



Village of Lake Isabella

VILLAGE COUNCIL REGULAR MEETING AGENDA JUNE 18, 2024 7:00 PM

I. CALL TO ORDER

II. ROLL CALL OF MEMBERS:

Robert Laraway
Paul Cueny

Carol Shannon
Dave Torgerson

Brent Peavey
Carrie Barringer

Emil Lahti

III. AGENDA APPROVAL

IV. CONSENT AGENDA:

1. May Investment Report (pg. 3)
2. May Check Register (pg. 4)
3. May Balance Sheet (pg.5)
4. May Revenue/Expenditure Report (pg. 15)
5. Draft Minutes – May 21, 2024, Village Council Meeting (pg. 28)
6. Draft Minutes – June 4, 2024, Finance Committee Meeting (pg. 32)
7. Draft Minutes – June 11, 2024, Village Council Meeting (pg. 34)
8. Draft Minutes – June 11, 2024, Planning Commission Meeting (pg. 35)

(Motion to adopt the Consent Agenda)

V. REPORTS & PRESENTATIONS

1. Village President – Committee Appointments (pg. 38)
2. Village Manager (pg. 39)
3. Sherman Twp. Report
4. LIPOA Report

VI. PUBLIC HEARING(S):

1. Resolution 2024-08; 2024-25 Budget, Capital Improvement Plan, and Millage Rate to be Levied in Support of the Annual Budget (pg. 45)

(Motion to adopt Resolution 2024-08)

VII. PUBLIC COMMENT

VIII. EXISTING BUSINESS: NONE

X. NEW BUSINESS

1. Resolution 2024-09; FY 2023-2024 Year-end Budget Amendments (pg. 91)
(Motion to adopt Resolution 2024-09)
2. Resolution 2024-10; Single Parcel Special Assessments – Resolution 1 of 2 (pg. 114)
(Motion to adopt Resolution 2024-10)
3. Introduction of Proposed Ordinance 2024-02; Group Day Care Homes (pg. 119)
(Introduce the recommended ordinance draft and schedule a public hearing)

4. Proposed Agreement LandUse USA – Master Plan Housing Study (pg. 124)
(A motion is necessary to approve the proposal)
5. Public Safety Committee Meeting & Focus (pg. 153)
(Discussion)

XI. PUBLIC COMMENTS

XII. COUNCIL COMMENTS

XIII. ANNOUNCEMENTS

XIV. ADJOURNMENT

Product Name	Interest Rate	Funds Effected	Amounts Invested	Interest Earned	Rolled Over	May-24
13 Week CD	3.00%	General Fund	\$ 37,038.96	\$	37,132.16	Amounts Invested
CDARS		Major Street Fund	\$ 42,383.58	\$	42,492.99	101 \$ 183,665.30
		Total for CD	\$ 79,422.54	\$	79,625.15	202 \$ 151,036.06
1 Year CD		General Fund	\$ 146,178.48	\$	146,533.14	203 \$ 10,854.31
IB & T		Major Street Fund	\$ 108,280.35	\$	108,543.07	590 \$ 5,427.15
		Local Street Fund	\$ 10,828.04	\$	10,854.31	Total Invested \$ 350,982.82
		Sewer Fund	\$ 5,414.02	\$	5,427.15	
		Total for CD	\$ 270,700.89	\$	271,357.67	

Remember to Update Below

Matured CD's

General Fund	\$ 146,178.48	\$ 354.66	\$ 146,533.14	
Major Street Fund	\$ 108,280.35	\$ 262.71	\$ 108,543.07	
Local Street Fund	\$ 10,828.04	\$ 26.27	\$ 10,854.31	
Sewer Fund	\$ 5,414.02	\$ 13.14	\$ 5,427.15	
Total for CD	\$ 270,700.89		\$ 271,357.67	\$ 656.78
General Fund	\$ 37,038.96	\$ 93.201	\$ 37,132.16	
Major Street Fund	\$ 42,383.58	\$ 109.409	\$ 42,492.99	
	\$ 79,422.54		\$ 79,625.15	\$ 202.61
Total Interest Earned for the Month				
		\$ 859.39		

CHECK REGISTER FOR VILLAGE OF LAKE ISABELLA

CHECK DATE 05/01/2024 - 05/31/2024

Check Date	Check	Vendor Name	Invoice/GL Number	Amount
Bank 1 POOLED ACCOUNT				
05/08/2024	16875	TRI COUNTY HOME WORKS ELECTRI	18577500	40.94
			11079203	96.76
			16146800	137.04
			17995500	379.02
				<hr/> 653.76
05/08/2024	16876	MOBILE MEDICAL RESPONSE	20243	750.00
05/08/2024	16877	TIM WOLFF - PAYROLL	05/08/2024	2,403.58
05/08/2024	16878	MI STATE DISBURSEMENTS UNIT	912128087	56.78
05/08/2024	16879	MARK WESLOCK	05/08/2024	354.62
05/08/2024	16880	JESSICA MANLEY - PAYROLL	05/08/2024	1,484.18
05/08/2024	16881	JOHNSON, JERRY	05/08/2024	1,054.22
05/08/2024	16882	CHARTER COMMUNICATIONS	005251301042124	187.14
05/08/2024	16883	VISUAL EDGE IT, INC	24AR1710141	76.01
05/08/2024	16884	21C ADVERTISING	562673	725.00
05/08/2024	16885	ISABELLA COUNTY SHERIFF DEPT.	APRIL 2024	1,727.41
05/08/2024	16886	CENTRAL MICHIGAN UNIVERSITY	157305	3,213.00
05/08/2024	16887	CUSTOM HEATING AND PLUMBING	24-0944	218.75
05/08/2024	16888	TRI COUNTY HOME WORKS ELECTRI	17916700	62.13
05/21/2024	16889	NOTTAWA SHERMAN FIRE DEPT.	2023-2024 YEAR	21,131.69
05/21/2024	16890	MML WORKERS' COMP FUND	2024-2025	2,172.00
05/21/2024	16891	TIM WOLFF - PAYROLL	05/22/2024	2,353.58
05/21/2024	16892	TOM COURSER	2023-2024 MANAGER	900.00
05/21/2024	16893	MI STATE DISBURSEMENTS UNIT	912128087	56.78
05/21/2024	16894	MARK WESLOCK	05/22/2024	326.00
05/21/2024	16895	JESSICA MANLEY - PAYROLL	05/22/2024	1,484.18
05/21/2024	16896	JOHNSON, JERRY	05/22/2024	1,179.51
05/21/2024	16897	CONSUMER ENERGY	201097570951	43.14
05/21/2024	16898	BLUE CROSS BLUE SHIELD OF MI	007024491	5,762.75
05/21/2024	16899	AFLAC	921253	153.28
05/21/2024	16900	BLOOM SLUGGETT , PC	25092	98.00
				<hr/>
1 TOTALS:				
Total of 26 Checks:				48,627.49
Less 0 Void Checks:				0.00
Total of 26 Disbursements:				<hr/> 48,627.49

Village of Lake Isabella

Condensed Balance Sheet

Month Ending: May 2024

Fund	Item	Amount	Fund	Item	Amount
101 General Fund	Cash	\$ 372,079.23	590 Sewer	Cash	\$ 3,132.03
	Investments	\$ 183,665.30		Investments	\$ 5,400.47
	Petty Cash	\$ 200.00		Other	\$ 65,000.00
	Other	\$ 1,510.60		Total Assets	\$ 73,532.50
	Total Assets	\$ 557,455.13			
				Liabilities	\$ -
	Liabilities	\$ 3,357.93		Reserves	\$ 73,532.50
	Reserves	\$ 554,097.20		TOTAL	\$ 73,532.50
	TOTAL	\$ 557,455.13			
202 Major Streets	Cash	\$ 393,253.43	103 Fire Insurance		
	Investments	\$ 151,036.06	Withholding Fund	Cash	\$ 105.13
	Other	\$ 500.00		Investments	\$ -
	Total Assets	\$ 544,789.49		Other	\$ -
				Total Assets	\$ 105.13
	Liabilities	\$ (166.38)		Liabilities	\$ -
	Reserves	\$ 544,955.87		Reserves	\$ 105.13
	TOTAL	\$ 544,789.49		TOTAL	\$ 105.13
203 Local Streets	Cash	\$ 157,553.35	207 Road Patrol		
	Investments	\$ 10,854.31	Milage	Cash	\$ 18,765.55
	Other	\$ 672.00		Investments	\$ -
	Total Assets	\$ 169,079.66		Other	\$ -
				Total Assets	\$ 18,765.55
	Liabilities	\$ (83.02)		Liabilities	\$ -
	Reserves	\$ 169,162.68		Reserves	\$ 18,765.55
	TOTAL	\$ 169,079.66		TOTAL	\$ 18,765.55
220 Lake Improvement Fund	Cash	\$ 31,318.94			
	Investments	\$ -			
	Other	\$ -			
	Total Assets	\$ 31,318.94			
	Liabilities	\$ -			
	Reserves	\$ 31,318.94			
	TOTAL	\$ 31,318.94			

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ISABELLA

Balance As of 05/31/2024

		YTD Balance 05/31/2024
GL Number	Description	Normal (Abnormal)
Fund: 101 General Fund		
*** Assets ***		
101-000-001.000	Cash in Checking	372,079.23
101-000-003.100	CDARS Investments	183,665.30
101-000-004.000	Petty Cash	200.00
101-000-019.000	ACCOUNTS RECEIVABLE	10.00
101-000-084.000	Due from Other Funds	1,569.31
101-000-084.202	Due from Major Streets	(1,213.32)
101-000-084.203	Due from Local Streets	(605.39)
101-000-123.000	Prepaid	1,750.00
Total Assets		557,455.13
*** Liabilities ***		
101-000-202.000	Accounts Payable	375.00
101-000-228.000	P/R Taxes Payable To State	1,064.67
101-000-229.000	P/R Taxes Payable to Federal	851.45
101-000-229.100	FICA	818.59
101-000-229.200	MEDI	191.44
101-000-269.000	Garnishments Payable	56.78
Total Liabilities		3,357.93
*** Fund Equity ***		
101-000-390.000	Fund Balance	606,792.94
Total Fund Equity		606,792.94
Total Fund 101:		
TOTAL ASSETS		557,455.13
BEG. FUND BALANCE		606,792.94
+ NET OF REVENUES & EXPENDITURES		(52,695.74)
= ENDING FUND BALANCE		554,097.20
+ LIABILITIES		3,357.93
= TOTAL LIABILITIES AND FUND BALANCE		557,455.13

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ISABELLA
Balance As of 05/31/2024

GL Number	Description	YTD Balance	
		Normal	05/31/2024 (Abnormal)
Fund: 103 Fire Insurance Withholding Fun			
*** Assets ***			
103-000-001.000	Cash in Checking		105.13
Total Assets			105.13
*** Fund Equity ***			
103-000-390.000	Fund Balance		100.04
Total Fund Equity			100.04
Total Fund 103:			
TOTAL ASSETS			105.13
BEG. FUND BALANCE			100.04
+ NET OF REVENUES & EXPENDITURES			5.09
= ENDING FUND BALANCE			105.13
+ LIABILITIES			0.00
= TOTAL LIABILITIES AND FUND BALANCE			105.13

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ISABELLA
Balance As of 05/31/2024

		YTD Balance 05/31/2024
GL Number	Description	Normal (Abnormal)
Fund: 202 Major Streets		
*** Assets ***		
202-000-001.000	Cash in Checking	393,253.43
202-000-003.100	CDARS Investments	151,036.06
202-000-123.000	Prepaid	500.00
Total Assets		544,789.49
*** Liabilities ***		
202-000-214.000	Due To Other Funds	(166.38)
Total Liabilities		(166.38)
*** Fund Equity ***		
202-000-390.000	Fund Balance	469,507.24
Total Fund Equity		469,507.24
Total Fund 202:		
TOTAL ASSETS		544,789.49
BEG. FUND BALANCE		469,507.24
+ NET OF REVENUES & EXPENDITURES		75,448.63
= ENDING FUND BALANCE		544,955.87
+ LIABILITIES		(166.38)
= TOTAL LIABILITIES AND FUND BALANCE		544,789.49

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ISABELLA
Balance As of 05/31/2024

		YTD Balance 05/31/2024
GL Number	Description	Normal (Abnormal)
Fund: 203 Local Streets		
*** Assets ***		
203-000-001.000	Cash in Checking	157,553.35
203-000-003.100	CDARS Investments	10,854.31
203-000-123.000	Prepaid	672.00
Total Assets		169,079.66
*** Liabilities ***		
203-000-214.000	Due To Other Funds	(83.02)
Total Liabilities		(83.02)
*** Fund Equity ***		
203-000-390.000	Fund Balance	163,133.65
Total Fund Equity		163,133.65
Total Fund 203:		
TOTAL ASSETS		169,079.66
BEG. FUND BALANCE		163,133.65
+ NET OF REVENUES & EXPENDITURES		6,029.03
= ENDING FUND BALANCE		169,162.68
+ LIABILITIES		(83.02)
= TOTAL LIABILITIES AND FUND BALANCE		169,079.66

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ISABELLA
Balance As of 05/31/2024

GL Number	Description	YTD Balance	
		Normal	05/31/2024 (Abnormal)
Fund: 207 Road Patrol Milage			
*** Assets ***			
207-000-001.000	Cash in Checking		18,765.55
Total Assets			18,765.55
Total Fund 207:			
TOTAL ASSETS			18,765.55
BEG. FUND BALANCE			0.00
+ NET OF REVENUES & EXPENDITURES			18,765.55
= ENDING FUND BALANCE			18,765.55
+ LIABILITIES			0.00
= TOTAL LIABILITIES AND FUND BALANCE			18,765.55

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ISABELLA
Balance As of 05/31/2024

GL Number	Description	YTD Balance	
		Normal	05/31/2024 (Abnormal)
Fund: 220 LAKE IMPROVEMENT FUND			
*** Assets ***			
220-000-001.000	Cash in Checking		31,318.94
Total Assets			31,318.94
Total Fund 220:			
TOTAL ASSETS			31,318.94
BEG. FUND BALANCE			0.00
+ NET OF REVENUES & EXPENDITURES			31,318.94
= ENDING FUND BALANCE			31,318.94
+ LIABILITIES			0.00
= TOTAL LIABILITIES AND FUND BALANCE			31,318.94

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ISABELLA
Balance As of 05/31/2024

		YTD Balance 05/31/2024
GL Number	Description	Normal (Abnormal)
Fund: 581 Airport		
*** Assets ***		
581-000-130.000	Land	50,000.00
581-000-156.000	Runway	206,452.36
581-000-157.000	Acc. Depreciation-Runway	(206,452.00)
Total Assets		50,000.36
*** Fund Equity ***		
581-000-390.000	Fund Balance	50,000.36
Total Fund Equity		50,000.36
Total Fund 581:		
TOTAL ASSETS		50,000.36
BEG. FUND BALANCE		50,000.36
+ NET OF REVENUES & EXPENDITURES		0.00
= ENDING FUND BALANCE		50,000.36
+ LIABILITIES		0.00
= TOTAL LIABILITIES AND FUND BALANCE		50,000.36

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ISABELLA
Balance As of 05/31/2024

		YTD Balance 05/31/2024
GL Number	Description	Normal (Abnormal)
Fund: 590 Sewer		
*** Assets ***		
590-000-001.000	Cash in Checking	3,133.33
590-000-003.100	CDARS Investments	5,427.15
590-000-130.000	Land	65,000.00
Total Assets		73,560.48
*** Fund Equity ***		
590-000-390.000	Fund Balance	74,298.65
Total Fund Equity		74,298.65
Total Fund 590:		
TOTAL ASSETS		73,560.48
BEG. FUND BALANCE		74,298.65
+ NET OF REVENUES & EXPENDITURES		(738.17)
= ENDING FUND BALANCE		73,560.48
+ LIABILITIES		0.00
= TOTAL LIABILITIES AND FUND BALANCE		73,560.48

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ISABELLA

Balance As of 05/31/2024

		YTD Balance 05/31/2024
GL Number	Description	Normal (Abnormal)
Fund: 900 General Fixed Asset		
*** Assets ***		
900-000-137.000	Acc. Dep.-Buildings/Additions	(1,185.71)
900-000-139.000	Acc. Depreciation - St Equipme	(583.00)
900-000-146.000	Office Equipment & Furniture	2,634.90
900-000-147.000	Acc. Dep. Office & Furniture	(1,404.41)
900-000-170.000	Infrastructure	984,394.74
900-000-171.000	Accum. Depreciation Office Equ	(111,797.00)
Total Assets		872,059.52
*** Fund Equity ***		
900-000-399.000	Investment and Fixed Assets	872,059.52
Total Fund Equity		872,059.52
Total Fund 900:		
TOTAL ASSETS		872,059.52
BEG. FUND BALANCE		872,059.52
+ NET OF REVENUES & EXPENDITURES		0.00
= ENDING FUND BALANCE		872,059.52
+ LIABILITIES		0.00
= TOTAL LIABILITIES AND FUND BALANCE		872,059.52

Village of Lake Isabella
Condensed Revenue/Expenditure Sheet
Month Ending: May 2024

Fund	Item	Amount	Fund	Item	Amount
General Fund	Taxes	\$ -	Major Streets	Public Act 48	\$ -
	Special Assessment			Public Act 51	\$ 20,630.05
	Permits	\$ 360.00		Interest in Checking	\$ 28.06
	State Revenue Sharing	\$ -		Interest in Investing	\$ 372.12
	Interest in Checking	\$ 39.32		Other	\$ 127,152.36
	Interest in Investing	\$ 447.86		TOTAL Revenue	\$ 148,182.59
	Donations	\$ 1,000.00		Total Percent of Budget YTD	118.9%
	Civil Infractions	\$ -			
	Other	\$ 11,897.95		Salaries	\$ 3,508.96
	TOTAL Revenue	\$ 13,745.13		Supplies	\$ -
	Total Percent of Budget YTD	83.6%		Transportation & Mileage	\$ -
				Contracted Services	\$ -
	Salaries	\$ 12,704.15		Other	\$ 1,134.65
	Supplies	\$ -		TOTAL Expenditures	\$ 4,643.61
	Postage	\$ -		Total Percent of Budget YTD	37.7%
	Contracted Services	\$ 19,863.30			
Transportation	\$ 461.52	Local Streets			
Printing and Publishing	\$ 725.00		Public Act 51	\$ 10,202.46	
Legal & Audit	\$ 128.00		Interest in Checking	\$ 16.61	
Other	\$ 6,992.92		Interest in Investing	\$ 26.27	
TOTAL Expenditures	\$ 40,874.89		Other	\$ -	
Total Percent of Budget YTD	98.3%		TOTAL Revenue	\$ 10,245.34	
			Total Percent of Budget YTD	78.0%	
Sewer	Interest in Checking		\$ 0.66		
	Interest in Investing		\$ 13.14	Salaries	\$ 3,508.96
	Other		\$ -	Supplies	\$ -
	TOTAL Revenue		\$ 13.80	Transportation & Mileage	\$ -
				Contracted Services	\$ -
	Contracted Services		\$ -	Other	\$ 561.14
	Other		\$ -	TOTAL Expenditures	\$ 4,070.10
	TOTAL Expenditures		\$ -	Total Percent of Budget YTD	67.4%
Fire Ins. Fund	Interest in Checking	\$ 0.01	Road Mileage Fund	Mileage Collected	\$ -
	Interest in Investing	\$ -		Interest in Checking	\$ 1.98
	Other	\$ -		Other	\$ -
	TOTAL Revenue	\$ 0.01		TOTAL Revenue	\$ 1.98
	Contracted Services	\$ -		Contracted Services	\$ 1,727.41
	Other	\$ -		Other	\$ -
	TOTAL Expenditures	\$ -		TOTAL Expenditures	\$ 1,727.41
Lake Improvement Fund	Mileage Collected	\$ -			
	Interest in Checking	\$ 142.98			
	Other	\$ -			
	TOTAL Revenue	\$ 142.98			
	Contracted Services	\$ -			
	Other	\$ -			
	TOTAL Expenditures	\$ -			

\$ -

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ISABELLA

Balance As of 05/31/2024

GL Number	Description	23-24 Amended Budget	YTD Balance 05/31/2024 (Abnormal)	Activity For 05/31/2024 Increase (Decrease)	Balance Normal	Available 05/31/2024 (Abnormal)	% Bdgt Used
Fund: 101 General Fund							
Account Category: Revenues							
Department: 000							
101-000-401.000	Taxes	79,500.00	81,792.81	0.00		(2,292.81)	102.88
101-000-445.000	Interest & Penalties on Taxes	500.00	321.19	0.00		178.81	64.24
101-000-451.000	Special Assessments	42,264.00	40,617.39	0.00		1,646.61	96.10
101-000-475.000	Permits	1,000.00	1,430.00	360.00		(430.00)	143.00
101-000-477.000	Cable Franchise Fee	26,000.00	23,424.15	5,457.12		2,575.85	90.09
101-000-528.100	ARPA	4,000.00	35,705.91	0.00		(31,705.91)	892.65
101-000-548.000	Liquor Law Grant	1,100.00	2,117.50	866.80		(1,017.50)	192.50
101-000-573.000	Local Community Stabilization	400.00	0.00	0.00		400.00	0.00
101-000-574.000	State Revenue Sharing	195,000.00	136,202.00	0.00		58,798.00	69.85
101-000-609.202	MS Administration Fee	13,585.00	10,832.33	1,134.65		2,752.67	79.74
101-000-609.203	LS Administration Fees	6,655.00	5,356.56	561.14		1,298.44	80.49
101-000-657.000	Civil Infraction Fines	500.00	565.95	0.00		(65.95)	113.19
101-000-664.000	Interest In Checking	750.00	501.48	39.32		248.52	66.86
101-000-665.000	Interest on Investments	2,000.00	5,074.75	447.86		(3,074.75)	253.74
101-000-672.000	Miscellaneous	50.00	718.21	278.24		(668.21)	1,436.42
101-000-672.200	Miscellaneous-Fireworks Donati	8,500.00	2,923.97	1,000.00		5,576.03	34.40
101-000-673.100	Village owned Lots	0.00	4,000.00	3,600.00		(4,000.00)	100.00
101-000-676.150	MS Storage Rental	15,000.00	0.00	0.00		15,000.00	0.00
101-000-676.155	MS Salt Barn Fees	3,750.00	0.00	0.00		3,750.00	0.00
101-000-676.250	LS Storage Rental	15,000.00	0.00	0.00		15,000.00	0.00
101-000-676.255	LS Salt Barn Fees	3,750.00	0.00	0.00		3,750.00	0.00
101-000-687.000	Refunds/Reimbursements	2,500.00	1,141.11	0.00		1,358.89	45.64
Total Dept 000		421,804.00	352,725.31	13,745.13		69,078.69	83.62
Revenues		421,804.00	352,725.31	13,745.13		69,078.69	83.62
Account Category: Expenditures							
Department: 000							
101-000-995.000	Transfer Out	0.00	31,093.57	0.00		(31,093.57)	100.00
Total Dept 000		0.00	31,093.57	0.00		(31,093.57)	100.00
Department: 101 Council							
101-101-702.000	Salaries	1,680.00	755.00	0.00		925.00	44.94
101-101-752.000	Supplies	250.00	143.75	0.00		106.25	57.50
101-101-752.600	Supplies - Meetings	250.00	0.00	0.00		250.00	0.00
101-101-767.000	Uniforms	500.00	644.00	0.00		(144.00)	128.80
101-101-851.000	Postage	55.00	0.00	0.00		55.00	0.00
101-101-900.000	Printing and Publishing	500.00	620.00	0.00		(120.00)	124.00
101-101-910.000	Training - Professional Dev.	500.00	635.00	0.00		(135.00)	127.00
101-101-913.000	Other Travel Expenses	500.00	0.00	0.00		500.00	0.00
101-101-956.000	Miscellaneous	50.00	0.00	0.00		50.00	0.00
101-101-985.000	Technology	500.00	1,863.84	0.00		(1,363.84)	372.77
Total Dept 101 - Council		4,785.00	4,661.59	0.00		123.41	97.42
Department: 172 Village Manager							
101-172-702.000	Salaries	31,308.00	29,490.97	2,276.93		1,817.03	94.20
101-172-709.000	Social Security Tax Employer	2,502.00	2,360.53	173.05		141.47	94.35
101-172-718.000	Employee Insurance	18,500.00	18,782.27	1,733.98		(282.27)	101.53
101-172-718.150	Employee Contributions	0.00	(34.55)	27.13		34.55	100.00
101-172-726.100	Village Match	2,400.00	1,800.00	0.00		600.00	75.00

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ISABELLA

Balance As of 05/31/2024

GL Number	Description	23-24 Amended Budget	YTD Balance 05/31/2024 (Abnormal)	Activity For 05/31/2024 Increase (Decrease)	Available Balance 05/31/2024 Normal (Abnormal)	% Bdg Used
Fund: 101 General Fund						
Account Category: Expenditures						
Department: 172 Village Manager						
101-172-727.000	Life Insurance	1,560.00	(303.68)	0.00	1,863.68	(19.47)
101-172-752.000	Supplies	500.00	54.95	0.00	445.05	10.99
101-172-860.000	Transportation and Mileage	4,800.00	5,459.16	369.24	(659.16)	113.73
101-172-860.100	Non Taxable Vehicle Reimburse	1,500.00	1,107.37	92.28	392.63	73.82
101-172-910.000	Training - Professional Dev.	1,250.00	595.00	0.00	655.00	47.60
101-172-911.000	Confrences & Conventions	0.00	775.00	0.00	(775.00)	100.00
101-172-913.000	Other Travel Expenses	1,250.00	910.93	0.00	339.07	72.87
101-172-915.000	Membership and Dues	750.00	821.80	0.00	(71.80)	109.57
101-172-956.000	Miscellaneous	50.00	162.94	0.00	(112.94)	325.88
101-172-984.000	Software	500.00	0.00	0.00	500.00	0.00
101-172-985.000	Technology	2,500.00	0.00	0.00	2,500.00	0.00
Total Dept 172 - Village Manager		69,370.00	61,982.69	4,672.61	7,387.31	89.35
Department: 173 Administration						
101-173-702.000	Salaries	20,917.00	18,857.76	1,523.08	2,059.24	90.16
101-173-709.000	Social Security Tax Employer	3,896.00	1,491.57	107.57	2,404.43	38.28
101-173-718.000	Employee Insurance	18,250.00	13,523.78	1,257.20	4,726.22	74.10
101-173-718.100	AFLAC	2,575.00	1,839.36	153.28	735.64	71.43
101-173-718.150	Employee Contributions	0.00	(17.33)	21.76	17.33	100.00
101-173-725.000	Workers Compensation	500.00	965.00	0.00	(465.00)	193.00
101-173-726.000	Retirement Fund	0.00	(120.00)	(60.00)	120.00	100.00
101-173-726.100	Village Match	1,200.00	600.00	0.00	600.00	50.00
101-173-727.000	Life Insurance	300.00	186.00	0.00	114.00	62.00
101-173-752.000	Supplies	5,000.00	6,052.76	0.00	(1,052.76)	121.06
101-173-767.000	Uniforms	300.00	210.61	0.00	89.39	70.20
101-173-801.000	Contracted Services	2,500.00	3,343.25	25.60	(843.25)	133.73
101-173-801.100	FIREWORKS	17,000.00	8,500.00	0.00	8,500.00	50.00
101-173-801.400	Copier Contract	600.00	836.43	76.01	(236.43)	139.41
101-173-801.500	Software Support	300.00	628.80	0.00	(328.80)	209.60
101-173-801.525	IT Support	2,500.00	(75.00)	0.00	2,575.00	(3.00)
101-173-829.000	Legal	11,000.00	1,572.00	98.00	9,428.00	14.29
101-173-829.200	Register of Deeds	300.00	90.00	30.00	210.00	30.00
101-173-830.000	Audit	7,500.00	6,700.00	0.00	800.00	89.33
101-173-850.000	Telephone	2,500.00	1,871.40	187.14	628.60	74.86
101-173-850.100	DPW Internet	0.00	0.00	(154.90)	0.00	0.00
101-173-851.000	Postage	1,300.00	1,248.80	0.00	51.20	96.06
101-173-851.100	Postage - Newsletter	2,000.00	1,503.81	0.00	496.19	75.19
101-173-860.000	Transportation and Mileage	1,854.00	100.00	0.00	1,754.00	5.39
101-173-900.000	Printing and Publishing	1,000.00	1,105.00	725.00	(105.00)	110.50
101-173-900.100	Newsletter	3,000.00	1,980.00	0.00	1,020.00	66.00
101-173-900.200	Webpage	1,450.00	2,375.28	0.00	(925.28)	163.81
101-173-910.000	Training - Professional Dev.	600.00	10.27	0.00	589.73	1.71
101-173-910.100	Tuition	12,000.00	13,178.63	3,213.00	(1,178.63)	109.82
101-173-913.000	Other Travel Expenses	600.00	0.00	0.00	600.00	0.00
101-173-915.000	Membership and Dues	2,000.00	1,983.70	0.00	16.30	99.19
101-173-935.000	Liability & Property Insurance	5,400.00	6,900.00	0.00	(1,500.00)	127.78
101-173-956.000	Miscellaneous	250.00	110.94	0.00	139.06	44.38
101-173-984.000	Software	250.00	2,019.00	0.00	(1,769.00)	807.60
Total Dept 173 - Administration		128,842.00	99,571.82	7,202.74	29,270.18	77.28

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ISABELLA

Balance As of 05/31/2024

GL Number	Description	23-24 Amended Budget	YTD Balance 05/31/2024 (Abnormal)	Activity For 05/31/2024 (Decrease)	Available Balance 05/31/2024 Normal (Abnormal)	% Bdg Used
Fund: 101 General Fund						
Account Category: Expenditures						
Department: 215 Clerk						
101-215-702.000	Salaries	18,285.00	16,839.24	1,330.78	1,445.76	92.09
101-215-709.000	Social Security Tax Employer	1,416.00	1,336.47	97.05	79.53	94.38
101-215-752.000	Supplies	0.00	601.69	0.00	(601.69)	100.00
101-215-801.000	Contracted Services	0.00	6.50	0.00	(6.50)	100.00
101-215-801.500	Software Support	2,200.00	0.00	0.00	2,200.00	0.00
101-215-915.000	Membership and Dues	50.00	0.00	0.00	50.00	0.00
101-215-984.000	Software	3,000.00	4,020.00	2,270.00	(1,020.00)	134.00
Total Dept 215 - Clerk		24,951.00	22,803.90	3,697.83	2,147.10	91.39
Department: 253 Treasurer						
101-253-702.000	Salaries	20,917.00	18,857.76	1,523.08	2,059.24	90.16
101-253-709.000	Social Security Tax Employer	1,582.00	1,493.09	107.57	88.91	94.38
101-253-801.000	Contracted Services	250.00	0.00	(2,622.00)	250.00	0.00
101-253-801.500	Software Support	1,000.00	0.00	(2,270.00)	1,000.00	0.00
101-253-851.000	Postage	1,000.00	0.00	0.00	1,000.00	0.00
101-253-984.000	Software	0.00	2,622.00	2,622.00	(2,622.00)	100.00
Total Dept 253 - Treasurer		24,749.00	22,972.85	(639.35)	1,776.15	92.82
Department: 262 Elections						
101-262-801.000	Contracted Services	5,000.00	4,648.84	0.00	351.16	92.98
101-262-900.000	Printing and Publishing	2,000.00	1,530.00	0.00	470.00	76.50
Total Dept 262 - Elections		7,000.00	6,178.84	0.00	821.16	88.27
Department: 265 Building and Grounds						
101-265-752.000	Supplies	4,000.00	5,335.90	0.00	(1,335.90)	133.40
101-265-752.850	Trees, Shrubs, Bushes, Plants	500.00	424.00	0.00	76.00	84.80
101-265-801.000	Contracted Services	2,500.00	7,790.86	218.75	(5,290.86)	311.63
101-265-805.000	Taxes and Fees	500.00	1,818.60	345.00	(1,318.60)	363.72
101-265-850.100	DPW Internet	900.00	754.50	154.90	145.50	83.83
101-265-850.200	Radio Service	1,200.00	700.00	0.00	500.00	58.33
101-265-920.000	Electric	2,500.00	1,181.53	96.76	1,318.47	47.26
101-265-920.100	Geothermal	1,500.00	1,833.82	198.53	(333.82)	122.25
101-265-920.150	201 S. Coldwater Rd	1,250.00	1,569.29	180.49	(319.29)	125.54
101-265-921.000	Natural Gas @ 201 Coldwater	2,500.00	1,902.27	43.14	597.73	76.09
101-265-932.000	Equipment Repairs/Maintenance	7,000.00	7,229.29	0.00	(229.29)	103.28
101-265-991.000	Principal	22,500.00	22,500.00	0.00	0.00	100.00
101-265-992.000	Interest	5,767.00	5,766.75	0.00	0.25	100.00
Total Dept 265 - Building and Grounds		52,617.00	58,806.81	1,237.57	(6,189.81)	111.76
Department: 345 Public Safety						
101-345-801.700	Fire Contract	42,264.00	42,263.39	21,131.69	0.61	100.00
101-345-801.850	Lake Patrol Agreement	4,000.00	3,981.44	0.00	18.56	99.54
Total Dept 345 - Public Safety		46,264.00	46,244.83	21,131.69	19.17	99.96
Department: 346 Code/Zoning Enforcement						
101-346-702.000	Salaries	16,914.00	16,173.67	1,400.64	740.33	95.62
101-346-709.000	Social Security Tax Employer	1,522.00	1,255.11	112.32	266.89	82.46
101-346-752.000	Supplies	500.00	208.51	0.00	291.49	41.70
101-346-767.000	Uniforms	300.00	34.43	0.00	265.57	11.48
101-346-801.500	Software Support	3,450.00	4,196.62	0.00	(746.62)	121.64
101-346-801.550	Software - LexisNexus	1,200.00	1,054.80	0.00	145.20	87.90

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ISABELLA

Balance As of 05/31/2024

GL Number	Description	23-24 Amended Budget	YTD Balance 05/31/2024 (Abnormal)	Activity For 05/31/2024 Increase (Decrease)	Available Balance 05/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 101 General Fund						
Account Category: Expenditures						
Department: 346 Code/Zoning Enforcement						
101-346-801.600	Blight Program	2,000.00	0.00	0.00	2,000.00	0.00
101-346-829.000	Legal	0.00	1,641.89	0.00	(1,641.89)	100.00
101-346-860.000	Transportation and Mileage	1,500.00	758.09	0.00	741.91	50.54
101-346-910.000	Training - Professional Dev.	0.00	190.00	0.00	(190.00)	100.00
101-346-915.000	Membership and Dues	0.00	75.00	0.00	(75.00)	100.00
101-346-970.000	Capital Outlay	0.00	4,100.00	0.00	(4,100.00)	100.00
101-346-984.000	Software	3,000.00	1,675.00	0.00	1,325.00	55.83
Total Dept 346 - Code/Zoning Enforcement		30,386.00	31,363.12	1,512.96	(977.12)	103.22
Department: 439 Airport						
101-439-752.000	Supplies	100.00	98.30	0.00	1.70	98.30
101-439-801.000	Contracted Services	900.00	900.00	900.00	0.00	100.00
101-439-915.000	Membership and Dues	25.00	25.00	0.00	0.00	100.00
101-439-920.000	Electric	750.00	716.24	62.13	33.76	95.50
101-439-935.000	Liability & Property Insurance	1,500.00	1,482.00	0.00	18.00	98.80
Total Dept 439 - Airport		3,275.00	3,221.54	962.13	53.46	98.37
Department: 448 Street Lighting						
101-448-920.000	Electric	2,300.00	2,716.13	177.98	(416.13)	118.09
Total Dept 448 - Street Lighting		2,300.00	2,716.13	177.98	(416.13)	118.09
Department: 701 Planning Commission						
101-701-702.000	Salaries	11,741.00	11,040.30	853.84	700.70	94.03
101-701-709.000	Social Security Tax Employer	1,057.00	885.16	64.89	171.84	83.74
101-701-752.000	Supplies	250.00	56.90	0.00	193.10	22.76
101-701-752.600	Supplies - Meetings	200.00	0.00	0.00	200.00	0.00
101-701-900.000	Printing and Publishing	2,500.00	0.00	0.00	2,500.00	0.00
101-701-910.000	Training - Professional Dev.	750.00	1,030.00	0.00	(280.00)	137.33
101-701-915.000	Membership and Dues	700.00	481.00	0.00	219.00	68.71
101-701-956.000	Miscellaneous	50.00	0.00	0.00	50.00	0.00
Total Dept 701 - Planning Commission		17,248.00	13,493.36	918.73	3,754.64	78.23
Department: 702 Zoning Board of Appeals						
101-702-851.000	Postage	55.00	0.00	0.00	55.00	0.00
101-702-900.000	Printing and Publishing	300.00	100.00	0.00	200.00	33.33
101-702-910.000	Training - Professional Dev.	250.00	210.00	0.00	40.00	84.00
Total Dept 702 - Zoning Board of Appeals		605.00	310.00	0.00	295.00	51.24
Expenditures		412,392.00	405,421.05	40,874.89	6,970.95	98.31
Fund 101 - General Fund:						
TOTAL REVENUES		421,804.00	352,725.31	13,745.13	69,078.69	
TOTAL EXPENDITURES		412,392.00	405,421.05	40,874.89	6,970.95	
NET OF REVENUES & EXPENDITURES:		9,412.00	(52,695.74)	(27,129.76)	62,107.74	

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ISABELLA

Balance As of 05/31/2024

GL Number	Description	23-24 Amended Budget	YTD Balance 05/31/2024 (Abnormal)	Activity For 05/31/2024 (Decrease)	Available Balance 05/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 103 Fire Insurance withholding Fun						
Account Category: Revenues						
Department: 000						
103-000-664.000	Interest In Checking	0.00	0.09	0.01	(0.09)	100.00
103-000-699.000	Transfer In	0.00	5.00	0.00	(5.00)	100.00
Total Dept 000		0.00	5.09	0.01	(5.09)	100.00
Revenues		0.00	5.09	0.01	(5.09)	100.00
Fund 103 - Fire Insurance withholding Fun:						
TOTAL REVENUES		0.00	5.09	0.01	(5.09)	
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	
NET OF REVENUES & EXPENDITURES:		0.00	5.09	0.01	(5.09)	

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ISABELLA

Balance As of 05/31/2024

GL Number	Description	23-24 Amended Budget	YTD Balance 05/31/2024 (Normal) (Abnormal)	Activity For 05/31/2024 Increase (Decrease)	Available Balance 05/31/2024 Normal (Abnormal)	% Bdg Used
Fund: 202 Major Streets						
Account Category: Revenues						
Department: 000						
202-000-539.000	Public Act 48	13,000.00	0.00	0.00	13,000.00	0.00
202-000-540.000	MDOT Category B Grant	0.00	127,152.36	127,152.36	(127,152.36)	100.00
202-000-546.000	Public Act 51	259,500.00	196,951.43	20,630.05	62,548.57	75.90
202-000-664.000	Interest In Checking	300.00	265.56	28.06	34.44	88.52
202-000-665.000	Interest on Investments	3,500.00	4,159.99	372.12	(659.99)	118.86
Total Dept 000		276,300.00	328,529.34	148,182.59	(52,229.34)	118.90
Revenues		276,300.00	328,529.34	148,182.59	(52,229.34)	118.90
Account Category: Expenditures						
Department: 453 Preservation of Streets						
202-453-702.000	Salaries	33,981.00	31,780.30	2,498.84	2,200.70	93.52
202-453-709.000	Social Security Tax Employer	2,550.00	2,496.35	185.05	53.65	97.90
202-453-718.000	Employee Insurance	8,500.00	8,496.02	809.51	3.98	99.95
202-453-718.150	Employee Contributions	0.00	0.08	15.56	(0.08)	100.00
202-453-725.000	Workers Compensation	3,000.00	1,000.00	0.00	2,000.00	33.33
202-453-752.000	Supplies	1,000.00	216.80	0.00	783.20	21.68
202-453-752.500	Supplies - Gravel	250.00	0.00	0.00	250.00	0.00
202-453-752.550	Cold Patch	250.00	0.00	0.00	250.00	0.00
202-453-767.000	Uniforms	200.00	18.00	0.00	182.00	9.00
202-453-801.000	Contracted Services	512,950.00	136,257.94	0.00	376,692.06	26.56
202-453-860.000	Transportation and Mileage	5,150.00	2,057.57	0.00	3,092.43	39.95
202-453-900.000	Printing and Publishing	0.00	199.80	0.00	(199.80)	100.00
202-453-932.000	Equipment Repairs/Maintenance	8,000.00	4,444.83	0.00	3,555.17	55.56
202-453-943.000	Storage Fee	15,000.00	0.00	0.00	15,000.00	0.00
202-453-970.000	Capital Outlay	3,775.00	3,775.00	0.00	0.00	100.00
Total Dept 453 - Preservation of Streets		594,606.00	190,742.69	3,508.96	403,863.31	32.08
Department: 455 Traffic Services						
202-455-752.000	Supplies	2,000.00	0.00	0.00	2,000.00	0.00
202-455-752.800	Supplies - Signs	1,500.00	1,000.11	0.00	499.89	66.67
202-455-801.000	Contracted Services	0.00	4,749.60	0.00	(4,749.60)	100.00
202-455-801.200	Mowing/Tree Trimming	12,725.00	11,450.40	0.00	1,274.60	89.98
202-455-851.000	Postage	0.00	14.10	0.00	(14.10)	100.00
Total Dept 455 - Traffic Services		16,225.00	17,214.21	0.00	(989.21)	106.10
Department: 456 Winter Maintenance						
202-456-752.000	Supplies	1,000.00	261.37	0.00	738.63	26.14
202-456-752.400	Supplies - Salt	8,000.00	4,530.11	0.00	3,469.89	56.63
202-456-752.500	Supplies - Gravel	1,000.00	0.00	0.00	1,000.00	0.00
202-456-801.000	Contracted Services	27,500.00	25,400.00	0.00	2,100.00	92.36
202-456-943.100	Salt Barn Rental Fee	3,750.00	0.00	0.00	3,750.00	0.00
Total Dept 456 - Winter Maintenance		41,250.00	30,191.48	0.00	11,058.52	73.19
Department: 457 Administration						
202-457-809.000	Administration Fee	14,273.00	10,832.33	1,134.65	3,440.67	75.89
202-457-830.000	Audit	3,000.00	2,600.00	0.00	400.00	86.67
202-457-935.000	Liability & Property Insurance	1,500.00	1,500.00	0.00	0.00	100.00
Total Dept 457 - Administration		18,773.00	14,932.33	1,134.65	3,840.67	79.54
Expenditures		670,854.00	253,080.71	4,643.61	417,773.29	37.73

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ISABELLA

Balance As of 05/31/2024

GL Number	Description	23-24 Amended Budget	YTD Balance 05/31/2024 (Abnormal)	Activity For 05/31/2024 (Decrease)	Available Balance 05/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 202 Major Streets						
Fund 202 - Major Streets:						
TOTAL REVENUES		276,300.00	328,529.34	148,182.59	(52,229.34)	
TOTAL EXPENDITURES		670,854.00	253,080.71	4,643.61	417,773.29	
NET OF REVENUES & EXPENDITURES:		(394,554.00)	75,448.63	143,538.98	(470,002.63)	

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ISABELLA

Balance As of 05/31/2024

GL Number	Description	23-24 Amended Budget	YTD Balance 05/31/2024 (Abnormal)	Activity For 05/31/2024 Increase (Decrease)	Available Balance 05/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 203 Local Streets						
Account Category: Revenues						
Department: 000						
203-000-546.000	Public Act 51	125,000.00	97,392.04	10,202.46	27,607.96	77.91
203-000-664.000	Interest In Checking	200.00	163.82	16.61	36.18	81.91
203-000-665.000	Interest on Investments	300.00	307.37	26.27	(7.37)	102.46
Total Dept 000		125,500.00	97,863.23	10,245.34	27,636.77	77.98
Revenues		125,500.00	97,863.23	10,245.34	27,636.77	77.98
Account Category: Expenditures						
Department: 453 Preservation of Streets						
203-453-702.000	Salaries	33,981.00	32,002.51	2,498.84	1,978.49	94.18
203-453-709.000	Social Security Tax Employer	3,058.00	2,274.13	185.05	783.87	74.37
203-453-718.000	Employee Insurance	8,500.00	8,496.01	809.51	3.99	99.95
203-453-718.150	Employee Contributions	0.00	0.08	15.56	(0.08)	100.00
203-453-725.000	Workers Compensation	750.00	750.00	0.00	0.00	100.00
203-453-752.000	Supplies	750.00	246.80	0.00	503.20	32.91
203-453-752.500	Supplies - Gravel	300.00	0.00	0.00	300.00	0.00
203-453-752.550	Cold Patch	200.00	0.00	0.00	200.00	0.00
203-453-767.000	Uniforms	200.00	19.33	0.00	180.67	9.67
203-453-801.000	Contracted Services	10,000.00	158.53	0.00	9,841.47	1.59
203-453-801.300	Brining	2,000.00	550.00	0.00	1,450.00	27.50
203-453-860.000	Transportation and Mileage	5,000.00	1,992.03	0.00	3,007.97	39.84
203-453-900.000	Printing and Publishing	0.00	5.20	0.00	(5.20)	100.00
203-453-932.000	Equipment Repairs/Maintenance	3,000.00	449.58	0.00	2,550.42	14.99
203-453-943.000	Storage Fee	15,000.00	0.00	0.00	15,000.00	0.00
203-453-970.000	Capital Outlay	3,775.00	3,775.00	0.00	0.00	100.00
Total Dept 453 - Preservation of Streets		86,514.00	50,719.20	3,508.96	35,794.80	58.63
Department: 455 Traffic Services						
203-455-752.800	Supplies - Signs	1,500.00	811.24	0.00	688.76	54.08
203-455-801.000	Contracted Services	0.00	197.90	0.00	(197.90)	100.00
203-455-801.200	Mowing/Tree Trimming	6,362.00	6,361.80	0.00	0.20	100.00
Total Dept 455 - Traffic Services		7,862.00	7,370.94	0.00	491.06	93.75
Department: 456 Winter Maintenance						
203-456-752.000	Supplies	500.00	60.00	0.00	440.00	12.00
203-456-752.400	Supplies - Salt	5,000.00	5,000.00	0.00	0.00	100.00
203-456-752.500	Supplies - Gravel	500.00	0.00	0.00	500.00	0.00
203-456-801.000	Contracted Services	22,500.00	20,387.50	0.00	2,112.50	90.61
203-456-943.100	Salt Barn Rental Fee	3,750.00	0.00	0.00	3,750.00	0.00
Total Dept 456 - Winter Maintenance		32,250.00	25,447.50	0.00	6,802.50	78.91
Department: 457 Administration						
203-457-809.000	Administration Fee	6,875.00	5,356.56	561.14	1,518.44	77.91
203-457-830.000	Audit	1,500.00	1,500.00	0.00	0.00	100.00
203-457-935.000	Liability & Property Insurance	1,250.00	1,440.00	0.00	(190.00)	115.20
Total Dept 457 - Administration		9,625.00	8,296.56	561.14	1,328.44	86.20
Expenditures		136,251.00	91,834.20	4,070.10	44,416.80	67.40
Fund 203 - Local Streets:						
TOTAL REVENUES		125,500.00	97,863.23	10,245.34	27,636.77	

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ISABELLA

Balance As of 05/31/2024

GL Number	Description	23-24 Amended Budget	YTD Balance 05/31/2024 (Abnormal)	Activity For 05/31/2024 (Decrease)	Available Balance 05/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 203 Local Streets						
TOTAL EXPENDITURES		136,251.00	91,834.20	4,070.10	44,416.80	
NET OF REVENUES & EXPENDITURES:		(10,751.00)	6,029.03	6,175.24	(16,780.03)	

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ISABELLA

Balance As of 05/31/2024

GL Number	Description	23-24 Amended Budget	YTD Balance 05/31/2024 (Abnormal)	Activity For 05/31/2024 Increase (Decrease)	Available Balance 05/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 207 Road Patrol Milage						
Account Category: Revenues						
Department: 000						
207-000-403.000	Road Patrol Milage	33,472.00	32,323.17	0.00	1,148.83	96.57
207-000-445.000	Interest & Penalties on Taxes	0.00	101.96	0.00	(101.96)	100.00
207-000-528.100	ARPA	10,628.00	0.00	0.00	10,628.00	0.00
207-000-664.000	Interest In Checking	0.00	29.46	1.98	(29.46)	100.00
Total Dept 000		44,100.00	32,454.59	1.98	11,645.41	73.59
Revenues		44,100.00	32,454.59	1.98	11,645.41	73.59
Account Category: Expenditures						
Department: 000						
207-000-801.000	Contracted Services	44,100.00	13,689.04	1,727.41	30,410.96	31.04
Total Dept 000		44,100.00	13,689.04	1,727.41	30,410.96	31.04
Expenditures		44,100.00	13,689.04	1,727.41	30,410.96	31.04
Fund 207 - Road Patrol Milage:						
TOTAL REVENUES		44,100.00	32,454.59	1.98	11,645.41	
TOTAL EXPENDITURES		44,100.00	13,689.04	1,727.41	30,410.96	
NET OF REVENUES & EXPENDITURES:		0.00	18,765.55	(1,725.43)	(18,765.55)	

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ISABELLA

Balance As of 05/31/2024

GL Number	Description	23-24 Amended Budget	YTD Balance 05/31/2024 (Abnormal)	Activity For 05/31/2024 Increase (Decrease)	Available Balance 05/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 220 LAKE IMPROVEMENT FUND						
Account Category: Revenues						
Department: 000						
220-000-664.000	Interest In Checking	0.00	230.37	142.98	(230.37)	100.00
220-000-699.000	Transfer In	0.00	31,088.57	0.00	(31,088.57)	100.00
Total Dept 000		0.00	31,318.94	142.98	(31,318.94)	100.00
Revenues		0.00	31,318.94	142.98	(31,318.94)	100.00
Fund 220 - LAKE IMPROVEMENT FUND:						
TOTAL REVENUES		0.00	31,318.94	142.98	(31,318.94)	
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	
NET OF REVENUES & EXPENDITURES:		0.00	31,318.94	142.98	(31,318.94)	

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ISABELLA

Balance As of 05/31/2024

GL Number	Description	23-24 Amended Budget	YTD Balance 05/31/2024 (Abnormal)	Activity For 05/31/2024 (Decrease)	Available Balance 05/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 590 Sewer						
Account Category: Revenues						
Department: 000						
590-000-664.000	Interest In Checking	5.00	8.19	0.66	(3.19)	163.80
590-000-665.000	Interest on Investments	40.00	153.64	13.14	(113.64)	384.10
Total Dept 000		45.00	161.83	13.80	(116.83)	359.62
Revenues		45.00	161.83	13.80	(116.83)	359.62
Account Category: Expenditures						
Department: 000						
590-000-801.000	Contracted Services	800.00	900.00	0.00	(100.00)	112.50
Total Dept 000		800.00	900.00	0.00	(100.00)	112.50
Expenditures		800.00	900.00	0.00	(100.00)	112.50
Fund 590 - Sewer:						
TOTAL REVENUES		45.00	161.83	13.80	(116.83)	
TOTAL EXPENDITURES		800.00	900.00	0.00	(100.00)	
NET OF REVENUES & EXPENDITURES:		(755.00)	(738.17)	13.80	(16.83)	
Report Totals:						
TOTAL REVENUES - ALL FUNDS		867,749.00	843,058.33	172,331.83	24,690.67	
TOTAL EXPENDITURES - ALL FUNDS		1,264,397.00	764,925.00	51,316.01	499,472.00	
NET OF REVENUES & EXPENDITURES:		(396,648.00)	78,133.33	121,015.82	(474,781.33)	



Village of Lake Isabella

Village Council
May 21, 2023
Regular Meeting
1010 Clubhouse Drive
Lake Isabella, MI 48893

Village President Torgerson called the meeting to order at 7:00 p.m. Those in attendance recited the Pledge of Allegiance.

Members Present: Barringer, Cueny, Lahit, Laraway, Peavey, Shannon, & Torgerson

Members Excused: None

Agenda Approval:

The meeting Agenda was accepted without objection or modification.

Consent Agenda:

A motion was made by Lahti, seconded by Shannon, to approve the Consent Agenda, which included the financial reports and the minutes of both Village Council Meetings in May.

ROLL CALL VOTE:

YEAS: Barringer, Cueny, Lahit, Laraway, Peavey, Shannon, & Torgerson

NAYS: None.

MOTION CARRIED 7-0-0.

Reports:

- Village President: None

- Village Manager:

Village Manager Wolff reviewed the Manager's Report included in the meeting packet. He discussed the public hearings scheduled for the Planning Commission's June 11th meeting. He also discussed researching the necessary steps to create an Animal Control Officer position. He asked to have the Village's legal counsel review the subject and report back to the Council.

He also discussed concerns with changes being implemented by Isabella County for the summer tax bills. Wolff reported that Isabella County has always prepared summer tax bills and expects each local unit to do this themselves. He stated that he has made multiple attempts to contact the contracted entity overseeing the Equalization Department with concerns and questions but has not received a reply.

Wolff also discussed the Clubhouse Drive resurfacing plan schedule, with Central Asphalt planning to do the project immediately after Labor Day.

- Sherman Township:

Sherman Township Trustee Grey discussed work on the Township's cemeteries and a permanent Christmas Tree at the Township Park. He also discussed the establishment of a formal credit card policy for transactions. He also discussed camera upgrades at the Township Hall and Library.

Public Hearings:

1. Ordinance 2024-01; Blight Code Amendment:

Shannon stated that she was shocked at the condition of the tree clearing on Pueblo Pass and feels that if allowed to remain in that state, it would negatively impact property values.

Torgerson shared his concern that it could become a fire hazard and a threat to nearby homes. He stated that allowing the Pueblo Pass property to remain in its current state would set a poor example.

Barringer discussed the increasing number of complaints about the condition of the property on Pueblo Pass and that similar language to what is being proposed was once in the ordinance.

Peavey stated that he shares the concerns of the other members but has a problem with adopting language after the fact.

Laraway and Cueny also shared their concern about adopting a police power ordinance to address a situation that has already occurred.

Torgerson opened the public hearing at 7:52 p.m.

- Eliane Fox of Weidman asked if the property on Pueblo Pass was cleared due to any type of disease or pest issue.
- Jeff Grey of Pequena Drive spoke in favor of requiring site clean-up and restoration when there is logging or clearing activity.
- Kim Fox of Weidman asked what the restoration and clean-up standards would be if the ordinance were adopted.

Torgerson closed the public hearing at 8:01 p.m.

Shannon stated that one of the things that changed her mind about the need to adopt the ordinance was the impact that this type of activity could have on neighboring properties.

Lahti stated that he shares the concerns of members Peavey, Laraway, and Cueny, but due to the concerns of nearby residents about both the location on Pueblo Pass and the location on Siesta, he supports adopting the language.

Lahti made a motion, seconded by Barringer, to adopt Ordinance 2024-01. ROLL CALL VOTE:

YEAS: Barringer, Lahti, Shannon, & Torgerson

NAYS: Cueny, Laraway, & Peavy

MOTION CARRIED 4-3-0.

2. Resolution 2024-06; Confirmation of Special Assessment Roll, Broomfield Township Fire Protection Special Assessment District:

Torgerson opened the public hearing at 8:20 p.m.

Kim Fox of Weidman objected to the Special Assessment as his property was vacant.

Jeff Grey of Pequena Drive spoke in favor of the assessment. He also stated that the Sherman Township 1 Mill renewal is on the August primary election ballot.

Torgerson closed the public hearing at 8:25 p.m.

Shannon made a motion, seconded by Laraway, to adopt Resolution 2024-06. ROLL CALL VOTE:

YEAS: Barringer, Ceuny, Lahit, Laraway, Peavey, Shannon, & Torgerson

NAYS: None.

MOTION CARRIED 7-0-0.

Public Comment: None

Existing Business:

1. Resolution 2024-04; Village Council Committees:

Barringer made a motion, seconded by Laraway, to adopt Resolution 2024-04, which created a Public Safety Committee. ROLL CALL VOTE:

YEAS: Barringer, Cueny, Lahit, Laraway, Peavey, Shannon, & Torgerson

NAYS: None.

MOTION CARRIED 7-0-0.

Torgerson appointed Barringer, Lahit, and Cueny as the regular members of the Public Safety Committee and Peavey as an alternate member of the Public Safety Committee.

New Business:

1. Natural Gas Service & HVAC Bids:

Lahti made a motion, seconded by Cueny, to approve the natural gas installation contract from Consumers Energy in the amount of \$4,013.33. ROLL CALL VOTE:

YEAS: Barringer, Cueny, Lahit, Laraway, Peavey, Shannon, & Torgerson

NAYS: None.

MOTION CARRIED 7-0-0.

The members discussed the bids from McGuire Heating & Cooling and Custom Heating & Plumbing. Torgerson stated that he has worked with both companies and would recommend Custom Heating & Cooling. Peavey and Laraway also stated that they have had good experiences with Custom Heating and Cooling.

Cueny made a motion, seconded by Laraway, to approve the bid from Custom Heating & Plumbing to install a Carrier furnace, central air conditioning unit, and water heater with a 15% contingency. ROLL CALL VOTE:

YEAS: Barringer, Cueny, Lahit, Laraway, Peavey, Shannon, & Torgerson

NAYS: None.

MOTION CARRIED 7-0-0.

2. 2024 Road Patrol Millage Levy:

The Village Council discussed how to proceed with the dedicated millage for road patrols. At the time of the meeting, to the best of the Village's knowledge, the County is only planning to fund the service until the end of the calendar year and present a millage proposal on the November General Election ballot to fund a continuation of road patrols. The members discussed the implication of collecting a millage that may have to be refunded if the voters reject the November millage proposal.

Lahit made a motion, seconded by Barringer, to levy 0 Mills on the 2024 summer tax bills for the dedicated road patrol millage. ROLL CALL VOTE:

YEAS: Barringer, Ceuny, Lahit, Laraway, Peavey, Shannon, & Torgerson

NAYS: None.

MOTION CARRIED 7-0-0.

3. MDOT Category B Project & Special Meeting:

Wolff discussed two options for applying for a 2025 Category B project. The project he would like to seek funding for would install a stress-absorbing membrane interlayer (SAMI) FiberMat on Queens Way from Drew Road to Duquesa Drive and then cap the street with a one-and-one-half-inch overlay. He discussed the truck traffic that may impact this section of roadway from the dredging project, and adding extra strength to the roadway before that work begins would reduce the need for future maintenance.

The Council scheduled a Special Meeting for 8 a.m. on June 11th to finalize the 2025 Category B application.

4. Introduction of 2024-25 Budget & Capital Improvement Plan:

Wolff introduced the 2024-25 Budget & Capital Improvement Plan. He provided a brief overview of both. A meeting of the Finance Committee was scheduled for 9 a.m. on June 4th to review the budget and CIP.

Public Comments: None

Council Comments: None

Adjournment:

With no further business, the meeting was adjourned at 9:26 pm.

Approved: _____

Carol Shannon, Village Clerk

David K. Torgerson, Village President



Village of Lake Isabella

Finance Committee
June 4, 2024, Meeting

Laraway called the meeting to order at 9:05 a.m.

Members Present: Shannon, Torgerson, & Laraway

Members Absent: None

Public Comment: None

2024-25 Budget & Capital Improvement Plan, and 2023-2024 Year-end Budget Amendments:

The Finance Committee reviewed the proposed year-end budget amendments. In reviewing the various funds, the Finance Committee questioned whether there is a need to continue maintaining a Sewer Fund. Wolff reported that per the amended Court Order that governs the use of the funds, the Village has the authority to annually charge an Administrative Fee of \$2,500 that would be due to the General Fund.

Torgerson voiced support for resuming this transfer as the small balance in the Fund may appear misleading to the community. He stated that it gives the impression the Village has a "Sewer Fund" while not actively pursuing the development of a sewer system.

Deputy Manager Manley discussed the costs that are incurred by the Village annually for accounting and auditing which are not currently being by the General Fund since the transfer was paused several years ago.

Shannon asked why the annual transfer stopped. Wolff stated that there was an objection from a member of the Council to use the funds in that manner since they were originally collected to fund the development of a sewer system. Laraway asked if the Village made an effort to develop a sewer and use the funds. Wolff reported that the Village has made at least three efforts to develop a sewer, most recently in 2012, which only gained support from about 25% of the impacted property owners.

Laraway stated that, in his opinion, the Village has made several attempts to honor the original intent of the funds and that closing the Sewer Fund is in the best interest of the community as it makes the Village's position on sewer development clear.

Wolff stated that presently the funds are being used to cover the E.coli testing of the lake done annually. He stated that these tests help ensure that the development of a sewer is not necessary for public health reasons. He stated that once the Sewer Fund is eventually dissolved, the General Fund would need to cover the annual sampling costs, but would recommend that the practice continues as a proactive way to ensure the public's health and well-being.

The Finance Committee agreed to amend the proposed year-end amendments and proposed budget by resuming the \$2,500 annual administrative fee due to the General Fund from the Sewer Fund.

The Finance Committee reviewed the cost estimate for the Queens Way Category B Project. Wolff discussed the cost of including the FiberMat. The Finance Committee feels that this is necessary to include that cost in the final estimates to be prepared with Rowe.

There was discussion about having a study done by an engineering firm to examine the Village's Local Street network and present cost options for different types of treatments. Wolff discussed that if the Village Council moves forward with a millage or special assessment for local street improvements having professional estimates will be needed when engaging the community.

The Finance Committee also discussed the future of the Airport. Wolff reported that the budget reflects the airport closure on December 31, 2025. The Committee discussed reaching out to the airport community to see if they have made progress or a determination on transferring ownership to them. Wolff suggested that later in the year, the Village should contact all owners adjacent to the runway, letting them know that the Village's grant obligations expire on December 31, 2025 and that there are no plans to continue to operate the facility beyond that date. The Committee suggested reaching out to them this fall.

The Finance Committee completed its review of the proposed budget and capital improvement plan, and is recommending such to the Village Council for adoption.

Public Comment: None

With no further business, the Finance Committee adjourned at 10:10 a.m.

X| _____
Carol Shannon, Village Clerk



Village of Lake Isabella

Village Council
June 11, 2024
Special Meeting
1010 Clubhouse Drive
Lake Isabella, MI 48893

Village President Pro-Tempore Laraway called the meeting to order at 8:00 a.m.

Members Present: Barringer, Cueny, Lahti, Peavey, & Laraway

Members Excused: Shannon & Torgerson

Public Hearings: None

Public Comment: None

Existing Business – Resolution 2024-07; MDOT Grant Application:

Peavey asked which past project had the FiberMat application. Wolff reported that El Camino Grande from Coldwater Road to Iberian included the FiberMat as part of the resurfacing.

Barringer made a motion, seconded by Lahti, to approve Resolution 2024-07, which submits a grant application to the Michigan Department of Transportation. ROLL CALL VOTE:

YEAS: Barringer, Cueny, Lahit, Laraway, & Peavey

NAYS: None.

MOTION CARRIED 5-0-0.

Public Comments: None

Adjournment:

With no further business, the meeting was adjourned at 8:06 a.m.

Approved: ____

Carol Shannon, Village Clerk

David K. Torgerson, Village President



Village of Lake Isabella

Planning Commission June 11, 2024 Regular Meeting Minutes

Planning Commission Chairperson Ervin called the meeting to order at 7 p.m. Those present recited the pledge of allegiance.

Members Present: Benzinger, Grey, Laraway, Simon, Wickert, & Ervin

Members Absent: Tafreshi

Agenda Approval:

Simon made a motion, seconded by Wickert, to approve the meeting agenda as presented.

VOICE VOTE: MOTION CARRIED 6-0-0.

Approval of Minutes:

Wickert made a motion, seconded by Benzinger, to approve the May 14, 2024, meeting minutes. VOICE VOTE: MOTION CARRIED 6-0-0.

Chairperson's Report: None

Village Manager Report:

Manager Wolff discussed several items and included a written report in the meeting packet. The seats on the Village Council that will be up for election this November were discussed, and it was reported that the nominating deadline is July 23rd. He also discussed the proposed Capital Improvement Plan and the public hearing scheduled for the adoption of the Village budget at the Council meeting on June 18th.

Village Council Report:

Laraway discussed the creation of the Public Safety Committee and the renewal of the Broomfield Township Special Assessment District.

Public Hearings:

1. **Special Land Use 2024-01; 1039/1040 Essex Drive:**

Wolff presented a staff report on the application. The Applicant was in attendance and discussed his need to construct a detached garage across the street from his dwelling. Wolff reported that there were no comments or objections submitted before the meeting.

Ervin opened the public hearing at 7:12 p.m.

Public Comments: None

Ervin closed the public hearing at 7:13 p.m.

Grey asked the Applicant, Mr. Michael Swirtz if he was aware that he would be required to complete a deed restriction agreement which would prohibit the lot with the detached garage from being sold separately from the lot with the home. Mr. Swirtz stated he was aware of the requirement and did not have an objection to it.

Grey made a motion, seconded by Simon, to approve Special Land Use 2024-01; the Planning Commission adopts the following findings and decision with respect to the request for Special Land Use 2024-01:

1. The proposed development is in general agreement with the adopted Village Master Plan.
2. The density or use characteristics of the proposed development are not detrimental to adjacent properties and land uses.
3. The special land use will not be hazardous to adjacent property or involve uses, activities, materials, or equipment detrimental to the health, safety, or welfare of persons or property due to traffic, noise, smoke, odor, fumes, or glare.
4. The approval of the Planning Commission is made with the following conditions and stipulations that shall apply to the Special Land Use and shall run with the land:
 - a. The use of the Accessory Structure shall be limited to the personal storage and use of the resident of 1039 Essex Drive and may not be used to operate a Home Occupation as defined in the zoning code or other business without seeking additional approvals from the Village.
 - b. Any exterior light fixtures on the Accessory Structure must be shielded with full cut-off fixtures, and all light must be directed downward so that the light source is obstructed from direct view from adjacent right-of-ways and residential uses.
 - c. The Applicant is required to combine Lot 340 of Lake Isabella Plat 3, and Lot 459 of Lake Isabella Plat 3. Said lots shall not be decoupled unless approved by the Village of Lake Isabella.

VOICE VOTE: MOTION CARRIED 6-0-0.

2. Proposed Ordinance 2024-02; Group Day Care Homes:

Ervin opened the public hearing at 7:16 p.m.

Krisandra Rondy of Monterrey Trail operates a Family Day Care home in the Village and spoke in support of amending the ordinance to allow Group Day Care homes. She presented research on the number of day care in the area, and shared her experience with opening her business. She discussed her background and interest in opening a daycare and the requirements to have a second individual on staff when operating a Group Day Care Home.

Amber Hoover of Circle Drive operates a Family Day Care home in the Village and spoke in support of amending the ordinance to allow Group Day Care homes. She discussed the history of needing to find child care when her children started school. She discussed the waitlist she has for people seeking child care in the community.

Ervin closed the public hearing at 7:28 p.m.

Grey discussed his experience with a family member that operated a day care, and stated his biggest concern when seeing a future application will be having a clear plan for parking and pick-up/drop-off that does not cause traffic issues.

The process for amending the ordinance was discussed. Wolff stated that if the Planning Commission recommends the draft to the Village Council, the Village Council could receive and introduce the ordinance at its meeting later this month. If that occurs, the Village Council could hold the public hearing required by the Village Charter at its July meeting. If the Village Council adopts the ordinance at its July meeting, the Planning Commission could hold a public hearing on a Special Land Use application at its August meeting, which would allow for an increase in capacity before the start of the school year.

The Planning Commission was supportive of this schedule and expressed support for the Village Council to act swiftly on the ordinance so that they can act on a Special Land Use application before the start of the 2024-2025 school year.

Grey made a motion, seconded by Laraway, to recommend the proposed ordinance 2024-02 to the Village Council for adoption.

VOICE VOTE: MOTION CARRIED 6-0-0.

Public Comments: None

Existing Business: None

New Business: None

Public Comments: None

Member Comments: None

Adjournment:

With no additional business, the meeting was adjourned at 7:34 p.m.

Approved: _____

Carol Shannon, Village Clerk



Village of Lake Isabella

VILLAGE COUNCIL MEETING
JUNE 18, 2024

COMMITTEE APPOINTMENTS

The following individuals have either applied to serve or are incumbents that have affirmed a desire to serve another term:

Planning Commission (2 Three-year Terms)

- Mike Simon (Incumbent)
- Farzard Tafrehi (Incumbent)

Zoning Board of Appeals (1 Three-year Term)

- Angela Schofield (Incumbent)

Board of Ethics (1 Three-year Term)

- Aaron Dore (Incumbent)






Village of Lake Isabella

VILLAGE COUNCIL MEETING
JUNE 18, 2024

VILLAGE MANAGER REPORT

- **HVAC Update**—The geothermal system and water heater have been removed, and the new units have been installed. The air conditioning unit is up and running, and we are waiting for Consumers to run the gas line to complete the installation of the furnace.
- **Fireworks** – We are currently at \$4,870 in donations for the Fireworks show.
- **Catergoy B Application** – Our application for the Queens Way FiberMat and overlay was submitted to MDOT on June 12th.
- **Tax Bills** – We are nearing the completion of the 2024 Summer Tax bills. Full credit for this is due to Deputy Manager Manley. Working with the Assessor, she has done exceptional work on behalf of the Village. On multiple occasions, we have hosted local Township Treasurers in our building with her, helping them finalize their billing. Despite us making our situation well known to the contracted Equalization Manager, BS&A was unaware that there was a need for importing assessing data from the .NET platform to the cloud platform. As it turns out, until they created the process for us, it did not even exist.
- **Short-term Rental Legislation** – There continues to be work behind the scenes between the MML, Realtors, and members of the Legislature. The most recent development was a request to consider regulating STRs in different tiers. Below is an illustration of the general different types of STRs:

Type 1: Hosted Rental	Type 2: Unhosted Rental	Type 3: Dedicated Rental
		
<ul style="list-style-type: none">• Primary resident is on site with guests	<ul style="list-style-type: none">• Primary resident is not on site with guests	<ul style="list-style-type: none">• There is no primary resident

- **Animal Control Officer Research** – Staff from Bloom Slugget began working on this research in mid-June.
- **MML Travel** – I will be out of the office on June 19, 20, & 21 for the MML Board of Trustees's summer planning retreat.
- **Code Enforcement** – May's activity and the year-to-date activity are attached.
- **Permits**—The year-to-date permit activity is attached. In addition to the applications approved or pending, I've had conversations with several more individuals looking to build new homes.

Enforcement Cases By Month/Category

06/14/2024

1/1

VILLAGE OF LAKE ISABELLA - 2024

[illegible]

Enforcement List

06/14/2024

1/3

Enforcement #	Address	Category	Status	Origin	Filed	Closed
CE24-0138	BARCELONA	Blight	Closed (Complied)	Proactive	05/22/24	06/11/24
CE24-0137	BARCELONA	Blight	Open (Correction Notice 1)	Proactive	05/22/24	
CE24-0136	BARCELONA	Blight	Closed (Complied)	Proactive	05/21/24	06/04/24
CE24-0130	BARCELONA	Blight	Closed (Complied)	Proactive	05/18/24	05/20/24
CE24-0139	Barcelona Drive	Blight	Closed (Complied)	Proactive	05/22/24	06/04/24
CE24-0140	Barcelona Drive	Blight	Open (Correction Notice 1)	Proactive	05/22/24	
CE24-0131	BIRDIE	Blight	Closed (Complied)	Proactive	05/20/24	06/04/24
CE24-0113	BUNDY	Blight	Closed (Complied)	Proactive	05/09/24	05/13/24
CE24-0114	BUNDY	Blight	Closed (Complied)	Proactive	05/09/24	05/13/24
CE24-0115	BUNDY	Blight	Closed (Complied)	Proactive	05/09/24	05/13/24
CE24-0116	BUNDY	Blight	Closed (Complied)	Proactive	05/09/24	05/20/24
CE24-0119	BUNDY	Blight	Closed (Invalid)		05/10/24	05/10/24
CE24-0122	Carmen	Blight	Closed (Complied)	Proactive	05/14/24	05/29/24
CE24-0135	CASTLE	Animal	Open (Pending Verification)	Proactive	05/21/24	
CE24-0111	CIRCLE	Blight	Closed (Complied)	Proactive	05/09/24	05/13/24
CE24-0109	CLUBHOUSE	Blight	Closed (Complied)	Proactive	05/09/24	05/20/24
CE24-0110	CLUBHOUSE	Blight	Closed (Complied)	Proactive	05/09/24	06/04/24
CE24-0105	CLUBHOUSE	Blight	Closed (Complied)	Proactive	05/08/24	05/09/24
CE24-0106	CLUBHOUSE	Blight	Closed (Complied)	Proactive	05/09/24	05/13/24
CE24-0146	CLUBHOUSE	Blight	Closed (Complied)	Proactive	05/22/24	06/04/24
CE24-0087	CORTEZ	Animal	Closed (Complied)		05/01/24	05/20/24
CE24-0088	CORTEZ	Blight	Closed (Complied)	Proactive	05/02/24	05/13/24
CE24-0129	Cortez Drive	Blight	Closed (Complied)	Proactive	05/18/24	05/29/24
CE24-0094	DUQUESA	Blight	Closed (Complied)		05/08/24	05/20/24
CE24-0121	DUQUESA	Blight	Closed (Complied)	Proactive	05/14/24	05/20/24
CE24-0133	ESSEX	Blight	Closed (Complied)	Proactive	05/20/24	06/04/24
CE24-0118	ESSEX	Blight	Closed (Complied)		05/09/24	05/13/24

Enforcement List

06/14/2024

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Enforcement #	Address	Category	Status	Origin	Filed	Closed
CE24-0123	ESSEX	Blight	Closed (Complied)	Proactive	05/14/24	05/20/24
CE24-0125	FAIRWAY	Blight	Closed (Complied)	Proactive	05/14/24	05/20/24
CE24-0107	LACRUZ	Blight	Closed (Complied)	Proactive	05/09/24	05/18/24
CE24-0108	LACRUZ	Blight	Closed (Complied)	Proactive	05/09/24	05/18/24
CE24-0117	LINCOLN	Blight	Closed (Complied)	Proactive	05/09/24	05/13/24
CE24-0150	MADRID	Blight	Open (Correction Notice 2)	Proactive	05/30/24	
CE24-0095	Madrid Lane	Blight	Open (Correction Notice 1)	Proactive	05/08/24	
CE24-0128	MARIETTA	Blight	Closed (Complied)	Proactive	05/14/24	05/20/24
CE24-0127	Marietta Street	Blight	Closed (Complied)	Proactive	05/14/24	06/04/24
CE24-0145	Northview Drive	Blight	Closed (Complied)	Proactive	05/22/24	05/29/24
CE24-0112	PAR	Vehicle	Closed (Complied)	Proactive	05/09/24	06/04/24
CE24-0148	PAR	Blight	Closed (Complied)	Proactive	05/22/24	05/29/24
CE24-0098	PAR	Blight	Closed (Complied)	Proactive	05/08/24	05/13/24
CE24-0147	Parkview Drive	Blight	Closed (Complied)		05/22/24	06/12/24
CE24-0124	PEQUENA	Blight	Closed (Complied)	Proactive	05/14/24	05/20/24
CE24-0134	Pequena Drive	Blight	Closed (Complied)	Proactive	05/20/24	06/04/24
CE24-0089	Riviera Lane	Blight	Closed (Complied)	Proactive	05/07/24	05/13/24
CE24-0144	SANDTRAP DR	Blight	Closed (Complied)	Proactive	05/22/24	05/29/24
CE24-0149	Seabury Circle	Blight	Open (Correction Notice 2)	Proactive	05/30/24	
CE24-0102	SEQUOIA	Blight	Closed (Complied)	Proactive	05/08/24	05/14/24
CE24-0096	SEQUOIA	Blight	Closed (Complied)	Proactive	05/08/24	05/13/24
CE24-0097	SEQUOIA	Blight	Closed (Complied)	Proactive	05/08/24	05/13/24
CE24-0120	Sequoia Ct	Blight	Closed (Complied)	Proactive	05/14/24	05/18/24
CE24-0103	Sequoia Court	Blight	Closed (Complied)	Proactive	05/08/24	05/13/24
CE24-0101	Sequoia Lane	Blight	Closed (Complied)	Proactive	05/08/24	05/20/24
CE24-0143	VALLADO	Blight	Closed (Complied)	Proactive	05/22/24	06/04/24
CE24-0092	VALLADO	Blight	Closed (Complied)		05/08/24	06/04/24

Enforcement List

06/14/2024

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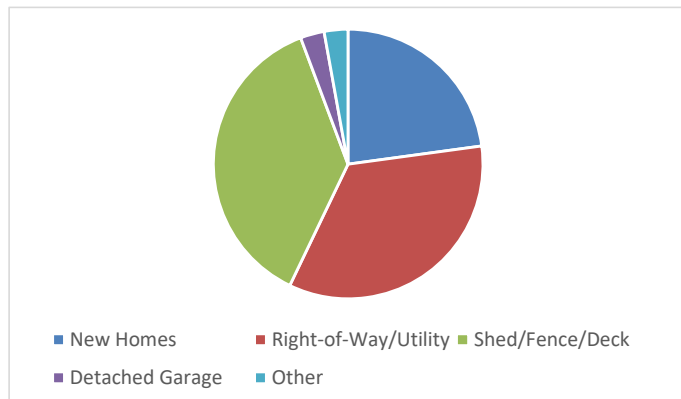
Enforcement #	Address	Category	Status	Origin	Filed	Closed	
CE24-0090		Vallado Drive	Blight	Closed (Forced Abatement)	Proactive	05/08/24	05/22/24
CE24-0091		Vallado Drive	Blight	Closed (Invalid)	Proactive	05/08/24	05/10/24
CE24-0141		Vallado Drive	Blight	Closed (Complied)	Proactive	05/22/24	06/04/24
CE24-0142		Vallado Dr	Blight	Closed (Complied)	Proactive	05/22/24	06/04/24
CE24-0093		Vallado Drive	Blight	Closed (Complied)	Proactive	05/08/24	06/04/24
CE24-0104		Vallado Drive	Blight	Closed (Complied)	Proactive	05/08/24	06/03/24
CE24-0099		YORK	Blight	Closed (Complied)	Proactive	05/08/24	06/07/24
CE24-0100		YORK	Blight	Closed (Complied)	Proactive	05/08/24	06/07/24
CE24-0126		YORK	Blight	Closed (Complied)	Proactive	05/14/24	05/20/24
CE24-0132		York Drive	Blight	Closed (Complied)	Proactive	05/20/24	06/04/24

Total # of Enforcements: 64



Permit #	Name/Business	Property Address	Purpose	Date
1	Dorothy Smith	1027 Vallado	New Home	2/14/2024
2	DTE	1083 Bundy Drive	Utility Service	1/24/2024
3	Amber Hoover	1005 Circle Drive	Family Daycare Home	1/26/2024
4	Brad Nock	1031 Cordoba	Shed	1/12/2024
5	Ben Burrows	1014 Birdie	Fence	2/28/2024
6	DTE	1008 Soutport	Utility Service	2/28/2024
7	Robert & Dianne Grewette	1006 Channel Drive	New Home	2/29/2024
8	DTE	1027 Vallado	Utility Service	3/7/2024
9	Doug Morton	1043 Carmen	House	Pending
10	Consumers Energy	1028 Fairway Drive	Utility Service	3/25/2024
11	Larry Wilson	1004 Trebuh	Deck	4/1/2024
12	Janet Grisdale	1050 Crown Point	Replacing Entire Deck	4/3/2024
13	Richard Hamilton	1015 Kent Street	Fence	4/5/2024
14	Rick Patton	1246/1248 Clubhouse	New Home	4/12/2024
15	Casey Hyatt	983 Duquesa	Shed Removal/Replacement	4/10/2024
16	Dominic Finnerty	8896 W. River Rd	New Home	4/12/2024
17	Patrick Kinnicutt	1050 Clubhouse	ROW	4/15/2024
18	Kristilyn Holshoe	1053 Duquesa	Deck Replacement	4/16/2024
19	Monica Hunter	1019 Cantabrian	Shed	4/18/2024
20	DTE	4012 Castle Lane	Utility Service	4/26/2024
21	linda Rau	1066 Castle	Deck	5/2/2024
22	Jason Recker	1008 North View	New Home	5/2/2024
23	Consumers Energy	1019 peninsula	Utility Service	5/10/2024
24	Mark Schofield	1084 El Camino Grande	Deck Addition	5/20/2024
SPL-24-001	Swritz Michael	1040 Essez	Garage Across the Street	Pending
25	Ken Schutt	1089 Isabella Vista	Deck	5/23/2024
26	Consumers Energy	1248 Clubhouse	Utility Service	5/24/2024
27	Dale Schlarf	1033 Cordoba Lane	ROW	5/24/2024
28	Todd Buchanan	1007 Avion	ROW	5/24/2024
29	Anthony Mankel	1240 Queens Way	Fence	6/3/2024
30	David Allan	810 N Coldwater	Shed	6/4/2024
31	Consumers Energy	1002 Pyrennes	Utility Service	6/11/2024
32	Consumers Energy	1010 Clubhouse Drive	Utility Service	6/12/2024
33	Mike & Anne Slasor	1139 Fairway Drive	New Home	Pending
34	Doug & Louise Harmala	1020 Crown Point	New Home	Pending

New Homes	8
Right-of-Way/Utility	12
Shed/Fence/Deck	13
Detached Garage	1
Other	1





Village of Lake Isabella

VILLAGE COUNCIL MEETING
JUNE 18, 2024

PUBLIC HEARING #1

PROPOSED RESOLUTION 2024-08 FY 2024-2025 BUDGET & CAPITAL IMPROVEMENT PLAN

At last month's meeting, the annual budget was introduced and referred to the Finance Committee for review and adjustment. A few changes have been made since the budget was originally introduced at last month's meeting. Those are as follows:

- The proposed seasonal part-time position for mowing at the Village Hall has been replaced with the same amount appropriated to Contracted Services with the intention of having a local lawn company service the building.
- The resumption of charging the Sewer Fund a yearly Administrative Fee of \$2,500 as allowed by the consent judgment governing those funds.
- The Major Street projects proposed for 2025-2026 we pushed back to 2026-2027 to maintain fund balance levels.
- A proposed engineering study for the Local Street Network to provide estimates and options for resurfacing and paving.

Requested/Recommended Action: A motion to adopt the resolution is necessary to formally approve the budget.

Village of Lake Isabella

1010 Clubhouse Drive
Lake Isabella, MI, 48893

RESOLUTION 2024-08

2024-2025 General Appropriation Act & Millage Rate to be Levied

WHEREAS, a proposed 2024-25 Budget was presented to the Village Council at its May Village Council meeting, which was referred to the Finance Committee; and,

WHEREAS, the Finance Committee has reviewed and amended the proposed budget and Capital Improvement Plan; and,

WHEREAS, the Finance Committee is recommending the adoption of the proposed budget and Capital Improvement Plan via its last meeting on June 4, 2024; and,

WHEREAS, A notice of a Public Hearing on the Budget, Capital Improvement Plan, and Millage Rate to be Levied in Support of the Budget was published on May 24, 2024, satisfying publication requirements contained in the Village Charter and the Uniform Budgeting and Accounting Act (P.A. 2 of 1968, as amended); and,

WHEREAS, a copy of the proposed budget has been available for public inspection since May 17, 2024; and,

NOW THEREFORE BE IT RESOLVED: the Village Council, by the affirmative vote of a majority of its members, does, as a result of this Resolution, adopt the 2024-25 General Appropriation Act and six-year Capital Improvement Plan. The budget is hereby adopted on a fund, department, and activity basis; and,

BE IT FURTHER RESOLVED: the Lake Isabella Village Council authorizes the levying of the following millages in support of the 2024-2025 budget:

- 1 Mill (With anticipated Headlee Rollback to roughly 0.8058 Mill) for general operating expenses.
- 3 Mills (with anticipated Headlee Rollback to 2.9556) for lake restoration efforts; and,

BE IT FURTHER RESOLVED: the compensation for the Village Council is hereby set for the fiscal year at the following amounts: Village President, Village Clerk, Village Treasurer, and Village President Pro-Tempore if acting as the presiding officer shall receive \$25 per meeting when present. Remaining members of the Village Council shall receive \$15 per meeting when present; and,

BE IT FURTHER RESOLVED: in compliance with Public Act 152 of 2011, the Lake Isabella Village Council elects to comply with the Act through the 80/20 cost-sharing option as detailed in Section 4 of the Act with employees paying 20% of the premium cost for medical benefit plans.

I, Carol Shannon, the duly qualified and acting Clerk of the Village of Lake Isabella, Isabella County, Michigan (the "Village"), do hereby certify that the foregoing is a real and complete copy of a resolution adopted by the Village Council at a meeting held on June 18, 2024, the original of which is on file in the Village Offices. Public notice of the said meeting was given pursuant to and in compliance with Act No. 267 of the Public Acts of Michigan of 1976, as amended. This Resolution was adopted after conducting a Public Hearing as part of a Regular Meeting of the Village Council held on Tuesday, June 18, 2024, beginning at 7 PM local time.

Date

Carol Shannon
Lake Isabella Village Clerk

Timothy R. Wolff
Lake Isabella Village Manager



Village of Lake Isabella

2024-2025 Budget & Capital Improvement Plan

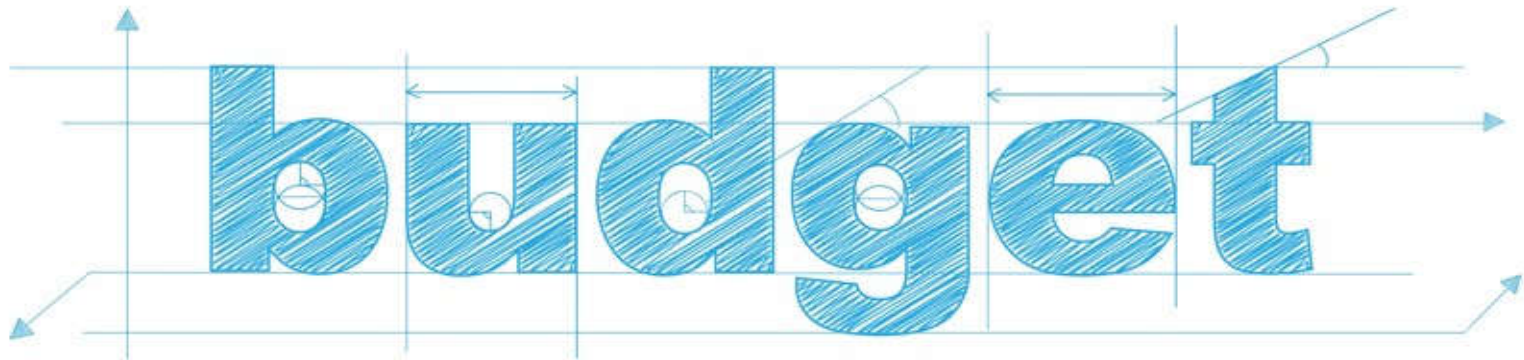


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Public Hearing Notice

TRUTH IN TAXATION PUBLICATION PUBLIC HEARING NOTICE LAKE ISABELLA VILLAGE COUNCIL

Notice is hereby given that a Public Hearing has been scheduled for Tuesday, June 18, 2024, as part of a regular meeting of the Lake Isabella Village Council starting at 7 PM local time. The location of the hearing will be the Village Hall, 1010 Clubhouse Drive, Lake Isabella, MI, 48893. The purpose of the hearing is to receive public comments and questions regarding the adoption of the 2024-2025 budget, Capital Improvement Plan, and property tax levy to support the budget. A copy of the proposed budget and Capital Improvement Plan is available for the public to inspect at the Village Hall and online at www.lakeisabellami.org.

THE PROPERTY TAX MILLAGE RATE PROPOSED TO BE LEVIED TO SUPPORT THE PROPOSED BUDGET WILL BE A SUBJECT OF THIS HEARING.

For the 2024-2025 fiscal year, the proposed Operating Millage rate in support of the budget is 1 Mill with the anticipated Headlee rollback to 0.8058.

Public Comments are welcome at the meeting and may be submitted via writing in advance of the meeting at the Village Hall during regular business hours (Monday through Friday, 8 AM to 4:30 PM) or via email to Village Manager Tim Wolff at the following address: tim@lakeisabellami.org.

Carol Shannon
Lake Isabella Village Clerk
1010 Clubhouse Drive
Lake Isabella, MI 48893
989.644.8654

Budget Adoption Process, Required Deadlines, Future Amendments

The Village of Lake Isabella Annual Budget Process			
Draft	Present	Adjust	Adopt
The Annual Budget is drafted by the Village Manager in early spring. As part of this process the Capital Improvement Plan is reviewed by the Planning Commission with consideration given to the community's Master Plan.	The Annual Budget is presented in draft form, along with the Capital Improvement Plan to the Village Council in either April or May.	The Annual Budget is then referred to the Finance Committee for review and adjustments. The Village Manager and Finance Committee work together to craft a final spending plan to return to the Village Council for approval.	No later than the June meeting, the Village Council received the amended Annual Budget and final Capital Improvement Plan. The Annual Budget, Capital Improvement Plan, and millage rate are set by the June meeting.

Section 9.02 of the Village Charter requires that *"On or before the first regular meeting in May of each Year, the Village Manager shall submit to the Village Council a budget for the ensuing fiscal year and an accompanying budget message."* Section 9.05(c) of the Village Charter requires that *"the Village Council shall annually adopt the budget on or before the twenty-third day of June."* Section 9.06 of the Village Charter grants the Village Council the authority to amend the adopted budget based on available revenues, estimates, and obligations. The Village historically has amended the budget at least once during the fiscal year, and again towards the end of the year to bring the line item budget in line with estimated expenditures in the various Departments covered by the General Appropriation Act.

In addition to the introduction and adoption deadline outlined in the Charter, the Village Charter also places a greater notification requirement that would otherwise be required under the law. MCL141.412 requires that a notice of the public hearing on the budget and proposed tax rate be published at least six days before the hearing. The Village Charter in Section 9.05(a) requires that notice and summary of the budget be published at least two weeks before the hearing.

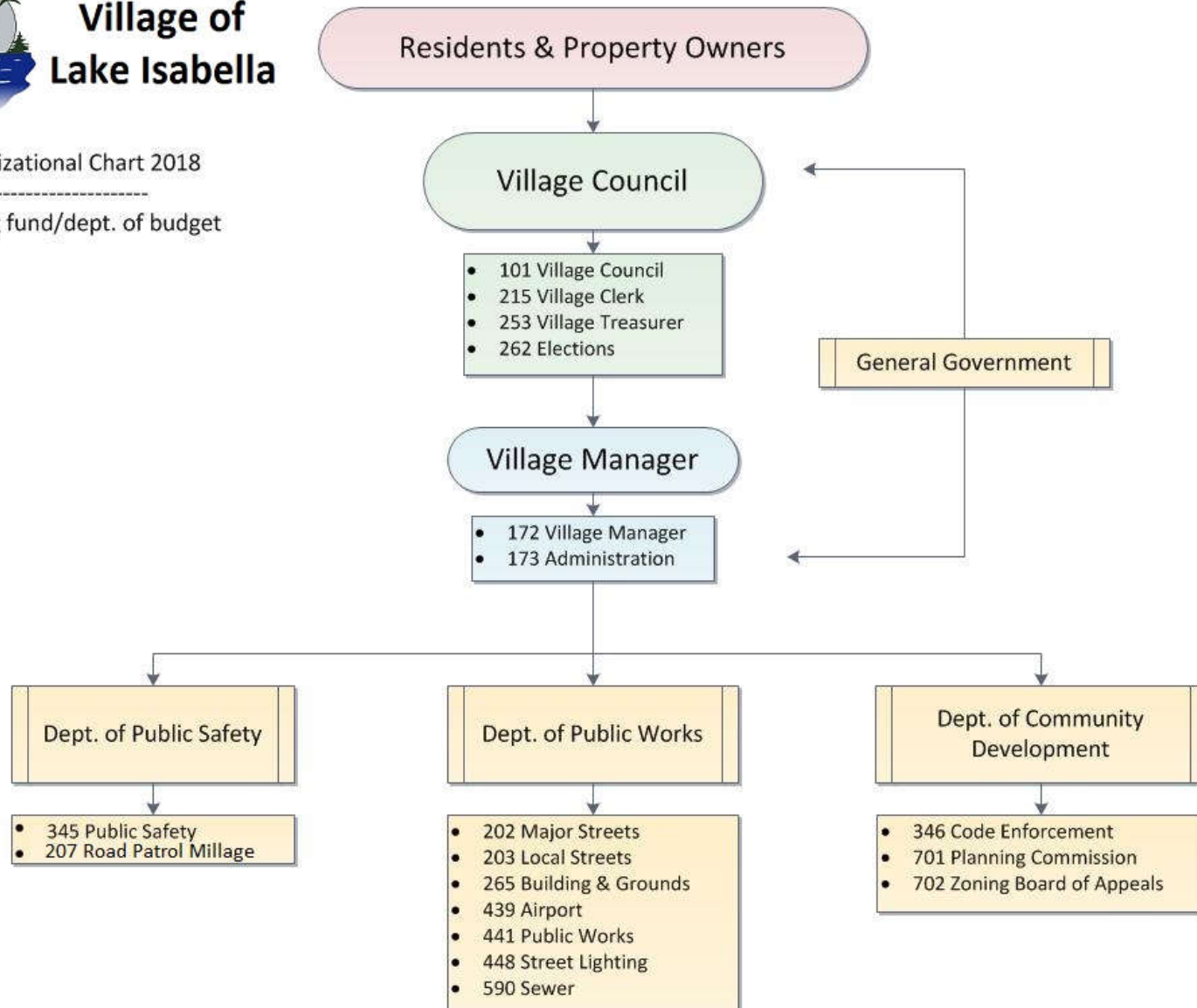
Organizational Chart



Village of Lake Isabella

Organizational Chart 2018

Showing fund/dept. of budget



Budget Message

Introduction

As required by the Village Charter in section 9.03, the annual budget requires that a narrative message be included, which explains the budget in both fiscal terms and in terms of the work programs. In addition, the required Budget Message outlines the proposed financial policies of the Village, describes essential features of the budget, indicates significant changes from the previous year, and describes the Village's debt position.

As a local unit of government, the primary goal of the Village of Lake Isabella is to provide essential services in the most cost-effective manner possible. The included Capital Improvement Plan (CIP) also reflects a long-range vision as that lists projects over a six-year time period. The Village Charter in Section 9.10 requires a five-year CIP. The Michigan Planning Enabling Act requires that a local unit develop a six-year CIP in MCL 125.3865.

The Village uses a Modified Cash Basis for accounting. The modified cash basis is a method that combines elements of the two major bookkeeping practices: cash and accrual accounting. It seeks to get the best of both worlds, recording revenue and expenses for long-term assets on an accrual basis and those of short-term assets on a cash basis. The goal here is to provide a clearer financial picture without dealing with the costs of switching to full accrual accounting.

To understand how a modified cash basis works, it is first essential to break down how traditional bookkeeping practices it is influenced by function.

- ❖ Cash basis accounting recognizes income when it is received and expenses when they are paid for. Its most significant advantage is its simplicity.
- ❖ In contrast, accrual accounting recognizes income when a sale is fulfilled rather than when it is paid for and records expenses when they are incurred, irrespective of any movement of cash. This is a slightly more complicated method but does have the benefit of enabling a company to match revenue and its associated expenses and understand what it costs to run the business each month, as well as how much it makes.

The modified cash basis borrows elements from both cash and accrual accounting, depending on the nature of the asset. It consists of the following features:

- ❖ It records short-term assets, such as accounts receivable (AR) and inventory, on a cash basis on the income statement, similar to cash-based accounting.

- ❖ Longer-term assets, such as fixed assets and long-term debt, are recorded on the balance sheet. Like accrual accounting, depreciation and amortization appear on the income statement as well.

Proposed Tax Levy

Section 10.02 of the Village Charter limits the Village's ability to levy property taxes to 1 Mill unless otherwise approved by the voters. The proposed budget reflects the full levy of the 1 Mill with the anticipated Headlee Rollback to 0.8058 Mill. In 2020, voters amended the Village Charter to allow for additional levies of up to 10 Mills. Any such millage approved by voters via the amended Section 10.02 of the Village Charter limits the duration of any such millage to no more than twelve years.

Lake Isabella is fortunate to have a robust tax base due to the numerous homes built along the lake. The Village's millage rate is one of, if not the, lowest collected rate of any city or village in the State of Michigan. Voters in 2022 approved the community's first ever tax increase, voting to authorize an annual levy of 0.333 Mills to fund road patrols by the Sheriff's Department. Due to uncertainty with Isabella County's desire to maintain the Sheriff's Department at its current operational levy, the Village Council has elected not to levy this millage in the 2024-2025 Fiscal Year. If levied, Headlee would have rolled this millage rate back to 0.3251.

Voters have also approved a dedicated revenue stream of 3 Mills to fund lake restoration efforts. This millage will be collected for the first time on the 2024 summer tax bills. While approved for 3 Mills, Headlee has rolled this millage back to 2.9556 for 2024-25.

Important Features of the Budget

The 2024-25 budget is divided into six main funds. Those funds are the General Fund, Major Streets Fund, Local Streets Fund, Sewer Fund, Sheriff Millage Fund, and the new Lake Restoration Fund. Within each fund, expenditures are further broken down into various Departments and finally into specific line items. The Revenue side of each fund is broken into multiple line items, which detail the source of the income. In reviewing the Village's fund structure, the Finance Committee has recommended that the Village resume transferring an Administrative Fee from the Sewer Fund in an effort to accelerate the Village's ability to close that fund. The Consent Judgement that regulates the use of funds from the Sewer Fund allows for an annual transfer of \$2,500.

The division of Departments and Line Items corresponds to the Village's adopted organizational structure and the Uniform Chart of Accounts issued by the State of Michigan. As previously noted, the budget shows expenditures over several years, including all proposed spending from the CIP over the next two years. Michigan law requires that the budget show the previous year's actual, current year budget and year-to-date, and the proposed budget for the next fiscal year. A three-year window of financial activity. The Village has historically shown a five-year financial picture, with two full prior years, the current year, the proposed upcoming year, and the projected following year.

The breakdown of the various Funds and Departments is shown on the included General Appropriation Act pages. This reflects the totals of the different line items found later in the budget.

Overview of Financial Policies

There are three main policies adopted by the Village Council that should be reported on as part of the budget. Those three are as follows:

❖ **Investment Policy**

During the 2020-21 fiscal year, the Village Council adopted an updated Investment Policy. In doing so, it greatly expanded the investment options available to the Village. Most notably, the Village purchased a CD directly with Isabella Bank and also now participates in the CDARS program. The CDARS program allows the Village to invest surplus funds in a nationwide network of banks through CDs issued by those banks. The entry point of the funds remains Isabella Bank. Still, the program has allowed the Village to increase not only the rate of return on invested funds but also have nearly 100% of surplus funds insured via either the FDIC or NCUA. This has resulted in a greater return to the Village, as can be seen in the Revenue for the General Fund, Major Street Fund, and Local Street Fund.

❖ **Credit Card Policy**

The staff has been granted the use of three Credit Cards to ease the process of purchasing goods and services on behalf of the Village. The adopted Credit Card Policy places a limit on the total available credit for all issued cards to \$50,000.

The three cards issued in the name of the Village and their maximum credit line are as follows:

- Amazon American Express Credit Card: \$18,000
- Isabella Bank Mastercard: \$12,500
- Sam's Club Credit Card: \$1,200

The combined available limit on these three cards is \$31,700, which is \$18,300 less than the maximum allowed per the adopted policy. It should be noted that the Village's fleet fueling cards through Coyne Oil were included as that is used in order to buy fuel on a tax-exempt basis.

❖ **Fund Balance Policy**

In order to ensure that adequate fund reserves exist to cover emergency situations and avoid dealing with structural budget issues, the Village has adopted a policy that sets a minimum allowed amount for the General Fund, Major Streets Fun, and Local Streets Fund to have as an ending balance. The breakdown of those minimums and the budgeted amounts are as shown on the following page:

	General Fund	Major Streets	Local Streets
Policy Minimum Ending Balance	\$175,000	\$75,000	\$50,000
2024-25 Proposed Ending Balance	\$660,317	\$374,672	\$111,040
Ending Balance as a % of Required Funds	377%	499%	222%
2025-26 Projected Ending Balance	\$678,197	\$290,790	\$118,659
Ending Balance as a % of Required Funds	387%	388%	237%

Balanced Budget Requirement

Section 9.04 of the Village Charter requires that the Village adopt and maintain a Balanced Budget. That section states, *“For any fund, the total of proposed expenditures shall not exceed the total of estimated income plus carried forward fund balance, exclusive of reserves. In general, the Village shall be required to develop and maintain a balanced budgetary plan each fiscal.”* The proposed budget relies upon a mixture of revenue due in the fiscal year and, in some cases, cash reserves to meet all proposed expenditures.

Financial Forecast

The financial forecast for the U.S. economy over the next 12 months indicates a mixed outlook, with both potential growth and challenges ahead.

The U.S. economy is expected to experience slower growth in 2024. JP Morgan forecasts a modest GDP growth rate of 0.7%, a significant deceleration from the 2.8% seen in 2023. This slowdown is attributed to the effects of previous monetary policy actions and fading post-pandemic economic boosts. Deloitte's outlook also suggests a moderate growth rate of 1.6% annually through 2028, slightly below previous trends.

Consumer spending is projected to grow, albeit at a slower pace than in 2023. Factors such as diminishing excess savings, stagnant wage gains, and rising loan delinquencies may contribute to this slowdown. However, household balance sheets remain relatively healthy, supporting continued, if subdued, consumer spending.

Inflation is likely to remain above the Federal Reserve's 2% target, driven by tight labor markets and geopolitical and supply chain disruptions. The Fed is expected to maintain its current interest rates until mid-2024, with potential rate cuts starting in June if inflation trends downwards. This cautious approach reflects concerns about sustaining economic stability without triggering further inflation.

Ongoing geopolitical tensions, particularly in Europe and the Middle East, are expected to impact trade and economic activity. This could increase oil prices, benefiting the U.S. as a net oil exporter and contributing to inflationary pressures. Increased defense spending may provide some economic stimulus but at the cost of higher government borrowing and reduced capital formation.

The labor market is expected to remain tight, supporting consumer incomes and contributing to persistent inflationary pressures. Employment levels are projected to rise, driven by population growth and delayed retirements.

While the U.S. economy is likely to avoid a severe downturn, it faces a period of slower growth and persistent inflation. Careful monetary policy management and resilience in consumer spending and the labor market will be crucial in navigating these challenges. Michigan's economic forecast for the next 12 months suggests moderate growth with some mixed indicators. The state's economy is projected to grow by about 1.4% in 2024, slightly below the previous year's growth rate and in line with the national average. This growth is influenced by high interest rates, inflation, and global economic conditions, though the automotive sector is expected to perform well as supply chains stabilize.

The housing market is expected to stabilize, with single-family and multifamily construction recovering from declines experienced in late 2022 and early 2023. House prices are predicted to rise by less than 2%, a significant slowdown compared to previous years (Comerica).

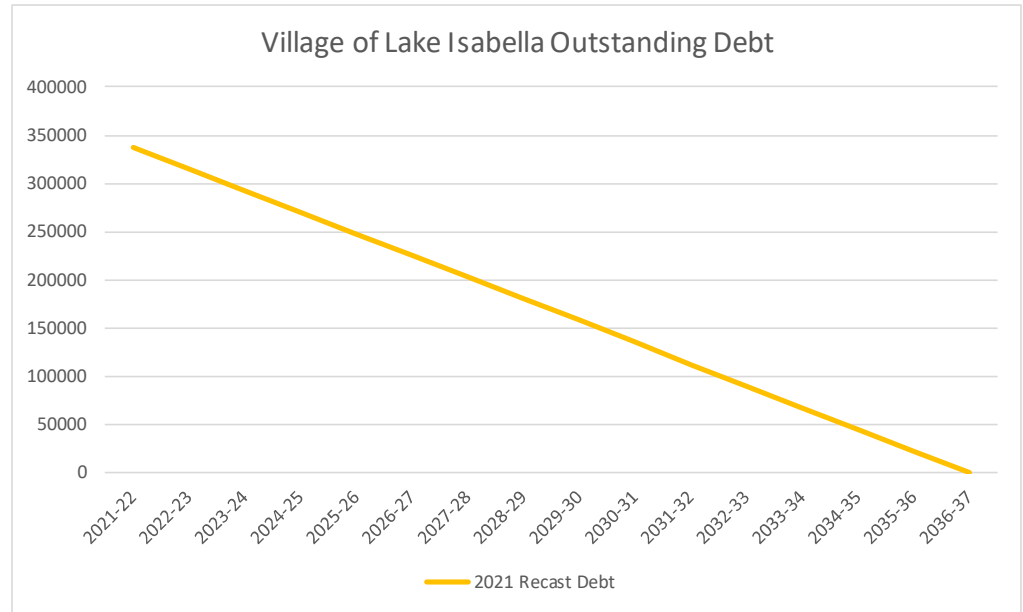
Personal incomes in Michigan are projected to rise by 3.9%, modestly outpacing inflation, which is expected to be around 2.2%. This increase is driven by gains in wages and salaries, although overall personal income is impacted by the reduction in federal stimulus post-COVID-19.

Overall, Michigan's economic outlook for the next 12 months indicates moderate growth with ongoing challenges from broader economic conditions, but with some bright spots in specific sectors like automotive and housing. The Village continues to see new home construction. Since the start of the COVID-19 pandemic in 2020, the Village has approved approximately 50 zoning permits for new homes.

Debt Obligations

The Village's only debt obligation is the recast of a consolidated debt issue from 2013. The original debt refinanced in 2013 combined the debt on the Village Hall Construction Project, Salt Barn Construction Project, and DPW Property Acquisition into a single issue. In 2021, the Village was able to recast that debt, paying down the principal from cash reserves and locking in a lower interest rate for the remaining life of the debt.

Year	2021 Recast Debt	Principal Payment	Interest Payment
2021-22	\$ 337,500	\$ 22,500	\$ 3,087
2022-23	\$ 315,000	\$ 22,500	\$ 5,951
2023-24	\$ 292,500	\$ 22,500	\$ 5,767
2024-25	\$ 270,000	\$ 22,500	\$ 5,522
2025-26	\$ 247,500	\$ 22,500	\$ 5,245
2026-27	\$ 225,000	\$ 22,500	\$ 4,925
2027-28	\$ 202,500	\$ 22,500	\$ 4,568
2028-29	\$ 180,000	\$ 22,500	\$ 4,183
2029-30	\$ 157,500	\$ 22,500	\$ 3,764
2030-31	\$ 135,000	\$ 22,500	\$ 3,314
2031-32	\$ 112,500	\$ 22,500	\$ 2,842
2032-33	\$ 90,000	\$ 22,500	\$ 2,327
2033-34	\$ 67,500	\$ 22,500	\$ 1,784
2034-35	\$ 45,000	\$ 22,500	\$ 1,215
2035-36	\$ 22,500	\$ 22,500	\$ 619
2036-37	\$ -		
Totals	\$	\$ 337,500	\$ 55,111



Lake Isabella State Equalized Value to Taxable Value History

Year	Equalized Value	EV Change	Taxable Value	TV Change	TV % of SEV	Millage	Tax Capture	Yearly Change
2000	\$40,012,628		\$31,297,669		78.22%	0.978	\$30,609.12	
2001	\$49,849,706	24.58%	\$37,058,691	18.41%	74.34%	0.938	\$34,761.05	13.56%
2002	\$54,498,869	9.33%	\$41,394,743	11.70%	75.96%	0.923	\$38,207.35	9.91%
2003	\$59,578,300	9.32%	\$46,639,317	12.67%	78.28%	0.910	\$42,441.78	11.08%
2004	\$67,885,000	13.94%	\$51,817,546	11.10%	76.33%	0.887	\$45,962.16	8.29%
2005	\$77,879,800	14.72%	\$59,198,434	14.24%	76.01%	0.856	\$50,673.86	10.25%
2006	\$85,853,600	10.24%	\$65,727,122	11.03%	76.56%	0.849	\$55,802.33	10.12%
2007	\$89,988,800	4.82%	\$70,273,479	6.92%	78.09%	0.847	\$59,521.64	6.67%
2008	\$93,109,800	3.47%	\$73,644,854	4.80%	79.09%	0.846	\$62,303.55	4.67%
2009	\$92,342,937	-0.82%	\$76,284,885	3.58%	82.61%	0.846	\$64,537.01	3.58%
2010	\$86,206,958	-6.64%	\$73,904,034	-3.12%	85.73%	0.846	\$62,522.81	-3.12%
2011	\$83,545,629	-3.09%	\$74,557,852	0.88%	89.24%	0.846	\$63,075.94	0.88%
2012	\$79,521,400	-4.82%	\$72,264,052	-3.08%	90.87%	0.846	\$61,135.39	-3.08%
2013	\$79,139,300	-0.48%	\$71,953,085	-0.43%	90.92%	0.846	\$60,872.31	-0.43%
2014	\$81,732,949	3.28%	\$72,894,078	1.31%	89.19%	0.843	\$61,449.71	0.95%
2015	\$83,621,800	2.31%	\$73,855,246	1.32%	88.32%	0.843	\$62,259.97	1.32%
2016	\$85,428,400	2.16%	\$75,106,749	1.69%	87.92%	0.842	\$63,239.88	1.57%
2017	\$88,036,900	3.05%	\$77,049,093	2.59%	87.52%	0.842	\$64,875.34	2.59%
2018	\$89,110,600	1.22%	\$78,780,795	2.25%	88.41%	0.840	\$66,175.87	2.00%
2019	\$92,861,200	4.21%	\$80,812,987	2.58%	87.03%	0.835	\$67,478.84	1.97%
2020	\$96,388,400	3.80%	\$82,977,169	2.68%	86.09%	0.839	\$69,584.65	3.12%
2021	\$100,768,900	4.54%	\$87,405,658	5.34%	86.74%	0.827	\$72,249.52	3.83%
2022	\$110,165,300	9.32%	\$92,773,395	6.14%	84.21%	0.824	\$76,445.28	5.81%
2023	\$121,559,400	10.34%	\$100,415,885	8.24%	82.61%	0.818	\$82,140.19	7.45%
2024	\$134,567,443	10.70%	\$109,672,466	9.22%	81.50%	0.806	\$88,374.07	7.59%
Estimated Numbers								

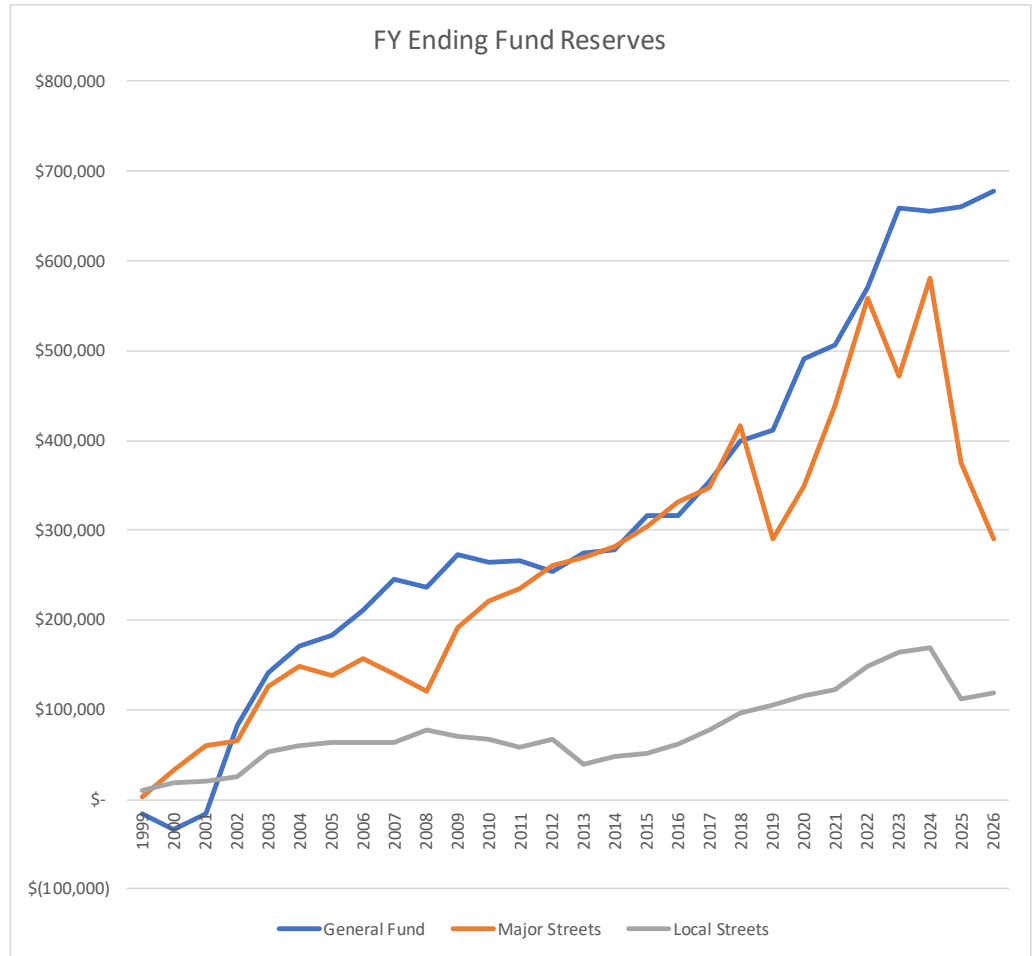
Property Tax Collections by Other Entities from Lake Isabella

Entity	Millage	Collection from Lake Isabella	% of Total
Isabella County	6.6100	\$ 724,935.00	21.78%
State Education Tax	6.0000	\$ 658,034.80	19.77%
ISD Taxes (Voc, Special, Oper.)	5.0230	\$ 550,884.80	16.55%
Chippewa Hills Debt Millages	3.8755	\$ 425,035.64	12.77%
Lake Restoration Millage	2.9556	\$ 324,147.94	9.74%
Fire Millage/Assessment	1.0000	\$ 109,672.47	3.30%
Medical Facility	1.0000	\$ 63,610.03	1.91%
Sherman Twp. Operating	0.9955	\$ 109,178.94	3.28%
Broomfield Twp. Operating	0.9758	\$ 44,947.72	1.35%
Commission on Aging	0.8776	\$ 96,248.56	2.89%
I-Ride	0.8620	\$ 94,537.67	2.84%
Village Operating	0.8058	\$ 88,374.07	2.66%
Isabella County Parks	0.3500	\$ 38,385.36	1.15%
Lake Isabella Road Patrols	0.0000	\$ -	0.00%

Taxes Paid by Lake Isabella Property Owners: \$ 3,327,992.99

Lake Isabella Fund Balance History

FY Ending	General Fund	Major Streets	Local Streets
Year-end Audited Ending Balance	1999 \$ (16,368)	\$ 2,070	\$ 9,223
	2000 \$ (33,579)	\$ 32,101	\$ 17,925
	2001 \$ (16,378)	\$ 60,179	\$ 20,103
	2002 \$ 81,948	\$ 64,347	\$ 25,114
	2003 \$ 141,183	\$ 125,317	\$ 53,293
	2004 \$ 170,768	\$ 148,414	\$ 59,747
	2005 \$ 183,366	\$ 137,320	\$ 63,027
	2006 \$ 209,894	\$ 156,099	\$ 63,418
	2007 \$ 244,900	\$ 138,890	\$ 63,915
	2008 \$ 237,225	\$ 120,129	\$ 76,605
	2009 \$ 272,172	\$ 190,859	\$ 70,019
	2010 \$ 263,450	\$ 221,592	\$ 66,955
	2011 \$ 265,583	\$ 234,381	\$ 58,515
	2012 \$ 253,583	\$ 260,716	\$ 66,920
	2013 \$ 273,796	\$ 269,582	\$ 39,523
	2014 \$ 278,416	\$ 280,998	\$ 47,532
	2015 \$ 315,335	\$ 304,427	\$ 51,025
	2016 \$ 315,250	\$ 331,094	\$ 61,058
	2017 \$ 354,935	\$ 347,901	\$ 77,207
	2018 \$ 399,772	\$ 416,679	\$ 96,613
	2019 \$ 411,194	\$ 289,530	\$ 105,472
	2020 \$ 490,954	\$ 349,244	\$ 116,070
	2021 \$ 507,337	\$ 439,675	\$ 122,922
	2022 \$ 570,697	\$ 558,847	\$ 148,717
	2023 \$ 659,187	\$ 471,701	\$ 164,214
Est.	2024 \$ 654,898	\$ 581,378	\$ 169,275
	2025 \$ 660,317	\$ 374,672	\$ 111,040
	2026 \$ 678,197	\$ 290,790	\$ 118,659



Village of Lake Isabella Personnel Costs

General Government

Village Clerk	\$	19,550
Village Treasurer	\$	21,977
Village Council	\$	1,620
SSI	\$	3,218
	\$	46,365

Administration

Village Manager	\$	33,846
Admin Wages	\$	21,977
Health Insurance*	\$	36,800
SSI	\$	4,326
Life Insurance	\$	1,000
Retirement	\$	3,600
AFLAC	\$	2,652
	\$	104,202

Community Development

Code Enforcement	\$	19,341
Planning & Zoning	\$	12,692
SSI	\$	14,191
	\$	46,224

Department of Public Works/Building & Grounds

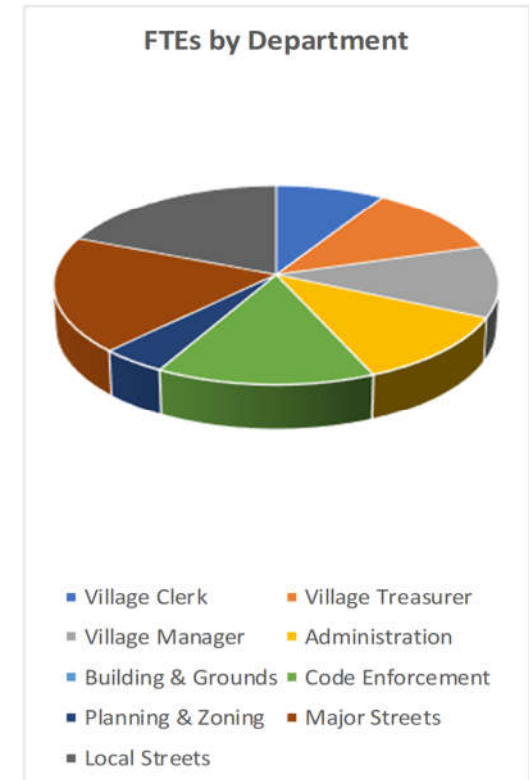
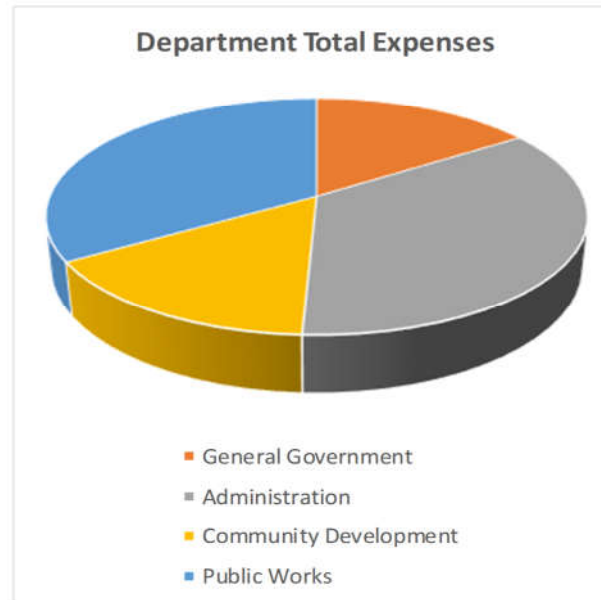
Major Streets	\$	36,067
Local Streets	\$	36,067
Building & Grounds	\$	-
Airport	\$	900
SSI	\$	5,590
AFLAC	\$	2,800
Health Insurance*	\$	18,640
	\$	100,064

Total Expenses by Category

Wages	\$	204,037
Health Insurance*	\$	55,440
Life Insurance	\$	1,000
Other Benefits	\$	5,452
SSI	\$	27,326
Retirement	\$	3,600
	\$	296,855

FTEs by Department

Village Clerk	0.30
Village Treasurer	0.40
Village Manager	0.40
Administration	0.40
Building & Grounds	-
Code Enforcement	0.50
Planning & Zoning	0.15
Major Streets	0.65
Local Streets	0.65
TOTAL FTEs	3.45



* This reflects the 80% pf the premium paid by the Village, employees pay the remaining 20%. Without cost sharing, the total premium cost is \$69,300.

2024-2025 General Appropriation Act

2023-24 General Fund Projected Ending Balance:	\$	654,898
2024-25 General Fund Revenue:	\$	484,063
<u>2024-25 General Fund Expenditures:</u>		
101 - Village Council	\$	11,075
215 - Village Clerk	\$	23,390
253 - Village Treasurer	\$	29,905
262 - Elections	\$	400
172 - Village Manager	\$	76,364
173 - Administration	\$	128,237
265 - Building & Grounds	\$	62,272
345 - Public Safety	\$	48,000
346 - Code Enforcement	\$	27,990
439 - Airport	\$	3,275
448 - Street Lighting	\$	2,300
701 - Planning Commission	\$	64,971
702 - Zoning Board of Appeals	\$	465
	<u>\$</u>	<u>478,644</u>
FY Surplus/Shortage	\$	5,419
2024-25 General Fund Ending Balance	\$	660,317

2023-24 Major Streets Fund Projected Ending Balance: \$ **581,378**

2024-25 Major Streets Fund Revenue: \$ 279,188

2024-25 Major Streets Fund Expenditures:

453 - Preservation of Streets \$ 419,932

455 - Traffic Services \$ 8,500

456 - Winter Maintenance \$ 38,500

457 - Administration \$ 18,962

\$ 485,894

FY Surplus/Shortage \$ (206,706)

2024-25 Major Streets Fund Ending Balance: \$ **374,672**

2023-24 Local Streets Fund Projected Ending Balance: \$ **169,275**

2024-25 Local Streets Fund Revenue: \$ 131,150

2024-25 Local Streets Fund Expenditures:

453 - Preservation of Streets \$ 141,257

455 - Traffic Services \$ 6,500

456 - Winter Maintenance \$ 31,250

457 - Administration \$ 10,378

\$ 189,385

FY Surplus/Shortage \$ (58,235)

2024-25 Local Streets Fund Ending Balance: \$ **111,040**

2023-24 Sewer Fund Projected Ending Balance:	\$	6,057
2024-25 Sewer Fund Revenue:	\$	180
2024-25 Sewer Fund Expenditures:	\$	5,400
	\$	5,400
FY Surplus/Shortage	\$	(5,220)
2024-25 Sewer Fund Ending Balance:	\$	837
 2023-24 Road Patrol Fund Projected Ending Balance:	 \$	 15,472
2024-25 Road Patrol Fund Revenue:	\$	-
2024-25 Road Patrol Fund Expenditures:	\$	15,472
	\$	15,472
FY Surplus/Shortage	\$	(15,472)
2024-25 Road Patrol Fund Ending Balance:	\$	-
 2023-24 Lake Improvement Fund Projected Ending Balance:	 \$	 300
2024-25 Lake Improvement Fund Revenue:	\$	359,737
2024-25 Lake Improvement Fund Expenditures:	\$	211,594
	\$	211,594
FY Surplus/Shortage	\$	148,143
2024-25 Lake Improvement Fund Ending Balance:	\$	148,443

Village of Lake Isabella 2024-2025 General Appropriation Act
Projected Year-end Fund Balance

	General Fund	Major Streets	Local Streets	Sewer Fund	Road Patrol	Lake Improv.
FY 22-23 Audit Ending Balance	\$ 659,187	\$ 471,701	\$ 164,214	\$ 9,299	\$ -	\$ -
Budgeted 2023-24 Revenue	\$ 432,602	\$ 404,372	\$ 125,450	\$ 158	\$ 33,472	\$ 7,866
Budgeted 2023-24 Expenses	\$ 436,891	\$ 294,695	\$ 120,389	\$ 3,400	\$ 18,000	\$ 7,566
Projected Ending Balance June 30, 2024:	\$ 654,898	\$ 581,378	\$ 169,275	\$ 6,057	\$ 15,472	\$ 300
FY Over/Under	\$ (4,289)	\$ 109,677	\$ 5,061	\$ (3,242)	\$ 15,472	\$ 300
FY 2024-25 Beginning Balance	\$ 654,898	\$ 581,378	\$ 169,275	\$ 6,057	\$ 15,472	\$ 300
Budgeted 2024-25 Revenue	\$ 484,063	\$ 279,188	\$ 131,150	\$ 180	\$ -	\$ 359,737
Budgeted 2024-25 Expenses	\$ 478,644	\$ 485,894	\$ 189,385	\$ 5,400	\$ 15,472	\$ 211,594
Projected Ending Balance June 30, 2025:	\$ 660,317	\$ 374,672	\$ 111,040	\$ 837	\$ -	\$ 148,443
FY Over/Under	\$ 5,419	\$ (206,706)	\$ (58,235)	\$ (5,220)	\$ (15,472)	\$ 148,143
FY 2025-26 Beginning Balance	\$ 660,317	\$ 374,672	\$ 111,040	\$ 837	\$ -	\$ 148,443
Budgeted 2025-26 Revenue	\$ 439,239	\$ 473,261	\$ 134,413	\$ 180	\$ -	\$ 343,614
Budgeted 2025-26 Expenses	\$ 421,359	\$ 557,144	\$ 126,794	\$ 1,017	\$ -	\$ 391,150
Projected Ending Balance June 30, 2026:	\$ 678,197	\$ 290,790	\$ 118,659	\$ -	\$ -	\$ 100,907
FY Over/Under	\$ 17,880	\$ (83,882)	\$ 7,619	\$ (837)	\$ -	\$ (47,536)

2024-2025 Line Item Budget

101 - General Fund: Revenue

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
402.000	Property Taxes	\$ 70,596	\$ 75,826	\$ 79,500	\$ 81,793	\$ 88,374	\$ 90,142
445.000	Interest & Penalties	\$ 462	\$ 514	\$ 500	\$ 321	\$ 400	\$ 500
451.000	Special Assessments	\$ 35,094	\$ 39,099	\$ 42,264	\$ 40,617	\$ 44,000	\$ 45,100
475.000	Permits	\$ 2,345	\$ 1,560	\$ 1,000	\$ 1,120	\$ 1,200	\$ 1,200
477.000	Cable Franchise Fee	\$ 24,722	\$ 25,743	\$ 26,000	\$ 17,967	\$ 23,500	\$ 22,500
528.100	ARPA (Transfer In)	\$ 26,698	\$ 95,178	\$ 4,000	\$ 3,981	\$ -	\$ -
TBA	MSHDA Grant	\$ -	\$ -	\$ -	\$ -	\$ 45,000	\$ -
548.000	Liquor Control	\$ 326	\$ 1,630	\$ 1,100	\$ 2,118	\$ 2,000	\$ 2,000
573.000	Local Com. Stablization	\$ 339	\$ -	\$ 400	\$ -	\$ 400	\$ 400
574.000	Revenue Sharing	\$ 172,270	\$ 196,940	\$ 195,000	\$ 136,202	\$ 200,000	\$ 202,500
609.202	Major St. Admin Fee	\$ 12,348	\$ 13,921	\$ 13,585	\$ 10,832	\$ 14,462	\$ 14,823
609.203	Local St. Admin Fee	\$ 6,131	\$ 6,855	\$ 6,655	\$ 5,357	\$ 7,178	\$ 7,357
657.000	Civil Infraction Fines	\$ 525	\$ 89	\$ 500	\$ 566	\$ 750	\$ 750
664.000	Interest - Checking	\$ 487	\$ 645	\$ 750	\$ 462	\$ 750	\$ 750
665.000	Interest - Investments	\$ 1,705	\$ 2,304	\$ 2,000	\$ 4,627	\$ 5,000	\$ 5,000
672.000	Misc.	\$ 3,414	\$ 475	\$ 50	\$ 440	\$ 50	\$ 100
672.200	Donations - Fireworks	\$ 6,090	\$ 8,644	\$ 8,500	\$ 1,924	\$ 8,500	\$ 8,500
673.100	Sale of Lots	\$ 9,549	\$ 4,000	\$ -	\$ 4,000	\$ -	\$ -
676.150	Major St. Storage Rental	\$ 14,114	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ 15,000
676.155	Major St. Salt Barn	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ 3,750	\$ 3,750
676.250	Local St. Storage Rental	\$ 16,534	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ 15,000
676.255	Local St. Salt Barn	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ 3,750	\$ 3,750
687.000	Refunds	\$ 1,440	\$ 3,773	\$ 2,500	\$ 1,141	\$ 2,500	\$ -
699.300	Sewer Fund Admin Fee	\$ -	\$ -	\$ 2,500	\$ -	\$ 2,500	\$ 117
General Fund Revenue Totals		\$ 480,375	\$ 514,696	\$ 424,304	\$ 313,468	\$ 484,063	\$ 439,239

101 - General Fund General Government: 101 Village Council

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
702.000	Salary	\$ 1,086	\$ 1,245	\$ 1,680	\$ 755	\$ 1,620	\$ 1,620
752.000	Supplies	\$ 294	\$ 338	\$ 250	\$ 144	\$ 250	\$ 256
752.600	Supplies - Meetings	\$ 75	\$ 250	\$ 250	\$ -	\$ 250	\$ 256
767.000	Uniforms	\$ -	\$ -	\$ 500	\$ 644	\$ -	\$ -
801.500	Software (Zoom)	\$ -	\$ -	\$ -	\$ -	\$ 850	\$ 850
851.000	Postage	\$ 35	\$ -	\$ 55	\$ -	\$ 55	\$ 56
900.000	Printing & Publishing	\$ 1,286	\$ 795	\$ 500	\$ 620	\$ 500	\$ 513
910.000	Training	\$ 58		\$ 500	\$ 635	\$ 2,500	\$ 500
913.000	Training & Travel Exp.	\$ -		\$ 500	\$ -	\$ 4,500	\$ 500
956.000	Misc.	\$ 30		\$ 50	\$ -	\$ 50	\$ 51
985.000	Technology	\$ 836	\$ 448	\$ 500	\$ 1,864	\$ 500	\$ 1,000
Village Council Totals		\$ 3,700	\$ 3,075	\$ 4,785	\$ 4,662	\$ 11,075	\$ 5,603

101 - General Fund General Government: 262 Elections

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
752.000	Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
801.000	Contracted Services	\$ -	\$ -	\$ 5,000	\$ 4,649	\$ -	\$ -
900.000	Printing & Publishing	\$ 221	\$ 150	\$ 2,000	\$ 1,530	\$ 400	\$ -
Elections Totals		\$ 221	\$ 150	\$ 7,000	\$ 6,179	\$ 400	\$ -

101 - General Fund General Government: 215 Village Clerk

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
702.000	Salary	\$ 16,375	\$ 17,134	\$ 18,285	\$ 16,839	\$ 19,550	\$ 20,039
709.000	SSI	\$ 1,280	\$ 1,322	\$ 1,416	\$ 1,336	\$ 1,515	\$ 1,553
752.000	Supplies	\$ -	\$ -		\$ 602	\$ -	\$ -
801.000	Contracted Services	\$ -	\$ -		\$ 7	\$ -	\$ -
801.500	Software Support	\$ 1,282	\$ 1,713	\$ 2,200	\$ -	\$ 2,275	\$ 2,332
915.000	Membership & Dues	\$ 12	\$ -	\$ 50	\$ -	\$ 50	\$ 51
984.000	Software & Programs	\$ 2,550	\$ 7,650	\$ 3,000	\$ 4,020	\$ -	\$ -
Village Clerk Totals		\$ 21,499	\$ 27,819	\$ 24,951	\$ 22,804	\$ 23,390	\$ 23,975

101 - General Fund General Government: 253 Village Treasurer

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
702.000	Salary	\$ 18,652	\$ 19,200	\$ 20,917	\$ 18,578	\$ 21,977	\$ 22,526
709.000	SSI	\$ 1,501	\$ 1,420	\$ 1,582	\$ 1,493	\$ 1,703	\$ 1,746
752.000	Supplies	\$ 159		\$ 250	\$ -	\$ 250	\$ 256
801.000	Contracted Services	\$ 905		\$ 1,000	\$ -	\$ -	\$ -
801.500	Software Support	\$ 755	\$ 1,022	\$ 1,000	\$ -	\$ 3,475	\$ 3,562
851.000	Postage (Tax Bills)	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 2,500
984.000	Software & Programs	\$ -	\$ -	\$ -	\$ 2,622	\$ -	\$ -
Village Treasurer Totals		\$ 21,971	\$ 21,642	\$ 24,749	\$ 22,693	\$ 29,905	\$ 30,590

101 - General Fund: 172 Village Manager

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
702.000	Salary	\$ 22,913	\$ 29,852	\$ 31,308	\$ 29,491	\$ 33,846	\$ 34,692
709.000	SSI	\$ 1,767	\$ 2,371	\$ 2,502	\$ 2,360	\$ 2,623	\$ 2,689
718.000	Health Insurance	\$ 18,773	\$ 19,412	\$ 18,500	\$ 18,782	\$ 21,200	\$ 21,730
725.000	Workers Comp.	\$ 296		\$ -		\$ -	\$ -
726.100	IRA / 457b Retirement	\$ 2,240	\$ 2,400	\$ 2,400	\$ 1,800	\$ 2,400	\$ 2,460
727.000	Life Insurance	\$ 454	\$ 1,006	\$ 1,560	\$ (304)	\$ 700	\$ 718
752.000	Supplies	\$ 637	\$ 289	\$ 500	\$ 55	\$ 500	\$ 513
801.500	Software (Adobe)	\$ -	\$ -	\$ -	\$ -	\$ 700	\$ 750
860.000	Vehicle Reimbur.	\$ 5,428	\$ 5,851	\$ 4,800	\$ 5,459	\$ 4,800	\$ 4,920
860.100	Vehicle Reimbur. - NT	\$ 1,200	\$ 1,200	\$ 1,500	\$ 1,107	\$ 1,545	\$ 1,584
910.000	Training & Professional Devp.	\$ 1,031	\$ 1,205	\$ 1,250	\$ 1,370	\$ 2,000	\$ 2,050
913.000	Travel Expenses	\$ 444	\$ 754	\$ 1,250	\$ 911	\$ 2,250	\$ 2,306
915.000	Memberships	\$ 698	\$ 750	\$ 750	\$ 822	\$ 750	\$ 769
956.000	Misc.	\$ 51	\$ 50	\$ 50	\$ 163	\$ 50	\$ 51
970.000	Capital Outlay	\$ 677	\$ -	\$ -		\$ -	\$ -
980.000	Office Furniture	\$ 1,324	\$ -	\$ -		\$ -	\$ -
984.000	Software & Programs	\$ 273	\$ -	\$ 500		\$ 500	\$ 513
985.000	Technology	\$ 126	\$ -	\$ 2,500		\$ 2,500	\$ 2,563
Village Manager Totals		\$ 58,995	\$ 65,139	\$ 69,370	\$ 62,016	\$ 76,364	\$ 78,306

101 - General Fund: 173 Administration

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
702.000	Salary	\$ 19,096	\$ 19,750	\$ 20,917	\$ 18,858	\$ 21,977	\$ 22,526
709.000	SSI	\$ 1,610	\$ 1,563	\$ 3,896	\$ 1,492	\$ 1,703	\$ 1,746
718.000	Health Insurance	\$ 12,871	\$ 18,293	\$ 18,250	\$ 13,524	\$ 15,600	\$ 15,990
718.100	AFLAC	\$ 1,993	\$ 1,839	\$ 2,575	\$ 1,839	\$ 2,652	\$ 2,719
725.000	Workers Comp.	\$ 842	\$ 1,621	\$ 500	\$ 965	\$ 805	\$ 825
726.000	Retirement Fund	\$ 708	\$ 780	\$ 1,200	\$ 600	\$ 1,200	\$ 1,230
727.000	Life Insurance	\$ 212	\$ 315	\$ 300	\$ 186	\$ 300	\$ 308
752.000	Supplies	\$ 5,082	\$ 5,443	\$ 5,000	\$ 6,053	\$ 5,000	\$ 5,125
767.000	Uniforms	\$ 434	\$ 240	\$ 300	\$ 211	\$ 300	\$ 308
801.000	Contracted Services	\$ 7,454	\$ 13,584	\$ 2,500	\$ 3,318	\$ 2,500	\$ 2,563
801.100	Fireworks	\$ 11,700	\$ 17,000	\$ 17,000	\$ 8,500	\$ 17,000	\$ 17,425
801.400	Copier Contract	\$ 550	\$ 646	\$ 600	\$ 836	\$ 600	\$ 615
801.500	Software Support	\$ 201	\$ 150	\$ 300	\$ 629	\$ 500	\$ 513
801.550	IT Support	\$ 1,096	\$ 2,213	\$ 2,500	\$ (75)	\$ 2,500	\$ 2,563
805.000	Taxes & Fees (Title Insurance)	\$ 605	\$ 25	\$ -	\$ -	\$ -	\$ -
829.000	Legal	\$ 9,912	\$ 11,784	\$ 11,000	\$ 1,572	\$ 11,000	\$ 11,000
829.200	Register of Deeds	\$ 317	\$ 180	\$ 300	\$ 90	\$ 300	\$ 308
830.000	Audit	\$ 5,680	\$ 7,000	\$ 7,500	\$ 6,700	\$ 7,500	\$ 7,750
850.000	Telephone	\$ 2,419	\$ 2,535	\$ 2,500	\$ 1,871	\$ 2,500	\$ 2,550
851.000	Postage	\$ 1,442	\$ 1,868	\$ 1,300	\$ 1,249	\$ 1,300	\$ 1,400
851.100	Newsletter - Postage	\$ 933	\$ 1,970	\$ 2,000	\$ 1,504	\$ 1,500	\$ 1,538
860.000	Transportation	\$ 1,136	\$ 652	\$ 1,854	\$ 100	\$ 500	\$ 500
900.000	Printing & Publishing	\$ 835	\$ 1,110	\$ 1,000	\$ 1,105	\$ 1,000	\$ 1,025
900.100	Newsletter	\$ 1,345	\$ 2,753	\$ 3,000	\$ 1,980	\$ 2,000	\$ 2,050
900.200	Webpage	\$ 1,910	\$ 3,742	\$ 1,450	\$ 2,375	\$ 1,800	\$ 1,845
910.000	Training	\$ 126	\$ -	\$ -	\$ 10	\$ 600	\$ 615
910.100	Tutiton	\$ 2,600	\$ 7,800	\$ 12,000	\$ 13,179	\$ 12,500	\$ -
913.000	Travel Expenses	\$ 91	\$ 143	\$ 600	\$ -	\$ 600	\$ 615
915.000	Membership & Dues	\$ 1,748	\$ 1,926	\$ 2,000	\$ 1,984	\$ 2,000	\$ 2,050
935.000	Liaibility & Prop. Ins.	\$ 5,296	\$ 5,882	\$ 5,400	\$ 6,900	\$ 7,500	\$ 7,750
956.000	Misc.	\$ 504	\$ 533	\$ 250	\$ 111	\$ 250	\$ 256
970.000	Capital Outlay	\$ 4,689	\$ 15,772	\$ -	\$ -	\$ -	\$ -
980.000	Office Furniture	\$ 1,012	\$ -	\$ -	\$ -	\$ -	\$ -
984.000	Software & Programs	\$ 996	\$ 1,279	\$ 250	\$ 2,019	\$ 500	\$ 513
985.000	Technology	\$ 898	\$ 448	\$ -	\$ -	\$ 2,250	\$ 1,000
Administration Totals		\$ 123,261	\$ 189,124	\$ 128,242	\$ 99,684	\$ 128,237	\$ 117,217

101 - General Fund: 265 Building & Grounds

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
702.000	Salary	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
709.000	SSI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
752.000	Supplies	\$ 3,782	\$ 4,770	\$ 4,000	\$ 5,336	\$ 4,000	\$ 4,100
752.850	Trees/Shurbs/Flowers	\$ 469	\$ 376	\$ 500	\$ 424	\$ 500	\$ 513
801.000	Contracted Services	\$ 4,965	\$ 1,976	\$ 2,500	\$ 7,791	\$ 4,500	\$ 5,000
805.000	Taxes & Charge Backs	\$ 2,338	\$ 303	\$ 500	\$ 1,444	\$ 500	\$ 513
850.100	DPW Internet Service	\$ 490	\$ 225	\$ 900	\$ 755	\$ 900	\$ 923
850.200	Radio Service	\$ 237	\$ -	\$ 1,200	\$ 700	\$ 1,200	\$ 1,230
920.000	Electric - Village Hall	\$ 1,645	\$ 2,024	\$ 2,500	\$ 1,182	\$ 2,500	\$ 2,563
920.100	Geothermal - Village Hall	\$ 1,081	\$ 829	\$ 1,500	\$ 1,834	\$ -	\$ -
920.150	Electric - DPW Building	\$ 1,134	\$ 1,071	\$ 1,250	\$ 1,569	\$ 1,250	\$ 1,281
921.000	DPW Building - Nat. Gas	\$ 1,671	\$ 2,581	\$ 2,500	\$ 1,902	\$ 2,500	\$ 2,563
921.100	Village Hall Natural Gas	\$ -	\$ -	\$ -	\$ -	\$ 1,400	\$ 1,435
932.000	Repairs & Maintenance	\$ 3,945	\$ 12,019	\$ 7,000	\$ 7,229	\$ 5,000	\$ 5,125
956.000	Misc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
970.000	Capital Outlay	\$ 2,568	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
991.000	Bond Principal	\$ 96,000	\$ 22,500	\$ 22,500	\$ 22,500	\$ 22,500	\$ 23,063
992.000	Bond Interest	\$ 9,005	\$ 5,981	\$ 5,767	\$ 5,767	\$ 5,522	\$ 5,245
Building & Grounds Totals		\$ 129,331	\$ 54,654	\$ 52,617	\$ 58,432	\$ 62,272	\$ 63,551

101 - General Fund: 345 Public Safety

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
752.000	Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
801.700	Fire Contract	\$ 35,968	\$ 40,630	\$ 42,264	\$ 42,263	\$ 44,000	\$ 45,100
801.800	Sheriff Road Patrol	\$ 16,074	\$ 35,510	\$ -	\$ -	\$ -	\$ -
801.850	Lake Patrol Agreement	\$ 3,267	\$ 3,908	\$ 4,000	\$ 3,981	\$ 4,000	\$ 4,100
956.000	Misc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Safety Totals		\$ 55,309	\$ 80,048	\$ 46,264	\$ 46,244	\$ 48,000	\$ 49,200

207 - Road Patrol Millage Revenue

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
403.000	Road Patrol Millage	\$ -	\$ -	\$ 33,472	\$ 32,322	\$ -	\$ -
445.000	Millage Interest & Penalties	\$ -	\$ -	\$ -	\$ 102	\$ -	\$ -
664.000	Interest - Checking	\$ -	\$ -	\$ -	\$ 25	\$ -	\$ -
Road Patrol Revenue Totals		\$ -	\$ -	\$ 33,472	\$ 32,450	\$ -	\$ -

207 - Road Patrol Millage Expenditures

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
801.000	Contracted Services	\$ -	\$ -	\$ 33,472	\$ 13,689	\$ 15,472	\$ -
Road Patrol Totals		\$ -	\$ -	\$ 33,472	\$ 13,689	\$ 15,472	\$ -

101 - General Fund: 439 Cal Brewer Memorial Airport

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
752.000	Supplies	\$ 120	\$ -	\$ 100	\$ 98	\$ 100	\$ 100
801.000	Contracted Services	\$ 3,741	\$ -	\$ 900	\$ 900	\$ 900	\$ 450
915.000	Membership & Dues	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25
920.000	Electric	\$ 509	\$ 684	\$ 750	\$ 716	\$ 750	\$ 375
935.000	Liaibility & Prop. Ins.	\$ 1,369	\$ 1,482	\$ 1,500	\$ 1,482	\$ 1,500	\$ -
Cal Brewer Memorial Airport Totals		\$ 5,764	\$ 2,191	\$ 3,275	\$ 3,221	\$ 3,275	\$ 950

101 - General Fund: 448 Street Lighting

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
920.000	Electric	\$ 1,838	\$ 1,939	\$ 2,300	\$ 2,716	\$ 2,300	\$ 2,358
Street Lighting Totals		\$ 1,838	\$ 1,939	\$ 2,300	\$ 2,716	\$ 2,300	\$ 2,358

101 - General Fund: 346 Code Enforcement

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
702.000	Salary	\$ 10,330	\$ 10,687	\$ 16,914	\$ 16,174	\$ 19,341	\$ 19,825
709.000	SSI	\$ 864	\$ 1,350	\$ 1,522	\$ 1,255	\$ 1,499	\$ 1,536
752.000	Supplies	\$ 253	\$ 569	\$ 500	\$ 209	\$ 250	\$ 256
767.000	Uniforms	\$ 60	\$ 300	\$ 300	\$ 34	\$ 150	\$ 154
801.500	Software - Comcate/BS&A	\$ 1,768	\$ 2,514	\$ 3,450	\$ 4,197	\$ 1,675	\$ 1,717
801.502	Software - LexisNexus	\$ 405	\$ 1,124	\$ 1,200	\$ 1,055	\$ 1,200	\$ 1,230
829.000	Legal	\$ -	\$ -	\$ -	\$ 1,642	\$ 2,500	\$ 2,563
860.000	Transportation & Mileage	\$ 312	\$ 662	\$ 1,500	\$ 758	\$ 1,000	\$ 1,025
910.000	Training	\$ -	\$ -	\$ -	\$ 190	\$ 250	\$ 256
915.000	Membership & Dues	\$ -	\$ -	\$ -	\$ 75	\$ 75	\$ 77
956.000	Misc.	\$ 7	\$ -	\$ -	\$ -	\$ 50	\$ 51
970.000	Capital Outlay	\$ 3,154	\$ 15,772	\$ -	\$ 4,100	\$ -	\$ -
984.000	Software	\$ -	\$ -	\$ 3,000	\$ 1,675	\$ -	\$ -
985.000	Technology	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Code Enforcement Totals		\$ 17,162	\$ 32,981	\$ 28,386	\$ 31,363	\$ 27,990	\$ 28,690

101 - General Fund: 701 Planning Commission

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
702.000	Salary	\$ 10,391	\$ 11,201	\$ 11,741	\$ 12,692	\$ 12,692	\$ 13,009
709.000	SSI	\$ 775	\$ 918	\$ 1,057	\$ 984	\$ 984	\$ 1,008
752.000	Supplies	\$ 68	\$ 44	\$ 250	\$ 57	\$ 250	\$ 250
752.600	Supplies - Meetings	\$ 40	\$ 200	\$ 200	\$ -	\$ 200	\$ 205
801.000	Contracted Services	\$ 20	\$ -	\$ -	\$ -	\$ 46,500	\$ 1,500
801.500	Software Support	\$ -	\$ -	\$ -	\$ -	\$ 325	\$ 350
900.000	Printing & Publishing	\$ 1,124	\$ 1,033	\$ 2,500	\$ -	\$ 1,500	\$ 1,538
910.000	Training	\$ 829	\$ 705	\$ 750	\$ 1,030	\$ 2,000	\$ 2,050
915.000	Membership & Dues	\$ 572	\$ 500	\$ 700	\$ 481	\$ 500	\$ 513
956.000	Misc.	\$ -	\$ -	\$ 50	\$ -	\$ 20	\$ 21
Planning Commission Totals		\$ 13,819	\$ 14,600	\$ 17,248	\$ 15,244	\$ 64,971	\$ 20,443

101 - General Fund: 702 Zoning Board of Appeals

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
851.000	Postage	\$ 27		\$ 55	\$ -	\$ 65	\$ 67
900.000	Printing & Publishing	\$ 198		\$ 300	\$ 100	\$ 100	\$ 103
910.000	Training	\$ 98	\$ 295	\$ 250	\$ 210	\$ 300	\$ 308
Zoning Board of Appeals Totals		\$ 323	\$ 295	\$ 605	\$ 310	\$ 465	\$ 477

202 - Major Street Fund: Revenue

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
539.000	METRO Act (P.A. 48)	\$ 11,202	\$ 12,628	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000
546.000	Act 51	\$ 222,727	\$ 253,116	\$ 259,500	\$ 176,321	\$ 262,938	\$ 269,511
546.100	Category B Grant - Clubhouse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
546.101	Category B Grant - Q.W.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 187,500
664.000	Interest - Checking	\$ 244	\$ 322	\$ 300	\$ 213	\$ 250	\$ 250
665.000	Interest - Investments	\$ 1,670	\$ 1,758	\$ 3,500	\$ 3,411	\$ 3,000	\$ 3,000
699.000	Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Major Streets Revenue		\$ 242,651	\$ 267,824	\$ 276,300	\$ 192,946	\$ 279,188	\$ 473,261

202 - Major Street Fund: 453 Preservation of Streets

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
702.000	Salary	\$ 22,260	\$ 28,005	\$ 33,981	\$ 29,281	\$ 36,067	\$ 36,969
709.000	SSI	\$ 1,696	\$ 2,202	\$ 2,550	\$ 2,137	\$ 2,795	\$ 2,865
718.000	Health Insurance	\$ 2,340	\$ 7,021	\$ 8,500	\$ 7,687	\$ 9,320	\$ 9,553
718.100	AFLAC	\$ -	\$ -	\$ -	\$ -	\$ 1,400	\$ 1,400
725.000	Workers Comp	\$ 624	\$ 1,090	\$ 3,000	\$ 1,000	\$ 1,275	\$ 1,307
752.000	Supplies	\$ 922	\$ 789	\$ 1,000	\$ 217	\$ 2,000	\$ 2,050
752.500	Supplies - Gravel	\$ 135	\$ -	\$ 250	\$ -	\$ 250	\$ 256
752.550	Supplies - Cold Patch	\$ 46	\$ 60	\$ 250	\$ -	\$ 250	\$ 256
767.000	Uniforms	\$ -	\$ -	\$ 200	\$ 18	\$ 75	\$ 77
801.000	Contracted Services	\$ 110,954	\$ 234,836	\$ 512,950	\$ 136,258	\$ 310,000	\$ 411,000
860.000	Transportation	\$ 1,613	\$ 3,296	\$ 5,150	\$ 2,058	\$ 4,000	\$ 4,100
932.000	Repairs & Maintenance	\$ 4,603	\$ 6,324	\$ 8,000	\$ 4,445	\$ 5,000	\$ 5,125
943.000	Storage Rental Fee	\$ 14,114	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ 15,375
956.000	Misc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
970.000	Capital Outlay	\$ 17,454	\$ -	\$ -	\$ -	\$ 32,500	\$ -
M.S. Preservation of Streets Totals		\$ 178,187	\$ 298,622	\$ 590,831	\$ 183,100	\$ 419,932	\$ 490,333

202 - Major Street Fund: 455 Traffic Services

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
752.000	Supplies	\$ 217	\$ 120	\$ 2,000	\$ -	\$ -	\$ -
752.800	Supplies - Signs	\$ 959	\$ -	\$ 1,500	\$ 1,000	\$ 1,000	\$ 1,025
801.200	Tree Trimming	\$ 2,980	\$ 7,414	\$ 12,725	\$ 11,450	\$ 7,500	\$ 7,688
Major Streets Traffic Services Totals		\$ 4,156	\$ 7,534	\$ 16,225	\$ 12,450	\$ 8,500	\$ 8,713

202 - Major Street Fund: 456 Winter Maintenance

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
752.000	Supplies	\$ 536	\$ 537	\$ 1,000	\$ 261	\$ 750	\$ 769
752.400	Salt	\$ 6,488	\$ 5,877	\$ 8,000	\$ 4,530	\$ 6,000	\$ 6,150
752.500	Sand	\$ 524	\$ 908	\$ 1,000	\$ -	\$ 500	\$ 513
801.000	Contracted Services	\$ 23,316	\$ 22,776	\$ 27,500	\$ 25,400	\$ 27,500	\$ 27,500
943.100	Salt Barn Rental Fee	\$ 3,750	\$ 3,750	\$ 3,750		\$ 3,750	\$ 3,844
M.S. Winter Maintenance Totals		\$ 34,614	\$ 33,847	\$ 41,250	\$ 30,191	\$ 38,500	\$ 38,775

202 - Major Street Fund: 457 Administration

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
830.000	Audit	\$ 2,426	\$ 1,700	\$ 3,000	\$ 2,600	\$ 3,000	\$ 3,000
935.000	Liaibility & Prop. Ins.	\$ 1,260	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
809.000	Admin Fee	\$ 12,348	\$ 13,921	\$ 14,273	\$ 9,698	\$ 14,462	\$ 14,823
995.203	Transfer to Local Streets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Major Streets Admin Totals		\$ 16,034	\$ 17,121	\$ 18,773	\$ 13,798	\$ 18,962	\$ 19,323

203 - Local Street Fund: Revenue

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
546.000	Act 51	\$ 110,568	\$ 124,634	\$ 125,000	\$ 87,190	\$ 130,500	\$ 133,763
664.000	Interest - Checking	\$ 81	\$ 107	\$ 200	\$ 132	\$ 150	\$ 150
665.000	Interest - Investments	\$ 154	\$ 162	\$ 300	\$ 254	\$ 500	\$ 500
687.000	Refunds	\$ -	\$ 850	\$ -	\$ -	\$ -	\$ -
699.000	Major Street Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Streets Revenue		\$ 110,803	\$ 125,753	\$ 125,500	\$ 87,576	\$ 131,150	\$ 134,413

202 - Local Street Fund: 453 Preservation of Streets

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
702.000	Salary	\$ 22,193	\$ 28,005	\$ 33,981	\$ 29,504	\$ 36,067	\$ 36,969
709.000	SSI	\$ 1,696	\$ 2,202	\$ 3,058	\$ 1,915	\$ 2,795	\$ 2,865
718.000	Health Insurance	\$ 2,446	\$ 7,338	\$ 8,500	\$ 7,687	\$ 9,320	\$ 9,553
718.100	AFLAC	\$ -	\$ -	\$ -	\$ -	\$ 1,400	\$ 1,400
725.000	Workers Comp	\$ 546	\$ 1,050	\$ 750	\$ 750	\$ 1,275	\$ 825
752.000	Supplies	\$ 416	\$ 237	\$ 750	\$ 247	\$ 2,000	\$ 750
752.500	Supplies - Gravel	\$ 169	\$ 300	\$ 300	\$ -	\$ 500	\$ 525
752.550	Supplies - Cold Patch	\$ 83	\$ 246	\$ 200	\$ -	\$ 250	\$ 250
767.000	Uniforms	\$ -		\$ 200	\$ 19	\$ 150	\$ 150
801.000	Contracted Services	\$ 9,429	\$ 5,000	\$ 10,000	\$ 159	\$ 30,000	\$ -
801.200	Tree Trimming	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -
801.300	Brine	\$ 1,520	\$ 1,550	\$ 2,000	\$ 550	\$ 2,000	\$ 2,000
860.000	Transportation	\$ 1,718	\$ 2,829	\$ 5,000	\$ 1,992	\$ 4,000	\$ 4,100
932.000	Repairs & Maintenance	\$ 511	\$ 2,554	\$ 3,000	\$ 450	\$ 4,000	\$ 4,100
943.000	Storage Rental Fee	\$ 16,534	\$ 15,000	\$ 15,000		\$ 15,000	\$ 15,000
956.000	Misc.	\$ -				\$ -	\$ -
970.000	Capital Outlay	\$ 2,012		\$ 3,775	\$ 3,775	\$ 32,500	\$ -
L.S. Preservation of Streets Totals		\$ 59,898	\$ 66,312	\$ 86,514	\$ 47,046	\$ 141,257	\$ 78,487

203 - Local Street Fund: 455 Traffic Services

Account	Line Item	5 year Average	2032-23 Actual	2033-24 Amended	2033-24 YTD	2034-25 Proposed	2035-26 Projected
752.000	Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
752.800	Supplies - Signs	\$ 626	\$ 343	\$ 1,500	\$ 811	\$ 1,500	\$ 1,500
801.200	Tree Trimming	\$ 772	\$ 2,471	\$ 6,362	\$ 6,362	\$ 5,000	\$ 5,000
Local Streets Traffic Services Totals		\$ 1,399	\$ 2,815	\$ 7,862	\$ 7,173	\$ 6,500	\$ 6,500

203 - Local Street Fund: 456 Winter Maintenance

Account	Line Item	5 year Average	2032-23 Actual	2033-24 Amended	2033-24 YTD	2034-25 Proposed	2035-26 Projected
752.000	Supplies	\$ 106	\$ 324	\$ 500	\$ 60	\$ 600	\$ 600
752.400	Salt	\$ 5,097	\$ 3,539	\$ 5,000	\$ 5,000	\$ 4,000	\$ 4,000
752.500	Sand	\$ 370	\$ 873	\$ 500		\$ 400	\$ 400
801.000	Contracted Services	\$ 19,613	\$ 24,000	\$ 22,500	\$ 20,388	\$ 22,500	\$ 22,500
943.100	Salt Barn Rental Fee	\$ 3,750	\$ 3,750	\$ 3,750		\$ 3,750	\$ 3,750
L.S. Winter Maintenance Totals		\$ 28,936	\$ 32,486	\$ 32,250	\$ 25,448	\$ 31,250	\$ 31,250

203 - Local Street Fund: 457 Administration

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
830.000	Audit	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,600	\$ 1,600
935.000	Liaibility & Prop. Ins.	\$ 1,079	\$ 1,250	\$ 1,250	\$ 1,440	\$ 1,600	\$ 1,600
809.000	Admin Fee	\$ 6,235	\$ 6,855	\$ 6,875	\$ 4,795	\$ 7,178	\$ 7,357
Local Streets Admin Totals		\$ 8,814	\$ 9,605	\$ 9,625	\$ 7,735	\$ 10,378	\$ 10,557

590 - Sewer Fund: Revenue

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
664.000	Interest - Checking	\$ 8	\$ 5	\$ 5	\$ 7	\$ 5	\$ 5
665.000	Interest - Investments	\$ 55	\$ 81	\$ 40	\$ 170	\$ 175	\$ 175
672.000	Misc.	\$ -			\$ -	\$ -	\$ -
Sewer Fund Revenue Totals		\$ 63	\$ 86	\$ 45	\$ 177	\$ 180	\$ 180

590 - Sewer Fund Expenses

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
801.000	Contracted Services	\$ 1,090	\$ 725	\$ 800	\$ 900	\$ 900	\$ 900
970.000	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -
995.101	Admin Fee	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 117
Sewer Fund Expenditure Totals		\$ 1,090	\$ 725	\$ 800	\$ 900	\$ 5,400	\$ 1,017

220 - Lake Improvement Fund Revenue

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
403.100	Lake Improvement Millage	\$ -	\$ -	\$ -	\$ -	\$ 324,148	\$ 337,114
445.000	Millage Interest & Penalties	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500
528.100	ARPA (Transfer In)	\$ -	\$ -	\$ -	\$ 7,566	\$ 31,089	\$ -
664.000	Interest - Checking	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ 6,000
665.000	Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Improvement Fund Revenue Totals		\$ -	\$ -	\$ -	\$ 7,566	\$ 359,737	\$ 343,614

220 - Lake Improvement Fund Expenditures

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	2024-25 Proposed	2025-26 Projected
752.000	Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
801.100	Contracted Services - Lab Tests	\$ -	\$ -	\$ -	\$ 6,930	\$ 5,000	\$ 10,000
801.220	Contracted Services - Birch Bay	\$ -	\$ -	\$ -	\$ -	\$ 205,444	\$ -
801.320	Contacted Services - Riveria	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 380,000
805.220	Permit Applications	\$ -	\$ -	\$ -	\$ 510	\$ 1,000	\$ 1,000
829.000	Legal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
830.000	Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
851.000	Postage	\$ -	\$ -	\$ -	\$ 26	\$ -	\$ -
900.000	Printing & Publishing	\$ -	\$ -	\$ -	\$ 100	\$ 150	\$ 150
956.000	Misc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Improvement Fund Expenditures Totals		\$ -	\$ -	\$ -	\$ 7,566	\$ 211,594	\$ 391,150

2024-25 Budget – 6 Year Capital Improvement Plan

Introduction

A Capital Improvement Plan (CIP) is a multi-year schedule of municipal improvements. The Capital Improvement Plan is a multi-year schedule of all proposed significant capital improvement projects, including cost estimates, methods of financing, and annual estimated operating and maintenance costs for the proposed projects. Each year the Capital Improvement Plan is revised for another fiscal year and is adopted as part of the Village's annual budget process. In order to be a useful tool for budgeting and sound financial management, the plan must be updated annually.

Items with a cost greater than \$5,000, and with a useful life of greater than two years are capitalized. A listing of such assets is maintained with the related depreciation and is included in the annual audit. A group of like items costing individually less than this threshold may be grouped together and reported as a capitalized asset if, in the judgment of the Village Manager, it would be in the best interest to capitalize the group of items as the value together is significant to the Village of Lake Isabella. Factors that are taken into consideration when planning the CIP include investments to address a risk to public safety or health, addressing a deteriorated facility or asset, scheduled replacement, improvements to operating efficiency, coordination of services, protection of resources, or equitable provision of services, or new or expanded facilities.

A practical and ongoing Capital Improvement Plan is beneficial to elected officials, staff, and the general public. Among the benefits that can be received from an adopted and well-maintained Capital Improvement Plan are:

1. Coordination of the community's physical planning with its fiscal planning capabilities;
2. Ensuring that public improvements are undertaken in the most desirable order of priority;
3. Assisting in the stabilization of tax rate over a period of years;
4. Providing adequate time for planning and engineering of proposed projects;
5. Permitting municipal construction activities to be coordinated with those of other public agencies within the community.

These benefits are important to the Village of Lake Isabella community. Capital improvement planning allows officials and citizens to set priorities for capital expenditures and accrue a maximum physical benefit for minimum capital expenditure through an orderly process of project development, scheduling, and implementation. The Capital Improvement Plan also includes the known restoration projects for the lake and river. Additional years will be added to the matrix once that has been determined by the Joint Lake Restoration Committee.

2024-2025 PROPOSED Capital Improvement Plan Included in Budget Draft		
Project	Cost	Funding Source
Annual Repaint of Traffic Markings	\$11,000	Major Street Fund
Replace 8'2" plow for 2019 F250 with 9'2"	\$8,500	Major Street Fund
Desktop Replacement – Village Manager	\$2,000	General Fund
Technology Upgrades (Server Hard Drivers, Replace 1 Desktop, 2 Laptops)	\$3,500	General Fund
Non-motorized Project	\$15,000	Major Street Fund
Clubhouse Drive Mill & Fill Coldwater Road to Parkview Drive + Corner Beautification*	\$284,000	Major Street Fund & MDOT Cat B Grant
Replace the New Holland Loader/Tractor and New Boom Mower	\$56,500	Local Street Fund ½ Major Street Fund ½
DPW Chainsaw & Tool Upgrades	\$2,000	Local Street Fund ½ Major Street Fund ½
Standby Natural Gas Generator – DPW Building	\$10,000	General Fund
Local Street Engineering Study	\$30,000	Local Street Fund
Replace Gate at Sewer Lagoon Property	\$2,000	Sewer Fund
Birch Bay Restoration Project	\$205,000	Lake Restoration Fund

* The Village received the grant funding from MDOT in the 2023-2024 FY




2025-2026 PROPOSED Capital Improvement Plan Included in Budget Draft		
Project	Cost	Funding Source
Annual Repaint of Traffic Markings	\$11,000	Major Street Fund
Technology Upgrades (Replace 1 Desktop, 2 laptops)	\$3,250	General Fund
Replace signage at the Village Hall	\$10,000	General Fund
Queens Way 1.5" Overlay & Shoulder – Drew Road to Duqueusa Drive	\$400,000	Major Street Fund & MDOT Cat B Grant
River Restoration Project	\$380,000	Lake Restoration Fund

2026-2027 PROPOSED Capital Improvement Plan		
Project	Cost	Funding Source
Annual Repaint of Traffic Markings	\$11,000	Major Street Fund
Technology Upgrades (2 Desktops)	\$3,500	General Fund
Repainting Village Hall	\$10,000	General Fund
Replace DPW Property Sign (Digital Sign)	\$20,000	General Fund
Replace 2010 F250	\$40,000	Major Street Fund
Clubhouse Drive & Bonanza Lane Chip Seal	\$100,000	Major Street Fund
Bundy Drive Resurfacing (Local Intersection of Queens Way to Essex)	\$60,000	Major Street Fund

2027-2028 PROPOSED Capital Improvement Plan		
Project	Cost	Funding Source
Annual Repaint of Traffic Markings	\$11,000	Major Street Fund
Technology Upgrades (2 Laptops)	\$1,500	General Fund
Village Hall Carpet	\$12,000	General Fund

2028-2029 PROPOSED Capital Improvement Plan		
Project	Cost	Funding Source
Annual Repaint of Traffic Markings	\$11,000	Major Street Fund
Technology Upgrades (2 Laptops)	\$1,500	General Fund
Heavy Duty Zero Turn Mower	\$12,000	Local Street Fund ½ Major Street Fund ½

2029-2030 PROPOSED Capital Improvement Plan		
Project	Cost	Funding Source
Annual Repaint of Traffic Markings	\$11,000	Major Street Fund
Technology Upgrades (1 Laptop, 1 Desktop)	\$3,000	General Fund
Code Enforcement Vehicle Replacement	\$30,000	General Fund

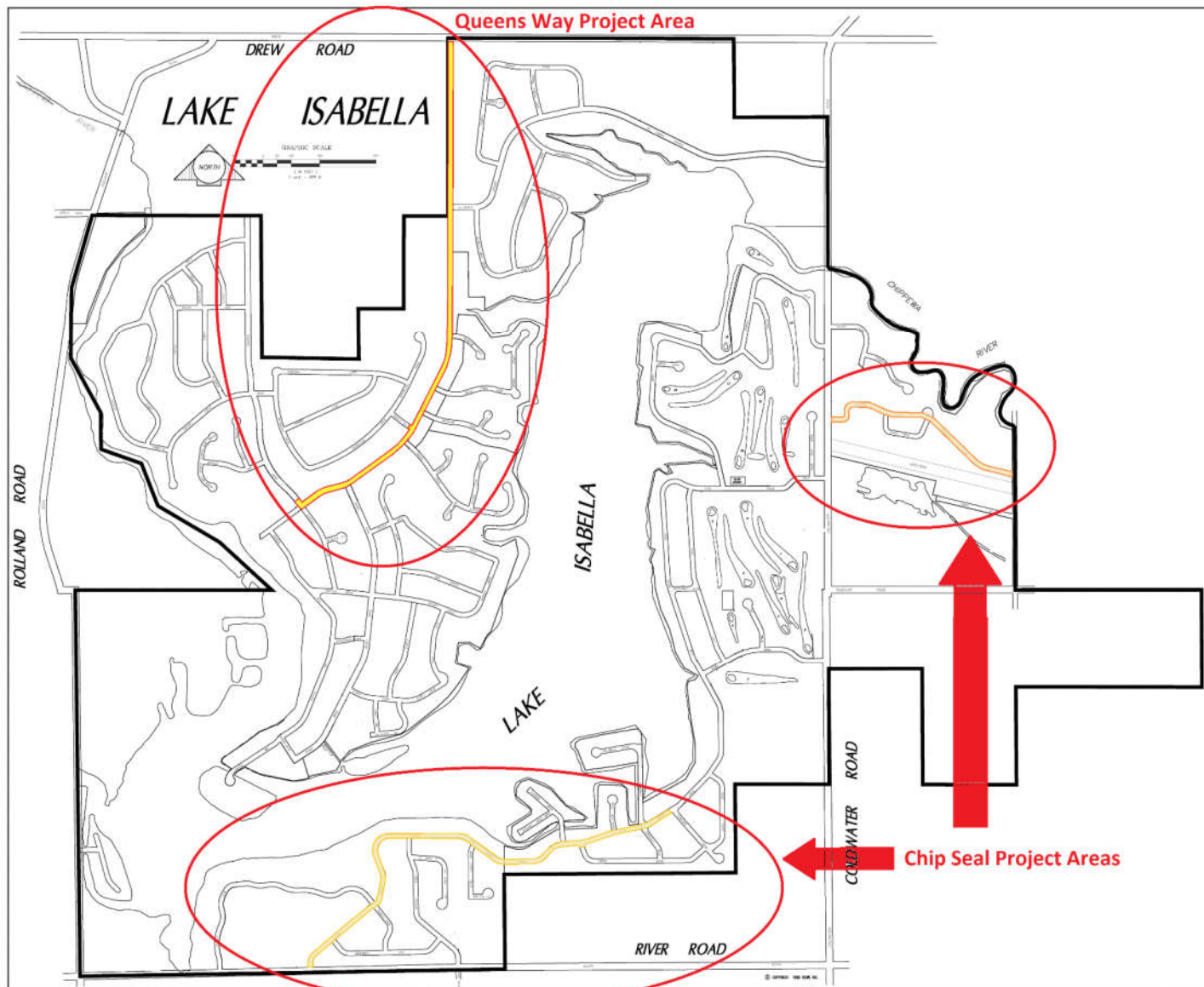
Technology	Item	In-Service Date	Scheduled Replacement
 DESKTOP	HP ML30 Gen9 (Network Server)	11/1/2018	2024-25
	Dell Optiplex 790 (Code Enforcement)	7/1/2019	2024-25
	HP Z1 (Village Manager)	1/1/2020	2025-26
	Synology DS720 (Network Storage)	7/1/2021	2025-26
	HP Z1 (Deputy Village Manager)	4/1/2022	2026-27
	HP Z240 (Council Table)	12/1/2022	2026-27
 LAPTOP	HP Elitebook 840 (DPW Building)	3/1/2019	2024-25
	Dell Latitude E5450 (Laraway)	2/1/2020	2024-25
	HP Elitebook 840 (Torgerson)	4/1/2021	2025-26
	Surface Book (Front Counter)	9/1/2022	2025-26
	Dell Latitude 7480 (Shannon)	5/1/2023	2027-28
	HP Business (Manley)	3/1/2023	2027-28
	Lenovo Slim 3151 (Barringer)	3/1/2024	2028-29
	Lenovo Slim 3151 (Lahti)	3/1/2024	2028-29
	TBA (Wolff)	7/1/2024	2029-30
 SOFTWARE	Item		Annual Service Fee
	BS&A Cash Receipting (Cloud)		\$1,145
	BS&A Tax (Cloud)		\$2,320
	BS&A Community Development (Cloud)		\$1,675
	BS&A General Ledger & Accounts Payable (Cloud)		\$2,270
	Adobe Indesign & Adobe Stock Images (Newsletters)		\$700
	LexisNexus (Code Enforcement Data)		\$1,275
	Loomly (Social Media Scheduling)		\$320
	SurveyMonkey		\$325
	Pivitol Weather		\$100
	Revize (Village Website)		\$1,800
	Zoom (Live Streaming Meetings)		\$850

Fleet & Heavy Equipment

Item	Year	Miles/Hours	Scheduled Replacement
Ford F250 (DPW)	2010	77,250	2026-27
Ford F250 (DPW)	2019	28,300	2033-34
Ford Explorer Utility (Code Enforcement)	2016	55,500	2029-30
New Holland T1510 Tractor/Loader	2007	2,250	2024-25
John Deere 310J Backhoe	2011	3,365	2030+
Scag Patriot Zero Turn Mower	2022	160	2028-29



Upcoming Street Project Areas





Village of Lake Isabella

VILLAGE COUNCIL MEETING
JUNE 18, 2024
NEW BUSINESS #1

PROPOSED RESOLUTION 2024-09 YEAR-END BUDGET AMENDMENTS

As the Village closes in on the end of our fiscal year, traditional practice has been to adopt year-end budget amendments. The proposed amendments will result in new end-of-year totals as shown below:

	General Fund	Major Streets	Local Streets	Sewer Fund	Road Patrol	Lake Improv.
FY 22-23 Audit Ending Balance	\$ 659,187	\$ 471,701	\$ 164,214	\$ 9,299	\$ -	\$ -
Budgeted 2023-24 Revenue	\$ 432,602	\$ 277,220	\$ 125,450	\$ 158	\$ 33,472	\$ 7,866
Budgeted 2023-24 Expenses	\$ 436,891	\$ 294,695	\$ 120,389	\$ 3,400	\$ 18,000	\$ 7,566
Projected Ending Balance June 30, 2024:	\$ 654,898	\$ 454,226	\$ 169,275	\$ 6,057	\$ 15,472	\$ 300
FY Over/Under	\$ (4,289)	\$ (17,475)	\$ 5,061	\$ (3,242)	\$ 15,472	\$ 300

For the General Fund, the year-end totals will result in expenses over revenue of \$4,289. This is due in large part to the natural gas conversation of the HVAC system at the Village Hall. That project totaled approximately \$15,500. The Major Street Fund also will end the year with expenses greater than revenue. This is due to the chip & fog project completed in 2023 that totaled approximately \$125,000. As discussed in the Budget, the Finance Committee recommends that the Village resume collecting a \$2,500 annual Administrative Fee from the Sewer Fund. That is a transfer of funds to the General Fund and is allowed by the Consent Judgment that governs the use of funds in the Sewer Fund.

Requested/Recommended Action: A motion to adopt the resolution is necessary to formally approve the year-end budget amendments

Village of Lake Isabella

1010 Clubhouse Drive
Lake Isabella, MI, 48893

RESOLUTION 2024-09

YEAR-END BUDGET AMENDMENTS

WHEREAS, the Village Council adopted a budget for the 2023-2024 Fiscal Year after holding a public hearing on the proposed budget at its meeting on June 20, 2023; and,

WHEREAS, the Finance Committee of the Village Council has met to review the current fiscal year budget and reviewed updated revenue and expense projects since the start of the fiscal year; and,

WHEREAS, the Village Manager has proposed to the Finance Committee amendments to the line-item budget for the current fiscal year; and,

WHEREAS, the Finance Committee has reviewed those recommendations and recommends the following amendment to the Village's current fiscal year budget as shown on the attached pages; and,

NOW THEREFORE BE IT RESOLVED: the Village's adopted budget and General Appropriation Act for the 2023-24 Fiscal Year is, as a result of this Resolution, amended and shall reflect the amended amounts shown in the General Appropriation Act attached to this Resolution as the final budgeted amounts for the 2023-24 Fiscal Year ending on June 30, 2024.

I, Carol Shannon, the duly qualified and acting Clerk of the Village of Lake Isabella, Isabella County, Michigan (the "Village"), do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Village Council at a meeting held on June 18, 2024, the original of which is on file in the Village Office. Public notice of the said meeting was given pursuant to and in compliance with Act No. 267 of the Public Acts of Michigan of 1976, as amended.

Carol Shannon
Lake Isabella Village Clerk

<p style="text-align: center;">FY 2023-2024 Year-End Budget Amendments Amended General Appropriation Act</p>

2022-23 General Fund Projected Ending Balance:	\$ 659,187
2023-24 General Fund Revenue:	\$ 432,602
<u>2023-24 General Fund Expenditures:</u>	
101 - Village Council	\$ 5,653
215 - Village Clerk	\$ 25,583
253 - Village Treasurer	\$ 28,371
262 - Elections	\$ 6,179
172 - Village Manager	\$ 70,670
173 - Administration	\$ 116,502
265 - Building & Grounds	\$ 79,762
345 - Public Safety	\$ 46,245
346 - Code Enforcement	\$ 36,286
439 - Airport	\$ 3,297
448 - Street Lighting	\$ 2,900
701 - Planning Commission	\$ 15,003
702 - Zoning Board of Appeals	\$ 440
	<u>\$ 436,891</u>
FY Surplus/Shortage	\$ (4,289)
2023-24 General Fund Ending Balance	\$ 654,898

2022-23 Sewer Fund Projected Ending Balance:		\$	9,299
2023-24 Sewer Fund Revenue:		\$	158
2023-24 Sewer Fund Expenditures:	<u>\$</u>	<u>3,400</u>	
	\$	3,400	
FY Surplus/Shortage	\$	(3,242)	
2023-24 Sewer Fund Ending Balance:		\$	6,057
 2022-23 Road Patrol Fund Projected Ending Balance:		\$	-
2023-24 Road Patrol Fund Revenue:		\$	32,459
2023-24 Road Patrol Fund Expenditures:	<u>\$</u>	<u>18,000</u>	
	\$	18,000	
FY Surplus/Shortage	\$	14,459	
2023-24 Road Patrol Fund Ending Balance:		\$	14,459
 2022-23 Lake Improvement Fund Projected Ending Balance:		\$	-
2023-24 Lake Improvement Fund Revenue:		\$	7,866
2023-24 Lake Improvement Fund Expenditures:	<u>\$</u>	<u>7,566</u>	
	\$	7,566	
FY Surplus/Shortage	\$	300	
2023-24 Lake Improvement Fund Ending Balance:		\$	300

2023-24 Year-end Line Item Budget Amendments

101 - General Fund: Revenue

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-24 Final
402.000	Property Taxes	\$ 70,596	\$ 75,826	\$ 79,500	\$ 81,793	\$ 2,293	\$ 81,793
445.000	Interest & Penalties	\$ 462	\$ 514	\$ 500	\$ 321	\$ (179)	\$ 321
451.000	Special Assessments	\$ 35,094	\$ 39,099	\$ 42,264	\$ 40,617	\$ (1,647)	\$ 40,617
475.000	Permits	\$ 2,345	\$ 1,560	\$ 1,000	\$ 1,120	\$ 500	\$ 1,500
477.000	Cable Franchise Fee	\$ 24,722	\$ 25,743	\$ 26,000	\$ 17,967	\$ (2,000)	\$ 24,000
528.100	ARPA (Transfer In)	\$ 26,698	\$ 95,178	\$ 4,000	\$ 3,981	\$ (19)	\$ 3,981
548.000	Liquor Control	\$ 326	\$ 1,630	\$ 1,100	\$ 2,118	\$ 1,000	\$ 2,100
573.000	Local Com. Stabilization	\$ 339	\$ -	\$ 400	\$ -	\$ -	\$ 400
574.000	Revenue Sharing	\$ 172,270	\$ 196,940	\$ 195,000	\$ 136,202	\$ 2,000	\$ 197,000
609.202	Major St. Admin Fee	\$ 12,348	\$ 13,921	\$ 13,585	\$ 10,832	\$ -	\$ 13,585
609.203	Local St. Admin Fee	\$ 6,131	\$ 6,855	\$ 6,655	\$ 5,357	\$ -	\$ 6,655
657.000	Civil Infraction Fines	\$ 525	\$ 89	\$ 500	\$ 566	\$ 150	\$ 650
664.000	Interest - Checking	\$ 487	\$ 645	\$ 750	\$ 462	\$ (200)	\$ 550
665.000	Interest - Investments	\$ 1,705	\$ 2,304	\$ 2,000	\$ 4,627	\$ 3,250	\$ 5,250
672.000	Misc.	\$ 3,414	\$ 475	\$ 50	\$ 440	\$ 400	\$ 450
672.200	Donations - Fireworks	\$ 6,090	\$ 8,644	\$ 8,500	\$ 1,924	\$ -	\$ 8,500
673.100	Sale of Lots	\$ 9,549	\$ 4,000	\$ -	\$ 4,000	\$ 4,000	\$ 4,000
676.150	Major St. Storage Rental	\$ 14,114	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ 15,000
676.155	Major St. Salt Barn	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ 3,750
676.250	Local St. Storage Rental	\$ 16,534	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ 15,000
676.255	Local St. Salt Barn	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ 3,750
687.000	Refunds	\$ 1,440	\$ 3,773	\$ 2,500	\$ 1,141	\$ (1,250)	\$ 1,250
699.300	Sewer Fund Admin Fee	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 2,500
General Fund Revenue Totals		\$ 480,375	\$ 514,696	\$ 421,804	\$ 313,468	\$ 10,798	\$ 432,602

101 - General Fund General Government: 101 Village Council

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-2024 Final
702.000	Salary	\$ 1,086	\$ 1,245	\$ 1,680	\$ 755	\$ (170)	\$ 1,510
752.000	Supplies	\$ 294	\$ 338	\$ 250	\$ 144	\$ (50)	\$ 200
752.600	Supplies - Meetings	\$ 75	\$ 250	\$ 250	\$ -	\$ (250)	\$ -
767.000	Uniforms	\$ -	\$ -	\$ 500	\$ 644	\$ 144	\$ 644
851.000	Postage	\$ 35	\$ -	\$ 55	\$ -	\$ (55)	\$ -
900.000	Printing & Publishing	\$ 1,286	\$ 795	\$ 500	\$ 620	\$ 250	\$ 750
910.000	Training	\$ 58		\$ 500	\$ 635	\$ 135	\$ 635
913.000	Training & Travel Exp.	\$ -		\$ 500	\$ -	\$ (500)	\$ -
956.000	Misc.	\$ 30		\$ 50	\$ -	\$ -	\$ 50
985.000	Technology	\$ 836	\$ 448	\$ 500	\$ 1,864	\$ 1,364	\$ 1,864
Village Council Totals		\$ 3,700	\$ 3,075	\$ 4,785	\$ 4,662	\$ 868	\$ 5,653

101 - General Fund General Government: 262 Elections

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-2024 Final
752.000	Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
801.000	Contracted Services	\$ -	\$ -	\$ 5,000	\$ 4,649	\$ (351)	\$ 4,649
900.000	Printing & Publishing	\$ 221	\$ 150	\$ 2,000	\$ 1,530	\$ (470)	\$ 1,530
Elections Totals		\$ 221	\$ 150	\$ 7,000	\$ 6,179	\$ (821)	\$ 6,179

101 - General Fund General Government: 215 Village Clerk

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-2024 Final
702.000	Salary	\$ 16,375	\$ 17,134	\$ 18,285	\$ 16,839	\$ (900)	\$ 17,385
709.000	SSI	\$ 1,280	\$ 1,322	\$ 1,416	\$ 1,336	\$ (50)	\$ 1,366
752.000	Supplies	\$ -	\$ -		\$ 602	\$ 602	\$ 602
801.000	Contracted Services	\$ -	\$ -		\$ 7	\$ 10	\$ 10
801.500	Software Support	\$ 1,282	\$ 1,713	\$ 2,200	\$ -	\$ -	\$ 2,200
915.000	Membership & Dues	\$ 12	\$ -	\$ 50	\$ -	\$ (50)	\$ -
984.000	Software & Programs	\$ 2,550	\$ 7,650	\$ 3,000	\$ 4,020	\$ 1,020	\$ 4,020
Village Clerk Totals		\$ 21,499	\$ 27,819	\$ 24,951	\$ 22,804	\$ 632	\$ 25,583

101 - General Fund General Government: 253 Village Treasurer

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-2024 Final
702.000	Salary	\$ 18,652	\$ 19,200	\$ 20,917	\$ 18,578	\$ (500)	\$ 20,417
709.000	SSI	\$ 1,501	\$ 1,420	\$ 1,582	\$ 1,493		\$ 1,582
752.000	Supplies	\$ 159		\$ -	\$ -	\$ -	\$ -
801.000	Contracted Services	\$ 905		\$ 250	\$ -	\$ -	\$ 250
801.500	Software Support	\$ 755	\$ 1,022	\$ 1,000	\$ -	\$ -	\$ 1,000
851.000	Postage	\$ -		\$ 1,000	\$ -	\$ 1,500	\$ 2,500
984.000	Software & Programs	\$ -	\$ -	\$ -	\$ 2,622	\$ 2,622	\$ 2,622
Village Treasurer Totals		\$ 21,971	\$ 21,642	\$ 24,749	\$ 22,693	\$ 3,622	\$ 28,371

101 - General Fund: 172 Village Manager

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-2024 Final
702.000	Salary	\$ 22,913	\$ 29,852	\$ 31,308	\$ 29,491	\$ 475	\$ 31,783
709.000	SSI	\$ 1,767	\$ 2,371	\$ 2,502	\$ 2,360		\$ 2,502
718.000	Health Insurance	\$ 18,773	\$ 19,412	\$ 18,500	\$ 18,782	\$ 2,020	\$ 20,520
725.000	Workers Comp.	\$ 222	\$ -	\$ -	\$ -	\$ -	\$ -
726.100	IRA / 457b Retirement	\$ 2,240	\$ 2,400	\$ 2,400	\$ 1,800	\$ -	\$ 2,400
727.000	Life Insurance	\$ 454	\$ 1,006	\$ 1,560	\$ (304)	\$ (1,750)	\$ (190)
752.000	Supplies	\$ 637	\$ 289	\$ 500	\$ 55		\$ 500
860.000	Vehicle Reimbur.	\$ 5,428	\$ 5,851	\$ 4,800	\$ 5,459	\$ 1,050	\$ 5,850
860.100	Vehicle Reimbur. - NT	\$ 1,200	\$ 1,200	\$ 1,500	\$ 1,107	\$ (300)	\$ 1,200
910.000	Training & Professional Devp.	\$ 1,031	\$ 1,205	\$ 1,250	\$ 1,370	\$ 120	\$ 1,370
913.000	Travel Expenses	\$ 444	\$ 754	\$ 1,250	\$ 911		\$ 1,250
915.000	Memberships	\$ 698	\$ 750	\$ 750	\$ 822	\$ 70	\$ 820
956.000	Misc.	\$ 51	\$ 50	\$ 50	\$ 163	\$ 115	\$ 165
970.000	Capital Outlay	\$ 677	\$ -	\$ -		\$ -	\$ -
980.000	Office Furniture	\$ 1,324	\$ -	\$ -		\$ -	\$ -
984.000	Software & Programs	\$ 273	\$ -	\$ 500		\$ -	\$ 500
985.000	Technology	\$ 126	\$ -	\$ 2,500		\$ (500)	\$ 2,000
Village Manager Totals		\$ 58,921	\$ 65,139	\$ 69,370	\$ 62,016	\$ 1,300	\$ 70,670

101 - General Fund: 173 Administration

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-2024 Final
702.000	Salary	\$ 19,096	\$ 19,750	\$ 20,917	\$ 18,858	\$ (500)	\$ 20,417
709.000	SSI	\$ 1,610	\$ 1,563	\$ 3,896	\$ 1,492	\$ (2,000)	\$ 1,896
718.000	Health Insurance	\$ 12,871	\$ 18,293	\$ 18,250	\$ 13,524	\$ (4,000)	\$ 14,250
718.100	AFLAC	\$ 1,993	\$ 1,839	\$ 2,575	\$ 1,839	\$ (575)	\$ 2,000
725.000	Workers Comp.	\$ 842	\$ 1,621	\$ 500	\$ 965	\$ 465	\$ 965
726.000	Retirement Fund	\$ 708	\$ 780	\$ 1,200	\$ 600	\$ -	\$ 1,200
727.000	Life Insurance	\$ 212	\$ 315	\$ 300	\$ 186	\$ (100)	\$ 200
752.000	Supplies	\$ 5,082	\$ 5,443	\$ 5,000	\$ 6,053	\$ 2,000	\$ 7,000
767.000	Uniforms	\$ 434	\$ 240	\$ 300	\$ 211	\$ (80)	\$ 220
801.000	Contracted Services	\$ 7,454	\$ 13,584	\$ 2,500	\$ 3,318	\$ 1,500	\$ 4,000
801.100	Fireworks	\$ 11,700	\$ 17,000	\$ 17,000	\$ 8,500	\$ -	\$ 17,000
801.400	Copier Contract	\$ 550	\$ 646	\$ 600	\$ 836	\$ 400	\$ 1,000
801.500	Software Support	\$ 201	\$ 150	\$ 300	\$ 629	\$ 350	\$ 650
801.550	IT Support	\$ 1,096	\$ 2,213	\$ 2,500	\$ (75)	\$ (1,000)	\$ 1,500
805.000	Taxes & Fees (Title Insurance)	\$ 605	\$ 25	\$ -	\$ -	\$ -	\$ -
829.000	Legal	\$ 9,912	\$ 11,784	\$ 11,000	\$ 1,572	\$ (8,500)	\$ 2,500
829.200	Register of Deeds	\$ 317	\$ 180	\$ 300	\$ 90	\$ (200)	\$ 100
830.000	Audit	\$ 5,680	\$ 7,000	\$ 7,500	\$ 6,700	\$ (500)	\$ 7,000
850.000	Telephone	\$ 2,419	\$ 2,535	\$ 2,500	\$ 1,871	\$ (400)	\$ 2,100
851.000	Postage	\$ 1,442	\$ 1,868	\$ 1,300	\$ 1,249	\$ 100	\$ 1,400
851.100	Newsletter - Postage	\$ 933	\$ 1,970	\$ 2,000	\$ 1,504	\$ (500)	\$ 1,500
860.000	Transportation	\$ 1,136	\$ 652	\$ 1,854	\$ 100	\$ (1,000)	\$ 854
900.000	Printing & Publishing	\$ 835	\$ 1,110	\$ 1,000	\$ 1,105	\$ 100	\$ 1,100
900.100	Newsletter	\$ 1,345	\$ 2,753	\$ 3,000	\$ 1,980	\$ (1,000)	\$ 2,000
900.200	Webpage	\$ 1,910	\$ 3,742	\$ 1,450	\$ 2,375	\$ 1,000	\$ 2,450
910.000	Training	\$ 126	\$ -	\$ -	\$ 10	\$ -	\$ -
910.100	Tutiton	\$ 2,600	\$ 7,800	\$ 12,000	\$ 13,179	\$ -	\$ 12,000
913.000	Travel Expenses	\$ 91	\$ 143	\$ 600	\$ -	\$ (500)	\$ 100
915.000	Membership & Dues	\$ 1,748	\$ 1,926	\$ 2,000	\$ 1,984	\$ -	\$ 2,000
935.000	Liaibility & Prop. Ins.	\$ 5,296	\$ 5,882	\$ 5,400	\$ 6,900	\$ 1,500	\$ 6,900
956.000	Misc.	\$ 504	\$ 533	\$ 250	\$ 111	\$ (100)	\$ 150
970.000	Capital Outlay	\$ 4,689	\$ 15,772	\$ -	\$ -	\$ -	\$ -
980.000	Office Furniture	\$ 1,012	\$ -	\$ -	\$ -	\$ -	\$ -
984.000	Software & Programs	\$ 996	\$ 1,279	\$ 250	\$ 2,019	\$ 1,800	\$ 2,050
985.000	Technology	\$ 898	\$ 448	\$ -	\$ -	\$ -	\$ -
Administration Totals		\$ 123,261	\$ 189,124	\$ 128,242	\$ 99,684	\$ (11,740)	\$ 116,502

101 - General Fund: 265 Building & Grounds

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-2024 Final
752.000	Supplies	\$ 3,782	\$ 4,770	\$ 4,000	\$ 5,336	\$ 2,000	\$ 6,000
752.850	Trees/Shurbs/Flowers	\$ 469	\$ 376	\$ 500	\$ 424	\$ 100	\$ 600
801.000	Contracted Services	\$ 4,965	\$ 1,976	\$ 2,500	\$ 7,791	\$ 5,100	\$ 7,600
805.000	Taxes & Charge Backs	\$ 2,338	\$ 303	\$ 500	\$ 1,444	\$ 4,645	\$ 5,145
850.100	DPW Internet Service	\$ 490	\$ 225	\$ 900	\$ 755	\$ -	\$ 900
850.200	Radio Service	\$ 237	\$ -	\$ 1,200	\$ 700	\$ (300)	\$ 900
920.000	Electric - Village Hall	\$ 1,645	\$ 2,024	\$ 2,500	\$ 1,182	\$ (1,000)	\$ 1,500
920.100	Geothermal - Village Hall	\$ 1,081	\$ 829	\$ 1,500	\$ 1,834	\$ 500	\$ 2,000
920.150	Electric - DPW Building	\$ 1,134	\$ 1,071	\$ 1,250	\$ 1,569	\$ 500	\$ 1,750
921.000	DPW Building - Nat. Gas	\$ 1,671	\$ 2,581	\$ 2,500	\$ 1,902	\$ (200)	\$ 2,300
932.000	Repairs & Maintenance	\$ 3,945	\$ 12,019	\$ 7,000	\$ 7,229	\$ 300	\$ 7,300
956.000	Misc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
970.000	Capital Outlay (Nat Gas + Furn	\$ 2,568	\$ -	\$ -	\$ -	\$ 15,500	\$ 15,500
991.000	Bond Principal	\$ 96,000	\$ 22,500	\$ 22,500	\$ 22,500	\$ -	\$ 22,500
992.000	Bond Interest	\$ 9,005	\$ 5,981	\$ 5,767	\$ 5,767	\$ -	\$ 5,767
Building & Grounds Totals		\$ 129,331	\$ 54,654	\$ 52,617	\$ 58,432	\$ 27,145	\$ 79,762

101 - General Fund: 345 Public Safety

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-2024 Final
752.000	Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
801.700	Fire Contract	\$ 35,968	\$ 40,630	\$ 42,264	\$ 42,263	\$ -	\$ 42,264
801.800	Sheriff Road Patrol	\$ 16,074	\$ 35,510	\$ -	\$ -	\$ -	\$ -
801.850	Lake Patrol Agreement	\$ 3,267	\$ 3,908	\$ 4,000	\$ 3,981	\$ (19)	\$ 3,981
956.000	Misc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Safety Totals		\$ 55,309	\$ 80,048	\$ 46,264	\$ 46,245	\$ (19)	\$ 46,245

207 - Road Patrol Millage Revenue

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-2024 Final
403.000	Road Patrol Millage	\$ -	\$ -	\$ 33,472	\$ 32,323	\$ (1,150)	\$ 32,322
445.000	Millage Interest & Penalties	\$ -	\$ -	\$ -	\$ 102	\$ 102	\$ 102
664.000	Interest - Checking	\$ -	\$ -	\$ -	\$ 27	\$ 35	\$ 35
Road Patrol Revenue Totals		\$ -	\$ -	\$ 33,472	\$ 32,452	\$ (1,013)	\$ 32,459

207 - Road Patrol Millage Expenditures

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-2024 Final
801.000	Contracted Services	\$ -	\$ -	\$ 33,472	\$ 13,689	\$ (15,472)	\$ 18,000
Road Patrol Totals		\$ -	\$ -	\$ 33,472	\$ 13,689	\$ (15,472)	\$ 18,000

101 - General Fund: 439 Cal Brewer Memorial Airport

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-2024 Final
752.000	Supplies	\$ 120	\$ -	\$ 100	\$ 98	\$ -	\$ 100
801.000	Contracted Services	\$ 3,741	\$ -	\$ 900	\$ 900	\$ -	\$ 900
915.000	Membership & Dues	\$ 25	\$ 25	\$ 25	\$ 25	\$ -	\$ 25
920.000	Electric	\$ 509	\$ 684	\$ 750	\$ 716	\$ 40	\$ 790
935.000	Liaibility & Prop. Ins.	\$ 1,369	\$ 1,482	\$ 1,500	\$ 1,482	\$ (18)	\$ 1,482
Cal Brewer Memorial Airport Totals		\$ 5,764	\$ 2,191	\$ 3,275	\$ 3,222	\$ 22	\$ 3,297

101 - General Fund: 448 Street Lighting

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-2024 Final
920.000	Electric	\$ 1,838	\$ 1,939	\$ 2,300	\$ 2,716	\$ 600	\$ 2,900
Street Lighting Totals		\$ 1,838	\$ 1,939	\$ 2,300	\$ 2,716	\$ 600	\$ 2,900

101 - General Fund: 346 Code Enforcement

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-2024 Final
702.000	Salary	\$ 10,330	\$ 10,687	\$ 16,914	\$ 16,174	\$ 1,500	\$ 18,414
709.000	SSI	\$ 864	\$ 1,350	\$ 1,522	\$ 1,255	\$ (150)	\$ 1,372
752.000	Supplies	\$ 253	\$ 569	\$ 500	\$ 209	\$ (250)	\$ 250
767.000	Uniforms	\$ 60	\$ 300	\$ 300	\$ 34	\$ (200)	\$ 100
801.500	Software - Comcate/BS&A	\$ 1,768	\$ 2,514	\$ 3,450	\$ 4,197	\$ 1,000	\$ 4,450
801.502	Software - LexisNexus	\$ 405	\$ 1,124	\$ 1,200	\$ 1,055	\$ 200	\$ 1,400
829.000	Legal	\$ -	\$ -	\$ -	\$ 1,642	\$ 1,700	\$ 1,700
860.000	Transportion & Mileage	\$ 312	\$ 662	\$ 1,500	\$ 758	\$ (500)	\$ 1,000
910.000	Training	\$ -	\$ -	\$ -	\$ 190	\$ 200	\$ 200
915.000	Membership & Dues	\$ -	\$ -	\$ -	\$ 75	\$ 100	\$ 100
932.000	Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 1,500
956.000	Misc.	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -
970.000	Capital Outlay	\$ 3,154	\$ 15,772	\$ -	\$ 4,100	\$ 4,100	\$ 4,100
984.000	Software	\$ -	\$ -	\$ 3,000	\$ 1,675	\$ (1,300)	\$ 1,700
985.000	Technology	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Code Enforcement Totals		\$ 17,162	\$ 32,981	\$ 28,386	\$ 31,363	\$ 7,900	\$ 36,286

101 - General Fund: 701 Planning Commission

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-2024 Final
702.000	Salary	\$ 10,391	\$ 11,201	\$ 11,741	\$ 11,040	\$ 50	\$ 11,791
709.000	SSI	\$ 775	\$ 918	\$ 1,057	\$ 885	\$ 25	\$ 1,082
752.000	Supplies	\$ 68	\$ 44	\$ 250	\$ 57	\$ (150)	\$ 100
752.600	Supplies - Meetings	\$ 40	\$ 200	\$ 200	\$ -	\$ (200)	\$ -
801.000	Contracted Services	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -
900.000	Printing & Publishing	\$ 1,124	\$ 1,033	\$ 2,500	\$ -	\$ (2,000)	\$ 500
910.000	Training	\$ 829	\$ 705	\$ 750	\$ 1,030	\$ 280	\$ 1,030
915.000	Membership & Dues	\$ 572	\$ 500	\$ 700	\$ 481	\$ (200)	\$ 500
956.000	Misc.	\$ -	\$ -	\$ 50	\$ -	\$ (50)	\$ -
Planning Commission Totals		\$ 13,819	\$ 14,600	\$ 17,248	\$ 13,493	\$ (2,245)	\$ 15,003

101 - General Fund: 702 Zoning Board of Appeals

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-2024 Final
851.000	Postage	\$ 27		\$ 55	\$ -	\$ (25)	\$ 30
900.000	Printing & Publishing	\$ 198		\$ 300	\$ 100	\$ (100)	\$ 200
910.000	Training	\$ 98	\$ 295	\$ 250	\$ 210	\$ (40)	\$ 210
Zoning Board of Appeals Totals		\$ 323	\$ 295	\$ 605	\$ 310	\$ (165)	\$ 440

202 - Major Street Fund: Revenue

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-2024 Final
539.000	METRO Act (P.A. 48)	\$ 11,202	\$ 12,628	\$ 13,000	\$ -	\$ -	\$ 13,000
546.000	Act 51	\$ 222,727	\$ 253,116	\$ 259,500	\$ 196,951	\$ -	\$ 259,500
546.100	Category B Grant	\$ -	\$ -	\$ 169,225	\$ -	\$ (42,073)	\$ 127,152
664.000	Interest - Checking	\$ 244	\$ 322	\$ 300	\$ 238	\$ (30)	\$ 270
665.000	Interest - Investments	\$ 1,670	\$ 1,758	\$ 3,500	\$ 3,788	\$ 950	\$ 4,450
699.000	Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Major Streets Revenue		\$ 242,651	\$ 267,824	\$ 445,525	\$ 200,977	\$ (41,153)	\$ 404,372

202 - Major Street Fund: 453 Preservation of Streets

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-2024 Final
702.000	Salary	\$ 22,260	\$ 28,005	\$ 33,981	\$ 31,780	\$ -	\$ 33,981
709.000	SSI	\$ 1,696	\$ 2,202	\$ 2,550	\$ 2,496	\$ -	\$ 2,550
718.000	Health Insurance	\$ 2,340	\$ 7,021	\$ 8,500	\$ 8,496	\$ -	\$ 8,500
725.000	Workers Comp	\$ 624	\$ 1,090	\$ 3,000	\$ 1,000	\$ (2,000)	\$ 1,000
752.000	Supplies	\$ 922	\$ 789	\$ 1,000	\$ 217	\$ (500)	\$ 500
752.500	Supplies - Gravel	\$ 135	\$ -	\$ 250	\$ -	\$ -	\$ 250
752.550	Supplies - Cold Patch	\$ 46	\$ 60	\$ 250	\$ -	\$ -	\$ 250
767.000	Uniforms	\$ -	\$ -	\$ 200	\$ 18	\$ (150)	\$ 50
801.000	Contracted Services	\$ 110,954	\$ 234,836	\$ 512,950	\$ 141,008	\$ (360,000)	\$ 152,950
860.000	Transportation	\$ 1,613	\$ 3,296	\$ 5,150	\$ 2,058	\$ (2,000)	\$ 3,150
900.000	Printing and Publishing	\$ -	\$ -	\$ -	\$ 200	\$ 200	\$ 200
932.000	Repairs & Maintenance	\$ 4,603	\$ 6,324	\$ 8,000	\$ 4,445	\$ (3,000)	\$ 5,000
943.000	Storage Rental Fee	\$ 14,114	\$ 15,000	\$ 15,000		\$ -	\$ 15,000
956.000	Misc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
970.000	Capital Outlay	\$ 17,454	\$ -	\$ -	\$ 3,775	\$ 3,775	\$ 3,775
M.S. Preservation of Streets Totals		\$ 178,187	\$ 298,622	\$ 590,831	\$ 195,492	\$ (363,675)	\$ 227,156

202 - Major Street Fund: 455 Traffic Services

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-2024 Final
752.000	Supplies	\$ 217	\$ 120	\$ 2,000	\$ -	\$ (1,000)	\$ 1,000
752.800	Supplies - Signs	\$ 959	\$ -	\$ 1,500	\$ 1,000	\$ -	\$ 1,500
801.200	Tree Trimming	\$ 2,980	\$ 7,414	\$ 12,725	\$ 11,450	\$ -	\$ 12,725
Major Streets Traffic Services Totals		\$ 4,156	\$ 7,534	\$ 16,225	\$ 12,450	\$ (1,000)	\$ 15,225

202 - Major Street Fund: 456 Winter Maintenance

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-2024 Final
752.000	Supplies	\$ 536	\$ 537	\$ 1,000	\$ 261	\$ (739)	\$ 261
752.400	Salt	\$ 6,488	\$ 5,877	\$ 8,000	\$ 4,530	\$ (3,470)	\$ 4,530
752.500	Sand	\$ 524	\$ 908	\$ 1,000	\$ -	\$ (1,000)	\$ -
801.000	Contracted Services	\$ 23,316	\$ 22,776	\$ 27,500	\$ 25,400	\$ (2,100)	\$ 25,400
943.100	Salt Barn Rental Fee	\$ 3,750	\$ 3,750	\$ 3,750		\$ -	\$ 3,750
M.S. Winter Maintenance Totals		\$ 34,614	\$ 33,847	\$ 41,250	\$ 30,191	\$ (7,309)	\$ 33,941

202 - Major Street Fund: 457 Administration

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-2024 Final
830.000	Audit	\$ 2,426	\$ 1,700	\$ 3,000	\$ 2,600	\$ (400)	\$ 2,600
935.000	Liaibility & Prop. Ins.	\$ 1,260	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
809.000	Admin Fee	\$ 12,348	\$ 13,921	\$ 14,273	\$ 10,832	\$ -	\$ 14,273
995.203	Transfer to Local Streets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Major Streets Admin Totals		\$ 16,034	\$ 17,121	\$ 18,773	\$ 14,932	\$ (400)	\$ 18,373

203 - Local Street Fund: Revenue

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-2024 Final
546.000	Act 51	\$ 110,568	\$ 124,634	\$ 125,000	\$ 97,392	\$ -	\$ 125,000
664.000	Interest - Checking	\$ 81	\$ 107	\$ 200	\$ 147	\$ (50)	\$ 150
665.000	Interest - Investments	\$ 154	\$ 162	\$ 300	\$ 281	\$ -	\$ 300
687.000	Refunds	\$ -	\$ 850	\$ -	\$ -	\$ -	\$ -
699.000	Major Street Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Streets Revenue		\$ 110,803	\$ 125,753	\$ 125,500	\$ 97,820	\$ (50)	\$ 125,450

202 - Local Street Fund: 453 Preservation of Streets

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-2024 Final
702.000	Salary	\$ 22,193	\$ 28,005	\$ 33,981	\$ 32,003	\$ -	\$ 33,981
709.000	SSI	\$ 1,696	\$ 2,202	\$ 3,058	\$ 2,274	\$ -	\$ 3,058
718.000	Health Insurance	\$ 2,446	\$ 7,338	\$ 8,500	\$ 8,496	\$ -	\$ 8,500
725.000	Workers Comp	\$ 546	\$ 1,050	\$ 750	\$ 750	\$ -	\$ 750
752.000	Supplies	\$ 416	\$ 237	\$ 750	\$ 247	\$ -	\$ 750
752.500	Supplies - Gravel	\$ 169	\$ 300	\$ 300	\$ -	\$ -	\$ 300
752.550	Supplies - Cold Patch	\$ 83	\$ 246	\$ 200	\$ -	\$ -	\$ 200
767.000	Uniforms	\$ -		\$ 200	\$ 19	\$ (150)	\$ 50
801.000	Contracted Services	\$ 9,429	\$ 5,000	\$ 10,000	\$ 357	\$ (9,500)	\$ 500
801.200	Tree Trimming	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -
801.300	Brine	\$ 1,520	\$ 1,550	\$ 2,000	\$ 550	\$ (350)	\$ 1,650
860.000	Transportation	\$ 1,718	\$ 2,829	\$ 5,000	\$ 1,992	\$ (2,000)	\$ 3,000
932.000	Repairs & Maintenance	\$ 511	\$ 2,554	\$ 3,000	\$ 450	\$ (1,500)	\$ 1,500
943.000	Storage Rental Fee	\$ 16,534	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ 15,000
956.000	Misc.	\$ -	\$ -	\$ -	\$ 5	\$ 5	\$ 5
970.000	Capital Outlay	\$ 1,610	\$ -	\$ 3,775	\$ 3,775	\$ -	\$ 3,775
L.S. Preservation of Streets Totals		\$ 59,495	\$ 66,312	\$ 86,514	\$ 50,917	\$ (13,495)	\$ 73,019

203 - Local Street Fund: 455 Traffic Services

Account	Line Item	5 year Average	2032-23 Actual	2033-24 Amended	2033-24 YTD	Proposed Amendment	2023-2024 Final
752.000	Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
752.800	Supplies - Signs	\$ 626	\$ 343	\$ 1,500	\$ 811	\$ -	\$ 1,500
801.200	Tree Trimming	\$ 772	\$ 2,471	\$ 6,362	\$ 6,362	\$ -	\$ 6,362
Local Streets Traffic Services Totals		\$ 1,399	\$ 2,815	\$ 7,862	\$ 7,173	\$ -	\$ 7,862

203 - Local Street Fund: 456 Winter Maintenance

Account	Line Item	5 year Average	2032-23 Actual	2033-24 Amended	2033-24 YTD	Proposed Amendment	2023-2024 Final
752.000	Supplies	\$ 106	\$ 324	\$ 500	\$ 60	\$ (440)	\$ 60
752.400	Salt	\$ 5,097	\$ 3,539	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
752.500	Sand	\$ 370	\$ 873	\$ 500		\$ -	\$ 500
801.000	Contracted Services	\$ 19,613	\$ 24,000	\$ 22,500	\$ 20,388	\$ (2,112)	\$ 20,388
943.100	Salt Barn Rental Fee	\$ 3,750	\$ 3,750	\$ 3,750		\$ -	\$ 3,750
L.S. Winter Maintenance Totals		\$ 28,936	\$ 32,486	\$ 32,250	\$ 25,448	\$ (2,552)	\$ 29,698

203 - Local Street Fund: 457 Administration

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-2024 Final
830.000	Audit	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
935.000	Liaibility & Prop. Ins.	\$ 1,079	\$ 1,250	\$ 1,250	\$ 1,440	\$ 190	\$ 1,440
809.000	Admin Fee	\$ 6,235	\$ 6,855	\$ 6,875	\$ 5,357	\$ -	\$ 6,875
Local Streets Admin Totals		\$ 8,814	\$ 9,605	\$ 9,625	\$ 8,297	\$ 190	\$ 9,815

590 - Sewer Fund: Revenue

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-2024 Final
664.000	Interest - Checking	\$ 8	\$ 5	\$ 5	\$ 7	\$ 3	\$ 8
665.000	Interest - Investments	\$ 55	\$ 81	\$ 40	\$ 141	\$ 110	\$ 150
672.000	Misc.	\$ -			\$ -	\$ -	\$ -
Sewer Fund Revenue Totals		\$ 63	\$ 86	\$ 45	\$ 148	\$ 113	\$ 158

590 - Sewer Fund Expenses

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-2024 Final
801.000	Contracted Services	\$ 1,090	\$ 725	\$ 800	\$ 900	\$ 100	\$ 900
995.101	Admin Fee	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 2,500
Sewer Fund Expenditure Totals		\$ 1,090	\$ 725	\$ 800	\$ 900	\$ 2,600	\$ 3,400

220 - Lake Improvement Fund Revenue

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-2024 Final
403.000	Lake Improvement Millage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
445.000	Millage Interest & Penalties	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
528.100	ARPA (Transfer In)	\$ -	\$ -	\$ -	\$ 7,566	\$ 7,566	\$ 7,566
664.000	Interest - Checking	\$ -	\$ -	\$ -	\$ 87	\$ 300	\$ 300
665.000	Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Improvement Fund Revenue Totals		\$ -	\$ -	\$ -	\$ 7,653	\$ 7,866	\$ 7,866

220 - Lake Improvement Fund Expenditures

Account	Line Item	5 year Average	2022-23 Actual	2023-24 Amended	2023-24 YTD	Proposed Amendment	2023-2024 Final
752.000	Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
801.100	Contracted Services - Lab Tests	\$ -	\$ -	\$ -	\$ 6,930	\$ 6,930	\$ 6,930
801.220	Contracted Services - Birch Bay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
801.320	Contracted Services - Riveria	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
805.220	Permit Applications	\$ -	\$ -	\$ -	\$ 510	\$ 510	\$ 510
829.000	Legal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
830.000	Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
851.000	Postage	\$ -	\$ -	\$ -	\$ 26	\$ 26	\$ 26
900.000	Printing & Publishing	\$ -	\$ -	\$ -	\$ 100	\$ 100	\$ 100
956.000	Misc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Improvement Fund Expenditures Totals		\$ -	\$ -	\$ -	\$ 7,566	\$ 7,566	\$ 7,566



Village of Lake Isabella

VILLAGE COUNCIL MEETING
JUNE 18, 2024
NEW BUSINESS #2

PROPOSED RESOLUTION 2024-10

In early June the Village abate three blight violations (long weeds & grass). When the Village abates a nuisance, it comes after multiple attempts to have the property owner address the violation. Once we abate the nuisance, the costs are reported to the Village Council.

The Village Council can then begin the Single Parcel Special Assessment Process to recover the costs incurred in abating the nuisance. The attached resolution begins that process for these three parcels and sets a public hearing for the July meeting to allow the property owner an opportunity to object to the special assessment.

Requested/Recommended Action: Please review the proposed resolution and adopt to begin the single parcel special assessment process to recover costs from abating a public nuisance.

Village of Lake Isabella

1010 Clubhouse Drive
Lake Isabella, MI, 48893

RESOLUTION 2024-10

Single Parcel Special Assessment Districts:
2024-01, 2024-02, & 2024-03
Resolution 1 of 2

***WHEREAS**, the Village of Lake Isabella has adopted ordinance 2008-06, which allows for the creation of single parcel special assessment districts; and,*

***WHEREAS**, with respect to the properties listed below, the Village has incurred expenses in abating a public nuisance, a report of which has been filed with the Village Council; and,*

***WHEREAS**, a notice of the nuisance violation was sent in accordance with the codified ordinances of the Village of Lake Isabella to the owner of record at his or her last known address; and,*

***WHEREAS**, the Village of Lake Isabella desires to recover the full cost of abating any nuisance and,*

NOW, THEREFORE, BE IT RESOLVED: The Village Council hereby directs the Village Clerk to prepare a Single Parcel Special Assessment District roll as detailed below, to cover the full and complete costs incurred by the Village in abating nuisances at the following location:

SPSAD 2024-01 (1000 Vallado Drive)

Robert & Diane Hollingsworth
2300 Hartford Road
Columbia, MO 65203

22-077-00-111-00

Date of Correction: June 10, 2024

Abatement Costs: **\$140.00**

- **Be it further resolved that the Village Council directs that notice of a public hearing on the special assessment district be provided to and for the above owner of record in accordance with the codified ordinances of the Village of Lake Isabella; and,**

- Be it further resolved that the full amount of such special assessment shall be due in full 90 days from the date of creation, such special assessment shall be payable in 1 installment, and that after 90 days any unpaid assessment shall be charged a monthly 1% interest fee on any unpaid balance and unpaid interest.
- Be it further resolved that said public hearing on the creation of the single parcel special assessment district shall be held as part of a regular Village Council meeting on July 16, 2024, beginning at 7 PM local time at the Village Hall, 1010 Clubhouse Drive, Lake Isabella, Michigan.
- Be it further resolved that said assessment shall be based on the actual costs incurred to abate the public nuisance of long weeds and grass as detailed herein:

1000 Vallado Drive

Item	Rate	Qty.	Total Cost
Staff Time - JJ	\$40.00	1.5	\$60.00
Mailing Costs	\$1.25	4	\$5.00
Mower Use	\$50.00	1.5	\$75.00
TOTAL COSTS			\$140.00

NOW, THEREFORE, BE IT FURTHER RESOLVED: The Village Council hereby directs the Village Clerk to prepare a Single Parcel Special Assessment District roll as detailed below, to cover the full and complete costs incurred by the Village in abating nuisances at the following location:

SPSAD 2024-02 (1036 Cordoba Lane)

Henry Eaton

1036 Cordoba Lane

Lake Isabella, MI 48893

22-062-00-272-00

Date of Correction: June 10, 2024

Abatement Costs: **\$140.00**

- Be it further resolved that the Village Council directs that notice of a public hearing on the special assessment district be provided to and for the above owner of record in accordance with the codified ordinances of the Village of Lake Isabella; and,

- Be it further resolved that the full amount of such special assessment shall be due in full 90 days from the date of creation, such special assessment shall be payable in 1 installment, and that after 90 days any unpaid assessment shall be charged a monthly 1% interest fee on any unpaid balance and unpaid interest.
- Be it further resolved that said public hearing on the creation of the single parcel special assessment district shall be held as part of a regular Village Council meeting on July 16, 2024, beginning at 7 PM local time at the Village Hall, 1010 Clubhouse Drive, Lake Isabella, Michigan.
- Be it further resolved that said assessment shall be based on the actual costs incurred to abate the public nuisance of long weeds and grass as detailed herein:

1036 Cordoba Lane

Item	Rate	Qty.	Total Cost
Staff Time - JJ	\$40.00	1.5	\$60.00
Mailing Costs	\$1.25	4	\$5.00
Mower Use	\$50.00	1.5	\$75.00
TOTAL COSTS			\$140.00

NOW, THEREFORE, BE IT FURTHER RESOLVED: The Village Council hereby directs the Village Clerk to prepare a Single Parcel Special Assessment District roll as detailed below, to cover the full and complete costs incurred by the Village in abating nuisances at the following location:

SPSAD 2024-03 (2003 Seabury Circle)

PennyMac Loan Servicing, LLC

3043 Townsgate Road

Suite 200

Westlake Village, CA 91361

22-058-00-012-00

Date of Correction: June 10, 2024

Abatement Costs: **\$185.00**

- Be it further resolved, that the Village Council directs that notice of a public hearing on the special assessment district be provided to and for the above owner of record in accordance with the codified ordinances of the Village of Lake Isabella; and,

- Be it further resolved that the full amount of such special assessment shall be due in full 90 days from the date of creation, such special assessment shall be payable in 1 installment, and that after 90 days any unpaid assessment shall be charged a monthly 1% interest fee on any unpaid balance and unpaid interest.
- Be it further resolved that said public hearing on the creation of the single parcel special assessment district shall be held as part of a regular Village Council meeting on July 16, 2024, beginning at 7 PM local time at the Village Hall, 1010 Clubhouse Drive, Lake Isabella, Michigan.
- Be it further resolved that said assessment shall be based on the actual costs incurred to abate the public nuisance of long weeds and grass as detailed herein:

2003 Seabury Circle

Item	Rate	Qty.	Total Cost
Staff Time - JJ	\$40.00	2	\$80.00
Mailing Costs	\$1.25	4	\$5.00
Mower Use	\$50.00	2	\$100.00
TOTAL COSTS			\$185.00

I, Carol Shannon, the duly qualified and acting Clerk of the Village of Lake Isabella, Isabella County, Michigan (the "Village") do hereby certify that the foregoing is a real and complete copy of a resolution adopted by the Village Council at a meeting held on June 18, 2024, the original of which is on file in the Village Offices. Public notice of the said meeting was given pursuant to and in compliance with Act No. 267 of the Public Acts of Michigan of 1976, as amended.

Date

Carol Shannon
Lake Isabella Village Clerk

Timothy R. Wolff
Lake Isabella Village Manager



Village of Lake Isabella

VILLAGE COUNCIL MEETING
JUNE 18, 2024
NEW BUSINESS #3

PROPOSED ORDINANCE 2024-02

At the Planning Commission meeting earlier this month, the Planning Commission held a public hearing to receive comments on proposed text amendments to the zoning ordinance. The proposed amendments address the regulation of day care homes in the village. The most significant proposed change would allow for Group Day Care Homes as a Special Land Use in the LR-1 and LR-2 zoning districts.

Approvals granted through a Special Land Use, a process designed to ensure transparency and community involvement, require notification to nearby property owners and residents and a public hearing by the Planning Commission before approval. Presently, the Village allows for Family Day Care Homes (up to 6 children) as a permitted use but does not allow Group Day Care Homes (7 to 12 children) except in the LR-5 district.

The Planning Commission received comments from two different individuals who operate Family Day Care Homes in the community. Both shared comments that there is a considerable demand for child care in the area, and both have a waiting list for. In speaking with the licensing official for our area from the State of Michigan, he also confirmed that there is a shortage of child care providers in Isabella County.

Classifying Group Day Care Homes as a Special Land Use is consistent with how the City of Mt. Pleasant and Union Township regulate day cares.

Requested/Recommended Action: Please review the proposed zoning text amendments. The ordinance will need to be introduced by a member of the Council, and a public hearing be set for the July meeting.

Village of Lake Isabella

1010 Clubhouse Drive
Lake Isabella, MI 48893

PROPOSED ORDINANCE 2024-02

GROUP DAY CARE HOMES

The Village of Lake Isabella hereby ordains:

SECTION 1: PURPOSE

The purpose of this Ordinance is to update the definition of Family Day Care Homes and Group Day Care Homes contained in the zoning ordinance of the Village of Lake Isabella. It is further the purpose of this ordinance to amend the regulation of Group Day Care Homes and classify them as a Special Land Use in the LR-1 and LR-2 zoning districts. The amendments contained in this ordinance are intended to address a shortage of childcare services in the region, which hinders economic development. It is also the intent of the proposed amendments to allow residents of the community added opportunities for self-employment and work-from-home careers.

SECTION 2: DEFINITIONS AMENDED

The following definitions in Chapter 1204 are hereby updated to read as follows:

Day Care Homes, Family: A private home in which at last one (1) minor child, but fewer than seven (7) minor children, are received for care and supervision for periods of less than twenty-four hours a day, unattended by a parent or legal guardian, except children or adults related to an adult member of the family by blood, marriage, or adoption. ~~one to seven (7) children are received for care and supervision.~~

Day Care Home, Group: A private home in which more than six (6), but not more than twelve (12) minor children are given care and supervision for periods of less than twenty-four hours a day, unattended by a parent or legal guardian. ~~seven (7) but not more than fourteen (14) minor children or adult patrons are given care and supervision for periods of less than twenty-four (24) hours a day unattended by a parent or legal guardian, except children or adults related to an adult member of the family by blood, marriage, or adoption. Group day care home includes a home that gives care to an unrelated minor child for more than four (4) weeks during a calendar year, and also Adult Day Cares.~~

SECTION 3: SCHEDULE OF USES UPDATED

The schedule of Permitted and Special Land Uses contained in Section 1232.3 of the Codified Ordinances of the Village of Lake Isabella is amended to classify Group Day Care Homes as a Special Land Use in the LR-1 and LR-2 zoning districts.

SECTION 4: STANDARDS OF USE UPDATED

The standards of use and conditions required for development are hereby updated to read as follows concerning the regulation of Family Day Care Homes and Group Day Care Homes.

37. Day Care Home, Family.

- a) A minimum of thirty-five square feet (35') of habitable indoor play area shall be provided for each child. This area shall be exclusive of hallways, bathrooms, office areas, kitchens, storage areas and closets, and areas used exclusively for rest or sleep.
- b) A minimum of one hundred twenty-five (125) square feet of fenced outdoor play area shall be provided for each child. The fence shall be a minimum height of three feet (3') above grade.
- c) All outdoor play equipment shall be located at least twenty feet (20') from any residential dwelling(s) on abutting properties.
- d) Applications for approval of any day care or child care facility shall include a ~~site~~ [plot](#) plan drawn to scale of both the floor plan of the structure and the parcel showing all current and proposed fences, play equipment, and parking spaces.
- ~~e) A Family Day Care Home shall not be located within three hundred (300) feet, measured parcel line to parcel line to any of the following:~~
 - ~~i) A State licensed residential facility for adult foster care or the care and treatment of persons released from or assigned to adult correctional institutions.~~
 - ~~ii) A facility offering substance abuse treatment and rehabilitation services to seven or more people as licensed by the State of Michigan.~~
- ~~f) A facility offering substance abuse treatment and rehabilitation services to seven or more people as licensed by the State of Michigan.~~
- ~~g)~~ [ge](#)) Hours of operation shall be limited to ~~7~~ [6:30](#) a.m. until 8 p.m. If an applicant wishes to seek operating hours outside of this time frame, the matter shall be considered a Special Land Use. The Planning Commission shall consider the request only after holding a public hearing.

38. Day Care Home, Group.

- a) A minimum of thirty-five square feet (35') of habitable indoor play area shall be provided for each child or adult patron. This area shall be exclusive of hallways, bathrooms, office areas, kitchens, storage areas and closets, and areas used exclusively for rest or sleep.
- b) A minimum of one hundred twenty-five (125) square feet of fenced outdoor play area shall be provided for each child or adult patron. The fence shall be a minimum height of four feet (4') above grade.

- c) All outdoor play equipment shall be located at least twenty feet (20') from any residential dwelling(s) on abutting properties.
- d) Applications for approval of any group day care shall include a ~~site~~ plot plan drawn to scale of both the floor plan of the structure and the parcel showing all current and proposed fences, play equipment, and parking spaces.
- e) A Group Day Care Home shall not be located within ~~three~~ five hundred (~~3~~500) feet, measured parcel line to parcel line to any of the following:
 - i) A State-licensed residential facility for adult foster care or the care and treatment of persons released from or assigned to adult correctional institutions.
 - ii) A facility offering substance abuse treatment and rehabilitation services to seven or more people as licensed by the State of Michigan.
 - iii) Another Family Day Care Home or Group Day Care Home.
- f) Hours of operation shall be limited to ~~7~~6:30 a.m. until 8 p.m. If an applicant wishes to seek operating hours outside of this time frame, the matter shall be considered a Special Land Use. The Planning Commission shall consider the request only after holding a public hearing.
- g) An Adult Day Care Home shall be registered and licensed as required for group day care homes under the Child Care Organizations, Public Act 116 of 1973, as amended.

SECTION 5: SEVERABILITY

In the event that any section or sections, provisions, phrases, or words of this Ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity or the enforceability of the remaining sections, provisions, phrases, or other words of this Ordinance.

Section 6: Ordinances Repealed

All ordinances and/or parts of ordinances in conflict with or inconsistent with this Ordinance are hereby repealed to the extent of any such conflict or inconsistency.

Section 7: Effective Date

This Ordinance shall take effect and be in force upon the expiration of 7 days after the date when the notice of adoption for this Ordinance is published in a newspaper of general circulation in the Village of Lake Isabella. This Ordinance and attached document shall be codified, edited for typos and grammatical errors, and enumerated in accordance with the codification procedure of the Village of Lake Isabella.

###

We, the undersigned President and Clerk of the Village of Lake Isabella, Isabella County, State of Michigan, do hereby certify that the above and foregoing Ordinance, known as Ordinance #2024-02 “**GROUP DAY CARE HOMES**” of the Village of Lake Isabella, was adopted in the following manner with at least seven days elapsing between the publication of the public hearing for the Ordinance and the enactment by the Village Council at a regular or special meeting of the Lake Isabella Council, offered by councilmember _____, and seconded by councilmember _____. Initially introduced by Councilmember _____.

Planning Commission Introduction	May 14, 2024
Planning Commission Public Hearing	June 11, 2024
Planning Commission Recommendation	June 11, 2024
Village Council Introduction	
Village Council Public Hearing	
Village Council Enactment	

The vote to adopt this Ordinance was taken by roll call, with the “yeas” and “nays” recorded as such.

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

Dated at Lake Isabella, Michigan, this _____ day of _____, 2024.

Village Council President
David Torgerson

Village Clerk
Carol Shannon



Village of Lake Isabella

VILLAGE COUNCIL MEETING
JUNE 18, 2024
NEW BUSINESS #4

LANDUSE USA TARGET MARKET HOUSING STUDY

Attached is a proposal from LandUse USA to perform a housing target market study for our Master Plan update. The Village has been awarded a grant from MSHDA in the amount of \$45,000 to fully cover these costs. Our current Master Plan, adopted in 2019, incorporates a Target Market Housing Study that was done through our regional planning commission that focused on Isabella County, with subset data for the City of Mt. Pleasant, Village of Lake Isabella, and a handful of other local entities.

Requested/Recommended Action: Please review the proposal and a motion will need to be passed approving the proposal.

A PROPOSAL

Residential
Target Market Analysis
for the
Village of Lake Isabella
Michigan
May 30, 2024

Prepared by:





May 30, 2024

Tim Wolff, AICP, Village Manager
1010 Clubhouse Drive
Lake Isabella, MI 48893
(o) 989.644.8654 | (c) 989.714.2780
tim@lakeisabellami.org

RE: Residential Target Market Analysis (TMA)
The Village of Lake Isabella, Michigan

Dear Mr. Wolff,

On behalf of LandUseUSA | Urban Strategies, I would like to personally thank you for the opportunity to present this proposal and draft agreement for completion of a regional Residential Target Market Analysis for the Village of Isabella in Isabella County, Michigan. If you retain LandUseUSA for this housing study and assignment, then I will conduct the analysis and work myself, and I will be the sole point of contact throughout the project.

My credentials include nearly 35 years of professional experience specializing the site selection, location analysis, and market research and analysis. I founded LandUseUSA in 2008 and have since specialized in helping communities throughout the Upper Midwest achieve economic, housing, and retail growth based on market realities. LandUseUSA DBE-certified as a 100% woman-owned small business with offices centrally located in Lansing, Michigan.

Among other duties, I also serve as the Vice President on the board of directors for the Michigan Chapter of the Congress for the New Urbanism (CNU); am a faculty member with the Incremental Development Alliance (IncDev); and serve on the Resource Council with the Form Based Codes Institute (FBCI). I also volunteer on the Economics Committee for Place Initiative (PI); and serve on the board of directors for my Downtown Development Authority (DDA). I also am an Emeritus board member with the Michigan Community Development Association (MCDA). Finally,

Community Attributes – Lake Isabella is a unique bedroom community with an inland lake and golf course that were created in the 1960's, spurring new home developments that continued into the 2000's . The U.S. Census under-counted the village's population in the 2020 census, and we understand that you may have corrected numbers to help inform the study.

We also understand that you prepared a Master Plan for the Village in 2013, and that code amendments now allow for more diversity in some zoning districts, such as carriage style accessory dwellings over garages, duplexes, and cottage courtyards. Short-term rentals are not allowed in the village. Supported by a new fiberoptic internet service, local residents are more likely than ever to be working from home. These and other community attributes will be considered while we customize the work for Lake Isabella.

General Work Approach – If you retain LandUseUSA to complete this housing study for the Village of Lake Isabella, then we (i.e., myself, singular) will focus on the core objectives of measuring the magnitude of market potential for new-build housing units and rehabs throughout the community. The market potential will be differentiated by tenure (owner and renter), building size (number of units), building format (detached houses, townhouses, lofts, apartments, etc.), prices (values and rents), and target markets (lifestyle clusters). It also will be differentiated based on the potential to capture in-migration; retain internal movership; and intercept households that might otherwise bypass the village altogether.

The study will compare supply (competition) and demand (demographics) for the Village of Lake Isabella, with comparisons to Isabella County. Supply and demand models will be used to measure gaps; and the results will then be qualified with identification of opportunities for housing growth and diversification. As part of the analytic process, we also will study migration and movership rates (i.e., the share of households that move in any given year); lifestyle clusters; household income by tenure; housing stock by tenure and price (values and rents); vacancy rates; building permits; and related topics.

High Batting Average in Neighboring Michigan – Within its home state of Michigan, LandUseUSA has an exceptionally high batting average and has succeeded in being awarded 98% of all Target Market Analyses contracts. Since 2013, we have completed TMA's for nearly every county in the state. Our work is well known across Michigan and endorsed by all of the state's agencies, including those listed on the following page.

Acronym	Agency Names	Leadership Names and References
MSHDA	MI State Housing Dev. Authority	David Allen
MML	MI Municipal League	Richard Murphy, Melissa Milton-Pung
MEDC	MI Economic Dev. Corporation	Michelle Parkkonen, Nate Scramlin
MLB, LEO	MI State Land Bank Authority	Jim Tischler
MDARD	MI Dept. of Agriculture, Rural Dev.	Sarah Lucas
CEDAM	Community Economic Dev. Assoc.	Luke Forrest
MDOT	MI Dept. of Treasury, Community Dev.	Larry Steckelberg
Kinexus	Kinexus Group, Southwest Michigan	Todd Gustafson, Zachary Morris

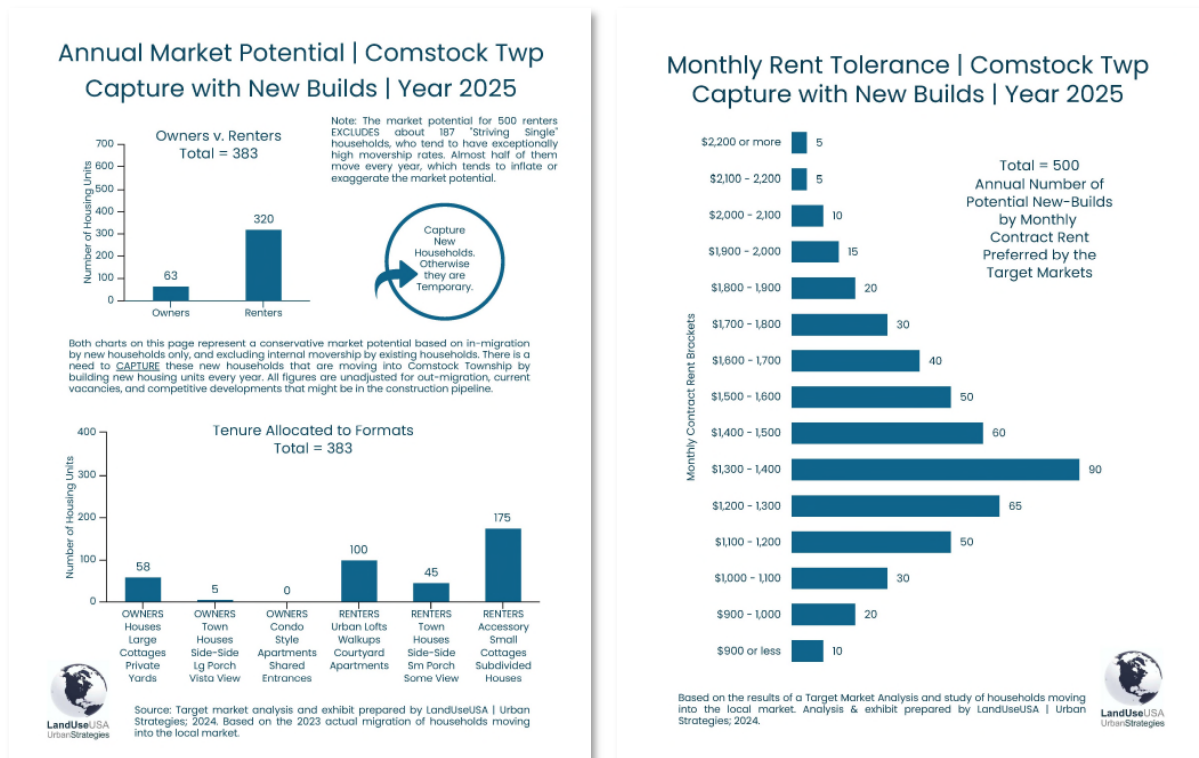
Migration Details – LandUseUSA also is unique in that we always provide estimates of the market potential based on 1) *Capture* of in-migration; 2) *Retention* of internal movership; and 3) *Interception* of households that might otherwise bypass the village if new housing choices are not developed. Breaking the market potential down in this manner helps convey the results in a reasonable and relatable way for stakeholders and prospective developers.

Lifestyle Preferences for Missing Middle Housing – LandUseUSA relies on Experian’s Mosaics for lifestyle cluster data that enables us to accurately align the market potential by building size (number of units), which we then qualify by Missing Middle Housing format. For each component of migration, we will allocate the market potential by three housing formats for homeowners, and three categories for renters.

Most owners will be inclined to purchase detached houses and cottages. However, some might also choose alternative formats like duplexes, townhouses, and condominiums. In comparison, most renters tend to lease pre-leased apartments, but others are searching for alternatives like accessory dwellings, cottages, subdivided houses, townhouses, and urban lofts. All of these formats will be considered for the Villag of Lake Isabella. In addition, we the market potential will be qualified by a) target market or lifestyle cluster; and b) price, including value and rent brackets.

Data Transparency – LandUseUSA does not purport to use proprietary methodologies in conducting Target Market Analyses and housing studies. Instead, we prefer to share full transparency in our work approach and will gladly explain the details of our analytic models, including primary, secondary, and tertiary data sources. We primarily rely on the U.S. Census, American Community Survey, Experian, and field observations for most of our data; and we will develop in-house forecasts of market supply and demand out to the year 2030.

Graphs and Histograms – The market study will include recommendations that are summarized in graphs and histograms rather than data tables. Exhibits will summarize the market potential based on the potential capture of in-migration, retention of internal movership, and interception of households that might bypass the village unless new housing choices are developed. Examples from our recent work in Comstock Township are provided below.



Readable and Digestible Reports – We will ensure that your market study report is readable, discernable, relatable, and easy to understand. The narrative report will focus on the most salient study findings, results, conclusions, and recommendations. Rather than a long narrative with embedded tables, we will provide a succinct Executive Summary in the format of a slide deck. We also will share a single .pdf report supported by histograms, scatter plots, pie charts, and other exhibits. Work samples and references are provided on the following page.

Stakeholder Engagement – We anticipate commencing the work with an in-person trip to the Village of Lake Isabella with a formal kick-off meeting, focus group session, TMA Tutorial (explaining the work approach), local market tour, and independent field work. We also have a Zoom account to easily schedule virtual meetings; and we anticipate providing you with several sessions to review interim, draft, and final reports. If you like, we also can host a virtual developer forum or other sessions to review the study results with additional stakeholder groups.

Work Samples and References:

Lenawee County | Year 2022

Contact: Lynn Punnett | phone: (517) 423-6519 | email: lynnepunnett@yahoo.com

<https://lenawee.mi.us/1076/Housing>

The City of Royal Oak | Year 2022

Contact: Joseph Murphy | phone: (248) 246-3285 | email: joem@romi.gov

<https://planroyaloak.com/wp-content/uploads/sites/13/2023/11/01-DM-Royal-Oak-Residential-10-23-23-v3.pdf>

<https://planroyaloak.com/wp-content/uploads/sites/13/2023/11/03-DM-Royal-Oak-Real-Estate-10-23-23.pdf>

The City of East Lansing | Year 2022

Contact: Jim Tischler | phone: (517) 420-8531 | email: jetischler@outlook.com

<https://www.cityofeastlansing.com/2163/East-Lansing-Housing-Study>

DeWitt Township | Year 2021

Contact: Andrew Dymczyk | phone: (587) 662-0169 | email: adymczyk@dewittwp.org

<https://www.dewitttownship.org/DocumentCenter/View/652/DeWitt-Residential-Market-Study-2021PDF?bidId=>

<https://www.dewitttownship.org/DocumentCenter/View/654/DeWitt-Housing-Study-Appendix-One-2021PDF?bidId=>

<https://www.dewitttownship.org/DocumentCenter/View/653/DeWitt-Housing-Study-Appendix-Two-2021PDF?bidId=>

The City of Portage | Year 2020

Contact: Chris Forth (retired) | phone: (269) 330-3400

<https://www.portagemi.gov/DocumentCenter/View/3231/2020-City-of-Portage-Housing-Study?bidId=>

Exclusions – Although the following items are excluded from this proposal and contract, they can be added for additional fees for professional time: Trolley, bus, or van tours; formal PowerPoint presentations; appearances at formal township board or planning commission meetings; facilitation of in-person developer forums; consumer preference surveys; economic growth strategies; retail market studies; marketing plans; financial pro-forma analyses; qualitative site assessments; planning, architecture, and related services; and implementation strategies, action plans, and housing strategic plans.

Fees for Professional Time – If you retain LandUseUSA for this project, our total fees for professional time will be \$45,000, and all direct costs and travel expenses will be waived. We anticipate providing you with two invoices at 50% and 95% stages of the work. Although we do not require a retainer for this assignment, we respectfully ask that you pay each invoice within 30 days of receipt. You also agree that payment will not be delayed based on receivables or financial obligations that the village has with any third parties.

Artistic Freedom – In completing the work, we respectfully ask for artistic freedom in deciding the best data sources, methodologies, models, and analytic approaches needed to complete the work and do an exceptional job while working within the budget. We also ask that you agree to not withhold or delay payment based on whether you agree with the study format, writing style, findings or conclusions, or recommendations.

Timeline – We have the capacity to commence with the Residential Target Market Analysis for the Village of Lake Isabella as early as July 1, 2024. We anticipate that it will take at least five (5) months to complete the draft housing study, plus one (1) additional month to complete the work. Additional time may be needed to deliver the findings through virtual Zoom meetings. We will work diligently while striving to do the very best job within a reasonable timeline; and we and will complete all work by year-end 2024. We also will strive to expedite the work if possible.

Authorizing the Work – To authorize the work and invoke this contract, please sign the last page of this proposal, scan it, and email it back to sharonwoods@landuseusa.com. We will then request a video conference to discuss next steps, which will include a soft (virtual) kick-off meeting any time you like and prior to our official commencement.

During the soft kick-off meeting we also will schedule a more formal kick-off meeting, market tour. Ideally, these will take place during the last week of August or the first week of September. We also will request copies of any prior studies, reports, and plans for us to review. Note: The timing of the in-person meeting will not impact our commencement of the study on July 1st.

Tim, please let me know if you have any questions regarding the work approach, methodology, or study goals and objectives. I will look forward to your call to answer questions and discuss possible next steps.

Sincerely,



Sharon Woods, President
LandUseUSA | Urban Strategies

...

AGREEMENTS

Residential Target Market Analysis
The Village of Lake Isabella, Michigan
(\$45,000.)

AGREED:



.....
Sharon Woods, CNUa
President
3003 E Michigan Ave, Ste 1186
Lansing, Michigan 48912
(o) 517.290.5531
(c) 517.290.5531
sharonwoods@landuseusa.com

May 30, 2024

.....
Date Signed and Agreed

AGREED:

.....
Tim Wolff, AICP
Village Manager
1010 Clubhouse Drive
Lake Isabella, Michigan 48893
(o) 989.644.8654
(c) 989.714.2780
tim@lakeisabellami.org

.....
Date Signed and Authorized

CERTIFICATES

Residential Target Market Analysis for the Village of Lake Isabella Michigan May 30, 2024

Prepared by:





Disadvantaged Business Enterprise Unified Certification Program

Acknowledges

LandUse/USA

*As a certified DBE in accordance with 49 CFR Part 26 as
published in the Code of Federal Regulations*

Michigan Department of Transportation

Date of Certification: 05/22/2017

Date Issued: 05/23/2017

Reidar M. Keating, Manager
Office of Business Development

Lisa Thompson, Administrator
DBE Program



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)
12/14/2023

PRODUCER DESIGNPRO INSURANCE GROUP P.O. BOX 511106 LIVONIA, MI 48151 E-MAIL: DESIGNPRO@AMERITECH.NET		PH: 734-425-9710	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.
INSURED LANDUSE/USA, LLC 6971 WESTGATE DRIVE LAINGSBURG, MI 48848			
INSURERS AFFORDING COVERAGE			NAIC#
INSURER A: HANOVER INSURANCE COMPANY			22292
INSURER B:			
INSURER C:			
INSURER D:			
INSURER E:			

COVERAGES

Serial #

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES, AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS	
A		GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	#OHB-8984103-13	01-03-24	01-03-25	EACH OCCURRENCE	\$ 2,000,000
		DAMAGE TO RENTED PREMISES (Ea occurrence)				\$ 300,000	
		MED EXP (Any one person)				\$ 10,000	
		PERSONAL & ADV INJURY				\$ 2,000,000	
		GENERAL AGGREGATE	\$ 4,000,000				
		PRODUCTS - COMP/OP AGG	\$ 4,000,000				
A		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> <input type="checkbox"/>	#OHB-8984103-13	01-03-24	01-03-25	COMBINED SINGLE LIMIT (Ea accident)	\$ 2,000,000
		BODILY INJURY (Per person)				\$	
		BODILY INJURY (Per accident)				\$	
		PROPERTY DAMAGE (Per accident)				\$	
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/>				AUTO ONLY - EA ACCIDENT	\$
						OTHER THAN EA ACC	\$
						AUTO ONLY: AGG	\$
		EXCESS / UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> <input type="checkbox"/> DEDUCTIBLE RETENTION \$				EACH OCCURRENCE	\$
						AGGREGATE	\$
							\$
							\$
							\$
		WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below				<input type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER	
						E.L. EACH ACCIDENT	\$
						E.L. DISEASE - EA EMPLOYEE	\$
						E.L. DISEASE - POLICY LIMIT	\$
A		OTHER MISCELLANEOUS PROFESSIONAL LIABILITY	#LHB-8984675-15	01-03-23	01-03-24	PER CLAIM LIMIT	: \$1,000,000
						PER AGGREGATE LIMIT:	\$1,000,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS

CERTIFICATE HOLDER**CANCELLATION**

The Village of Lake Isabella, Michigan

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. LAND USE USA LLC	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► S Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ►	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
	5 Address (number, street, and apt. or suite no.) See instructions. 6971 Westgate Drive	Requester's name and address (optional) Kinexus Group
	6 City, state, and ZIP code Laingsburg, Michigan 48848	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
				-				-	
or									
Employer identification number									
3	0		-	0	5	2	6	3	8

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► <i>Sharon M. Woods</i>	Date ► May 30, 2024
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

QUALIFICATIONS

Residential Target Market Analysis for the Village of Lake Isabella Michigan May 30, 2024

Prepared by:





LandUseUSA
UrbanStrategies

Michigan mailing address

LandUseUSA | Urban Strategies
3003 E Michigan Ave, Ste 1186
Lansing, Michigan 48912
www.LandUseUSA.com
(517) 290-5531 cell + text

Florida mailing address

LandUseUSA | Urban Strategies
3236 Forum Blvd, Ste 1061
Fort Myers, Florida 33905
www.LandUseUSA.com
(517) 290-5531 cell + text

Services Overview

We provide professional consultation services with specialization in real estate market research and analysis. Our work includes place-based target market analysis, downtown market strategies, housing and retail market studies, and land use economics. Our services are customized for each unique place and project; and backed by industry intelligence on the lifestyle preferences of established residents, commuters, tenants, shoppers, and migrating households.

communities - We assist communities of all sizes by measuring the market potential for housing, retail, and mixed-use projects. Results are often used to guide the process of updating master plans and zoning ordinances; make policy decisions about land use and investment; and validate or refute the feasibility of site-specific development proposals.

urban planners - We support planning firms by demonstrating the economic viability of their master plans and site plans. We conduct the market analysis in the earliest stages of each planning project, and support our teams throughout the planning and stakeholder engagement process.

developers - We help developers by identifying investment opportunities, optimal land use strategies, and attainable rents and values per square foot. We are experts at forecasting market opportunities by building format, tenure, rent, value, unit size, and absorption rate.

downtowns - We help downtowns identify the optimal mix of merchants and tenants for filling brick-and-mortar retail space. We also help by forecasting the market potential for urban lofts above street-front retail; and for townhouses, row houses, and other missing housing formats that can help transition into the surrounding neighborhoods.

nationwide - Our experience is coast-to-coast, from Alaska to Puerto Rico, and from California to Maine. We are DBE-certified in numerous states; and we are currently working on projects and assisting planning teams in Indiana, Missouri, and Washington.

services overview

market research & analysis
target market analysis
housing and retail studies
highest and best use studies
downtown market studies
optimal land use strategies
economic growth strategies
planning support services
real estate consultations
location intelligence

speaking engagements

university, college lectures
conferences, workshops
developer forums, tutorials
real estate bootcamps

alliances and partnerships

Incremental Dev Alliance | IDA
Faculty + Liaison

Smart Growth America | FBCI
Resource Council Member

CNU Michigan Chapter | MicNU
Vice President



additional affiliations

American Planning Assoc | APA
Association of Planning | MAP
Downtown Association | MDA

Services Overview

Professional consultants specializing in real estate consulting, place-based Target Market Analysis (TMA), Downtown Market Strategies, and Land Use Economics. Services are customized for each unique project and place, and backed by intelligence on the preferences of retailers, tenants, shoppers, and residents. Our clients include communities, urban and town planners,

and private developers. We help planning firms demonstrate the economic viability of master plans. We also help developers identify investment opportunities and optimal land uses. And, we help downtowns identify their optimal mix of merchants and tenants. Our experience is coast-to-coast, from Alaska to Puerto Rico; and from California to Maine.



Residential Target Market Analysis

Housing strategies matched with lifestyle preferences of migrating households.



Retail Target Market Analysis

Retail strategies matched with shopper and visitor preferences.



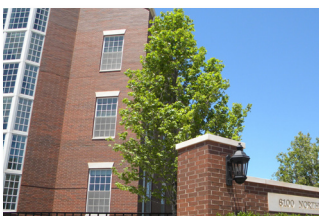
Residential Market Strategy

Diverse housing formats by tenure, size, rents, and amenities.



Downtown Market Strategy

Mixed uses and Placemaking to activate Main Streets and downtown districts.



Economic Growth Strategy

Diversification for new industries, skilled jobs, and revenues.



Retail Market Strategy

Merchants, optimal tenants, destination stores, and retail formats.

Residential Target Market Analysis

A Residential Target Market Analysis (TMA) is a specialized study of households who are on the move and seeking dynamic places for living, working, shopping, and playing. It focuses on households with a preference for urban

places, including downtown districts, mixed-use corridors, and surrounding neighborhoods. Study results are used to identify Missing Middle Housing format, particularly attached units in mixed-use projects and urban settings.



Methods and Industry Intelligence

- Identification of Target Market Households
- Lifestyle Preferences and Expenditures
- Migration Patterns and Movership Rates
- Demographic and Generational Shifts
- Shifting Trends in the Housing Industry
- Gaps by Tenure, Price, and Unit Size
- Strategies by Missing Middle Housing Typology
- Location Analysis and Placement Strategies
- Implications for the Placemaking Process
- Implications for Planning and Development



Michigan mailing address

LandUseUSA | Urban Strategies
3003 E Michigan Ave, Ste 1186
Lansing, Michigan 48912
www.LandUseUSA.com
(517) 290-5531 cell + text

Florida mailing address

LandUseUSA | Urban Strategies
3236 Forum Blvd, Ste 1061
Fort Myers, Florida 33905
www.LandUseUSA.com
(517) 290-5531 cell + text

Sharon Woods, Principal

CNUa | CRE | FBCI | NCI | MA | DBE



Sharon Woods is the founding Principal and President of LandUseUSA | Urban Strategies. Her specialty is studying the lifestyle preferences of migrating households, forecasting market opportunities, and developing strategies for cities, urban planners, and developers. She focuses on target markets and their cravings for downtown shopping, urban housing formats, placemaking amenities, and social interaction.

Sharon is an active proponent and advocate for urbanism, placemaking, and aesthetics through good building form and design. She contributes to the urbanism cause by developing housing and residential market studies, retail market studies, and land use strategies. Her personal mission is to inform and encourage communities, developers, and investors on ways to create vibrant urban places that are engaging while helping them intercept target market households who are on the move across the nation.

Sharon serves as a faculty member with the Incremental Development Alliance, a non-profit and volunteer-based organization focused on teaching developers how to reinvest into their communities, and with small projects that incrementally add value. She also serves as the Vice President for the Michigan Chapter of the Congress for the New Urbanism; and on the Resource Council for Smart Growth America's Form Based Codes Institute. Last but not least, she also serves on the Board of Directors for her local Downtown Development Authority (Lansing DDA).

Sharon began her career with twelve years in leadership positions at four Fortune 500 retail corporations; and developed expertise in location intelligence, site selection, revenue forecasting, and market analysis. She grew up in the Historic Seward Neighborhood of Minneapolis and has worked in four downtowns, including Minneapolis (Target), Cincinnati (Macy's), Detroit (GM), and Lansing (consulting). These urban places were inspirational, and in 2000 she decided on the career change that has enabled her to make an invaluable contribution to the urbanism cause.

alliances and partnerships

Incremental Dev. Alliance | IDA
Faculty Member

Smart Growth American | FBCI
Resource Council Member

certifications

Congress for New Urbanism | CNUa
Counselors of Real Estate | CRE
Form-Based Codes Institute | FBCI
National Charrette Institute | NCI

board of directors

Michigan Chapter of CNU | MiCNU
Vice President

additional affiliations

American Planning Assoc | APA
MI Association of Planning | MAP
MI Downtown Association | MDA

advanced education

Miami University | MU
Masters Degree Arts - 1990 | MA
Applied Geography | Urban Planning
Summa Cum Laude 4.0 with Honors

University of Wisconsin | UW
Bachelors Degree Arts - 1988 | BA
Applied Geography | Urban Planning

fortune 500 retailers

General Motors | Urban Science
Location Intelligence
Downtown Detroit | Michigan
Senior Manager | 2001-2002

Sears Holdings | Kmart Corporation
Real Estate Market Strategies
The City of Troy | Michigan
Director | 2000-2001

Macy's, Inc. | Federated Dept. Stores
Area Research, Location Intelligence
Downtown Cincinnati | Ohio
Senior Manager | 1993-2000

Target Corporation | Dayton-Hudson
Market Research & Analysis
Downtown Minneapolis | Minnesota
Senior Market Analyst | 1990-1993

Curriculum Vitae
Sharon Woods, CNUa, FBCI, NCI, MA
LandUseUSA | Urban Strategies



Professional Consulting; 2001 – Current

Sharon Woods is the Principal and founder of LandUseUSA | Urban Strategies, a professional consulting firm that serves the entire United States from its primary office in Central Michigan and secondary office in Southwest Florida. Sharon has over 30 years of professional experience, including 20 years in consulting preceded by 12 years with several Fortune 500 retail corporations.

Sharon provides real estate advisory services in the fields of market research and analysis, downtown and community development, urbanism and placemaking, and land use economics. She specializes in Target Market Analysis methods and the development of optimal land uses and economic growth strategies for wide range of clients, including state agencies, jurisdictions, planners, and private land developers.

Sharon is especially known for her skills in identifying missing building formats for urban places, and formulating strategies that leverage local assets while creating enjoyable places for living, working, and playing. She focuses on identifying market opportunities for missing building formats that support and encourage culturally diverse communities. Her skills span all land use categories, including retail and merchant space, hotels, entertainment and recreational venues, placemaking amenities, urban housing formats, and mixed-uses with professional space.

Sharon also is an emeritus member with the Counselor of Real Estate (CRE), an invitation-only organization that holds its members to internal high standards and the core principles of knowledge, experience, wisdom, integrity, and distinction. She serves on the Board of Directors for the Michigan chapter of the Congress for the New Urbanism (CNU) and is an emeritus board member with the Community Development Corporation (MCDA). In the national arena, she also is a faculty member with the Incremental Development Alliance (Inc Dev) and an advisor on the Form Based Code Institute's (FBCI) Resource Council.

Employment History; 1990 – Current

LandUseUSA | Urban Strategies (2008 – Current); President and CEO, Founder
Anderson Economic Group (2003 – 2008); Principal and Practice Area Director
General Motors | Urban Science (2002 – 2003); Senior Manager of Location Intelligence
Sears Holdings, Inc | Kmart Corp (2001 – 2002); Director of Real Estate Strategies
Macy's Inc | Federated Department Stores (1993 – 2001); Senior Manager, Area Research
Target Corp | Dayton-Hudson Corp (1990 – 1993); Senior Analyst, Market Research

Curriculum Vitae
Sharon Woods, CNUa, FBCI, NCI, MA
LandUseUSA | Urban Strategies

Team Awards | Supporting Roles

1. Michigan | Portage Lake Center District Corridor and Placemaking Study – 2022 Recipients
Outstanding Urban Design, Planning Excellence; Michigan Association of Planning – Ann Arbor
Team Lead: Farr Associates (Doug Farr, FAIA, CNUa) – Chicago, Illinois
LandUseUSA Contribution: Retail and Residential Market Analyses and Location Strategies
2. Michigan | Comstock Center Place Plan for Redevelopment and Prosperity – 2021 Recipients
Economic Development and Planning Excellence; Michigan Assoc. of Planning – Ann Arbor
Team Lead: Becket and Raeder, Inc. (John Iacoangeli, AICP)
LandUseUSA Contribution: Retail Market Analysis and Site Planning Consultation Services
3. Michigan | The Governor’s Initiative on Project Rising Tide – 2018 Recipients
Planning and Economic Development Excellence; Michigan Assoc. of Planning – Ann Arbor
Program Sponsor: Michigan Economic Development Corporation – Lansing, Michigan
Team Lead: Beckett & Raeder Associates (John Iacoangeli, AICP; Leah DuMouchel, AICP)
LandUseUSA Contribution: Residential Target Market Analysis and Urban Strategies
4. Michigan | Turn on 28th Street Master Plan; City of Wyoming – 2011 and 2015 Recipients
Regional/Urban Design; AIA Grand Valley – Grand Rapids, Michigan
Team Lead: Nederveld, Inc. (Terry Sanford; Mark Miller, AICP)
Partners: Williams & Works (Lynee Wells, AICP) and Lott3Metz Architecture (Ted Lott)
LandUseUSA Contribution: Retail and Commercial Market Strategies
5. Michigan | Vernor Crossings Place Plan; Southwest Detroit – 2015 Recipients
Architectural Honor Award/Urban Design; AIA – Detroit, Michigan
Project Sponsor: Michigan Municipal League (Luke Forrest, Richard Murphy)
Team Lead: Archive DS Architects & Urbanists (Mark Nickita, AIA)
LandUseUSA Contribution: Retail and Residential Target Market Analyses (TMA)

Continued on the following page.

Curriculum Vitae
Sharon Woods, CNUa, FBCI, NCI, MA
LandUseUSA | Urban Strategies

Team Awards | Supporting Roles (continued)

6. Michigan | Waterford Oaks Waterpark Design Competition – 2015 Finalists
Project Sponsor: The Planning Division of Oakland County, Michigan
Team Lead: Landscapers, Architects, Planners, Inc. (Bob Ford, ASLA, RLA)
LandUseUSA Contribution: Market Assessment and Target Market Analysis (TMA)
7. Michigan | City of Jackson Design Competition – 2014 Recipients
Project Sponsor: The Planning Division of the City of Jackson, Michigan
Team Lead: Beckett & Raeder (John Iacoangeli, AICP; Leah DuMouchel, AICP)
LandUseUSA Contribution: Economic Growth and Downtown Market Strategy
8. Illinois | Town Center and TOD Plan; Village of Prairie Grove – 2013 Recipients
Best Strategic Plan; APA-IL Award – Chicago, Illinois
Team Lead: Teska Associates (Kon Savoy, AICP; Nick Patera, PLA)
LandUseUSA Contribution: Retail and Commercial Market Strategy

Curriculum Vitae
Sharon Woods, CNUa, FBCI, NCI, MA
LandUseUSA | Urban Strategies

TMA Public Presentations (non-contractual, pro bono)

<i>Acronym</i>	<i>Association</i>	<i>Location</i>	<i>Month</i>	<i>Year</i>
IncDev	Incremental Development Alliance	Fort Wayne IN	Oct.	2023
CMHC	Canada Housing & Mortgage Corp	Toronto, Ontario	July	2021
MMC	Metropolitan Mayors Caucus	Chicago IL	May	2021
MMC	Metropolitan Mayors Caucus	Chicago IL	Jan.	2021
ULI	Urban Land Institute	Cincinnati OH	Nov.	2020
MI Treasury	Michigan Department of Treasury	Lansing MI	Oct.	2020
IncDev	Incremental Development Alliance	Flint	Jan.	2020
MCDA	Michigan Community Dev. Assoc.	Lansing	Dec.	2019
IncDev	Incremental Development Alliance	Kalamazoo	July	2019
IncDev	Incremental Development Alliance	Albion	Feb.	2019
IncDev	Incremental Development Alliance	Flint	Sept.	2019
Ticco	Place Shapers Detroit – A Retreat	Detroit	Nov.	2019
NWMCOG	Housing Summit by Housing North	Traverse City	Oct.	2019
IncDev	Incremental Development Alliance	South Bend IN	Oct.	2018
CED-N	Comm. Economic Dev. Network	Lansing	Oct.	2018
Mid-MEAC	Mid-Mich. Environ. Action Council	Lansing	Mar.	2018
MCDA	Michigan Community Dev. Assoc.	Lansing	Mar.	2018
MI-OUI	Michigan Office of Urban Initiatives	Lansing	Nov.	2016
MEDC	Michigan Economic Dev. Corp.	Lansing	Aug.	2016
MCDA	MI Comm. Development Assoc.	Bay City	Oct.	2016
MAP	MI Assoc. Planning Spring Institute	Lansing	Apr.	2016

Curriculum Vitae
Sharon Woods, CNUa, FBCI, NCI, MA
LandUseUSA | Urban Strategies

TMA Public Presentations (non-contractual, pro-bono)

GCMPC	Genesee Co. Metro Planning	Flint	Oct.	2015
MDA	Michigan Downtown Assoc.	Kalamazoo	Oct.	2015
MAP	Michigan Assoc. of Planning	Detroit	Oct.	2015
MCDA	Michigan Comm. Dev. Assoc.	Greektown	Oct.	2015
MML	Michigan Municipal League	Detroit	Sept.	2015
HRS	HRS Communities (private)	Farmington Hills	May	2015
BMCC	Building MI Communities Conf.	Lansing	Apr.	2015
NEMCOG	Northeast MI Council of Gov.	Gaylord	Mar.	2015
H4H	Habitat for Humanity	Lansing	Nov.	2014
MCDA	Michigan Comm. Dev. Assoc.	Traverse City	Sept.	2014
MEDA	Michigan Economic Dev. Assoc.	Lansing	May	2014
BMCC	Building Michigan Communities	Lansing	April	2014
MCDA	Michigan Comm. Dev. Assoc.	Lansing	March	2014
SDBA	SW Detroit Business Assoc.	Detroit	Jan.	2014
SEMCOG	Michigan Placemaking Curriculum	Detroit	Jan.	2014
CMS	Developer's Forum	Jackson	Jan.	2014
MAP	Michigan Assoc. of Planning	Holland	Oct.	2013

Other Lectures and Seminars

1. CEDAM Real Estate Boot Camp – Introduction to Market Research and Analysis; 2022 (1 session)
2. Easy and Free Data for Small Scale Developers; Incremental Development Alliance; 2021 (1 class)
3. Coaching and Mentoring; National Center for Disability Entrepreneurship; 2020 (2 webinars).
4. How Urban Places can Adapt after the Coronavirus; TICCO; April 2020 (1 webinar).
5. The Impact of Internet Sales on Retail Merchants; Calvin College Urbanism Class; 2019 (1 class).
6. Target Market Analysis Tutorial; Michigan Economic Development Corporation; 2016 (1 class).
7. Real Estate Site Selection, Location Analysis; Michigan State University; 2011 – 2013 (6 classes).
8. Community Economic Development Assoc. of MI (CEDAM); Real Estate Boot Camp; 2012.
9. Junior Achievement Program; Minneapolis Public Schools; Fall Term 1992 (6 classes).

Curriculum Vitae
Sharon Woods, CNUa, FBCI, NCI, MA
LandUseUSA | Urban Strategies

Conference Presentations (non-contractual – pro bono)

Ontario, Canada | Target Market Analysis Comprehensive Tutorial | June 2022
C4C | Windsor Law Centre for Cities | Housing Systems Workshop | Windsor

Ontario, Canada | Target Market Analysis Introduction, Panel Discussion | March 2022
C4C | Windsor Law Centre for Cities | Housing Systems Workshop | Windsor

Maine | An Introduction to Target Market Analysis | June 2020
NE CNU | Build Main Regional Congress | Lewiston

Kentucky | Using Granular Data in Innovative Ways | June 2019
CNU27 | The 27th Congress for the New Urbanism | Louisville

Georgia | Activating Waterfront Retail with the Urbanism Toolbox | May 2018
CNU26 | The 26th Congress for the New Urbanism | Savannah

Arizona | Highest and Best Use: Smart Retail Land Use Strategies | March 2015
ALC | Accredited Land Consultants | National Land Conference | Tucson

Ohio | Using Applied Geography Degrees in the Job Market; Alumni Bicentennial | August 2006
Miami University of Ohio | Department of Geography | Oxford

Michigan | The Covid Impact on Current Retail Trends | June 2021
MDA | Michigan Downtown Association | Summer Workshop

Michigan | Data Driven Downtowns / Easy Data, Cheap | November 2020
MDA | Michigan Downtown Association | Virtual Annual Conference

Michigan | Real Estate Development Boot Camp: Commercial + Residential | May 2012
CEDAM | Community Economic Development Association of Michigan

Michigan | To Big-Box, or Not; Location Strategies of Discount Department Stores | March 2012
The City of Sturgis | Lunch and Learn Summit

Michigan | Turn on 28th Street Renovation and Retrofit (Award-Winning Project) | October 2011
MAP | Michigan Association of Planning | Annual Conference

Michigan | Performance Metrics for Site Decision-Making and Land Use | May 2008
NBC | National Brownfield Association | Annual Conference

Michigan | Supporting Great Planning with Smart Economics | October 2006
MAP | Michigan Association of Planning | Annual Conference

Michigan | Lifestyle Centers Defined and Re-defined | October 2005
MDA | Michigan Downtown Association | Annual Conference

Curriculum Vitae
Sharon Woods, CNUa, FBCI, NCI, MA
LandUseUSA | Urban Strategies

Advanced Education; 1985 – Current

FBC | Form Based Code Institute | Certified – 2019
CNUa | Congress for the New Urbanism | Certified – 2017
NCI | National Charrette Institute | Master's Certificate – 2016
MIplace | Placemaking Curriculum | All 6 Modules at Advanced 300 Level – 2014
MCP | University of Michigan – Extension | Master Citizen Planner – 2009
NAR | Middleton School of Real Estate | Continuing Education – 2002
MA | Miami University of Ohio | Master of Liberal Arts (Applied Geography) – 1988 – 1990
BA | University of Wisconsin | Bachelor of Liberal Arts (Applied Geography) – 1985 – 1988

Professional Memberships and Affiliations

<i>Acronym</i>	<i>Association Name</i>	
CRE	Counselors of Real Estate	Certified, Emeritus
FBCI	Form Based Code Institute	Certified
CNUa	Congress for the New Urbanism	Certified
NCI	National Charrette Institute	Certified
MA	Masters Degree – Applied Geography	Summa Cum Laude
MiCNU	Congress for New Urbanism Michigan	Vice President
MDA / DDA	Laingsburg Downtown Dev. Authority	Current Board Member
MCDA	Michigan Comm. Development Assoc.	Emeritus Board Member
IncDev	Incremental Development Alliance	Faculty Member
MAP	Michigan Association of Planning	TMA Instructor, Author
MSU LPI	Michigan Placemaking Curriculum	Past Curriculum Instructor
MU	Miami University – Oxford, Ohio	Alumni, Geography Mentor
FBCI	Form Based Code Resource Council	Instructor, Council Member
ICSC	International Council of Shopping Centers	Lifetime Member
LOCUS	Smart Growth America	Member
APA	American Planning Association	Member
MDA	Michigan Downtown Association	Member

Curriculum Vitae
Sharon Woods, CNUa, FBCI, NCI, MA
LandUseUSA | Urban Strategies

Residential Target Market Analysis | Underway in 2024

<i>Project Type</i>	<i>Location (Region Market)</i>	<i>Date Completed</i>
Target Market Analysis	Arkansas The City of Bentonville	(underway)
Target Market Analysis	Indiana St Joseph County	(underway)
TMA Diagnostic Services	Indiana The City of South Bend	(underway)
Target Market Analysis	Region 08 Van Buren County	(underway)
Target Market Analysis	Region 08 Comstock Township	(underway)
Target Market Analysis	Region 10 Brownstown Township	February 2024
Target Market Analysis	Region 01 Marquette County	January 2024

Retail Market Strategies | Underway in 2024

<i>Project Type</i>	<i>Location (Region Market)</i>	<i>Date Completed</i>
Retail Market Strategy	Montana Greater Bozeman	(underway)
Retail Market Strategy	Indiana Downtown Elkhart	(underway)
Retail Market Strategy	Region 08 Comstock Twp - RRC	(underway)
Retail Market Strategy	Region 08 Downtown Marcellus	February 2024
Retail Market Strategy	Region 10 Brownstown Township	February 2024

RRC = Projects sponsored by the State of Michigan's Redevelopment Ready Communities Program.

Curriculum Vitae
Sharon Woods, CNUa, FBCI, NCI, MA
LandUseUSA | Urban Strategies

Residential Target Market Analysis | 2021 - 2023

<i>Project Type</i>	<i>Location (Region Market)</i>	<i>Date Completed</i>
Target Market Analysis	Region 09 Downtown Dexter	December 2023
Target Market Analysis	Region 09 Monroe County	October 2023
Target Market Analysis	Region 09 The City of South Lyon	November 2023
Target Market Analysis	Region 10 The City of Royal Oak	October 2023
Target Market Analysis	Region 09 Lenawee County	May 2023
Target Market Analysis	Region 07 Downtown Lansing - RRC	June 2023
Target Market Analysis	Region 07 Old Town Lansing - RRC	June 2023
Target Market Analysis	Region 07 REO Town Lansing - RRC	June 2023
Target Market Analysis	Virginia The City of Hopewell	June 2022
Target Market Analysis	Region 10 The City of Allen Park	June 2022
Target Market Analysis	Region 06 Bridgeport Twp - RRC	June 2022
Target Market Analysis	Region 09 The City of Monroe	March 2022
Target Market Analysis	Region 09 Ypsilanti Township	October 2021
Target Market Analysis	Region 04 City of Muskegon Hts	August 2021
Target Market Analysis	Region 10 City of Harper Woods	August 2021
Target Market Analysis	Region 10 The City of Melvindale	July 2021
Target Market Analysis	Region 10 The City of Ecorse	June 2021
Target Market Analysis	Region 10 The City of River Rouge	June 2021
Target Market Analysis	Region 07 DeWitt Township	January 2021
Target Market Analysis	Region 07 The City of East Lansing	January 2021
Target Market Analysis	Region 04 Canadian Lakes	January 2021

RRC = Projects sponsored by the MEDC's Redevelopment Ready Communities Program.

Curriculum Vitae
Sharon Woods, CNUa, FBCI, NCI, MA
LandUseUSA | Urban Strategies

Residential Target Market Analysis | 2019 - 2020

Target Market Analysis	Region 05 The City of Bay City	December 2020
Target Market Analysis	Region 07 The City of Ionia	November 2020
Target Market Analysis	Region 08 The City of Portage	October 2020
Target Market Analysis	Region 04 The City of Big Rapids	March 2020
Target Market Analysis	Region 05 The City of Alma	January 2020
Target Market Analysis	Region 09 The City of Monroe	January 2020
Target Market Analysis	Region 10 The City of Inkster	January 2020
Target Market Analysis	Region 02 Northwest Michigan	November 2019
Target Market Analysis	Region 10 The City of Hamtramck	September 2019
Target Market Analysis	Region 10 Royal Oak Township	July 2019
Target Market Analysis	Region 10 The City of Woodhaven	June 2019
Target Market Analysis	Region 04 The City of Douglas	May 2019
Target Market Analysis	Region 08 The City of Dowagiac	March 2019
Target Market Analysis	Region 10 West Bloomfield Twp	February 2019

Curriculum Vitae
Sharon Woods, CNUa, FBCI, NCI, MA
LandUseUSA | Urban Strategies

Other Types of Consulting Projects | 2020 - 2023

<i>Project Type</i>	<i>Location (Region Market)</i>	<i>Date Completed</i>
Commercial Corridor Study	Missouri The City of Kansas City	September 2023
Downtown Retail Strategy	Region 07 Downtown Lansing - RRC	August 2023
Downtown Retail Strategy	Region 07 Old Town Lansing - RRC	August 2023
Downtown Retail Strategy	Region 07 REO Town Lansing - RRC	August 2023
Retail Market Strategy	Colorado Fort Collins	May 2023
Retail Market Strategy	Region 09 The City of Monroe	June 2022
Retail Market Strategy	Virginia The City of Hopewell	June 2022
Retail Market Strategy	Region 04 City of Muskegon Heights	August 2021
Retail Market Strategy	Region 10 City of Harper Woods	August 2021
Retail Market Strategy	Region 10 The City of Melvindale	July 2021
Retail Market Strategy	Region 10 The City of Ecorse	June 2021
Retail Market Strategy	Region 10 The City of River Rouge	June 2021
Retail + Residential Strategies	Ohio Cuyahoga County	April 2021
Residential + Industrial Study	Vermont Rockingham County	March 2021
Retail Target Market Analysis	Arizona South Tucson	March 2021
Housing Target Market Analysis	Maine 6 Places in York County	December 2020
Retail + Quality of Life Study	Region 05 Garfield Township	December 2020
Pre-Development Strategy	Region 08 Plainwell – RRC	December 2020
Pre-Development Strategy	Region 06 Swartz Creek – RRC	April 2020
Economic Growth Strategy	Region 10 Clinton Township	March 2020
Economic Growth Strategy	Region 10 Woodbridge, Detroit	March 2020
Economic Growth Strategy	Region 06 Vienna Township	January 2020

RRC = Projects sponsored by the MEDC's Redevelopment Ready Communities Program.



Village of Lake Isabella

VILLAGE COUNCIL MEETING
JUNE 18, 2024
NEW BUSINESS #5

PUBLIC SAFETY COMMITTEE MEETING & FOCUS

I'm working on updating the information and data from the report I drafted in 2021 that detailed public safety options for the Village Council to consider. The scope of my update will focus solely on options for creating our own Police Department.

To the best of my knowledge, I believe Isabella County will be presenting some type of public safety proposal on the November ballot. I anticipate that they will be asking for around 1.5 Mills of additional and dedicated funds to cover public safety services.

The deadline to submit certified language to the County Clerk for a proposal appearing on the November 5th General Election Ballot is 4 p.m. on Tuesday, August 13th. In looking ahead to the first meeting of the Public Safety Committee, I would like for the Council to engage in a brief discussion on whether or not to pursue some type of proposal for this November's ballot. In addition to updating the previous report with a focus on options for starting our own department, I would like to schedule meetings where the Committee could meet with either the Chief of Police from the Village of Shepherd or the Chief of Police from the Village of Lakeview. In addition to that meeting, I would like to have the Committee meet with a representative from our property and liability insurance carrier.