keith Brace Plbg	(810) 614 1089	58-35-576-047	\$0	\$337.00	8010 MILLER RD	48473-Plumbing
Total:		3 Permits	Value: \$0		Fee Total:	\$721.00	Total Number of Dwelling Units	0

Right of Way

PROW-0345	06/02/25	ENGLE, THOMAS JR & MAR		58-36-527-023	\$0	\$100.00	4196 LOCUST LN	48473-Right of way
PROW-0346	06/03/25	THORNHILL, GREGORY		58-03-531-050	\$0	\$100.00	5280 BIRCHCREST DR	48473-Right of way
PROW-0347	06/09/25	HOEDEMAN, MICHAEL & K	(810) 397 8830	58-36-527-009	\$0	\$100.00	7024 PARK RIDGE PKWY	48473-Right of way
PROW-0348	06/09/25	PATTERSON, WILLIAM R &		58-36-530-001	\$0	\$100.00	7211 PARK RIDGE PKWY	48473-Right of way
PROW-0349	06/10/25	DODE, KRISTI	(810) 820 0972	58-36-528-004	\$0	\$100.00	7120 PARK RIDGE PKWY	48473-Right of way
PROW-0350	06/16/25	WIECHMANN, SEAN	(810) 515 0108	58-36-530-009	\$0	\$100.00	4182 HICKORY LN	48473-Right of way
Total:		6 Permits	Value: \$0		Fee Total:	\$600.00	Total Number of Dwelling Units	0

City of Swartz Creek

Building Permit List

Permit No.	Date	Applicant	Phone	Tax ID No.	Value of Const/Permit Fee		Location	Type of Construction
Zoning								
PZ25-0006	06/12/25	BUTLER, SEAN & ERIN	8109647032	58-03-531-013	\$0	\$125.00	9294 ETON CT	48473-Fence
PZ25-0008	06/12/25	Borsch Contracting Services	(810) 228 8000	58-03-527-005	\$2,000	\$125.00	9063 CHESTERFIELD DR	48473-Fence
PZ25-0009	06/25/25	Signs By Crannie	(810) 487 0000	58-36-576-013	\$9,500	\$215.00	7048 MILLER RD	48473-Sign
PZ25-0010	06/20/25	FOSTER, BRADLEY	5172504464	58-03-531-082	\$0	\$125.00	5159 BIRCHCREST DR	48473-Fence
Total:		4 Permits	Value: \$11,500		Fee Total:		\$590.00	Total Number of Dwelling Units 0

Permit Total: 32
Value: \$200,430
Fee Total: \$8,205.00

Permit.DateIssued Between 6/1/2025 12:00:00 AM AND 6/30/2025 11:59:59 PM

Inspection List

Address	Parcel Number	Inspection Type	Scheduled	Completed	Result
5392 DON SHENK DR	58-03-579-005	Service	06/02/2025	06/02/2025	Approved
3436 HERITAGE BLVD	58-30-651-028	Final	06/03/2025	06/03/2025	Approved
4141 MORRISH RD	58-36-100-014	Final-Back Bathroom	06/03/2025	06/03/2025	Approved
70 ASHLEY CIR	58-35-776-070	Final	06/03/2025	06/03/2025	Disapproved
7508 WADE ST	58-01-502-092	Footing	06/03/2025	06/03/2025	Approved
4141 MORRISH RD	58-36-100-014	Underground-Meat	06/03/2025	06/03/2025	Approved
4141 MORRISH RD	58-36-100-014	Rough/24 hour fron	06/04/2025	06/04/2025	Approved
4141 MORRISH RD	58-36-100-014	Rough - Front entra	06/05/2025	06/05/2025	Approved
6285 ARLINGTON DR	58-30-651-044	Rough	06/05/2025	06/05/2025	Disapproved
8197 MILLER RD	58-02-526-027	Pole Bases	06/05/2025	06/05/2025	Canceled
5197 DURWOOD DR	58-03-533-163	Temp Service	06/05/2025	06/05/2025	Approved
5367 GREENLEAF DR	58-03-533-104	Bonding & Final	06/05/2025	06/05/2025	Approved
3304 HERITAGE BLVD	58-30-651-088	Final	06/05/2025	06/05/2025	Approved
5286 MILLER RD	58-29-551-020	Footing - Ramp land	06/09/2025	06/09/2025	Approved
7484 WADE ST	58-01-502-047	Ordinance	06/10/2025	06/10/2025	Partially Comple
5090 FAIRCHILD ST	58-02-526-081	Ordinance	06/10/2025	06/10/2025	Partially Comple
6285 ARLINGTON DR	58-30-651-044	Rough-Reinspection	06/10/2025	06/10/2025	Approved
6376 MILLER RD	58-31-100-022	Garage Floor	06/12/2025	06/12/2025	Approved
8024 MILLER RD	58-35-576-043	Ordinance	06/12/2025		
4220 ELMS RD	58-36-200-016	Letter	06/12/2025	06/12/2025	Violation(s)
4246 ELMS RD	58-36-200-012	Letter	06/12/2025	06/12/2025	Violation(s)
9223 HILL RD	58-03-577-002	Site Inspection	06/12/2025	06/17/2025	Disapproved
7468 MILLER RD	58-36-300-013	Ordinance	06/12/2025		
5043 WINSTON DR	58-02-501-084	Final	06/12/2025	06/18/2025	Approved
4261 ALEX MARIN DR	58-36-676-095	Final	06/12/2025	06/11/2025	Canceled
6285 ARLINGTON DR	58-30-651-044	Rough	06/12/2025	06/12/2025	Locked Out
7538 MILLER RD 2	58-36-300-021	Initial	06/12/2025		
5043 WINSTON DR	58-02-501-084	Final	06/13/2025	06/17/2025	Approved
7240 MILLER RD	58-36-578-007	Final	06/13/2025	06/17/2025	Approved
4261 ALEX MARIN DR	58-36-676-095	Post Hole	06/17/2025	06/17/2025	Approved
6285 ARLINGTON DR	58-30-651-044	Rough	06/17/2025	06/17/2025	Disapproved
4251 ALEX MARIN DR	58-36-676-094	Framing/Final	06/17/2025	06/17/2025	Approved
4265 ALEX MARIN DR	58-36-676-096	Post Hole	06/17/2025	06/17/2025	Approved
4469 COLONY CT	58-36-651-034	Final	06/17/2025	06/17/2025	Approved
7240 MILLER RD	58-36-578-007	Final	06/17/2025	06/17/2025	Approved
7240 MILLER RD	58-36-578-007	Rough	06/17/2025	06/17/2025	Approved

Inspection List

Address	Parcel Number	Inspection Type	Scheduled	Completed	Result
8095 CIVIC DR	58-35-576-058	Site Visit	06/18/2025	06/18/2025	Disapproved
5104 SCHOOL ST	58-02-526-020	Site Inspection	06/18/2025	06/18/2025	Disapproved
9294 ETON CT	58-03-531-013	Final Zoning	06/18/2025	06/24/2025	Approved
70 ASHLEY CIR	58-35-776-070	Final-Reinspection	06/18/2025	06/18/2025	Approved
5367 GREENLEAF DR	58-03-533-104	Final	06/19/2025	06/19/2025	Approved
6376 MILLER RD	58-31-100-022	Final	06/19/2025		
4141 MORRISH RD	58-36-100-014	In Wall-Main Break	06/19/2025	06/19/2025	Approved
8409 CAPPY LN	58-02-503-049	Initial	06/19/2025		
9033 CHELMSFORD DR	58-03-528-014	Initial	06/19/2025		
5141 DAVAL DR	58-02-501-007	Initial	06/19/2025		
5157 DAVAL DR	58-02-501-009	Initial	06/19/2025		
9135 CHELMSFORD DR	58-03-528-003	Ordinance	06/24/2025	06/26/2025	Complied
6175 MILLER RD	58-31-527-017	Ordinance	06/24/2025		
6230 MILLER RD	58-31-200-009	Footing	06/24/2025	06/24/2025	Approved
7045 BRISTOL RD	58-36-526-066	Final	06/24/2025	06/24/2025	Approved
8010 MILLER RD	58-35-576-047	Underground & Upf	06/24/2025	06/24/2025	Approved
4220 ELMS RD	58-36-200-016	Status	06/25/2025	06/25/2025	No Change
4246 ELMS RD	58-36-200-012	Status	06/25/2025	06/25/2025	Partially Complied
8095 CIVIC DR	58-35-576-058	Site Visit - Library	06/25/2025	06/25/2025	Approved
5023 HOLLAND DR	58-01-100-032	Service	06/25/2025	06/30/2025	Approved
4036 ELMS RD	58-36-526-068	Ordinance	06/26/2025	06/26/2025	No Violation
4126 ELMS RD	58-36-526-020	Ordinance	06/26/2025	06/26/2025	No Violation
8523 CHELMSFORD DR	58-02-501-038	Ordinance	06/26/2025		
4141 MORRISH RD	58-36-100-014	Underground	06/26/2025		
6285 ARLINGTON DR	58-30-651-044	Rough	06/26/2025	06/26/2025	Partially Approved
3402 HERITAGE BLVD	58-30-651-120	Final	06/30/2025		
5356 WORCHESTER DR	58-03-578-003	Site Inspection	06/30/2025		

Inspections: 63

Population: All Records

Inspection.DateTimeScheduled Between 6/1/2025 12:00:00 AM AND 6/30/2025 11:59:59 PM

Enforcements By Category

07/01/25

BLIGHT

Enforcement Number	Address	Status	Filed	Closed
E25-077	8024 MILLER RD	Inspection Pending	06/11/25	
E25-086	4126 ELMS RD	Closed	06/25/25	06/26/25
E25-085	4036 ELMS RD	Closed	06/25/25	06/26/25
Total Entries: 3				

COMPLAINT

Enforcement Number	Address	Status	Filed	Closed
E25-087	5356 WORCHESTER DR		06/30/25	
Total Entries: 1				

DRIVEWAY

Enforcement Number	Address	Status	Filed	Closed
E25-084	7024 PARK RIDGE PKWY	Inspection Pending	06/19/25	
Total Entries: 1				

PARKING

Enforcement Number	Address	Status	Filed	Closed
E25-078	9135 CHELMSFORD DR	Closed	06/12/25	06/26/25
Total Entries: 1				

SP NON-COMPLIANCE

Enforcement Number	Address	Status	Filed	Closed
E25-080	4246 ELMS RD	Violation	06/12/25	
E25-079	4220 ELMS RD	Violation	06/12/25	
Total Entries: 2				

Enforcements By Category

07/01/25

WEED COMPLAINT

Enforcement Number	Address	Status	Filed	Closed
E25-073	5376 MILLER RD	Closed	06/10/25	06/25/25
E25-082	8045 INGALLS ST	Complete	06/16/25	06/25/25
E25-081	5356 WORCHESTER DR	Closed	06/13/25	06/25/25
E25-088	5356 WORCHESTER DR	Inspection Pending	06/30/25	
E25-083	5228 DON SHENK DR	Closed	06/17/25	06/25/25
E25-074	4322 ELMS RD	Inspection Pending	06/12/25	
E25-075	ELMS RD	Inspection Pending	06/12/25	
E25-076	7317 BRISTOL RD	Inspection Pending	06/13/25	
			Total Entries: 8	

Total Records: 16

Population: All Records
Enforcement.DateFiled Between 6/1/2025 12:00:00 AM AND 6/30/2025 11:59:59 PM

Certificates With Inspections

07/01/2025

Certificate Number	Address	Date Applied	Since	Issued	Last Inspection	Expires	Status
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Population: All Records

Record Count: 0

Certificate.DateIssued Between 6/1/2025 12:00:00 AM
AND 6/30/2025 11:59:59 PM

Board Chair
Nate Henry

Chief of Police
Matthew Bade

Lieutenant
Michael Murphy

**METRO POLICE AUTHORITY OF GENESEE
COUNTY**

5420 Hill 23 Drive
Flint, MI 48507
(810) 820-2190
(810) 877-6537-FAX

information@metropolicegc.org

Board Members

Nate Henry
Rae Lynn Hicks
David Krueger
Jennifer Stainton
Danelle Barker
Michael Odette

Metro Police Authority Police Protection Unit Report- Q2 2025

The Swartz Creek Police Protection Unit calculation for Q2, 2025 is as follows:

$3233 \text{ (hours/PPUs)} / 13 \text{ weeks} = 248 \text{ (hours/PPUs) average per week.}$

Metro Police Authority Offense Summary

For Swartz Creek

Occurred 6/1/2025 - 6/30/2025

Offense	Total Offenses
1302 - 13002 - Aggravated/Felonious Assault - Family - Other Weapon	1
1313 - 13001 - Assault and Battery/Simple Assault	4
2305 - 23005 - Larceny - Personal Property from Vehicle	2
2309 - 23007 - Larceny - From Yards (Grounds surrounding a building)	1
2399 - 23007 - Larceny (Other)	1
2404 - 24001 - Vehicle Theft	1
2408 - 24001 - Possess Stolen Vehicle	1
2411 - 24001 - Motor Vehicle - Unauthorized Use	1
2605 - 26002 - Illegal Use of Credit Card	1
2902 - 29000 - Damage to Property - Private Property	1
4801 - 48000 - Resisting Officer	1
4877 - 48000 - Fleeing and Eluding (Felony)	1
5309 - 53002 - Harassing Communications	1
8028 - 54002 - Operating with Blood Alcohol Content of .08% or more	1
8271 - 54003 - Traffic - No Operators License	2
8273 - 54003 - Traffic - Driving on Susp/Revoked/Refused License	2
8328 - 54003 - Motor Vehicle Violation	2
8920 - 89003 - Violation - Insurance - Fail to File PLPD Insurance	1
9910 - 93001 - Traffic, Non-Criminal - Accident	7
9911 - 93002 - Traffic, Non-Criminal - Non-Traffic Accident	5
9913 - 93004 - Traffic, Non-Criminal - Parking Violations	1
9953 - 99008 - Miscellaneous - General Assistance	2
9956 - 99008 - Miscellaneous - Assist to Other Police Agency	1
Total	41

M & M Pavement Marking, Inc.

P.O. Box 530
Grand Blanc, MI 48480

Invoice

Date	Invoice #
9/23/2024	3876

Bill To
City of Swartz Creek 8083 Civic Drive Swartz Creek, MI 48473-1377

PAID
10/07/2024

For 2025

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
50	Left Arrows	50.00	2,500.00
16	Right Arrows	50.00	800.00
2	Thru Arrows	50.00	100.00
1,103	24" Stop Bar	2.50 2.30 2.50	2,536.90
6,902	6" Cross Walk	1.50	10,353.00
2,102	12" Cross Walk	2.00	4,204.00
6	Railroad Symbols	125.00	750.00
546	12" Cross Walk Pads	2.50	1,365.00
34	Bike Symbols	55.00 40.00 55.00	1,360.00
8	30 MPH Symbols	50.00	400.00
		Total	\$24,368.90

PROPOSAL

CITY OF BURTON PAVEMENT MARKING PROGRAM 25-007-P

This is the PROPOSAL of M & M PAVEMENT MARKING, INC., hereinafter called the Bidder, to the City of Burton, a Michigan Governmental Corporation, hereinafter called the Owner.

The Bidder, having familiarized himself with the local conditions affecting the work, and having examined the contract documents including the Advertisement, Instruction to Bidders, Proposal, Agreement, Bonds, Insurances, Specifications and Addenda, hereby proposes to furnish all labor, materials, tools, equipment, utilities and transportation services, and to perform and fully complete all the work listed on the proposal form and/or described in the contract documents and specifications designated as:

CITY OF BURTON PAVEMENT MARKING PROGRAM 25-007-P

SCHEDULE

The successful Bidder will be required to complete all work each year of the contract within the schedule specified below.

May 1 to May 31	-	All striping, multi and two-lane highways
May 1 to May 31	-	All handwork
September 1 to September 30	-	All striping, multi and two-lane highways

* See attached documentation of the basis of proposal.

BASE PROPOSAL

Item#	Item	Quantity	Unit Price	Total Price
1	Pavt Mrkg, Waterborne, 4-inch, Yellow	1,144,000 Ft	\$.06	\$ 68,640.00
2	Pavt Mrkg, Waterborne, 4-inch, White	1,040,000 Ft	\$.06	\$ 62,400.00
3	Pavt Mrkg, Waterborne, 6-inch, Yellow	100 Ft	\$.10	\$ 10.00
4	Pavt Mrkg, Waterborne, 6-inch, White	14,610 Ft	\$.10	\$ 1,461.00
5	Pavt Mrkg, Waterborne, 12-inch, White	100 Ft	\$.20	\$ 20.00
6	Pavt Mrkg, Waterborne, Right Turn Arrow	45 Ea	\$ 50.00	\$ 2,250.00
7	Pavt Mrkg, Waterborne, Left Turn Arrow	205 Ea	\$ 50.00	\$ 10,250.00
8	Pavt Mrkg, Waterborne, Combination Arrow	25 Ea	\$ 75.00	\$ 1,875.00
9	Pavt Mrkg, Waterborne, Thru Arrow	10 Ea	\$ 50.00	\$ 500.00
10	Pavt Mrkg, Waterborne, 24 inch, Stop Bar	7,500 Ft	\$ 2.50	\$ 18,750.00
11	Pavt Mrkg, Waterborne, 6, inch Crosswalk	15,000 Ft	\$ 1.50	\$ 22,500.00
12	Pavt Mrkg, Waterborne, 12, inch Crosswalk	1,200 Ft	\$ 2.00	\$ 2,400.00
13	Pavt Mrkg, Waterborne, 12, inch Cross Hatching	200 Ft	\$ 2.00	\$ 400.00
14	Pavt Mrkg, Waterborne, School	30 Ea	\$ 60.00	\$ 1,800.00
15	Pavt Mrkg, Waterborne, RR X-ing	30 Ea	\$ 125.00	\$ 3,750.00
16	Pavt Mrkg, Long, 6 inch or Less Width, Rem	100 Ft	\$ 1.00	\$ 100.00
17	Rem Special Marking	100 Sf	\$ 2.50	\$ 250.00
	TOTAL			\$ 197,356.00

**City of Mt. Pleasant, Michigan
2025 Pavement Marking Project**

M & M Pavement Marking
P.O. Box 530
Grand Blanc, MI 48480-0530

P.K. Contracting, Inc.
1965 Barrett Dr.
Troy, MI 48084

DIVISION I - LOCAL STREETS

ITEM	QTY.	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
Pavt Mrkg, Waterborne, 4 inch, White, Crosswalk	1,033	Ft	\$ 2.00	\$ 2,066.00	\$ 1.25	\$ 1,291.25
Pavt Mrkg, Waterborne, 4 inch, White, Crosswalk	867	Ft	\$ 2.00	\$ 1,734.00	\$ 1.25	\$ 1,083.75
Pavt Mrkg, Waterborne, 4 inch, White, Restricted Area	803	Ft	\$ 0.80	\$ 642.40	\$ 1.25	\$ 1,003.75
Pavt Mrkg, Waterborne, 4 inch, Yellow	125	Ft	\$ 0.28	\$ 35.00	\$ 1.25	\$ 156.25
Pavt Mrkg, Waterborne, 12 inch, White, Crosswalk, Special Emphasis	408	Ft	\$ 3.00	\$ 1,224.00	\$ 2.50	\$ 1,020.00
Pavt Mrkg, Waterborne, 24 inch, White, Stop Bar	285	Ft	\$ 3.50	\$ 997.50	\$ 5.00	\$ 1,425.00
DIVISION I - TOTAL				\$ 6,698.90		\$ 5,980.00

DIVISION II - MAJOR STREETS

ITEM	QTY.	UNIT	UNIT PRICE	AMOUNT		AMOUNT
Pavt Mrkg, Waterborne, 4 inch, White	20,845	Ft	\$ 0.28	\$ 5,836.60	\$ 0.29	\$ 6,045.05
Pavt Mrkg, Waterborne, 4 inch, White, Crosswalk	3,651	Ft	\$ 2.00	\$ 7,302.00	\$ 1.25	\$ 4,563.75
Pavt Mrkg, Waterborne, 4 inch, White, Restricted Area	1,119	Ft	\$ 0.80	\$ 895.20	\$ 1.25	\$ 1,398.75
Pavt Mrkg, Waterborne, 4 inch, Yellow	20,273	Ft	\$ 0.28	\$ 5,676.44	\$ 0.29	\$ 5,879.17
Pavt Mrkg, Waterborne, 12 inch, White, Crosswalk, Special Emphasis	1,010	Ft	\$ 3.00	\$ 3,030.00	\$ 2.50	\$ 2,525.00
Pavt Mrkg, Waterborne, 12 inch, Yellow, Restricted	80	Ft	\$ 3.00	\$ 240.00	\$ 2.50	\$ 200.00
Pavt Mrkg, Waterborne, 24 inch, White, Stop Bar	1,007	Ft	\$ 3.50	\$ 3,524.50	\$ 5.00	\$ 5,035.00
Pavt Mrkg, Waterborne, RR Xing	12	Ea	\$ 190.00	\$ 2,280.00	\$ 250.00	\$ 3,000.00
Pavt Mrkg, Waterborne, Right and Thru Arrow	7	Ea	\$ 110.00	\$ 770.00	\$ 150.00	\$ 1,050.00
Pavt Mrkg, Waterborne, Left and Thru Arrow	3	Ea	\$ 110.00	\$ 330.00	\$ 150.00	\$ 450.00
Pavt Mrkg, Waterborne, Right Arrow	3	Ea	\$ 80.00	\$ 240.00	\$ 110.00	\$ 330.00
Pavt Mrkg, Waterborne, Left Arrow	9	Ea	\$ 80.00	\$ 720.00	\$ 110.00	\$ 990.00
Pavt Mrkg, Waterborne, School	4	Ea	\$ 130.00	\$ 520.00	\$ 175.00	\$ 700.00
Pavt Mrkg, Waterborne, Bike Lane Arrow (6 FT)	6	Ea	\$ 55.00	\$ 330.00	\$ 100.00	\$ 600.00
Pavt Mrkg, Waterborne, Small Bike Lane Symbol (6 FT)	6	Ea	\$ 75.00	\$ 450.00	\$ 100.00	\$ 600.00
DIVISION II - TOTAL				\$ 32,144.74		\$ 33,366.72



Municipal Employees' Retirement System of Michigan

Annual Actuarial Valuation Report
December 31, 2024 - Swartz Creek, City of (2504)





Spring 2025

Swartz Creek, City of

In care of:
Municipal Employees' Retirement System of Michigan
1134 Municipal Way
Lansing, Michigan 48917

This report presents the results of the Annual Actuarial Valuation, prepared for Swartz Creek, City of (2504) as of December 31, 2024. The report includes the determination of liabilities and contribution rates resulting from the participation in the Municipal Employees' Retirement System of Michigan ("MERS"). This report contains the minimum actuarially determined contribution requirement, in alignment with the MERS Plan Document, Actuarial Policy, the Michigan Constitution, and governing statutes. Swartz Creek, City of is responsible for the employer contributions needed to provide MERS benefits for its employees and former employees.

The purposes of this valuation are to:

- Measure funding progress as of December 31, 2024,
- Establish contribution requirements for the fiscal year beginning July 1, 2026,
- Provide information regarding the identification and assessment of risk,
- Provide actuarial information in connection with applicable Governmental Accounting Standards Board (GASB) statements, and
- Provide information to assist the local unit of government with State reporting requirements.

This valuation assumed the continuing ability of the plan sponsor to make the contributions necessary to fund this plan. A determination regarding whether or not the plan sponsor is actually able to do so is outside our scope of expertise and was not performed.

The findings in this report are based on data and other information through December 31, 2024. The valuation was based upon information furnished by MERS concerning Retirement System benefits, financial transactions, plan provisions and active members, terminated members, retirees and beneficiaries. We checked for internal reasonability and year-to-year consistency, but did not audit the data. We are not responsible for the accuracy or completeness of the information provided by MERS.

The Municipal Employees' Retirement Act, PA 427 of 1984 and the MERS' Plan Document Article VI Sec. 71 (1)(d), provides the MERS Board with the authority to set actuarial assumptions and methods after consultation with the actuary. As the fiduciary of the plan, the MERS Retirement Board sets certain assumptions for funding and GASB purposes. These assumptions are reviewed regularly through a comprehensive study, most recently in the Spring of 2025. The MERS Retirement Board adopted a Dedicated

Gains Policy at the February 17, 2022 Board meeting. The Dedicated Gains Policy automatically reduces the assumed rate of investment return in conjunction with recognizing excess investment gains to mitigate the impact on employer contributions the first year. The policy was effective with the December 31, 2021 annual actuarial valuation.

The Michigan Department of Treasury provides required assumptions to be used for purposes of Public Act 202, of 2017, reporting. These assumptions are for reporting purposes only and do not impact required contributions. Please refer to the State Reporting page found at the end of this report for information for this filing.

For a full list of all the assumptions used, please refer to the division-specific assumptions described in table(s) in this report, and to the Appendix on the MERS website at:

<https://www.mersofmich.com/Portals/0/Assets/Resources/AAV-Appendix/MERS-2024AnnualActuarialValuation-Appendix.pdf>

The actuarial assumptions used for this valuation, including the assumed rate of investment return, are reasonable for purposes of the measurement. The combined effect of the assumptions is expected to have no significant bias (i.e., not significantly optimistic or pessimistic).

In December 2021, the Actuarial Standards Board (ASB) adopted a revision to the Actuarial Standard of Practice (ASOP) No. 4, *Measuring Pension Obligations and Determining Pension Plan Costs or Contributions*. The revised ASOP No. 4 requires the calculation and disclosure of a liability referred to by the ASOP as the “Low-Default-Risk Obligation Measure” (LDROM). The LDROM calculation is provided in aggregate, along with aggregate employer results, in a separate report titled “Summary Report of the 79th Annual Actuarial Valuations,” and will be available on the MERS website during the fall of 2025.

This report has been prepared by actuaries who have substantial experience valuing public employee retirement systems. To the best of our knowledge, the information contained in this report is accurate and fairly presents the actuarial position of Swartz Creek, City of as of the valuation date. All calculations have been made in conformity with generally accepted actuarial principles and practices, with the Actuarial Standards of Practice issued by the Actuarial Standards Board, and with applicable statutes.

Rebecca L. Stouffer, Mark Buis, Kurt Dosson, and Shana M. Neeson are members of the American Academy of Actuaries. These actuaries meet the Academy’s Qualification Standards to render the actuarial opinions contained herein. The signing actuaries are independent of the plan sponsor. GRS maintains independent consulting agreements with certain local units of government for services unrelated to the actuarial consulting services provided in this report.

The Retirement Board of the Municipal Employees' Retirement System of Michigan confirms that the System provides for payment of the required employer contribution as described in Section 20m of Act No. 314 of 1965 (MCL 38.1140m).

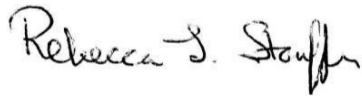
This information is purely actuarial in nature. It is not intended to serve as a substitute for legal, accounting, or investment advice.




This report was prepared at the request of the MERS Retirement Board and may be provided only in its entirety by the municipality to other interested parties (MERS customarily provides the full report on request to associated third parties such as the auditor for the municipality). GRS is not responsible for the consequences of any unauthorized use. This report should not be relied on for any purpose other than the purposes described herein. Determinations of financial results, associated with the benefits described in this report, for purposes other than those identified above may be significantly different.

If you have reason to believe that the plan provisions are incorrectly described, that important plan provisions relevant to this valuation are not described, that conditions have changed since the calculations were made, that the information provided in this report is inaccurate or is in anyway incomplete, or if you need further information in order to make an informed decision on the subject matter in this report, please contact your Regional Manager at 1.800.767.MERS (6377).

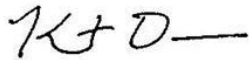
Sincerely,
Gabriel, Roeder, Smith & Company



Rebecca L. Stouffer, ASA, FCA, MAAA



Mark Buis, FSA, FCA, EA, MAAA



Kurt Dosson, ASA, FCA, MAAA



Shana M. Neeson, ASA, FCA, MAAA



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Executive Summary

Funded Ratio

The funded ratio of a plan is the percentage of the dollar value of the actuarial accrued liability that is covered by the actuarial value of assets. While the funded ratio may be a useful plan measurement, understanding a plan's funding trend may be more important than a particular point in time. Refer to Table 7 to find a history of this information.

	12/31/2024	12/31/2023
Funded Ratio*	95%	89%

* Reflects assets from Surplus divisions, if any.

Throughout this report are references to valuation results generated prior to the 2018 valuation date. Results prior to 2018 were received directly from the prior actuary or extracted from the previous valuation system by MERS' technology service provider.

Required Employer Contributions

Your required employer contributions are shown in the following table. Employee contributions, if any, are in addition to the employer contributions.

Effective with the December 31, 2021 valuation, the MERS Retirement Board adopted a Dedicated Gains Policy which allows for recognition of asset gains in excess of a set threshold in combination with lowering the assumed rate of investment return. Following the completion of an Experience Study and effective with the 2024 valuations, the MERS Retirement Board adopted updated demographic and economic assumptions. **The combined impact of the implementation of updated assumptions and application of the Dedicated Gains Policy is shown in the contribution requirements below.**

	Percentage of Payroll		Monthly \$ Based on Projected Payroll	
	Valuation Date:			
	12/31/2024	12/31/2023	12/31/2024	12/31/2023
Fiscal Year Beginning:	July 1, 2026	July 1, 2025	July 1, 2026	July 1, 2025
Division				
01 - AFSCME	-	-	\$ 0	\$ 71
10 - Sprvsrs	-	-	9,204	11,460
Total Municipality - Estimated Monthly Contribution			\$ 9,204	\$ 11,531
Total Municipality - Estimated Annual Contribution			\$ 110,448	\$ 138,372

Employee contribution rates:

Valuation Date:	Employee Contribution Rate	
	12/31/2024	12/31/2023
Division		
01 - AFSCME	2.00%	2.00%
10 - Sprvsrs	4.00%	4.00%

The employer may contribute more than the minimum required contributions, as these additional contributions will earn investment income and may result in lower future contribution requirements. Employers making contributions in excess of the minimum requirements may elect to apply the excess contribution immediately to a particular division, or segregate the excess into one or more "Surplus" divisions. An election in the first case would immediately reduce any unfunded accrued liability and lower the amortization payments throughout the remaining amortization period. Additional contribution into one or more Surplus divisions would not immediately lower future contributions, however the assets from the Surplus division(s) could be transferred to an unfunded division in the future to reduce the unfunded liability in future years, or to be used to pay all or a portion of the minimum required contribution in a future year. For purposes of this report, the assets in any Surplus division have been included in the municipality's total assets, unfunded accrued liability, and funded status; however, these assets are not used in calculating the minimum required contribution.

MERS strongly encourages employers to contribute more than the minimum contribution shown above. With the implemented dedicated gains policy, market gains and losses will continue to be smoothed over five years; however, excess returns are used to lower the investment assumption. Thus, there will be fewer gains to smooth in down markets. Having additional funds in Surplus divisions will assist plans with navigating potential short-term market volatility.

The required employer contribution rates, or dollars if the division is closed, determined in this report are reasonable under Actuarial Standard of Practice (ASOP) No. 4, Measuring Pension Obligations and Determining Pension Plan Costs or Contributions, based on:

- The use of reasonable actuarial assumptions and cost methods;
- The use of reasonable amortization and asset valuation methods; and
- Application of the MERS funding policy which will accumulate sufficient assets to make benefit payments when due, assuming all assumptions will be realized, and the required employer contributions are made when due.

How and Why Do These Numbers Change?

In a defined benefit plan, contributions vary from one annual actuarial valuation to the next as a result of the following:

- Changes in benefit provisions (see Table 2);
- Changes in actuarial assumptions and methods (see the Appendix); and
- Experience of the plan (investment experience and demographic experience); this is the difference between actual experience of the plan and the actuarial assumptions.

These impacts are reflected in various tables in the report. For more information, please contact your Regional Manager.

Comments on Investment Rate of Return Assumption

A defined benefit plan is funded by employer contributions, participant contributions, and investment earnings. Investment earnings have historically provided a significant portion of the funding. The larger the share of benefits being provided from investment returns, the smaller the required contributions, and vice versa. Determining the contributions required to prefund the promised retirement benefits requires an assumption of what investment earnings are expected to add to the fund over a long period of time. This is called the **Investment Return Assumption**.

The MERS Investment Return Assumption is **6.93%** per year. This, along with all other actuarial assumptions, is reviewed at least every five years in an Experience Study that compares the assumptions used against actual experience and recommends adjustments if necessary. If your municipality would like to explore contributions at lower assumed investment return assumptions, please review the “What If” projection scenarios later in this report.

Assumption and Method Changes in 2024

Effective February 17, 2022, the MERS Retirement Board adopted a dedicated gains policy that automatically lowers the assumed rate of investment return by using excess asset gains to mitigate large increases in required contributions to the Plan. Full details of this dedicated gains policy are available in the Actuarial Policy found on the MERS [website](#). Some goals of the dedicated gains policy are to:

- Provide a systematic approach to lower the assumed rate of investment return between experience studies; and
- Use excess gains to cover both the increase in normal cost and any increase in UAL payment the first contribution year after application (i.e., minimize the first-year impact (i.e., increase) in employer contributions).

The dedicated gains policy was implemented with the December 31, 2021 annual actuarial valuation and was reflected in the computed employer contribution amounts beginning in fiscal year 2023.

Investment performance measured for the one-year period ending December 31, 2024 resulted in no change to the assumed rate of investment return of 6.93%.

On February 12, 2025, the MERS Retirement Board adopted the results of an Experience Study covering the period, January 1, 2019 through December 31, 2023. The study examined recent experience and trends, with consideration for the COVID-19 pandemic. The study resulted in incremental assumption updates, with limited impact on employer contributions and funded status, for most employers when results are measured on the new assumption basis. The results of this study are reflected in the December 31, 2024 annual actuarial valuations.

MI Local Retirement Grant

Michigan lawmakers adopted Public Act 119 of 2023, which provided relief to local units of government with the most significant burden from qualified pension and retirement health benefit systems on their annual budget and revenues. As authorized under Public Act 119 of 2023, Section 990, the state pension and OPEB grants were awarded to eligible local governments in September 2024.

A smaller number of municipalities qualified for the **MI Local Retirement Grant** than the **Protecting MI Pension Grant Program** of the previous year. Pension funds received by municipalities were deposited into the MERS trust during September 2024 and are reflected in this valuation.

Comments on Asset Smoothing

To avoid dramatic spikes and dips in annual contribution requirements due to short-term fluctuations in asset markets, MERS applies a technique called **asset smoothing**. This spreads out each year's investment gains or losses over the prior year and the following four years. After initial application of asset smoothing, remaining excess market gains are used to buy down the assumed rate of investment return and increase the level of valuation assets, to the extent allowed by the dedicated gains policy. This smoothing method is used to determine your actuarial value of assets (valuation assets), which is then used to determine both your funded ratio and your required contributions. **The (smoothed) actuarial rate of return for 2024 was 3.79%, while the actual market rate of return was 7.28%.** The actuarial rate of return is below the assumed rate of return, which will put upward pressure on the employer contribution requirements determined in this valuation. To see historical details of the market rate of return compared to the smoothed actuarial rate of return, refer to this report's Appendix or view the "[How Smoothing Works](#)" video on the [Defined Benefit resource page](#) of the MERS website.

As of December 31, 2024, the actuarial value of assets is 107% of market value due to asset smoothing. This means that there are deferred investment losses, which will put upward pressure on contributions in the short term.

If the December 31, 2024 valuation results were based on market value instead of actuarial value:

- The funded percent of your entire municipality would be 89% (instead of 95%); and
- Your total employer contribution requirement for the fiscal year starting July 1, 2026 would be \$144,924 (instead of \$110,448).

Alternate Scenarios to Estimate the Potential Volatility of Results ("What If Scenarios")

The calculations in this report are based on assumptions about long-term economic and demographic

behavior. These assumptions will never materialize in a given year, except by coincidence. Therefore, the results will vary from one year to the next. The volatility of the results depends upon the characteristics of the plan. For example:

- Open divisions that have substantial assets compared to their active employee payroll will have more volatile employer contribution rates due to investment return fluctuations.
- Open divisions that have substantial accrued liability compared to their active employee payroll will have more volatile employer contribution rates due to demographic experience fluctuations.
- Small divisions will have more volatile contribution patterns than larger divisions because statistical fluctuations are relatively larger among small populations.
- Shorter amortization periods result in more volatile contribution patterns.

Many assumptions are important in determining the required employer contributions. In the following table, we show the impact of varying the Investment Return assumption. Lower investment returns would generally result in higher required employer contributions, and vice versa. The three economic scenarios below provide a quantitative risk assessment for the impact of investment returns on the plan’s projected financial condition for funding purposes.

The relative impact of the economic scenarios below will vary from year to year, as the participant demographics change. The impact of each scenario should be analyzed for a given year, not from year to year. The results in the table are based on the December 31, 2024 valuation and are for the municipality in total, not by division.

It is important to note that calculations in this report are mathematical estimates based upon assumptions regarding future events, which may or may not materialize. Actuarial calculations can and do vary from one valuation to the next, sometimes significantly depending on the group’s size. Projections are not predictions. Future valuations will be based on actual future experience.

12/31/2024 Valuation Results	Lower Future Annual Returns	Lower Future Annual Returns	Valuation Assumptions
Investment Return Assumption	4.93%	5.93%	6.93%
Accrued Liability	\$ 7,771,261	\$ 7,109,560	\$ 6,540,813
Valuation Assets ¹	\$ 6,198,172	\$ 6,198,172	\$ 6,198,172
Unfunded Accrued Liability	\$ 1,573,089	\$ 911,388	\$ 342,641
Funded Ratio	80%	87%	95%
Monthly Normal Cost	\$ -	\$ -	\$ -
Monthly Amortization Payment	\$ 18,467	\$ 13,443	\$ 9,204
Total Employer Contribution²	\$ 18,467	\$ 13,443	\$ 9,204

¹ The Valuation Assets include assets from Surplus divisions, if any.

² If assets exceed accrued liabilities for a division, the division may have an overfunding credit to reduce the division’s employer contribution requirement. If the overfunding credit is larger than the normal cost, the division’s full credit is included in the municipality’s amortization payment above but the division’s total contribution requirement is zero. This can cause the displayed normal cost and amortization payment to not add up to the displayed total employer contribution.

Projection Scenarios

The next two pages show projections of the plan's funded ratio and computed employer contributions under

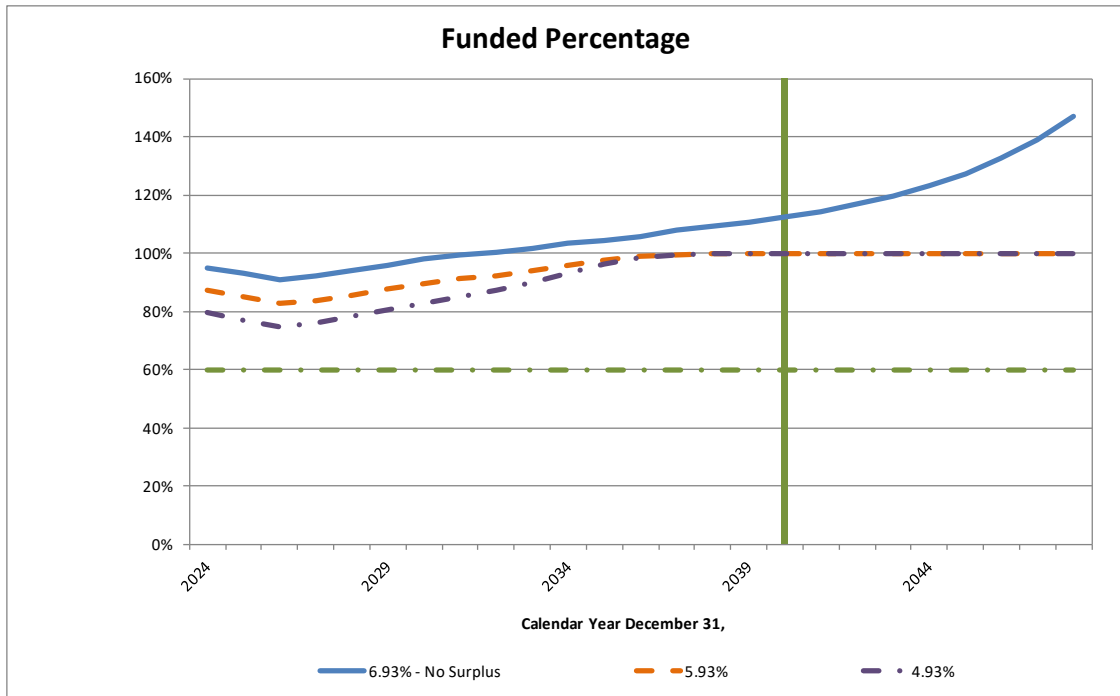
the actuarial assumptions used in the valuation and alternate economic assumption scenarios. All three projections account for the past investment experience that will continue to affect the actuarial rate of return in the short term.

The 6.93% scenario provides an estimate of computed employer contributions based on current actuarial assumptions, and a projected 6.93% market return. The other two scenarios may be useful if the municipality chooses to budget more conservatively and make contributions in addition to the minimum requirements. The 5.93% and 4.93% projection scenarios provide an indication of the potential required employer contribution if these assumptions were met over the long term.

Valuation Year Ending 12/31	Fiscal Year Beginning 7/1	Actuarial Accrued Liability	Valuation Assets ²	Funded Percentage	Estimated Annual Employer Contribution
6.93%¹					
2024	2026	\$ 6,540,813	\$ 6,198,172	95%	\$ 110,448
2025	2027	\$ 6,380,000	\$ 5,940,000	93%	\$ 132,000
2026	2028	\$ 6,220,000	\$ 5,650,000	91%	\$ 156,000
2027	2029	\$ 6,030,000	\$ 5,560,000	92%	\$ 149,000
2028	2030	\$ 5,840,000	\$ 5,470,000	94%	\$ 112,000
2029	2031	\$ 5,630,000	\$ 5,400,000	96%	\$ 65,800
5.93%¹					
2024	2026	\$ 7,109,560	\$ 6,198,172	87%	\$ 161,316
2025	2027	\$ 6,920,000	\$ 5,880,000	85%	\$ 184,000
2026	2028	\$ 6,730,000	\$ 5,560,000	83%	\$ 210,000
2027	2029	\$ 6,510,000	\$ 5,460,000	84%	\$ 204,000
2028	2030	\$ 6,290,000	\$ 5,370,000	85%	\$ 170,000
2029	2031	\$ 6,050,000	\$ 5,300,000	88%	\$ 127,000
4.93%¹					
2024	2026	\$ 7,771,261	\$ 6,198,172	80%	\$ 221,604
2025	2027	\$ 7,550,000	\$ 5,820,000	77%	\$ 253,000
2026	2028	\$ 7,320,000	\$ 5,480,000	75%	\$ 284,000
2027	2029	\$ 7,070,000	\$ 5,390,000	76%	\$ 282,000
2028	2030	\$ 6,810,000	\$ 5,320,000	78%	\$ 251,000
2029	2031	\$ 6,540,000	\$ 5,260,000	81%	\$ 210,000

¹ Represents both the interest rate for discounting liabilities and the future investment return assumption on the Market Value of assets.

² Valuation Assets do not include assets from Surplus divisions, if any.



Notes:

The green indicator lines have been added at 60% funded and 16 years following the valuation date for PA 202 purposes.

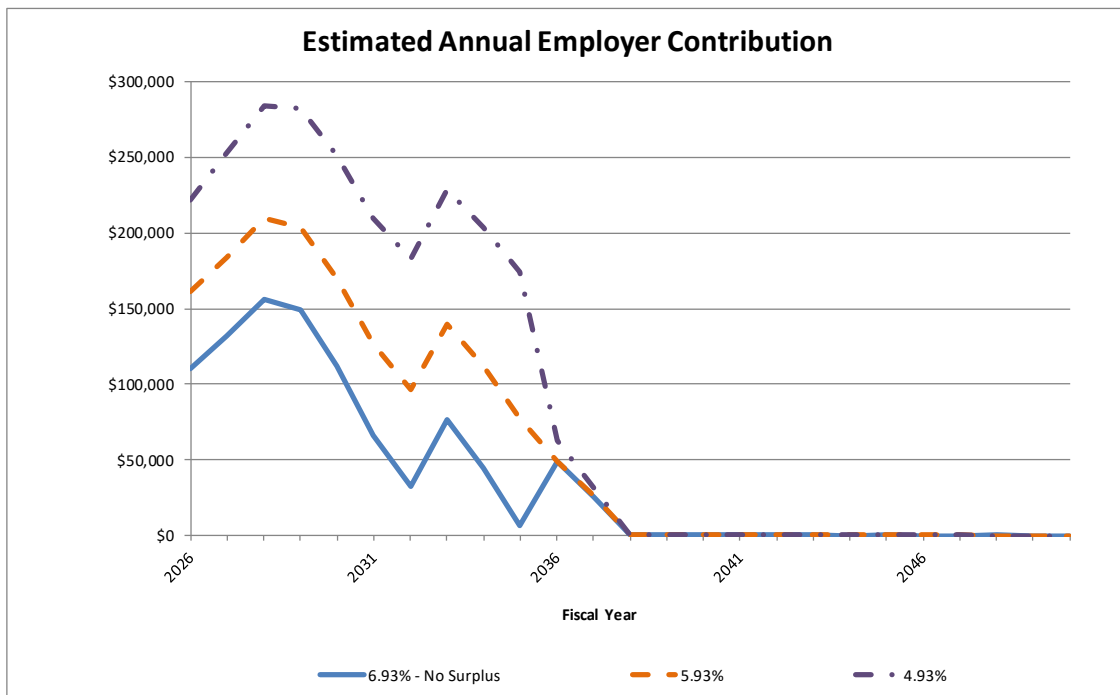


Table 1: Employer Contribution Details for the Fiscal Year Beginning July 1, 2026

Division	Total Normal Cost	Employee Contribution Rate	Employer Contributions ¹			Blended ER Rate ⁵	Employee Contribution Conversion Factor ²
			Employer Normal Cost ⁶	Payment of the Unfunded Accrued Liability ⁴	Computed Employer Contribution		
Percentage of Payroll							
01 - AFSCME	0.00%	2.00%	-	-	-		
10 - Sprvrs	0.00%	4.00%	-	-	-		
Estimated Monthly Contribution³							
01 - AFSCME			\$ 0	\$ 0	\$ 0		
10 - Sprvrs			0	9,204	9,204		
Total Municipality			\$ 0	\$ 9,204	\$ 9,204		
Estimated Annual Contribution³			\$ 0	\$ 110,448	\$ 110,448		

¹ The above employer contribution requirements are in addition to the employee contributions, if any.

² If employee contributions are increased/decreased by 1.00% of pay, the employer contribution requirement will decrease/increase by the Employee Contribution Conversion Factor. The conversion factor is usually under 1% because employee contributions may be refunded at termination of employment and not used to fund retirement pensions. Employer contributions will all be used to fund pensions.

³ For divisions that are open to new hires, estimated contributions are based on projected fiscal year payroll. Actual contributions will be based on actual reported monthly pays, and will be different from the above amounts. For divisions that will have no new hires (i.e., closed divisions), invoices will be based on the above dollar amounts which are based on projected fiscal year payroll. See description of Open Divisions and Closed Divisions in the Appendix.

⁴ Note that if the overfunding credit is larger than the normal cost, the full credit is shown above but the total contribution requirement is zero. This will cause the displayed normal cost and unfunded accrued liability contributions not to add across.

⁵ For linked divisions, the employer will be invoiced the Computed Employer Contribution rate shown above for each linked division (a contribution rate for the open division; a contribution dollar for the closed-but-linked division), unless the employer elects to contribute the Blended Employer Contribution rate shown above, by contacting MERS at 800-767-MERS (6377).

⁶ For divisions with a negative employer normal cost, employee contributions cover the normal cost and a portion of the payment of any unfunded accrued liability.

Please see the Comments on Asset Smoothing in the Executive Summary of this report.

Table 2: Benefit Provisions

01 - AFSCME: Closed to new hires

	2024 Valuation	2023 Valuation
Benefit Multiplier:	2.00% Multiplier (no max)	2.00% Multiplier (no max)
Normal Retirement Age:	60	60
Vesting:	10 years	10 years
Early Retirement (Unreduced):	55/30	55/30
Early Retirement (Reduced):	50/25	50/25
	55/15	55/15
Final Average Compensation:	5 years	5 years
Employee Contributions:	2.00%	2.00%
DC Plan for New Hires:	7/1/1997	7/1/1997
	SLIF (9 Days)	SLIF (9 Days)
Act 88:	Yes (Adopted 12/10/1970)	Yes (Adopted 12/10/1970)

10 - Sprvsrs: Closed to new hires

	2024 Valuation	2023 Valuation
Benefit Multiplier:	2.50% Multiplier (80% max)	2.50% Multiplier (80% max)
Normal Retirement Age:	60	60
Vesting:	10 years	10 years
Early Retirement (Unreduced):	50/25	50/25
Early Retirement (Reduced):	55/15	55/15
Final Average Compensation:	3 years	3 years
COLA for Future Retirees:	2.50% (Non-Compound)	2.50% (Non-Compound)
COLA for Current Retirees:	2.50% (Non-Compound)	2.50% (Non-Compound)
Employee Contributions:	4.00%	4.00%
DC Plan for New Hires:	7/1/1997	7/1/1997
Act 88:	Yes (Adopted 12/10/1970)	Yes (Adopted 12/10/1970)

Table 3: Participant Summary

Division	2024 Valuation		2023 Valuation		2024 Valuation		
	Number	Annual Payroll ¹	Number	Annual Payroll ¹	Average Age	Average Benefit Service ²	Average Eligibility Service ²
01 - AFSCME							
Active Employees	0	\$ 0	1	\$ 57,426	0.0	0.0	0.0
Vested Former Employees	0	0	0	0	0.0	0.0	0.0
Retirees and Beneficiaries	7	169,951	7	152,968	73.4		
Pending Refunds	0		0				
10 - Sprvrs							
Active Employees	0	\$ 0	0	\$ 0	0.0	0.0	0.0
Vested Former Employees	0	0	0	0	0.0	0.0	0.0
Retirees and Beneficiaries	8	420,777	9	457,869	72.5		
Pending Refunds	0		0				
Total Municipality							
Active Employees	0	\$ 0	1	\$ 57,426	0.0	0.0	0.0
Vested Former Employees	0	0	0	0	0.0	0.0	0.0
Retirees and Beneficiaries	15	590,728	16	610,837	72.9		
Pending Refunds	0		0				
Total Participants	15		17				

¹ Annual payroll for active employees; annual deferred benefits payable for vested former employees; annual benefits being paid for retirees and beneficiaries.

² Descriptions can be found under Miscellaneous and Technical Assumptions in the Appendix.

Table 4: Reported Assets (Market Value)

Division	2024 Valuation		2023 Valuation	
	Employer and Retiree ¹	Employee ²	Employer and Retiree ¹	Employee ²
01 - AFSCME	\$ 1,897,488	\$ 364	\$ 1,824,497	\$ 90,104
10 - Sprvsrs	3,920,023	0	3,947,899	0
Municipality Total³	\$ 5,817,511	\$ 364	\$ 5,772,396	\$ 90,104
Combined Assets³	\$5,817,875		\$5,862,500	

¹ Reserve for Employer Contributions and Benefit Payments.

² Reserve for Employee Contributions.

³ Totals may not add due to rounding.

The December 31, 2024 valuation assets (actuarial value of assets) are equal to 1.065367 times the reported market value of assets (compared to 1.099555 as of December 31, 2023). Refer to the Appendix for a description of the valuation asset derivation and a detailed calculation of valuation assets.

Table 5: Flow of Valuation Assets

Year Ended 12/31	Employer Contributions		Employee Contributions	Investment Income (Valuation Assets)	Benefit Payments	Employee Contribution Refunds	Net Transfers	Valuation Asset Balance
	Required	Additional						
2014	\$ 97,181	\$ 0	\$ 13,279	\$ 418,854	\$ (583,933)	\$ 0	\$ 0	\$ 7,657,368
2015	100,374	111,999	11,529	348,798	(654,308)	0	0	7,575,760
2016	94,061	564,769	12,248	434,113	(618,056)	0	0	8,062,895
2017	50,402	26,976	3,697	326,892	(545,810)	0	(1,225,547)	6,699,505
2018	36,552	36,552	2,144	230,691	(521,077)	0	0	6,484,367
2019	0	73,104	2,168	288,042	(528,836)	0	0	6,318,845
2020	13,104	60,000	2,117	470,291	(536,595)	0	0	6,327,762
2021	57,498	23,448	2,157	1,053,058	(544,354)	0	0	6,919,569
2022	99,990	0	2,200	188,588	(552,113)	0	0	6,658,234
2023	95,712	15,480	1,300	278,700	(603,285)	0	0	6,446,141
2024	93,186	18,006	1,177	215,292	(575,630)	0	0	6,198,172

Notes:

Transfers in and out are usually related to the transfer of participants between municipalities, and to employer and employee payments for service credit purchases (if any) that the governing body has approved.

The investment income column reflects the recognized investment income based on Valuation Assets. It does not reflect the market value investment return in any given year.

The Valuation Asset balance includes assets from Surplus divisions, if any.

Years where historical information is not available will be displayed with zero values.

**Table 6: Actuarial Accrued Liabilities and Valuation Assets
as of December 31, 2024**

Division	Actuarial Accrued Liability					Valuation Assets	Percent Funded	Unfunded (Overfunded) Accrued Liabilities
	Active Employees	Vested Former Employees	Retirees and Beneficiaries	Pending Refunds	Total			
01 - AFSCME	\$ 0	\$ 0	\$ 1,773,764	\$ 0	\$ 1,773,764	\$ 2,021,909	114.0%	\$ (248,145)
10 - Sprvsrs	0	0	4,767,049	0	4,767,049	4,176,263	87.6%	590,786
Total	\$ 0	\$ 0	\$ 6,540,813	\$ 0	\$ 6,540,813	\$ 6,198,172	94.8%	\$ 342,641

Please see the Comments on Asset Smoothing in the Executive Summary of this report.

The December 31, 2024 valuation assets (actuarial value of assets) are equal to 1.065367 times the reported market value of assets. Refer to the Appendix for a description of the valuation asset derivation and a detailed calculation of valuation assets.

Table 7: Actuarial Accrued Liabilities - Comparative Schedule

Valuation Date December 31	Actuarial Accrued Liability	Valuation Assets	Percent Funded	Unfunded (Overfunded) Accrued Liabilities
2010	\$ 8,532,967	\$ 7,924,796	93%	\$ 608,171
2011	8,597,380	7,829,897	91%	767,483
2012	8,184,102	7,719,776	94%	464,326
2013	8,235,676	7,711,987	94%	523,689
2014	8,657,510	7,657,368	88%	1,000,142
2015	9,174,180	7,575,760	83%	1,598,420
2016	8,781,556	8,062,895	92%	718,661
2017	6,786,126	6,699,505	99%	86,621
2018	6,756,614	6,484,367	96%	272,247
2019	6,951,256	6,318,845	91%	632,411
2020	7,131,533	6,327,762	89%	803,771
2021	7,290,069	6,919,569	95%	370,500
2022	7,245,747	6,658,234	92%	587,513
2023	7,247,430	6,446,141	89%	801,289
2024	6,540,813	6,198,172	95%	342,641

Notes: Actuarial assumptions were revised for the 2010, 2011, 2012, 2015, 2019, 2020, 2021, 2023, and 2024 actuarial valuations.

The Valuation Assets include assets from Surplus divisions, if any.

Years where historical information is not available will be displayed with zero values.

Throughout this report are references to valuation results generated prior to the 2018 valuation date. Results prior to 2018 were received directly from the prior actuary or extracted from the previous valuation system by MERS's technology service provider.

Tables 8 and 9: Division-Based Comparative Schedules

Division 01 - AFSCME

Table 8-01: Actuarial Accrued Liabilities - Comparative Schedule

Valuation Date December 31	Actuarial Accrued Liability	Valuation Assets	Percent Funded	Unfunded (Overfunded) Accrued Liabilities
2014	\$ 1,822,679	\$ 1,592,868	87%	\$ 229,811
2015	1,926,030	1,626,153	84%	299,877
2016	1,944,441	1,969,146	101%	(24,705)
2017	1,933,339	1,976,157	102%	(42,818)
2018	1,925,433	1,941,838	101%	(16,405)
2019	1,977,402	1,926,862	97%	50,540
2020	1,982,054	1,971,182	99%	10,872
2021	2,012,086	2,199,762	109%	(187,676)
2022	2,060,315	2,160,976	105%	(100,661)
2023	2,048,722	2,105,209	103%	(56,487)
2024	1,773,764	2,021,909	114%	(248,145)

Notes: Actuarial assumptions were revised for the 2015, 2019, 2020, 2021, 2023, and 2024 actuarial valuations.

The percent funded does not reflect valuation assets from Surplus divisions, if any.

Table 9-01: Computed Employer Contributions - Comparative Schedule

Valuation Date December 31	Active Employees		Computed Employer Contribution ¹	Employee Contribution Rate ²
	Number	Annual Payroll		
2014	2	\$ 108,915	\$ 3,833	2.00%
2015	2	106,804	\$ 5,577	2.00%
2016	2	109,768	\$ 0	2.00%
2017	2	104,656	\$ 0	2.00%
2018	2	107,183	\$ 10	2.00%
2019	2	107,380	\$ 834	2.00%
2020	2	105,848	\$ 291	2.00%
2021	2	107,856	\$ 206	2.00%
2022	1	56,039	\$ 67	2.00%
2023	1	57,426	\$ 71	2.00%
2024	0	0	\$ 0	2.00%

¹ For open divisions, a percent of pay contribution is shown. For closed divisions, a monthly dollar contribution is shown.

² For each valuation year, the computed employer contribution is based on the employee rate. If the employee rate changes during the applicable fiscal year, the computed employer contribution will be adjusted.

Note: The contributions shown in Table 9 reflect the full employer contribution requirement.

See the Benefit Provision History, later in this report, for past benefit provision changes.

Years where historical information is not available will be displayed with zero values.

Division 10 - Sprvsrs

Table 8-10: Actuarial Accrued Liabilities - Comparative Schedule

Valuation Date December 31	Actuarial Accrued Liability	Valuation Assets	Percent Funded	Unfunded (Overfunded) Accrued Liabilities
2014	\$ 5,152,171	\$ 4,906,270	95%	\$ 245,901
2015	5,398,232	4,708,454	87%	689,778
2016	4,862,938	4,785,486	98%	77,452
2017	4,852,787	4,723,348	97%	129,439
2018	4,831,181	4,542,529	94%	288,652
2019	4,973,854	4,391,983	88%	581,871
2020	5,149,479	4,356,580	85%	792,899
2021	5,277,983	4,719,807	89%	558,176
2022	5,185,432	4,497,258	87%	688,174
2023	5,198,708	4,340,932	84%	857,776
2024	4,767,049	4,176,263	88%	590,786

Notes: Actuarial assumptions were revised for the 2015, 2019, 2020, 2021, 2023, and 2024 actuarial valuations.

The percent funded does not reflect valuation assets from Surplus divisions, if any.

Table 9-10: Computed Employer Contributions - Comparative Schedule

Valuation Date December 31	Active Employees		Computed Employer Contribution ¹	Employee Contribution Rate ²
	Number	Annual Payroll		
2014	0	\$ 0	\$ 4,321	0.00%
2015	0	0	\$ 13,379	0.00%
2016	0	0	\$ 0	4.00%
2017	0	0	\$ 719	4.00%
2018	0	0	\$ 3,262	4.00%
2019	0	0	\$ 6,565	4.00%
2020	0	0	\$ 8,975	4.00%
2021	0	0	\$ 6,480	4.00%
2022	0	0	\$ 8,778	4.00%
2023	0	0	\$ 11,460	4.00%
2024	0	0	\$ 9,204	4.00%

¹ For open divisions, a percent of pay contribution is shown. For closed divisions, a monthly dollar contribution is shown.

² For each valuation year, the computed employer contribution is based on the employee rate. If the employee rate changes during the applicable fiscal year, the computed employer contribution will be adjusted.

Note: The contributions shown in Table 9 reflect the full employer contribution requirement.

See the Benefit Provision History, later in this report, for past benefit provision changes.

Years where historical information is not available will be displayed with zero values.

Table 10: Division-Based Layered Amortization Schedule

Division 01 - AFSCME

Table 10-01: Layered Amortization Schedule

Type of UAL	Date Established	Original Balance ¹	Original Amortization Period ²	Amounts for Fiscal Year Beginning 7/1/2026		
				Outstanding UAL Balance ³	Remaining Amortization Period ²	Annual Amortization Payment
Experience	12/31/2021	\$ (192,665)	10	\$ (172,111)	7	\$ (28,368)
Experience	12/31/2022	80,488	10	78,346	8	11,496
Experience	12/31/2023	37,135	10	38,743	9	5,148
Experience	12/31/2024	(198,384)	10	(219,359)	10	(26,688)
Total				\$ (274,381)		\$ (38,412)

¹ For each type of UAL (layer), this is the original balance as of the date the layer was established.

² According to the MERS amortization policy, each type of UAL (layer) is amortized over a specific period (see Appendix on MERS website).

³ This is the remaining balance as of the valuation date, projected to the beginning of the fiscal year shown above.

The unfunded accrued liability (UAL) as of December 31, 2024 (see Table 6) is projected to the beginning of the fiscal year for which the contributions are being calculated. This allows the 2024 valuation to take into account the expected future contributions that are based on past valuations. Each type of UAL (layer) is amortized over the appropriate period. Please see the Appendix on the MERS website for a detailed description of the amortization policy.

Note: The original balance and original amortization periods prior to 12/31/2018 were received from the prior actuary.

Division 10 - Sprvsrs

Table 10-10: Layered Amortization Schedule

Type of UAL	Date Established	Original Balance ¹	Original Amortization Period ²	Amounts for Fiscal Year Beginning 7/1/2026		
				Outstanding UAL Balance ³	Remaining Amortization Period ²	Annual Amortization Payment
(Gain)/Loss	12/31/2017	\$ 63,029	10	\$ 30,058	3	\$ 10,752
(Gain)/Loss	12/31/2018	220,741	10	132,822	4	36,288
(Gain)/Loss	12/31/2019	111,361	10	78,827	5	17,544
Assumption	12/31/2019	164,509	10	114,832	5	25,560
Experience	12/31/2020	192,742	10	155,802	6	29,424
Experience	12/31/2021	(235,814)	10	(210,672)	7	(34,716)
Experience	12/31/2022	187,132	10	182,162	8	26,736
Experience	12/31/2023	217,067	10	226,455	9	30,072
Experience	12/31/2024	(231,982)	10	(256,510)	10	(31,212)
Total				\$ 453,776		\$ 110,448

¹ For each type of UAL (layer), this is the original balance as of the date the layer was established.

² According to the MERS amortization policy, each type of UAL (layer) is amortized over a specific period (see Appendix on MERS website).

³ This is the remaining balance as of the valuation date, projected to the beginning of the fiscal year shown above.

The unfunded accrued liability (UAL) as of December 31, 2024 (see Table 6) is projected to the beginning of the fiscal year for which the contributions are being calculated. This allows the 2024 valuation to take into account the expected future contributions that are based on past valuations. Each type of UAL (layer) is amortized over the appropriate period. Please see the Appendix on the MERS website for a detailed description of the amortization policy.

Note: The original balance and original amortization periods prior to 12/31/2018 were received from the prior actuary.

GASB Statement No. 68 Information

The following information has been prepared to provide some of the information necessary to complete GASB Statement No. 68 disclosures. GASB Statement No. 68 is effective for fiscal years beginning after June 15, 2014. Additional resources, including an Implementation Guide, are available at <http://www.mersofmich.com/>.

Actuarial Valuation Date:	12/31/2024
Measurement Date of the Total Pension Liability (TPL):	12/31/2024
At 12/31/2024, the following employees were covered by the benefit terms:	
Inactive employees or beneficiaries currently receiving benefits:	15
Inactive employees entitled to but not yet receiving benefits (including refunds):	0
Active employees:	<u>0</u>
	15
Total Pension Liability as of 12/31/2023 measurement date:	\$ 7,102,487
Total Pension Liability as of 12/31/2024 measurement date:	\$ 6,411,139
Service Cost for the year ending on the 12/31/2024 measurement date:	\$ 0
Change in the Total Pension Liability due to:	
- Benefit changes ¹ :	\$ 0
- Differences between expected and actual experience ² :	\$ (570,464)
- Changes in assumptions ² :	\$ (34,547)
Average expected remaining service lives of all employees (active and inactive):	0

¹ A change in liability due to benefit changes is immediately recognized when calculating pension expense for the year.

² Changes in liability due to differences between actual and expected experience, and changes in assumptions, are recognized in pension expense over the average remaining service lives of all employees.

Covered employee payroll (Needed for Required Supplementary Information):	\$ 0
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Note: Covered employee payroll may differ from the GASB Statement No. 68 definition.

Sensitivity of the Net Pension Liability to changes in the discount rate:

	1% Decrease (6.18%)	Current Discount Rate (7.18%)	1% Increase (8.18%)
Change in Net Pension Liability as of 12/31/2024:	\$ 548,230	\$ 0	\$ (475,304)

Note: The current discount rate shown for GASB Statement No. 68 purposes is higher than the MERS assumed rate of return. This is because for GASB Statement No. 68 purposes, the discount rate must be gross of administrative expenses, whereas for funding purposes it is net of administrative expenses.

Benefit Provision History

The following benefit provision history is provided by MERS. Any corrections to this history or discrepancies between this information and information displayed elsewhere in the valuation report should be reported to MERS. All provisions are listed by date of adoption.

01 - AFSCME

1/1/2021	Custom Wages
1/1/2021	Service Credit Qualification - 80 hours
1/1/2021	Sick Eligibility - 72 hours of unused at 100% of pay
12/1/2016	Service Credit Purchase Estimates - No
7/1/2004	Benefit F55 (With 30 Years of Service)
7/1/2004	Member Contribution Rate 2.00%
7/1/1997	DC Adoption Date 07-01-1997
7/1/1994	2.00% Multiplier
7/1/1991	1.70% Multiplier
7/1/1988	Member Contribution Rate 0.00%
12/10/1970	Covered by Act 88
7/1/1970	1.20% Multiplier on FAC < \$4,200 and 1.70% Multiplier on FAC > \$4,200
7/1/1966	1.00% Multiplier on FAC < \$4,200 and 1.50% Multiplier on FAC > \$4,200
7/1/1966	10 Year Vesting
7/1/1966	Benefit FAC-5 (5 Year Final Average Compensation)
7/1/1966	Member Contribution Rate 3.00% Under \$4,200.00 - Then 5.00%
	Fiscal Month - July
	Early Reduced (.5%) at Age 50 with 25 Years or Age 55 with 15 Years
	Normal Retirement Age (DB) - 60

10 - Sprvsrs

12/1/2016	Service Credit Purchase Estimates - No
7/1/1997	DC Adoption Date 07-01-1997
1/1/1992	E1 2.5% COLA for past retirees (07/01/1991)
1/1/1992	E2 2.5% COLA for future retirees (07/01/1991)
7/1/1991	2.50% Multiplier (Capped at 80% of FAC)
7/1/1991	Benefit FAC-3 (3 Year Final Average Compensation)
7/1/1991	Member Contribution Rate 4.00%
7/1/1988	1.20% Multiplier on FAC < \$4,200 and 1.70% Multiplier on FAC > \$4,200
7/1/1988	10 Year Vesting
7/1/1988	Benefit F50 (With 25 Years of Service)
7/1/1988	Benefit FAC-5 (5 Year Final Average Compensation)
7/1/1988	Member Contribution Rate 1.00%
12/10/1970	Covered by Act 88
	Fiscal Month - July
	Early Reduced (.5%) at Age 50 with 25 Years or Age 55 with 15 Years
	Normal Retirement Age (DB) - 60

Plan Provisions, Actuarial Assumptions, and Actuarial Funding Method

Details on MERS plan provisions, actuarial assumptions, and actuarial methodology can be found in the Appendix. Some actuarial assumptions are specific to this municipality and its divisions. These are listed below.

Increase in Final Average Compensation

Division	Increase Assumption
01 - AFSCME	1.50%
10 - Sprvsrs	2.00%

Miscellaneous and Technical Assumptions

Loads – None.

Amortization Policy for Closed Not Linked Divisions: The default funding policy for closed not linked divisions, including open divisions with zero active members, is to follow a non-accelerated amortization, where each closed period decreases by one year each year until the period is exhausted.

Risk Commentary

Determination of the accrued liability, the employer contribution, and the funded ratio requires the use of assumptions regarding future economic and demographic experience. Risk measures, as illustrated in this report, are intended to aid in the understanding of the effects of future experience differing from the assumptions used in the course of the actuarial valuation. Risk measures may also help with illustrating the potential volatility in the accrued liability, the actuarially determined contribution and the funded ratio that result from the differences between actual experience and the actuarial assumptions.

Future actuarial measurements may differ significantly from the current measurements presented in this report due to such factors as the following: plan experience differing from that anticipated by the economic or demographic assumptions; changes in economic or demographic assumptions due to changing conditions; increases or decreases expected as part of the natural operation of the methodology used for these measurements (such as the end of an amortization period, or additional cost or contribution requirements based on the Plan's funded status); and changes in plan provisions or applicable law. The scope of an actuarial valuation does not include an analysis of the potential range of such future measurements.

Examples of risk that may reasonably be anticipated to significantly affect the plan's future financial condition include:

- **Investment Risk** – actual investment returns may differ from the expected returns;
- **Asset/Liability Mismatch** – changes in asset values may not match changes in liabilities, thereby altering the gap between the accrued liability and assets and consequently altering the funded status and contribution requirements;
- **Salary and Payroll Risk** – actual salaries and total payroll may differ from expected, resulting in actual future accrued liability and contributions differing from expected;
- **Longevity Risk** – members may live longer or shorter than expected and receive pensions for a period of time other than assumed; and
- **Other Demographic Risks** – members may terminate, retire or become disabled at times or with benefits other than assumed resulting in actual future accrued liability and contributions differing from expected.

The effects of certain trends in experience can generally be anticipated. For example, if the investment return since the most recent actuarial valuation is less (or more) than the assumed rate, the cost of the plan can be expected to increase (or decrease). Likewise, if longevity is improving (or worsening), increases (or decreases) in cost can be anticipated.

Plan Maturity Measures

Risks facing a pension plan evolve over time. A young plan with virtually no investments and paying few benefits may experience little investment risk. An older plan with a large number of members in pay status and a significant trust may be much more exposed to investment risk. Generally accepted plan maturity measures include the following:

December 31,	Ratio of:				
	Market Value of Assets to Total Payroll	Actuarial Accrued Liability to Payroll	Actives to Retirees and Beneficiaries	Market Value of Assets to Benefit Payments	Net Cash Flow to Market Value of Assets (BOY)
2018	55.2	63.0	0.1	11.4	-6.7%
2019	58.1	64.7	0.1	11.8	-7.7%
2020	61.5	67.4	0.1	12.1	-7.4%
2021	64.3	67.6	0.1	12.7	-7.1%
2022	102.6	129.3	0.1	10.4	-6.5%
2023	102.1	126.2	0.1	9.7	-8.5%
2024	N/A	N/A	0.0	10.1	-7.9%

Ratio of Market Value of Assets to Total Payroll

The relationship between assets and payroll is a useful indicator of the potential volatility of contributions. For example, if the market value of assets is 2.0 times the payroll, a return on assets 5% different than assumed would equal 10% of payroll. A higher (lower) or increasing (decreasing) level of this maturity measure generally indicates a higher (lower) or increasing (decreasing) volatility in plan sponsor contributions as a percentage of payroll.

Ratio of Actuarial Accrued Liability to Payroll

The relationship between actuarial accrued liability and payroll is a useful indicator of the potential volatility of contributions for a fully funded plan. A funding policy that targets a funded ratio of 100% is expected to result in the ratio of assets to payroll and the ratio of liability to payroll converging over time.

Ratio of Actives to Retirees and Beneficiaries

A young plan with many active members and few retirees will have a high ratio of actives to retirees. A mature open plan may have close to the same number of actives to retirees resulting in a ratio near 1.0. A super-mature or closed plan may have significantly more retirees than actives resulting in a ratio below 1.0.

Ratio of Market Value of Assets to Benefit Payments

The MERS' Actuarial Policy requires a total minimum contribution equal to the excess (if any) of three times the expected annual benefit payments over the projected market value of assets as of the participating municipality or court's Fiscal Year for which the contribution applies. The ratio of market value of assets to benefit payments as of the valuation date provides an indication of whether the division is at risk for triggering the minimum contribution rule in the near term. If the division triggers this minimum contribution rule, the required employer contributions could increase dramatically relative to previous valuations.

Ratio of Net Cash Flow to Market Value of Assets

A positive net cash flow means contributions exceed benefits and expenses. A negative cash flow means existing funds are being used to make payments. A certain amount of negative net cash flow is generally expected to occur when benefits are prefunded through a qualified trust. Large negative net cash flows as a percent of assets may indicate a super-mature plan or a need for additional contributions.

State Reporting

The following information has been prepared to provide some of the information necessary to complete the Public Act 202 pension reporting requirements for the State of Michigan's Local Government Retirement System Annual Report (Form No. 5572). Additional resources are available at www.mersofmich.com and on the State [website](#).

Form 5572		
Line Reference	Description	Result
10	Membership as of December 31, 2024	
11	Indicate number of active members	0
12	Indicate number of inactive members (excluding pending refunds)	0
13	Indicate number of retirees and beneficiaries	15
14	Investment Performance for Calendar Year Ending December 31, 2024¹	
15	Enter actual rate of return - prior 1-year period	7.72%
16	Enter actual rate of return - prior 5-year period	6.91%
17	Enter actual rate of return - prior 10-year period	6.62%
18	Actuarial Assumptions	
19	Actuarial assumed rate of investment return ²	6.93%
20	Amortization method utilized for funding the system's unfunded actuarial accrued liability, if any	Level Percent
21	Amortization period utilized for funding the system's unfunded actuarial accrued liability, if any ³	10
22	Is each division within the system closed to new employees? ⁴	Yes
23	Uniform Assumptions	
24	Enter retirement pension system's actuarial value of assets using uniform assumptions	\$6,013,775
25	Enter retirement pension system's actuarial accrued liabilities using uniform assumptions ⁵	\$6,540,813
27	Actuarially Determined Contribution (ADC) using uniform assumptions, Fiscal Year Ending June 30, 2025	\$76,128

¹ The Municipal Employees' Retirement System's investment performance has been provided to GRS from MERS Investment Staff and is included here for reporting purposes. The investment performance figures reported are net of investment expenses on a rolling calendar year basis for the previous 1-, 5-, and 10-year periods as required under PA 530.

² Net of administrative and investment expenses.

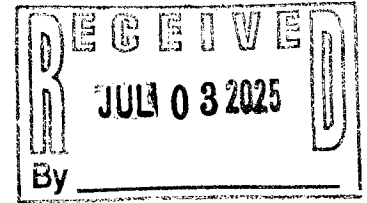
³ Populated with the longest amortization period remaining in the amortization schedule, across all divisions in the plan. This is when each division and the plan in total is expected to reach 100% funded if all assumptions are met.

⁴ If all divisions within the employer are closed, "yes." If at least one division is open (including shadow divisions), "no."

⁵ Line 25 actuarial accrued liability is determined under PA 202 uniform assumptions which may differ from the valuation assumptions. In accordance with the March 4, 2025 memo on the selection of Uniform Assumptions, "[f]or retirement systems that utilize an investment rate of return that is less than 7.00% for funding purposes, the local government should use the lower investment rate of return for the uniform assumption as well." In particular, the assumed rate of return for PA 202 purposes is 6.93%.



ZONING PERMIT APPLICATION
CITY OF SWARTZ CREEK
(An Equal Opportunity Employer)
8083 Civic Drive, Swartz Creek MI 48473
Phone 810.635.4464



Site Information

Address 8006 Miller Rd
City Swartz Creek Zip 48473

Owner Information

Name S and K HomeTown Pub
Address 8006 Miller Rd City Swartz Creek State Mi Zip 48473
Phone No. 810-691-3478 Email American Pub 810@gmail.com

Applicant Information

Name Scott Thomas
Address 7107 Hill Rd City Swartz Creek State Mi Zip 48473
Phone No. 810-691-3478 Email American Pub 810@gmail.com

Type of Improvement (please supply all applicable information)

Shed under 200 sq. ft. ☐ Pond ☐ Fence ☐ Other ☐

Type of Fence _____

Location _____

Dimensions _____

Height _____

Estimated Construction Cost _____

Existing Site Information

Current No. of Structures

Location

Dimensions

Height

All supporting documentation **including** a diagram of the site must be submitted with this application. Other permits issued by the City of Swartz Creek such as Electrical, Mechanical and/or Plumbing may be required.

All of the above statements are true to the best of my knowledge and permission is hereby granted to give authority to any representative of the city to go on or about the property.

Signature: Scott A. Thomas Date: 7-1-25

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

FOR CITY USE ONLY

Notes for approval:

Signature of Zoning Administrator

Date

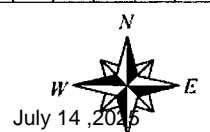
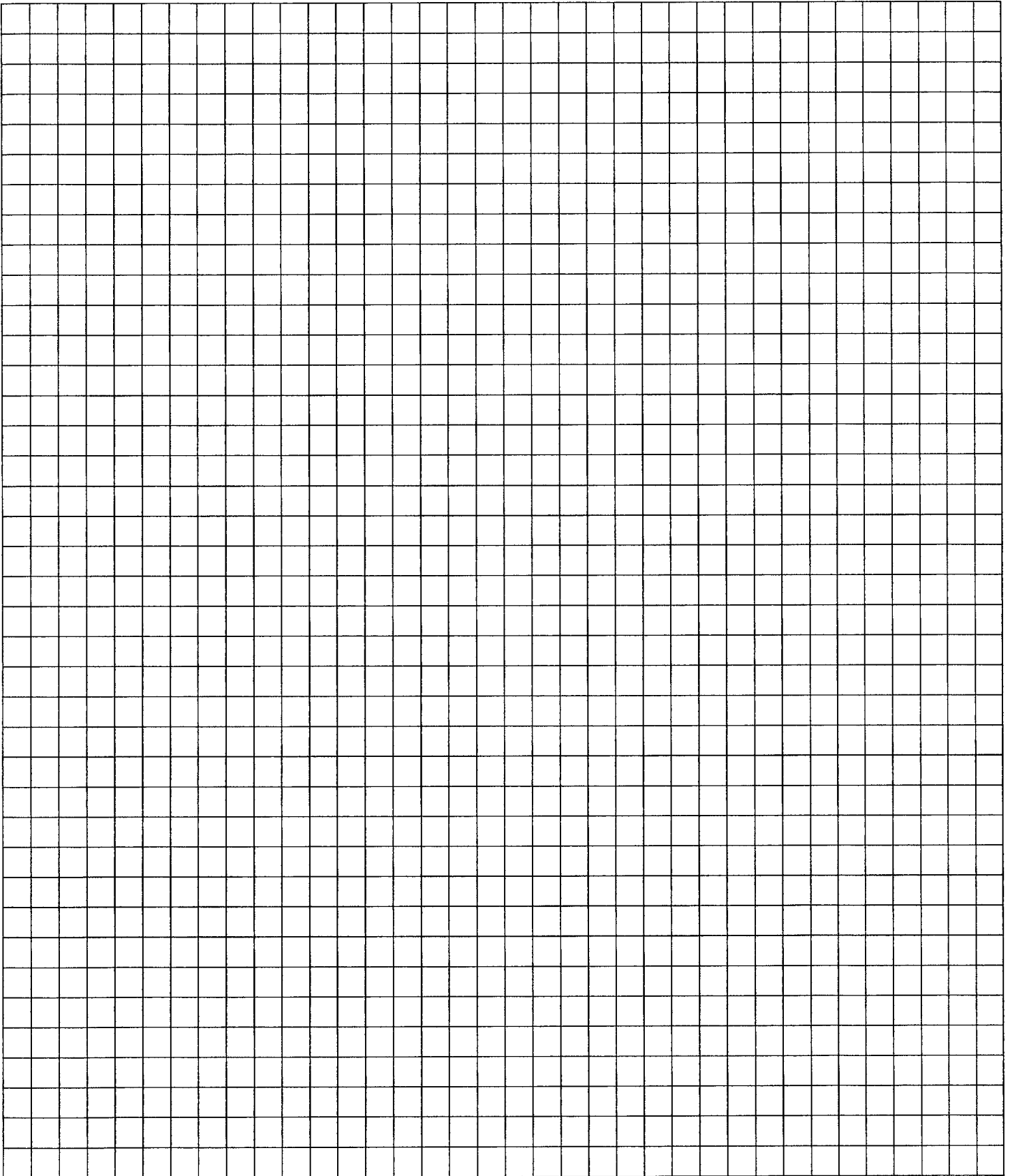
Additional Information

I am requesting a continuation of The existing zoning permit for use of The alley for the purpose of serving food and alcohol. Our goal is to request a long term permit for The alley to make a space that will be similar to what is proposed for Holland square. This would require a significant financial contribution that will most likely be installed in 2 or 3 phases over 2-3 years. We are working on concept sketches and will most likely start getting quotes this winter or spring of 2026.

Currently, we are not aware of any complaints or concerns from our neighbors about the existing use of the alley.

Side note Our future plans for the alleyway will share the outside dining space with Jamie's Place for their customers to eat outside as well.

PLOT PLAN



Attached is a copy of a letter I have sent to the Swartz Creek School Board to encourage them NOT to sell Morrish Elementary School to the very secretive Mega Site project in Mundy Township. If this MEDC project were to fail in one of many ways, i.e. no buyer for the site materializes, wouldn't the school district have to come up with \$40 million for the new school? Wouldn't that cause the school district to collapse? Obviously, the City of Swartz Creek would be greatly affected if that happens. Please, tell the Board not to "make a deal with the devil."

After attending the June 25 SC School Board meeting, I have serious concerns regarding the proposal to sell Morrish Elementary to Maple Hill LLC (Tim Herman) using MEDC grant funds. I have been a resident of Mundy township for 35 years, and both of my children attended Morrish K-5.

Since this "AMD" was announced a couple of years ago, I have been reading anything and everything I can find regarding the "Mega Sites" in Michigan, particularly "Project Grit," as Governor Whitmer calls the Mundy Township site. Over the years, I have learned that some of the MEDC grants have been embroiled in litigation, failure to meet state requirements, investigation by governmental agencies, environmental concerns, and overall rejection by the people who actually LIVE near these sites.

The Mundy project, by far the largest, has been cloaked in secrecy and lack of transparency from the beginning, which was in 2022, when the first NDA's were signed by Mundy officials Tonya Ketzler and Chad Young. Even with the secrecy, there still exists important information out there pertinent to the SC schools situation. I hope you will study and share the enclosed article and others listed as I think you will find them to be very helpful to you and the board as you consider selling Morrish. There are many more online.

We've all heard the phrase, "If it sounds too good to be true, it probably is." Receiving \$40 million for Morrish is a perfect example. It is not guaranteed to be a "free school" as someone mentioned at the board meeting. MEDC could "claw back" all or part of the grant that has been awarded to the Flint & Genesee Economic Development (Tyler Rossmassler) for "site preparation" (purchasing and demolishing homes) if their obligations are not met. Tyler commented at the board meeting that they have to find a buyer willing to invest at least \$2 billion and create 2000 jobs by 2028. Since they don't even have a buyer yet, let alone permits, bids, or construction started, it looks quite impossible to achieve their end result on the MEDC timeline. In addition, when a buyer is announced, the company will surely face tremendous opposition from the residents, who have NEVER wanted this factory in their back yards. In fact, the residents of Mundy Township have not yet been allowed to ask questions at any meeting, and have only been allowed brief 3-minute comments at the end of 3-hour-long board meetings.

Questions come up constantly, such as what will happen to the SC School district if all or part of the \$40

million is "clawed back?" Will the district residents be forced to pay for the new school? How? And will other districts in the state challenge the fact that state taxpayers paid for a deluxe new school in only one district out of hundreds? Also, hopefully you will encourage other board members to consider the ramifications if Maple Hill LLC were to go bankrupt. It's a real possibility.

Thank you for asking questions that are important. I could see at the meeting that you truly care about the school district and the community that it serves.

By keeping my eyes and ears open, I have come to the conclusion that there are many very powerful and wealthy individuals that want this project brought to fruition AT ANY COST. (Ridgway White, Gov. Whitmer, John Cherry, Tim Herman, just to name a few.) And lots of people are getting VERY rich from all the deals and transactions taking place. Therefore, I do fear for my safety in signing my name, and will not be sending correspondence to anyone else with my name. I hope you will not share my personal information. Please, encourage fellow members on the board to do the right thing.

Thank you for your time.

www.michigannewssource.com Demolitions First, Details Later: Megasite Leaves Town in the Dark

www.bridgemi.com Corporate subsidies cost Michigan \$335M: 40% of deals create low-paying jobs

www.mackinac.org MEDC has a woeful record of failure

www.crainsdetroit.com MEDC says search of its office stems from AG investigations of legislative grants

Genesee County Community Housing Profiles

To analyze the housing stock of each Genesee County community, GCMPC staff performed a visual survey of housing conditions. This survey was first conducted in 2018 for the 2020 Master Plan and replicated for this plan update. Addresses were randomly generated for each community and staff members filled out a scoring sheet evaluating the conditions of each home.

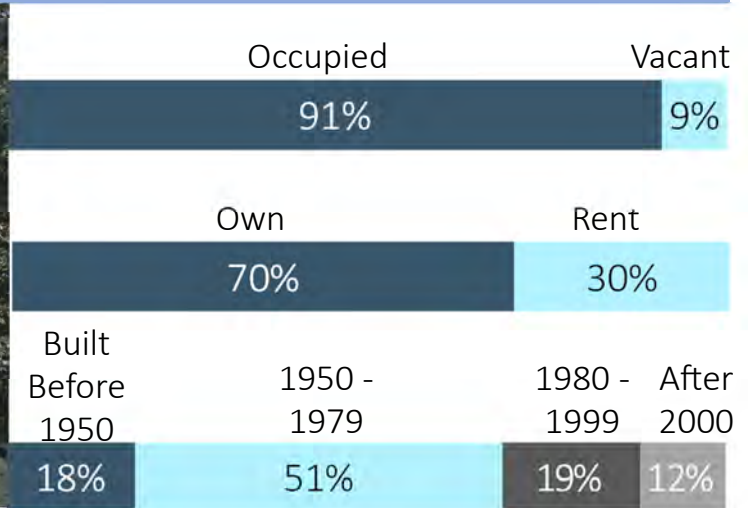
Overall, staff determined that there are more occupied units and fewer vacant units compared to the data collected as part of the 2020 Master Plan. There has also been a 17% decrease in families living within the county. Despite this decrease, there are fewer dilapidated homes present, dropping from 1.4% in 2018 to 0.5% in 2022. Of the homes that are in livable condition, there are more in which minor or moderate repairs are needed. Minor repairs rose from 6.5% to 11% and moderate repairs rose from 5.4% to 6.1%. Minor and moderate repairs were determined based on observing the outdoor conditions of each house including the foundation, roof, siding, windows, doors, etc. Staff also saw an increase in the percentage of sidewalks and lots or driveways in need of repair. Sidewalks in need of repair rose from 79% to 83% and lots or driveways in need of repair rose from 40% to 62%. The majority of housing in Genesee County consists of single family detached homes. Because of this, only single family homes were observed as a part of the survey. Multi-unit buildings make up a smaller percentage of residences in the county, which leaves fewer options for residents who prefer

apartments, townhomes, and condominiums.

Staff reviewed United Way Asset Limited, Income Constrained, Employed (ALICE) level data to determine the percentage of families struggling to afford basic needs. ALICE households earn more than the U.S. poverty level, but less than the basic cost of living. This update shows that there are fewer families living above the ALICE level; dropping from 65% to 56%. There are also more families living at the ALICE level; rising from 21% to 28%.

This could be a contributing factor to the increase in percentage of home repairs. Many families may be forced to choose between spending money on home repairs or buying gas, groceries, or other essential items. A lack of affordable housing may also be the reason that there are over 27,000 additional housing units but a decrease in residents. The aftermath of the COVID-19 pandemic played a significant role in the increase in cost of living across the County. Data from the Genesee County HOME-ARP Allocation Plan shows that there has been a 13% increase in the median home sale price since 2017. Additionally, over 70% of Genesee County rental households spend 30% to 50% of their income on housing costs. Local governments are facing difficult decisions related to community development projects due to increased costs of labor, materials, and contractor availability; hindering projects like sidewalk repairs.

Community Housing Profile Genesee County



164,905 Units



104,132 Families

Housing Conditions



81.4% Sound Housing Condition

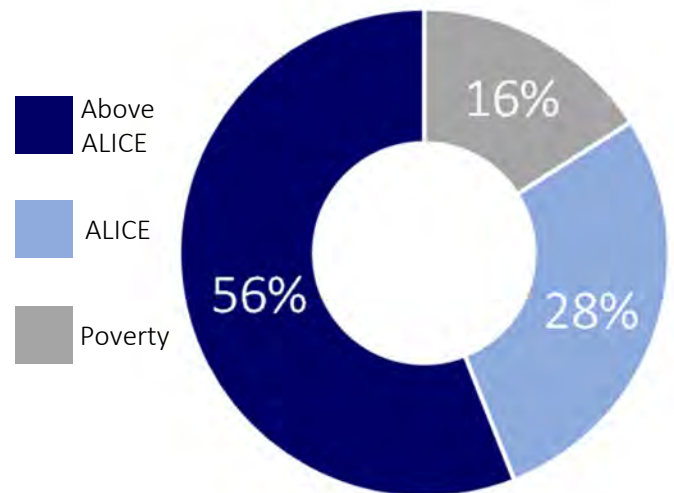
11% Minor Repairs Needed

6.1% Moderate Repairs Needed

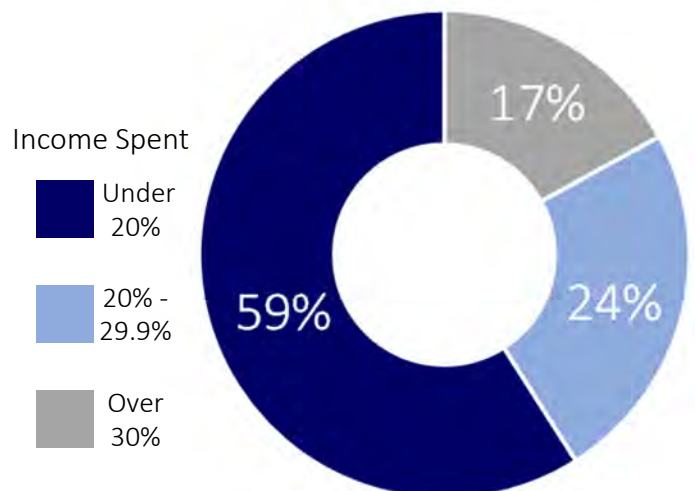
1% Substantial Repairs Needed

0.5% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



86% of Neighborhoods with positive neighborhood image



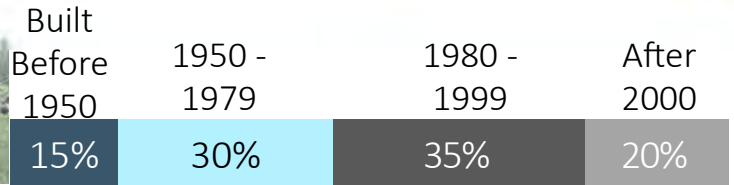
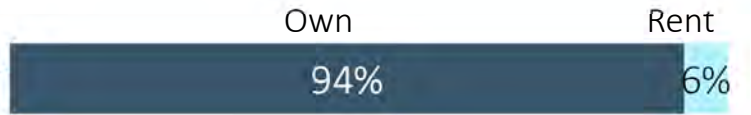
83% of Sidewalks in needed or in need of repair



62% of Lots/Driveways in need of repair

Community Housing Profile

Argentine Township



2,657 Units



2,010 Families

Housing Conditions



90% Sound Housing Condition

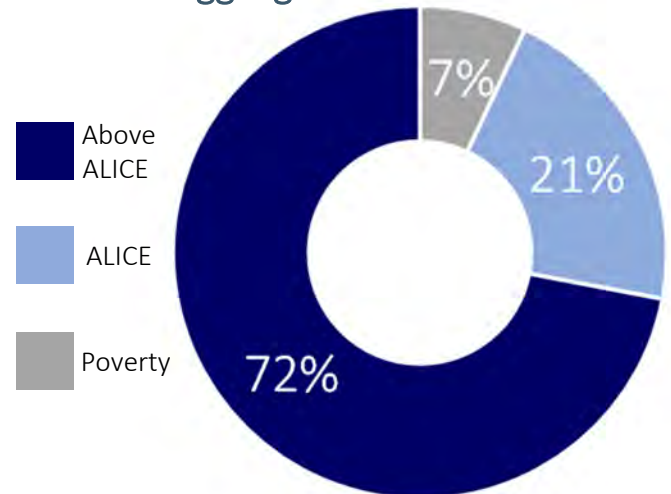
0% Minor Repairs Needed

10% Moderate Repairs Needed

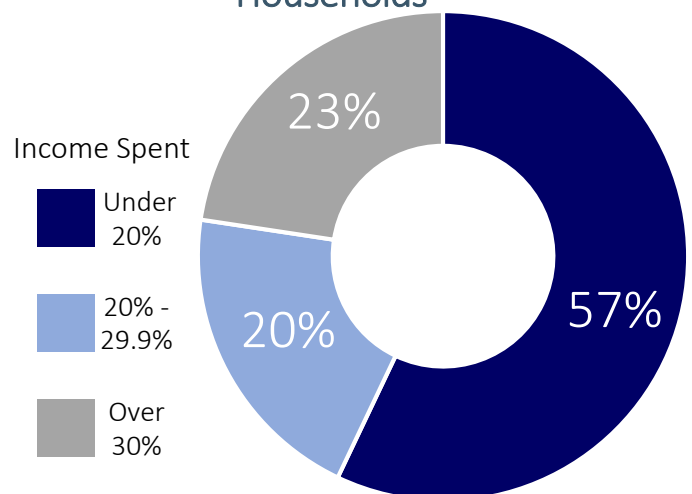
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



62% of Neighborhoods with positive neighborhood image



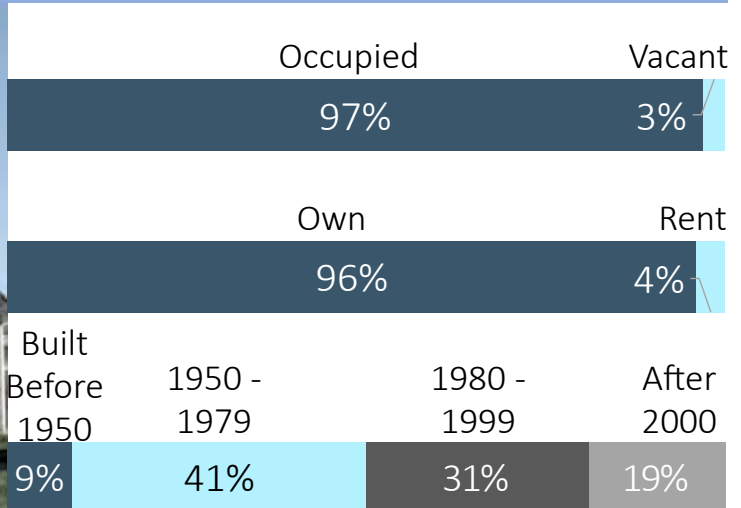
100% of Sidewalks needed or in need of repair



67% of Lots/Driveways in need of repair

Community Housing Profile

Atlas Township



2,915 Units

2,453 Families

Housing Conditions



90% Sound Housing Condition

0% Minor Repairs Needed

10% Moderate Repairs Needed

0% Substantial Repairs Needed

0% Dilapidated



69% of Neighborhoods with positive neighborhood image

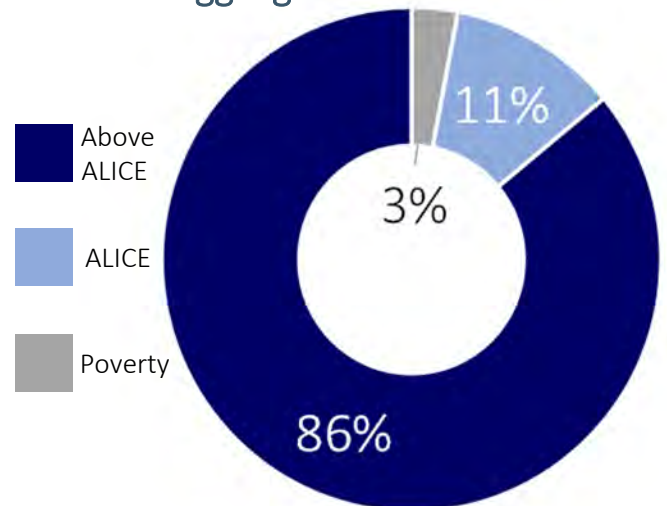


100% of Sidewalks needed or in need of repair

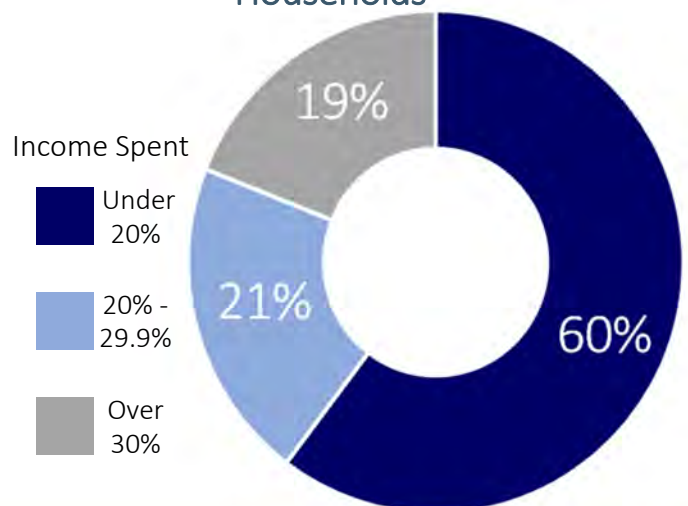


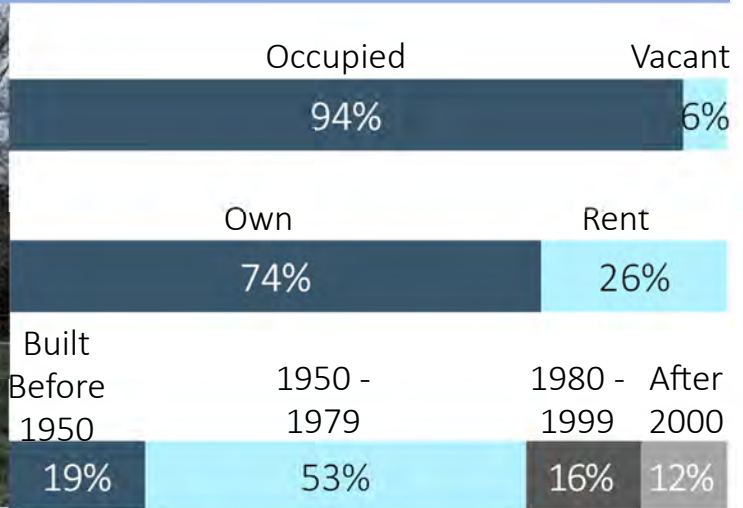
50% of Lots/Driveways in need of repair

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households





12,275 Units



7,433 Families

Housing Conditions



89.8% Sound Housing Condition

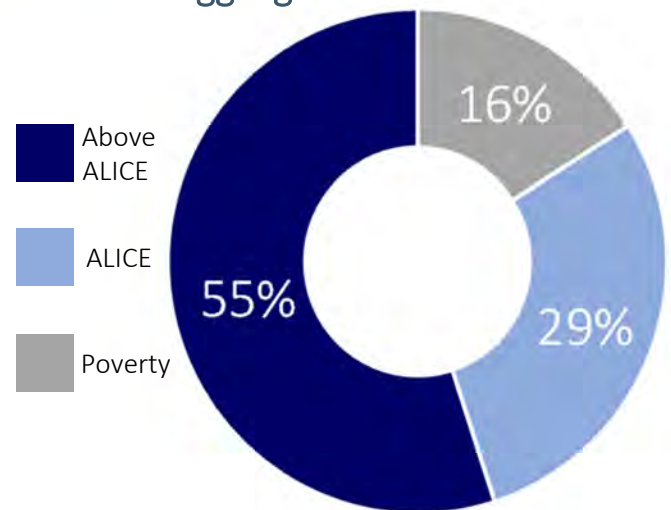
6.1% Minor Repairs Needed

4.1% Moderate Repairs Needed

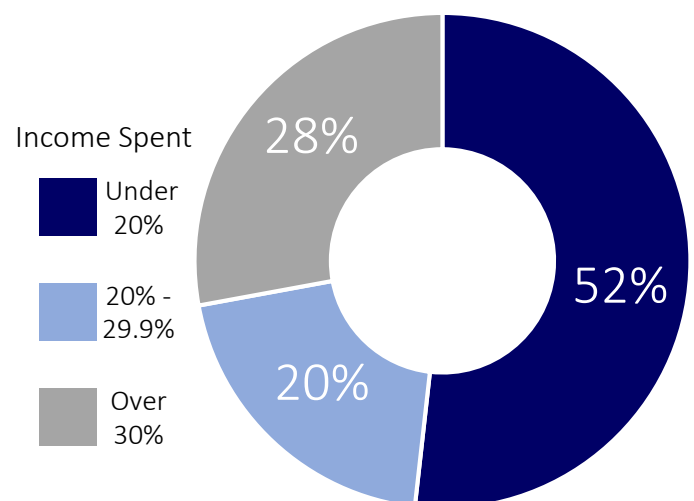
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



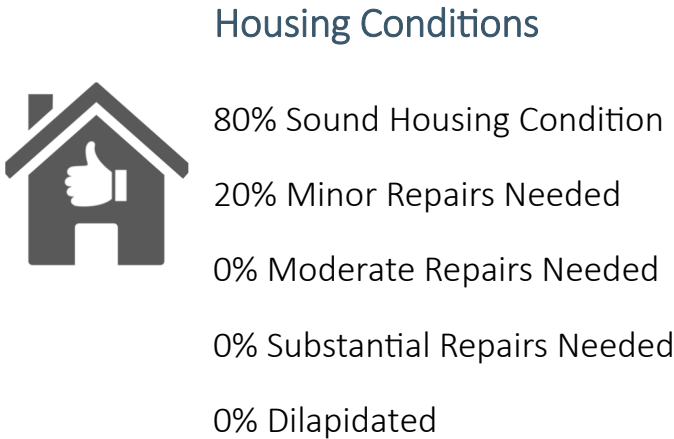
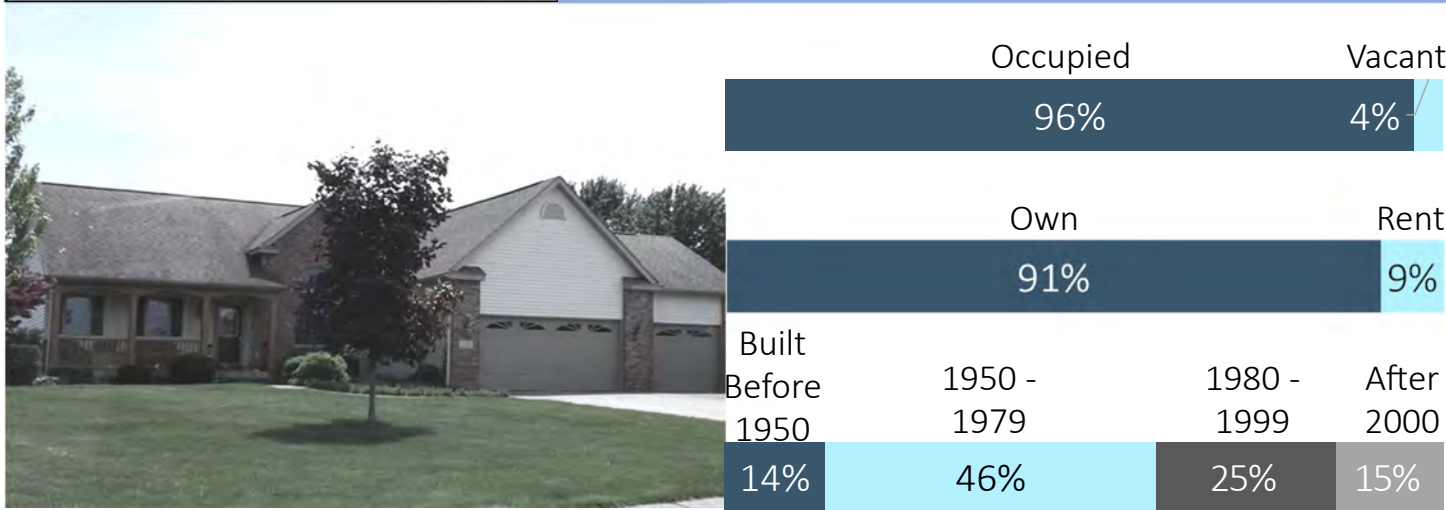
98% of Neighborhoods with positive neighborhood image



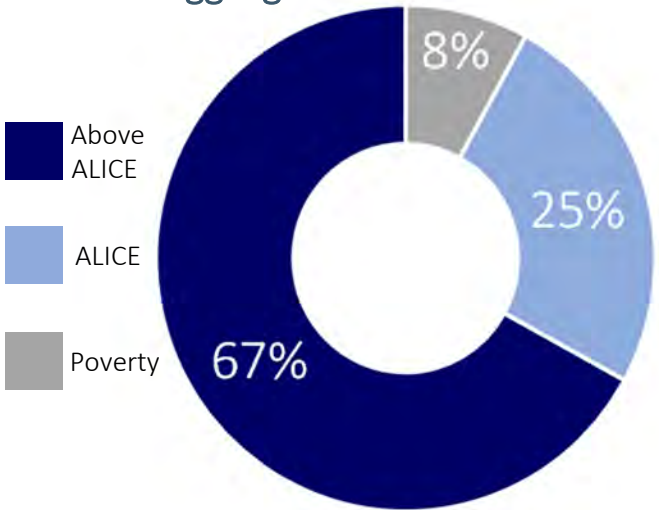
96% of Sidewalks needed or in need of repair



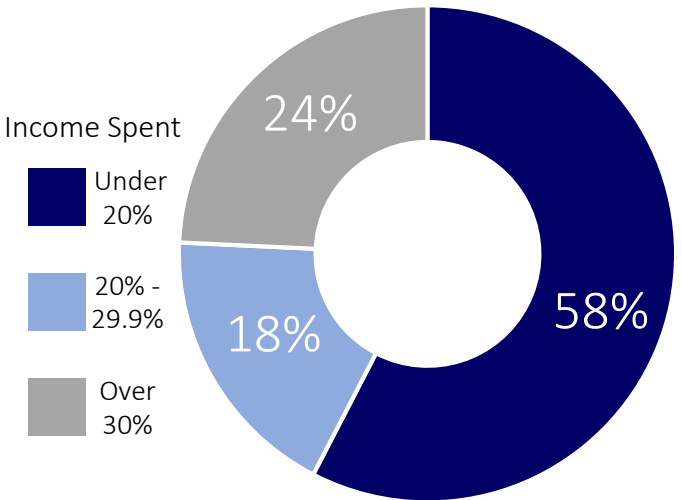
59% of Lots/Driveways in need of repair



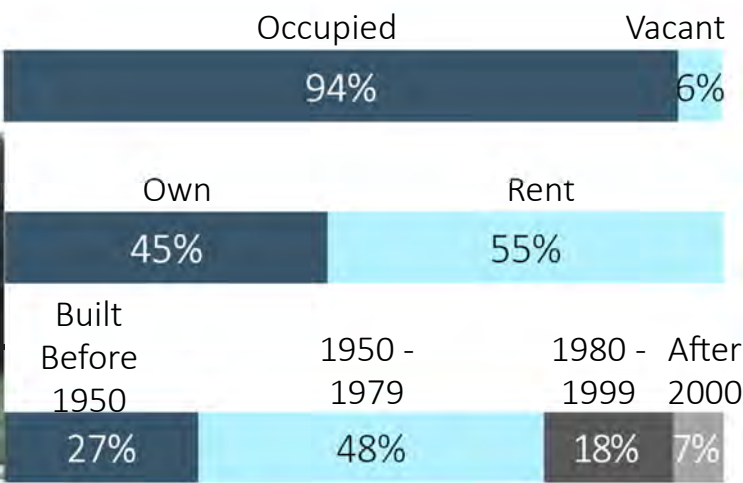
Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



Sources: U.S. Census American Community Survey Data, GCMPC 2022 Housing Conditions Survey (Based on random sample size of housing), and *2022 United Way ALICE Report (Asset Limited, Income Constrained, and Employed), are households that earn more than the U.S. poverty level, but less than the basic cost of living in Genesee County. Combined number of poverty and ALICE households equals the total population struggling to afford basic needs.)



1,194 Units



497 Families

Housing Conditions



75% Sound Housing Condition

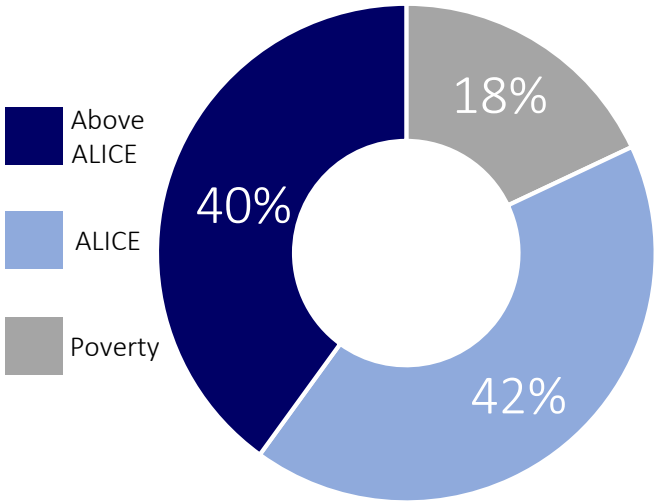
20% Minor Repairs Needed

5% Moderate Repairs Needed

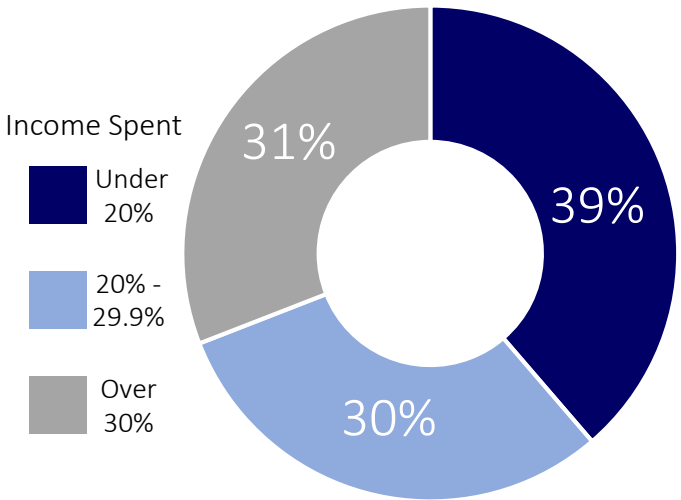
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



100% of Neighborhoods with positive neighborhood image

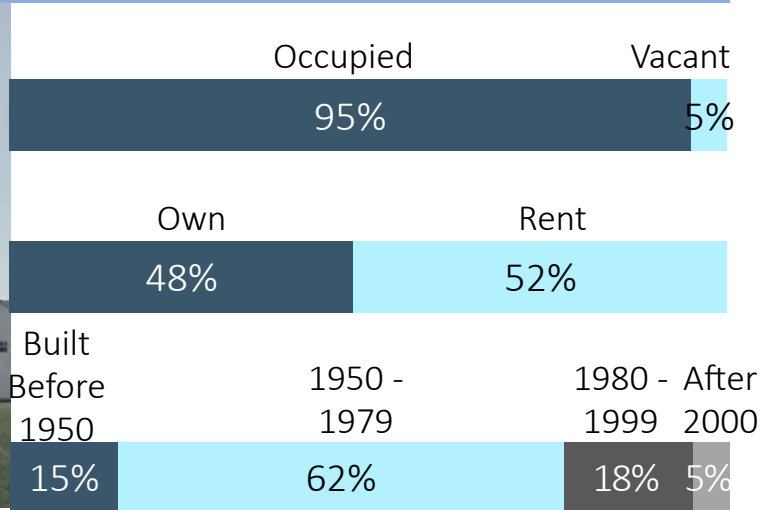


55% of Sidewalks needed or in need of repair



50% of Lots/Driveways in need of repair

Community Housing Profile City of Davison



2,462 Units



1,282 Families

Housing Conditions



85% Sound Housing Condition

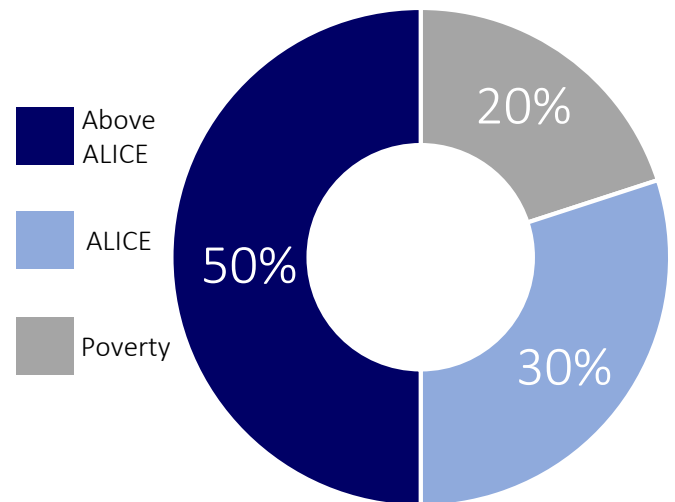
5% Minor Repairs Needed

10% Moderate Repairs Needed

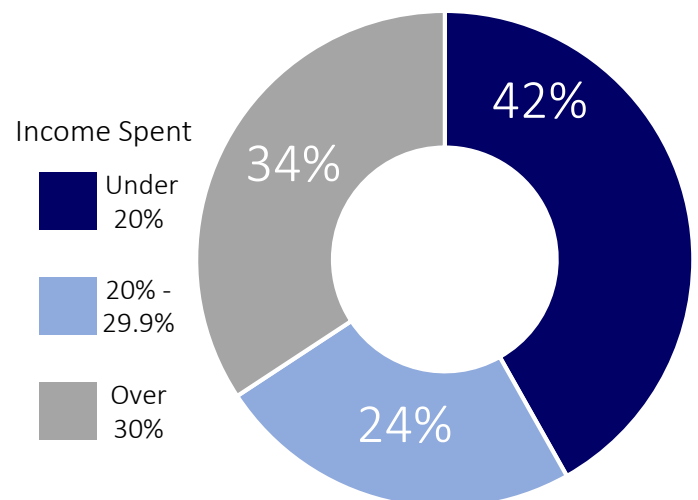
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



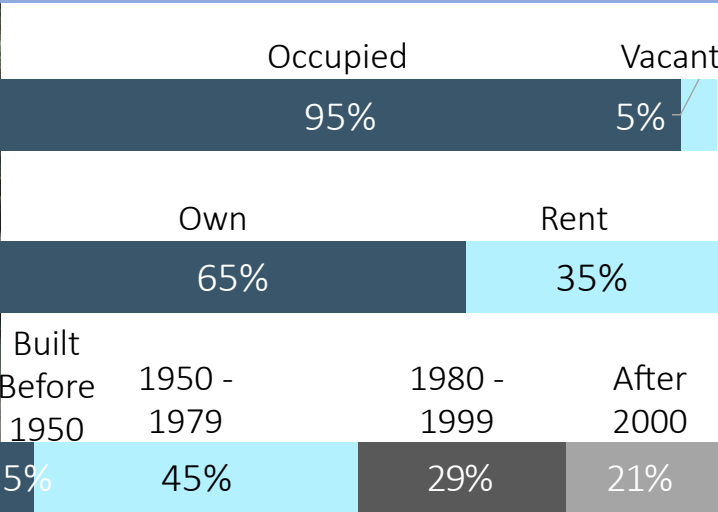
100% of Neighborhoods with positive neighborhood image



35% of Sidewalks needed or in need of repair



35% of Lots/Driveways in need of repair



8,927 Units



5,084 Families

Housing Conditions



- 96.2% Sound Housing Condition
- 3.8% Minor Repairs Needed
- 0% Moderate Repairs Needed
- 0% Substantial Repairs Needed
- 0% Dilapidated



100% of Neighborhoods with positive neighborhood image

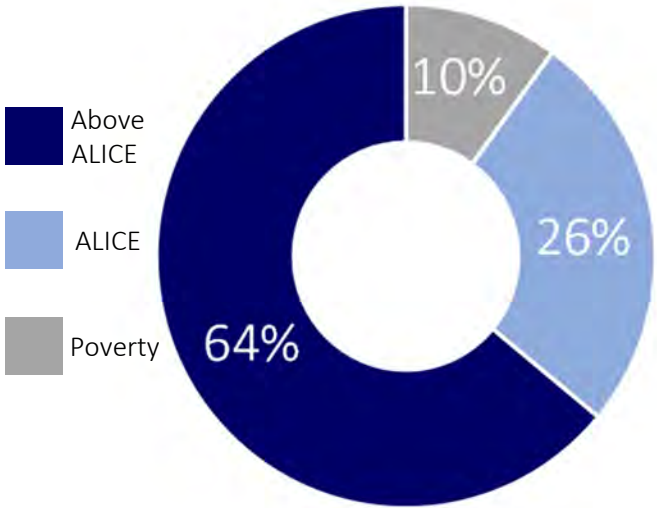


85% of Sidewalks needed or in need of repair

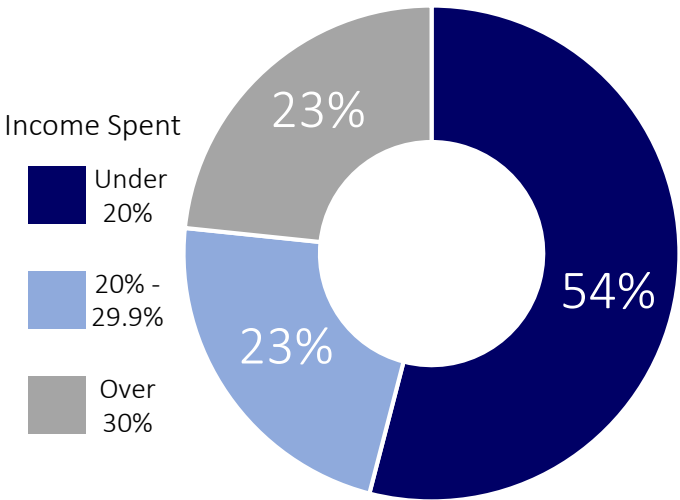


46% of Lots/Driveways in need of repair

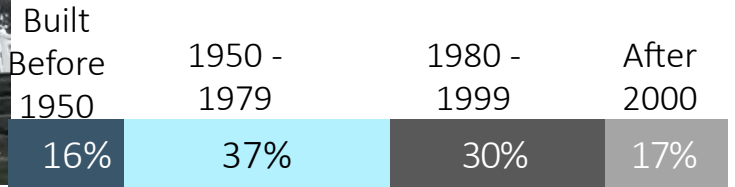
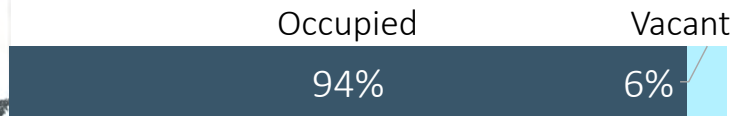
Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



Sources: U.S. Census American Community Survey Data, GCMPC 2022 Housing Conditions Survey (Based on random sample size of housing), and *2022 United Way ALICE Report (Asset Limited, Income Constrained, and Employed), are households that earn more than the U.S. poverty level, but less than the basic cost of living in Genesee County. Combined number of poverty and ALICE households equals the total population struggling to afford basic needs.)



5,011 Units



3,046 Families

Housing Conditions



85% Sound Housing Condition

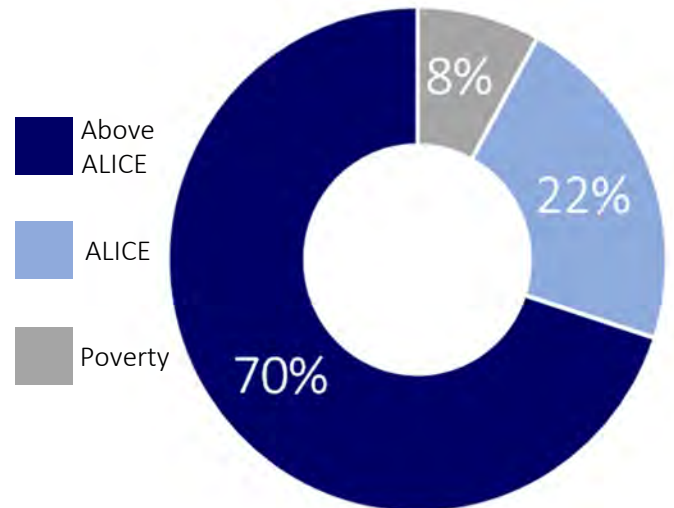
5% Minor Repairs Needed

10% Moderate Repairs Needed

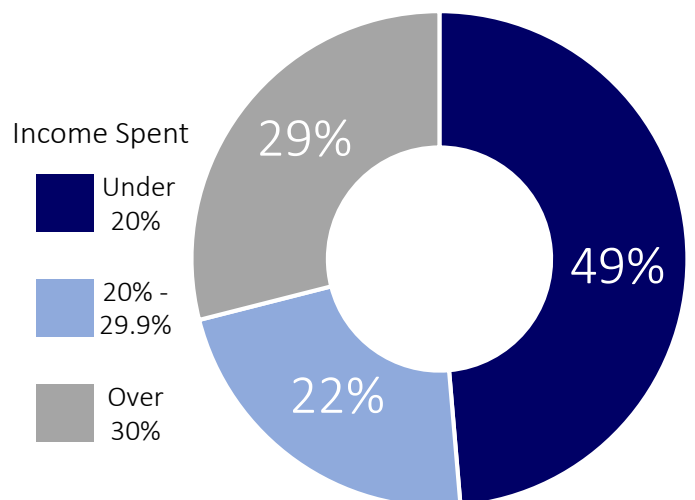
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



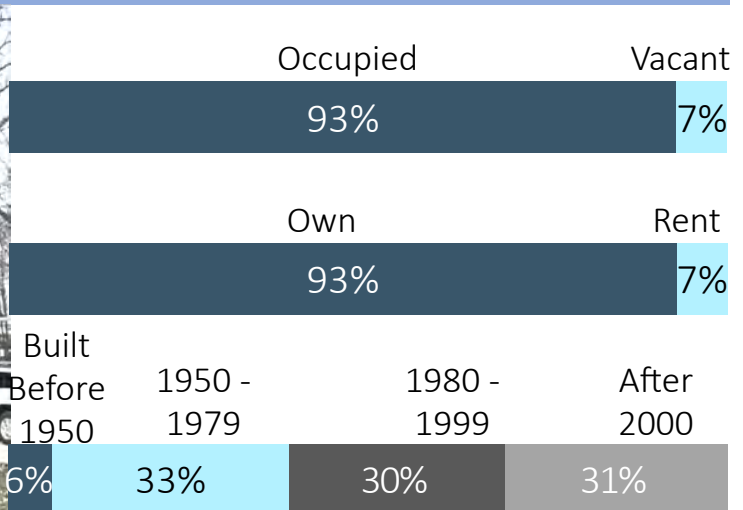
85% of Neighborhoods with positive neighborhood image



25% of Sidewalks needed or in need of repair



55% of Lots/Driveways in need of repair



6,497 Units



4,952 Families

Housing Conditions



86.7% Sound Housing Condition

6.7% Minor Repairs Needed

3.3% Moderate Repairs Needed

3.3% Substantial Repairs Needed

0% Dilapidated



100% of Neighborhoods with positive neighborhood image

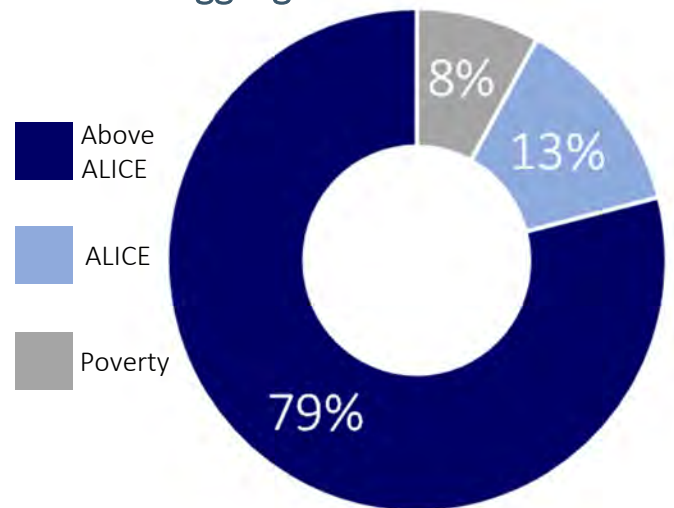


94% of Sidewalks needed or in need of repair

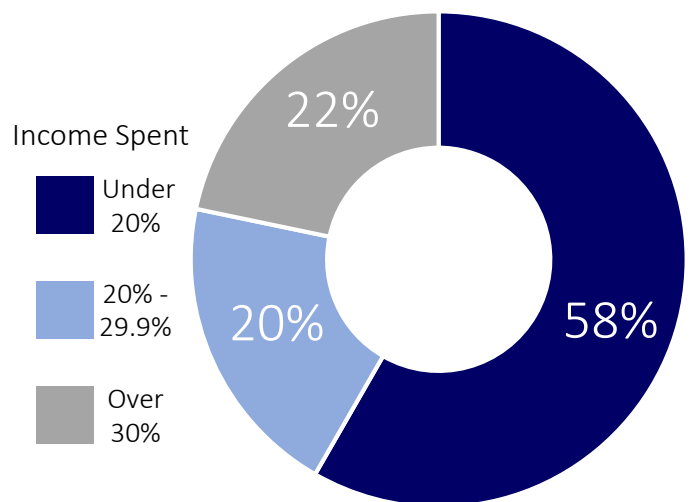


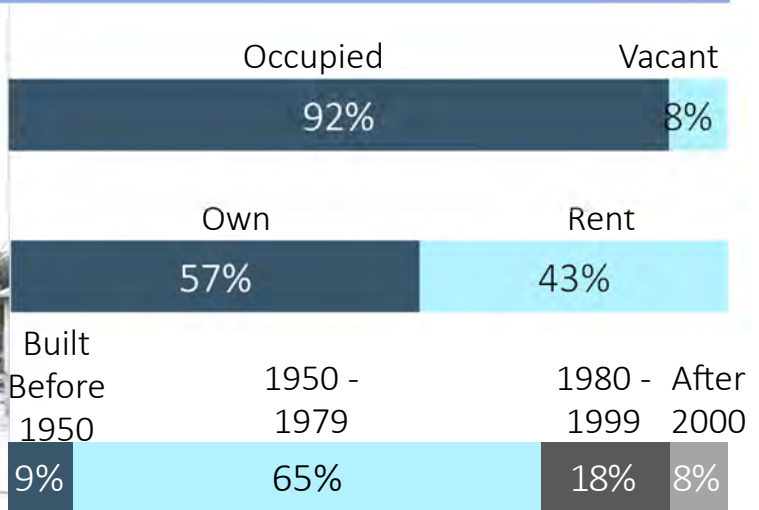
29% of Lots/Driveways in need of repair

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households





12,952 Units



7,731 Families

Housing Conditions



81.4% Sound Housing Condition

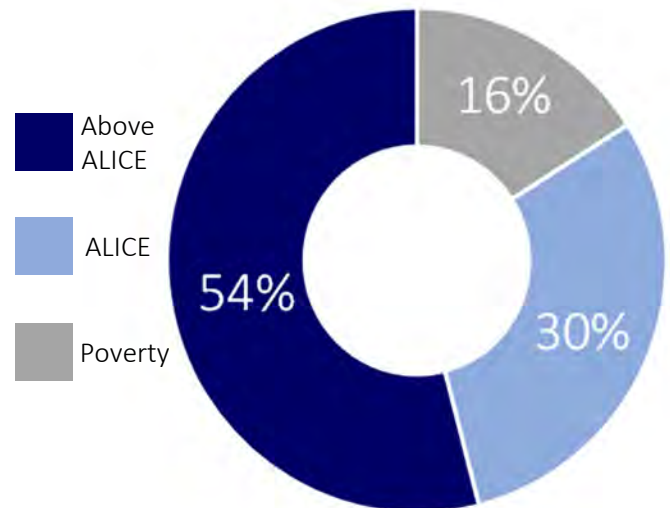
9.3% Minor Repairs Needed

7% Moderate Repairs Needed

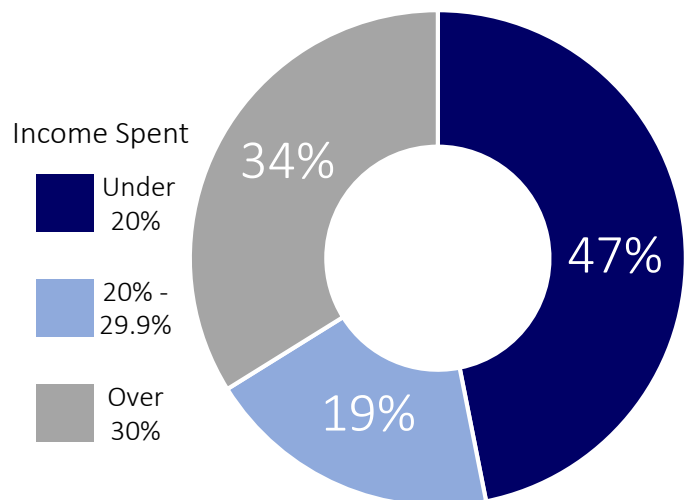
2.3% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



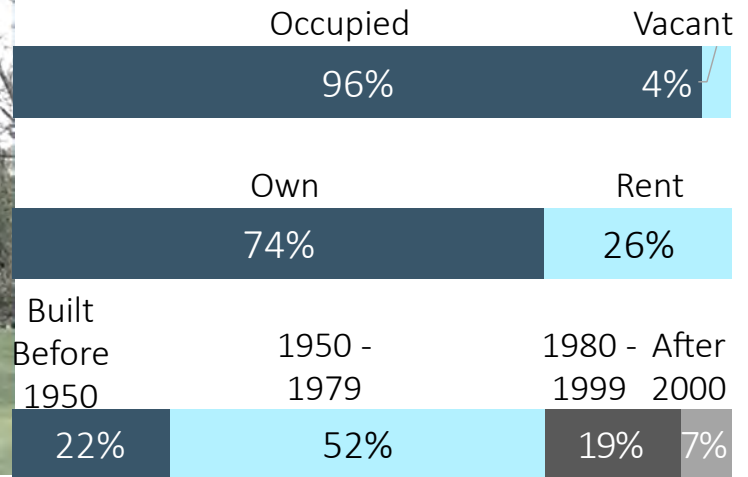
93% of Neighborhoods with positive neighborhood image



98% of Sidewalks needed or in need of repair



74% of Lots/Driveways in need of repair



3,422 Units



2,056 Families

Housing Conditions



73.7% Sound Housing Condition

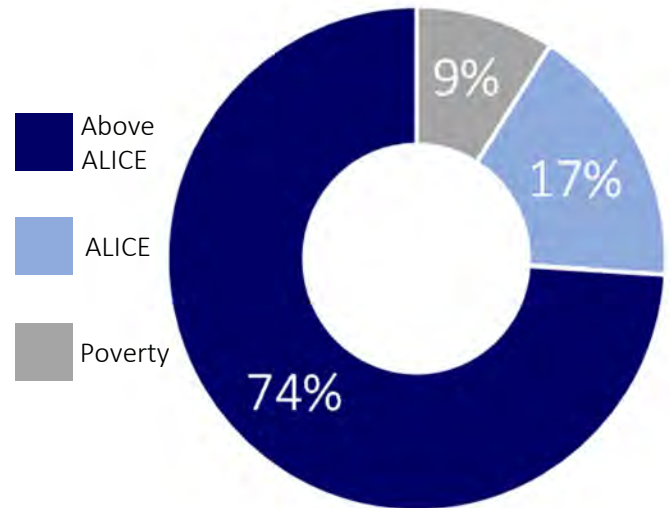
10.5% Minor Repairs Needed

10.5% Moderate Repairs Needed

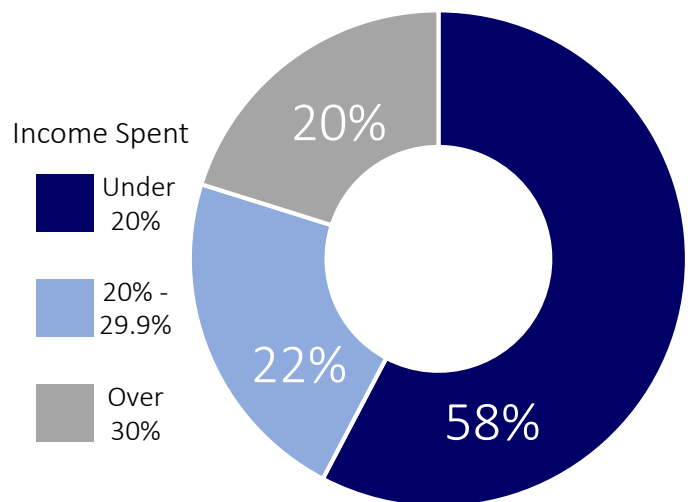
5.3% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



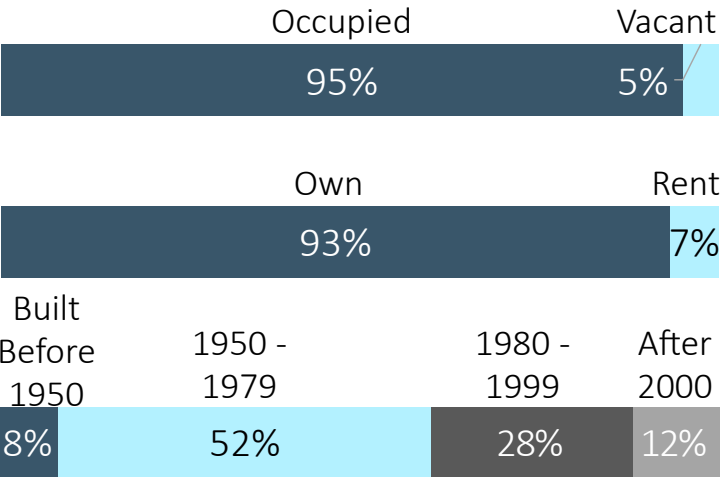
100% of Neighborhoods with positive neighborhood image



42% of Sidewalks needed or in need of repair



84% of Lots/Driveways in need of repair



3,969 Units



3,004 Families

Housing Conditions



- 75% Sound Housing Condition
- 25% Minor Repairs Needed
- 0% Moderate Repairs Needed
- 0% Substantial Repairs Needed
- 0% Dilapidated



100% of Neighborhoods with positive neighborhood image

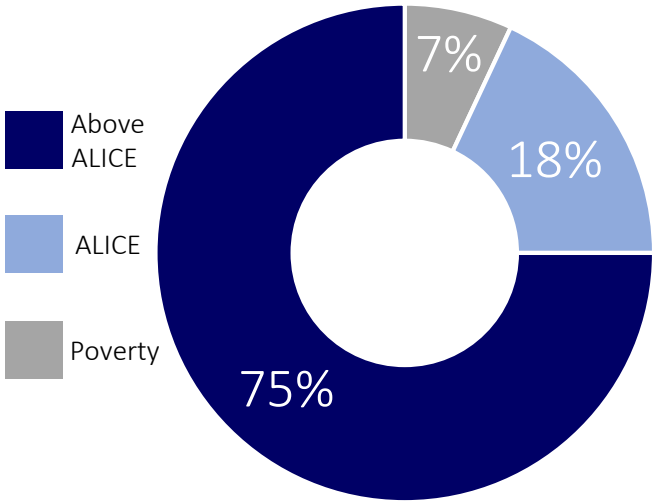


100% of Sidewalks needed or in need of repair

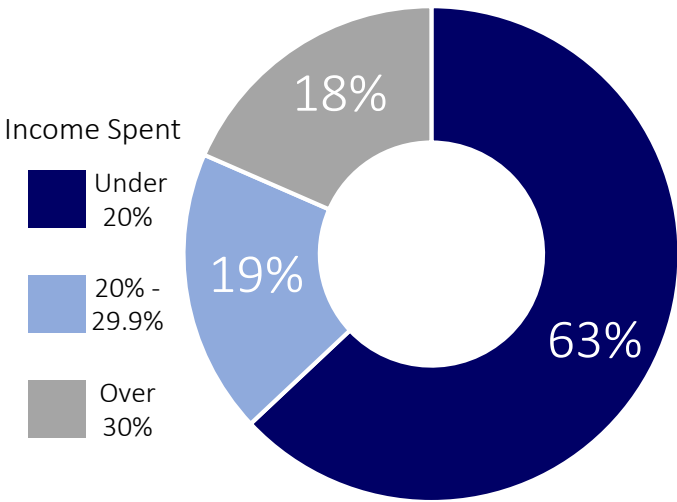


55% of Lots/Driveways in need of repair

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



Sources: U.S. Census American Community Survey Data, GCMPC 2022 Housing Conditions Survey (Based on random sample size of housing), and *2022 United Way ALICE Report (Asset Limited, Income Constrained, and Employed), are households that earn more than the U.S. poverty level, but less than the basic cost of living in Genesee County. Combined number of poverty and ALICE households equals the total population struggling to afford basic needs.)



Occupied		Vacant	
94%		6%	
Own		Rent	
92%		8%	
Built Before 1950	1950 - 1979	1980 - 1999	After 2000
20%	44%	28%	8%



1,754 Units



1,333 Families

Housing Conditions



85% Sound Housing Condition

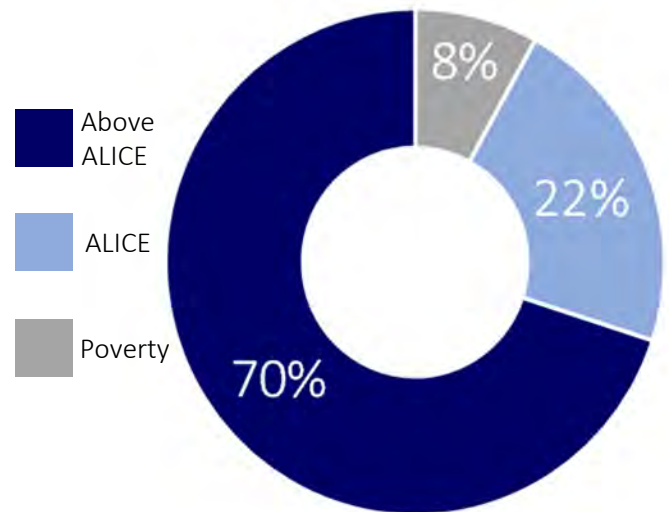
10% Minor Repairs Needed

5% Moderate Repairs Needed

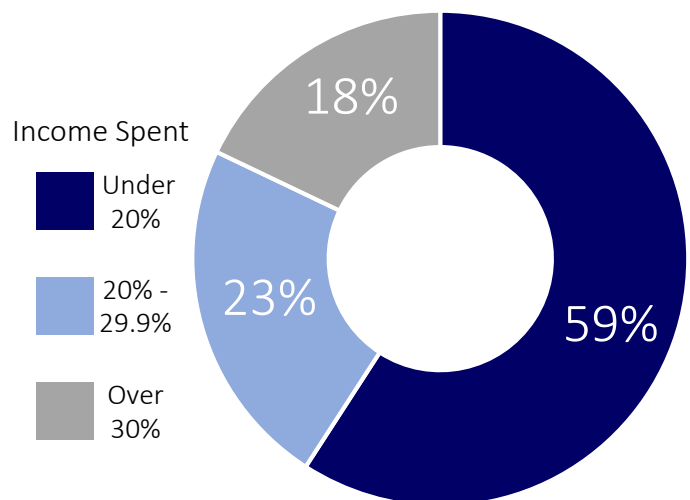
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



100% of Neighborhoods with positive neighborhood image



95% of Sidewalks needed or in need of repair



75% of Lots/Driveways in need of repair



Occupied		Vacant	
97%		3%	
Own		Rent	
96%		4%	
Built Before 1950	1950 - 1979	1980 - 1999	After 2000
15%	36%	36%	13%



2,606 Units



2,025 Families

Housing Conditions



- 90% Sound Housing Condition
- 10% Minor Repairs Needed
- 0% Moderate Repairs Needed
- 0% Substantial Repairs Needed
- 0% Dilapidated



50% of Neighborhoods with positive neighborhood image

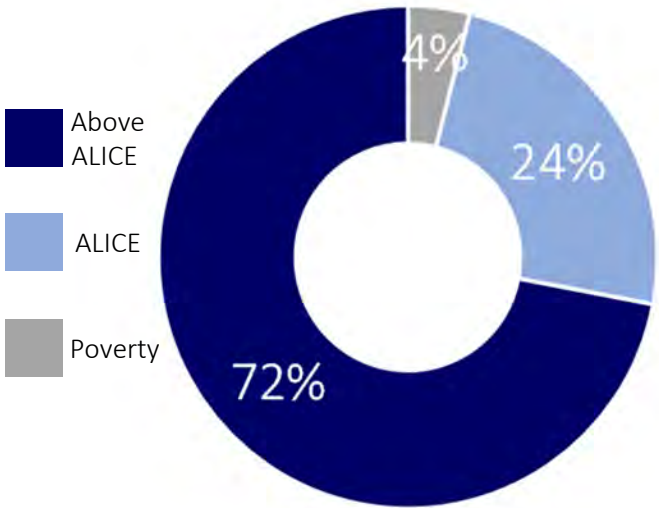


100% of Sidewalks need or in need of repair

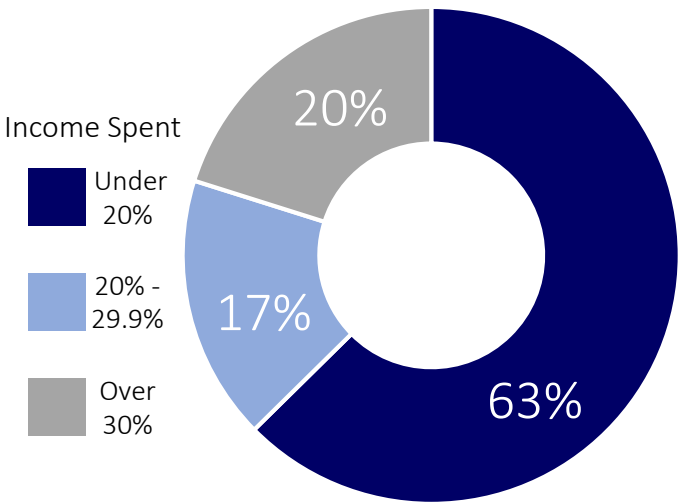


60% of Lots/Driveways in need of repair

Families Struggling to Afford Basic Needs*

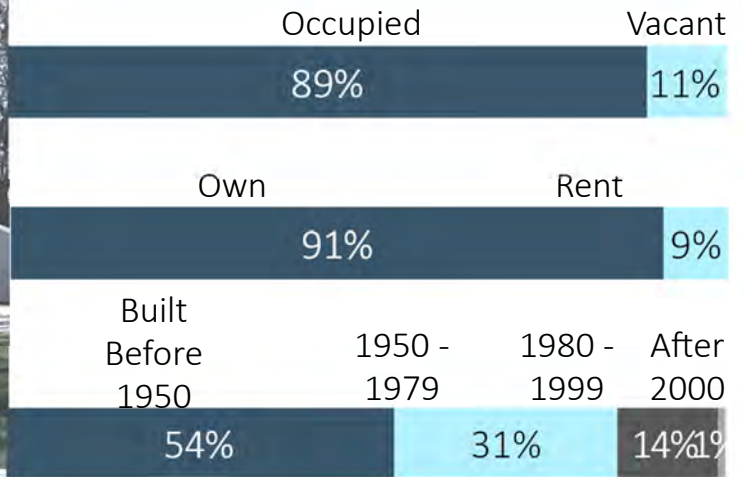


Monthly Housing Cost by Percent of Households



Sources: U.S. Census American Community Survey Data, GCMPC 2022 Housing Conditions Survey (Based on random sample size of housing), and *2022 United Way ALICE Report (Asset Limited, Income Constrained, and Employed), are households that earn more than the U.S. poverty level, but less than the basic cost of living in Genesee County. Combined number of poverty and ALICE households equals the total population struggling to afford basic needs.)

Community Housing Profile Village of Gaines



190 Units



143 Families

Housing Conditions



63.2% Sound Housing Condition

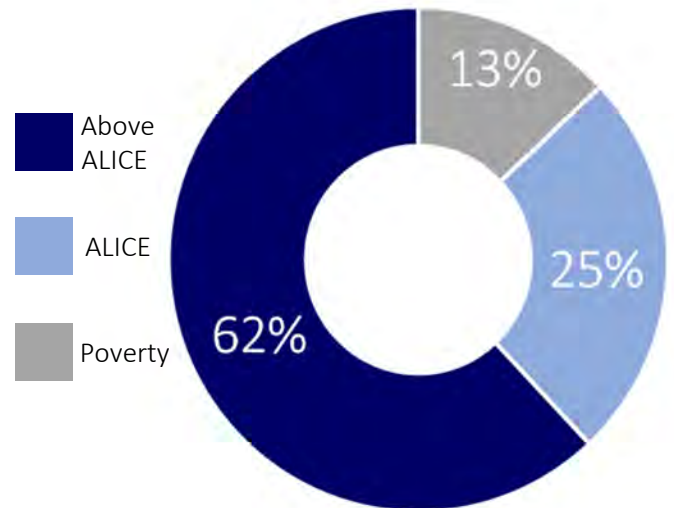
15.8% Minor Repairs Needed

15.8% Moderate Repairs Needed

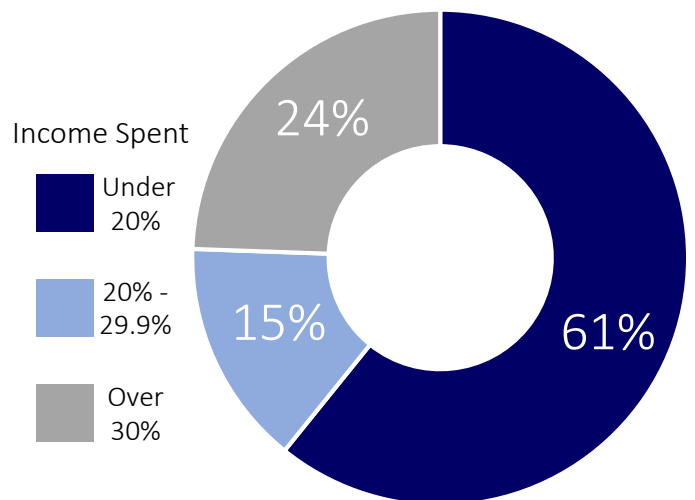
0% Substantial Repairs Needed

5.2% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



65% of Neighborhoods with positive neighborhood image



90% of Sidewalks needed or in need of repair



85% of Lots/Driveways in need of repair



Occupied		Vacant	
92%		8%	
Own		Rent	
77%		23%	
Built Before 1950	1950 - 1979	1980 - 1999	After 2000
14%	58%	20%	8%



8,125 Units



5,113 Families

Housing Conditions



81.8% Sound Housing Condition

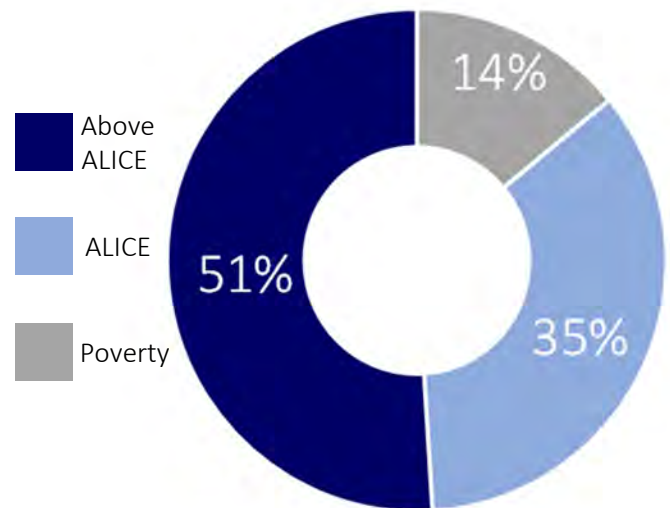
3% Minor Repairs Needed

12.2% Moderate Repairs Needed

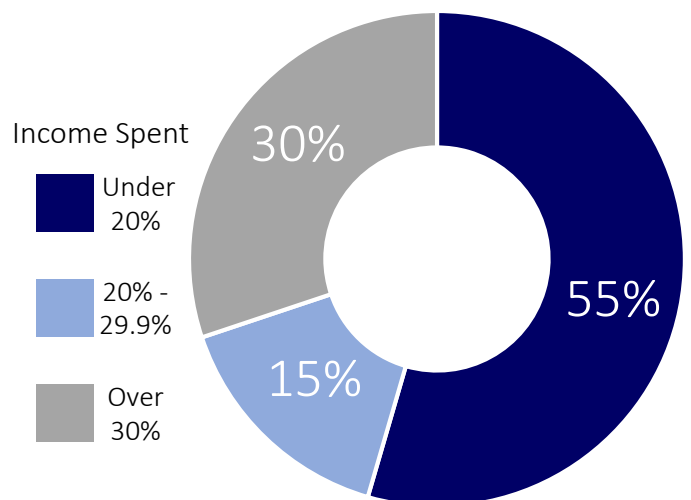
3% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



82% of Neighborhoods with positive neighborhood image



100% of Sidewalks in needed or in need of repair



79% of Lots/Driveways in need of repair

Community Housing Profile

Village of Goodrich



Occupied		Vacant	
97%		3%	
Own		Rent	
94%		6%	
Built Before 1950	1950 - 1979	1980 - 1999	After 2000
20%	18%	32%	30%



727 Units



527 Families

Housing Conditions



80% Sound Housing Condition

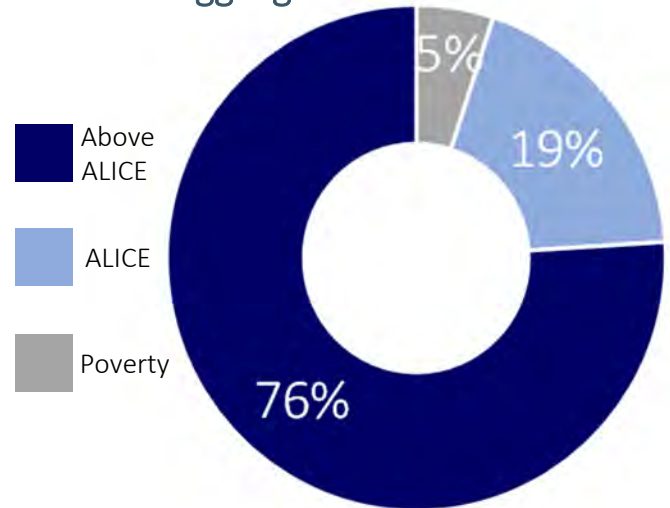
6.7% Minor Repairs Needed

0% Moderate Repairs Needed

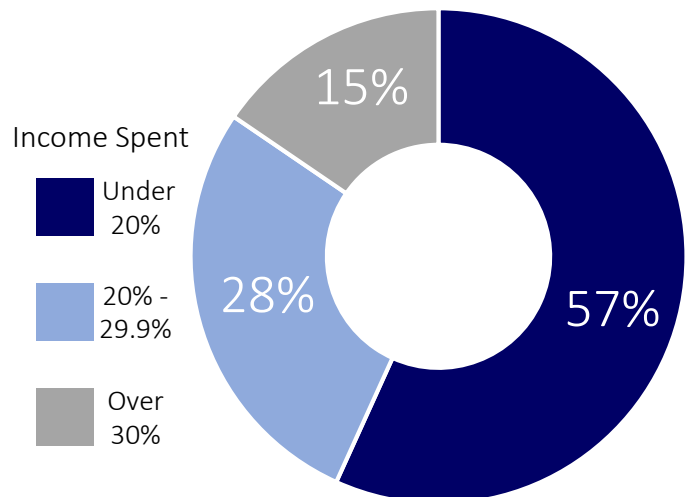
13.3% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



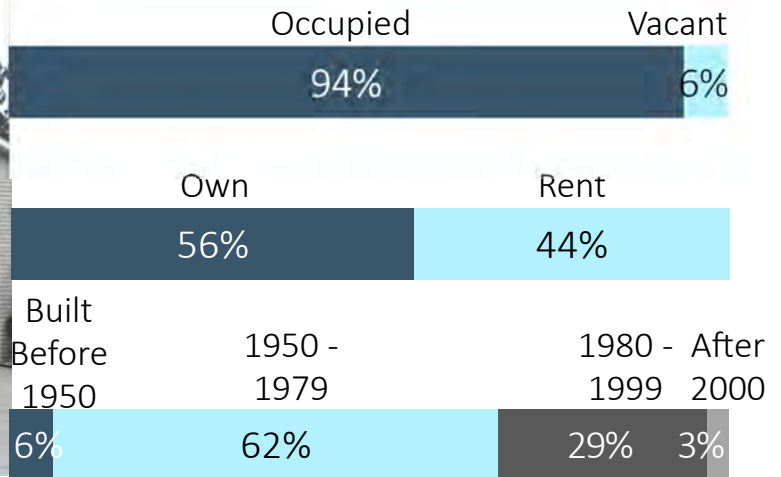
80% of Neighborhoods with positive neighborhood image



87% of Sidewalks needed or in need of repair



60% of Lots/Driveways in need of repair



3,623 Units



2,026 Families

Housing Conditions



65% Sound Housing Condition

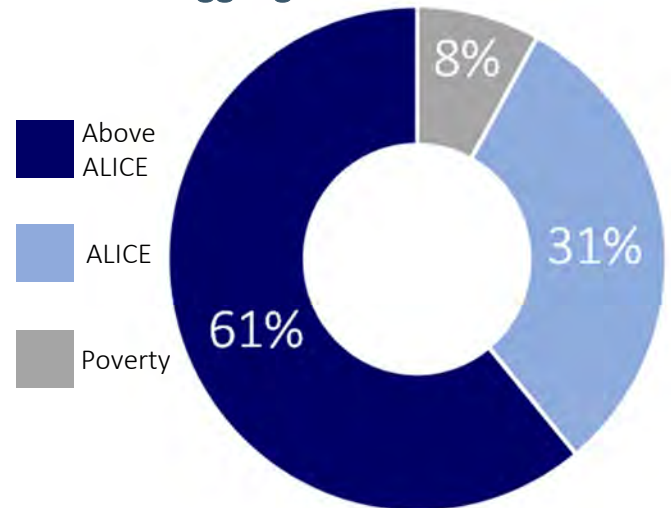
30% Minor Repairs Needed

5% Moderate Repairs Needed

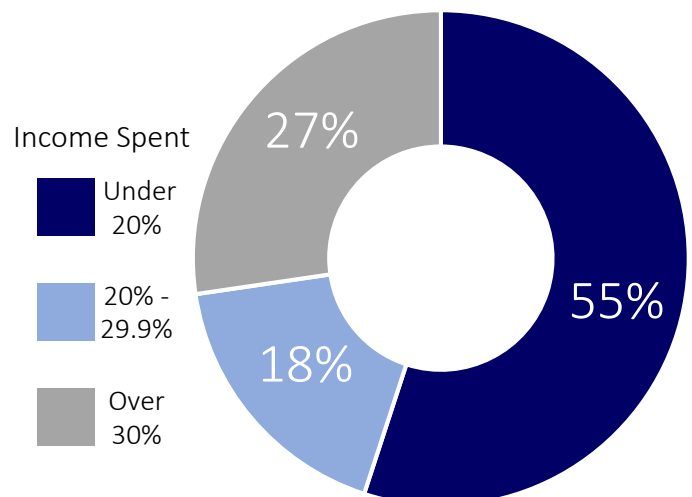
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



95% of Neighborhoods with positive neighborhood image

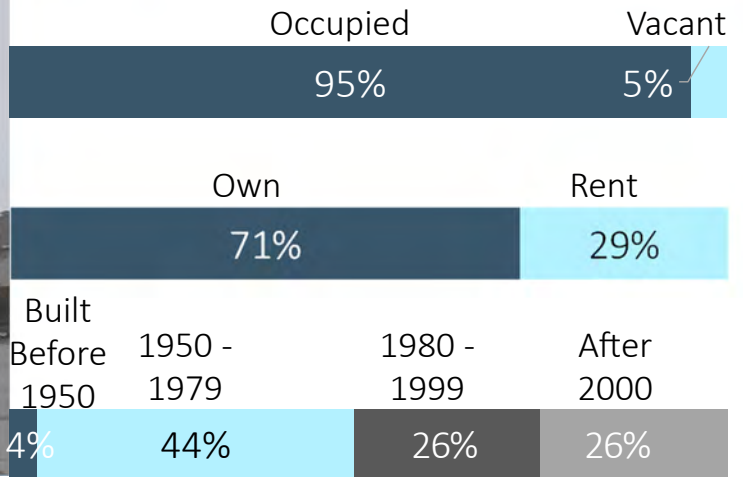


70% of Sidewalks needed or in need of repair



50% of Lots/Driveways in need of repair

Community Housing Profile Grand Blanc Township



15,914 Units



10,382 Families

Housing Conditions



86.5% Sound Housing Condition

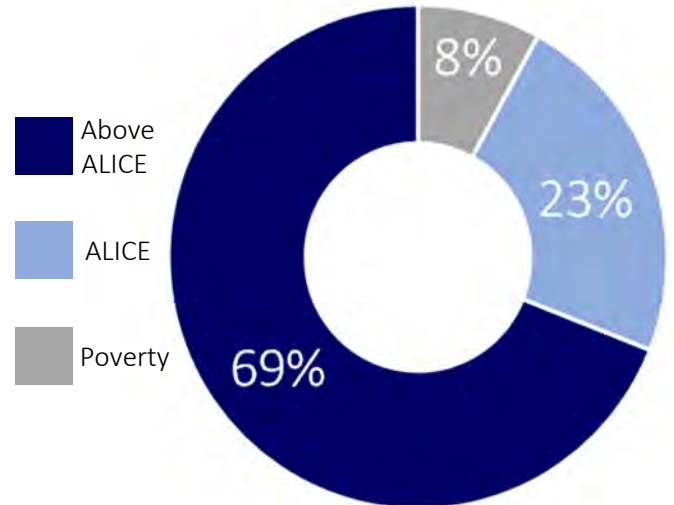
11.6% Minor Repairs Needed

1.9% Moderate Repairs Needed

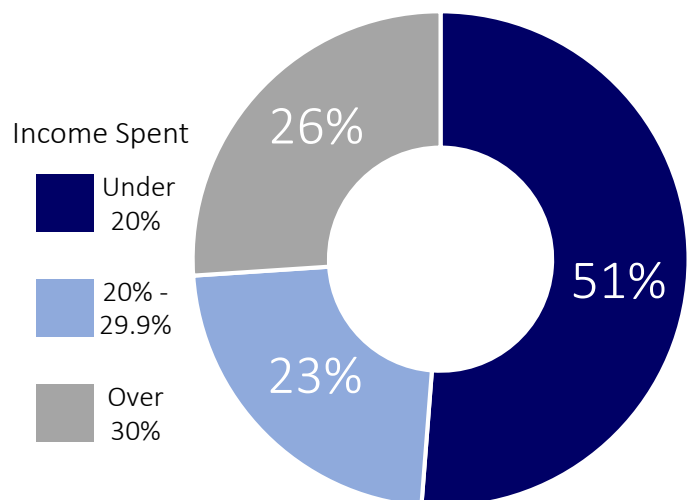
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



90% of Neighborhoods with positive neighborhood image

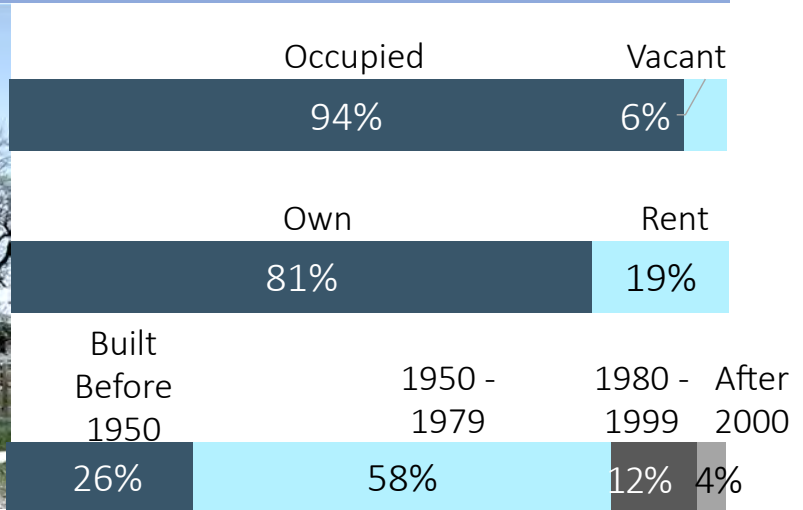


73% of Sidewalks needed or in need of repair



25% of Lots/Driveways in need of repair

Community Housing Profile Village of Lennon



167 Units



129 Families

Housing Conditions



94.7% Sound Housing Condition

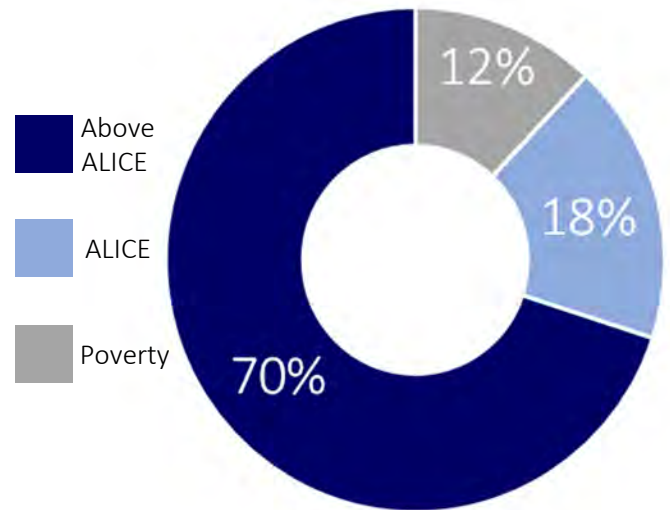
5.3% Minor Repairs Needed

0% Moderate Repairs Needed

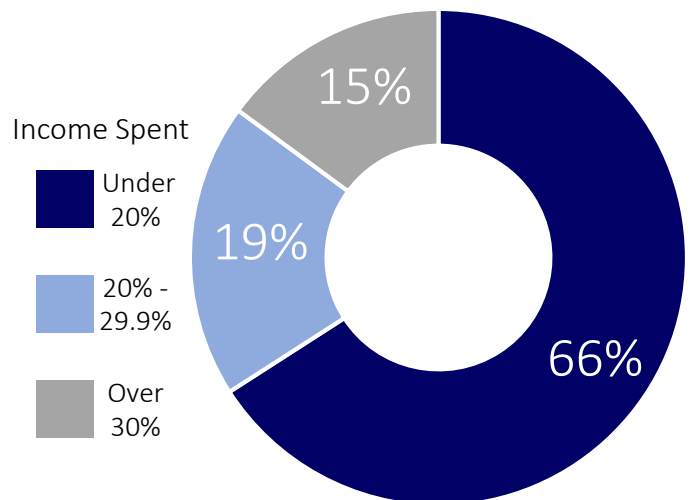
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



100% of Neighborhoods with positive neighborhood image



70% of Sidewalks needed or in need of repair



75% of Lots/Driveways in need of repair

Community Housing Profile City of Linden



Occupied		Vacant	
94%		6%	
Own		Rent	
93%		7%	
Built Before 1950	1950 - 1979	1980 - 1999	After 2000
14%	31%	26%	29%



1,428 Units



1,030 Families

Housing Conditions



80% Sound Housing Condition

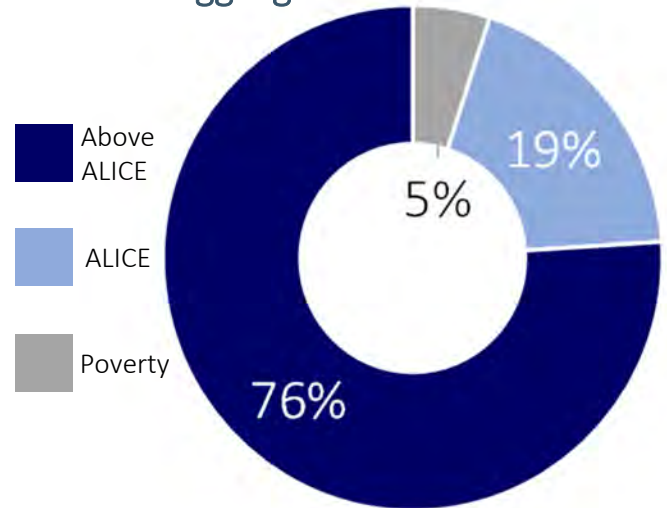
20% Minor Repairs Needed

0% Moderate Repairs Needed

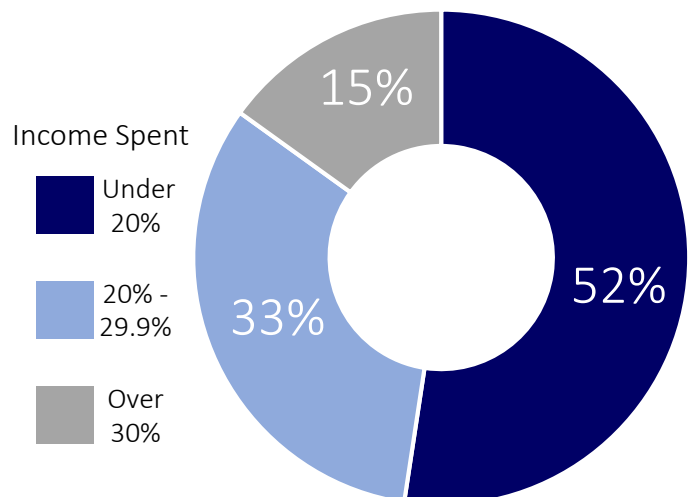
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



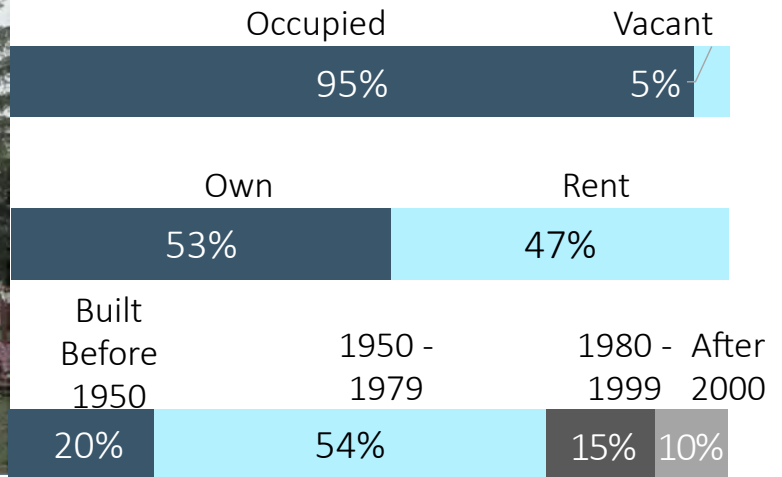
90% of Neighborhoods with positive neighborhood image



20% of Sidewalks needed or in need of repair



75% of Lots/Driveways in need of repair



882 Units



279 Families

Housing Conditions



65% Sound Housing Condition

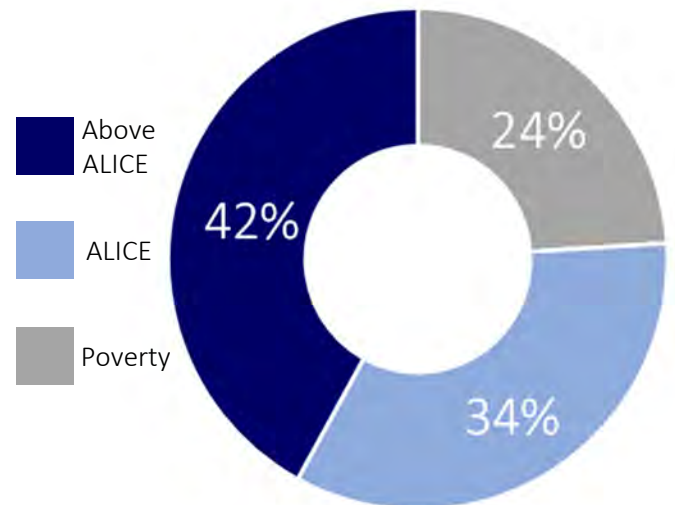
20% Minor Repairs Needed

10% Moderate Repairs Needed

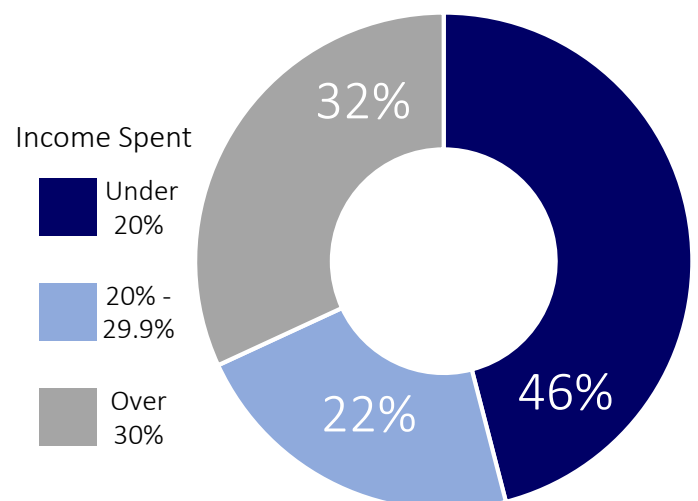
5% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



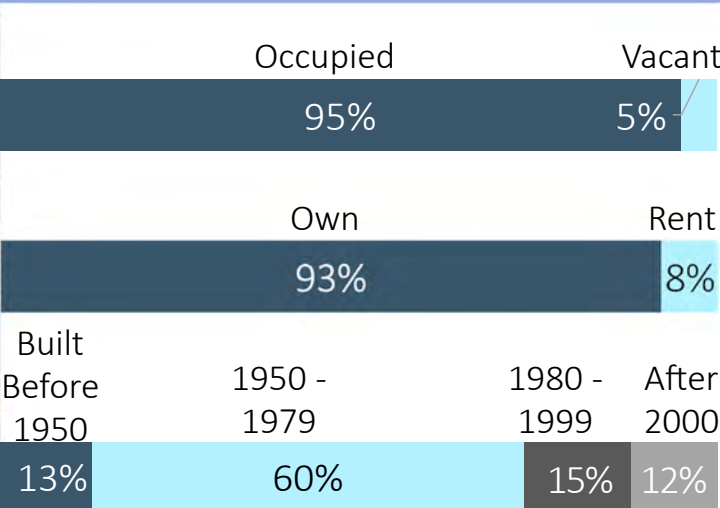
35% of Neighborhoods with positive neighborhood image



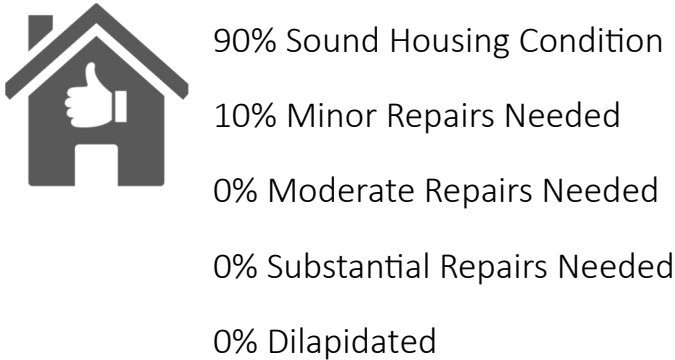
65% of Sidewalks needed or in need of repair



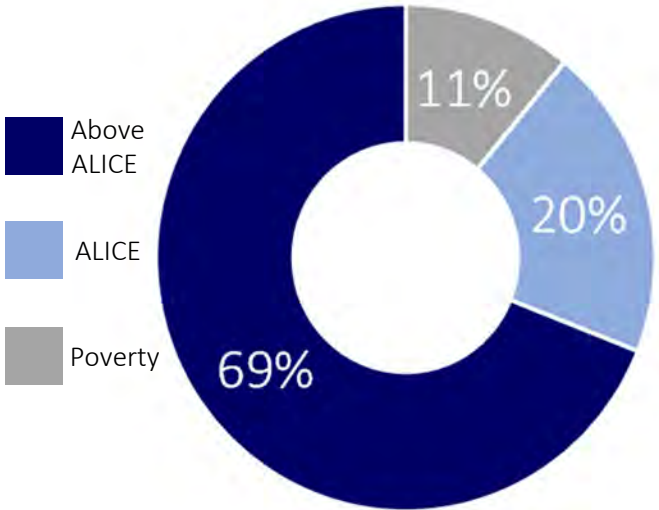
85% of Lots/Driveways in need of repair



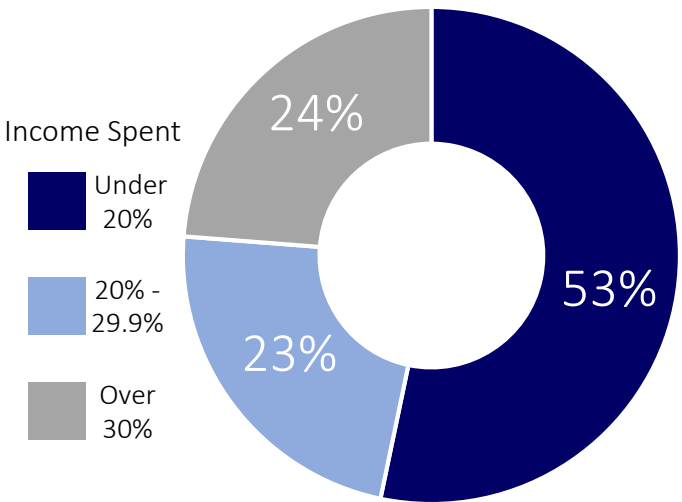
Housing Conditions



Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



Sources: U.S. Census American Community Survey Data, GCMPC 2022 Housing Conditions Survey (Based on random sample size of housing), and *2022 United Way ALICE Report (Asset Limited, Income Challenged, Community Poor). ALICE households are households that earn more than the U.S. poverty level, but less than the basic cost of living in Genesee County. Combining the number of poverty and ALICE households equals the total population struggling to afford basic needs.)

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Community Housing Profile City of Mt. Morris



Occupied		Vacant
92%		8%
Own		Rent
53%		47%
Built Before 1950	1950 - 1979	1980 - After 1999 2000
38%	46%	13% 3%



1,252 Units



786 Families

Housing Conditions



75% Sound Housing Condition

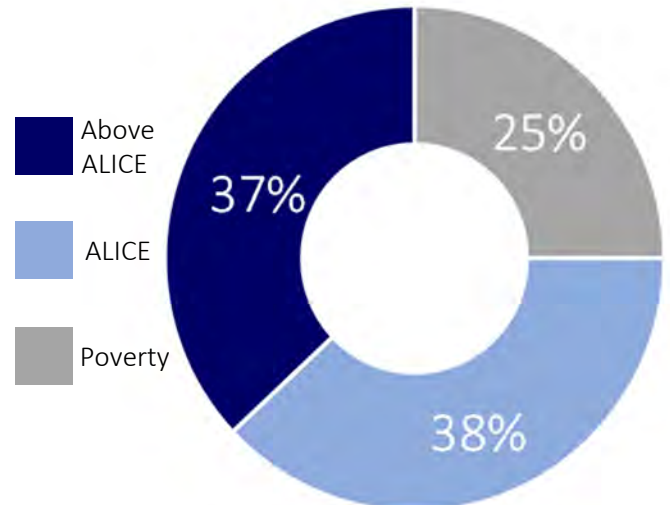
15% Minor Repairs Needed

10% Moderate Repairs Needed

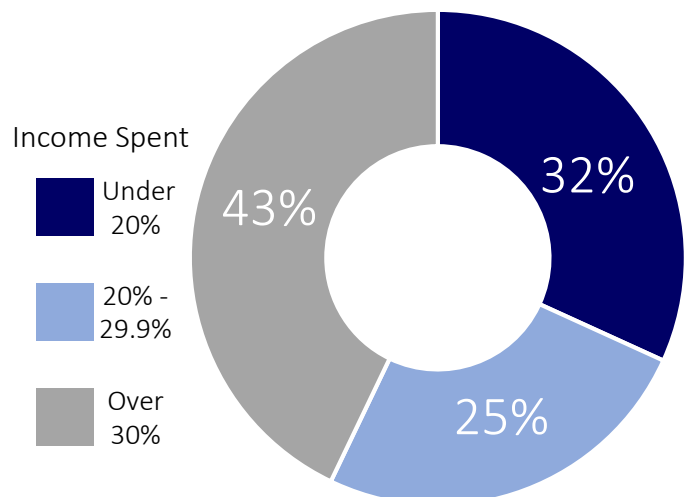
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



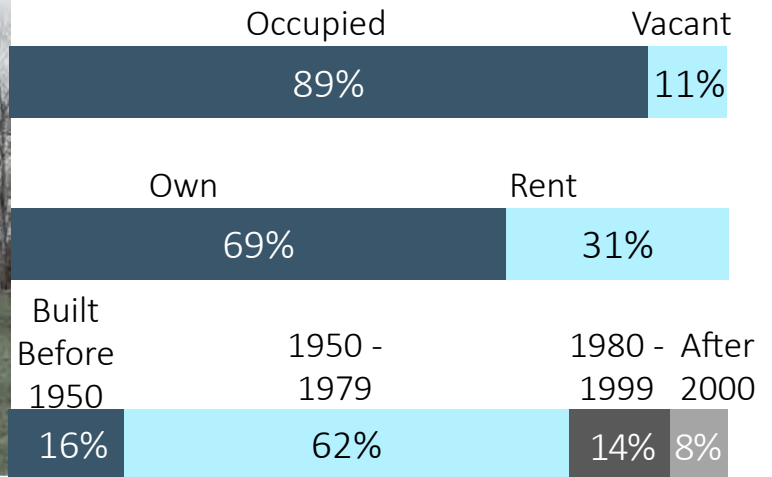
80% of Neighborhoods with positive neighborhood image



85% of Sidewalks needed or in need of repair



90% of Lots/Driveways in need of repair



7,922 Units



5,244 Families

Housing Conditions



48.5% Sound Housing Condition

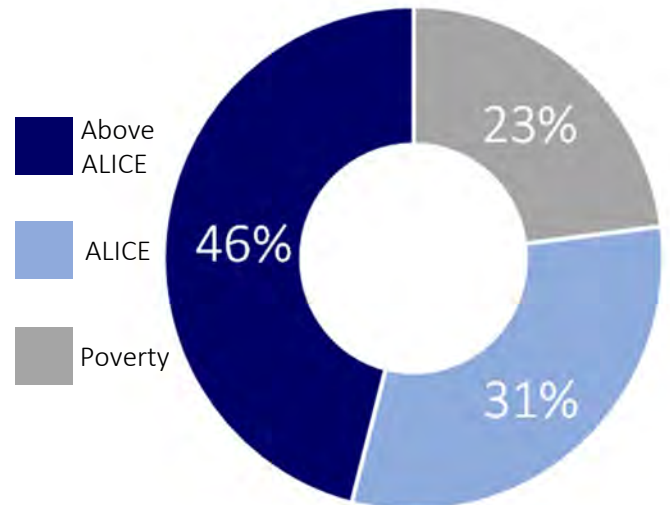
21.2% Minor Repairs Needed

24.2% Moderate Repairs Needed

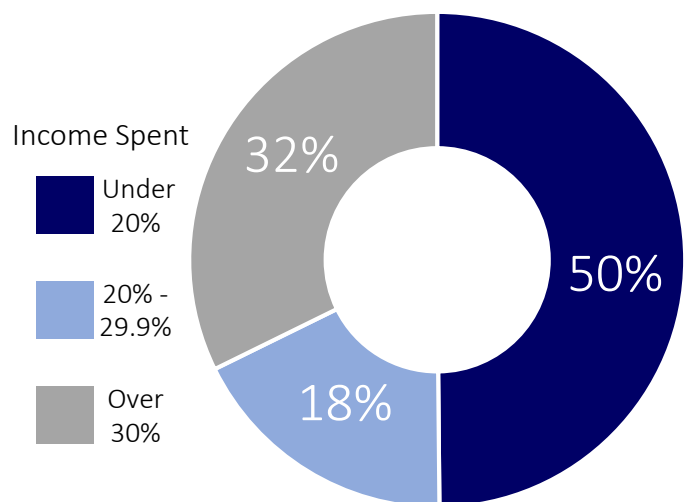
3.1% Substantial Repairs Needed

3% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



42% of Neighborhoods with positive neighborhood image

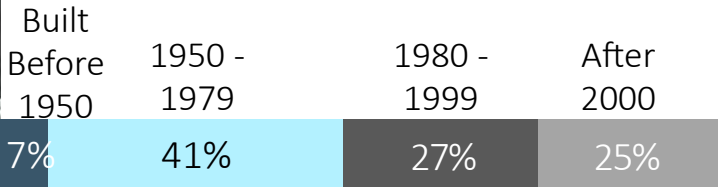
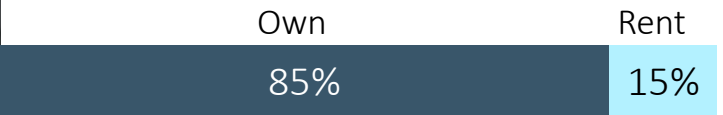
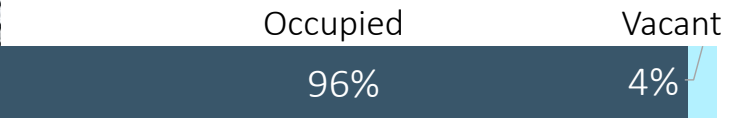


91% of Sidewalks needed or in need of repair



79% of Lots/Driveways in need of repair

Community Housing Profile Mundy Township



6,392 Units



4,030 Families

Housing Conditions



92.3% Sound Housing Condition

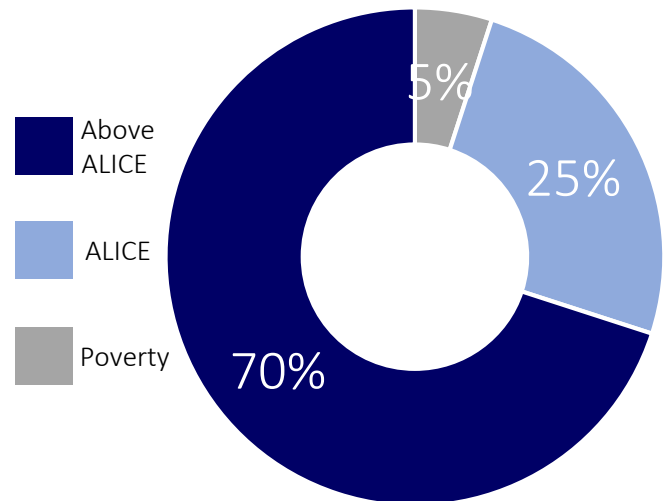
7.7% Minor Repairs Needed

0% Moderate Repairs Needed

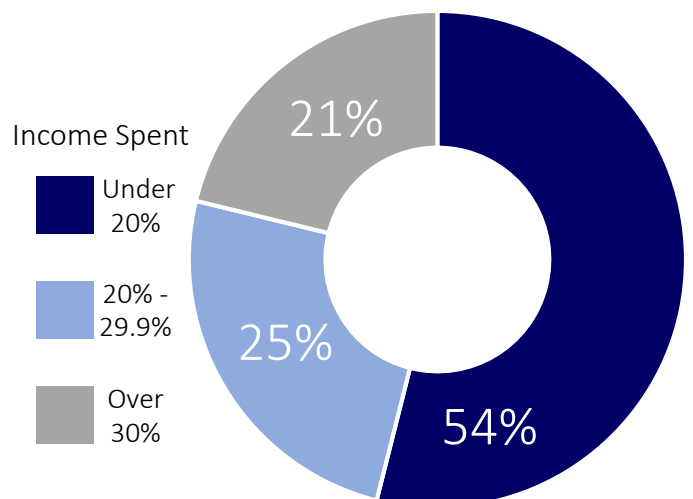
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



42% of Neighborhoods with positive neighborhood image

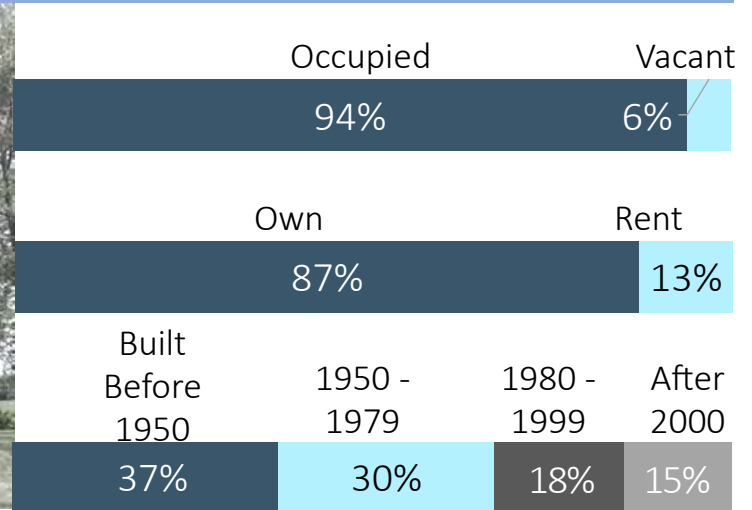


100% of Sidewalks needed or in need of repair



81% of Lots/Driveways in need of repair

Community Housing Profile Village of Otisville



379 Units



246 Families

Housing Conditions



70% Sound Housing Condition

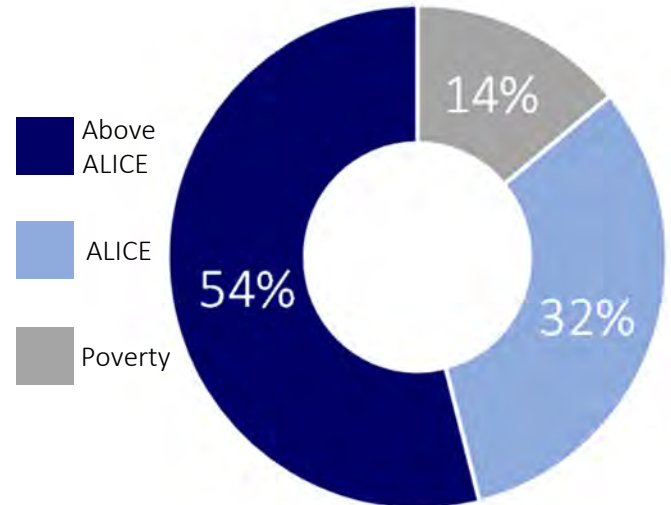
20% Minor Repairs Needed

10% Moderate Repairs Needed

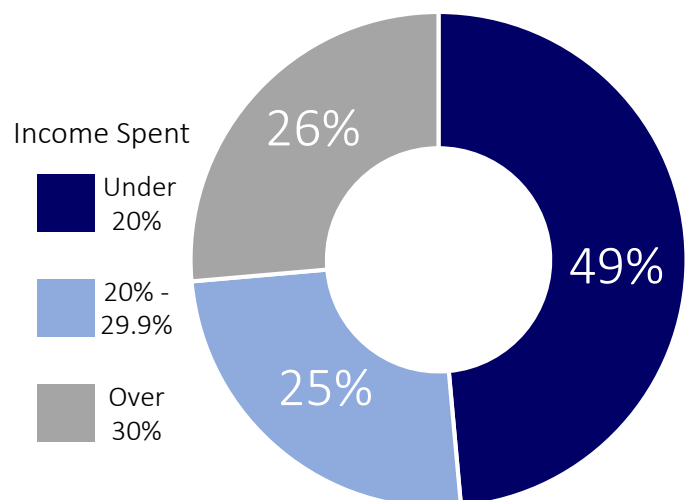
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



100% of Neighborhoods with positive neighborhood image

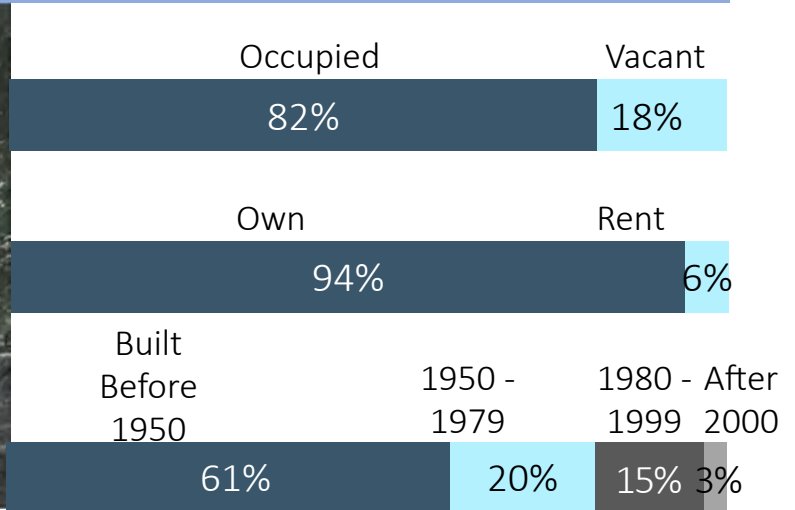


60% of Sidewalks needed or in need of repair



45% of Lots/Driveways in need of repair

Community Housing Profile Village of Otter Lake



173 Units



90 Families

Housing Conditions



80% Sound Housing Condition

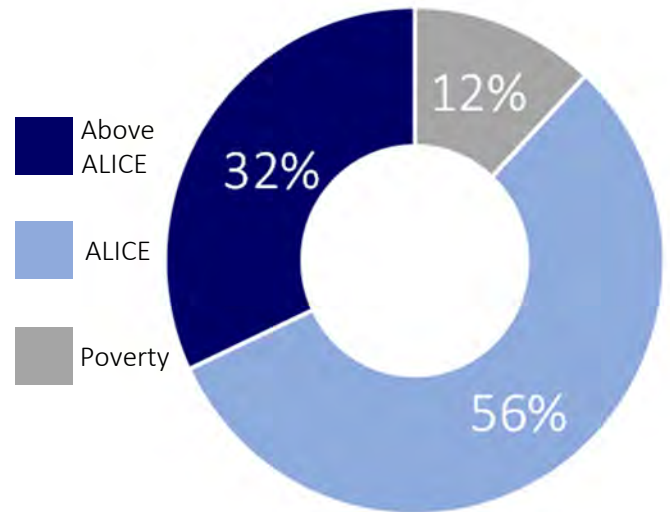
10% Minor Repairs Needed

10% Moderate Repairs Needed

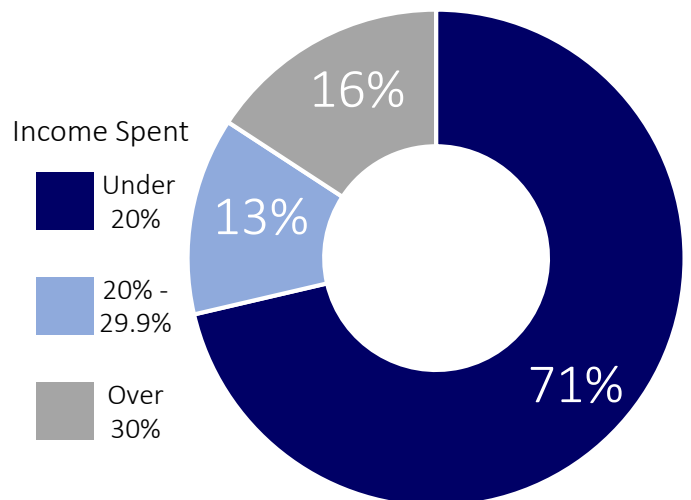
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



100% of Neighborhoods with positive neighborhood image

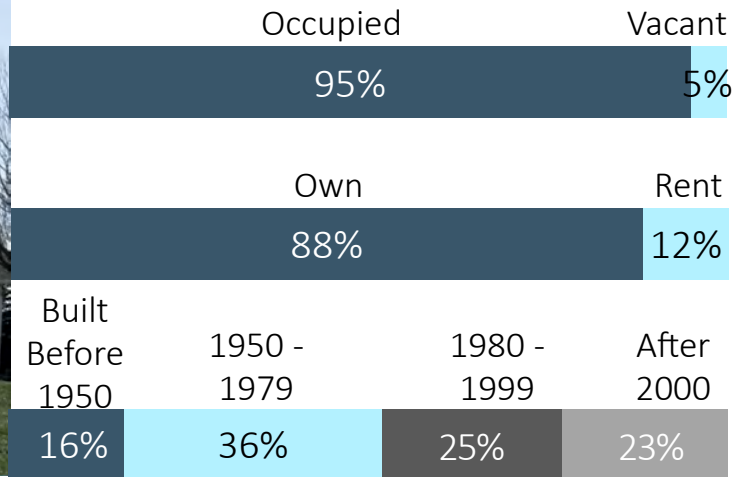


95% of Sidewalks needed or in need of repair



40% of Lots/Driveways in need of repair

Community Housing Profile Richfield Township



3,279 Units



2,437 Families

Housing Conditions



90% Sound Housing Condition

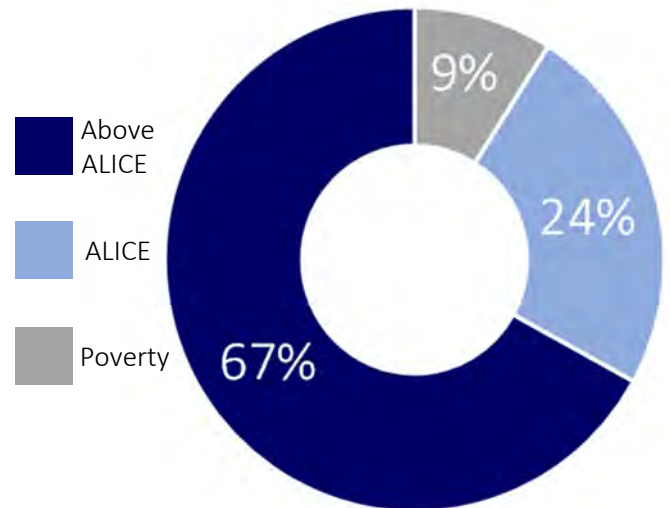
5% Minor Repairs Needed

5% Moderate Repairs Needed

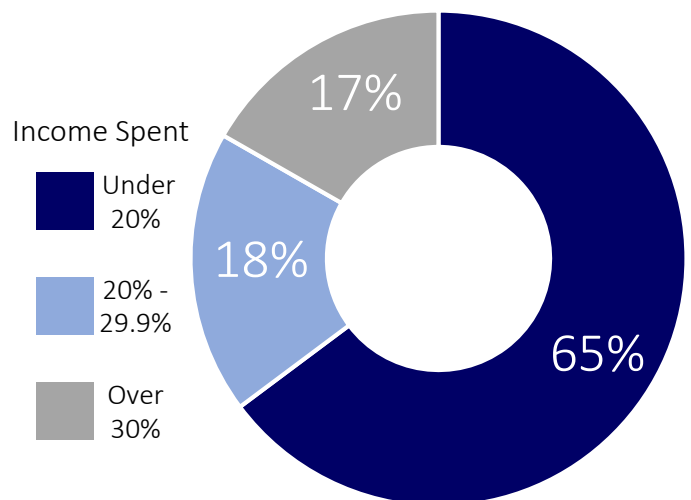
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



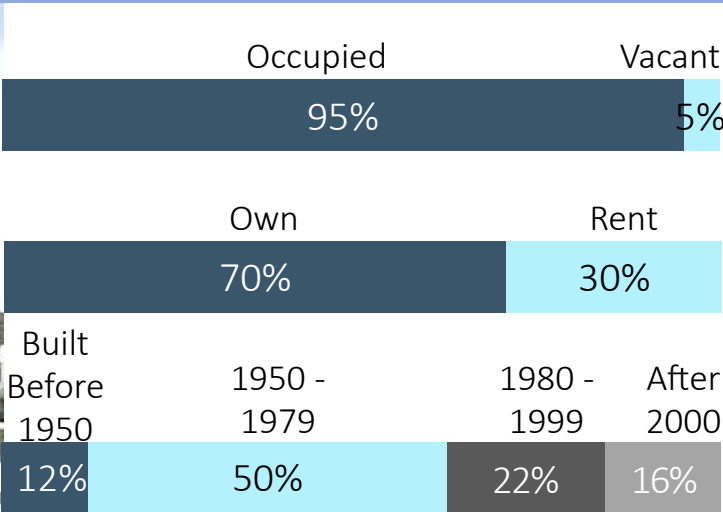
100% of Neighborhoods with positive neighborhood image



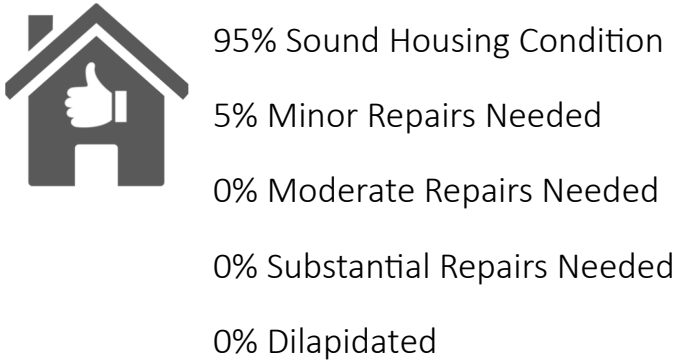
100% of Sidewalks needed or in need of repair



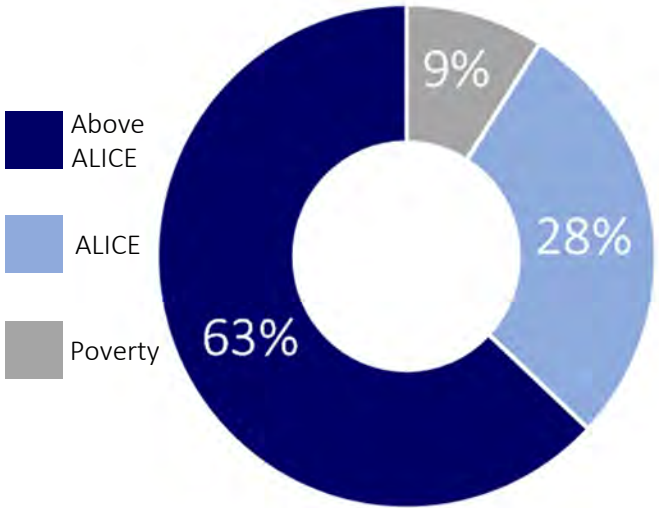
70% of Lots/Driveways in need of repair



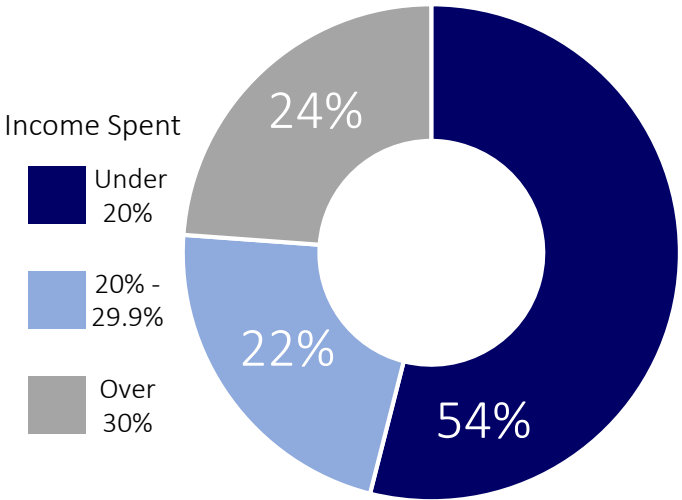
Housing Conditions



Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households

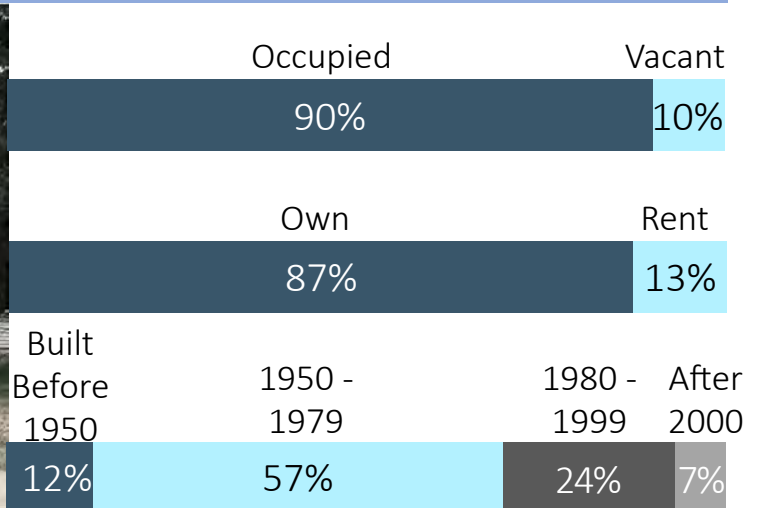


Sources: U.S. Census American Community Survey Data, GCMPC 2022 Housing Conditions Survey (Based on random sample size of housing), and *2022 United Way ALICE Report (Asset Limited, Income Challenged, Community Poor), are households that earn more than the U.S. poverty level, but less than the basic cost of living in Genesee County. Combined number of poverty and ALICE households equals the total population struggling to afford basic needs.)

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2,734 Units



1,826 Families

Housing Conditions



70% Sound Housing Condition

5% Minor Repairs Needed

15% Moderate Repairs Needed

0% Substantial Repairs Needed

10% Dilapidated



60% of Neighborhoods with positive neighborhood image

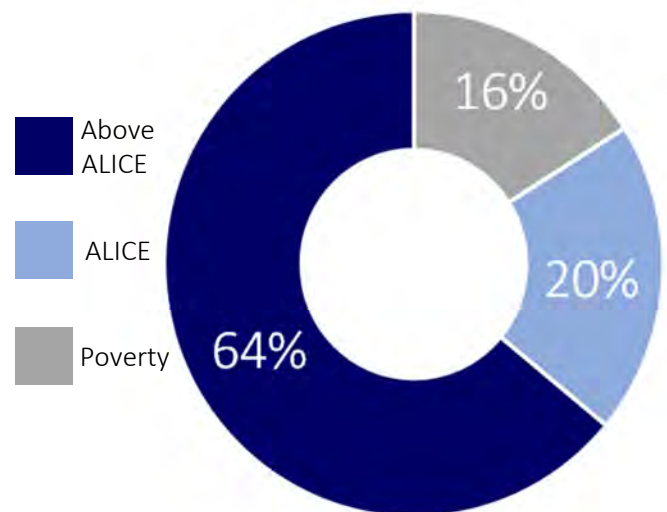


100% of Sidewalks needed or in need of repair

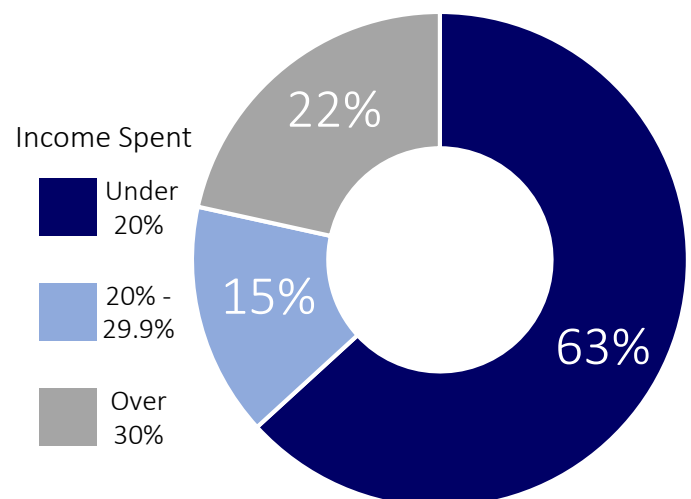


85% of Lots/Driveways in need of repair

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households





Occupied		Vacant	
95%		5%	
Own		Rent	
79%		21%	
Built Before 1950	1950 - 1979	1980 - 1999	After 2000
13%	56%	19%	12%



5,325 Units



3,572 Families

Housing Conditions



- 81% Sound Housing Condition
- 9.5% Minor Repairs Needed
- 4.7% Moderate Repairs Needed
- 4.8% Substantial Repairs Needed
- 0% Dilapidated



86% of Neighborhoods with positive neighborhood image

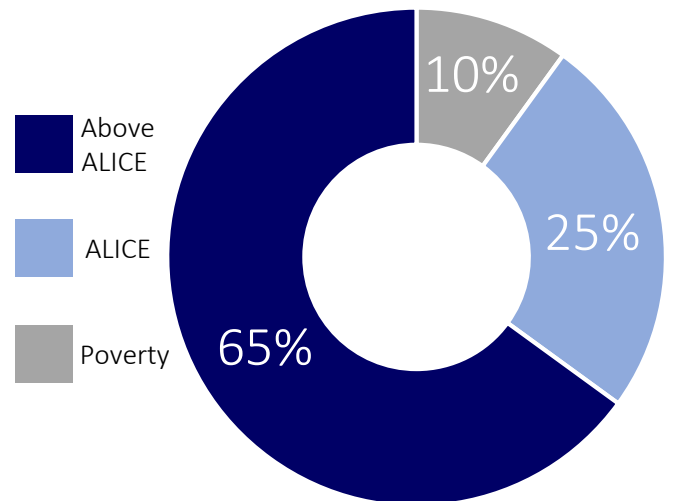


100% of Sidewalks needed or in need of repair

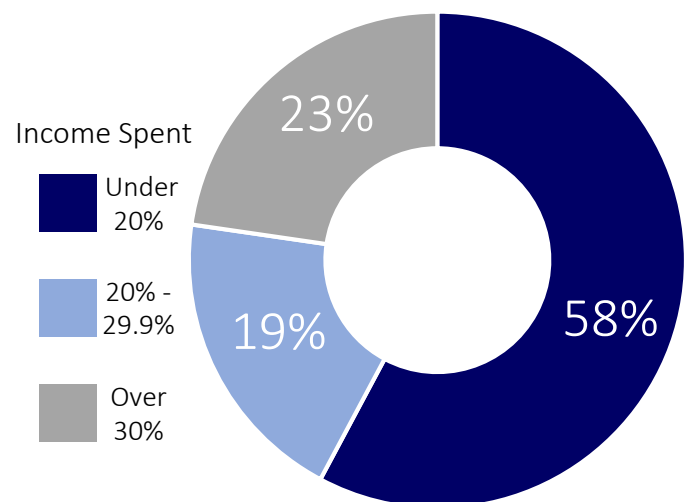


62% of Lots/Driveways in need of repair

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households





GENESEE COUNTY
TREASURER
SAMUEL E. MUMA

(810) 257-3054

(810) 257-3885

DATE: May 13th, 2025

TO: Local Unit Clerk

FROM: Samuel E. Muma, Treasurer

SUBJECT: Tax Reverted Property

Attached is a list of parcels that the County Treasurer foreclosed on this year due to non-payment of 2022 and prior taxes. MCL 211.78m directs that all parcels foreclosed by a County Treasurer's Office (foreclosing governmental unit) are available to be purchased by the State of Michigan, City/Village/Township, or County in which they are located. The acquisition must be made prior to the foreclosed parcels being taken to public auction.

MCL 211.78m states that for all parcels foreclosed, the purchase price depends on the following:

1. If 1 or more claims for remaining proceeds are filed with the County Treasurer by July 1 on a parcel, the purchase price will be the greater of fair market value or the minimum bid amount.
2. If no claims for remaining proceeds are filed by July 1, the purchase price will be the minimum bid amount for the parcel.

If a local unit decides to purchase a property, it will be the local unit's responsibility to defend the price paid for the parcel if a lawsuit should come from a party claiming an interest in the property.

If you are interested in acquiring any of the parcels in your unit, contact Carla Vandefifer (contact information below) and the required agreement will be forwarded to you for signatures after the July 1 deadline to file Form 5743, Claim for Remaining Proceeds, has expired.

Enclosed is the most recent listing of 2024 foreclosed property. The listing includes the amount of delinquent taxes due on the property as of the foreclosure date of April 1, 2025. Please be aware a few foreclosures might be reversed, as allowed by law. (You will be notified by email of any reversals as they occur.)

The deadline to notify the Treasurer's office of your intent to purchase property will be July 3, 2024. This will allow the Treasurer's office to finalize the listing of properties that will be offered for sale and allow the auction listing to be available to the public 30 days prior to the auction. (The first auction is scheduled for September 5th and will be conducted as an online auction.)

If you have any questions, please feel free to call Carla at (810) 257-2243 or email at cvandefifer@geneseecountymi.gov.

cc: Unit Treasurer
Unit Assessor

1101 Beach Street, Room 144 Flint, MI 48502

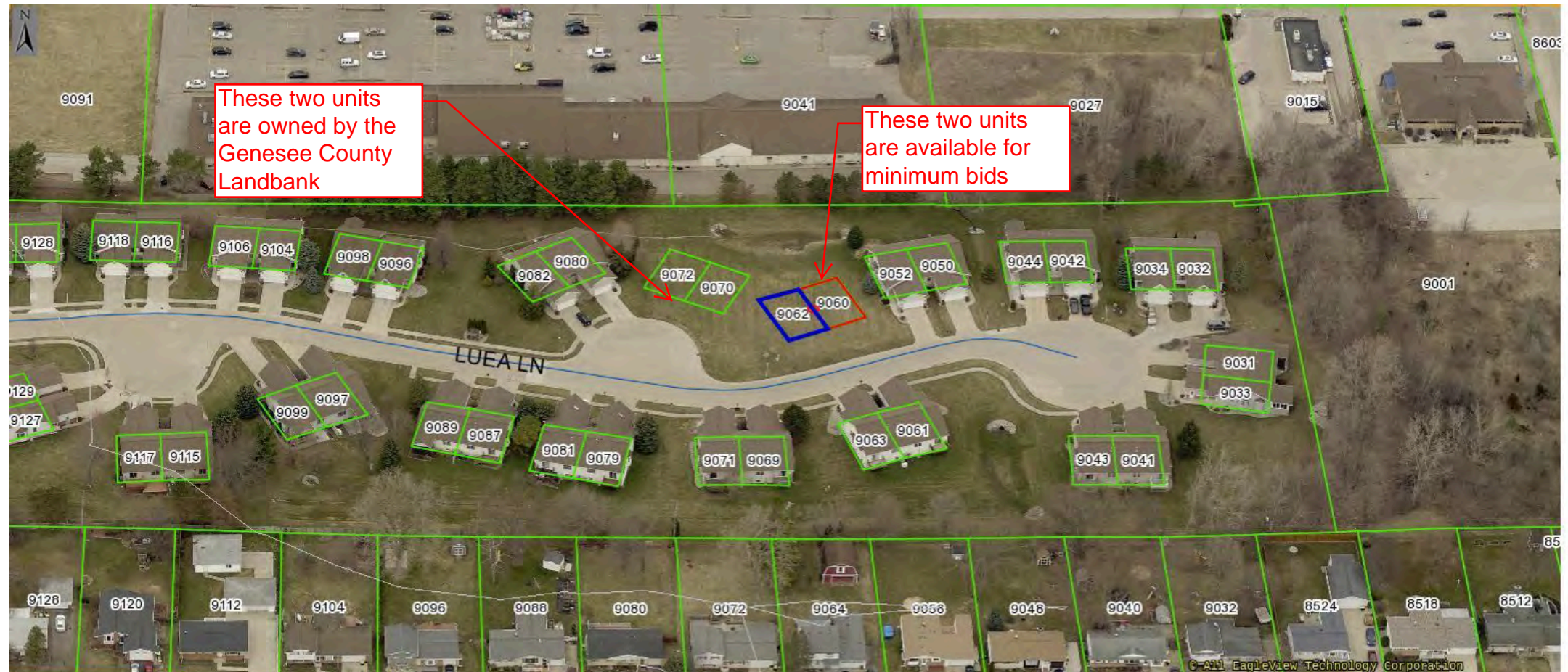
05/13/2025
3:10 PM

FORECLOSURE LIST FOR GENESEE COUNTY
For 2025 Foreclosures of 2022 and prior taxes
All Records
Interest Computed As Of Foreclosure Date

BY: VANDEF1C

PARCEL	TAX DUE	INTEREST/FEES DUE	TOTAL DUE	CURRENT SEV	TAX YEARS DELINQUENT
58-01-502-047	13,707.00	4,235.50	17,942.50	62,300.0	2024 2023 2022 2021
Property Address: 7484 WADE ST SWARTZ CREEK MI					
58-02-200-030	1,737.73	1,070.30	2,808.03	0.0	2022
Property Address: 5220 MORRISH RD SWARTZ CREEK MI					
58-03-626-033	3,034.68	1,061.10	4,095.78	13,400.0	2024 2023 2022
Property Address: 9062 LUEA LN SWARTZ CREEK MI					
58-03-626-034	3,034.68	1,061.10	4,095.78	13,400.0	2024 2023 2022
Property Address: 9060 LUEA LN SWARTZ CREEK MI					

Luea Lane



7484 Wade



Proposal Submitted To:

Adam Zettel
City of Swartz Creek
8083 Civic Dr
Swartz Creek, MI 48473- USA

Phone: (810) 635-4464

Fax:

E-mail: Azettel@cityofswartzcreek.org

Job Name Abrams Park ID

Job Name and Location

Abrams Park
5247-5403 Winshall Dr.
Swartz Creek, Mi 48473- USA

Proposal No	Proposal Date	Payment Terms	Contact	Page
018656	7/8/2025	Bal upon Comp.	Dan K	Page 1 of 1

Quantity	Product - Description	Unit Price	Extended Price
1	Installation of quoted signage	\$960.00	\$960.00
1	Park ID- (1) Abrams Park Park Entrance Sign Per approved artwork.	\$11,842.88	\$11,842.88

PRICE QUOTATION GOOD FOR 10 DAYS.

The client is responsible for supplying production ready, vectorized artwork of logos and custom letter styles in an eps or ai format.

Taxable	\$0.00
NonTaxable	\$12,802.88
SalesTax	\$0.00

PRICES DO NOT INCLUDE PERMIT FEES OR PRIMARY ELECTRICAL TO SIGNS AND WILL BE BILLED ADDITIONALLY.

Freight	\$0.00
Permits.	\$0.00
OrderTotal	\$12,802.88

TERMS - DEPOSIT DOWN, BALANCE DUE AT TIME OF INSTALLATION.

Deposit Req 50% \$6,401.44

WARRANTY - one year all parts and labor barring vandalism or acts of God.

PRICES as indicated above are minimal estimates for art or sign work only. Photostats, typography, photographs, overtime, changes and or time additions, delays caused by the client, special consultations and all other expenses that cannot be estimated accurately in advance will be billed extra unless otherwise specified herein.

FINISHED art, mechanicals, and signs will be released for use by the client only. Mechanicals, original art, sketches and materials other than signs originated by the designer are the property of the designer, and will be held for the client, unless otherwise shown.

SPECIAL conditions on the client's purchase orders in no way negate the above conditions of sale. In ordering the work described above, the client accepts all of these conditions whether noted on his purchase or not.

IF UNUSUAL conditions (ie. access, ledge, water, rock, etc.) are encountered in the installation, this contract is binding; however, an additional cost based on our labor, plus 15% on sub-contractor and materials or equipment will be added to the above price.

THE CLIENT agrees to pay all costs of collection in the event of default of payment by the client, including a reasonable attorney's fee. In the event of delinquent payments, the client will be charged a rate of 1.5% interest for every month, after the first 30 days.

THE SIGN SHALL REMAIN THE PROPERTY of Signs by Crannie, Inc. until paid for in full. In the event the client is delinquent in payment by more than 45 days Signs by Crannie, Inc. reserves the right to remove the signage from the premise without notice of the client. And the client shall hold Signs by Crannie, Inc. free of any liability what so ever.

SALESPERSON: _____

DATE: _____

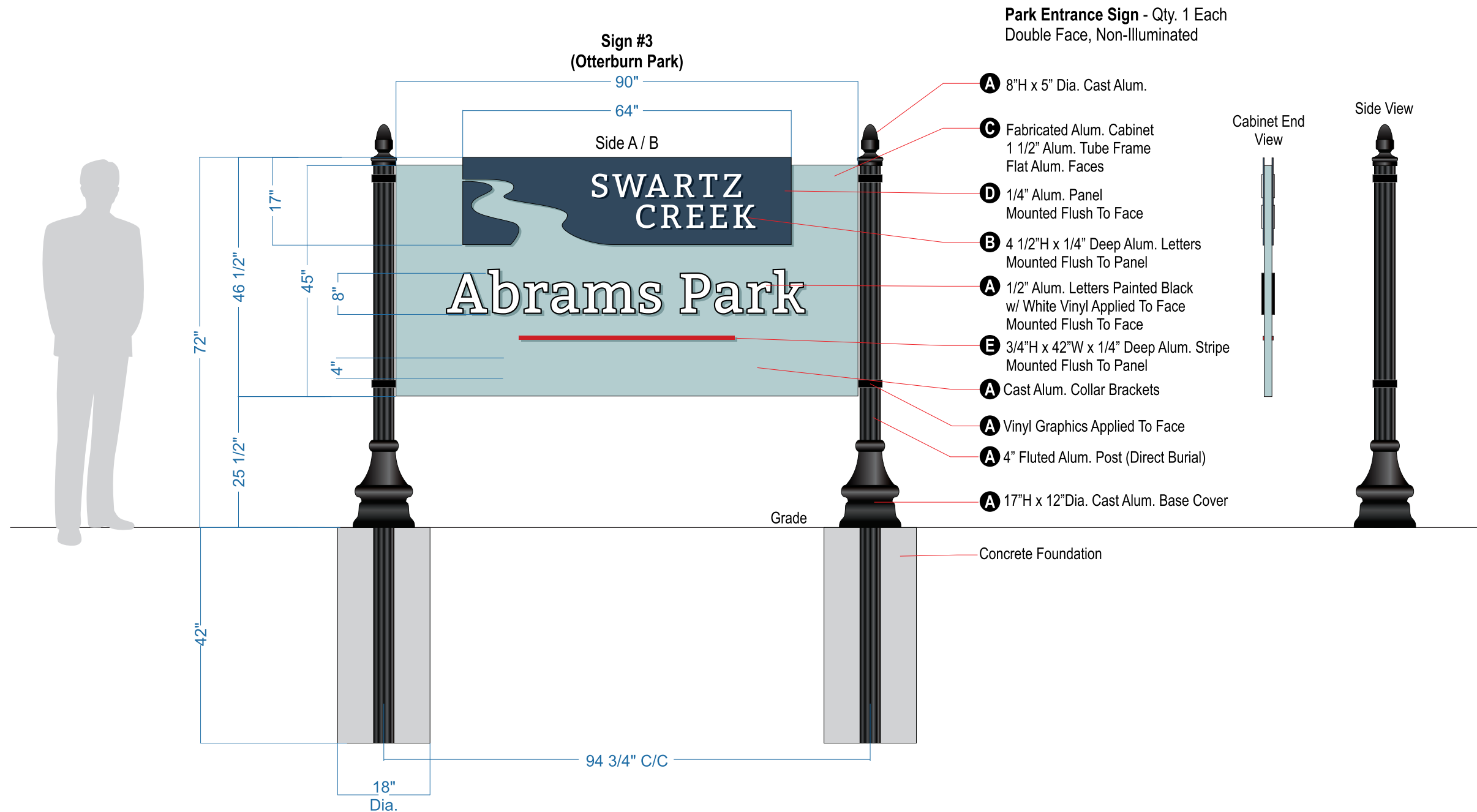
ACCEPTED BY: _____

TITLE: _____

SIGNATURE: _____

DATE: _____

For: City of Swartz Creek



SIGN TYPE

Park Entrance Signs

SCALE

1/2"-1'-0"

COLORS

- A** Black
- B** White
- C** Light Blue TBD
- D** Dark Blue TBD
- E** Red TBD

NOTES

☐ YES ☐ INITIALS **READY FOR PRODUCTION**

SALESPERSON

Dan Kivett

FILENAME

CityOfSC-25-Park Ent Sign

Customer / Address

City of Swartz Creek
X

DRAWN BY / DATE

G.Alumbaugh 4-18-25
KW 5-13-25 GA 7-9-25

Proud Member Of The

ORIGINAL ARTWORK, DESIGNS & LAYOUTS ARE THE SOLE PROPERTY OF SIGNS BY CRANNIE AND MAY NOT BE REPRODUCED, DISPLAYED, TRANSMITTED TO ANYONE, IN FULL OR IN PART WITHOUT THE WRITTEN CONSENT OF SIGNS BY CRANNIE.
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Flint, Michigan 48507
810-487-0000
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