

Grand Ledge City Council

REGULAR MEETING AGENDA
MONDAY, 26 JANUARY 2026 – 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL
310 GREENWOOD ST., GRAND LEDGE MI 48837

- I. ROLL CALL OF CITY COUNCIL** – Mayor Keith Mulder; Mayor Pro-Tem Rick Lantz; and Council Members Brett Gillespie, Tom Jancek, Dave Logel, Lynne MacDowell, and Don Willems

- II. PLEDGE OF ALLEGIANCE** – Any person(s) attending may participate in reciting the Pledge of Allegiance to the American Flag. The Mayor may choose to designate, with their consent, a Council Member or a person attending to lead the Pledge of Allegiance. The City Council shall not require any Council Member(s) or person(s) attending to recite the Pledge of Allegiance.

- III. AUDIENCE PARTICIPATION** – Any person(s) attending may comment on any subject. All presentations before the City Council shall be limited to five minutes per individual presentation. The Rules of City Council prohibit the City Council from debating or discussing issues with the public. The City Council requests county, state, and federal elected or appointed government officials address the City Council during Item VI, to allow for interaction.

- IV. APPROVAL OF CONSENT AGENDA** – The City Council approves items listed on the consent agenda by a single roll call vote without debate. If any Council Member desires to debate any item listed on the consent agenda, they may remove the item and place it on the regular agenda for consideration in due order.
 - A. Motion** – To approve the Monday, 26 January 2026 City Council consent agenda, as follows:
 - i. Financial transactions and bills.
 - ii. Monday, 12 January 2026 City Council minutes.
 - iii. Fiscal Year 2026 2nd quarter budget amendments.

- V. REGULAR AGENDA** – The City Council may remove any item from or add any item to the regular agenda or approve the agenda without changes.
 - A. Motion** – To approve the Monday, 26 January 2026 regular City Council agenda.

VI. COMMITTEE AND BOARD REPORTS – Council Members and staff may report on discussions and actions of committees and boards. The City Council invites county, state, and federal elected or appointed government officials to address the City Council at this time, to allow for interaction.

Downtown Development Authority

Parks and Recreation Commission

VII. STAFF REPORTS – The City Council may receive reports from various department heads.

Manager’s Office

Clerk’s Department

Finance Department

Police Department

Planning and Zoning Department

A. Motion – To receive and place on file the December 2025 staff reports from the Clerk’s Department, Finance Department, Police Department, and Planning and Zoning Department.

VIII. UNFINISHED BUSINESS – The City Council may again debate any item(s) under its authority previously debated but not finally disposed of and may or may not act upon the item(s) as indicated.

IX. NEW BUSINESS – The City Council may debate any item(s) under its authority not previously debated and may or may not act upon the item(s) as indicated.


A. Motion – To distribute the proposed Master Plan for review and comment.

X. AUDIENCE PARTICIPATION – Any persons attending may comment on any subject. All presentations before the City Council shall be limited to five minutes per individual presentation. The Rules of City Council prohibit the City Council from debating or discussing issues with the public.

XI. COMMUNICATIONS FROM THE MAYOR AND COUNCIL – The Mayor may make appointments and reappointments to boards and committees, may report on subjects referred by Council Members, staff, and residents, and may comment on any subject. Council Members may report on subjects referred by residents and may comment on any subject.

XII. CLOSED SESSION – The Open Meetings Act allows the City Council to discuss certain subjects without the presence of the public. The City Council may request a staff member or any other person the City Council determines to be necessary, by a majority of the Council Members present, to attend the Closed Session. Once the Closed Session has ended, the City Council will resume the regular meeting.

XIII. ADJOURNMENT – When the City Council has completed all items listed on the approved agenda, the presiding officer may ask for a motion to adjourn the meeting. If the time is significantly late and items remain on the approved agenda, the presiding officer may ask for a motion to adjourn the meeting to another specific date, time, and place at which to resume and complete the approved agenda.


Gregory Newman, City Clerk

The meeting will be held in person, per the Open Meetings Act, and will also be livestreamed via Zoom for informational purposes only. The public is invited to attend in person to participate and offer comments. Written comments can also be submitted to the City Clerk at 310 Greenwood St., Grand Ledge MI 48837, or cityhall@cityofgrandledge.com.

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/83764721322>

Phone one-tap:

+13017158592,,83764721322# US (Washington DC), +13052241968,,83764721322# US

Join via audio:

+1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 646 876 9923 US (New York), +1 646 931 3860 US, +1 507 473 4847 US, +1 564 217 2000 US, +1 669 444 9171 US, +1 669 900 6833 US (San Jose), +1 689 278 1000 US, +1 719 359 4580 US, +1 253 205 0468 US, +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 360 209 5623 US, +1 386 347 5053 US, +1 408 638 0968 US (San Jose)

Webinar ID: 837 6472 1322

International numbers available: <https://us02web.zoom.us/j/83764721322>

THE GRAND LEDGE CITY COUNCIL WILL HOLD ITS NEXT REGULAR MEETING ON MONDAY, 09 FEBRUARY 2025, AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 310 GREENWOOD ST., GRAND LEDGE MI 48837.

01/22/2026

CUSTOM INVOICE REPORT FOR CITY OF GRAND LEDGE

| VENDOR | DESCRIPTION | AMOUNT |
|--|-----------------------|------------|
| ANGIE IRISH | DEPOSIT REFUND | 100.00 |
| ANSWER UNITED | PROFESSIONAL SERVICES | 216.30 |
| BARYAMES CLEANERS | PROFESSIONAL SERVICES | 442.15 |
| BESCO WATER TREATMENT | SUPPLIES | 776.74 |
| BOYNTON FIRE SAFETY SERVICE | PROFESSIONAL SERVICES | 600.00 |
| BS&A SOFTWARE* | IT FEES | 6,775.00 |
| CAMCA | DUES AND MEMBERSHIPS | 40.00 |
| CARL SCHLEGEL INC | SUPPLIES | 395.59 |
| CINTAS* | PROFESSIONAL SERVICES | 764.23 |
| CMP DISTRIBUTORS | SUPPLIES | 99.47 |
| COUCKE PROPERTY SERVICES | PROFESSIONAL SERVICES | 2,679.60 |
| D&K TRUCK | PLOW TRUCK | 115,411.00 |
| DELTA DENTAL | INSURANCE | 4,552.26 |
| DENCO DISTRIBUTING* | SUPPLIES | 316.38 |
| E.T. MACKENZIE COMPANY | PROFESSIONAL SERVICES | 11,148.75 |
| ELHORN ENGINEERING COMPANY | SUPPLIES | 9,299.00 |
| ENERCO | PROFESSIONAL SERVICES | 500.00 |
| FASTENAL* | SUPPLIES | 634.52 |
| FCI AUTOMATION* | SUPPLIES | 662.37 |
| GIFFELS WEBSTER | PROFESSIONAL SERVICES | 1,030.00 |
| GOODYEAR TIRE & RUBBER | SUPPLIES | 829.00 |
| GRAINGER | SUPPLIES | 1,129.28 |
| GRAND LEDGE AUTO PARTS* | SUPPLIES | 470.42 |
| GRANGER | PROFESSIONAL SERVICES | 681.64 |
| HACH COMPANY | SUPPLIES | 148.54 |
| HUBBELL ROTH & CLARK | PROFESSIONAL SERVICES | 1,083.63 |
| IDEXX | SUPPLIES | 913.92 |
| JONS TO GO* | PROFESSIONAL SERVICES | 780.00 |
| KCI | PRINTING | 1,884.00 |
| KEUSCH TIRE & AUTO | SUPPLIES | 89.99 |
| LANDMARK TRUCKING | TREES | 10,350.00 |
| LYDEN OIL COMPANY | SUPPLIES | 250.26 |
| MCGINTY HITCH PERSON ANDERSON REVORE | PROFESSIONAL SERVICES | 6,572.50 |
| MENARDS - LANSING WEST* | SUPPLIES | 435.74 |
| MERRITT PRESS | PRINTING | 46.75 |
| MICHIGAN ASSOCIATION OF CHIEFS OF POLICE | DUES AND MEMBERSHIPS | 115.00 |
| MICHIGAN CAT | SUPPLIES | 565.65 |
| OVERHEAD DOOR OF LANSING | PROFESSIONAL SERVICES | 1,552.80 |
| PERCEPTIVE CONTROLS* | PROFESSIONAL SERVICES | 7,482.90 |
| PITNEY BOWES | EQUIPMENT RENTAL | 135.84 |
| PRECISION LAWN AND SNOW | PROFESSIONAL SERVICES | 355.00 |

| | | |
|----------------------------------|------------------------|--------------|
| PVS TECHNOLOGIES | SUPPLIES | 9,596.60 |
| QUALITY TIRE | SUPPLIES | 666.00 |
| RK DAVIS | PROFESSIONAL SERVICES | 977,411.84 |
| ROAD EQUIPMENT PARTS CENTER | SUPPLIES | 135.76 |
| SMART BUSINESS SOURCE* | SUPPLIES | 328.26 |
| TELUS HEALTH | INSURANCE | 195.12 |
| TRACE ANALYTICAL LABORATORIES | SUPPLIES | 859.50 |
| UM SPARROW OCCUPATIONAL HEALTH* | PROFESSIONAL SERVICES | 638.00 |
| VERIZON WIRELESS | PHONE/INTERNET | 946.83 |
| VSP VISION* | INSURANCE | 1,571.52 |
| WILLIAMS & WORKS* | PROFESSIONAL SERVICES | 4,000.00 |
| WINTER EQUIPMENT | EQUIPMENT | 7,569.55 |
| WOODHILL GROUP | PROFESSIONAL SERVICES | 1,141.95 |
| ZERO9 HOLSTERS | SUPPLIES | 272.65 |
| YES CENTER | ELECTRIC REIMBURSEMENT | 288.23 |
| BOHICA INVESTMENT COMPANY | ELECTRIC REIMBURSEMENT | 288.23 |
| OKINAWAN ACADEMY OF MARTIAL ARTS | ELECTRIC REIMBURSEMENT | 288.23 |
| LOG JAM RESTAURANT | ELECTRIC REIMBURSEMENT | 442.06 |
| TOTAL | | 1,198,956.55 |

| | | |
|--------------------------------|-------------------|--------------|
| TAX PAYMENTS | | |
| EATON COUNTY TREASURER* | TAX DISTRIBUTIONS | 520,538.13 |
| EATON RESA* | TAX DISTRIBUTIONS | 387,409.51 |
| GLAESA* | TAX DISTRIBUTIONS | 529,564.17 |
| GRAND LEDGE DISTRICT LIBRARY* | TAX DISTRIBUTIONS | 227,953.38 |
| GRAND LEDGE PUBLIC SCHOOLS* | TAX DISTRIBUTIONS | 570,055.78 |
| LANSING COMMUNITY COLLEGE* | TAX DISTRIBUTIONS | 7,155.25 |
| PHYLLIS SONGER | TAX REFUND | 5.81 |
| ROBERT BROWN | TAX REFUND | 0.10 |
| RANDY TALBOT | TAX REFUND | 4.00 |
| CAROLYN ARMSTEAD | TAX REFUND | 1,968.08 |
| CORELOGIC CENTRALIZED REFUNDS* | TAX REFUND | 7,520.72 |
| TOTAL | | 2,252,174.93 |

| | | |
|----------------------|----------------------------|-----------|
| JANUARY ACH PAYMENTS | | |
| VENDOR NAME | DESCRIPTION | AMOUNT |
| CHASE | CREDIT SERVICES | 9,074.74 |
| CONSUMER'S ENERGY | UTILITY BILLS | 46,239.61 |
| COMCAST | UTILITY BILLS | 3,012.60 |
| FRONTIER | UTILITY BILLS | 69.53 |
| HEALTH EQUITY | EMPLOYEE FSA DISBURSEMENTS | 4,347.42 |
| TOTAL | TOTAL | 62,743.90 |

GRAND TOTAL 3,513,875.38

*DENOTES MULTIPLE INVOICES



DATE: January 20, 2026
TO: Grand Ledge City Council
FROM: David Gutchess, Public Services Superintendent
RE: Purchase of 2026 Freightliner 108 SD Plow Chassis

Included in the bills to be paid at the January 26, 2026 City Council meeting is invoice no. 3398 from D&K Truck of Lansing, MI in the amount of \$115,411. The purchase of this vehicle was made through the State of Michigan's MiDeal program, thereby meeting the City's competitive bidding requirement as it has been bid through that State program. D&K Truck is one of the companies that holds the contract for this class of vehicle with the State.

Purchase of this equipment was anticipated in the FY 2026 operating budget and is budgeted in the Equipment operating fund, account number 661-524-977.



MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY
Finance Division

**Drinking Water State Revolving Fund, Clean Water State Revolving Fund, and Strategic Water Quality Initiatives Fund
Request for Disbursement of Funds**

As required under authority of Parts 52, 53, and 54 of NREPA, 1994 PA 451, as amended.

General Information

You must complete the information on pages 1 and 2 for each request for disbursement of funds that is submitted to the State Revolving Funds (SRF). A separate form is required for each assigned SRF project number. Detailed instructions can be found at the end of this document. Email this completed request along with cost supporting documentation (invoices) to your EGLE project manager.

SRF Project Number: 5825-01 Request #: 8 Request Type: Partial Final

Period Covered by Request (M/D/Y): 12/1/2025 to 12/31/2025 Loan Amount: \$ 47,715,000

Loan Recipient's Name: City of Grand Ledge Recipient's EIN: 38-6004688

Address: 310 Greenwood St. Phone Number: 517-622-7922

Recipient's Bank Name: Chase

Address: 4530 W Saginaw Hwy, Lansing, MI 48917 Phone Number: 517-487-1052

Account Name: Checking ABA #: [REDACTED] Account #: [REDACTED]

Special Instructions: _____

You must complete the information above along with page 2 for your request to be processed.

FOR EGLE USE ONLY

Amount this request from funding sources:

SRF loan (including BIL supplemental): _____

BIL EC: _____ BIL LSLR: _____ Booker LSLR: _____

ARP: _____ DWI: _____ L & I: _____

Request Approved by EGLE Project Manager: _____ Date: _____

| Budget Items (all amounts to the penny) | Amount Incurred this Period | Amount Incurred to Date |
|---|-----------------------------|-------------------------|
| 1. Asset Management Program/Fiscal Sustainability Costs | \$0.00 | \$0.00 |
| 2. Planning Costs | \$0.00 | \$79,941.50 |
| 3. Rate Methodology Development Costs | \$0.00 | \$0.00 |
| 4. Design Engineering Costs | \$0.00 | \$1,494,751.03 |
| 5. Legal/Financial Service Fees | \$0.00 | \$74,412.50 |
| 6. Administrative Costs | \$0.00 | \$1,450.00 |
| 7. Bond Counsel Fees | \$0.00 | \$42,500.00 |
| 8. Bond Advertisement Costs | \$0.00 | \$1,351.70 |
| 9. Bid Advertisement Costs | \$0.00 | \$0.00 |
| 10. Capitalized Interest | \$0.00 | \$0.00 |
| 11. Land Acquisition/Relocation Costs | \$0.00 | \$0.00 |
| 12. Land Purchase Costs | \$0.00 | \$0.00 |
| 13. Construction Engineering Costs | \$60,044.83 | \$441,680.82 |
| 14. Construction Costs (Bid Contracts) | \$977,411.84 | \$8,133,324.97 |
| 15. Construction Costs (Force Account) | \$0.00 | \$0.00 |
| 16. Equipment Costs | \$0.00 | \$0.00 |
| 17. Other Project Costs | \$0.00 | \$38,500.00 |
| 18. Adjustments Due to Other Funding | \$0.00 | (\$5,000,000.00) |
| 19. Reimbursement from SRF-associated grant (ARP-SRF, DWI, L&I, etc.) | \$0.00 | \$0.00 |
| 20. Total Amounts Incurred | \$1,037,456.67 | \$5,307,912.52 |
| 21. Amount Previously Disbursed | | \$4,270,455.85 |
| 22. Amount Requested for Loan Disbursement | | \$1,037,456.67 |

I certify that I am an authorized representative of the recipient and am authorized to make the following certifications on behalf of the recipient: (i) there is no pending litigation or event which will materially and adversely affect the project, the prospects for its completion, or the recipient's ability to make timely repayments on the obligation issued in connection with this project; (ii) the representations, warranties and covenants contained in the supplemental agreement for the obligations pursuant to which this request for disbursement is submitted continue to be true and accurate in all material respects as of the date hereof; (iii) to the best of my knowledge and belief, the costs above were incurred in accordance with the terms of the supplemental agreement and the application for assistance for this project; and (iv) the amount requested for disbursement represents the loan amount due, which has not previously been requested.

If this request for disbursement is for a FY 2025 or later DWSRF Bipartisan Infrastructure Law (BIL) Lead Service Line Replacement (LSLR)-financed project, I certify that the submitted BIL LSLR costs are for service lines that are lead or galvanized service lines downstream of **known** lead.

Authorized Representative Name: Adam Smith Title: City Manager

Authorized Representative Signature:  Date: 1/23/26

Instructions for Completing the Request for Disbursement of Funds

- Provide the SRF project number that was assigned by EGLE.
- Identify the number of this disbursement request.
- Check whether this is a partial or the final disbursement request. All requests are partial, except for the final request.
- Identify the calendar period covered by this disbursement request. This should align with the period costs were incurred and period of work completed for which reimbursement is sought.
- Enter the loan amount as shown in the Order of Approval. Do not include grant dollars.
- Enter the loan recipient's (bond issuer) name, address, telephone number, and federal employer identification number (EIN). This information must match data on file with EGLE. If changes have occurred, please inform your EGLE project manager when submitting the request.
- Enter the loan recipient's bank's name, address, telephone number, ABA routing number, the account name and number, and any special instructions for the wire transfer to that account. This information must match data on file with EGLE. If changes have occurred, please inform your EGLE project manager when submitting the request.
- For each budget item, enter the amount requested for the period covered this request in the approved amount incurred this period column. Then enter the cumulative amount to date from project inception in the approved amount incurred to date column including previous reimbursed costs plus the amount requested this period. Entries in this section must be left to the penny and not rounded. If costs have been incurred for a budget item that was not shown in the EGLE Order of Approval, please inform your EGLE project manager when submitting the request.
 1. Enter the costs invoiced and/or paid for services directly associated with municipality's Asset Management Program and/or Fiscal Sustainability Costs. Include salaries of municipal employees, if applicable.
 2. Enter the costs invoiced and/or paid for planning (do not include costs of tangible assets such as pilot facilities and test wells).
 3. Enter the costs invoiced and/or paid for services directly associated with the development and enactment of the municipality's rate methodology and any related ordinances.
 4. Enter the costs invoiced and/or paid for project design work required prior to actual construction.
 5. Enter the costs invoiced and/or paid for legal or financial services except costs associated with the issuance of bonds related to this project. Treasury filing fees should be included on this line.
 6. Enter the costs incurred for salaries and indirect costs of the water supplier or municipal employees involved in the project administration.
 7. Enter the costs invoiced and/or paid for bond counsel services associated with the issuance of bonds related to this project.
 8. Enter the costs invoiced and/or paid to publish legal notices related to the sale of bonds related to this project.
 9. Enter the costs invoiced and/or paid to publish advertisements for bids for the project construction contracts.
 10. Enter the amount of capitalized interest invoiced and/or paid for this request period covered.

11. Enter the costs invoiced and/or paid for services related to compliance with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act (49 CFR Part 24).
12. Enter the costs invoiced and/or paid for the purchase of property which was deemed eligible.
13. Enter the costs invoiced and/or paid for project construction engineering services.
14. Enter the costs invoiced and/or paid under the project construction contracts. If construction costs are included in your request, a completed form EQP1455 Davis-Bacon Act Compliance Certification must also be included.
15. Enter the costs incurred for salaries and indirect costs of the water supplier or municipal employees involved in the project construction labor (\$50,000 limit).
16. Enter the costs invoiced and/or paid for equipment purchased as part of this project.
17. Enter other costs invoiced and/or paid for miscellaneous items that were approved by EGLE for inclusion in this project. If new items have been procured, please inform your EGLE project manager when submitting the request.
18. Enter adjustment which arises from reimbursements by other funding sources outside of EGLE SRF grants (USDA-RD, other grant, etc.) or the use of cash on hand. This number must be entered as a negative number for the request. Ex. -140000.
19. Enter adjustment which arises from reimbursements of American Rescue Plan – State Revolving Fund (ARP-SRF) grant funds, Drinking Water Infrastructure (DWI) grant funds, or another SRF-associated grant. Costs will be shown as a deduct for the SRF loan but will be reimbursed through the grant. This number must be entered as a negative number for the request. Ex. -140000.
21. Enter the total amount of funds previously paid (Total Cumulative Amount Incurred to Date on the previous disbursement request).
 - The form will automatically add the amounts listed in both columns 1 and 2. These totals will be shown on line 20. Upon entering the amount on line 21, the amount requested for disbursement will automatically show on line 22.

Additional Information

- Requests for Disbursement of Funds for loan dollars are processed weekly on Wednesdays. Ensure timely submittal to your EGLE project manager for processing the following week.
- Up to two Requests for Disbursement of Funds can be processed each calendar month for each loan. Please note that you must submit the first loan disbursement request within 90 days of loan closing and continue submitting disbursement requests no less than quarterly throughout the project until the initiation of operations (I/O) date.
- Any questions or issues using the form can be directed to your EGLE project manager.

People with disabilities may request this material in an alternate format by emailing EGLE-Accessibility@Michigan.gov or calling 800-662-9278.

EGLE does not discriminate on the basis of race, sex, religion, age, national origin, color, marital status, disability, political beliefs, height, weight, genetic information, or sexual orientation in the administration of any of its programs or activities, and prohibits intimidation and retaliation, as required by applicable laws and regulations.

This form and its contents are subject to the Freedom of Information Act and may be released to the public.



MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

Finance Division

DAVIS-BACON ACT COMPLIANCE CERTIFICATION FORM

As required under 40 USC §276a and 29 CFR Parts 1, 3, 5, 6 and 7.

This form must be completed and submitted with each form EQP3522 Request for Disbursement of Funds that include construction costs through Clean Water and Drinking Water State Revolving Funds. The period covered below must match the period in which construction took place for the invoices submitted.

SRF Project Number: 5825-01 Period From: 12/1/2025 To: 12/31/2025

I certify to the best of my knowledge and belief that the above referenced project complies with Davis-Bacon and Related Acts and that all laborers and mechanics employed by contractors and subcontractors during the above referenced period were paid wages at rates not less than those listed on the prevailing wage rate contained in the contract documents and that all applicable provisions of the Davis-Bacon and Related Acts have been met.

City of Grand Ledge

Name of Loan Recipient (municipality)

Adam Smith

City Manager

Print Name of Authorized Representative

Title

1/23/26

Signature of Authorized Representative

Date

If you need this information in an alternate format, contact EGLE-Accessibility@Michigan.gov or call 800-662-9278.

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This form and its contents are subject to the Freedom of Information Act and may be released to the public.



2101 Aurelius Road, Suite 2A
Holt, MI 48842

517-694-7760

www.hrcenr.com



January 20, 2026

City of Grand Ledge
310 Greenwood Street
Grand Ledge, MI 48837

Attn: Mr. Adam Smith, City Manager

Re: CWSRF 5825-01 Wastewater Treatment Plant Improvements
Pay Application No. 6

HRC Job No. 20221119

Dear Mr. Smith:

Enclosed herewith, please find one (1) copy of Pay Application No. 6 for the Wastewater Treatment Plant Improvements for the period through December 31, 2025. The total partial payment to the Contractor, RK Davis Inc., for this period is \$977,411.84 (see Pay Application No. 6).

We hereby certify, to the best of our knowledge, that the work represented by this Pay Application has been completed as claimed and recommend that payment be made in the amount indicated above. As of January 20, 2026, we have received and reviewed waivers, the Sworn Statement, and the payroll forms associated with this pay application and have no concerns at this time.

Should you have any questions or wish to discuss any aspects of work performed, please contact this office.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.

Douglas I. Urquhart, P.E.
Associate

DIU/diu
Attachments

pc: City of Grand Ledge; D. Gutchess, B. Rizzo
RK Davis; Inc.; P. Elzinga, R. Kaliniak, B. Schultz
HRC; T. Sneathen, J. Cole, File

AIA Type Document
Application and Certification for Payment

TO (OWNER): City of Grand Ledge

PROJECT: PW GRAND LEDGE WWTP
 109 FITZGERALD PARK DR
 GRAND LEDGE, MI 48837

APPLICATION NO: 760-06
 PERIOD TO: 12/31/2025

DISTRIBUTION TO:
 OWNER
 ARCHITECT
 CONTRACTOR
 SUBCONTRACTOR

FROM RK Davis, Inc.
 (SUBCONTRACTOR): 4457 40th Street SE
 Kentwood, MI 49512

VIA (ARCHITECT): Hubbell Roth & Clark, Inc.
 Joshua Cole / Doug Urquhart
 2101 Aurelius Road, Ste. 2
 Holt, MI 48842

ARCHITECT'S
 PROJECT NO: 20221119

CONTRACT FOR: Grand Ledge WWTP Improvements 2025

CONTRACT DATE: 6/11/2025

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Type Document is attached.

| | | |
|--|----|----------------------|
| 1. ORIGINAL CONTRACT SUM | \$ | <u>43,679,400.00</u> |
| 2. Net Change by Change Orders | \$ | <u>-37,749.06</u> |
| 3. CONTRACT SUM TO DATE (Line 1 + 2) | \$ | <u>43,641,650.94</u> |
| 4. TOTAL COMPLETED AND STORED TO DATE | \$ | <u>9,037,027.74</u> |
| 5. RETAINAGE: | | |
| a. 10.00 % of Completed Work | \$ | <u>903,702.77</u> |
| b. 0.00 % of Stored Material | \$ | <u>0.00</u> |
| Total retainage (Line 5a + 5b) | \$ | <u>903,702.77</u> |
| 6. TOTAL EARNED LESS RETAINAGE | \$ | <u>8,133,324.97</u> |
| (Line 4 less Line 5 Total) | | |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) | \$ | <u>7,155,913.13</u> |
| 8. CURRENT PAYMENT DUE | \$ | <u>977,411.84</u> |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) | \$ | <u>35,508,325.97</u> |

The Undersigned Subcontractor certifies that to the best of the Subcontractor's knowledge, information and belief the work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Subcontractor for Work for which previous Certificates for Payment were issued and payments received from the owner or contractor, and that current payment shown herein is now due.

SUBCONTRACTOR: RK Davis, Inc.
 4457 40th Street SE Kentwood, MI 49512

By: Clause Hypatich Date: 1/9/26

State of: MI
 County of: Clinton acting in Eaton
 Subscribed and Sworn to before me this 9th Day of January 2026
 Notary Public: [Signature]
 My Commission Expires: 5/22/2032

ARCHITECT'S CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Subcontractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 977,411.84

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT: Douglas Urquhart
 By: _____ Date: 1/20/26

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Subcontractor named herein. Issuance, Payment and acceptance of payment are without prejudice to any rights of the Owner, Contractor or Subcontractor under this Contract.

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|--|-------------------|--------------------|
| Total changes approved in previous months by Owner or Contractor | 86,167.41 | -169,685.00 |
| Total approved this Month | 50,650.61 | -4,882.08 |
| TOTALS | 136,818.02 | -174,567.08 |
| NET CHANGES by Change Order | | -37,749.06 |

AIA Type Document
Application and Certification for Payment

TO (OWNER): City of Grand Ledge

PROJECT: PW GRAND LEDGE WWTP
 109 FITZGERALD PARK DR
 GRAND LEDGE, MI 48837

APPLICATION NO: 760-06
 PERIOD TO: 12/31/2025

DISTRIBUTION TO:
 OWNER
 ARCHITECT
 CONTRACTOR
 SUBCONTRACTOR

FROM RK Davis, Inc.
 (SUBCONTRACTOR): 4457 40th Street SE
 Kentwood, MI 49512

VIA (ARCHITECT): Hubbell Roth & Clark, Inc.
 Joshua Cole / Doug Urquhart
 2101 Aurelius Road, Ste. 2
 Holt, MI 48842

ARCHITECT'S
 PROJECT NO: 20221119

CONTRACT FOR: Grand Ledge WWTP Improvements 2025

CONTRACT DATE: 6/11/2025

| ITEM | DESCRIPTION | SCHEDULE VALUE | PREVIOUS APPLICATIONS | COMPLETED THIS PERIOD | STORED MATERIAL | COMPLETED STORED | % | BALANCE | RETAINAGE |
|---------|---|----------------|-----------------------|-----------------------|-----------------|------------------|--------|--------------|-----------|
| 01000.0 | Bonds and Insurance | 459,719.00 | 459,719.00 | 0.00 | 0.00 | 459,719.00 | 100.00 | 0.00 | 45,971.90 |
| 01001.0 | Mobilization | 180,000.00 | 126,000.00 | 0.00 | 0.00 | 126,000.00 | 70.00 | 54,000.00 | 12,600.00 |
| 01002.0 | General Conditions | 863,116.00 | 129,467.40 | 25,893.48 | 0.00 | 155,360.88 | 18.00 | 707,755.12 | 15,536.09 |
| 01211.0 | A1: Building Permit Allowance | 100,000.00 | 30,358.00 | 0.00 | 0.00 | 30,358.00 | 30.36 | 69,642.00 | 3,035.80 |
| 01212.0 | A2: Unforeseen Bypass Pumping | 75,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 75,000.00 | 0.00 |
| 01213.0 | A3: Consumers Energy Electrical Service Fees | 50,000.00 | 0.00 | 2,693.00 | 0.00 | 2,693.00 | 5.39 | 47,307.00 | 269.30 |
| 01214.0 | A4: Natural Gas Service Connection Fee | 20,000.00 | 13,789.36 | 0.00 | 0.00 | 13,789.36 | 68.95 | 6,210.64 | 1,378.94 |
| 01215.0 | A5: AGS Submittals | 573,962.00 | 573,962.00 | 0.00 | 0.00 | 573,962.00 | 100.00 | 0.00 | 57,396.20 |
| 01215.1 | A5: AGS Submittal Approval | 573,963.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 573,963.00 | 0.00 |
| 01215.2 | A5: AGS Materials/Equipment | 4,304,719.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,304,719.00 | 0.00 |
| 01215.3 | A5: AGS Startup and Training | 286,981.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 286,981.00 | 0.00 |
| 01216.0 | A6.1: SCADA Engineering | 62,000.00 | 43,400.00 | 3,100.00 | 0.00 | 46,500.00 | 75.00 | 15,500.00 | 4,650.00 |
| 01216.1 | A6.1: SCADA Control Panels | 125,000.00 | 0.00 | 12,500.00 | 0.00 | 12,500.00 | 10.00 | 112,500.00 | 1,250.00 |
| 01216.2 | A6.1: SCADA Programming | 100,000.00 | 10,000.00 | 0.00 | 0.00 | 10,000.00 | 10.00 | 90,000.00 | 1,000.00 |
| 01216.3 | A6.1: SCADA Start-up & Training | 30,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 30,000.00 | 0.00 |
| 01216.4 | A6.2: As Needed or Unforeseen SCADA Improvement | 50,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 50,000.00 | 0.00 |
| 01217.0 | A7: Third Party Testing and Special Inspections | 275,000.00 | 35,957.50 | 15,858.75 | 0.00 | 51,816.25 | 18.84 | 223,183.75 | 5,181.63 |
| 01300.0 | Submittals | 43,560.00 | 37,026.00 | 0.00 | 0.00 | 37,026.00 | 85.00 | 6,534.00 | 3,702.60 |
| 01630.0 | Bypass Pumping | 38,115.00 | 26,680.50 | 3,811.50 | 0.00 | 30,492.00 | 80.00 | 7,623.00 | 3,049.20 |
| 02050.0 | Selective Demolition | 197,365.00 | 19,736.50 | 0.00 | 0.00 | 19,736.50 | 10.00 | 177,628.50 | 1,973.65 |

AIA Type Document
Application and Certification for Payment

TO (OWNER): City of Grand Ledge

PROJECT: PW GRAND LEDGE WWTP
 109 FITZGERALD PARK DR
 GRAND LEDGE, MI 48837

APPLICATION NO: 760-06
PERIOD TO: 12/31/2025

DISTRIBUTION TO:
 _ OWNER
 _ ARCHITECT
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FROM RK Davis, Inc.
(SUBCONTRACTOR): 4457 40th Street SE
 Kentwood, MI 49512

VIA (ARCHITECT): Hubbell Roth & Clark, Inc.
 Joshua Cole / Doug Urquhart
 2101 Aurelius Road, Ste. 2
 Holt, MI 48842

ARCHITECT'S
PROJECT NO: 20221119

CONTRACT FOR: Grand Ledge WWTP Improvements 2025

CONTRACT DATE: 6/11/2025

| ITEM | DESCRIPTION | SCHEDULE VALUE | PREVIOUS APPLICATIONS | COMPLETED THIS PERIOD | STORED MATERIAL | COMPLETED STORED | % | BALANCE | RETAINAGE |
|---------|--------------------------------------|----------------|-----------------------|-----------------------|-----------------|------------------|--------|------------|------------|
| 02100.0 | General Conditions Sitework | 209,088.00 | 121,856.49 | 15,137.97 | 0.00 | 136,994.46 | 65.52 | 72,093.54 | 13,699.45 |
| 02101.0 | PLM Bonds - Sitework | 49,005.00 | 49,005.00 | 0.00 | 0.00 | 49,005.00 | 100.00 | 0.00 | 4,900.50 |
| 02110.0 | Site Removals | 228,141.00 | 215,410.73 | 0.00 | 0.00 | 215,410.73 | 94.42 | 12,730.27 | 21,541.07 |
| 02140.0 | Site Utilities Dewatering | 415,562.00 | 124,668.60 | 83,112.40 | 0.00 | 207,781.00 | 50.00 | 207,781.00 | 20,778.10 |
| 02141.0 | Structure Dewatering | 365,142.00 | 109,542.60 | 0.00 | 0.00 | 109,542.60 | 30.00 | 255,599.40 | 10,954.26 |
| 02200.0 | Earth Retention | 1,308,869.00 | 1,308,869.00 | 0.00 | 0.00 | 1,308,869.00 | 100.00 | 0.00 | 130,886.90 |
| 02201.0 | Site Earthwork | 399,227.00 | 303,851.67 | 31,818.39 | 0.00 | 335,670.06 | 84.08 | 63,556.94 | 33,567.01 |
| 02202.0 | Structure Excavation | 1,268,908.00 | 1,219,547.48 | 0.00 | 0.00 | 1,219,547.48 | 96.11 | 49,360.52 | 121,954.75 |
| 02203.0 | Structure Backfill | 1,130,279.00 | 258,268.75 | 65,782.24 | 0.00 | 324,050.99 | 28.67 | 806,228.01 | 32,405.10 |
| 02204.0 | Foundation Excavation & Backfill | 337,430.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 337,430.00 | 0.00 |
| 02205.0 | Structure Geotextiles | 44,283.00 | 0.00 | 8,400.49 | 0.00 | 8,400.49 | 18.97 | 35,882.51 | 840.05 |
| 02206.0 | Structure Aggregates | 236,971.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 236,971.00 | 0.00 |
| 02207.0 | Temporary Laydown | 64,247.00 | 64,247.00 | 0.00 | 0.00 | 64,247.00 | 100.00 | 0.00 | 6,424.70 |
| 02211.0 | Site Grading | 57,028.00 | 3,033.89 | 0.00 | 0.00 | 3,033.89 | 5.32 | 53,994.11 | 303.39 |
| 02212.0 | Structure Grading | 162,014.00 | 75,725.34 | 54,015.47 | 0.00 | 129,740.81 | 80.08 | 32,273.19 | 12,974.08 |
| 02213.0 | Site Aggregates | 200,278.00 | 0.00 | 20,929.05 | 0.00 | 20,929.05 | 10.45 | 179,348.95 | 2,092.91 |
| 02220.0 | Soil Erosion Control | 92,262.00 | 73,311.39 | 12,630.66 | 0.00 | 85,942.05 | 93.15 | 6,319.95 | 8,594.21 |
| 02305.0 | Rock Anchors Mobilization | 39,674.00 | 39,674.00 | 0.00 | 0.00 | 39,674.00 | 100.00 | 0.00 | 3,967.40 |
| 02305.1 | Rock Anchors Installed (13@\$10,260) | 133,380.00 | 133,380.00 | 0.00 | 0.00 | 133,380.00 | 100.00 | 0.00 | 13,338.00 |
| 02305.2 | Rock Anchor Perf Test (2@\$5,400) | 10,800.00 | 10,800.00 | 0.00 | 0.00 | 10,800.00 | 100.00 | 0.00 | 1,080.00 |
| 02305.3 | Rock Anchor Creep Test (2@\$2,700) | 5,400.00 | 5,400.00 | 0.00 | 0.00 | 5,400.00 | 100.00 | 0.00 | 540.00 |

**AIA Type Document
Application and Certification for Payment**

TO (OWNER): City of Grand Ledge

PROJECT: PW GRAND LEDGE WWTP
109 FITZGERALD PARK DR
GRAND LEDGE, MI 48837

APPLICATION NO: 760-06
PERIOD TO: 12/31/2025

DISTRIBUTION TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR
_ SUBCONTRACTOR

FROM RK Davis, Inc.
(SUBCONTRACTOR): 4457 40th Street SE
Kentwood, MI 49512

VIA (ARCHITECT): Hubbell Roth & Clark, Inc.
Joshua Cole / Doug Urquhart
2101 Aurelius Road, Ste. 2
Holt, MI 48842

**ARCHITECT'S
PROJECT NO:** 20221119

CONTRACT FOR: Grand Ledge WWTP Improvements 2025

CONTRACT DATE: 6/11/2025

| ITEM | DESCRIPTION | SCHEDULE VALUE | PREVIOUS APPLICATIONS | COMPLETED THIS PERIOD | STORED MATERIAL | COMPLETED STORED | % | BALANCE | RETAINAGE |
|---------|---|----------------|-----------------------|-----------------------|-----------------|------------------|--------|------------|-----------|
| 02315.0 | Site Utilities | 822,768.00 | 350,992.83 | 85,074.21 | 0.00 | 436,067.04 | 53.00 | 386,700.96 | 43,606.70 |
| 02316.0 | Excavate/Backfill Site Chem and Gas Lines | 170,733.00 | 25,609.95 | 0.00 | 0.00 | 25,609.95 | 15.00 | 145,123.05 | 2,561.00 |
| 02371.0 | ACP Mobilization | 22,064.00 | 22,064.00 | 0.00 | 0.00 | 22,064.00 | 100.00 | 0.00 | 2,206.40 |
| 02371.1 | Auger Cast Piles (80lf@\$108) | 8,640.00 | 8,640.00 | 0.00 | 0.00 | 8,640.00 | 100.00 | 0.00 | 864.00 |
| 02371.2 | Auger Cast Test Pile | 16,200.00 | 16,200.00 | 0.00 | 0.00 | 16,200.00 | 100.00 | 0.00 | 1,620.00 |
| 02385.0 | Rigid Inclusions Mobilization | 42,606.00 | 42,606.00 | 0.00 | 0.00 | 42,606.00 | 100.00 | 0.00 | 4,260.60 |
| 02385.1 | Rigid Inclusions Working Pad (424CY@\$178.20) | 75,556.80 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 75,556.80 | 0.00 |
| 02385.2 | Rigid Inclusions Geogrid (626SY@\$14) | 8,764.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 8,764.00 | 0.00 |
| 02385.3 | Rigid Inclusions | 394,200.00 | 329,393.52 | 0.00 | 0.00 | 329,393.52 | 83.56 | 64,806.48 | 32,939.35 |
| 02385.4 | Rigid Inclusions (Obstructed) (1LF@\$43.20) | 43.20 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 43.20 | 0.00 |
| 02385.5 | Rigid Inclusions Load Test | 48,600.00 | 16,198.38 | 0.00 | 0.00 | 16,198.38 | 33.33 | 32,401.62 | 1,619.84 |
| 02511.0 | Hot Mixed Asphalt Pavement | 190,139.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 190,139.00 | 0.00 |
| 02668.0 | Underdrain | 126,676.00 | 0.00 | 46,198.74 | 0.00 | 46,198.74 | 36.47 | 80,477.26 | 4,619.87 |
| 02669.0 | Buried Process Piping | 879,716.00 | 190,898.37 | 310,539.75 | 0.00 | 501,438.12 | 57.00 | 378,277.88 | 50,143.81 |
| 02831.0 | Chain Link Fencing and Gates | 54,097.00 | 7,573.58 | 0.00 | 0.00 | 7,573.58 | 14.00 | 46,523.42 | 757.36 |
| 02832.0 | Gate Operator | 15,791.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 15,791.00 | 0.00 |
| 02851.0 | Steel Guard Rail | 9,801.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 9,801.00 | 0.00 |
| 02929.0 | Seeding | 22,488.00 | 13,605.24 | 0.00 | 0.00 | 13,605.24 | 60.50 | 8,882.76 | 1,360.52 |
| 02930.0 | Site Topsoil | 62,181.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 62,181.00 | 0.00 |
| 02950.0 | Trees Plants and Ground Covers | 19,058.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 19,058.00 | 0.00 |

**AIA Type Document
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TO (OWNER): City of Grand Ledge

PROJECT: PW GRAND LEDGE WWTP
109 FITZGERALD PARK DR
GRAND LEDGE, MI 48837

APPLICATION NO: 760-06
PERIOD TO: 12/31/2025

DISTRIBUTION TO:
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FROM (SUBCONTRACTOR): RK Davis, Inc.
4457 40th Street SE
Kentwood, MI 49512

VIA (ARCHITECT): Hubbell Roth & Clark, Inc.
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2101 Aurelius Road, Ste. 2
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**ARCHITECT'S
PROJECT NO:** 20221119

CONTRACT FOR: Grand Ledge WWTP Improvements 2025

CONTRACT DATE: 6/11/2025

| ITEM | DESCRIPTION | SCHEDULE VALUE | PREVIOUS APPLICATIONS | COMPLETED THIS PERIOD | STORED MATERIAL | COMPLETED STORED | % | BALANCE | RETAINAGE |
|---------|---|----------------|-----------------------|-----------------------|-----------------|------------------|-------|--------------|-----------|
| 02958.0 | Block Retaining Wall | 25,918.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 25,918.00 | 0.00 |
| 03010.0 | Concrete Crack Injection (75LF@\$59.40) | 4,455.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,455.00 | 0.00 |
| 03010.1 | Concrete Surf Repair Type 3A (15SF@\$129.60) | 1,944.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,944.00 | 0.00 |
| 03010.2 | Concrete Surf Repair Type 3B (30SF@\$189) | 5,670.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5,670.00 | 0.00 |
| 03010.3 | Concrete Surf Repair Type 3C (15SF@\$756) | 11,340.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 11,340.00 | 0.00 |
| 03300.0 | Concrete AGS Tanks Base Slab | 2,087,751.00 | 0.00 | 20,877.51 | 0.00 | 20,877.51 | 1.00 | 2,066,873.49 | 2,087.75 |
| 03301.0 | Concrete AGS Tanks Walls | 1,640,461.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,640,461.00 | 0.00 |
| 03302.0 | Concrete AGS Tanks Troughs/Walkways | 344,984.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 344,984.00 | 0.00 |
| 03303.0 | Concrete Blower Building | 355,503.00 | 0.00 | 60,435.51 | 0.00 | 60,435.51 | 17.00 | 295,067.49 | 6,043.55 |
| 03304.0 | Concrete Buffer Tanks | 163,493.00 | 26,158.88 | 55,587.62 | 0.00 | 81,746.50 | 50.00 | 81,746.50 | 8,174.65 |
| 03305.0 | Concrete Site | 52,422.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 52,422.00 | 0.00 |
| 03306.0 | Concrete Vortex Grit | 99,885.00 | 8,989.65 | 5,993.10 | 0.00 | 14,982.75 | 15.00 | 84,902.25 | 1,498.28 |
| 03307.0 | Concrete Headwords Channel | 11,682.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 11,682.00 | 0.00 |
| 03308.0 | Concrete Raw Wet Well | 71,112.00 | 61,156.32 | 0.00 | 0.00 | 61,156.32 | 86.00 | 9,955.68 | 6,115.63 |
| 03309.0 | Concrete Tertiary Filters | 430,870.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 430,870.00 | 0.00 |
| 03310.0 | Concrete UV/Recreation Tank | 27,724.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 27,724.00 | 0.00 |
| 03311.0 | Concrete Sludge Processing | 253,977.00 | 132,068.04 | 0.00 | 0.00 | 132,068.04 | 52.00 | 121,908.96 | 13,206.80 |
| 03312.0 | Concrete Digester to Wet Weather Storage | 35,795.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 35,795.00 | 0.00 |
| 03313.0 | Concrete Equip Pad & Grouting | 61,413.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 61,413.00 | 0.00 |

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| ITEM | DESCRIPTION | SCHEDULE VALUE | PREVIOUS APPLICATIONS | COMPLETED THIS PERIOD | STORED MATERIAL | COMPLETED STORED | % | BALANCE | RETAINAGE |
|---------|-------------------------------------|----------------|-----------------------|-----------------------|-----------------|------------------|--------|------------|-----------|
| 03314.0 | Concrete Jib Crane | 2,785.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,785.00 | 0.00 |
| 04300.0 | Unit Masonry System | 532,608.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 532,608.00 | 0.00 |
| 05120.0 | Structural Steel Pipe Gallery | 231,957.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 231,957.00 | 0.00 |
| 05500.0 | Pipe Bollards | 6,534.00 | 6,534.00 | 0.00 | 0.00 | 6,534.00 | 100.00 | 0.00 | 653.40 |
| 05501.0 | Misc. Metals Headworks | 9,801.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 9,801.00 | 0.00 |
| 05502.0 | Pipe Supports Pipe Gallery | 41,382.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 41,382.00 | 0.00 |
| 05503.0 | Alum I-Beams Tertiary Filter | 53,361.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 53,361.00 | 0.00 |
| 05504.0 | Install FRP Covers Tertiary Filter | 40,293.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 40,293.00 | 0.00 |
| 05505.0 | Misc. Metals UV Tank | 10,890.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 10,890.00 | 0.00 |
| 05506.0 | Misc. Metals Sludge Processing | 27,225.00 | 27,225.00 | 0.00 | 0.00 | 27,225.00 | 100.00 | 0.00 | 2,722.50 |
| 05510.0 | Stairs AGS Tanks and Pipe Gallery | 174,240.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 174,240.00 | 0.00 |
| 05511.0 | Stairs Tertiary Filter | 23,958.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 23,958.00 | 0.00 |
| 05512.0 | Lapreye Stair Tertiary Filter | 32,670.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 32,670.00 | 0.00 |
| 05513.0 | Stairs Sludge Processing | 30,492.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 30,492.00 | 0.00 |
| 05525.0 | Railings Site | 47,916.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 47,916.00 | 0.00 |
| 05526.0 | Railings AGS Tanks and Pipe Gallery | 588,060.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 588,060.00 | 0.00 |
| 05527.0 | Railings Tertiary Filter | 43,560.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 43,560.00 | 0.00 |
| 05528.0 | Railings Sludge Processing | 30,492.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 30,492.00 | 0.00 |
| 05529.0 | Railings Wet Weather & Aerobic | 163,350.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 163,350.00 | 0.00 |
| 05530.0 | Railings Final Clarifiers | 54,450.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 54,450.00 | 0.00 |
| 06112.0 | Carpentry Blower Building | 213,367.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 213,367.00 | 0.00 |

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|---------|---|----------------|-----------------------|-----------------------|-----------------|------------------|------|------------|-----------|
| 06113.0 | Carpentry Sludge Processing | 121,189.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 121,189.00 | 0.00 |
| 06610.0 | Glass Fiber and Resin Fabrications | 188,196.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 188,196.00 | 0.00 |
| 07110.0 | Joint Waterproofing Materials | 4,356.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,356.00 | 0.00 |
| 07112.0 | Joint Waterproofing Labor | 16,319.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 16,319.00 | 0.00 |
| 07272.0 | Air Barrier Materials | 23,991.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 23,991.00 | 0.00 |
| 07273.0 | Air Barrier Labor | 15,994.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 15,994.00 | 0.00 |
| 07421.0 | Metal Wall Panels Material | 26,212.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 26,212.00 | 0.00 |
| 07422.0 | Metal Wall Panels Labor | 3,321.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,321.00 | 0.00 |
| 07610.0 | Metal Soffit Material Blower Building | 9,638.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 9,638.00 | 0.00 |
| 07611.0 | Metal Roofing Material Blower Building | 109,548.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 109,548.00 | 0.00 |
| 07612.0 | Fascia/Gutter/Downspouts Material Blower Building | 14,756.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 14,756.00 | 0.00 |
| 07613.0 | Metal Roofing/Wall Panels Submittals | 4,901.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,901.00 | 0.00 |
| 07614.0 | Metal Roofing/Soffit Labor Blower Building | 102,154.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 102,154.00 | 0.00 |
| 07615.0 | Soffit Material Sludge Building | 4,345.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,345.00 | 0.00 |
| 07616.0 | Fascia/Gutter/Downspouts Material Sludge Building | 3,376.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,376.00 | 0.00 |
| 07617.0 | Metal Roofing Materials Sludge Building | 34,652.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 34,652.00 | 0.00 |
| 07618.0 | Metal Roofing/Soffit Labor Sludge Building | 73,366.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 73,366.00 | 0.00 |
| 07619.0 | Metal Roofing Material Headworks (Alt 3) | 75,980.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 75,980.00 | 0.00 |

AIA Type Document
Application and Certification for Payment

TO (OWNER): City of Grand Ledge

PROJECT: PW GRAND LEDGE WWTP
 109 FITZGERALD PARK DR
 GRAND LEDGE, MI 48837

APPLICATION NO: 760-06
PERIOD TO: 12/31/2025

DISTRIBUTION TO:
 _ OWNER
 _ ARCHITECT
 _ CONTRACTOR
 _ SUBCONTRACTOR

FROM (SUBCONTRACTOR): RK Davis, Inc.
 4457 40th Street SE
 Kentwood, MI 49512

VIA (ARCHITECT): Hubbell Roth & Clark, Inc.
 Joshua Cole / Doug Urquhart
 2101 Aurelius Road, Ste. 2
 Holt, MI 48842

ARCHITECT'S PROJECT NO: 20221119

CONTRACT FOR: Grand Ledge WWTP Improvements 2025

CONTRACT DATE: 6/11/2025

| ITEM | DESCRIPTION | SCHEDULE VALUE | PREVIOUS APPLICATIONS | COMPLETED THIS PERIOD | STORED MATERIAL | COMPLETED STORED | % | BALANCE | RETAINAGE |
|---------|---|----------------|-----------------------|-----------------------|-----------------|------------------|------|--------------|-----------|
| 07620.0 | Gutters/Downspouts Material Headworks (Alt 3) | 2,635.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,635.00 | 0.00 |
| 07621.0 | Metal Roofing Labor Headworks (Alt 3) | 80,466.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 80,466.00 | 0.00 |
| 07900.0 | Joint Sealers | 8,549.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 8,549.00 | 0.00 |
| 08225.0 | FRP Doors Shop Drawings | 1,307.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,307.00 | 0.00 |
| 08226.0 | FRP Doors Door Materials | 45,019.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 45,019.00 | 0.00 |
| 08227.0 | FRP Doors Door Hardware | 30,990.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 30,990.00 | 0.00 |
| 08228.0 | FRP Doors Fabrication | 16,204.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 16,204.00 | 0.00 |
| 08229.0 | FRP Doors Installation | 2,483.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,483.00 | 0.00 |
| 08305.0 | Access Hatches | 9,801.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 9,801.00 | 0.00 |
| 08331.0 | Overhead Coiling Doors | 26,885.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 26,885.00 | 0.00 |
| 09900.0 | Painting | 171,984.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 171,984.00 | 0.00 |
| 11204.0 | Weirs and Baffles | 70,785.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 70,785.00 | 0.00 |
| 11236.0 | Tertiary Filter Equipment | 1,486,485.00 | 108,513.41 | 0.00 | 0.00 | 108,513.41 | 7.30 | 1,377,971.59 | 10,851.34 |
| 11282.0 | Fabricated Gates and Stop Plates | 272,250.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 272,250.00 | 0.00 |
| 11315.0 | Aerobic Digester Aeration and Mixing Systems | 1,056,330.00 | 65,281.19 | 0.00 | 0.00 | 65,281.19 | 6.18 | 991,048.81 | 6,528.12 |
| 11323.0 | Vortex Grit Removal System & Centrifugal Pump | 326,700.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 326,700.00 | 0.00 |
| 11331.0 | Mechanical Fine Bar Screen | 533,610.00 | 40,287.56 | 0.00 | 0.00 | 40,287.56 | 7.55 | 493,322.44 | 4,028.76 |
| 11342.0 | Rotary Drum Sludge Thickener & Rotary Lobe Pump | 413,820.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 413,820.00 | 0.00 |
| 11343.0 | Wet Pit Submersible Non-Clog Wastewater Pumps | 522,720.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 522,720.00 | 0.00 |

**AIA Type Document
Application and Certification for Payment**

TO (OWNER): City of Grand Ledge

PROJECT: PW GRAND LEDGE WWTP
109 FITZGERALD PARK DR
GRAND LEDGE, MI 48837

APPLICATION NO: 760-06
PERIOD TO: 12/31/2025

DISTRIBUTION TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR
_ SUBCONTRACTOR

FROM RK Davis, Inc.
(SUBCONTRACTOR): 4457 40th Street SE
Kentwood, MI 49512

VIA (ARCHITECT): Hubbell Roth & Clark, Inc.
Joshua Cole / Doug Urquhart
2101 Aurelius Road, Ste. 2
Holt, MI 48842

ARCHITECT'S
PROJECT NO: 20221119

CONTRACT FOR: Grand Ledge WWTP Improvements 2025

CONTRACT DATE: 6/11/2025

| ITEM | DESCRIPTION | SCHEDULE VALUE | PREVIOUS APPLICATIONS | COMPLETED THIS PERIOD | STORED MATERIAL | COMPLETED STORED | % | BALANCE | RETAINAGE |
|---------|---|----------------|-----------------------|-----------------------|-----------------|------------------|--------|--------------|-----------|
| 11345.0 | Chemical Feed Skid | 79,715.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 79,715.00 | 0.00 |
| 11350.0 | Aerobic Granular Sludge Reactor Equipment Install | 969,210.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 969,210.00 | 0.00 |
| 11352.0 | Reaeration Tank Fine Bubble Air Diffusers & PD Blower | 141,570.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 141,570.00 | 0.00 |
| 11375.0 | Ultraviolet Disinfection Equipment | 838,530.00 | 66,579.28 | 0.00 | 0.00 | 66,579.28 | 7.94 | 771,950.72 | 6,657.93 |
| 11390.0 | Wet Pit Submersible Chopping Pumps | 147,015.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 147,015.00 | 0.00 |
| 11410.0 | Sampling System | 74,052.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 74,052.00 | 0.00 |
| 13122.0 | Pre Engineered Fiberglass Buildings | 142,292.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 142,292.00 | 0.00 |
| 14600.0 | JIB Crane Submittals | 545.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 545.00 | 0.00 |
| 14601.0 | JIB Crane Equipment | 74,982.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 74,982.00 | 0.00 |
| 14602.0 | JIB Crane Labor | 9,801.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 9,801.00 | 0.00 |
| 14603.0 | JIB Crane O&M Manuals | 545.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 545.00 | 0.00 |
| 15000.0 | Mobilization Mechanical | 108,900.00 | 108,900.00 | 0.00 | 0.00 | 108,900.00 | 100.00 | 0.00 | 10,890.00 |
| 15001.0 | General Conditions Mechanical | 544,500.00 | 95,832.00 | 23,958.00 | 0.00 | 119,790.00 | 22.00 | 424,710.00 | 11,979.00 |
| 15002.0 | Demolition Mechanical | 266,805.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 266,805.00 | 0.00 |
| 15010.0 | Plumbing/HVAC/PVC Piping | 408,375.00 | 57,172.50 | 42,471.00 | 0.00 | 99,643.50 | 24.40 | 308,731.50 | 9,964.35 |
| 15060.0 | Exposed Pipe and Fittings | 2,831,400.00 | 207,258.48 | 30,012.84 | 0.00 | 237,271.32 | 8.38 | 2,594,128.68 | 23,727.13 |
| 15100.0 | Valves and Actuators | 370,260.00 | 5,442.82 | 0.00 | 0.00 | 5,442.82 | 1.47 | 364,817.18 | 544.28 |
| 15110.0 | Plumbing Fixtures | 70,785.00 | 0.00 | 11,679.53 | 0.00 | 11,679.53 | 16.50 | 59,105.47 | 1,167.95 |
| 15250.0 | Insulation | 206,910.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 206,910.00 | 0.00 |
| 15810.0 | HVAC Duct and Equipment | 342,273.00 | 81,666.34 | 0.00 | 0.00 | 81,666.34 | 23.86 | 260,606.66 | 8,166.63 |

AIA Type Document
Application and Certification for Payment

TO (OWNER): City of Grand Ledge

PROJECT: PW GRAND LEDGE WWTP
 109 FITZGERALD PARK DR
 GRAND LEDGE, MI 48837

APPLICATION NO: 760-06
PERIOD TO: 12/31/2025

DISTRIBUTION TO:
 _ OWNER
 _ ARCHITECT
 _ CONTRACTOR
 _ SUBCONTRACTOR

FROM RK Davis, Inc.
(SUBCONTRACTOR): 4457 40th Street SE
 Kentwood, MI 49512

VIA (ARCHITECT): Hubbell Roth & Clark, Inc.
 Joshua Cole / Doug Urquhart
 2101 Aurelius Road, Ste. 2
 Holt, MI 48842

ARCHITECT'S
PROJECT NO: 20221119

CONTRACT FOR: Grand Ledge WWTP Improvements 2025

CONTRACT DATE: 6/11/2025

| ITEM | DESCRIPTION | SCHEDULE VALUE | PREVIOUS APPLICATIONS | COMPLETED THIS PERIOD | STORED MATERIAL | COMPLETED STORED | % | BALANCE | RETAINAGE |
|----------------------------|--|----------------|-----------------------|-----------------------|-----------------|------------------|--------|--------------|-----------|
| 15970.0 | Testing, Adjusting and Balancing | 4,901.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,901.00 | 0.00 |
| 16010.0 | PLM Bonds/Permit Electrical | 30,595.00 | 30,595.00 | 0.00 | 0.00 | 30,595.00 | 100.00 | 0.00 | 3,059.50 |
| 16011.0 | Temporary Power | 201,013.00 | 50,253.25 | 10,050.65 | 0.00 | 60,303.90 | 30.00 | 140,709.10 | 6,030.39 |
| 16050.0 | Electrical Provisions, Conduit & Wire | 1,830,084.00 | 27,451.26 | 27,451.26 | 0.00 | 54,902.52 | 3.00 | 1,775,181.48 | 5,490.25 |
| 16051.0 | JIB Crane Power (Alt 2) | 4,220.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,220.00 | 0.00 |
| 16110.0 | Manholes/Ductbanks | 33,053.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 33,053.00 | 0.00 |
| 16321.0 | Spare 1500KVA Transformer (Alt 1) | 97,623.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 97,623.00 | 0.00 |
| 16470.0 | Transformer/Gear | 1,350,554.00 | 12,560.15 | 0.00 | 0.00 | 12,560.15 | 0.93 | 1,337,993.85 | 1,256.02 |
| 16485.0 | Lighting/Lighting Controls | 128,474.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 128,474.00 | 0.00 |
| 16750.0 | Communication Systems | 25,113.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 25,113.00 | 0.00 |
| 16905.0 | Instrumentation | 188,570.00 | 7,184.52 | 0.00 | 0.00 | 7,184.52 | 3.81 | 181,385.48 | 718.43 |
| 16960.0 | Electrical Testing | 43,018.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 43,018.00 | 0.00 |
| CHANGE ORDER NO. 01 | | | | | | | | | |
| 17000 | FO4 Fencing & Signage for Pedestrian Access | 11,379.49 | 11,379.49 | 0.00 | 0.00 | 11,379.49 | 100.00 | 0.00 | 1,137.95 |
| 17001 | WCD01 Excavated Soils Mgmt Plan for City Property | 66,055.41 | 66,055.41 | 0.00 | 0.00 | 66,055.41 | 100.00 | 0.00 | 6,605.54 |
| 17002 | CP01 Air Barrier Behind Metal Panels in AGS Building Penthouse | 8,732.51 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 8,732.51 | 0.00 |
| 17003 | CP04 WW Pumps & Chemical Feed Substitutions | -169,685.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -169,685.00 | 0.00 |
| CHANGE ORDER NO. 02 | | | | | | | | | |
| 17004 | CP06 Credit for 6" EJ Gate Valve in Lieu of 6" Plug Valve | -4,882.08 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -4,882.08 | 0.00 |

**AIA Type Document
Application and Certification for Payment**

TO (OWNER): City of Grand Ledge

PROJECT: PW GRAND LEDGE WWTP
109 FITZGERALD PARK DR
GRAND LEDGE, MI 48837

APPLICATION NO: 760-06
PERIOD TO: 12/31/2025

DISTRIBUTION TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR
_ SUBCONTRACTOR

FROM RK Davis, Inc.
(SUBCONTRACTOR): 4457 40th Street SE
Kentwood, MI 49512

VIA (ARCHITECT): Hubbell Roth & Clark, Inc.
Joshua Cole / Doug Urquhart
2101 Aurelius Road, Ste. 2
Holt, MI 48842

**ARCHITECT'S
PROJECT NO:** 20221119

CONTRACT FOR: Grand Ledge WWTP Improvements 2025

CONTRACT DATE: 6/11/2025

| ITEM | DESCRIPTION | SCHEDULE VALUE | PREVIOUS APPLICATIONS | COMPLETED THIS PERIOD | STORED MATERIAL | COMPLETED STORED | % | BALANCE | RETAINAGE |
|----------------------|--|------------------------|-----------------------|-----------------------|-----------------|-----------------------|--------------|------------------------|---------------------|
| 17005 | CP07 Add Silt Sacks per RFI32 | 2,075.63 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,075.63 | 0.00 |
| 17006 | CP10 Explore Excavation for RD Line | 6,745.53 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6,745.53 | 0.00 |
| 17007 | CP12 Remove Sidewalk for Scum Line Inspection | 18,875.78 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 18,875.78 | 0.00 |
| 17008 | CP13 Excavate at MH A to Switch to a 4' Cone | 2,314.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,314.31 | 0.00 |
| 17009 | CP14 RFI39 Add Tank Drains for Tertiary Filter | 20,639.36 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 20,639.36 | 0.00 |
| REPORT TOTALS | | \$43,641,650.94 | \$7,951,014.62 | \$1,086,013.12 | \$0.00 | \$9,037,027.74 | 20.71 | \$34,604,623.20 | \$903,702.77 |

PARTIAL UNCONDITIONAL WAIVER OF LIEN

I/we have a contract with the City of Grand Ledge WWTP Improvements 2025 to provide Construction Management Services

General description of what was provided

for the improvement to the property situated in Eaton County, described as follows:

CWSRF Project # 5825-00 – Wastewater Treatment Plant Improvements
Grand Ledge, Michigan

and hereby waive my/our Construction Lien to the amount of \$7,951,014.62 (Line 4) for labor/materials provided through November 30, 2025

Date of draw cut-off or actual payment

This Waiver, together with all previous waivers, if any does not cover all amounts due to me/us for Contract improvement provided through the date shown above.

Does or Does Not

STATEMENT

- 1. Total Contract Price (as adjusted to date) (Line 3) \$43,595,882.41
- 2. Amount paid pursuant to previous Waivers (Line 7) \$5,097,959.48
- 3. Amount paid pursuant to this Waiver (Line 8) \$2,057,953.65
- 4. Amount remaining unpaid under Contract (Line 9) \$36,439,969.28

RK Davis, Inc.

Company

Barbara Schultz

Signature of Lien Claimant

Barbara Schultz, Finance Manager

Print Name & Title

Signed on: January 9, 2026

Address: 4457 40th Avenue SE

Kentwood, MI 48912

Phone No: (616) 456-0059



12330 James Street, Suite H80
 Holland Michigan 49424
 Phone: 616-396-0255

INVOICE

Invoice Number: 00060021
 Invoice Date: 11/25/25
 Terms: 21 days
 Amount Due: **\$13551.25**

Accounts Payable

RK Davis Inc
 4457 40th Street SE
 Kentwood Michigan 49512

Project ID: 2540787.4A
 Project Name: Grand Ledge WWTP
 Improvements

| Services from 10/27/25 - 11/23/25 | Amount | Rate | Line Total |
|---|--------|----------------------|-------------------|
| Materials Testing - Professional Personnel | | | \$10081.25 |
| Materials Testing PM | 27.50 | \$120.00/hr | \$3300.00 |
| Typist/Clerical | 23.25 | \$50.00/hr | \$1162.50 |
| Engineering Technician | 38.25 | \$65.00/hr | \$2486.25 |
| Senior Engineering Technician | 39.50 | \$70.00/hr | \$2765.00 |
| Senior Engineering Technician OT | 3.50 | \$105.00/hr | \$367.50 |
| Materials Testing - Equipment/Expenses | | | \$1245.00 |
| Nuclear Density Gauge | 1.0 | \$75.00/day | \$75.00 |
| Dynamic Cone Penetrometer | 6.0 | \$75.00/day | \$450.00 |
| Trips (Vehicle Allowance) | 18.0 | \$40.00/trip | \$720.00 |
| Materials Testing - Laboratory Services | | | \$2225.00 |
| Concrete Compressive Strength | 89.0 | \$25.00/cylinder | \$2225.00 |
| | | INVOICE TOTAL | \$13551.25 |

We appreciate your business!
 Please call our Accounting department at (616) 396-0255 if you have any questions.



12330 James Street, Suite H80
 Holland Michigan 49424
 Phone: 616-396-0255

Accounts Payable
 RK Davis Inc
 4457 40th Street SE
 Kentwood Michigan 49512

INVOICE

Invoice Number: 00060678
 Invoice Date: 12/22/25
 Terms: 21 days
Amount Due: \$2307.50

Project ID: 2540787.4A
 Project Name: Grand Ledge WWTP
 Improvements

| Services from 11/24/25 - 12/21/25 | Amount | Rate | Line Total |
|---|--------|----------------------|------------------|
| Materials Testing - Professional Personnel | | | \$1412.50 |
| Typist/Clerical | 4.25 | \$50.00/hr | \$212.50 |
| Materials Testing PM | 5.50 | \$120.00/hr | \$660.00 |
| Senior Engineering Technician | 4.00 | \$70.00/hr | \$280.00 |
| Engineering Technician | 4.00 | \$65.00/hr | \$260.00 |
| Materials Testing - Equipment/Expenses | | | \$120.00 |
| Trips (Vehicle Allowance) | 3.0 | \$40.00/trip | \$120.00 |
| Materials Testing - Laboratory Services | | | \$775.00 |
| Concrete Compressive Strength | 31.0 | \$25.00/cylinder | \$775.00 |
| | | INVOICE TOTAL | \$2307.50 |

We appreciate your business!
 Please call our Accounting department at (616) 396 0255 if you have any questions.

CHECK REQUEST

Date: 12/18/2025

Payable to: Consumers Energy

In the amount of: \$2,693.00

G/L account number: _____

Job # and Code or Equipment name: 760 012003 Electrical Allowance

What is this check for? Relocation of underground electric line

Date check required: 12/24/2025

Requested by: Peter Elzinga

Return check to Requestor

Mail check to: Consumers Energy, CEM Support Ctr - Lansing RM 122, 530 W. Willow St, Lansing, MI 48906-4754



CITY OF GRAND LEDGE
3780 JEFFERSON HWY
GRAND LEDGE MI 48837-9780

Amount Due: \$2,693.00
Please pay by: December 08, 2025

| | |
|----------------|------------|
| Invoice Number | 9328752112 |
| PO Number | |
| PO Date | |
| Bill Date | 11/24/25 |

Account: 3000 2523 6179

109 FITZGERALD PARK DR GRAND LEDGE - - NOTIFICATION NUMBER (s): - - - - 1075747614 - - - -

NONENERGY INVOICE

| DESCRIPTION | QUANTITY | UNIT PRICE | AMOUNT |
|-----------------------------|----------|------------|-------------------|
| Elec Misc Sale of Assets UG | 1.0 EA | \$2,693.00 | \$2,693.00 |
| TOTAL DUE: | | | \$2,693.00 |

See Page 2 for Payment Options.

Consumers Energy is regulated by the Michigan Public Service Commission, Lansing, Michigan

INVOICE QUESTIONS - Contact: Austin Rios -517-219-2912 -

Fold, detach and mail this stub with your check made payable to Consumers Energy. Please write your account number on your check.



CONSUMERS ENERGY
CEM Support Ctr - Lansing RM 122
530 W Willow St
Lansing, MI 48906-4754

PREPAYMENT REQUEST

Account: 3000 2523 6179

Amount Due: \$2,693.00
Please pay by: December 08, 2025
Enclosed:

6 330038655286 000002693000 0000 2056 2 300025236179 H



APPLICATION & CERTIFICATION FOR PAYMENT

Owner
 RK Davis
 4457 40th Street
 Kentwood, MI 49512

Project
 Grand Ledge WWTP
 Grand Ledge, MI

Payment Application No: 04
Payment Application Date: 26-Dec-2025
Period To: 01-Dec-2025
Payment Invoice No: 17481
Architect's Project No: 0
Contract Description: Grand Ledge WWTP
Contract Date: 25-Jun-2025

| For Distribution | |
|-------------------------------------|------------|
| <input type="checkbox"/> | Architect |
| <input checked="" type="checkbox"/> | Contractor |
| <input checked="" type="checkbox"/> | Owner |
| <input checked="" type="checkbox"/> | File |

Contractor
 Perceptive Controls, Inc.
 140 E. Bridge Street
 Plainwell, MI 49080

Architect

PAYMENT APPLICATION SUMMARY:

Application is made for payment, as shown below, in connection with the contract. Continuation Sheet is attached.

SEE ATTACHED SWORN STATEMENT FROM CONTRACTOR TO OWNER

| | |
|--|---------------|
| 1. Original Contract Sum | \$ 317,000.00 |
| 2. Net Change by Change Orders | \$ - |
| 3. Contract Sum to Date | \$ 317,000.00 |
| 4. Total Completed & Stored to Date | \$ 69,000.00 |
| 5. Retainage | |
| a. 10% of Completed Work | \$ 6,900.00 |
| b. 10% of Stored Material | \$ - |
| 6. Total Retainage | \$ 6,900.00 |
| 7. Total Less Retainage | \$ 62,100.00 |
| 8. Less Previous Applications | \$ 48,060.00 |
| 9. Total Payable Amount | \$ 14,040.00 |
| 10. Balance to Finish, Including Retainage | \$ 254,900.00 |

| Change Order Summary | Additions | Deductions |
|---|-------------|-------------|
| Total Change(s) Approved in Previous Months | \$ - | \$ - |
| Total Approved this Month | \$ - | \$ - |
| Totals | \$ - | \$ - |
| Net Changes by Change Order(s) | \$ - | \$ - |



CERTIFICATION BY CONTRACTOR:

The undersigned Contractor certifies, based on their understanding, available information, and belief, the work described in this Application for Payment has been completed according to the Contract Documents. They also confirm all payments by the Contractor for work which previous Applications & Certifications for Payment were issued have been received from the Owner, and the amount specified in this request is now payable.

Contractor Name: Perceptive Controls, Inc.
 By: [Signature] Date: 12/26/25

State of Michigan, County of Kalamazoo
 Subscribed and sworn to before me this 26 day of December 2025
 Notary Public: Ashley L. Lavantay
 Notary Commission Expires: 12/28/2030
 Acting in the County of: Allegan

CERTIFICATION BY ARCHITECT:

In accordance with the Contract documents, the Architect certifies that, following on-site inspections, based on their understanding, available information, and belief, this Payment Application accurately depicts the completed work and complies with the contract standards, validating the certified amount indicated below:

Certified Amount: \$ 14,040.00

If the certified amount differs from the application amount, an explanation is attached or below. All figures and markups are initialed to align with the certified amount.

Architect Signature: _____ **Date:** _____

This Certificate is not negotiable. The Certified Amount is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



CONTINUATION SHEET

Payment Application No: 04
 Payment Application Date: 26-Dec-2025
 Payment Invoice No: 17481

Period To: 01-Dec-2025
 Architect's Project No:

| Item No. | Description of Work | Schedule Value | WORK COMPLETED | | Presently Stored Materials | Total Completed | % | Balance to Finish | Retainage (10%) |
|---------------------------------------|---|----------------|-----------------|--------------|----------------------------|-----------------|---------|-------------------|-----------------|
| | | | Previous App. | This Period | | | | | |
| A | B | C | D = Prev. (D+E) | E | F (Excludes D & E) | G = D+E+F | H = G/C | I = C-G | J |
| BASE CONTRACT | | | | | | | | | |
| 1 | 01216.0: A6.1 SCADA Engineering | \$ 62,000.00 | \$ 43,400.00 | \$ 3,100.00 | \$ - | \$ 46,500.00 | 75.00% | \$ 15,500.00 | \$ 4,650.00 |
| 2 | 01216.1: A6.1 SCADA Control Panels | \$ 125,000.00 | \$ - | \$ 12,500.00 | \$ - | \$ 12,500.00 | 10.00% | \$ 112,500.00 | \$ 1,250.00 |
| 3 | 01216.2: A6.1 SCADA Programming | \$ 100,000.00 | \$ 10,000.00 | \$ - | \$ - | \$ 10,000.00 | 10.00% | \$ 90,000.00 | \$ 1,000.00 |
| 4 | 01216.3: A6.1 SCADA Start-Up & Training | \$ 30,000.00 | \$ - | \$ - | \$ - | \$ - | 0.00% | \$ 30,000.00 | \$ - |
| 5 | | | | | | | | | |
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| 25 | | | | | | | | | |
| SUB-TOTAL | | \$ 317,000.00 | \$ 53,400.00 | \$ 15,600.00 | \$ - | \$ 69,000.00 | 21.77% | \$ 248,000.00 | \$ 6,900.00 |
| CONTINGENCIES & ALLOWANCES | | | | | | | | | |
| 26 | | \$ - | \$ - | \$ - | \$ - | \$ - | #DIV/0! | \$ - | \$ - |
| 27 | | \$ - | \$ - | \$ - | \$ - | \$ - | #DIV/0! | \$ - | \$ - |
| 28 | | \$ - | \$ - | \$ - | \$ - | \$ - | #DIV/0! | \$ - | \$ - |
| SUB-TOTAL | | \$ - | \$ - | \$ - | \$ - | \$ - | #DIV/0! | \$ - | \$ - |
| CHANGE ORDERS | | | | | | | | | |
| 29 | | \$ - | \$ - | \$ - | \$ - | \$ - | #DIV/0! | \$ - | \$ - |
| 30 | | \$ - | \$ - | \$ - | \$ - | \$ - | #DIV/0! | \$ - | \$ - |
| 31 | | \$ - | \$ - | \$ - | \$ - | \$ - | #DIV/0! | \$ - | \$ - |
| SUB-TOTAL | | \$ - | \$ - | \$ - | \$ - | \$ - | #DIV/0! | \$ - | \$ - |
| GRAND TOTAL | | \$ 317,000.00 | \$ 53,400.00 | \$ 15,600.00 | \$ - | \$ 69,000.00 | 22% | \$ 248,000.00 | \$ 6,900.00 |

RKDavis Const

Controls & Instrumentation SOV Breakdown

Grand Ledge Iron Removal Plant

| SOV Description | Value | Breakdown Item | Total | Billed | Approved | Sep | Sep | Oct | Oct | Nov | Nov | Total | | | |
|-------------------------------|-------|----------------|---------------|--------|----------|---------|--------------|----------|--------------|----------|--------------|----------|--------------|----------|-----------|
| | | | | | | Column2 | Column1 | Column13 | Column14 | Column13 | Column14 | Column14 | Column14 | Column12 | |
| 01216.0 SCADA Engineering | | Engineering | \$ 62,000.00 | 70% | | 40% | \$ 24,800.00 | 15% | \$ 9,300.00 | 15% | \$ 9,300.00 | 5% | \$ 3,100.00 | \$ | 46,500.00 |
| 01216.1 SCADA Control Panels | | Fab & Deliver | \$ 125,000.00 | 0% | | | \$ - | | \$ - | | \$ - | 10% | \$ 12,500.00 | \$ | 12,500.00 |
| 01216.2 SCADA Programming | | Programming | \$ 100,000.00 | 10% | | | \$ - | 5% | \$ 5,000.00 | 5% | \$ 5,000.00 | | \$ - | \$ | 10,000.00 |
| 01216.3 SCADA Startup & Train | | StartupTrain | \$ 30,000.00 | 0% | | | \$ - | | \$ - | | \$ - | | \$ - | \$ | - |
| | | | | | | | \$ - | | \$ - | | \$ - | | \$ - | \$ | - |
| | | Total | \$ 317,000.00 | | | | \$ - | | \$ - | | \$ - | | \$ - | \$ | - |
| | | | | | | | \$ 24,800.00 | | \$ 14,300.00 | | \$ 14,300.00 | | \$ 15,600.00 | \$ | 69,000.00 |

Total Contract \$ 317,000.00



140 E Bridge Street
Plainwell, MI 49080

269.685.3040
AP@PerceptiveControls.com

INVOICE

| | |
|------------|-----------|
| DATE | INVOICE # |
| 12/26/2025 | 17481 |

| |
|---|
| BILL TO |
| RK Davis 4457 40th Street SE Kentwood, MI 49512 |

| |
|----------------|
| SHIP TO |
| |

| | | | | | |
|--------------|-----------------|-----------------------|----------------------------|------------------|----------------------|
| TERMS | DUE DATE | CUSTOMER P.O.# | PROJECT DESCRIPTION | PCI JOB # | CUST. CONTACT |
| Net 30 | 1/25/2026 | C760-01-02 | GL WWTP Improvements | 5155.1 | Peter Elzinga |

| DESCRIPTION | RATE | PREV % | PREV. INV. | CUR % | TOTAL % | BALANCE | AMOUNT |
|---|------------|--------|------------|--------|---------|---------|-----------|
| Grand Ledge WWTP Improvements | | | | | | | |
| 01216.0: A6.1 SCADA Engineering | 62,000.00 | 70.00% | 43,400.00 | 5.00% | 75.00% | | 3,100.00 |
| 01216.1: A6.1 SCADA Control Panels | 125,000.00 | | | 10.00% | 10.00% | | 12,500.00 |
| 01216.2: A6.1 SCADA Programming | 100,000.00 | 10.00% | 10,000.00 | 0.00% | 10.00% | | 0.00 |
| 01216.3: A6.1 SCADA Start-Up & Training | 30,000.00 | | | 0.00% | 0.00% | | 0.00 |

| | | |
|---|-------------------------|-------------|
| Past due invoices may be subject to a 1.5% service charge (18% per annum) | Total | \$15,600.00 |
| | Payments/Credits | \$0.00 |
| | Balance Due | \$15,600.00 |

CITY OF GRAND LEDGE

Winter 2025 Tax Disbursement Due to Grand Ledge Public Schools

Jan 1-15, 2026

| <u>Tax Distribution Amounts/Description</u> | | <u>City of Grand Ledge Account Number</u> |
|---|--|---|
| \$173,506.88 | Real and Personal - School Debt | 703-000-225.001 |
| \$24,326.13 | Real and Personal- School Bldg. & Site | 703-000-225.001 |
| \$0.00 | IFT - School Debt | 703-000-225.001 |
| \$0.00 | IFT - School School Bldg. & Site | 703-000-225.001 |
| \$0.00 | Clinton Co. Real - School Debt | 703-000-225.001 |
| \$0.00 | Clinton Co. Real - School Sinking | 703-000-225.001 |
| | Interest | 703-000-221.103 |
| \$197,833.01 | Total Due To (From) | |

B
1/23/26 *ARS*

| CITY OF GRAND LEDGE | | | | | | |
|--|------------------------------------|--|--|---|--|--|
| Winter 2025 Tax Disbursement Due To Grand Ledge District Library | | | | | | |
| Jan 1-15, 2026 | | | | | | |
| | | | | | | |
| | | | | | | |
| <u>Tax Distribution Amounts/Description</u> | | | | <u>City of Grand Ledge Account Number</u> | | |
| 71,687.73 | Real & Personal - District Library | | | 703-000-223.001 | | |
| 0.00 | IFT Taxes | | | 703-000-223.001 | | |
| 0.00 | Clinton County Real | | | 703-000-223.001 | | |
| \$ - | Interest | | | 703-000-221-103 | | |
| 71,687.73 | Total Due To (From) | | | | | |
| | | | | | | |
| | | | | | | |

B
 1/23/26
 AS

**City of Grand Ledge
Winter 2025 Tax Disbursement Due to Eaton County Treasurer
December 16-31, 2025**

| <u>Tax Distribution Amounts/Description</u> | | <u>City of Grand Ledge Account Number</u> |
|---|---|---|
| \$73,038.39 | Real and Personal- Eaton County Jail | 703-000-222.000 |
| \$99,220.41 | Real and Personal- Eaton County 911 | 703-000-222.000 |
| \$26,071.95 | Real and Personal - Eaton County EATRAN | 703-000-222.000 |
| \$36,553.12 | Real and Personal - Eaton County Juvenile | 703-000-222.000 |
| \$13,027.70 | Real and Personal - Eaton County Medical Care | 703-000-222.000 |
| \$156,521.83 | Real and Personal- Eaton County Roads | 703-000-222.000 |
| \$52,222.64 | Real and Personal- Eaton County Parks | 703-000-222.000 |
| \$0.00 | IFT - Eaton County Jail | 703-000-222.000 |
| \$0.00 | IFT - Eaton County 911 | 703-000-222.000 |
| \$0.00 | IFT - Eaton County EATRAN | 703-000-222.000 |
| \$0.00 | IFT - Eaton County Juvenile | 703-000-222.000 |
| \$0.00 | IFT - Eaton County Medical Care | 703-000-222.000 |
| \$0.00 | IFT - Eaton County Roads | 703-000-222.000 |
| \$0.00 | Real - Eaton County Parks | 703-000-222.000 |
| \$414.65 | Special Assessment - Deer | 703-000-220.000 |
| \$11,058.08 | Special Assessment - John Earl | 703-000-220.000 |
| \$4,227.96 | Special Assessment - John Earl Supple | 703-000-220.000 |
| \$0.00 | Special Assessment - Lumbert | 703-000-220.000 |
| \$0.00 | Special Assessment - Pingel Branch IC | 703-000-220.000 |
| \$0.00 | Special Assessment - Reed IC | 703-000-220.000 |
| \$0.00 | Special Assessment - Willow Hills Blvd. | 703-000-220.000 |
| \$0.00 | Special Assessment - Waldo Drain | 703-000-220.000 |
| \$0.00 | Special Assessment - Waldo No. 2 | 703-000-220.000 |
| \$0.00 | Special Assessment - Whitney | 703-000-220.000 |
| \$0.00 | Special Assessment - Woodview Drain | 703-000-220.000 |
| \$4,814.86 | Special Assessment - Woodview Estates | 703-000-220.000 |
| \$0.00 | Special Assessment - Russell Drain | 703-000-220.000 |
| \$0.00 | Special Assessment - Beasore and Maie | 703-000-220.000 |
| \$0.00 | Special Assessment - Husted - Landenb | 703-000-220.000 |
| | Interest | 704-000-000-221-103 |
| \$477,171.59 | Total Due To (From) | |

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1/9/20
ARS

CITY OF GRAND LEDGE

Winter 2025 Tax Disbursement Due to Grand Ledge Public Schools

Dec 16-31, 2025

| <u>Tax Distribution Amounts/Description</u> | | <u>City of Grand Ledge Account Number</u> |
|---|--|---|
| \$294,450.94 | Real and Personal - School Debt | 703-000-225.001 |
| \$41,280.92 | Real and Personal- School Bldg. & Site | 703-000-225.001 |
| \$0.00 | IFT - School Debt | 703-000-225.001 |
| \$0.00 | IFT - School School Bldg. & Site | 703-000-225.001 |
| \$0.00 | Clinton Co. Real - School Debt | 703-000-225.001 |
| \$0.00 | Clinton Co. Real - School Sinking | 703-000-225.001 |
| | Interest | 703-000-221.103 |
| \$335,731.86 | Total Due To (From) | |

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1/10/26
ACG

| City of Grand Ledge | | | |
|--|-------------------------------|---|-----------------|
| Winter 2025 Tax Disbursement Due to Grand Ledge Area Emergency Services Authority | | | |
| Dec 16-31, 2025 | | | |
| | | | |
| | | | |
| | | | |
| Tax Distribution Amounts/Description | | City of Grand Ledge Account Number | |
| 511,354.80 | Real & Personal- GLAESA Voted | | 703-000-230-001 |
| - | Clinton County | | 703-000-230-001 |
| - | IFT - | | 703-000-230-001 |
| - | Interest & Penalty | | 703-000-221-103 |
| 511,354.80 | Total Due To (From) | | |

B
1/10/26

AP

| CITY OF GRAND LEDGE | | | | | | |
|--|------------------------------------|--|---|-----------------|--|--|
| Winter 2025 Tax Disbursement Due To Grand Ledge District Library | | | | | | |
| December 16-31, 2025 | | | | | | |
| | | | | | | |
| | | | | | | |
| <u>Tax Distribution Amounts/Description</u> | | | <u>City of Grand Ledge Account Number</u> | | | |
| 156,265.65 | Real & Personal - District Library | | | 703-000-223.001 | | |
| 0.00 | IFT Taxes | | | 703-000-223.001 | | |
| 0.00 | Clinton County Real | | | 703-000-223.001 | | |
| \$ - | Interest | | | 703-000-221-103 | | |
| 156,265.65 | Total Due To (From) | | | | | |
| | | | | | | |
| | | | | | | |

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1/10/26

AS

GRAND LEDGE CITY COUNCIL
310 GREENWOOD ST.
GRAND LEDGE MI 48837
(517) 627-2149

CITY COUNCIL MINUTES – REGULAR MEETING
MONDAY, 12 JANUARY 2026 – 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL
310 GREENWOOD ST., GRAND LEDGE MI 48837

- I. ROLL CALL OF COUNCIL** – Mayor Keith Mulder; Mayor Pro-Tem Rick Lantz; and Council Members Brett Gillespie, Tom Jancek, Dave Logel, and Don Willems
– Council Member Lynne MacDowell was excused
OTHERS PRESENT – Adam Smith, City Manager; Anee King, Assistant City Manager; Gregory Newman, City Clerk; Ron Erickson, Chief of Police; Rich Morrison, Community Development Director; Dave Gutchess, Public Services Superintendent

II. PLEDGE OF ALLEGIANCE

Mayor Mulder led those in attendance in the Pledge of Allegiance.

III. AUDIENCE PARTICIPATION

The public did not comment.

IV. APPROVAL OF CONSENT AGENDA

- A. Motion** – To approve the Monday, 12 January 2026 City Council consent agenda, as follows:
- i. Financial transactions and bills.
 - ii. Monday, 08 December 2025 City Council minutes.
 - iii. Resolution #01 of 2026 – To amend the City of Grand Ledge Poverty Exemption Guidelines.
 - iv. Change Order No. 5 for the Well No. 2 Raw Water Main.

COUNCIL MEMBER GILLESPIE MOVED, COUNCIL MEMBER LOGEL SECONDED, TO APPROVE THE MONDAY, 12 JANUARY 2026 CITY COUNCIL CONSENT AGENDA. MOTION CARRIED UNANIMOUSLY.

V. APPROVAL OF REGULAR AGENDA

- A. Motion** – To approve the Monday, 12 January 2026 City Council regular agenda.

COUNCIL MEMBER GILLESPIE MOVED, COUNCIL MEMBER LOGEL SECONDED, TO APPROVE THE MONDAY, 12 JANUARY 2026 CITY COUNCIL REGULAR AGENDA.

COUNCIL MEMBER LANTZ MOVED, COUNCIL MEMBER LOGEL SECONDED, TO AMEND THE MONDAY, 12 JANUARY 2026 CITY COUNCIL REGULAR AGENDA BY STRIKING ITEM IX. C., A RESOLUTION TO APPROVE A FIVE-YEAR EXTENSION AND AMENDMENT OF THE CITY MANAGER EMPLOYMENT AGREEMENT WITH ADAM SMITH. MOTION CARRIED UNANIMOUSLY.

MOTION TO APPROVED THE MONDAY, 12 JANUARY 2026 CITY COUNCIL REGULAR AGENDA, AS AMENDED BY STRIKING ITEM IX. C., A RESOLUTION TO APPROVE A FIVE-YEAR EXTENSION AND AMENDMENT OF THE CITY MANAGER EMPLOYMENT AGREEMENT WITH ADAM SMITH, CARRIED UNANIMOUSLY.

B. Presentation – Ev Effect Foundation Pay-It-Forward grant.

Laura Guild, Ev Effect, explained information about the Ev Effect Foundation and its Pay-It-Forward Grant.

Charlie Fredericks, Beagle Middle School Student, explained why he chose to donate the Pay-It-Forward Grant to the Jaycee Park Universally Designed ADA Accessible Playground.

Mayor Mulder thanked Charlie Fredericks for his donation to the Jaycee Park Universally Designed ADA Accessible Playground.

MAYOR MULDER DECLARED A RECESS OF THE MONDAY, 12 JANUARY 2026, CITY COUNCIL REGULAR MEETING, AT 7:09 P.M.

MAYOR MULDER RECONVENED THE MONDAY, 12 JANUARY 2026, CITY COUNCIL REGULAR MEETING, AT 7:11 P.M.

VI. COMMITTEE AND BOARD REPORTS

Abrams Municipal Airport Advisory Commission

Adam Smith, City Manager, reported the Abrams Municipal Airport Advisory Commission did not have a quorum at its 06 January 2026 meeting.

Board of Cemetery Trustees

Adam Smith, City Manager, reported the Board of Cemetery Trustees met on 16 December 2025 and discussed the Oakwood Cemetery Rules and Regulations for burials of non-immediate family.

Downtown Development Authority

Adam Smith, City Manager, reported the Downtown Development Authority met on 10 December 2025 and approved the 2026-2027 Downtown Development Authority Priorities.

Parks and Recreation Commission

Adam Smith, City Manager, reported the Parks and Recreation Commission met on 11 December 2025 and approved Dance Walk signs at Fitzgerald Memorial Ball Field, recommended Rowe Professional Services Company for the Parks and Recreation Master Plan update, and set 18 April 2026 for Earth Day activities.

Planning Commission

Adam Smith, City Manager, reported the Planning Commission met on 08 January 2026 to recommend the Master Plan.

VII. STAFF REPORTS

Manager's Office

Amee King, Assistant City Manager, reported on personnel interviews Abrams Municipal Airport taxiway lighting issues, mowing contract requests for proposals, the Downtown Development Authority 2026-2027 Priorities, and City Hall biannual maintenance.

Community Development Office

Rich Morrison, Community Development Director, reported on the Planning Commission's recommendation on the Master Plan, the transition to interim Zoning Administrator work, the Jaycee Park ADA Observation Platform project, and the Parks and Recreation Commission's recommendation of Rowe Professional Services Company for its Master Plan update.

Department of Public Services

Dave Gutchess, Public Services Superintendent, reported on Wastewater Treatment Plant statistics, the Wastewater Treatment Plant and Collection System Improvements CWSRF Project #5825-01, street maintenance, leaf collection, snow and ice removal, catch basin cleaning and debris removal, Iron Removal Plant statistics, water quality testing, the Well No. 11 project, MISS DIG activity, and utility billing shut-offs.

The City Council discussed the utility billing shut-offs, and thanked staff for the snow and ice removal efforts and the recent boil water notifications.

Assessing Department

Adam Smith, City Manager, mentioned the Assessing Department monthly report is included in the packet of supporting material for tonight's meeting.

Building Department

Adam Smith, City Manager, mentioned the Building Department monthly report is included in the packet of supporting material for tonight's meeting.

- A. **Motion** – To receive and place on file the December 2025 staff reports from the Manager’s Office, Community Development Office, Department of Public Services, Assessing Department, and Building Department.

COUNCIL MEMBER LOGEL MOVED, COUNCIL MEMBER GILLESPIE SECONDED, TO RECEIVE AND PLACE ON FILE THE DECEMBER 2025 STAFF REPORTS FROM THE MANAGER’S OFFICE, COMMUNITY DEVELOPMENT OFFICE, DEPARTMENT OF PUBLIC SERVICES, ASSESSING DEPARTMENT, AND BUILDING DEPARTMENT. MOTION CARRIED UNANIMOUSLY.

VIII. UNFINISHED BUSINESS

- A. **Motion** – To adopt the 2026 & 2027 City Council Priorities.

COUNCIL MEMBER GILLESPIE MOVED, COUNCIL MEMBER LOGEL SECONDED, TO ADOPT THE 2026 & 2027 CITY COUNCIL PRIORITIES.

Adam Smith, City Manager, explained the development of the 2026 & 2027 City Council Priorities.

MOTION TO ADOPT THE 2026 & 2027 CITY COUNCIL PRIORITIES, CARRIED UNANIMOUSLY.

- B. **Resolution #02 of 2026** – To amend the Agreement for Police Services with the Grand Ledge Public Schools.

COUNCIL MEMBER GILLESPIE MOVED, COUNCIL MEMBER LANTZ SECONDED, TO ADOPT RESOLUTION #02 OF 2026, TO AMEND THE AGREEMENT FOR POLICE SERVICES WITH THE GRAND LEDGE PUBLIC SCHOOLS.

Adam Smith, City Manager, explained the second amendment to the Agreement for Police Services with the Grand Ledge Public Schools extends the term for an additional five years and mentioned the Grand Ledge Public Schools Board of Education is considering the agreement on its agenda tonight.

The City Council debated the two Police Officers assigned to Beagle Middle School and Grand Ledge High School, and thanked city and school staff for the five-year agreement.

MOTION TO ADOPT RESOLUTION #02 OF 2026, TO AMEND THE AGREEMENT FOR POLICE SERVICES WITH THE GRAND LEDGE PUBLIC SCHOOLS, CARRIED UNANIMOUSLY.

IX. NEW BUSINESS

- A. **Motion** – To adopt the Fiscal Year 2027 budget calendar.

COUNCIL MEMBER LANTZ MOVED, COUNCIL MEMBER GILLESPIE SECONDED, TO ADOPT THE FISCAL YEAR 2027 BUDGET CALENDAR.

Adam Smith, City Manager, explained the Fiscal Year 2027 budget calendar and the work already underway.

MOTION TO ADOPT THE FISCAL YEAR 2027 BUDGET CALENDAR, CARRIED UNANIMOUSLY.

- B. Resolution #03 of 2026** – To approve a bid award to Rowe Professional Services Company for the Parks and Recreation Master Plan Update.

COUNCIL MEMBER LOGEL MOVED, COUNCIL MEMBER JANCEK SECONDED, TO ADOPT RESOLUTION #03 OF 2026, TO APPROVE A BID AWARD TO ROWE PROFESSIONAL SERVICES COMPANY FOR THE PARKS AND RECREATION COMMISSION MASTER PLAN UPDATE.

Adam Smith, City Manager, explained the Parks and Recreation Commission recommends approving the bid award to Rowe Professional Services Company for the Parks and Recreation Master Plan update, and mentioned the need for supplemental funding through a future budget amendment.

MOTION TO ADOPT RESOLUTION #03 OF 2026, TO APPROVE A BID AWARD TO ROWE PROFESSIONAL SERVICES COMPANY FOR THE PARKS AND RECREATION COMMISSION MASTER PLAN UPDATE, CARRIED UNANIMOUSLY.

X. AUDIENCE PARTICIPATION

The public did not comment.

XI. COMMUNICATIONS FROM THE MAYOR AND COUNCIL

The City Council wished everyone a Happy New Year.

Council Member Gillespie encouraged residents to contact their federal and state representatives about infrastructure funding.

Council Member Jancek thanked staff for their work during the holidays on snow and ice removal, and commented on the city's professional management, Mayor, and Council Members.

Mayor Mulder recognized the new Grand Ledge Area Chamber of Commerce Executive Director Laura Guild; and reappointed Helen Hagg, Daniel Harris, Tom Jancek, Darrek Laderman, Lynne MacDowell, Keith Mulder, and Bobby Prater to the Abrams Municipal Airport Advisory Commission; reappointed Robin Bessette to the Board of Cemetery Trustees; reappointed Amy Hoyes, Lynne MacDowell, Keith Mulder, and Don Willems to the Board of Review; reappointed Todd Gute, Mike Stevens, and Rodney Young to the Construction Board of Appeals; reappointed Terrance Augustine, Dana Beattie, and Chris Fata to the Downtown Development Authority; reappointed Mike Krombeen, Amber Slocum, and Casey McDonnell to the Parks and Recreation Commission; reappointed Todd Gute and Mike Stevens to the Planning Commission; and appointed

Denise Hedlund and reappointed Tim McClung, Tom Nelson, and Carol Weigel to the Zoning Board of Appeals.

COUNCIL MEMBER GILLESPIE MOVED, COUNCIL MEMBER LOGEL SECONDED, TO APPROVE THE MAYOR'S REAPPOINTMENT OF HELEN HAGG, DANIEL HARRIS, TOM JANCEK, DARREK LADERMAN, LYNNE MACDOWELL, KEITH MULDER, AND BOBBY PRATER TO THE ABRAMS MUNICIPAL AIRPORT ADVISORY COMMISSION. MOTION CARRIED UNANIMOUSLY.

COUNCIL MEMBER GILLESPIE MOVED, COUNCIL MEMBER LANTZ SECONDED, TO APPROVE THE MAYOR'S REAPPOINTMENT OF ROBIN BESSETTE TO THE BOARD OF CEMETERY TRUSTEES. MOTION CARRIED UNANIMOUSLY.

COUNCIL MEMBER LANTZ MOVED, COUNCIL MEMBER LOGEL SECONDED, TO APPROVE THE MAYOR'S REAPPOINTMENT OF AMY HOYES, LYNNE MACDOWELL, KEITH MULDER, AND DON WILLEMS TO THE BOARD OF REVIEW. MOTION CARRIED UNANIMOUSLY.

COUNCIL MEMBER LOGEL MOVED, COUNCIL MEMBER JANCEK SECONDED, TO APPROVE THE MAYOR'S REAPPOINTMENT OF TODD GUTE, MIKE STEVENS, AND RODNEY YOUNG TO THE CONSTRUCTION BOARD OF APPEALS. MOTION CARRIED UNANIMOUSLY.

COUNCIL MEMBER GILLESPIE MOVED, COUNCIL MEMBER JANCEK SECONDED, TO APPROVE THE MAYOR'S REAPPOINTMENT OF TERRANCE AUGUSTINE, DANA BEATTIE, AND CHRIS FATA TO THE DOWNTOWN DEVELOPMENT AUTHORITY. MOTION CARRIED UNANIMOUSLY.

COUNCIL MEMBER LOGEL MOVED, COUNCIL MEMBER JANCEK SECONDED, TO APPROVE THE MAYOR'S REAPPOINTMENT OF MIKE KROMBEEN, CASEY MCDONNELL, AND AMBER SLOCUM TO THE PARKS AND RECREATION COMMISSION. MOTION CARRIED UNANIMOUSLY.

COUNCIL MEMBER GILLESPIE MOVED, COUNCIL MEMBER LANTZ SECONDED, TO APPROVE THE MAYOR'S REAPPOINTMENT OF TODD GUTE AND MIKE STEVENS TO THE PLANNING COMMISSION. MOTION CARRIED UNANIMOUSLY.

COUNCIL MEMBER GILLESPIE MOVED, COUNCIL MEMBER JANCEK SECONDED, TO APPROVE THE MAYOR'S APPOINTMENT OF DENISE HEDLUND AND REAPPOINTMENT OF TIM MCCLUNG, TOM NELSON, AND CAROL WEIGEL TO THE ZONING BOARD OF APPEALS. MOTION CARRIED UNANIMOUSLY.

XII. CLOSED SESSION

XIII. ADJOURNMENT

COUNCIL MEMBER LOGEL MOVED, COUNCIL MEMBER GILLESPIE SECONDED, TO ADJOURN THE MONDAY, 12 JANUARY 2026 CITY COUNCIL REGULAR MEETING, AT 7:47 P.M. MOTION CARRIED UNANIMOUSLY.

Gregory L. Newman, City Clerk

Keith O. Mulder, Mayor

DRAFT

CITY OF GRAND LEDGE BUDGET AMENDMENTS/APPROPRIATION REQUEST

YTD adjustments - Quarter Ending 12/31/25

| ACCOUNT NUMBER | Department/Project | ACCOUNT DESCRIPTION | CURRENT BUDGET/ WORKING CAPITAL AT BEGINNING OF FISCAL YEAR | REQUESTED INCREASE (DECREASE) | AMENDED BUDGET APPROPRIATION/ ESTIMATED REVENUE | REASON FOR AMENDMENTS |
|---------------------------|----------------------|------------------------------------|--|-------------------------------------|--|--|
| Parks | | | | | | |
| 208-752-811.000 | Parks and Recreation | Contractual services | 1,500 | 29,800 | 31,300 | ROWE contract for master plan \$29,800 |
| 208-752-699.101 | Master Plan | Transfer from - General fund | - | 9,800 | 9,800 | Remaining allocation not covered by parks fund balance |
| 101-965-995.208 | | Transfer to - Parks and Recreation | - | 9,800 | 9,800 | Remaining allocation not covered by parks fund balance |
| Iron Removal Plant | | | | | | |
| 403-545-974.006 | Iron Removal Plant | Construction | - | 910,363 | 910,363 | RK Davis retainage and Fishbeck fees. Previously budgeted in FY25. |
| Raw Water Main | | | | | | |
| 404-548-974.006 | Raw water main | Construction | - | 68,396 | 68,396 | Remaining ET MacKenzie previously budgeted in FY25 |
| 404-548-974.999 | | Construction engineering | - | 7,400 | 7,400 | Remaining Fishbeck fees previously budgeted in FY25 |
| 2023 DDA Projects | | | | | | |
| 407-728-974.999 | Grand Renovation | Construction | - | 6,582 | 6,582 | Final payment Gordon Construction - previously budgeted in FY25 |
| | | | | Fund Balance | Impact on Fund Balance | |
| | | | | Parks (20,000) | Decrease | Parks and recreation master plan |
| | | | | General (9,800) | Decrease | Parks and recreation master plan |
| | | | | IRP (77,783) | Decrease | Carryover from FY25 budget |
| | | | | Raw Water Main (75,796) | Decrease | Carryover from FY25 budget |
| | | | | 2023 DDA (6,582) | Decrease | Carryover from FY25 budget |

**DOWNTOWN DEVELOPMENT AUTHORITY
310 GREENWOOD ST.
GRAND LEDGE, MI 48837**

**MINUTES – REGULAR MEETING
WEDNESDAY, JANUARY 14, 2026 - 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL
310 GREENWOOD ST., GRAND LEDGE MI 48837**

ROLL CALL OF BOARD – Authority Members Present: Mayor Keith Mulder, Vicki Paski, Andrew Archer, Michael Fredericks, Lise Mitchell, Dana Beattie, and Chris Fata

Members Absent – Authority Members Absent: Chairman Bruce MacDowell, Vice Chairman Spencer Bye, Natalia Clough, Terrance Augustine, Karl Glarner, and Amy Hoyes

Others Present – Amee King, Assistant City Manager

I. PLEDGE OF ALLEGIANCE –

II. AUDIENCE PARTICIPATION – Laura Guild, Executive Director for the Grand Ledge Chamber introduced herself and indicated that she is looking forward to working with the DDA.

III. APPROVAL OF REGULAR AGENDA

A. Motion – To approve the Wednesday, January 14, 2026, regular DDA agenda.

AUTHORITY MEMBER FREDERICKS MOVED, AUTHORITY MEMBER MITCHELL SECONDED, TO APPROVE THE JANUARY 14, 2026, REGULAR MEETING AGENDA AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

IV. APPROVAL OF MINUTES

A. Motion – To approve the Wednesday, December 10, 2025, regular meeting minutes.

AUTHORITY MEMBER MITCHELL MOVED, AUTHORITY MEMBER FREDERICKS SECONDED, TO APPROVE THE DECEMBER 10, 2025, REGULAR MEETING MINUTES AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

V. COMMITTEE REPORTS – None.

VI. STAFF REPORTS

A. Financial Transactions and Bills – Mrs. King reviewed the financial transactions and bills.

AUTHORITY MEMBER BEATTIE MOVED, AUTHORITY MEMBER PASKI SECONDED, TO ACKNOWLEDGE PAYMENT OF THE FINANCIAL TRANSACTIONS AND BILLS IN THE AMOUNT OF \$1,898.08. MOTION CARRIED UNANIMOUSLY.

B. Monthly financial statement – Ms. King reviewed the financial statements.

C. ADA Observation Platform – Mrs. King indicated that the silt fence has been installed and the security fence was scheduled to be installed yesterday, January 13th. Earth work is scheduled to begin on Monday, January 19th.

AUTHORITY MEMBER MITCHELL MOVED, AUTHORITY MEMBER PASKI SECONDED, TO ACCEPT AND PLACE ON FILE THE FINANCIAL STATEMENTS. MOTION CARRIED UNANIMOUSLY.

VII. UNFINISHED BUSINESS –

A. First United Methodist Church Request – Mrs. King reported that at a prior meeting, Mr. Joel Wortley requested on behalf of the First United Methodist Church, that the DDA/City plow their sidewalk. The board requested staff put together a cost associated with this request. Staff was able to get additional information from Mr. Wortley. The request includes sidewalks; Bridge Street from W. Scott to property line and Harrison from W. Scott to property line, which is approximately 200 feet. Costs associated with the request would be \$90 to \$100 for each snow/salt event and an additional \$450 for spring clean up. After discussion it

was the consensus of the board to send the church a letter indicating the budget does not allow for an expansion of sidewalk plowing/salting at this time. The authority further requested to review the snow plow maps in August or September this year.

VIII. NEW BUSINESS –

IX. AUDIENCE PARTICIPATION –

- X. COMMUNICATIONS FROM MEMBERS –** Authority member Mitchell indicated that the library upgraded their catalog on Sunday to a friendlier version to use with additional features. Mrs. Mitchell also thanked Meijer for their wonderful donation that will cover the summer reading program.

Authority member Fredericks indicated that the St. Patrick day celebration at the Opera House will be March 13th.

Authority member Beattie indicated that Meijer likes to invest in communities and is happy to donate to a 501c3 organization. If you know of anyone, please pass along the information to them.

Mayor Mulder indicated that the playground at Jaycee Park is mainly complete and there will be a grand opening when the weather is warmer.

XI. ADJOURNMENT

AUTHORITY MEMBER BEATTIE MOVED, AUTHORITY MEMBER PASKI SECONDED, TO ADJOURN THE MEETING AT 6:29 P.M. MOTION CARRIED UNANIMOUSLY.

Mayor Keith Mulder, Acting Chairman

Vicki Paski, Secretary

City Clerk – Monthly Report

December 2025

Boards and Commissions

- Prepared agendas and packets for, and attended City Council and Board of Cemetery Trustees meetings, and processed and filed paperwork and documents.

Elections

- Prepared election calendar for the 2026 Election Cycle.

Information Technology

- Worked with VC3 on setting up new computers.
- Worked with vendor on remote access for interim zoning services.
- Worked with vendor on cybersecurity assessment.
- Attended Multi-State Information Sharing and Analysis Center (MS-ISAC) webinars on Center for Internet Security (CIS) Benchmark Compliance.
- Worked with Comcast on broadcast equipment replacement.
- Worked with vendor on city website review.

Professional Development / Training

- Attended Michigan Association of Municipal Clerks Masters Academy.
- Completed required Bureau of Elections training.

Records Management

- Processed Grand Ledge Area Chamber of Commerce 2026 Christmas Parade and Tree Lighting.
- Processed eleven Freedom of Information Act requests.
- Notarized two documents.

Finance/Treasurer Department – December Activity Report

Taxes

- Summer payments continue to be received; tax collections remain in line with previous years.
- 2025 Winter Property Tax bills were sent out December 1, 2025. Winter taxes are due February 16, 2026.

Budget

- Financial reports are included in the council packet, half the Fiscal Year has passed.
- Fiscal Year 2026 Preparation has begun.

Miscellaneous

- Calendar year wrap up under way including 1099 and W2 calculation & Distribution
- Worker's Compensation Insurance Audit continued with discussions with auditor. Documents were forwarded to MML.
- Public Act 302 Reporting – Worked with Police Department to complete



To: City Council

From: Brad Rizzo, Treasurer/Finance Director

Date: 1/26/2026

Re: State Request for Improvement of Deficiencies

Background:

Upon submission of the audit to the State, the State sent a request for improvement of deficiencies. The deficiency identified was that there were actual expenditures that exceeded the amounts authorized in the budget.

There were three primary causes to this note:

1. In the general fund, the amount of principal and interest exceeded budget due to the police Axon body camera agreement. These are accounted for under the leasing provisions of GASB 87, whereby the purchase is a capital outlay, and payments are considered debt payments.
2. In the local streets fund, there was an invoice received in July for paving on Schoolcraft Street, which put the fund over budget.
3. In the general fund, the recycling department was over budget due to increased expenditures associated with the Granger contract.

When I was hired, FY2025 had ended, and I was responsible for preparing the audit. Per the State Uniform Budget Manual, we are not allowed to amend the budget after the end of the fiscal year.

Financial Impact: None

Recommendation:

I responded to the State's request, explaining the reasons for the variances above and noted that the City will review contracts for accounting provisions going forward.

The issue has been resolved.

Attachments: State letter, page from audit listing expenditures over budget.



STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

GRETCHEN WHITMER
GOVERNOR

RACHAEL EUBANKS
STATE TREASURER

December 11, 2025

**Request for Improvement
of Deficiencies -
Corrective Action Plan**

Fiscal Year: 2025

Municipality Code: 232030

Report ID Number: 174062

Sent Via Email

City of Grand Ledge

brizzo@cityofgrandledge.com

Dear Governing Body:

The Community Engagement and Finance Division has received the audit report for the fiscal year referenced above. It is the responsibility of this division to administer certain State statutes. Consequently, your audit has been reviewed to determine compliance with budgeting, accounting, auditing, and statutory compliance related activities. This review has identified issues that we believe need your attention.

Please note the following issues corresponding to response(s) on the auditing procedures report:

- Actual expenditures exceeded the amounts authorized in the budget. Please describe actions being taken to prevent budget variances.

The matter(s) described above are either violations of state statute or are deficiencies of the local unit that may impede the local unit's ability to comply with state statute.

Additional deficiencies in your report are usually found in the form of comments and recommendations located toward the end of the report or may be filed separately. The plan should identify each Auditing Procedure Report question listed above, each additional deficiency, the corrective action to be taken, the supporting documentation requested, if any, and the date in which the action is to be implemented.

Therefore, within **30 days** from the date of this letter, please submit to us a detailed Corrective Action Plan to resolve the above-mentioned matter(s), including other deficiencies noted in your audit report. To submit your Corrective Action Plan, visit the department's online filing site at [Michigan.gov/localfinancialreporting](https://www.michigan.gov/localfinancialreporting) and select the File Online Reports tab. You must request local unit user access if one does not already exist. We do not accept hard-copy or emailed responses. Please combine multiple documents as only one document can be uploaded.

Failure to respond within 30 days or an inability to demonstrate that corrective action has been implemented may result in one or more of the following:

- Denial of subsequent year qualified status under Public Act 34 of 2001, the Revised Municipal Finance Act (possibly preventing your municipality the ability to borrow money);
- Subject the local unit to an audit and/or review performed by Department of Treasury auditors at the expense of the local unit.

Please contact the audit review staff at LAFD_Audits@michigan.gov if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'CJV', is positioned over a rectangular area with a light gray dot grid background.

Cary Jay Vaughn, CPA, CGFM
Local Audit and Finance Division

**CITY OF GRAND LEDGE
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

NOTE 1 - EXCESS OF EXPENDITURES OVER APPROPRIATIONS

The City's budgeted expenditures in the General and Special Revenue Funds have been shown at the functional classification level. The approved budgets of the City have been adopted at the activity level for the General Fund and the functional level for the Special Revenue Funds.

During the year ended June 30, 2025, the City incurred expenditures in excess of the amounts appropriated as follows:

| | <u>Amounts Appropriated</u> | <u>Amounts Expended</u> | <u>Variance</u> |
|-----------------------------|---------------------------------|-----------------------------|-----------------|
| General Fund | | | |
| Current | | | |
| Public works | | | |
| Recycling | \$ 49,390 | \$ 60,675 | \$ 11,285 |
| Recreation and culture | - | 9,443 | 9,443 |
| Debt service | | | |
| Principal | 115,000 | 147,554 | 32,554 |
| Interest and fiscal charges | 41,263 | 52,964 | 11,701 |
| Local Streets Fund | | | |
| Capital outlay | 205,000 | 268,278 | 63,278 |
| Drug Forfeiture Fund | | | |
| Current | | | |
| Public safety | 3,300 | 3,305 | 5 |

NOTE 2 - DEFINED BENEFIT PENSION PLAN

Actuarial valuation information relative to the determination of contributions:

Valuation date: December 31, 2024

Measurement date: December 31, 2024

Methods and assumptions used to determine contribution rates:

| | |
|-------------------------------|---|
| Actuarial cost method | Entry Age Normal |
| Amortization method | Level percentage of pay |
| Asset valuation method | 5 year smoothing |
| Remaining amortization period | 15 years |
| Investment rate of return | 6.93% (net of investment expenses, including inflation) |
| Discount rate | 7.18% |
| Salary increases | 3.00% in the long-term plus merit and longevity |
| Inflation rate | 2.50% |
| Mortality | Pub-2010 and fully generational MP-2019 |

REVENUE AND EXPENDITURE REPORT FOR CITY OF GRAND LEDGE
 PERIOD ENDING 12/31/2025

| GL NUMBER | DESCRIPTION | 2025-26 | YTD BALANCE | ACTIVITY FOR | AVAILABLE | % BDGT USED |
|--|-------------|----------------|---------------------------------|---|------------------------------|----------------|
| | | AMENDED BUDGET | 12/31/2025 NORMAL (ABNORMAL) | MONTH 12/31/2025 INCREASE (DECREASE) | BALANCE NORMAL (ABNORMAL) | |
| Fund 101 - GENERAL FUND | | | | | | |
| 000 - GENERAL | | 4,491,663.00 | 3,567,079.23 | 763,493.82 | 924,583.77 | 79.42 |
| 301 - POLICE | | 255,342.00 | 71,405.25 | 1,645.00 | 183,936.75 | 27.96 |
| 529 - RECYCLING | | 20,000.00 | 910.54 | 320.00 | 19,089.46 | 4.55 |
| 531 - COMPOSTING | | 20,000.00 | 3,990.00 | 440.00 | 16,010.00 | 19.95 |
| 567 - CEMETERY | | 62,929.00 | 35,425.00 | 5,279.00 | 27,504.00 | 56.29 |
| 702 - PLANNING & ZONING | | 0.00 | 4,900.00 | 0.00 | (4,900.00) | 100.00 |
| TOTAL REVENUES | | 4,849,934.00 | 3,683,710.02 | 771,177.82 | 1,166,223.98 | 75.95 |
| 101 - CITY COUNCIL | | 9,765.00 | 3,875.40 | 1,937.67 | 5,889.60 | 39.69 |
| 172 - CITY ADMINISTRATION | | 377,097.00 | 198,372.18 | 50,537.19 | 178,724.82 | 52.61 |
| 215 - CLERK'S OFFICE | | 156,813.00 | 79,588.17 | 21,152.14 | 77,224.83 | 50.75 |
| 253 - FINANCE | | 358,243.00 | 207,796.35 | 37,022.49 | 150,446.65 | 58.00 |
| 257 - ASSESSING | | 202,178.00 | 96,744.17 | 21,362.86 | 105,433.83 | 47.85 |
| 262 - ELECTIONS | | 12,600.00 | 3,728.15 | 0.00 | 8,871.85 | 29.59 |
| 265 - CITY HALL | | 408,137.00 | 97,526.08 | 16,846.67 | 310,610.92 | 23.90 |
| 266 - ATTORNEY | | 60,000.00 | 10,912.50 | 0.00 | 49,087.50 | 18.19 |
| 272 - GENERAL GOVERNMENT | | 641,229.00 | 249,441.99 | 39,875.64 | 391,787.01 | 38.90 |
| 301 - POLICE | | 2,370,038.00 | 1,020,737.19 | 248,582.28 | 1,349,300.81 | 43.07 |
| 371 - BUILDING INSPECTION | | 1,000.00 | 6,805.81 | 0.00 | (5,805.81) | 680.58 |
| 529 - RECYCLING | | 68,411.00 | 27,275.45 | 1,983.00 | 41,135.55 | 39.87 |
| 531 - COMPOSTING | | 35,313.00 | 13,404.08 | 1,413.36 | 21,908.92 | 37.96 |
| 567 - CEMETERY | | 181,008.00 | 76,822.02 | 10,212.17 | 104,185.98 | 42.44 |
| 702 - PLANNING & ZONING | | 77,115.00 | 33,033.29 | 6,480.76 | 44,081.71 | 42.84 |
| TOTAL EXPENDITURES | | 4,958,947.00 | 2,126,062.83 | 457,406.23 | 2,832,884.17 | 42.87 |
| Fund 101 - GENERAL FUND: TOTAL REVENUES | | 4,849,934.00 | 3,683,710.02 | 771,177.82 | 1,166,223.98 | 75.95 |

REVENUE AND EXPENDITURE REPORT FOR CITY OF GRAND LEDGE
 PERIOD ENDING 12/31/2025

| GL NUMBER | DESCRIPTION | 2025-26 | YTD BALANCE | ACTIVITY FOR | AVAILABLE | % BDGT USED |
|--------------------------------|-------------|----------------|---------------------------------|---|------------------------------|----------------|
| | | AMENDED BUDGET | 12/31/2025 NORMAL (ABNORMAL) | MONTH 12/31/2025 INCREASE (DECREASE) | BALANCE NORMAL (ABNORMAL) | |
| Fund 101 - GENERAL FUND | | | | | | |
| TOTAL EXPENDITURES | | 4,958,947.00 | 2,126,062.83 | 457,406.23 | 2,832,884.17 | 42.87 |
| NET OF REVENUES & EXPENDITURES | | (109,013.00) | 1,557,647.19 | 313,771.59 | (1,666,660.19) | 1,428.86 |
| Fund 202 - MAJOR STREET FUND | | | | | | |
| 000 - GENERAL | | 772,575.00 | 353,533.41 | 45,446.49 | 419,041.59 | 45.76 |
| TOTAL REVENUES | | 772,575.00 | 353,533.41 | 45,446.49 | 419,041.59 | 45.76 |
| 450 - PRESERVATION STREETS | | 238,108.00 | 84,096.62 | 12,313.13 | 154,011.38 | 35.32 |
| 451 - TRAFFIC SERVICE | | 51,892.00 | 12,327.46 | 2,165.00 | 39,564.54 | 23.76 |
| 456 - OPERATING EXPENSES | | 74,148.00 | 29,774.61 | 10,534.86 | 44,373.39 | 40.16 |
| 459 - STATE TRUNKLINE | | 43,809.00 | 10,009.20 | 2,999.37 | 33,799.80 | 22.85 |
| 492 - WINTER MAINTENANCE | | 133,137.00 | 24,193.73 | 8,913.27 | 108,943.27 | 18.17 |
| 495 - ADMINISTRATION | | 38,162.00 | 17,489.54 | 4,941.81 | 20,672.46 | 45.83 |
| 501 - CONSTRUCTION | | 115,300.00 | 13,307.44 | 0.00 | 101,992.56 | 11.54 |
| 965 - TRANSFERS OUT | | 270,000.00 | 270,000.00 | 0.00 | 0.00 | 100.00 |
| TOTAL EXPENDITURES | | 964,556.00 | 461,198.60 | 41,867.44 | 503,357.40 | 47.81 |
| Fund 202 - MAJOR STREET FUND: | | | | | | |
| TOTAL REVENUES | | 772,575.00 | 353,533.41 | 45,446.49 | 419,041.59 | 45.76 |
| TOTAL EXPENDITURES | | 964,556.00 | 461,198.60 | 41,867.44 | 503,357.40 | 47.81 |
| NET OF REVENUES & EXPENDITURES | | (191,981.00) | (107,665.19) | 3,579.05 | (84,315.81) | 56.08 |
| Fund 203 - LOCAL STREET FUND | | | | | | |
| 000 - GENERAL | | 858,605.00 | 709,183.63 | 20,497.06 | 149,421.37 | 82.60 |
| TOTAL REVENUES | | 858,605.00 | 709,183.63 | 20,497.06 | 149,421.37 | 82.60 |
| 450 - PRESERVATION STREETS | | 434,789.00 | 179,683.16 | 17,791.86 | 255,105.84 | 41.33 |
| 451 - TRAFFIC SERVICE | | 47,309.00 | 13,107.47 | 2,194.00 | 34,201.53 | 27.71 |
| 456 - OPERATING EXPENSES | | 54,372.00 | 28,455.90 | 9,180.50 | 25,916.10 | 52.34 |
| 492 - WINTER MAINTENANCE | | 108,675.00 | 24,567.50 | 11,309.90 | 84,107.50 | 22.61 |
| 495 - ADMINISTRATION | | 17,477.00 | 6,772.31 | 1,900.82 | 10,704.69 | 38.75 |
| 501 - CONSTRUCTION | | 255,000.00 | 90,316.25 | 0.00 | 164,683.75 | 35.42 |

PERIOD ENDING 12/31/2025

| GL NUMBER | DESCRIPTION | 2025-26 | YTD BALANCE | ACTIVITY FOR | AVAILABLE | % BDGT USED |
|------------------------------------|-----------------------------------|----------------|---------------------------------|---|------------------------------|----------------|
| | | AMENDED BUDGET | 12/31/2025 NORMAL (ABNORMAL) | MONTH 12/31/2025 INCREASE (DECREASE) | BALANCE NORMAL (ABNORMAL) | |
| Fund 203 - LOCAL STREET FUND | | | | | | |
| | TOTAL EXPENDITURES | 917,622.00 | 342,902.59 | 42,377.08 | 574,719.41 | 37.37 |
| Fund 203 - LOCAL STREET FUND: | | | | | | |
| | TOTAL REVENUES | 858,605.00 | 709,183.63 | 20,497.06 | 149,421.37 | 82.60 |
| | TOTAL EXPENDITURES | 917,622.00 | 342,902.59 | 42,377.08 | 574,719.41 | 37.37 |
| | NET OF REVENUES & EXPENDITURES | (59,017.00) | 366,281.04 | (21,880.02) | (425,298.04) | 620.64 |
| Fund 204 - MUNICIPAL STREET FUND | | | | | | |
| | 000 - GENERAL | 905,860.00 | 530,412.70 | (108,062.12) | 375,447.30 | 58.55 |
| | TOTAL REVENUES | 905,860.00 | 530,412.70 | (108,062.12) | 375,447.30 | 58.55 |
| | 445 - STORM SEWER GENERAL | 81,884.00 | 49,760.06 | 14,460.14 | 32,123.94 | 60.77 |
| | 448 - STREET LIGHTING | 85,000.00 | 31,072.12 | 0.00 | 53,927.88 | 36.56 |
| | 456 - OPERATING EXPENSES | 20,000.00 | 0.00 | 0.00 | 20,000.00 | 0.00 |
| | 495 - ADMINISTRATION | 849,126.00 | 755,147.21 | 106,255.78 | 93,978.79 | 88.93 |
| | 503 - SIDEWALKS | 146,140.00 | 83,808.91 | 5,195.13 | 62,331.09 | 57.35 |
| | 506 - PROPERTY TAX & DEBT SERVICE | 28,000.00 | 0.00 | 0.00 | 28,000.00 | 0.00 |
| | TOTAL EXPENDITURES | 1,210,150.00 | 919,788.30 | 125,911.05 | 290,361.70 | 76.01 |
| Fund 204 - MUNICIPAL STREET FUND: | | | | | | |
| | TOTAL REVENUES | 905,860.00 | 530,412.70 | (108,062.12) | 375,447.30 | 58.55 |
| | TOTAL EXPENDITURES | 1,210,150.00 | 919,788.30 | 125,911.05 | 290,361.70 | 76.01 |
| | NET OF REVENUES & EXPENDITURES | (304,290.00) | (389,375.60) | (233,973.17) | 85,085.60 | 127.96 |
| Fund 208 - PARKS & RECREATION FUND | | | | | | |
| | 000 - GENERAL | 0.00 | 17.00 | 0.00 | (17.00) | 100.00 |
| | 752 - ADMINISTRATION | 208,572.00 | 209,558.69 | 993.02 | (986.69) | 100.47 |
| | 756 - PARKS AND BUILDINGS | 2,000.00 | 1,710.00 | 500.00 | 290.00 | 85.50 |
| | TOTAL REVENUES | 210,572.00 | 211,285.69 | 1,493.02 | (713.69) | 100.34 |
| | 752 - ADMINISTRATION | 29,348.00 | 18,132.94 | 11,365.96 | 11,215.06 | 61.79 |
| | 756 - PARKS AND BUILDINGS | 200,778.00 | 79,341.97 | 7,136.01 | 121,436.03 | 39.52 |
| | TOTAL EXPENDITURES | 230,126.00 | 97,474.91 | 18,501.97 | 132,651.09 | 42.36 |

PERIOD ENDING 12/31/2025

| GL NUMBER | DESCRIPTION | 2025-26 | YTD BALANCE | ACTIVITY FOR | AVAILABLE | % BDGT USED |
|-------------------------------------|-------------|----------------|-------------------|---------------------|-------------------|-------------|
| | | AMENDED BUDGET | 12/31/2025 | MONTH 12/31/2025 | BALANCE | |
| | | | NORMAL (ABNORMAL) | INCREASE (DECREASE) | NORMAL (ABNORMAL) | |
| Fund 208 - PARKS & RECREATION FUND | | | | | | |
| Fund 208 - PARKS & RECREATION FUND: | | | | | | |
| TOTAL REVENUES | | 210,572.00 | 211,285.69 | 1,493.02 | (713.69) | 100.34 |
| TOTAL EXPENDITURES | | 230,126.00 | 97,474.91 | 18,501.97 | 132,651.09 | 42.36 |
| NET OF REVENUES & EXPENDITURES | | (19,554.00) | 113,810.78 | (17,008.95) | (133,364.78) | 582.03 |
| Fund 248 - DDA FUND | | | | | | |
| 000 - GENERAL | | | | | | |
| | | 1,485,815.00 | 1,212,688.55 | 0.97 | 273,126.45 | 81.62 |
| TOTAL REVENUES | | 1,485,815.00 | 1,212,688.55 | 0.97 | 273,126.45 | 81.62 |
| 728 - ECONOMIC DEVELOPMENT | | 660,493.00 | 243,176.68 | 92,071.97 | 417,316.32 | 36.82 |
| 965 - TRANSFERS OUT | | 921,405.00 | 921,405.00 | 0.00 | 0.00 | 100.00 |
| TOTAL EXPENDITURES | | 1,581,898.00 | 1,164,581.68 | 92,071.97 | 417,316.32 | 73.62 |
| Fund 248 - DDA FUND: | | | | | | |
| TOTAL REVENUES | | 1,485,815.00 | 1,212,688.55 | 0.97 | 273,126.45 | 81.62 |
| TOTAL EXPENDITURES | | 1,581,898.00 | 1,164,581.68 | 92,071.97 | 417,316.32 | 73.62 |
| NET OF REVENUES & EXPENDITURES | | (96,083.00) | 48,106.87 | (92,071.00) | (144,189.87) | 50.07 |
| Fund 265 - DRUG FORFEITURE FUND | | | | | | |
| 301 - POLICE | | | | | | |
| | | 4.00 | 18.05 | 2.90 | (14.05) | 451.25 |
| 303 - K9 PROGRAM | | | | | | |
| | | 1,500.00 | 1,500.00 | 0.00 | 0.00 | 100.00 |
| TOTAL REVENUES | | 1,504.00 | 1,518.05 | 2.90 | (14.05) | 100.93 |
| 303 - K9 PROGRAM | | | | | | |
| | | 2,800.00 | 1,135.20 | 0.00 | 1,664.80 | 40.54 |
| TOTAL EXPENDITURES | | 2,800.00 | 1,135.20 | 0.00 | 1,664.80 | 40.54 |
| Fund 265 - DRUG FORFEITURE FUND: | | | | | | |
| TOTAL REVENUES | | 1,504.00 | 1,518.05 | 2.90 | (14.05) | 100.93 |
| TOTAL EXPENDITURES | | 2,800.00 | 1,135.20 | 0.00 | 1,664.80 | 40.54 |
| NET OF REVENUES & EXPENDITURES | | (1,296.00) | 382.85 | 2.90 | (1,678.85) | 29.54 |
| Fund 266 - POLICE RESTRICTED FUND | | | | | | |
| 301 - POLICE | | | | | | |
| | | 14,002.00 | 12,563.02 | 12,089.39 | 1,438.98 | 89.72 |
| 302 - ACT 302 | | | | | | |
| | | 3,195.00 | 2,515.20 | 0.00 | 679.80 | 78.72 |
| TOTAL REVENUES | | 17,197.00 | 15,078.22 | 12,089.39 | 2,118.78 | 87.68 |
| 301 - POLICE | | | | | | |
| | | 14,000.00 | 3,916.45 | 0.00 | 10,083.55 | 27.97 |
| 302 - ACT 302 | | | | | | |
| | | 6,400.00 | 370.70 | 0.00 | 6,029.30 | 5.79 |

PERIOD ENDING 12/31/2025

| GL NUMBER | DESCRIPTION | 2025-26 | YTD BALANCE | ACTIVITY FOR | AVAILABLE | % BDGT USED |
|--|--|----------------|---------------------------------|---|------------------------------|----------------|
| | | AMENDED BUDGET | 12/31/2025 NORMAL (ABNORMAL) | MONTH 12/31/2025 INCREASE (DECREASE) | BALANCE NORMAL (ABNORMAL) | |
| Fund 266 - POLICE RESTRICTED FUND | | | | | | |
| | TOTAL EXPENDITURES | 20,400.00 | 4,287.15 | 0.00 | 16,112.85 | 21.02 |
| Fund 266 - POLICE RESTRICTED FUND: | | | | | | |
| | TOTAL REVENUES | 17,197.00 | 15,078.22 | 12,089.39 | 2,118.78 | 87.68 |
| | TOTAL EXPENDITURES | 20,400.00 | 4,287.15 | 0.00 | 16,112.85 | 21.02 |
| | NET OF REVENUES & EXPENDITURES | (3,203.00) | 10,791.07 | 12,089.39 | (13,994.07) | 336.91 |
| Fund 274 - GRANTS FUND | | | | | | |
| | 721 - JAYCEE PARK PUBLIC GATHERING SPACE | 321,103.00 | 0.00 | 0.00 | 321,103.00 | 0.00 |
| | 722 - FITZGERALD PARK BALLFIELD #1 | 0.00 | 134,700.00 | 0.00 | (134,700.00) | 100.00 |
| | 723 - FITZGERALD PARK BALLFIELD #2 | 346,500.00 | 0.00 | 0.00 | 346,500.00 | 0.00 |
| | TOTAL REVENUES | 667,603.00 | 134,700.00 | 0.00 | 532,903.00 | 20.18 |
| | 721 - JAYCEE PARK PUBLIC GATHERING SPACE | 767,206.00 | 31,884.49 | 0.00 | 735,321.51 | 4.16 |
| | 722 - FITZGERALD PARK BALLFIELD #1 | 0.00 | 11,239.49 | 345.00 | (11,239.49) | 100.00 |
| | 723 - FITZGERALD PARK BALLFIELD #2 | 495,500.00 | 0.00 | 0.00 | 495,500.00 | 0.00 |
| | TOTAL EXPENDITURES | 1,262,706.00 | 43,123.98 | 345.00 | 1,219,582.02 | 3.42 |
| Fund 274 - GRANTS FUND: | | | | | | |
| | TOTAL REVENUES | 667,603.00 | 134,700.00 | 0.00 | 532,903.00 | 20.18 |
| | TOTAL EXPENDITURES | 1,262,706.00 | 43,123.98 | 345.00 | 1,219,582.02 | 3.42 |
| | NET OF REVENUES & EXPENDITURES | (595,103.00) | 91,576.02 | (345.00) | (686,679.02) | 15.39 |
| Fund 295 - AIRPORT FUND | | | | | | |
| | 595 - AIRPORT | 97,366.00 | 52,118.08 | 14,852.39 | 45,247.92 | 53.53 |
| | TOTAL REVENUES | 97,366.00 | 52,118.08 | 14,852.39 | 45,247.92 | 53.53 |
| | 595 - AIRPORT | 134,981.00 | 50,456.73 | 7,411.47 | 84,524.27 | 37.38 |
| | TOTAL EXPENDITURES | 134,981.00 | 50,456.73 | 7,411.47 | 84,524.27 | 37.38 |
| Fund 295 - AIRPORT FUND: | | | | | | |
| | TOTAL REVENUES | 97,366.00 | 52,118.08 | 14,852.39 | 45,247.92 | 53.53 |
| | TOTAL EXPENDITURES | 134,981.00 | 50,456.73 | 7,411.47 | 84,524.27 | 37.38 |
| | NET OF REVENUES & EXPENDITURES | (37,615.00) | 1,661.35 | 7,440.92 | (39,276.35) | 4.42 |
| Fund 305 - 2016 CAP IMPROV BONDS FUND | | | | | | |
| | 000 - GENERAL | 1,602.00 | 3,872.30 | 928.64 | (2,270.30) | 241.72 |

PERIOD ENDING 12/31/2025

| GL NUMBER | DESCRIPTION | 2025-26 | YTD BALANCE | ACTIVITY FOR | AVAILABLE | % BDGT USED |
|--|-------------|----------------|---------------------------------|---|------------------------------|----------------|
| | | AMENDED BUDGET | 12/31/2025 NORMAL (ABNORMAL) | MONTH 12/31/2025 INCREASE (DECREASE) | BALANCE NORMAL (ABNORMAL) | |
| Fund 305 - 2016 CAP IMPROV BONDS FUND: | | | | | | |
| 930 - TRANSFERS IN | | 254,556.00 | 254,556.00 | 0.00 | 0.00 | 100.00 |
| TOTAL REVENUES | | 256,158.00 | 258,428.30 | 928.64 | (2,270.30) | 100.89 |
| 905 - DEBT SERVICE | | 255,055.00 | 17,777.50 | 0.00 | 237,277.50 | 6.97 |
| TOTAL EXPENDITURES | | 255,055.00 | 17,777.50 | 0.00 | 237,277.50 | 6.97 |
| Fund 305 - 2016 CAP IMPROV BONDS FUND: | | | | | | |
| TOTAL REVENUES | | 256,158.00 | 258,428.30 | 928.64 | (2,270.30) | 100.89 |
| TOTAL EXPENDITURES | | 255,055.00 | 17,777.50 | 0.00 | 237,277.50 | 6.97 |
| NET OF REVENUES & EXPENDITURES | | 1,103.00 | 240,650.80 | 928.64 | (239,547.80) | 1,817.84 |
| Fund 306 - 2019 CAP IMPROV BONDS FUND: | | | | | | |
| 000 - GENERAL | | 2,183.00 | 4,413.22 | 288.45 | (2,230.22) | 202.16 |
| 930 - TRANSFERS IN | | 567,151.00 | 567,151.00 | 0.00 | 0.00 | 100.00 |
| TOTAL REVENUES | | 569,334.00 | 571,564.22 | 288.45 | (2,230.22) | 100.39 |
| 905 - DEBT SERVICE | | 567,650.00 | 487,575.00 | 0.00 | 80,075.00 | 85.89 |
| TOTAL EXPENDITURES | | 567,650.00 | 487,575.00 | 0.00 | 80,075.00 | 85.89 |
| Fund 306 - 2019 CAP IMPROV BONDS FUND: | | | | | | |
| TOTAL REVENUES | | 569,334.00 | 571,564.22 | 288.45 | (2,230.22) | 100.39 |
| TOTAL EXPENDITURES | | 567,650.00 | 487,575.00 | 0.00 | 80,075.00 | 85.89 |
| NET OF REVENUES & EXPENDITURES | | 1,684.00 | 83,989.22 | 288.45 | (82,305.22) | 4,987.48 |
| Fund 394 - DDA DEBT FUND: | | | | | | |
| 905 - DEBT SERVICE | | 472,517.00 | 475,533.42 | 965.84 | (3,016.42) | 100.64 |
| TOTAL REVENUES | | 472,517.00 | 475,533.42 | 965.84 | (3,016.42) | 100.64 |
| 905 - DEBT SERVICE | | 299,494.00 | 76,746.88 | 0.00 | 222,747.12 | 25.63 |
| 965 - TRANSFERS OUT | | 172,911.00 | 172,911.00 | 0.00 | 0.00 | 100.00 |
| TOTAL EXPENDITURES | | 472,405.00 | 249,657.88 | 0.00 | 222,747.12 | 52.85 |
| Fund 394 - DDA DEBT FUND: | | | | | | |
| TOTAL REVENUES | | 472,517.00 | 475,533.42 | 965.84 | (3,016.42) | 100.64 |
| TOTAL EXPENDITURES | | 472,405.00 | 249,657.88 | 0.00 | 222,747.12 | 52.85 |
| NET OF REVENUES & EXPENDITURES | | 112.00 | 225,875.54 | 965.84 | (225,763.54) | 1,674.59 |

REVENUE AND EXPENDITURE REPORT FOR CITY OF GRAND LEDGE
 PERIOD ENDING 12/31/2025

| GL NUMBER | DESCRIPTION | YTD BALANCE | | ACTIVITY FOR | | AVAILABLE | | % BDGT USED |
|--|-------------|---------------------------|---------------------------------|---|---------------------------------|------------------------------|--|----------------|
| | | 2025-26 AMENDED BUDGET | 12/31/2025 NORMAL (ABNORMAL) | MONTH 12/31/2025 INCREASE (DECREASE) | 12/31/2025 NORMAL (ABNORMAL) | BALANCE NORMAL (ABNORMAL) | | |
| Fund 401 - CAPITAL PROJECT FUND | | | | | | | | |
| 000 - GENERAL | | 0.00 | 4,122.67 | 653.72 | | (4,122.67) | | 100.00 |
| TOTAL REVENUES | | 0.00 | 4,122.67 | 653.72 | | (4,122.67) | | 100.00 |
| Fund 401 - CAPITAL PROJECT FUND: | | | | | | | | |
| TOTAL REVENUES | | 0.00 | 4,122.67 | 653.72 | | (4,122.67) | | 100.00 |
| TOTAL EXPENDITURES | | 0.00 | 0.00 | 0.00 | | 0.00 | | 0.00 |
| NET OF REVENUES & EXPENDITURES | | 0.00 | 4,122.67 | 653.72 | | (4,122.67) | | 100.00 |
| Fund 403 - 2023 IRP CAPITAL PROJECT FUND | | | | | | | | |
| 000 - GENERAL | | 0.00 | 40,193.04 | 6,370.51 | | (40,193.04) | | 100.00 |
| TOTAL REVENUES | | 0.00 | 40,193.04 | 6,370.51 | | (40,193.04) | | 100.00 |
| 545 - WATER TREATMENT | | 0.00 | 55,580.95 | 0.00 | | (55,580.95) | | 100.00 |
| TOTAL EXPENDITURES | | 0.00 | 55,580.95 | 0.00 | | (55,580.95) | | 100.00 |
| Fund 403 - 2023 IRP CAPITAL PROJECT FUND: | | | | | | | | |
| TOTAL REVENUES | | 0.00 | 40,193.04 | 6,370.51 | | (40,193.04) | | 100.00 |
| TOTAL EXPENDITURES | | 0.00 | 55,580.95 | 0.00 | | (55,580.95) | | 100.00 |
| NET OF REVENUES & EXPENDITURES | | 0.00 | (15,387.91) | 6,370.51 | | 15,387.91 | | 100.00 |
| Fund 404 - 2023 RAW WATER MAIN CAPITAL PROJECT FUND | | | | | | | | |
| 000 - GENERAL | | 0.00 | 68,405.21 | 0.00 | | (68,405.21) | | 100.00 |
| TOTAL REVENUES | | 0.00 | 68,405.21 | 0.00 | | (68,405.21) | | 100.00 |
| 548 - WATER-GENERAL EXPENSE | | 0.00 | 75,795.50 | 0.00 | | (75,795.50) | | 100.00 |
| TOTAL EXPENDITURES | | 0.00 | 75,795.50 | 0.00 | | (75,795.50) | | 100.00 |
| Fund 404 - 2023 RAW WATER MAIN CAPITAL PROJECT FUND: | | | | | | | | |
| TOTAL REVENUES | | 0.00 | 68,405.21 | 0.00 | | (68,405.21) | | 100.00 |
| TOTAL EXPENDITURES | | 0.00 | 75,795.50 | 0.00 | | (75,795.50) | | 100.00 |
| NET OF REVENUES & EXPENDITURES | | 0.00 | (7,390.29) | 0.00 | | 7,390.29 | | 100.00 |
| Fund 405 - 2023 WWTP CAPITAL PROJECTS FUND | | | | | | | | |
| 000 - GENERAL | | 53,674,752.00 | 6,846,038.96 | 3,682,786.06 | | 46,828,713.04 | | 12.75 |
| TOTAL REVENUES | | 53,674,752.00 | 6,846,038.96 | 3,682,786.06 | | 46,828,713.04 | | 12.75 |
| 542 - SEWER GENERAL EXPENSE | | 53,674,752.00 | 5,392,711.47 | 1,623,033.93 | | 48,282,040.53 | | 10.05 |

PERIOD ENDING 12/31/2025

| GL NUMBER | DESCRIPTION | 2025-26 | YTD BALANCE | ACTIVITY FOR | AVAILABLE | % BDGT USED |
|---|--------------------------------|----------------|---------------------------------|---|------------------------------|----------------|
| | | AMENDED BUDGET | 12/31/2025 NORMAL (ABNORMAL) | MONTH 12/31/2025 INCREASE (DECREASE) | BALANCE NORMAL (ABNORMAL) | |
| Fund 405 - 2023 WWTP CAPITAL PROJECTS FUND | | | | | | |
| | TOTAL EXPENDITURES | 53,674,752.00 | 5,392,711.47 | 1,623,033.93 | 48,282,040.53 | 10.05 |
| Fund 405 - 2023 WWTP CAPITAL PROJECTS FUND: | | | | | | |
| | TOTAL REVENUES | 53,674,752.00 | 6,846,038.96 | 3,682,786.06 | 46,828,713.04 | 12.75 |
| | TOTAL EXPENDITURES | 53,674,752.00 | 5,392,711.47 | 1,623,033.93 | 48,282,040.53 | 10.05 |
| | NET OF REVENUES & EXPENDITURES | 0.00 | 1,453,327.49 | 2,059,752.13 | (1,453,327.49) | 100.00 |
| Fund 407 - 2023 CAPITAL PROJECTS FUND - DDA PROJECT | | | | | | |
| | 000 - GENERAL | 0.00 | 411.35 | 61.36 | (411.35) | 100.00 |
| | TOTAL REVENUES | 0.00 | 411.35 | 61.36 | (411.35) | 100.00 |
| | 728 - ECONOMIC DEVELOPMENT | 0.00 | 6,582.00 | 0.00 | (6,582.00) | 100.00 |
| | TOTAL EXPENDITURES | 0.00 | 6,582.00 | 0.00 | (6,582.00) | 100.00 |
| Fund 407 - 2023 CAPITAL PROJECTS FUND - DDA PROJECT: | | | | | | |
| | TOTAL REVENUES | 0.00 | 411.35 | 61.36 | (411.35) | 100.00 |
| | TOTAL EXPENDITURES | 0.00 | 6,582.00 | 0.00 | (6,582.00) | 100.00 |
| | NET OF REVENUES & EXPENDITURES | 0.00 | (6,170.65) | 61.36 | 6,170.65 | 100.00 |
| Fund 409 - CAPITAL PROJECTS FUND | | | | | | |
| | 000 - GENERAL | 0.00 | 186,490.32 | 1,046.47 | (186,490.32) | 100.00 |
| | TOTAL REVENUES | 0.00 | 186,490.32 | 1,046.47 | (186,490.32) | 100.00 |
| | 900 - CAPITAL OUTLAY | 0.00 | 1,097,340.71 | 621,476.80 | (1,097,340.71) | 100.00 |
| | TOTAL EXPENDITURES | 0.00 | 1,097,340.71 | 621,476.80 | (1,097,340.71) | 100.00 |
| Fund 409 - CAPITAL PROJECTS FUND: | | | | | | |
| | TOTAL REVENUES | 0.00 | 186,490.32 | 1,046.47 | (186,490.32) | 100.00 |
| | TOTAL EXPENDITURES | 0.00 | 1,097,340.71 | 621,476.80 | (1,097,340.71) | 100.00 |
| | NET OF REVENUES & EXPENDITURES | 0.00 | (910,850.39) | (620,430.33) | 910,850.39 | 100.00 |
| Fund 494 - DDA CAPITAL PROJECTS FUND | | | | | | |
| | 900 - CAPITAL OUTLAY | 450,000.00 | 457,358.44 | 1,157.18 | (7,358.44) | 101.64 |
| | TOTAL REVENUES | 450,000.00 | 457,358.44 | 1,157.18 | (7,358.44) | 101.64 |
| | 503 - SIDEWALKS | 0.00 | 436.46 | 0.00 | (436.46) | 100.00 |
| | 900 - CAPITAL OUTLAY | 450,000.00 | 0.00 | 0.00 | 450,000.00 | 0.00 |
| | TOTAL EXPENDITURES | 450,000.00 | 436.46 | 0.00 | 449,563.54 | 0.10 |

PERIOD ENDING 12/31/2025

| GL NUMBER | DESCRIPTION | 2025-26 | YTD BALANCE | ACTIVITY FOR | | AVAILABLE | | % BDGT USED |
|---------------------------------------|-------------------------------------|----------------|--------------|------------------|---------------------|--------------|------------|-------------|
| | | AMENDED BUDGET | 12/31/2025 | MONTH 12/31/2025 | INCREASE (DECREASE) | NORMAL | (ABNORMAL) | |
| Fund 494 - DDA CAPITAL PROJECTS FUND | | | | | | | | |
| Fund 494 - DDA CAPITAL PROJECTS FUND: | | | | | | | | |
| | TOTAL REVENUES | 450,000.00 | 457,358.44 | 1,157.18 | | (7,358.44) | | 101.64 |
| | TOTAL EXPENDITURES | 450,000.00 | 436.46 | 0.00 | | 449,563.54 | | 0.10 |
| | NET OF REVENUES & EXPENDITURES | 0.00 | 456,921.98 | 1,157.18 | | (456,921.98) | | 100.00 |
| Fund 495 - LDFA FUND | | | | | | | | |
| | 000 - GENERAL | 47,274.00 | 31,886.97 | 216.46 | | 15,387.03 | | 67.45 |
| | TOTAL REVENUES | 47,274.00 | 31,886.97 | 216.46 | | 15,387.03 | | 67.45 |
| | 900 - CAPITAL OUTLAY | 43,773.00 | 6,122.72 | 3,096.16 | | 37,650.28 | | 13.99 |
| | TOTAL EXPENDITURES | 43,773.00 | 6,122.72 | 3,096.16 | | 37,650.28 | | 13.99 |
| Fund 495 - LDFA FUND: | | | | | | | | |
| | TOTAL REVENUES | 47,274.00 | 31,886.97 | 216.46 | | 15,387.03 | | 67.45 |
| | TOTAL EXPENDITURES | 43,773.00 | 6,122.72 | 3,096.16 | | 37,650.28 | | 13.99 |
| | NET OF REVENUES & EXPENDITURES | 3,501.00 | 25,764.25 | (2,879.70) | | (22,263.25) | | 735.91 |
| Fund 592 - WATER & SEWER FUND | | | | | | | | |
| | 000 - GENERAL | 86,926.00 | 115,567.74 | 18,225.87 | | (28,641.74) | | 132.95 |
| | 591 - WATER-REVENUES | 3,517,356.00 | 1,847,407.41 | 581,995.15 | | 1,669,948.59 | | 52.52 |
| | 592 - SANITARY SEWER -REVENUES | 5,034,737.00 | 2,417,611.37 | 834,444.03 | | 2,617,125.63 | | 48.02 |
| | TOTAL REVENUES | 8,639,019.00 | 4,380,586.52 | 1,434,665.05 | | 4,258,432.48 | | 50.71 |
| | 536 - PLANT OPERATION & MAINTENANCE | 878,746.00 | 356,248.57 | 81,893.70 | | 522,497.43 | | 40.54 |
| | 538 - LIFT STATION | 212,186.00 | 34,807.80 | 7,362.87 | | 177,378.20 | | 16.40 |
| | 539 - SEWERS | 580,034.00 | 138,584.31 | 41,619.48 | | 441,449.69 | | 23.89 |
| | 542 - SEWER GENERAL EXPENSE | 3,068,929.00 | 373,846.18 | 117,334.36 | | 2,695,082.82 | | 12.18 |
| | 544 - PUMPING | 176,204.00 | 105,615.30 | 37,171.91 | | 70,588.70 | | 59.94 |
| | 545 - WATER TREATMENT | 292,270.00 | 178,691.06 | 18,846.51 | | 113,578.94 | | 61.14 |
| | 546 - TRANSMISSION AND DISTRIBUTION | 1,377,646.00 | 406,522.72 | 54,734.15 | | 971,123.28 | | 29.51 |
| | 548 - WATER-GENERAL EXPENSE | 1,436,723.00 | 960,559.65 | 121,409.62 | | 476,163.35 | | 66.86 |
| | 554 - WATER PROJECT - WELL 11 | 610,000.00 | 0.00 | 0.00 | | 610,000.00 | | 0.00 |
| | TOTAL EXPENDITURES | 8,632,738.00 | 2,554,875.59 | 480,372.60 | | 6,077,862.41 | | 29.60 |

PERIOD ENDING 12/31/2025

| GL NUMBER | DESCRIPTION | YTD BALANCE | | ACTIVITY FOR | | AVAILABLE | | % BGD USED |
|--------------------------------------|--------------------------------|---------------------------|---------------------------------|---|---------------------------------|-----------|--|---------------|
| | | 2025-26 AMENDED BUDGET | 12/31/2025 NORMAL (ABNORMAL) | MONTH 12/31/2025 INCREASE (DECREASE) | 12/31/2025 NORMAL (ABNORMAL) | BALANCE | | |
| Fund 592 - WATER & SEWER FUND | | | | | | | | |
| Fund 592 - WATER & SEWER FUND: | | | | | | | | |
| | TOTAL REVENUES | 8,639,019.00 | 4,380,586.52 | 1,434,665.05 | 4,258,432.48 | 50.71 | | |
| | TOTAL EXPENDITURES | 8,632,738.00 | 2,554,875.59 | 480,372.60 | 6,077,862.41 | 29.60 | | |
| | NET OF REVENUES & EXPENDITURES | 6,281.00 | 1,825,710.93 | 954,292.45 | (1,819,429.93) | 9,067.20 | | |
| Fund 661 - EQUIPMENT OPERATING FUND | | | | | | | | |
| 524 - EQUIPMENT OPERATION | | | | | | | | |
| | TOTAL REVENUES | 447,703.00 | 353,386.43 | 15,591.73 | 94,316.57 | 78.93 | | |
| | TOTAL EXPENDITURES | 447,703.00 | 353,386.43 | 15,591.73 | 94,316.57 | 78.93 | | |
| | 524 - EQUIPMENT OPERATION | 671,198.00 | 209,835.22 | 47,226.03 | 461,362.78 | 31.26 | | |
| | TOTAL EXPENDITURES | 671,198.00 | 209,835.22 | 47,226.03 | 461,362.78 | 31.26 | | |
| Fund 661 - EQUIPMENT OPERATING FUND: | | | | | | | | |
| | TOTAL REVENUES | 447,703.00 | 353,386.43 | 15,591.73 | 94,316.57 | 78.93 | | |
| | TOTAL EXPENDITURES | 671,198.00 | 209,835.22 | 47,226.03 | 461,362.78 | 31.26 | | |
| | NET OF REVENUES & EXPENDITURES | (223,495.00) | 143,551.21 | (31,634.30) | (367,046.21) | 64.23 | | |
| Fund 678 - EMPLOYEE BENEFITS FUND | | | | | | | | |
| 271 - EMPLOYEE BENEFITS | | | | | | | | |
| | TOTAL REVENUES | 1,396,980.00 | 832,684.10 | 405,629.89 | 564,295.90 | 59.61 | | |
| | TOTAL EXPENDITURES | 1,396,980.00 | 832,684.10 | 405,629.89 | 564,295.90 | 59.61 | | |
| | 271 - EMPLOYEE BENEFITS | 1,396,980.00 | 743,763.06 | 70,727.90 | 653,216.94 | 53.24 | | |
| | TOTAL EXPENDITURES | 1,396,980.00 | 743,763.06 | 70,727.90 | 653,216.94 | 53.24 | | |
| Fund 678 - EMPLOYEE BENEFITS FUND: | | | | | | | | |
| | TOTAL REVENUES | 1,396,980.00 | 832,684.10 | 405,629.89 | 564,295.90 | 59.61 | | |
| | TOTAL EXPENDITURES | 1,396,980.00 | 743,763.06 | 70,727.90 | 653,216.94 | 53.24 | | |
| | NET OF REVENUES & EXPENDITURES | 0.00 | 88,921.04 | 334,901.99 | (88,921.04) | 100.00 | | |
| TOTAL REVENUES - ALL FUNDS | | | | | | | | |
| | TOTAL REVENUES | 75,820,768.00 | 21,411,318.30 | 6,307,859.28 | 54,409,449.70 | 28.24 | | |
| TOTAL EXPENDITURES - ALL FUNDS | | | | | | | | |
| | TOTAL EXPENDITURES | 77,448,737.00 | 16,109,066.03 | 3,631,825.63 | 61,339,670.97 | 20.80 | | |
| NET OF REVENUES & EXPENDITURES | | | | | | | | |
| | NET OF REVENUES & EXPENDITURES | (1,627,969.00) | 5,302,252.27 | 2,676,033.65 | (6,930,221.27) | 325.70 | | |

| Activity | January | February | March | April | May | June | July | August | September | October | November | December | Total |
|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|
| Traffic Crash: Public & Private (931a) | 22 | 13 | 14 | 11 | 14 | 22 | 9 | 11 | 20 | 25 | 11 | 18 | 190 |
| Traffic Crash: Personal Injury (931b) | 1 | 2 | 0 | 0 | 5 | 2 | 4 | 4 | 7 | 4 | 4 | 3 | 36 |
| Crash Totals | 23 | 15 | 14 | 11 | 19 | 24 | 13 | 15 | 27 | 29 | 15 | 21 | 226 |
| Breaking & Entering (998P) | 0 | 0 | 2 | 1 | 0 | 0 | 1 | 1 | 2 | 1 | 4 | 2 | 14 |
| Larceny (2399) | 3 | 1 | 2 | 1 | 8 | 1 | 3 | 1 | 3 | 2 | 5 | 3 | 33 |
| Retail Fraud (3073) | 2 | 2 | 3 | 3 | 3 | 4 | 2 | 4 | 5 | 4 | 2 | 1 | 35 |
| Bad Checks (2693) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Credit Card Fraud (2605) | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 3 |
| Forgery (2589) | 2 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| Identity Theft (2609) | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| Malicious Destruction of Property (2901) | 0 | 1 | 5 | 1 | 2 | 2 | 5 | 4 | 2 | 1 | 4 | 2 | 29 |
| Stolen Vehicle / UDAA (2404 & 2411) | 0 | 0 | 2 | 1 | 3 | 0 | 3 | 1 | 0 | 2 | 1 | 1 | 14 |
| Property Crimes Total | 7 | 8 | 16 | 7 | 17 | 7 | 14 | 11 | 12 | 10 | 16 | 10 | 135 |
| Domestic Assault (994D) | 6 | 2 | 7 | 9 | 9 | 9 | 2 | 8 | 12 | 6 | 8 | 3 | 81 |
| Assault & Battery (1313) | 1 | 0 | 0 | 1 | 1 | 1 | 2 | 4 | 1 | 7 | 1 | 0 | 19 |
| Personal Crimes Total | 7 | 2 | 7 | 10 | 10 | 10 | 4 | 12 | 13 | 13 | 9 | 3 | 100 |
| Calls for Service | 263 | 270 | 396 | 427 | 387 | 428 | 468 | 494 | 482 | 447 | 468 | 524 | 5054 |
| Reports Taken(using the reported on date) | 77 | 67 | 82 | 82 | 84 | 72 | 50 | 78 | 75 | 80 | 69 | 66 | 882 |
| Traffic Contacts (933a, 933b & 5403) | 75 | 82 | 119 | 153 | 132 | 142 | 190 | 177 | 154 | 95 | 127 | 90 | 1536 |
| OWI (8041 & 8042) | 0 | 2 | 0 | 3 | 1 | 1 | 0 | 0 | 1 | 0 | 1 | 0 | 9 |
| Traffic Total | 75 | 84 | 119 | 156 | 133 | 143 | 190 | 177 | 155 | 95 | 128 | 90 | 1545 |

The formal on-site accreditation assessment took place December 10-11, 2025, and the assessors report recommended us for accreditation. We have a hearing on February 3, 2026, with the Michigan Law Enforcement Accreditation Commission (MLEAC) for formal accreditation approval. Once attained we will begin preparing for re-accreditation which takes place every three years. We will always be working to keep our accreditation status. Sgt. Read graduated from his Command Level 1 training, Officer Marshall completed the Advanced Roadside Impairment Driving Enforcement (ARIDE) course, Officer Walker attended a report writing course, and all officers completed the Criminal Justice Information Services (CJIS) training.

EATON COUNTY 911

Events by Nature Code by Agency

Agency: GLPD, Event date/Time range: 12/01/2025 00:00:00 - 12/31/2025 23:59:59

| Agency Code | Nature Code | Rpt Only | Self Init | CFS | Total | % Total | Avg Disp Time | Avg Resp Time | Avg Scene Time | Total Call Time | Avg Call Time |
|---------------------------|--------------------------------|----------|-----------|-----|-------|---------|---------------|---------------|----------------|-----------------|---------------|
| GLPD | 911 ABANDONED | 0 | 0 | 6 | 6 | 1% | 0:03:06 | 0:04:20 | 0:08:22 | 1:27:26 | 0:14:34 |
| | 911 UNKNOWN CALL | 0 | 0 | 8 | 8 | 2% | 0:02:13 | 0:05:08 | 0:17:24 | 2:45:59 | 0:20:45 |
| | ABANDONED VEHICLE | 0 | 5 | 2 | 7 | 1% | 0:02:00 | 0:11:00 | 0:13:23 | 1:41:46 | 0:14:32 |
| | ALARM ALL | 0 | 0 | 5 | 5 | 1% | 0:02:23 | 0:03:40 | 0:06:27 | 1:02:26 | 0:12:29 |
| | ANIMAL CRUELTY | 0 | 0 | 3 | 3 | 1% | 0:04:55 | 0:15:32 | 4:35:01 | 9:57:04 | 3:19:01 |
| | ARGUMENT OR VERBAL ALTERCATION | 0 | 0 | 3 | 3 | 1% | 0:02:39 | 0:06:58 | 0:29:22 | 1:56:47 | 0:38:56 |
| | ASSIST CITIZEN | 0 | 12 | 35 | 47 | 9% | 0:03:37 | 0:06:31 | 0:08:47 | 14:07:25 | 0:18:02 |
| | ASSIST OTHER POLICE DEPT | 0 | 0 | 4 | 4 | 1% | 0:05:59 | 0:09:36 | 0:45:02 | 3:51:08 | 0:57:47 |
| | ASSIST PROTECTIVE SERVICES | 0 | 1 | 4 | 5 | 1% | 0:05:14 | 0:04:55 | 1:07:25 | 5:02:44 | 1:00:33 |
| | BARKING DOG | 0 | 0 | 3 | 3 | 1% | 0:02:41 | 0:05:54 | 0:14:12 | 1:01:19 | 0:20:26 |
| | BREAKING AND ENTERING | 0 | 0 | 2 | 2 | 0% | 0:06:37 | 0:09:03 | 0:45:15 | 2:01:49 | 1:00:55 |
| | BREATHALYZER TEST | 0 | 0 | 2 | 2 | 0% | 0:01:07 | 0:00:21 | 0:07:14 | 0:17:03 | 0:08:32 |
| | CARDIAC OR RESP ARREST | 0 | 0 | 2 | 2 | 0% | 0:01:11 | 0:02:41 | 4:55:25 | 9:58:33 | 4:59:17 |
| | CHECK WELLBEING | 0 | 3 | 13 | 16 | 3% | 0:03:47 | 0:06:49 | 0:22:20 | 7:32:31 | 0:28:17 |
| | CIVIL COMPLAINT | 0 | 0 | 3 | 3 | 1% | 0:04:41 | 0:07:38 | 0:18:03 | 1:55:42 | 0:38:34 |
| | DOG RUNNING LOOSE | 0 | 2 | 1 | 3 | 1% | 0:00:36 | 0:10:58 | 0:10:27 | 0:43:33 | 0:14:31 |
| | DOMESTIC DISPUTE | 0 | 0 | 3 | 3 | 1% | 0:02:06 | 0:03:16 | 0:26:10 | 1:34:36 | 0:31:32 |
| | EMS ASSIST | 0 | 0 | 8 | 8 | 2% | 0:00:48 | 0:05:14 | 0:27:42 | 4:24:38 | 0:33:05 |
| | FIGHT OR PHYSICAL ALTERCATION | 0 | 0 | 2 | 2 | 0% | 0:00:51 | 0:02:58 | 0:04:15 | 0:16:06 | 0:08:03 |
| | FIRE DEPT ASSIST | 0 | 0 | 1 | 1 | 0% | 0:00:03 | 0:00:00 | 0:33:45 | 0:33:48 | 0:33:48 |
| FOLLOWUP OF ANY KIND | 0 | 16 | 14 | 30 | 6% | 0:03:15 | 0:13:10 | 0:24:44 | 11:57:52 | 0:23:56 | |
| FRAUD RETAIL EMBEZZLEMENT | 0 | 0 | 1 | 1 | 0% | 0:05:41 | 0:05:41 | 0:24:10 | 0:35:32 | 0:35:32 | |
| HARASSMENT | 0 | 1 | 1 | 2 | 0% | 0:02:31 | 0:02:44 | 1:18:53 | 2:45:33 | 1:22:47 | |

| Agency Code | Nature Code | Rpt Only | Self Init | CFS | Total | % Total | Avg Disp Time | Avg Resp Time | Avg Scene Time | Total Call Time | Avg Call Time |
|-------------|-------------------------------|----------|-----------|-----|-------|---------|---------------|---------------|----------------|-----------------|---------------|
| | LARCENY | 0 | 0 | 3 | 3 | 1% | 0:02:24 | 0:12:44 | 0:36:59 | 1:59:12 | 0:39:44 |
| | LOCKOUT | 0 | 1 | 4 | 5 | 1% | 0:02:16 | 0:05:55 | 0:26:39 | 2:15:00 | 0:27:00 |
| | LOUD NOISE | 0 | 0 | 3 | 3 | 1% | 0:02:24 | 0:10:56 | 0:06:42 | 0:25:37 | 0:08:32 |
| | LOUD PARTY OR MUSIC | 0 | 0 | 1 | 1 | 0% | 0:03:26 | 0:04:01 | 1:00:01 | 1:07:28 | 1:07:28 |
| | MDOP | 0 | 0 | 2 | 2 | 0% | 0:07:30 | 0:01:44 | 0:16:17 | 0:51:00 | 0:25:30 |
| | MESSAGE FOR OFFICER | 0 | 0 | 2 | 2 | 0% | 0:01:33 | 0:00:00 | 0:00:00 | 0:12:38 | 0:06:19 |
| | MISCELLANEOUS ANIMAL | 0 | 0 | 4 | 4 | 1% | 0:02:29 | 0:12:41 | 0:25:16 | 2:04:58 | 0:31:15 |
| | MISCELLANEOUS INCIDENT | 0 | 2 | 1 | 3 | 1% | 0:00:01 | 0:05:21 | 0:16:27 | 0:54:43 | 0:18:14 |
| | MISSING PERSON | 0 | 0 | 2 | 2 | 0% | 0:02:31 | 0:04:49 | 0:15:02 | 0:44:43 | 0:22:22 |
| | MOTORIST ASSIST | 0 | 5 | 1 | 6 | 1% | 0:00:29 | 0:05:49 | 0:10:08 | 1:08:33 | 0:11:26 |
| | OPEN DOOR | 0 | 0 | 3 | 3 | 1% | 0:02:51 | 0:06:24 | 0:19:52 | 1:27:22 | 0:29:07 |
| | PARKING VIOLATIONS | 0 | 57 | 6 | 63 | 12% | 0:00:47 | 0:02:27 | 0:05:54 | 6:48:55 | 0:06:29 |
| | PERSONAL INJURY CRASH | 0 | 0 | 3 | 3 | 1% | 0:02:04 | 0:02:12 | 1:09:16 | 2:33:26 | 0:51:09 |
| | PRISONER TRANSPORT | 0 | 0 | 2 | 2 | 0% | 0:01:23 | 1:51:19 | 1:19:47 | 6:23:36 | 3:11:48 |
| | PRIVATE PROPERTY DAMAGE CRASH | 0 | 0 | 3 | 3 | 1% | 0:11:11 | 0:04:02 | 0:14:05 | 1:27:56 | 0:29:19 |
| | PROPERTY CHECK | 0 | 81 | 0 | 81 | 15% | 0:00:01 | 0:00:00 | 0:02:48 | 3:48:16 | 0:02:49 |
| | PROPERTY DAMAGE CRASH | 0 | 1 | 11 | 12 | 2% | 0:03:33 | 0:04:57 | 0:27:59 | 7:05:25 | 0:35:27 |
| | PROPERTY DAMAGE HIT AND RUN | 0 | 0 | 2 | 2 | 0% | 0:03:23 | 0:12:24 | 3:28:31 | 4:11:29 | 2:05:45 |
| | PUBLIC RELATIONS | 0 | 1 | 0 | 1 | 0% | 0:00:01 | 0:00:00 | 0:03:08 | 0:03:09 | 0:03:09 |
| | RAILROAD GATE DOWN | 0 | 0 | 1 | 1 | 0% | 0:46:54 | 0:00:00 | 0:00:52 | 0:47:46 | 0:47:46 |
| | ROAD RAGE | 0 | 0 | 1 | 1 | 0% | 0:02:36 | 0:06:23 | 0:11:22 | 0:20:21 | 0:20:21 |
| | STOLEN VEHICLE | 0 | 0 | 1 | 1 | 0% | 0:04:08 | 0:00:00 | 0:00:00 | 1:04:15 | 1:04:15 |
| | SUBPOENA SERVICE | 0 | 1 | 0 | 1 | 0% | 0:00:00 | 0:00:00 | 0:13:45 | 0:13:45 | 0:13:45 |
| | SUICIDAL THRT OR ATTEMPT | 0 | 0 | 3 | 3 | 1% | 0:05:20 | 0:05:24 | 0:12:07 | 1:03:14 | 0:21:05 |
| | SUSPICIOUS SITUATION | 0 | 7 | 13 | 20 | 4% | 0:03:00 | 0:04:46 | 0:19:25 | 7:17:52 | 0:21:54 |
| | SUSPICIOUS SUBJECT | 0 | 2 | 0 | 2 | 0% | 0:00:00 | 0:00:00 | 0:07:55 | 0:15:51 | 0:07:56 |
| | SUSPICIOUS VEHICLE | 0 | 3 | 4 | 7 | 1% | 0:02:23 | 0:05:31 | 0:04:35 | 1:40:31 | 0:14:22 |

| Agency Code | Nature Code | Rpt Only | Self Init | CFS | Total | % Total | Avg Disp Time | Avg Resp Time | Avg Scene Time | Total Call Time | Avg Call Time |
|-------------|--------------------------------------|----------|------------|------------|------------|-------------|----------------|----------------|----------------|------------------|----------------|
| | TELEPHONE HARASSMENT | 0 | 0 | 1 | 1 | 0% | 0:04:24 | 0:12:54 | 0:38:17 | 0:55:35 | 0:55:35 |
| | THREATS | 0 | 0 | 3 | 3 | 1% | 0:05:15 | 0:01:22 | 2:16:58 | 2:54:02 | 0:58:01 |
| | TRAFFIC CONTROL | 0 | 0 | 2 | 2 | 0% | 0:16:20 | 0:02:30 | 2:21:43 | 5:21:07 | 2:40:34 |
| | TRAFFIC HAZARD | 0 | 0 | 4 | 4 | 1% | 0:03:14 | 0:03:46 | 0:09:57 | 1:04:35 | 0:16:09 |
| | TRAFFIC STOP | 0 | 75 | 0 | 75 | 14% | 0:00:01 | 0:06:39 | 0:11:53 | 14:58:30 | 0:11:59 |
| | TRAFFIC VIOLATION | 0 | 0 | 3 | 3 | 1% | 0:04:00 | 0:18:47 | 0:00:06 | 0:28:15 | 0:09:25 |
| | UNKNOWN ACCIDENT | 0 | 0 | 1 | 1 | 0% | 0:00:00 | 0:04:05 | 0:14:35 | 0:18:40 | 0:18:40 |
| | UNKNOWN PROBLEM | 0 | 0 | 1 | 1 | 0% | 0:02:13 | 0:03:52 | 0:19:54 | 0:25:59 | 0:25:59 |
| | UNWANTED SUBJECT | 0 | 0 | 3 | 3 | 1% | 0:04:06 | 0:03:56 | 0:43:56 | 2:35:55 | 0:51:58 |
| | VACATION CHECK | 0 | 27 | 0 | 27 | 5% | 0:00:01 | 0:00:00 | 0:03:38 | 1:38:18 | 0:03:38 |
| | WARRANT ATTEMPT PICKUP | 0 | 1 | 0 | 1 | 0% | 0:00:01 | 0:00:00 | 0:12:12 | 0:12:13 | 0:12:13 |
| | Subtotals for No Summary Code | 0 | 304 | 220 | 524 | 100% | 0:03:50 | 0:08:28 | 0:38:10 | 176:41:30 | 0:41:23 |
| | Subtotals for GLPD | 0 | 304 | 220 | 524 | 100% | 0:03:50 | 0:08:28 | 0:38:10 | 176:41:30 | 0:41:23 |

Zoning Administrator Report December 2025

General Activities:

- **Permits/Zoning Approvals:**

| | |
|-------------------------|---|
| Building permits: | 3 |
| Lot split applications: | 2 |

- **Code Enforcement:**

| | |
|---|-------------------|
| Violations notices: | 9 new and 7 final |
| Removed 25 signs from the public right-of-way | |

Zoning Board of Appeals:

The Zoning Board of Appeals did not meet in December 2025.

Planning Commission:

At its December 4, 2025, meeting, the Commission approved the site plan for a Tommy's automatic car wash at 850 E. Saginaw Highway which is the current site of the Doty Professional building. In addition, the Commission approved a request to extend the approval of the site plan for a 326-unit apartment complex on Saginaw Highway, south of the Sundance Chevrolet dealership known as the "The Avenue at Grand Ledge" apartments. The site plan approval has been extended for one year to expire on January 2, 2027. The original plan was approved on January 2, 2025, and was only valid for one year unless construction on the project began within that time frame which it had not. The waiver to reduce the width of the interior roads by 2 feet and the variance to permit 8 of the proposed buildings to exceed the length restriction by 5 feet have been approved. There are, however, still some revisions of a technical engineering nature that need to be addressed before any permits can be issued for the development. The applicant intends to break ground in the Fall of 2026.

Also at the December 4, 2025, meeting, the Commission discussed the zoning section of the master plan and reviewed the updated maps. A complete draft of the updated master plan was subsequently referred by the Commission to the City Council at its January, 2026 meeting to authorize distribution of the Plan for review by various agencies and surrounding municipalities as required by the Michigan Planning Enabling Act.

Other:

A revised site plan for a parking lot expansion and new driveway on the property south of Eaton Bank on S. Clinton Street has been received. The driveway will lead from Edwards Street, behind the Bank, to the improved parking lot. Since this project does not involve any new building construction, it is being reviewed and approved entirely at the administrative level.



MEMO

TO: Adam Smith, City Manager
Gregory Newman, City Clerk

FROM: Susan Stachowiak, Zoning Administrator

DATE: January 20, 2026

RE: Draft Master Plan

Attached is the draft of the new Master Plan developed by the Planning Commission. At its January 8, 2026, meeting, the Commission voted unanimously to refer the Plan to the City Council for its review and authorization to distribute the Plan for review as required by Section 125.3841(1) of the Michigan Planning Enabling Act, being Public Act 33 of 2008, which provides as follows:

“After preparing a proposed master plan, a planning commission shall submit the proposed master plan to the legislative body for review and comment. The process of adopting a master plan shall not proceed further unless the legislative body approves the distribution of the proposed master plan.”

The following is a list of the agencies and municipalities that are required to receive a copy of the draft Master Plan and given 63 days to review and provide comments:

Tri-County Regional Planning Commission
Oneida Township
Delta Township
Eagle Township
Eaton County
Clinton County
Eaton County Road Commission
Eaton County Drain Commissioner
Clinton County Road Commission
Clinton County Drain Commissioner
Consumers Energy
Michigan Department of Transportation
CSX Transportation

Following the 63-day time period, the Planning Commission will consider the review comments and make changes to the draft Plan as necessary. The Commission will then hold a public hearing before approving the Plan and submitting it to the City Council for its approval/endorsement.

It was anticipated that the plan would be adopted in 2025, and the document reflects the same. Since the document will be adopted in 2026, references to 2025 will be changed to 2026.

Please note, Chapter 4 – Grand Ledge Public Schools, is still under review by the schools.



Grand Ledge

Master Plan

2025

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Chapter 1 The Master Plan – Today, Tomorrow, and Beyond

The City of Grand Ledge 2025 Master Plan builds on the city’s previous planning efforts, notably the 2012 and 2018 Master Plans.

The 2018 Master Plan began with the following statement: “Grand Ledge is almost fully developed, ALTHOUGH A FEW LARGE TRACTS OF VACANT LAND STILL EXIST ALONG THE CITY BOUNDARY LINES.” While this statement is still accurate in 2026, the city and Oneida Township entered into a Cooperative Development Agreement (CDA) that became effective on January 1, 2022¹. The CDA provides the city with growth opportunities through the conditional transfer of land and an accompanying Water and Sewer Agreement². Planning for the CDA area necessitates a major planning effort which is incorporated into this plan.

The city began an update to the 2018 Master Plan in late 2022. That effort was put on hold as a major economic development initiative was announced in Eagle Township, adjacent to the northern city limits. The Mid-Michigan Innovation Center or “Eagle Mega Site” as it was referred to locally, was a 1400 -acre development area targeting high tech industries. Ultimately, pursuit of the initiative was abandoned after the Eagle Township Board made it clear that it did not support it.

In addition to the CDA, several other factors influenced a major re-write of the 2018 Master Plan including:

- Major water and sewer infrastructure upgrades, including the Iron Removal Plant replacement (\$20 million) and planned Wastewater Treatment Plant expansion (\$52.4 million), with other major water and sewer projects needed in future years.
- Regional growth pressure moving west toward the city.
- Preservation and maintenance of Grand Ledge’s small-town look and feel.
- Need for additional housing and housing options.
- Economic development and redevelopment opportunities.
- Continued quality of life enhancements to advance the following: parks and recreation, walkability and access, and downtown.

The Michigan Planning Enabling Act (PA 33 of 2008) mandates that the Master Plan contains specific items. The Master Plan will be developed in accordance with those requirements. In addition, the Master Plan will incorporate or reference other known county, state, or regional plans which directly affect the city or immediately surrounding areas. City-adopted plans and priorities that are part of this document include:

- The Capital Improvements Plan³
- The City Council Priorities⁴

¹ [Cooperative Development Agreement with Oneida Township](#)

² [Water and Sewer Agreement](#)

³ [Capital Improvements Plan](#)

⁴ [City Council Priorities](#)

- The Park and Recreation Master Plan⁵
- The Downtown Development Authority First Amended Development Plan⁶ and the Downtown Development Authority Priorities⁷.
- The Abrams Municipal Airport Layout Plan⁸.

To assist with the development of the 2025 Master Plan, specifically to facilitate planning in the CDA, the city hired the Giffels Webster firm. Giffels Webster produced a Master Plan Summary Report, dated August 7, 2023⁹. The Planning Commission and staff have utilized the Summary Report in the development of the 2025 Master Plan.

The Master Plan is useful for a number of reasons, including:

- It contains a land use plan which guides new development and redevelopment.
- It contains a motorized and non-motorized section which shows where new streets, sidewalks, widewalks, and related transportation improvements are planned.
- It provides information on water and sewer infrastructure, including needed infrastructure improvements projected for the next ten years.
- It provides a basis to inform the City Council and Planning Commission in decision-making related to zoning, public infrastructure, public buildings and grounds, and parks and recreation.
- It maintains and advances the city as a desirable small town.

The overarching theme of the 2025 Master Plan is maintaining the small-town character of Grand Ledge, while encouraging development and redevelopment, investing in major public infrastructure projects, and continued investment and maintenance of public buildings, and public spaces and parks.

The following chapters provide the basis and rationale for the Future Land Use Plan and Implementation section of the plan. In an ever-changing world, the Future Land Use Plan and Implementation section of the plan should be reviewed regularly to ensure they advance the goal of maintaining the city's small-town character.

⁵ [Parks and Recreation Master Plan](#)

⁶ [Downtown Development Authority First Amended Development Plan – July 2027](#)

⁷ [Downtown Development Authority Priorities](#)

⁸ [Abrams Municipal Airport Layout Plan](#)

⁹ [Master Plan Summary Report](#)

Chapter 2 Community Profile

Located just ten miles west of the City of Lansing, the City of Grand Ledge covers an area that is roughly 3.82 square miles. Grand Ledge was settled in 1848 and was first known as “Big Rocks” by the Ojibwe indigenous peoples. “Grand Ledge” became the official name in 1850 when local settlers petitioned the legislature to create a post office in the city. The name comes from the ledges of rock found along the Grand River that runs through the city.

As the city grew, residential neighborhoods developed generally south of the Grand River and businesses were established along the north side, close to the railroad. Over time, the central business district expanded along both sides of the river, surrounded by single family neighborhoods. The availability of public utilities allowed the city to develop more densely than the surrounding townships and improvements to the highway system made it convenient to live in Grand Ledge and work elsewhere.

Residents of Grand Ledge are able to enjoy the small-town environment, while still being located in close proximity to the region’s major employment centers, educational institutions, medical facilities, and shopping districts. The city is home to Grand Ledge Public School’s primary educational and athletic facilities, and has unique natural resources that create a strong sense of place. A top-rated school system, vast and unique recreational facilities, a vibrant downtown, well-maintained housing stock, and its location within the region makes Grand Ledge a desirable place to live for people of all ages and familial status.

The intent of this chapter is to provide a profile of the city’s demographics, existing land uses, public facilities, and natural resources to assist in developing the remaining chapters of this plan. This chapter is divided into six sections, as follows:

Population Characteristics: Demographic data is an important and standard component of municipal master plans. The data is useful in identifying current conditions, trends over time, and comparisons to other communities of similar size in the region to assist in planning for future growth, primarily in terms of housing, utility, and transportation needs. The majority of the demographic information is based on figures from the 2020 U.S. Census.

Development Patterns: Provides a general description of the locations and conditions of the city’s commercial, industrial, agricultural, institutional, and various residential areas.

Natural Features: Focuses on the Grand River as the centerpiece of the city and one of its most valuable assets/features.

Parks, Public Spaces, Widewalk/Trails, and Recreation: Describes the current status and condition of these facilities and provides links to relevant documents, including the city’s Parks and Recreation Master Plan that is included by reference in this plan, in its entirety as it is currently written and as may be rewritten or amended from time to time over the effective period of this plan.

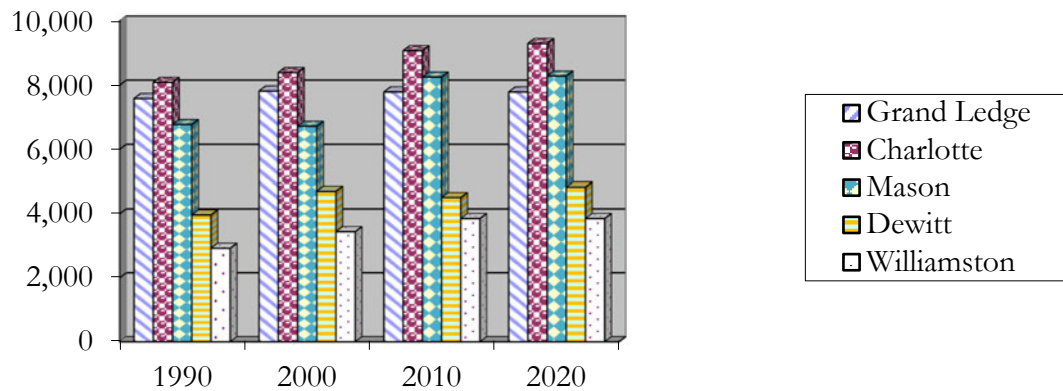
Community Facilities and Services: Describes the locations of and services provided at the publicly owned and operated facilities in the city.

Key Chapter Findings: Describes the information contained in this chapter as it relates to the development of the future land use, community/recreational facilities, and transportation chapters of this plan.

Population Characteristics

The 2020 Census reported the population of Grand Ledge to be 7,784 people. The city grew at a steady pace between 1960 and 1980 with a slow down between 1980 and 1990 due in part to the unavailability of land for new residential development. The city experienced a slight (1%) increase in population between 1990 and 2000 and a slight (-2.3%) decrease in population between 2000 and 2010. Since 2010, the city’s population has remained the same. As evidenced by Table 1, the other communities used in this profile experienced only slight increases in population during this same time-period. The lack of growth is the result, in part, of the length of time it took for the economy and housing market to recover from the 2008 housing crisis and recession. Virtually no new residential development occurred for several years following the 2008 financial crisis and projects that had already begun prior to that time were put on hold until the market/economy recovered.

TABLE 1 – Population



Source: United States Census Bureau

As Table 2 demonstrates, the population for Grand Ledge has not changed over the past decade, and the other communities of comparable size listed in the table only experienced very small increases in populations. According to the 2020 Census, Oneida Township has a population of 3,933 and has been experiencing a population decline of 0.3% annually since the 2010 Census. The population for Eagle Township was 2,776 at the 2020 Census, up by 101 people from the 2010 Census data. Delta Township had a population of 33,119 at the 2020 Census, up from 32,408 at the 2010 Census.

Population projections for the State of Michigan and Eaton County are available, forecasting populations through 2050. Generally, they show flat growth until 2040 at which time there is a slow decline in population. Lansing regional population forecasts show similar trends. Based upon that data, it is reasonable to assume that population growth in the city will be relatively flat. New housing development, including the recently approved Avenue at Grand Ledge development, will provide for some population growth over time. Opportunities for additional population growth are

available in the CDA, developable land within the city limits, and redevelopment sites. However, it is likely that sustained local and regional economic development will be needed to create the demand for new housing development.

TABLE 2 – Population Trends in Grand Ledge and Surrounding Communities - 1990-2020

| | % Change 1990 - 2000 | % Change 2000 - 2010 | % Change 2010 - 2020 |
|------------------|----------------------|----------------------|----------------------|
| Grand Ledge City | 10.52% | -0.3% | -0% |
| DeWitt City | 18.6% | -4.1% | - 1% |
| Charlotte City | 3.8% | 8.2% | .9% |
| Mason City | -0.8% | 22.9% | .9% |
| Williamston City | 17.8% | 12.0% | .9% |
| Eaton County | 11.6% | 4.0% | 1% |

Source: United States Census Bureau

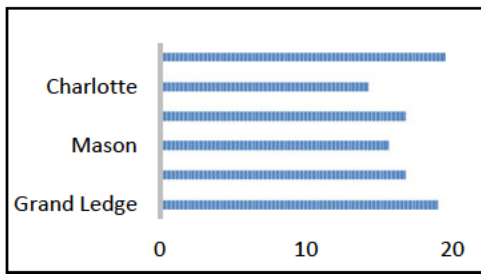
TABLE 3 – 2020 Persons per Household

| Grand Ledge and Comparable Communities | |
|--|------|
| Grand Ledge | 2.14 |
| DeWitt | 2.6 |
| Charlotte | 2.45 |
| Mason | 2.38 |
| Williamston | 2.60 |
| Eaton County | 2.40 |

Source: United States Census Bureau

Household Size: Table 3 depicts the 2020 household sizes for Grand Ledge and communities of comparable size in the area. 27.7 % of the city’s population is over the age of 65. The reduction in household size and the lack of increase in total population is directly related to an increase in “empty nester” households and the limited housing options for senior citizens.

TABLE 4 – Percent of Population 65 Years or Older



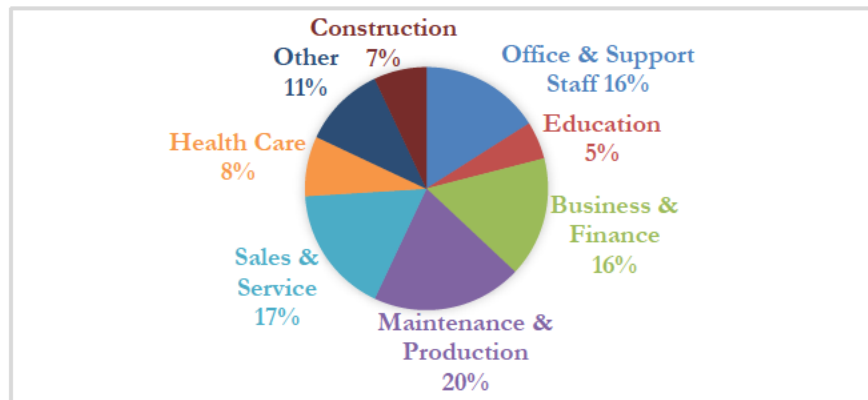
Source: United States Census Bureau

Age Distribution: The median age in Grand Ledge for 2020 was reported at 42.4 years, compared to 40.3 years in 2010. The highest percentage of the city’s population falls between the ages of 50-59 according to the 2020 Census. Grand Ledge also has a significant percentage of people over 65 years of age.

Grand Ledge is considered a “bedroom community” where most of its residents live in the city but work elsewhere. The data supports this perception as only about 8% of city residents work and live in the city. The city has a workforce of approximately 2,600 people and nearly 87% live outside the city limits.

A primary factor impacting this statistic is the limited job opportunities for professionals and skilled trades within the city limits. The 2020 census reports that 96.8% of Grand Ledge residents older than 25 years in age are high school graduates. This is slightly higher than the 94.6% reported for Eaton County. The 2020 Census also reports that 28.9% have a bachelor’s degree or higher which is slightly less than the 29.2% reported for Eaton County.

TABLE 5 – Occupations



Source: 2020 U.S. Census

A stable and growing tax base is important as it funds several city services. The city’s police, cemetery, recycling/compost center, City Hall, administrative staff, and elections departments are primarily funded by property taxes and rate/user fees. It is, therefore, very important that the Master Plan addresses opportunities to increase the tax base since more than 46% of the city’s general fund revenue comes from property taxes and fees. Without an increase in tax revenue through growth, the burden of funding the city’s infrastructure maintenance and upgrades will fall on the city’s residents through increased taxes and fees.

The CDA establishes the framework for the conditional transfer of properties from Oneida Township to the city. The CDA provides significant opportunities to increase the city’s tax base, despite the provision that the township annually receive 1.5 mills of the tax revenue generated within the CDA areas.

The following table depicts the 2024 total millage rate for principal residence or agricultural exemptions for comparable cities and adjacent townships, including special assessments. Oneida and Eagle Township are included as they are located within the Grand Ledge Public Schools district.

TABLE 6 – Millage Rates - 2024

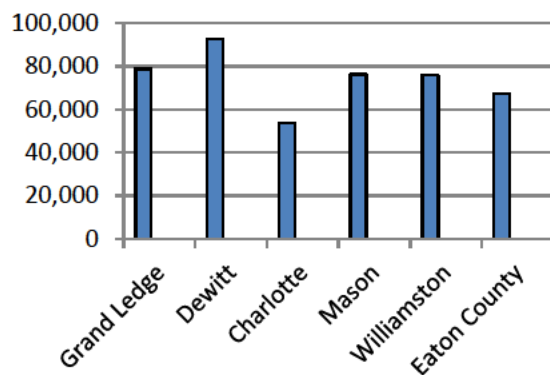
| | |
|-----------------|---------|
| Grand Ledge | 47.7607 |
| Charlotte | 48.6890 |
| Delta Township | 39.2519 |
| Oneida Township | 37.3849 |
| Williamston | 56.4797 |
| DeWitt | 44.7872 |
| Eagle Township | 33.8352 |
| Mason | 53.5519 |

Source: Michigan Treasury – 2024 Total Property Tax Rates in Michigan Chart

Labor Force: Approximately 70% of people 16 years and over are in the civilian labor force. Approximately 2.8% of the civilian labor force was reported in the 2020 Census as unemployed. The majority of occupations held by the city’s labor force are highly skilled and either require higher education or specialized training.

The largest employers in the city are Grand Ledge Public Schools, Meijer, McLaren Health Care, University of Michigan Health-Sparrow, City of Grand Ledge, Roberts Sinto Corporation, ETM Enterprises, and Capital Bedding.

TABLE 7 – Median Household Income



Income: Median household income for the city has increased dramatically since 2010 and has outpaced Eaton County in general. The 2020 median household income reported for the city is \$78,887, which is significantly higher than the Eaton County median income of \$67,440. As Table 6 demonstrates, the median income for the city is higher than that of most of the surrounding communities of similar size.

Source: United States Census Bureau

Housing: Table 8 is a comparison of the percentage of occupied housing units and compares median housing values for the city and other communities of similar size.

TABLE 8 – 2020 Percent of Owner-Occupied Housing Units

| | |
|--------------|------|
| Grand Ledge | 66.7 |
| DeWitt | 64.4 |
| Mason | 69.5 |
| Charlotte | 61.5 |
| Williamston | 64.4 |
| Eaton County | 72.6 |

TABLE 9 – 2020 Median Owner-Occupied Housing Values

| | |
|--------------|-----------|
| Grand Ledge | \$147,200 |
| DeWitt | \$229,800 |
| Mason | \$139,700 |
| Charlotte | \$105,000 |
| Williamston | \$229,800 |
| Eaton County | \$160,000 |

Existing Land Use: Existing land use patterns and residential densities are a major determinant in decisions on the type, location, and densities of future land uses. This section describes the existing land use patterns and how they relate to the future land use plan and other plan recommendations.

Development patterns

In General: Grand Ledge’s diverse land use pattern resembles a traditional midwestern small city. One of the charms of a small city is that uses frequently defined as “incompatible” in modern zoning can co-exist and contribute to the unique sense of place and a walkable community. In contrast to many suburban communities, which lack a sense of place, Grand Ledge is the community focal point for an area that extends well beyond the city limits because of the commercial, educational, and entertainment uses it provides.

The core Central Business District (CBD) along the Grand River includes many historic and architecturally significant two- and three-story buildings. The more contemporary buildings have not blended in well with the historic character of the CBD. The Zoning Ordinance was amended within the past decade to provide architectural standards intended to ensure that future development is compatible with the historic character of the majority of the buildings in the CBD. New commercial establishments are located along the streets with the highest traffic volumes (M-43 and M-100) and recent industrial development has occurred primarily in the Grand Ledge Willis Industrial Park.

There is a significant difference in character between the older and newer residential areas of the city. Many of the homes in the older neighborhoods, particularly surrounding downtown, are of Victorian architecture with high pitched roofs, large front porches, and wood siding, located on small lots along a grid street pattern. More recent residential development has a more suburban atmosphere with larger lots along curvilinear streets and houses that, while of very high quality, have a style typical of most new subdivision development that has occurred over the past few decades.

Most of the existing land uses are considered fixed, that is, change over time is not desired or likely. In some cases, however, existing land uses are not appropriate in consideration of factors such as compatibility with surrounding land use, capacity of infrastructure, or availability of better sites for the use elsewhere in the city. Many of these improperly located uses were established years ago, before planning and zoning tools were available. An example would be the residential neighborhood located on the north side of the city between the rail line to its south and the industrial uses to its north, without sufficient buffering.

The rich diversity of the city can be better understood through real life experience than any written description or map. Thus, this inventory of existing land uses is intended to describe how the city appears today and indicates where land uses need to change or sites need to be improved over time to meet the goals of the this plan.

Single-and Two-Family Residential: Single- and two-family residential uses are the most dominant in the city, as is typical for most small cities.

Housing is moderately dense compared to surrounding areas, even in the new subdivisions, due in part to the availability of public utilities.

Three eras of residential construction are easily discernable extending outward from both sides of the river. The oldest neighborhoods were generally built in the early 1880's with relatively small lots and shallow setbacks placed on a grid street pattern at a right angle to the Grand River and immediately adjacent to the central business district. Some of these neighborhoods are located on the national



register of historic places, thus making them eligible to become local historic districts. Several individual homes are on the national or state register of historic buildings.

The second large phase of development occurred in the 1940's and is also set on a grid street pattern but on a true north-south orientation. This pattern surrounds the previous building period. The most recent development has happened since the 1970's primarily on the outer edges of the city on annexed land. These newer subdivisions are characterized by larger homes with attached garages on larger lots along curvilinear and cul-de-sac streets. The newer subdivisions are only marginally connected to the main fabric of the community. Two-family residences are scattered throughout the older neighborhoods and mainly consist of converted larger single-family homes.

The average age of the housing stock is older than in more suburban communities. However, most of the older homes have been well maintained and contribute in a positive manner to the character of areas in which they are located. Many of the residential homes in and around the core area of the city have had significant renovations and improvements in the past few years.

Multiple-Family Residential: This category includes buildings that contain more than two dwelling units, including converted homes, the adaptive reuse of the former Grand Ledge Chair Factory on the west riverfront into loft apartments, apartment buildings, townhouses, and senior housing facilities on S. Clinton St. The largest older multiple family complexes are situated along or

in close proximity to the north frontage of Saginaw Highway (M-43) west of S. Clinton St. (M-100). Smaller buildings are in scattered areas throughout the city. Unfortunately, the architectural styles and site design do not reflect the established character of the surrounding single-family neighborhoods. A new apartment complex of higher quality and design along the east side of S. Clinton St, south of Saginaw Highway has provided much needed housing of its kind. Additional apartments are planned for development along Saginaw Highway at the city's east boundary.

Mobile Home Parks: Grand Ledge has two large isolated manufactured housing communities. The largest contains 215 units and is south of the Grand River near the far west portion of the city. A sole entrance is through a berm on W. Jefferson St. The other park has 168 units and is north of the rail lines with access from N. Clinton St. and Burt Ave. in Oneida Township.

Commercial and Office:

Commercial development occurs in two concentrations. The CBD is the heart of the community. It is the historic center and spans both sides of the Grand River by a bridge connection. Most buildings are two and three stories high and abut one another. There is a wide spectrum of uses in downtown



that draw a significant amount of traffic on a daily basis, including public buildings (i.e., city hall, library, post office), salons, restaurants, specialty shops, a gas station, a theatre, churches, offices, and apartments.

Over the past two decades, several buildings in the CBD have undergone substantial façade and interior improvements. In addition, the city has constructed two new, well designed parking lots on the north side of the Grand River and has improved the appearance of its parking lots on the south side of the Grand River. There are few vacancies in the CBD and the majority of the businesses have been in operation for a significant period of time. Numerous community events throughout the year draw large numbers of people to the CBD which helps support the businesses. Speeding traffic and the prevalence of large trucks, however, due to Bridge St. being a designated state trunkline, makes downtown less inviting for pedestrians. Recent Bridge St. improvements included curb bump-outs at the street intersections, which appear to have slowed traffic and created a safer and more pedestrian-friendly environment.

Saginaw Highway (M-43) and Clinton St./Hartel Rd. (M-100) are the center points of more recent commercial development and function-as the front door to the community. In contrast to the more compact and pedestrian-oriented CBD, these corridors are primarily characterized by a wide variety of customer-oriented businesses that generate a high volume of traffic, such as restaurants, pharmacies, banks, convenience retail, auto repair, auto parts and hardware stores, offices, and gas stations. New commercial development has created a more uniform setback pattern, increased landscaping, a reduction in the number of driveways, and a more consistent sign pattern along M-43.

Industrial: Industrial uses provide important employment opportunities and tax base to support improvements to capital facilities and municipal services. Most of the older industrial sites in the

city are concentrated along N. Clinton St. and along the side streets that run east off N. Clinton St. These include ETM Enterprises, Robert Sinto Corporation, plumbing and heating companies, and storage facilities. Some renovation is needed to correct deterioration of some sites and buildings.

The largest concentration of industrial uses is located within the Grand Ledge Willis Industrial Park which provides more acreage and modern amenities not available at other industrial locations in the city.

Institutional: This category includes city, state, and federal buildings, water towers, schools, churches, and other public or quasi-public buildings. City offices, police and fire departments, the Grand Ledge Area District Library, U.S. Post Office, and several churches are directly adjacent to or located within the CBD. These functions strengthen the focus of this district both locally and regionally and provide important opportunities for social contact among members of the community. The high school and middle school serve a seven-township area. Three elementary (two public and one private) schools and the administration buildings are located in close proximity to the larger schools. Government operations are discussed in greater detail in the Community Facilities section of this chapter.



Agriculture: There is an actively farmed, 140-acre parcel of land on the south side of E. Saginaw Highway, west of the Fieldstone Farms subdivision.

Vacant: There are a few tracts of vacant land in the city; the largest of which is the 140-acre parcel on E. Saginaw Highway. Others include the city owned property located west of Fitzgerald Park, and a 26-acre parcel located on the east side of S. Clinton St. at the southern border of the city.

Natural Features



The Grand River and the ledges along its banks are significant natural features, unique to Grand Ledge. The city sits at an elevation of 860 feet above sea level with a rolling terrain due to the

Grand River and early glacial activity. General topography is characterized as being gently rolling with a downward slope from north to south. The Grand River traverses the city in a southeast to northwest direction and takes a southerly dip in the eastern portion of the city. Sandstone Creek traverses the western part of the city to the south side of the Grand River. The Grand River has a profound presence in the city. At its widest point, the river is nearly 400 feet wide and the only crossing in the city is the Bridge St. bridge.

The name “Grand Ledge” is a result of the unique natural features created by the Grand River along the two-mile stretch within the city. Unlike most river basins in mid-Michigan, this stretch of the Grand River is entrenched in a “valley” of sandstone with walls nearly sixty feet high in some places. The result is beautiful, exposed sandstone ledges that gave the city its name and help create a dramatic and scenic landscape unlike any other in Michigan’s lower peninsula.

Some areas that are located along the Grand River have more gradual banks and are more prone to flooding. Because of the steep ledges along the Grand River, the majority of its local floodplain is located in the eastern half of the city.

Parks, Public Spaces, Widewalk/Trails, and Recreation¹⁰

Parks and Greenspace: The city and the Downtown Development Authority (DDA) collectively own 122 acres of parks and greenspaces located throughout the city. Fitzgerald Park, the largest city- owned park, is currently operated and maintained by the Eaton County Parks Department by agreement with city. All other city parks and greenspaces are managed and maintained under the supervision of the city’s Public Works Superintendent. The City Council, with recommendations from the Parks and Recreation Commission, provides governance and funding for park improvements and maintenance. The city’s signature parks are located along the Grand River.



The city has made significant upgrades to its parks in recent years. A few of the most recent improvements and planned projects include:

- A new ballfield adjacent to Fitzgerald Park, constructed in 2025. The city has received a grant for a second ballfield at this location, which is expected to be constructed in 2026.
- A deck and restroom, added to Riverview Park in 2024.
- A new universally-designed ADA inclusive playground at Jaycee Park, constructed in 2025
- A new ADA accessible observation platform at Jaycee Park, to be built in 2026.

A map of the city parks can be found at the end of this section.

Public Spaces: The portion of W. River St. between Bridge St. and Harrison St. has been designed to encourage public gatherings for events and other occasions. As part of the 2024 Grand

¹⁰ [Parks, park facilities, and features](#)

Renovations for Downtown Grand Ledge project, W. River St. was designed so that it can be closed to vehicular traffic by installing temporary bollards between Bridge St. and Harrison St. W. River St. was recently converted to one-way traffic to enhance pedestrian use of the area. Angle parking along the street was removed and the space converted to a permanent public gathering space that includes outdoor seating. Adjacent to the new public gathering space is the newly constructed W. River St. hillside seating that provides a stunning view of the Grand River and Fitzgerald Memorial Ball Field.

Widewalk and Trails: The widewalk is a ten-foot-wide sidewalk, approximately two miles long connecting Jaycee Park and downtown to Grand Ledge High School. A planned expansion of the widewalk along M-43 from E. Saginaw Highway to the M-43 roundabout at Lohne Dr. will provide neighborhoods in the southwestern part of the city a safe pedestrian crossing at the roundabout. A future expansion will extend it from its current western terminus to Fitzgerald Park.

The Riverwalk Trail is located along the Grand River and connects the widewalk through Jaycee Park to Fitzgerald Memorial Ball Field and historic Island Park. The Riverwalk Trail is hard surfaced and ADA accessible between Jaycee Park and Island Park. An unimproved portion of the trail connects Island Park with Fitzgerald Park. This rugged trail, which is well used, provides a scenic walk along the Grand River that passes underneath the iconic railroad trestle bridge. Access to the eastern portion of this trail is located near the W. River St. lift station. Plans to improve this portion of the trail, to make it more universally accessible, are dependent on grant funding.

Recreation: A community recreation program¹¹ is operated and maintained by Grand Ledge Public Schools. Many of the recreation facilities are located within the city.

Community Facilities and Utilities Systems



City Hall: City Hall is located at 310 Greenwood St. at the site of the former Greenwood Elementary School. The building houses the Council Chambers, city administrative staff, and the Police Department, as well as community rooms and a gymnasium that are available for public use. The community rooms are available as warming and cooling centers during periods of inclement weather and can be used by the public during power outages, as City Hall has a backup generator. There is also a park on the City Hall property grounds, adjacent to the building along Main St.

¹¹ [Community Recreation Program](#)



Library: The Grand Ledge Area District Library¹² is located at 131 E. Jefferson St. in downtown. The library continues its efforts to address the rapidly changing demands of extended hours, programs, and internet access.

Police Department¹³: The Grand Ledge Police Department (GLPD) is located in City Hall with its main entrance on W. Main St. The GLPD operates 24/7 with full-time and part-time staffing dedicated to serving the community.



Fire Protection and EMS¹⁴: The Fire Station was erected in 1952 and is located at 500 N. Clinton St. The fire station is managed and operated by the Grand Ledge Area Emergency Services Authority (GLAESA) and serves the city and Oneida Township. GLAESA provides fire, emergency medical, and ambulance services.

GLAESA is considering sites for a second fire station, south of the downtown bridge, to address vulnerability concerns with only one river crossing. The existing fire station is located on the north side of the Grand River, between the bridge and the railroad tracks. GLAESA has both full and part-time staff. Most of the personnel are cross-trained for both firefighting and emergency medical service.

Department of Public Services¹⁵: The Department of Public Services is charged with improvements, maintenance, and operations of city infrastructure and facilities. This includes streets, sidewalks, snow removal, water system, sanitary sewer system, wastewater system, and stormwater management. Additional responsibilities are managing the Compost and Recycling Center, Oakwood Cemetery, the Iron Removal Plant, and the Wastewater Treatment Plant, as well as overseeing maintenance and improvements at city parks, Abrams Airport, and other city facilities. The Department of Public Services has several buildings located throughout the city and one on Lawson Rd. in Oneida Township.

Oakwood Cemetery¹⁶: The city owns and operates Oakwood Cemetery, located at 301 Oakwood St. in the northeastern part of the city. The cemetery is approximately 18.5 acres in size.

Composting and Recycling¹⁷: The city owns and operates a composting and recycling center at 410 Whitney St. The center is currently open two days each week. The recycling center is operated

¹² [Grand Ledge Area District Library](#)

¹³ [Police Department](#)

¹⁴ [Grand Ledge Area Emergency Services Authority](#)

¹⁵ [Department of Public Services](#)

¹⁶ [Oakwood Cemetery](#)

¹⁷ [Composting and Recycling](#)

in part by a grant from Eaton County. In 2026, the recycling center will be charging a fee (sticker purchase) for services, as County grant funding has been eliminated. The future of the recycling center is uncertain as of early 2026. Currently, the city and Granger Waste Services have an agreement for free curbside recycling for Granger customers.

Grand Ledge Public Schools¹⁸: The Grand Ledge School District covers 120 square miles and has numerous buildings and facilities. Grand Ledge Public Schools is a major presence in the city including buildings for early learning (Neff), elementary (Holbrook), middle school (Beagle), high school (Grand Ledge High), administrative offices (Sawdon), and athletic fields and other student facilities.



Water System: The city's water system is made up of the following components:

- Four current public water wells. The city's fifth public well is expected to become operational in 2026. The wells are located throughout the city. A future well is needed and is being actively pursued. Additional wells will likely be needed in the future. In 2024, the average daily demand for the water system was 0.70 million gallons/day with a maximum daily demand of 1.35 million gallons/day.
- A water distribution system made up of nearly fifty miles of water mains of various sizes and ages. The oldest part of the system dates to 1908 and is located under the Grand River. Historically, the city's water mains were replaced as needed, but over the past ten years, water and sewer mains are replaced during street reconstruction projects.
- Two water towers, one located on E. Saginaw Hwy., that was constructed in 1971 and holds 500,000 gallons of water, and one located on Front St., that was constructed in 1909 and holds 100,000 gallons of water. The Front St. water tower provides pressure for most of the city north of the Grand River. Although the tower is sound and provides an iconic presence along the Grand River, it is over 116 years old, and planning and budgeting for a new water tower is needed.
- A 750,000-gallon ground water storage tank is located in the Willis Industrial Park and provides water to the Michigan National Guard facility on Eaton Highway for fire suppression. The tank also provides additional reliability to the water system.
- The Iron Removal Plant is located on E. Saginaw Hwy. The new Iron Removal Plant was completed in Spring 2025 and became fully operational in 2025. The plant has been designed so that an increase in treatment capacity can occur in the future if needed. As the name implies, the plant removes iron and other minerals which discolor plumbing fixtures and laundry. The Iron Removal Plant does not soften water. The new plant will not change the water hardness because iron does not cause water hardness. Rather, water hardness is from naturally occurring minerals, including calcium and magnesium. The new Iron

¹⁸ [Grand Ledge Public Schools](#)

Removal Plant was designed with the ability to add water softening capabilities in the future, but the costs are significant.

Water System Summary: Overall, the water system is in good condition and the new Iron Removal Plant should improve water quality. The city has spent considerable time and effort evaluating improvements to water quality.¹⁹

Major Capital Water System Future Needs:

- New water storage tank to replace the Front St. water storage tank.
- Additional public wells to meet not only demand but to add firm capacity. Firm capacity is regulated by the State of Michigan Department of Environment, Great Lakes, and Energy (EGLE) and additional firm capacity is needed.
- Water main replacement and/or new water mains under the Grand River to add redundancy.
- New water mains will need to be added in order to accommodate new development within the CDA area. In most instances, new development will pay for the infrastructure needed to serve the new development.
- Replacement of older water mains during street reconstruction projects.

More information about the city's water system can be found in the Grand Ledge Reliability Study²⁰.

Sanitary Sewer System. The city's sanitary sewer collection and treatment systems is comprised of the following:

- A sanitary sewer collection system made of nearly fifty miles of sewer mains of various sizes, manholes, and lift stations. Major components of the system include:
 - A pump station located at on W. River St.
 - A pump station located on W. Jefferson St.
 - A pump station located on Whitney St.
 - A pump station located on Eaton Hwy.
 - Other smaller lift stations.

The existing Wastewater (Sanitary Sewer) Treatment Plant (WWTP) is located on city-owned property along the Grand River adjacent to Fitzgerald Park. The original plant was built in the 1930's, reconstructed in 1975, and upgraded in 2009. The WWTP is operating under a Violation Notice to eliminate sanitary sewer overflows into the Grand River during 25-year, 24-hour design storm events. The city has been working on plans to expand and upgrade the current WWTP for several years. A new 52.4-million-dollar plan to expand, upgrade, and improve treatment quality at the existing WWTP site began in summer 2025. The improvements will address overflows caused by significant rainfall and seasonal events by adding storage capacity, improving sanitary sewer treatment processes, and increasing treatment capacity from 1.5 million gallons per day to 3.0 million gallons per day. The plant has been designed so that an increase in treatment capacity can occur in

¹⁹ [Water and Wastewater Treatment Plant Expansion Initiatives](#)

²⁰ [Grand Ledge Reliability Study](#)

the future if needed. Included as part of the WWTP expansion project are improvements to the W. River St. pump station. The WWTP treats 370 million gallons of sanitary sewer annually.

Major Capital Sanitary Sewer System Future Needs:

The WWTP expansion project is expected to serve the city for the foreseeable future and accommodate properties within the CDA area that may transfer into the city.

The sanitary sewer collection system, like many systems in Michigan, is subject to seasonal inflow and infiltration (I&I). In simple terms, I&I is rainwater and ground water entering the sewer pipes and traveling to the WWTP to be treated. Reducing the amount of I&I reaching the WWTP is essential, as I&I increases the volume of wastewater needing to be treated at the plant. Previous I&I studies have shown that the solutions to the city's I&I are complicated and very expensive.

The sanitary sewer collection system is repaired and replaced on an as-needed basis and with planned upgrades during street reconstruction projects. The collection system was televised several years ago and the data used to identify priority areas that needed repair or replacement.

Expansion of the sanitary sewer collection system (sewer mains, lift stations, and related items) will be needed to serve properties in the CDA area. In most instances, new development will pay for the required infrastructure improvements. The current expansion of the WWTP will accommodate growth (based on current projections) for the foreseeable future. The WWTP has been designed for future expansion as needed.

Water and Sewer Infrastructure Costs and Utility Billing: Although the city seeks grants, loans, and appropriations from the state and federal governments to help offset the costs of water and sewer infrastructure costs, the city's Water and Sewer fund pays for the vast majority of those costs. The Water and Sewer fund generates revenue from users of the water and sewer utilities by billing customers for fixed fees and usage costs. Water and Sewer usage rates have risen over the past several years to fund major improvements such as the Iron Removal Plant and the Wastewater Treatment Plant and Collection System Improvements. With major water system and sanitary sewer infrastructure improvements required in the future, increased utility fees will be necessary to pay for the improvements.

Stormwater System: The city's stormwater system is made up of pipes, catch basins, and drainage structures that collect rainfall and snowmelt and direct the water to the Grand River via outfalls. The stormwater system is primarily located in and along streets and roads with the purpose of allowing the streets and roads to drain properly and to avoid flooding. Unlike the water and sanitary sewer system, stormwater is not treated. Maintenance generally consists of street sweeping, cleaning out catch basins, and mowing. Stormwater basins and smaller rain garden facilities are located throughout the city.

The city is designated as a MS4 (part of the Clean Water Act, part 2) and permitted by the State of Michigan. Permit requirements include ongoing testing, cleaning of facilities, and inspections. There are numerous state and federal mandates related to stormwater, with increasing costs.

Other Utilities: Consumers Energy provides electricity and natural gas. There are multiple fiber-

based internet service providers.

Wellhead protection: Due to the high volume and intensity of commercial activity along the M-43 corridor, wellhead protection continues to be a high priority. Wellhead protection involves regulations on land uses and activities within an identified area to reduce the potential for groundwater contamination.

There are a number of potential sources of ground water contamination that may be controlled. These may include discharge of hazardous substances from commercial and industrial facilities, pesticides and fertilizer from residential and agricultural areas, overloaded septic systems, non-point source pollution from roadways and parking lots, leaking underground storage tanks, and sites containing environmental contamination. Additionally, there are a number of pathways by which contaminants can reach the groundwater including air contaminants, leaking underground storage tanks, and floor drains that must be considered during development. The city is currently in the process of working with engineering consultants to develop a wellhead protection plan that will address existing areas of concern and prevent the potential for any future groundwater contamination.

Key Chapter Findings

The following is a summary of the findings developed from the information contained in this chapter that form the basis for establishing the goals and recommendations for the remaining chapters of this plan:

- Due to availability of vacant land for residential development within and adjacent to the existing city limits in the CDA area, the city's population is expected to experience some increase over the next twenty years. There is a need to plan for commercial and professional service growth, and upgrades to public infrastructure systems such as roads and utility systems.
- The city has a relatively high median age due to the large percentage (19%) of citizens over the age of 65. The city must plan for various types of senior housing in order to adequately serve these residents so they do not have to relocate to other communities.
- A plan for residential, commercial, and industrial growth is pivotal as there is an ever increasing need to generate additional tax revenue in order to maintain and upgrade the city's infrastructure, facilities, services, and amenities that improve quality of life for residents. Innovative strategies to spur growth may need to be considered given future population projections.
- Even though major capital investments to the city's water and sanitary sewer utilities are complete (Iron Removal Plant) and underway (Wastewater Treatment Plant and Collection System Improvements) numerous costly major improvements are still necessary.
- The city has a well-educated and skilled population which has allowed for a stable median income, high skill level occupations, and higher housing values. Overall, the city has been able to accommodate a substantial amount of desirable and affordable housing opportunities. The city should continue to maintain this balance to serve all segments of the population. Higher density condominium development should be considered to accommodate an aging population that may want to downsize without giving up the option

of home ownership.

- The older residential areas of the community are characterized by traditional neighborhood design with tree lined streets, sidewalks, and compact spacing of homes. There are many signs of reinvestment that demonstrate the residents' devotion to the city's character. This must be preserved as vacant sites develop and existing sites redevelop.
- Commercial and office development is concentrated primarily in downtown and along Saginaw Highway. Both are valuable to the community yet serve different functions. Future development in the CBD should be compatible with its unique character. New development in other areas of the city should be of high-quality design, in terms of building materials, architecture, and site design in order to create a sense of place beyond the CBD.
- Expanding the city's tax base is vital and evaluating tax base revenue generation will be addressed in the future land and implementation portions of this plan.
- Institutional land uses as well as parks and open space are scattered throughout the city and are generally adequate to serve its residents. The city should consider creating additional parks, particularly in areas where existing parks are not easily accessible, as well as the city's continuing efforts to create a walkable community by expanding and closing the gaps in its non-motorized transportation system.
- There are a number of significant natural features, primarily located along the Grand River. The river is one of the community's greatest assets and continuing to enhance views of and access to the river is a priority.
- GLAESA is in need of facility upgrades and is considering a second location south of the bridge.
- The goals of the Parks and Recreation Master Plan should be implemented and supported by all other relevant city plans to increase the city's ability to obtain grants to help fund the included improvements.
- The city should continue to pursue new water wells, as there are regulatory capacity limitations. Consideration should be given to amending the Zoning Ordinance to prohibit certain uses within designated wellhead protection areas to protect the city's wells.

Chapter 3 The Grand River

The Grand River is the major waterway in the city. The river generally flows from east to west and bisects the city. The M-100 (Bridge St.) bridge provides vehicular and pedestrian traffic with a way to cross the river in downtown.

The CSX trestle bridge²¹, which was constructed in 1904, provides a railroad crossing of the river.

The ledges along the river and the Seven Islands in the river are unique and iconic features of the Grand River and Grand Ledge²².

The high banks located along both sides of the river within the city, curb the amount of flooding that occurs seasonally and during major rainfall events. Most of the developed properties in the city are not prone to flooding as they are constructed above the floodplain, on the high banks.

Several city parks are located along the low banks of the Grand River. Island Park, Fitzgerald Memorial Ball Field, parts of Jaycee Park, and portions of Fitzgerald Park are prone to seasonal flooding, and the facilities located in the floodplain have been designed accordingly. When flooding occurs, parks or portions of them are closed. Most of Oak Park and Riverview Park are located on the high bank.

The city has a public boat launch in Jaycee Park as well as an ADA accessible kayak launch. Boating, kayaking, and canoeing are popular on the river.

The city's Wastewater Treatment Plant is located on the south side of the river adjacent to Fitzgerald Park.

The city's stormwater collection system outfalls into the river in numerous places. The John Earl Drain (an Eaton County drain), which is also known as Sandstone Creek, outfalls into the river, near the Seven Islands Dam.

The Seven Islands Dam is located near the westerly city limits in Fitzgerald Park. The dam was constructed in 1921. In 2014, a study was completed providing options for the repair or removal of the dam²³. The Planning Commission has previously recommended implementation of option three(3) of the study, which is to remove the dam and replace it with a series of boulders, channels, and pools which would maintain water elevations upstream.

²¹ [Grand Ledge Railroad Bridge](#)

²² [Grand River and Ledges](#)

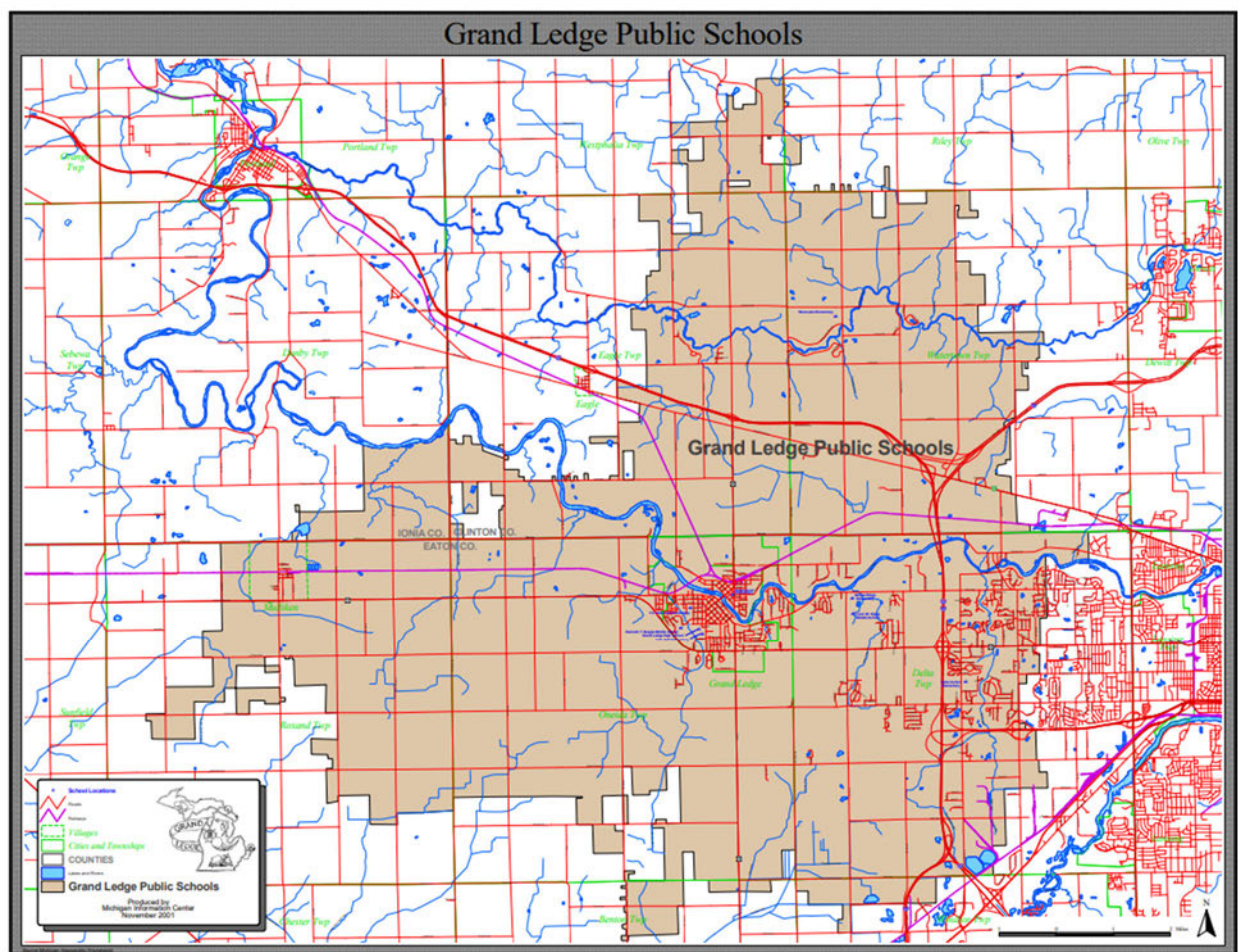
²³ [Seven Islands Dam Repair Options](#)

Chapter 4 Grand Ledge Public Schools

CURRENTLY UNDER REVIEW BY GRAND LEDGE PUBLIC SCHOOLS

Grand Ledge Public Schools (GLPS) has a rich history of school spirit and community pride and is committed to its mission of growing learners and preparing students. The school district's approximately 700 staff deliver an exemplary academic curriculum, award-winning arts programs, and championship-level athletics to about 5,500 students in grades K-12. Two early childhood centers, four K-4 elementary schools, one 5-6 intermediate school, one 7-8 middle school, and one 9-12 high school all endeavor to provide every student a high-quality education, critical thinking skills, and social development to reach their highest potential in a safe and inclusive environment. The district's 120 square miles are about 10 miles west of Lansing, Michigan, and are mainly located in Eaton County, with portions in Clinton and Ionia Counties. It includes the City of Grand Ledge and the villages of Delta Mills, Mulliken, Wacousta, and Eagle as well as a large portion of Delta Township.

Grand Ledge Public Schools District Map.



Source: Grand Ledge Public Schools website.

GLPS anticipated an enrollment of 5,500 students for the 2025-2026 school year. Enrollment has rebounded from years affected by COVID 19, when school enrollment dropped by nearly 5% statewide. Enrollment in the 2016-2017 school year was 5,240.

No future enrollment projections are available. Student enrollment at GLPS generally follows population trends.

Grand Ledge High School, Beagle Middle School, Holbrook Elementary School, Neff Early Childhood Center, and Sawdon Administration Building are located within the city limits, as are the community stadium and other facilities.

Two bond proposals were on the November 2018 ballot and both were approved by voters.²⁴

As is noted in the Land Use Plan – Maintaining Small Town Character section, having a strong public school physical presence in the city is very important and is part of the fabric of daily life.

Part of the city’s identity and success is linked to the GLPS. Public school reputation, academics, and sports are considerations for potential new residents, business owners, and companies when making decisions on where to locate. In more cases than not, the quality of the public school system is directly related to the health of the community it serves.

GLPS is a valued partner of the City of Grand Ledge.²⁵

²⁴ [2018 Bond Proposals](#)

²⁵ [Grand Ledge Public Schools](#)

Chapter 5 Economic Development and Redevelopment

The major theme of this plan is maintaining and advancing the city's small-town character and quality of life. Maintaining streets and sidewalks, supporting civic events, investing in downtown, improving parks, and accessibility all require funds and a healthy revenue source. Economic development, which includes redevelopment, is a way to generate revenue sources without increasing taxes. These funds can be used for street and sidewalk improvements, quality of life projects, and public safety.

Throughout this plan, opportunities for new development and redevelopment are identified. One key economic development opportunity that has not previously been mentioned is Michigan State University (MSU) and the land it owns in Oneida Township and Eagle Township. The MSU property is located in a prime location for economic development with easy access to M-100 and I-96. Dialog with MSU and working toward mutually beneficial opportunities is key moving forward.

Traditionally, housing, both single-family, multiple-family, and senior housing (including active adult, assisted living, and skilled care), have not been considered as economic development. Times have changed and in a bedroom community such as Grand Ledge, housing is economic development and new housing growth increases the tax base.

The purpose of this chapter is not to re-state the economic development and growth opportunities previously identified, but instead to signal clearly that the city supports economic development that advances this plan and to identify key factors that influence economic development and redevelopment.

Economic Development Policy Statement: The city supports economic development and redevelopment which advances this plan and the City Council Priorities. The city is open to considering new and innovative development.

Economic Development Influences: Factors that positively influence economic development and redevelopment:

- Great schools
- Adequate market pressure
- New development activity
- Water and wastewater capacity
- Access to interstates and highways
- Talent availability
- Quality-of-life improvements (downtown, parks, river access, community events, walkability, blight elimination, etc.)
- Superior public safety

Incentives – Financial and Non-Financial: The city generally does not have funds to provide direct financial assistance for economic development projects. If an economic development project qualifies for state or regional funds, the city will support the project to the extent it can, provided the project aligns with economic development policy.

Partnering on Public Infrastructure: Due to major financial investments in the Iron Removal Plant and Wastewater Treatment Plant, the city does not have funds readily available to partner with developers on required public infrastructure extensions or upgrades. The city may, on a case-by-case basis, consider partnering with a developer on public infrastructure improvements in instances where the new development is expected to provide a significant increase to the city's tax base in a short time horizon.

Exploring additional partnerships with the State of Michigan Department of Natural Resources and Department of Transportation (MDOT) to further enhance recreation opportunities in the city.

Redevelopment: Redevelopment is a broadly used term. For the purpose of this plan, it means any new construction, renovation, or rehabilitation in an area which has or had a pre-existing use. The area or site may have buildings on it or may be vacant. The city is interested in seeing certain properties revitalized, in general conformance with this plan.

In general, the redevelopment of property is more expensive and difficult than 'greenfield' or never developed property. As such, incentivizing redevelopment areas, through relaxation of zoning regulations, financial incentives, tax incentives, and other methods may be needed to spur developer interest.

Redevelopment is critical to the health, vitality, and appearance of a community. There are several locations in the city where the surrounding neighborhoods and the city at-large would benefit from new development to improve current conditions.

The Planning Commission has identified and classified redevelopment areas as Tier 1 and Tier 2. The objectives for Tier 1 and Tier 2 are as follows:

Tier 1

- Transformation of existing conditions by means of major rehabilitation, additions and new construction, and/or demolition and new builds.
- Major new construction on vacant sites.
- Plans for redeveloped property advance this plan, and are in context with and complementary to, nearby properties.
- The redevelopment will generate a boost to the city's economy and enhance the city's tax base.
- If the site has a viable existing use, incorporating the existing use into the redevelopment is desirable.

Tier 2

- Enhancement of building appearance and property appearance.
- Improved economic utilization and viability of property.
- Redevelopment yields an increase in the city's tax base and an overall benefit to the area in which it is located.
- Plans for redeveloped property advance this plan, and are in context with and

complementary to, nearby properties.

- If the site has a viable existing use, incorporating the existing use into the redevelopment is desirable.

In 2025, the Planning Commission approved two site plans paving the way for significant redevelopment of properties located on M-43. The former Wendy's restaurant located at 980 W. Saginaw Hwy. is demolished and will be redeveloped as an Aldi store. The Doty Professional Building located at 950 W. Saginaw Hwy. is slated for demolition, to be replaced by a Tommy's Car Wash.

For additional information about redevelopment and identification of redevelopment areas in the city, a website, which is under development, will be available in late 2026.

Chapter 6 Housing

Housing in Grand Ledge generally falls into four categories:

- Single-family homes and duplexes
- Multiple family (three or more units) which include homes divided into dwelling units, apartments, and attached single-family units.
- Dwellings located in commercial buildings (primarily downtown apartments)
- Mobile homes in mobile home parks.

The American Community Survey (2023) – US Census Bureau provides information about households in Grand Ledge²⁶. The following information comes from the American Community Survey.

| | |
|-------------------------|-------|
| Total households: | 3,604 |
| Average household size: | 2.14 |
| Total families: | 2,041 |
| Average family: | 2.82 |

| | |
|------------------------------|-------|
| One-unit structure: | 58.9% |
| Two or more-unit structure: | 31.6% |
| Mobile homes and all others: | 9.5% |

| | |
|--------------------------------|-------|
| Owner occupied housing units: | 67.7% |
| Renter occupied housing units: | 32.3% |

| Vehicles Available at Household | |
|---------------------------------|-------|
| No vehicles available: | 236 |
| 1 Vehicle available: | 1,382 |
| 2 Vehicles available: | 1,513 |
| 3 or more vehicles available | 473 |

| | |
|--------------------------|-------|
| One-unit detached units: | 2,055 |
|--------------------------|-------|

| | |
|------------------------|----|
| 1-unit attached units: | 68 |
|------------------------|----|

²⁶ [US Census Bureau – Grand Ledge](#)

| | |
|-----------------------------|-----|
| 1 or 2 unit apartments: | 96 |
| 3 or 4 unit apartments: | 183 |
| 5 to 9 unit apartments: | 99 |
| 10 or more unit apartments: | 761 |
| Mobile home/other housing: | 342 |

| | |
|----------------------|-------|
| Year Structure Built | |
| 2000 or later: | 41 |
| 2010 to 2019: | 121 |
| 2000 to 2009: | 197 |
| 1980 to 1999: | 937 |
| 1960 to 1979: | 1,025 |
| 1940 to 1959: | 372 |
| 1939 or earlier: | 911 |

The American Community Survey confirms visual and anecdotal observation that the majority of the housing stock in town are single-family owner-occupied residences.

Available Housing:

- Single Family – Most of the housing units in the city are single-family residences, the majority of which were constructed between 1960 – 1999. Homes vary in size and style based on the age of the structure and its location.
- Apartments and multi-family dwellings – There are several duplex units scattered in residential neighborhoods in the city. Some apartments are located in upper floors of downtown buildings, in single apartment-style buildings, and in larger apartment complexes such as the Arcadian Apartments.
- Senior Housing – There are several senior housing options available within the city limits, including Independence Village, Clinton Street Place, Serenity Place, and smaller group homes. The Planning Commission has identified the need for additional senior housing options.
- Mobile Homes and other types of housing – There are two large mobile home parks in the city: Grand Ledge Ravines in the western part of the city and Grand Oaks Village in the northern part of the city.

Future Housing:

- Avenue Apartments
- Second phase of Arcadian Apartments
- Vacant lands identified on page 48 in the Land Use/Future Land Use Chapter to be developed as housing
- CDA area lands to be developed as housing.
- Senior housing – the Planning Commission believes the city has positioned itself well through public improvements in downtown and in parks to be a desirable place for seniors to live and be active. Additional senior housing and greater opportunities for aging in place are needed.

Non-Traditional Housing Options:

- ‘Missing Middle’ Housing – for in-fill development. “Missing Middle” housing is the contemporary name for duplex, tri-plex, and four-plex structures constructed in, or in close proximity, to single-family neighborhoods, typically constructed on vacant lots or re-development on corner or larger-than-average size lots. The Planning Commission has determined that this type of housing is needed to address the need for varied housing options, to provide more affordable housing, and to encourage aging-in-place housing. Zoning Ordinance amendments to allow this type of housing are necessary. It is likely that a special permitting process will be developed to ensure compatibility with neighborhoods.
- Aging-in-place housing: A part of the strategy to provide additional housing for seniors is independent senior living in neighborhoods. In many parts of the city, the existing housing stock was not designed to accommodate the needs of today’s senior residents. Homes with exterior stairs at entrances, interior stairs, narrow hallways and doors, and basement laundry facilities are not user-friendly features. Encouraging housing types that align with the needs of seniors will allow them to stay in close proximity to surroundings they are familiar with. The Planning Commission has determined that keeping residents who wish to age-in-place is a high priority.
- Rooms for rent: Many modern zoning ordinance provisions do not permit the renting of rooms in single-family neighborhoods. The term single-family on its face suggests that room rental to non-family members is not permissible. The Planning Commission has determined that providing more housing options through allowing rooms for rent is viable. A Zoning Ordinance amendment is likely needed to make it clear that rooms for rent in single-family zoned areas is permissible.
- Use of a Planned Unit Development (PUD) ordinance: A PUD ordinance will encourage smaller lots and smaller homes, and the construction of non-traditional housing to increase varied housing options, improve housing affordability, and encourage development of aging-in-place housing.
- Accessory Dwelling Units: The Planning Commission has determined accessory dwelling units within existing single-family areas may be appropriate under certain circumstances. A Zoning Ordinance amendment will need to be carefully crafted to ensure that the single-family home and property retain most of its original characteristics. Some type of special approval mechanism will be required.

Chapter 7 Transportation

In Grand Ledge, people get from place to place, and goods and services are transported, using transportation infrastructure, which is made up of streets, sidewalks, informal bike lanes, state highways, and trails. The infrastructure provides a system that ‘connects the dots’ so that vehicle and human-powered travel is possible and relatively easy. Rail lines and the Abrams Airport are also part of the transportation infrastructure in the city.

The Grand River is a significant presence on the transportation network as it bisects the city. Crossing the river is a major challenge, as there is only one bridge over the Grand River in the city, the M-100 bridge in downtown. The next closest river crossing is over six miles away by road at the Jones Rd. bridge in Clinton County, northwest of the city. East of town there is a crossing of the Grand River at the I-96/I-69 bridge, over 6.5 miles away.

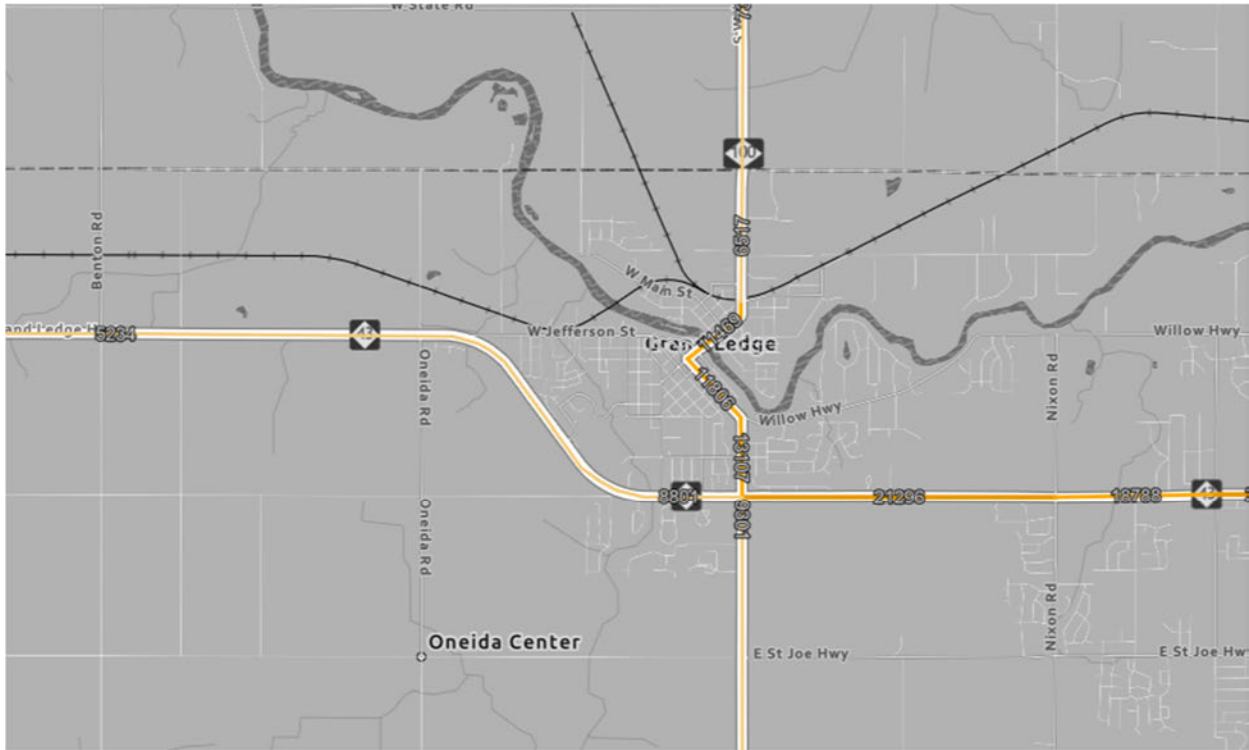
The M-100 bridge connects the north and south parts of downtown. Passenger vehicles, trucks, farm equipment, pedestrians, and bicycles all use the bridge to cross the river. The M-100 bridge is under the jurisdiction of MDOT. The bridge is a critical part of the city’s transportation network and a bridge failure or long-term closure would have wide-ranging, devastating effects on transportation and the economy.

The primary mode of transportation in the city is vehicle traffic, both passenger motor vehicle and trucks (box trucks, semi-trucks, and other commercial vehicles). M-43 and M-100 are high-volume state trunklines used by local and through traffic. M-43 is part of the National Truck Network and M-100 is designated as an all-season truck route. Most of the commercial and industrial lands uses in the city are located along these routes.

Semi-trucks in downtown have been a concern for years. Commercial vehicle traffic counts on M-100 confirm that almost 5% of the traffic in downtown is commercial traffic. In comparison, commercial vehicle traffic is about 3% of the traffic on M-43 east of M-100 and over 9% of the traffic west of M-100.

Traffic patterns in town and the neighboring townships are influenced by the I-69/I-96 interchange with Saginaw Hwy., located approximately 3.5 miles east of the M-43/M-100 intersection. A second freeway interchange with I-96 is located approximately 3.25 miles north of downtown on M-100.

M-43 & M-100 AADT Map



Source: MDOT Website

City streets are classified as city Major or city Local under Michigan Public Act 51. The city is responsible for maintaining and improving city streets. Although the amount can vary depending on street improvement projects, the city spends approximately \$2,000,000 annually on major and local street improvements, operations, and maintenance.

In the older parts of the city, there is a traditional ‘grid’ pattern made up of major and local streets. The grid pattern provides drivers with numerous driving options. For the most part, these are residential streets with a 25 mph speed limit. The streets are tree-lined with mature trees and have sidewalks. In areas of the city where residential development has occurred in the past forty-or-so years, the residential street system is made up of longer streets with fewer intersections than the grid system. Cul-de-sacs and streets with limited access points are common. These streets also have 25 mph speed limits and are tree lined with sidewalks. There are a limited number of private streets in the city.

The Eaton County Transportation Authority (EATRAN)²⁷ provided fixed route bus service in the city in 2024 and 2025. It was known as the Grand Ledge Connector Service and was discontinued in early 2026. EATRAN continues to provide door-to-door service on an as needed basis.

Non-motorized amenities: The city has vast system of sidewalks along city streets, M-100, and M-43. The sidewalk, Riverwalk Trail, aforementioned sidewalks, and informal bike lanes located within the streets provide connections to parks, schools, businesses, residential areas, industrial areas, and downtown. These facilities provide solid options for bicyclists, pedestrians, and ADA mobility. Encouraging walking, cycling, other human powered transportation, and ADA mobility reduces congestion on roads and streets and are a key part of maintaining the city’s small-town character.

Rail: The CSX railroad bisects the city mainly north of the Grand River. The rail line crosses the river in the western part of town on the iconic 1904 bridge. The CSX line is active but not heavily used. A rail spur connects the Archer Daniels Midland grain facility to the CSX line. The rail spur is active during the fall harvest season.

Airport: The Abrams Airport²⁸ is owned by the city. The airport is located in Eagle Township in Clinton County.

Street and Road Network Resurfacing, Reconstruction, and Planned Future Improvements: For the most part, the existing street and road network within the city is not planned to be widened or have additional capacity added. This includes M-43 and M-100, which MDOT is responsible for.

The plan for city streets resurfacing and reconstruction is laid out in the five-year Capital Improvements Plan (CIP). Street improvements are funded through local mileage, MDOT allocation, grants, and the Eaton County Road millage. On average, the city has received approximately \$350,000 to \$400,000 per year from the Eaton County Road millage. The millage is set to expire in 2025.

A Future Steet Improvement map shows planned street extensions and new streets in the city and the CDA area. While there are several noteworthy street improvements shown on the map, highlighted below are four major initiatives:

- A second bridge over the Grand River is depicted at Oneida Road. New bridges and river

²⁷ [Eaton County Transportation Authority](#)

²⁸ [Abrams Airport](#)

crossings are expensive and complicated. A river crossing at this location will require the cooperation of the Eaton County and Clinton County Road Commissions as well as numerous local, state, and federal agencies and governmental units. Other bridge crossing locations are possible and all feasible options should be pursued seriously.

- Extensions of Fieldview Dr. (east of M-100) and Overbrook Drive to the west will provide residents with improved access.
- A longer-term plan to create ‘north-south’ access points to St. Joseph Hwy. As development occurs south of M-43, it is likely that traffic will be routed to M-100. Additional north-south routes, especially south of the Fieldview Dr. extension will be needed to provide alternative routes to M-100. On the east side of the city, this is exacerbated by the fact N. Royston Rd. ends at St. Joseph Hwy, instead of extending through to M-43.
- A future traffic signal, roundabout, or similar modification at the M-43 and E. Saginaw Highway intersection. Improvements at this location will enhance traffic safety and provide pedestrians, bicyclists, and other users of the sidewalk/widewalk a safe crossing of M-43 close to the Grand Ledge Public Schools campus.

Where new streets are shown on the Future Street Improvements map, the location and alignment depicted is approximate.

Non-Motorized Amenities, including Pedestrian, Bicycle, and ADA mobility devices: The ability for pedestrians, bicycles, and ADA mobility devices like wheel chairs (powered and non-powered) and scooters to get from place to place is critical to access parks, schools, civic events, and businesses.

Safety is an important factor for users of sidewalks, the widewalk, trails, and informal bike lanes. Generally, the slower vehicle speeds are, the safer these users feel. Users of sidewalks in residential neighborhoods generally feel safe as speed limits are 25 mph on these streets unless posted otherwise. The higher the vehicle speed in the street, the less safe people feel walking along the street.

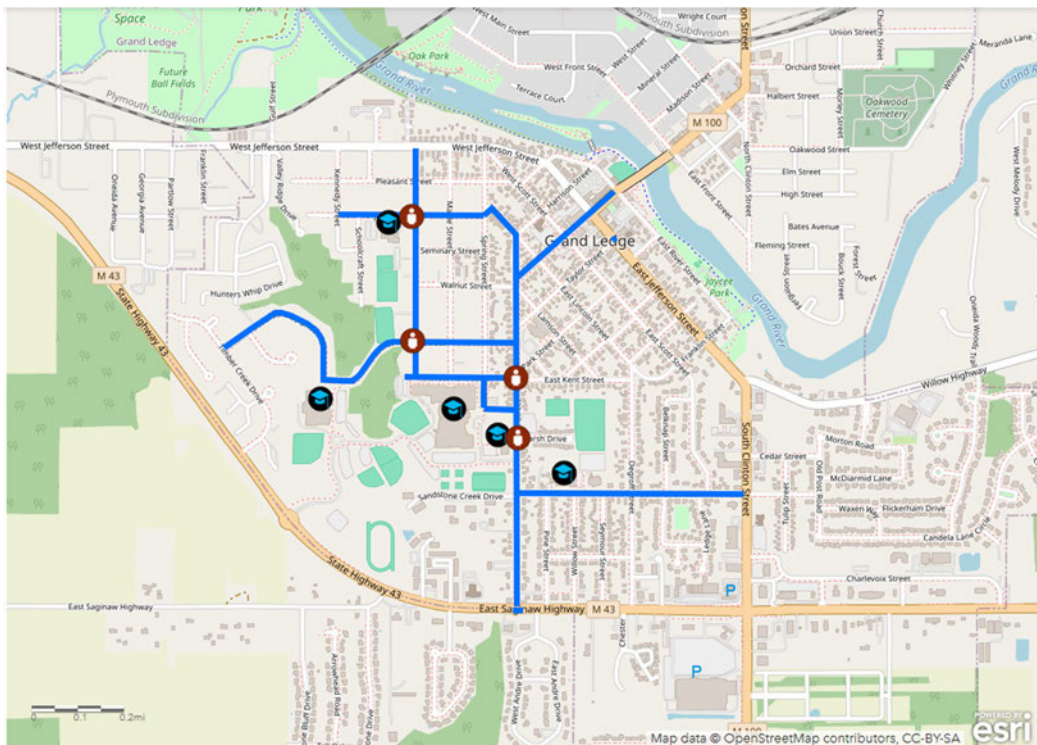
In addition to speed, the crossing of streets, especially with those with speeds higher than 25 mph and higher traffic volumes can be intimidating. The city has addressed crossings in a number of ways including improved crosswalk markings, improved crosswalk signs, rapid flashing beacon crosswalk lighting, and bump outs. Work to improve crossings needs to continue, especially the crossings of M-100 and M-43.

Providing sidewalks, a widewalk, trails, informal bike lanes, and ADA accessibility has been and needs to continue to be a high priority for the city. This infrastructure allows people to walk, bike, and roll to and access community events, schools, school events, parks, and the Grand River. Pedestrians, bicyclists, and people utilizing ADA mobility devices are able to get to downtown, most of the businesses along M-100 and M-43, and residential areas without the use of a motor vehicle. This connectivity reinforces the city’s small-town character.

The Non-Motorized Amenities Plan shows numerous planned improvements. Highlighted improvements include:

- Extension of the sidewalk on the west side of the city to connect with the current termination point at Timbercreek Dr. to Fitzgerald Park.
- Extension of the sidewalk to the east to connect to the Avenue Apartments development.
- A major pedestrian/bicycle/ADA mobility crossing of M-43 near the Grand Ledge Public Schools campus. A traffic signal, roundabout, pedestrian crossing gates, pedestrian hybrid beacons, or pedestrian refuge island is needed as M-43 is a five lane, high speed road in this area. Connecting the school facilities with the residential neighborhoods on the south side of M-43 is critical.
- Enhanced pedestrian/bicycle/ADA mobility crossing at the M-43/M-100 intersection. An enhanced crossing is needed as this is a signalized intersection. There are no other signalized intersections on M-43 east of this intersection. The lack of a signalized intersection east of M-100, along with high traffic volumes and 45 mph and 55 mph speed limits make pedestrian/bicycle/ADA mobility crossings M-43 nearly impossible.
- The signalized intersection of Bridge St. and Jefferson St. has pedestrian crosswalks but remains challenging for pedestrians. Work to improve pedestrian safety at this intersection is needed.
- As the city expands into the CDA area, it is critical that new pedestrian/bicycle/ADA mobility infrastructure is built and connected to the existing infrastructure.

Safe Routes to School²⁹:



Traffic congestion: For the most part, traffic congestion in town is minimal. Recent

²⁹ [Safe Routes to School](#)

improvements at the M-43/M-100 intersection have relieved congestion and signal delays.

The M-100 intersection downtown experiences congestion daily from 3:00 p.m. to 6:00 p.m. Both northbound and southbound M-100 traffic experiences delays. There are daily afternoon traffic queues on southbound M-100 that extend to River St.

Long traffic queues on northbound M-100 are not as frequent as southbound M-100 traffic, however, when they occur they can be very long. Queues that extend to Willow Hwy. (and beyond) occur occasionally during times with very heavy traffic, special events, and when road work is occurring. A protected green arrow providing southbound M-100 traffic the ability to turn left without navigating oncoming traffic is a desired solution.

Commercial Vehicle Traffic:

24 hours AADT

| Location | Count |
|-----------------------------------|-------|
| Saginaw Hwy. east of M-100 | 653 |
| Saginaw Hwy. west of M-100 | 828 |
| M-100 south of M-43 | 223 |
| M-100 north of M-43 | 629 |
| M-100 north of Willow Hwy. | 566 |
| M-100 north of Grand River Bridge | 549 |

Source MDOT website

Creek were reported destinations for about 5% of the commuters. Approximately 46% of the commuters reported 'other locations' as their destination. Based on morning and evening traffic patterns, M-43 and M-100 are heavily used by commuter traffic. (Source 2020 Census Bureau – On the Map Application)

M-43/M-100 intersection and M-100/Bridge St. intersection: The M-43/M-100 intersection and M-100/Bridge St. intersection are also highlighted in the Areas of Special Concern section of this plan.

Summary: M-43 and M-100 are state trunklines that provide access to I-69/I-96 to the east and I-96 to the north. M-43 is heavily travelled, especially east of M-100. M-100 goes through downtown and provides the single vehicular crossing point of the Grand River. The closest other vehicular bridge crossing is more than six miles away. While passenger vehicular travel is the predominate form of transportation, pedestrian, bicycle, and ADA mobility travel are very important and provide a solid alternative to using a passenger vehicle.

The vehicular transportation system is heavily dependent on the single bridge crossing of the Grand River. The major challenge facing the pedestrian/bicycle/ADA mobility infrastructure is the safe crossing of M-43 and M-100.

Chapter 8 Land Use and Future Land Use Plan

Major Water and Wastewater Improvements: As previously noted, the city has undertaken major projects to replace the Iron Removal Plant and enhance/expand the Wastewater Treatment Plant to improve treatment and add capacity. Additional water wells are necessary to continue to add capacity to the city's water supply.

Once completed, these improvements will support growth within the city and CDA area. Based on current growth trends and existing state regulations, water treatment capacity and wastewater treatment capacity are sustainable for the foreseeable future as a result of the improvements. Additional water wells are needed to ensure a sustainable water supply.

Maintaining Small Town Character: Tree lined streets with sidewalks, a distinctive downtown, quiet neighborhoods, the renowned ledges, the Grand River, parks, and schools (elementary, middle and high) within the town limits describe some of the city's physical characteristics. Additionally, numerous parades and community events, an iconic historical past, and identity as the Grand Ledge Comets is part of the fabric of everyday life.

Grand Ledge is primarily a bedroom community, with most of its residents working in the Greater Lansing area. Most of the land area within the city is single-family residential homes. M-43 (Saginaw Hwy.) is a commercial corridor, with a mix of national chains, regional chains, and local business. Downtown and M-100 are important locations for small businesses.

There is a genuine sense of place in Grand Ledge. The middle school and high school as well as athletic fields are located on a campus in the southwestern part of town. Recent investments in downtown, Jaycee Park, Riverview Park, and on W. River St. have advanced the sense of place.

For the most part, the city is built-out north of Saginaw Hwy. (M-43) and south of the railroad tracks. Ensuring that infill development and redevelopment maintain the size and scale, and incorporate desirable architectural elements of nearby development is critical to maintaining the small-town character. In the event that Zoning Ordinance requirements force new development to deviate from existing neighborhood character, variances should be sought, and/or ordinances modified.

On January 1, 2022, a Cooperative Development Agreement (CDA) between the city and Oneida Township became effective. The CDA provides for the conditional transfer of jurisdiction of property (under certain conditions) from the Township to the city. In addition to the CDA area, the Willis Industrial Park, Section 36 of Eagle Township (Act 425 agreement), the vacant lands within the city limits south of M-43, and northwest of the railroad tracks within the city limits provide for significant growth opportunities. As growth occurs in these areas, it will take substantial effort and care to maintain the city's small-town feel, character, and connectivity.

While growth can be a threat to a small town, it can be beneficial if done properly. The size, scale, and appearance of new development is important in maintaining small town character. The Arcadian Apartments and commercial development along Charlevoix Dr. are solid examples of recent development blending in well with their surroundings.

Keeping new development, particularly residential development, south of M-43 connected to parks, downtown, the Grand River, community events, schools, and other amenities is going to be challenging as it is difficult for pedestrians to feel safe crossing M-43. The ability to walk safely to destinations is a key component of small-town living. Identification of a number of at-grade pedestrian crossings of M-43 should be identified and pursued with MDOT. While a single-grade separation may be pursued, grade separation crossings such as a pedestrian bridge and/or tunnel require a significant pedestrian effort to avoid conflicts with vehicles, as they require long ramp approaches that are necessary to make pedestrian bridges and tunnels ADA accessible. The long approaches discourage pedestrian use of bridges and tunnels as they take more effort and time than simply crossing the street.

An alternative to grade separation could be warning lights and gates like those for rail crossings. A crossing such as this could be pursued, as it provides pedestrians a way to cross the trunkline safely without inconvenience. Perhaps Grand Ledge could be the test case for pedestrian crossings of a trunkline in Michigan. A pedestrian hybrid beacon³⁰ and a more conventional pedestrian crossing may be pursued as well. Multiple safe pedestrian crossings of M-43 will be needed to provide connectivity to the rest of town.

Feeling safe is usually a calling-card for small-town living, and Grand Ledge is a safe place. The city's Police Department is stationed in City Hall and responds to calls from residents, business owners, and visitors.

Preserving small town character is necessary for the city to maintain its identity as a desirable and safe place to live, recreate, and do business. Continued emphasis on walkability, complete streets, park improvements, and community events is critical. Partnerships with the Grand Ledge Area Chamber of Commerce and Grand Ledge Public Schools are also key. As mentioned earlier, it will be challenging to create the small-town feel in places where residential growth occurs south of M-43 as it will be difficult to establish the same connectivity (walkability/easy access to parks, public spaces, downtown, schools, athletic fields, etc.) that currently exists north of M-43.

The city, working with MDOT, developers, and other partners, must do what it can to extend connectivity and the feeling of safety to areas where new development occurs or risk these areas becoming development islands without easy and safe access to all the city has to offer.

The overall theme of this plan focuses on maintaining and strengthening small town character.

Existing Residential Neighborhoods and Neighborhood Conservation: The city's existing residential neighborhoods are located both north and south of the river. The River Ledge Historic District, which is listed in the National Register of Historic Places, is shown on the map located on the next page. The Grand Ledge Chair Company property, located at 101 Perry St., is also on the Register.

Other neighborhoods found throughout the city are known by their street name, nearby landmark, or development name. Older areas of the city were created by subdivision plats (often referred to as

³⁰ [Pedestrian Hybrid Beacons | FHWA](#)

platted). Recently developed areas such as the Meadow Woods development were created as site condominiums.

For the most part, the city's neighborhoods are made up of single-family homes. In the older neighborhoods, there are businesses, churches, schools, apartments, and similar uses in or adjacent to the neighborhoods. In more recently developed areas, the neighborhoods are residential in nature.

Keeping the city's residential neighborhoods, safe and attractive, and accessible to parks, schools, businesses, school and civic events, and other amenities is critical to maintaining the small-town feel.

River Ledge Historic District – National Register of Historic Places.



Source: National Park Service website

Focus items moving forward:

- Continue funding street and sidewalk maintenance.
- Continue funding street tree plantings.
- Enhance community policing efforts and police visibility in neighborhoods.
- Enhance property maintenance in residential neighborhoods and adjacent non-residential areas.

- Diligently enforce ordinances for blighted residential properties.
- Explore a Neighborhood Business Zoning District rather than B-1 Zoning for commercial properties along W. Jefferson St. and similar areas.

New Neighborhood/Residential Development Including Multiple Family: It is likely that new residential development will look different moving forward than it has in the past. Changing market demand by consumers and housing costs are leading developers to provide a variety of housing types. The city recently adopted Planned Unit Development zoning to accommodate non-traditional housing.

Most of the larger tracts of land available for new residential development, both within the current city limits and within the CDA area, are removed from downtown, parks, businesses, schools, and civic events. As such, significant effort will be required to ensure that these new areas are well connected and accessible by vehicle as well as pedestrians, bicyclists, and users of ADA devices.

Ensuring connectivity between new developments and the rest of town is important to maintain small-town character. The size, scale, and appearance of new residential development is also key to maintaining small-town character.

It is anticipated that new neighborhood development will consist of single-family development and Planned Unit Developments (PUDs). The PUDs may include non-residential uses.

Multiple-family land use designations on the Future Land Use Map generally reflect existing development. Multiple-family development is desirable at appropriate locations. New multiple-family density ranges will be determined by locational factors, but generally densities of five to eight units per acre are envisioned. Higher density is anticipated on parcels with frontage on M-43 and M-100, and downtown.

Multiple-family development is encouraged in mixed-use PUDs and may be appropriate in residential PUDs.

Downtown: Like many communities across Michigan and the nation, downtown is key to the city's identity, history, and civic events. Downtown is somewhat unique as the Grand River separates the north and south parts of downtown, with only the M-100 bridge connecting downtown areas.

In previous Master Plans, downtown has been referred to as the Central Business District. With the focus on maintaining small-town character, "downtown" seems to be a better way to describe the area. The Central Business District was a focus of the 2018 Master Plan, and this plan embraces and refines the 2018 plan, including using the term Downtown instead of the term Central Business District.

The city's Downtown Development Authority (DDA) has partnered with the city on numerous projects to enhance and redefine downtown. Notably during 2024 a major streetscape improvement project was completed on M-100 (Bridge St.) A midblock pedestrian crossing, "bump outs", improved crosswalks, and the installation of planter boxes were highlights of the project. The city is optimistic that private sector investment in building interiors and exteriors will follow the major public investment in the streetscape and nearby projects.

Other downtown construction projects that occurred in 2024 include:

- A major deck expansion, installation of restrooms, and a fireplace at Riverfront Park.
- Hillside seating and converted parking into public gathering space along W. River St. As part of this project, the ability to close W. River St. for community events can now occur as bollards can be installed to stop vehicles from entering the closed section of W. River St.

The DDA is also a major funder of the following 2025 projects in downtown:

- Jaycee Park Playground. A universally designed, ADA accessible playground built into the hillside at Jaycee Park. In addition to the DDA, grant funds and local donations made this project a reality. Construction was completed in fall 2025.
- Jaycee Park ADA Observation Platform.

Specific recommendations for the Downtown include:

- Continue to focus on placemaking in downtown.
- Determine feasibility of a pedestrian bridge to connect the north side of the river to downtown at Jaycee Park or Island Park.
- Promote the use of the public gathering space along W. River St.
- Support the DDA First Amended Development Plan and Priorities.
- Encourage the redevelopment/development of Bridge Street Plaza.
- Consider allowing first floor residential in the 300 block of N. Bridge St.
- Identify buildings that need façade improvements and encourage/incentivize those properties to make the improvements.
- Continue to partner with the Grand Ledge Area Chamber of Commerce and sponsors for civic events, Music in the Park, and other events that bring the community together in downtown.
- Ensure that redevelopment/new development in downtown, especially on Jefferson and Bridge Streets maintains the size, scale, and placement of existing buildings in downtown. Building architecture and materials should complement and enhance downtown.
- Ensure that the M-100 Bridge is well maintained and that efforts to slow speeds down on the bridge continue.
- Vehicular traffic speed in downtown is a problem, and it deters pedestrian activity. Work to continue to slow traffic speeds in downtown must continue to improve pedestrian safety.

Other recommendations are found in the Areas of Special Concern Section, and Transportation Section of this plan.

The downtown is one of the most critical components of maintaining small-town character.

M-43, M-100, and Areas of Special Concern: M-43 (Saginaw Highway) between the east city-limits and west city-limits is where a significant portion of commercial and office property is located in the city. Due to high traffic counts, this is a desirable location for local, regional, and national businesses/chains. The Future Land Use Plan supports those uses.

M-100 (Clinton St.) between the southern city-limits and Willow Highway is a mix of commercial, office, residential, and other uses. The Future Land Use Plan supports those uses.

The Redevelopment Section of this chapter provides information about potential redevelopment sites along M-43 and M-100.

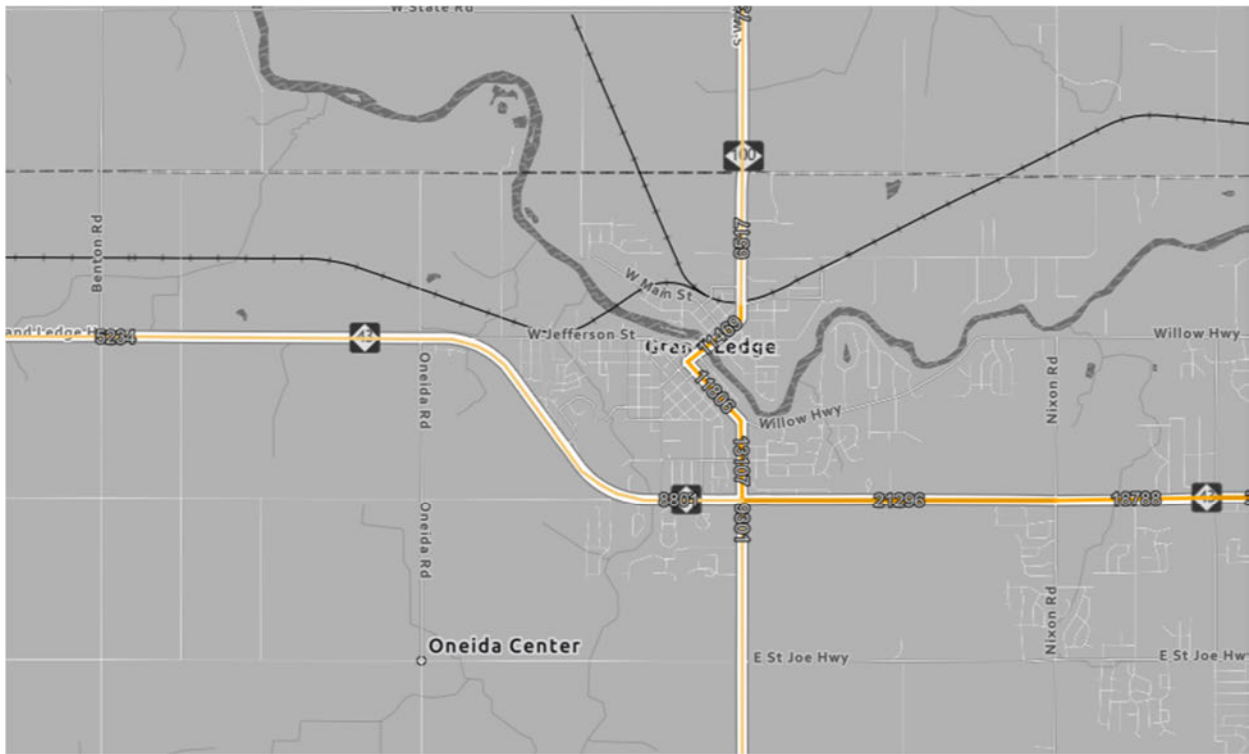
Areas of Special Concern: While land use, building size, scale, appearance, and overall site design are important in all parts of the city, there are certain key locations in the city, where the use of the land and the development which is located upon it serve a more critical function. These key locations establish the ‘look and feel’ for the area in which they are located. The streets and adjacent private property development project impressions and messages to drivers of vehicles and to pedestrians. These impressions and messages have a strong influence over pedestrian movements, driver behavior, and affect vehicle speeds. The city has two primary Areas of Special Concern (ASC), and each is unique and different from the other.

ASC #1 – Intersection of M-43 (Saginaw Hwy) and M-100 (Clinton St.)

The “Main 4” intersection of the city is the signalized intersection of two state highways (M-43 and M-100). The intersection is under the control of MDOT. High volumes of traffic utilize the



intersection and the existing land uses located immediately adjacent to the intersection are typical of development located along high traffic volume streets in Michigan. The posted speed limit on M-43 is 45 mph. The posted speed limit on M-100 is 45 mph south of M-43 and 35 mph north of M-43.



Each of the four quadrants of the intersection on private property are occupied by buildings, parking lots, landscaping (to some degree), and signage.

More than any other landmark along M-43 (Saginaw Hwy.) or M-100 south of Franklin St., the Main 4 intersection projects an image of Grand Ledge to tens of thousands of vehicle drivers and passengers each day. This is, by far, the most heavily travelled intersection in the city. The projected image is not representative of the city and its small-town character. The intersection and adjacent private property uses are ubiquitous, not unique to Grand Ledge, and are typical of high-volume suburban intersections. The private development buildings are generally well maintained, in good condition, and have solid curb appeal. The building at the northeast corner is currently vacant and some façade modernization and/or redevelopment is welcomed by the next owner/occupant.

MDOT completed intersection improvements in 2023. The intersection is clearly designed for vehicular traffic and crossing the intersection as a pedestrian is daunting, given the width of the roadways, traffic volumes, and vehicle speeds.

M-43 is on the National Truck Route and M-100 is an All Seasons Truck Route. There is regular semi-truck traffic on both roads. MDOT does not permit truck restrictions within one mile of streets designated as National Truck Routes

The Planning Commission and Downtown Development Authority desire a “Grand Ledge” sign to inform users of the Main 4 intersection that they are in Grand Ledge. The need for a sign acknowledges that the intersection and adjacent private property development currently do not

project any identifying characteristics that are unique to the city. The city wants to create a Grand Ledge identity at this important intersection. M-43 is a six-lane (five lanes plus a right-turn lane) road and M-100 is a four-lane road. Importantly, northbound M-100 leads to the heart of the city, through downtown. Although MDOT directional signage on M-43 provides guidance to drivers about the ‘business district’ and ‘Grand Ledge’, and there is recognition of the Frank D. Fitzgerald Memorial Highway, there is nothing at the Main 4 intersection that suggests the attractions the city has to offer.

As the intersection has been recently upgraded by MDOT and each of the four corners of the private property are developed, the options to create a Grand Ledge identity are somewhat limited. The following is a list of items that will help to create an identity for the Main 4 intersection:

Short-term improvements:

- A Grand Ledge sign.
- Decorative walls on private property.
- “Wayfinding” signs.
- Identification of land uses that advance the city’s identity.
- Architectural details on building renovations and façade upgrades.
- Replace “Business District” signs with “Downtown” signs.

Longer term improvements and options to consider:

- Mast arms (to match planned downtown mast arms).
- Lower speed limits on M-43.
- Improve ability for pedestrians to cross M-43 and M-100.
- Consider allowing new buildings to be built closer to the street.
- Encouraging the construction of identifying features as part of a redevelopment on one (or more) of the four corners.
- Architectural detailing on new development or façade improvements as buildings become dated.
- Encourage parking behind buildings.

ASC #2 – Intersection of M-100/Bridge St./Jefferson St. in Downtown

The main intersection in downtown is the signalized intersection of Bridge and Jefferson Streets. Each of the four corners of the intersection is developed with buildings located on private property. M-100 is Jefferson St. east of the intersection and Bridge St. north of the intersection. The 90-degree turn of M-100 complicates pedestrian and bicycle movements in downtown. There are a substantial number of trucks that use the intersection. Trucks often have difficulty navigating turning movements.

There are numerous Grand Ledge identifying features at this intersection. It is the heart of Grand Ledge; the buildings and streetscape of downtown, the bridge over the Grand River, the Grand Ledge Mural and W. Jefferson St. residential area can all be seen from different directions of the intersection. A strong sense of place is evident at the intersection.

The DDA, working with MDOT, has agreed to fund mast arms that new traffic signals will be mounted on. The mast arms will replace the current box span wire signal supports. The mast arms are expected to be installed by MDOT in 2027.

The private property development on the four corners of the intersection are all two-story or taller buildings. The two buildings on the northwest side of Bridge St. are complementary to downtown and share architectural features with other buildings in downtown. The two buildings on the southeast side of Bridge St. are both former banks with drive-through's. The architecture of both building facades is not consistent with other buildings in downtown and the drive-through's are currently not utilized.

Despite the strong sense of place, recent streetscape improvements, and planned installation of mast arms, several improvements at the intersection are necessary and desirable. The list of improvements below will help enhance the sense of place, and improve vehicle and pedestrian movements:

- Request MDOT to consider a protected left turn movement (green arrow) for southbound M-100 traffic to improve congestion and improve pedestrian safety. Currently, M-100 left turns rarely yield to pedestrians.
- W. Jefferson St. is currently a short-cut for semi-truck traffic. At a minimum, semi-trucks should be advised to stay on the MDOT trunkline.
- Façade incentives should be considered to facilitate improvements to the buildings on the southeast side of Bridge St.
- Improve pedestrian signalization at the intersection.
- Consider wayfinding similar to that used at the M-43/M-100 intersection.
- Consider “case signs” at the intersection that could also be used on future mast arms at the M-43/M-100 intersection.
- Continue efforts to slow down vehicle speeds in downtown.

As M-43 and M-100 are both state trunklines, cooperation with MDOT is necessary to improve existing conditions. Improvements to those streets are undertaken by MDOT or done with MDOT permission.

Façade improvements could be made voluntarily by the property owners. The Downtown Development Authority may be willing to consider a façade grant or incentive if approached by the property owners, provided that adequate funding exists. Discussion about removal of the drive-through's should also occur.

Zoning districts B-1 and CBD should be reviewed to determine if certain uses should be required to obtain special use permits in Areas of Special Concern.

General Business/Commercial Areas: The majority of the city's business and commercial areas are located on or near M-43 (including Charlevoix Dr. and M-100 south of Willow Hwy., and north of downtown). Future expansion of general business/commercial areas are anticipated along Petoskey Dr. and on M-100 in the CDA area. M-43 in the CDA area, west of the city limits is an area for expanded business/commercial growth, that is suited for mixed use PUD or a commercial

frontage of a residential PUD. The Planning Commission has a strong preference that future commercial development in the CDA area, especially in the M-43 corridor, does not take the form of conventional strip development.

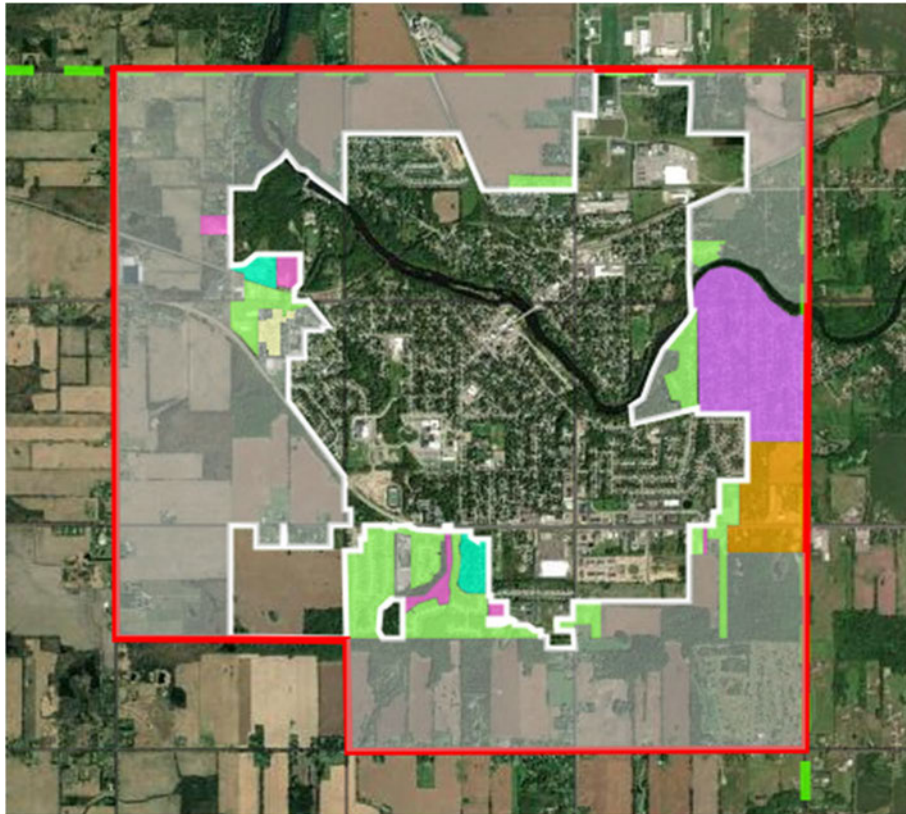
Small general business/commercial areas in close proximity to established neighborhoods are designated as Neighborhood Commercial areas. Small-scale businesses, ideally those that provide a benefit or convenience to the neighborhood, are desirable in these locations.

Developable Vacant Land Within the Current City Limits: There are three large vacant parcels of land within the existing city limits that are in solid locations for development to occur.

- Vacant Parcel 1:
This parcel is located in the southwest part of the city and is approximately 140 acres in size. The property is shown as Residential PUD on the Future Land Use Plan and is planned for single-family residential or mixed residential development (PUD) at an overall density of five units per acre. The Future Streets Map depicts the general location of future through streets in this property.
- Vacant Parcel 2:
This parcel is located south of the Arcadian development and east of M-43 and is twenty-six acres in size. Development of this parcel as a standalone property will be challenging given its narrow and long configuration. The Future Streets Map shows a future through street on this property. The Future Land Use Plan shows this property as Multiple Family. Given the property configuration and future through street, the city may wish to consider viable development proposals that advance this plan.
- Vacant Parcel 3:
This parcel is located in the north central part of the city, north of the CSX railroad and south of the Meadow Woods development. The parcel is more than thirteen acres in size. The property is shown as Single Family on the Future Land Use Plan and development density should be similar to the Meadow Woods development. The Future Streets Map shows a future through street connecting the Meadow Woods development with Front St. on this property.

The above-mentioned parcels should be developed following the guidance provided in the New Neighborhood/Residential Development section of this plan.

Cooperative Development Agreement Area: The Cooperative Development Agreement (CDA) between the city and Oneida Township provides for growth of the city by land transfer and preserves farmland and open space in the Township.



Once completed, improvements to the Iron Removal Plant and Wastewater Treatment Plant will support growth in the CDA area (based on current growth rates) for the foreseeable future, however, additional public water wells are needed to ensure sustainable water capacity.

In 2022, the city hired Giffels Webster to assist with preparation of the Master Plan. A substantial part of Giffels Webster's effort was developing recommendations for the land use of the CDA area. The Planning Commission has developed a land use plan for the CDA area and it is shown on the Future Land Use Plan.

Maintaining the city's small-town character as the CDA area develops will be important. Keeping new development connected to downtown, parks, schools, and businesses is necessary. Streets, sidewalks, bike paths, and trails can help achieve this.

Residential development densities in the CDA area are intended to be similar and complementary to those in the city. Land transferred into the city for residential or mixed-use development with a residential component, should be developed following the guidance provided in the New Neighborhood/Residential Development section of this plan.

The size and scope of commercial development will be dependent on location and market demand. The Planning Commission has a strong preference that future commercial development in the CDA area, especially in the M-43 corridor, does not take the form of conventional strip development.

Planned Unit Developments and Mixed-Use Development, including Mixed Use PUD's, are encouraged in the CDA area.

See Chapter 7, Transportation for future streets, sidewalks, and trails in the CDA area.

Industrial Park and Industrial Areas: The city's industrial areas are located in the northern part of the city, in close proximity to M-100 and the CSX Railroad. Outside of the Willis Industrial Park, industrial buildings and uses are well established with minimal vacant land available for expansion or new development. Industrial uses are an important part of the city's job base and economy.

Historically, industrial development was a key contributor to the tax base, with real estate and property (tools, machinery, and equipment) taxes. Although there are exceptions, new industrial development does not pay personal property taxes. As such, new industrial development does not provide the enhancement to the tax base that it did historically.

The Willis Industrial Park³¹ is in the northeastern part of the city. The Willis Industrial Park is home to a number of businesses, the largest being the Lowe's Distribution Center located on Winstanley Blvd.

Work on the Master Plan Update was paused in 2023 due to a large scale regional and state economic development initiative in Eagle Township. The location of the Willis Industrial Park and its available land could have allowed the development of complementary industrial/high tech uses to locate in the park had the regional economic development come to fruition. Work on the regional industrial initiative ceased and there is no current reason to believe that Eagle Township will be considered for similar proposals.

In the absence of a large, regional economic initiative and the lack of historically robust industrial development in the Willis Industrial Park, the Planning Commission is open to consider alternative land uses in parts of the Willis Industrial Park that would be complementary. The southwest part of the Willis Industrial Park (near the intersection of M-100 and Eaton Hwy.) is likely the most appropriate location for complementary use consideration, possible multiple family housing or senior housing. The Future Land Use Map can be evaluated if an alternative use is proposed for the Willis Industrial Park.

Eagle Township Future Land Use Section 36: Shown on the Future Land Use Map is Section 36 of Eagle Township in Clinton County. The city-owned Abrams Airport was previously part of Section 36, Eagle Township. In 2000 the city and Eagle Township entered into an agreement to conditionally transfer the property to the city. The same agreement authorizes the conditional transfer of other properties located in Section 36 to the city. In accordance with the Michigan Planning Enabling Act Section 125.3831 (1)(b), and as there is an agreement for the conditional transfer of property, designating future land use is appropriate for Section 36. The Future Land Use for most of the undeveloped portion of Section 36 is designated as Planned Unit Development - Mixed Use.

³¹ [Willis Industrial Park](#)

Chapter 9 Implementation

In order for this plan to be an effective document for the next ten years, steps must be described to guide community leaders towards implementation. This chapter provides a summary of the recommendations described in previous chapters.

The items listed in the tables below are generally longer-term in nature (five to ten years).

Improvements and projects projected to occur within the next five years are listed in the Capital Improvements Plan (CIP). The CIP is reviewed annually by the Planning Commission and adopted by City Council. Capital projects found in the Parks and Recreation Master Plan, DDA First Amended Development Plan and DDA Priorities, as well as City Council Priorities are found in the CIP.

| PLAN RECOMMENDATION | ACTIONS | FUTURE PLANNING |
|--|--|--|
| Plan Overall | | |
| 2025 Master Plan is a continuation of the city's Master Planning efforts. This plan builds off the 2018 Master Plan. | <ul style="list-style-type: none"> ➤ Refer to 2018 Master Plan for historic background information. | |
| Implement Future Land Use Plan | <ul style="list-style-type: none"> ➤ When conditions are ripe (growth pressure, water/sewer availability, economic development) for implementation of the Future Land Use Plan, consider appropriate zoning actions. Use of PUD zoning is encouraged, especially on acreage parcels. ➤ Future Land Use Plan includes the CDA areas and Section 36 Eagle Township. Use of PUD and other appropriate zoning districts are encouraged once preconditions for property transfer have occurred. | <ul style="list-style-type: none"> ➤ Re-evaluate the future land use designations at least every five years to confirm it is still consistent with market conditions, current land use trends, and other factors related to land use. |
| Maintain Small Town Character | <ul style="list-style-type: none"> ➤ Maintain single-family residential as largest land use by area. ➤ Continue street tree maintenance and plantings. ➤ Continue public investments that advance sense of place. ➤ As growth occurs in the city and CDA Areas, ensure that new | <ul style="list-style-type: none"> ➤ Work with MDOT to identify and evaluate pilot pedestrian crossings of M-43. |

| PLAN RECOMMENDATION | ACTIONS | FUTURE PLANNING |
|--------------------------|--|---|
| | <p>development is connected by sidewalks/pathways to downtown, schools, and parks.</p> <ul style="list-style-type: none"> ➤ Growth occurring south of M-43 will need safe and innovative pedestrian crossings of M-43 to connect to the existing sidewalk/widewalk infrastructure. Partner with MDOT on M-43 crossings. ➤ Continue partnerships with Grand Ledge Public Schools, Grand Ledge Area Chamber of Commerce, and other organizations to promote community activities and events. ➤ The feeling of safety is a key element to small-town atmosphere. Visibility and deterrence at community events, school events, and in downtown is an important responsibility for the Police Department. ➤ Install “gateway” entrance signs | |
| Redevelopment | <ul style="list-style-type: none"> ➤ Create a redevelopment website where up-to-date redevelopment sites are shown and information on specific redevelopment sites is available. | <ul style="list-style-type: none"> ➤ Periodic Planning Commission review of the redevelopment map. |
| Areas of Special Concern | <ul style="list-style-type: none"> ➤ Specific actions are outlined for the M-43/M-100 intersection and the M-100 intersection (Bridge and Jefferson Streets) in downtown. See Areas of Special Concern section. | <ul style="list-style-type: none"> ➤ Both intersections are under the jurisdiction of MDOT. Planning, cooperation, and coordination with MDOT are needed to address identified concerns. |

Short Term Motorized Transportation System Improvements are identified in Streets and DDA Sections the CIP

Long Term Motorized Transportation System

| | | |
|---|--|---|
| Continue preparing the annual Capital Improvements Plan | ➤ Implement streets and other transportation projects listed in annual CIP. | |
| Diligently pursue a second bridge crossing of the Grand River in reasonable proximity to the city limits | ➤ Work with MDOT, Tri-County Planning Commission, Eaton and Clinton County Road Commissions, and neighboring jurisdictions to identify a location for a second bridge crossing. | ➤ Identify funding for bridge design and rights-of-way. |
| Extensions of Fieldview Dr. (east of M-100) and Overbrook Dr. (west) | ➤ As further development occurs east of M-100 and in the west part of the city, south of M-43, additional collector/primary streets are needed. The street extensions should become part of approved development plans. | <ul style="list-style-type: none"> ➤ Review Motorized Transportation map periodically and adjust new street alignment as needed. ➤ Secure rights-of-way for new streets as part of Public Infrastructure Agreements or other means. |
| Installation of traffic signal/roundabout/or similar modification of the intersection of M-43 and E. Saginaw Hwy (aka Old Saginaw Hwy). | <ul style="list-style-type: none"> ➤ Work with MDOT and Grand Ledge Public Schools to plan the intersection improvements. ➤ Traffic safety and significantly improved pedestrian (student)/bicycle crossing is needed. ➤ Safer crossing will enhance current sidewalk and planned sidewalk extension. | ➤ Identify potential funding sources for engineering and construction. |
| Truck traffic in downtown | <ul style="list-style-type: none"> ➤ Require through truck traffic stay on M-100. Currently W. Jefferson St. is a shortcut to M-43 westbound. ➤ Investigate the potential for a truck route for M-100 that does not include downtown. | <ul style="list-style-type: none"> ➤ Work with MDOT to ensure that through truck traffic stays on M-100. ➤ Discuss possible truck route designations with MDOT. |

Short Term Non-Motorized Amenities Improvements are identified in the Streets, DDA, and Parks and Recreation sections of the CIP

Long Term Non-Motorized Amenities

| | | |
|--|---|---|
| <p>Installation of traffic signal/roundabout/or similar modification of the intersection of M-43 and E. Saginaw Hwy.</p> | <ul style="list-style-type: none"> ➤ Work with MDOT and Grand Ledge Public Schools to plan the intersection improvement. ➤ Traffic safety and significantly improved pedestrian (student)/bicycle crossing is needed. ➤ Safer crossing will enhance current sidewalk and planned sidewalk extension. | <ul style="list-style-type: none"> ➤ Identify potential funding sources for engineering and construction. ➤ Seek Grand Ledge Public Schools student input on crossing alternatives. |
| <p>Other enhanced pedestrian/bicycle/ADA crossings of M-43s</p> | <ul style="list-style-type: none"> ➤ Develop a plan for enhanced pedestrian/bicycle, ADA mobility crossings along the M-43 corridor. Multiple crossings will be effective for users and will sensitize drivers to non-motorized users of the corridor. | <ul style="list-style-type: none"> ➤ There is an opportunity in this corridor to partner with MDOT on innovative and/or pilot crossings. |
| <p>Improve pedestrian safety at signalized M-100 intersection in downtown</p> | <ul style="list-style-type: none"> ➤ Work with MDOT on the upcoming intersection mast arm project to coordinate pedestrian safety improvements. Improved crosswalk signals, crosswalk stripping, and other safety improvements should be included as part of the mast arm project. | <ul style="list-style-type: none"> ➤ The city may wish to hire a consultant with signalization and pedestrian safety expertise to assist with the improvements to the intersection. |
| <p>Extend pedestrian/bicycle/ADA mobility infrastructure into the CDA area</p> | <ul style="list-style-type: none"> ➤ As development occurs in the CDA area, ensure new developments have sidewalks/pathways, and the development's sidewalk/pathways provide direct connection to the city's sidewalk/sidewalk/pathway network. ➤ When appropriate, the city's informal bike lane network should be extended into new developments in the CDA area. | <ul style="list-style-type: none"> ➤ Ensure pedestrian/bicycle/ADA mobility infrastructure are shown on site plans and are included in Public Infrastructure Agreements. |
| <p>Connect city sidewalk/sidewalk with Delta Township non-motorized infrastructure.</p> | <ul style="list-style-type: none"> ➤ Meet with Delta Township to understand the township's non-motorized plan and construction timing. | <ul style="list-style-type: none"> ➤ Revise Non-Motorized Transportation Plan as needed. ➤ Add new sidewalk connections to the CIP. |

| Short Term Water and Sewer System Improvements are identified in the Water and Sewer sections of the CIP | | |
|---|--|---|
| Long Term Water and Sewer System | | |
| New water storage tank | ➤ Replace Front St. water tank. | ➤ Develop a plan that evaluates options and costs for preserving the iconic water tower in some manner. |
| Additional public wells to add firm capacity | ➤ Identify properties that satisfy EGLE requirements for the placement of new public wells. Property acquisition is necessary. | |
| Water line/main replacement | ➤ Replace or add new water mains under the Grand River. | |
| Natural Features | | |
| Protect the city's natural features as new development occurs | <ul style="list-style-type: none"> ➤ Preserve mature trees and other desirable natural features through good site design and site plan review. ➤ Encourage use of the PUD Ordinance and preserve natural features as part of approval process. | |
| Neighborhood Conservation | <ul style="list-style-type: none"> ➤ Continue funding street and sidewalk maintenance. ➤ Continue funding street tree plantings. ➤ Maintain a high rate of owner occupancy. ➤ Enhance community policing efforts and police visibility in neighborhoods. ➤ Enhance property maintenance in residential neighborhoods and adjacent non-residential areas. ➤ Diligently enforce blight ordinances. ➤ Explore a Neighborhood Business zoning district for areas zoned B-1 along W. Jefferson St. | ➤ Consider full-time Zoning Administrator position with a specific focus on Neighborhood Conservation. |
| Housing – Existing Neighborhoods | <ul style="list-style-type: none"> ➤ Maintain a high rate of owner occupancy. ➤ Promote aging-in-place as an option for senior housing. ➤ Amend the Zoning Ordinance to | |

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| | <ul style="list-style-type: none"> allow for “missing middle” housing. ➤ Amend the Zoning Ordinance to allow for rooms for rent. ➤ Amend the Zoning Ordinance to allow accessory dwelling units within existing single-family homes by special permit. | |
| Housing – New Neighborhoods/Residential Development | <ul style="list-style-type: none"> ➤ Encourage the use of the PUD Ordinance. ➤ Ensure that new development is designed to the proper size, scale, and character as nearby development within the city. ➤ To the extent possible, new neighborhoods should be extensions of the city’s street and sidewalk infrastructure to connect new development with schools, parks, downtown, and other amenities. ➤ Be open to new development and housing types and styles when there is known market demand. ➤ Require building materials to be high-quality and durable. ➤ Accommodate Master Plan Future Street and Future Non-Motorized Plan in new developments. | |
| Housing – Senior Housing and Aging in Place | <ul style="list-style-type: none"> ➤ Focus efforts to make the city a regional leader in senior housing and aging-in-place. ➤ Encourage additional senior housing facilities. ➤ Make aging-in-place a high priority. ➤ Identify new housing options, such as “missing middle” housing, accessory dwelling units, and others for aging-in-place. ➤ Expand senior housing options and opportunities. | <ul style="list-style-type: none"> ➤ Planning Commission should take up this matter after completion of Master Plan. |
| Land Use – Cooperative Development Agreement Areas (CDA) | <ul style="list-style-type: none"> ➤ Identify CDA area land uses on the Land Use Plan to provide clarity on how the property will develop if/when transferred into the city. | <ul style="list-style-type: none"> ➤ Consider a new commercial zoning district for the CDA area. |

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| | <ul style="list-style-type: none"> ➤ The Planning Commission has a strong preference that future commercial development in the CDA area not take the form of conventional strip development. | |
| Land Use – Commercial Areas | <ul style="list-style-type: none"> ➤ Continue to ensure compliance with site plan review standards. ➤ Continue new street and sidewalk development to provide access to commercial properties. | |
| Downtown | <ul style="list-style-type: none"> ➤ Continue focus on placemaking in downtown. ➤ Determine the feasibility of a pedestrian bridge to connect the north side of the river to downtown at Jaycee Park or Island Park. ➤ Promote the use of the public gathering space along W. River St. ➤ Support the DDA First Amended Development Plan and Priorities. ➤ Encourage the redevelopment/development of Bridge Street Plaza. ➤ Consider an ordinance amendment to allow first floor residential in the 300 block of N. Bridge St. ➤ Identify buildings that need façade improvements and encourage/incentivize the property owners to make improvements. ➤ Continue partnership with the Grand Ledge Area Chamber of Commerce for parades, Music in the Park, and other civic events. ➤ Ensure that redevelopment/new development in downtown, especially on Bridge and Jefferson Streets maintain the size, scale, and placement of existing buildings in downtown. Building architecture and materials should complement and enhance downtown. ➤ Ensure that the M-100 Bridge is well maintained. | <ul style="list-style-type: none"> ➤ Ensure that the DDA is aware and supportive of the actions listed in this plan. ➤ Continue planning efforts with MDOT on traffic calming, pedestrian safety, and truck traffic on M-100. |

| | | |
|------------------------------|---|--|
| <p>Land Use – Industrial</p> | <ul style="list-style-type: none"> ➤ Maintain enough Industrially zoned land to support existing Industrial Uses and future expansion as industrial land use is an important component of the city’s economy. ➤ Continue to promote development in Willis Industrial Park. ➤ Evaluate the feasibility of complementary alternative land uses in the southwest portion of the Willis Industrial Park near the intersection of M-100 and Eaton Hwy. ➤ Section 36 of Eagle Township is subject to an agreement between the city and Eagle Township for conditional transfer of property for economic development. Industrial land use may be appropriate in this area or as part of a PUD. | |
| <p>Economic Development</p> | <ul style="list-style-type: none"> ➤ Promote great schools. ➤ Insure water and wastewater capacity. ➤ Continue to make quality of life improvements and investments. ➤ Continue to provide solid public safety services. ➤ Consider both financial and non-financial incentives. ➤ Continue to be a business-friendly city. ➤ Explore ways to partner on needed infrastructure improvements. ➤ Maintain regional partnership with the Lansing Economic Area Partnership. ➤ Explore additional partnerships with the DNR and MDOT to further enhance recreation opportunities. | |

Chapter 10 Zoning Plan

The Michigan Planning Enabling Act of 2008 requires the inclusion of a zoning plan in all municipal master plans demonstrating how the land use categories on the Future Land Use Map relate to the city’s zoning districts. The Master Plan is a policy document that provides a guide to the future development of the city, and the Zoning Ordinance is the legal tool that is used to regulate land uses and establish the requirements to ensure that the city develops in accordance with the plan.

While there are some vacant parcels of land within the city, it is mostly “built out.” Thus, the Future Land Use Map primarily serves as a guide to rezoning land as it is transferred into the city.

As the below table illustrates, the various zoning districts and their permitted uses are consistent with the Master Plan’s future land use categories. The Zoning Map is also generally consistent with the Future Land Use Map, with the exception of certain areas that have been identified as being incompatible with surrounding uses. These areas include, but are not limited to, the multiple-family residential uses along Grand Manor Dr. and various parcels along W. Jefferson St. and N. Clinton St. that contain commercial and quasi-industrial uses.

The following table lists the future land use categories, the zoning districts that permit the various uses, a description of the uses, and recommendations for changes to the Zoning Ordinance necessary to implement the Future Land Use Plan:

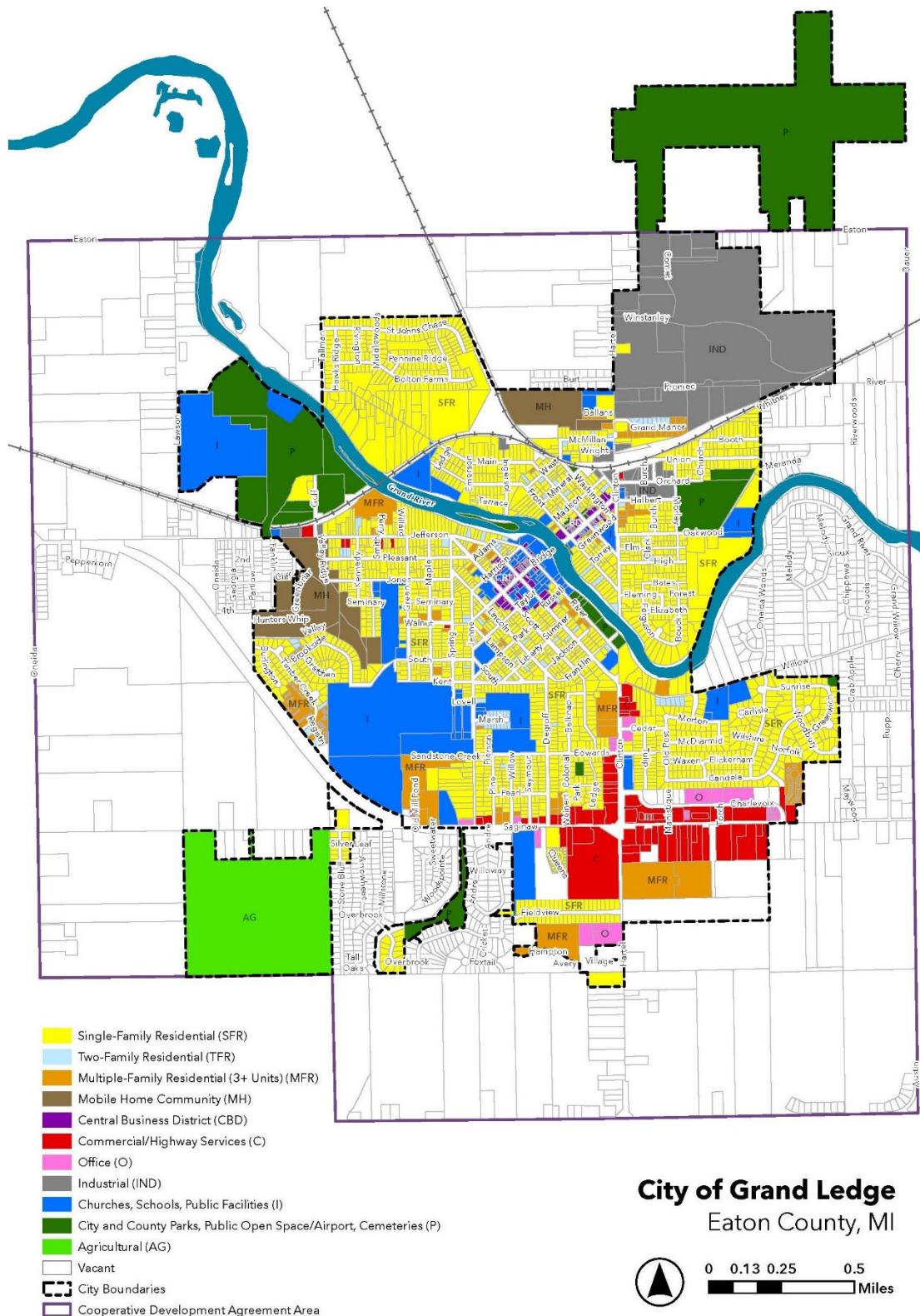
| Future Land Use | Zoning | Description | Recommendations |
|-----------------------------|---|---|--|
| Single Family Residential | R-LD, Single Family Residential R-MD, Single Family Residential | Single family residential development in the form of subdivision plans and condominiums. The only significant difference between the two districts is that the minimum lot size in the R-MD district is lower than that of the R-LD district. | <ul style="list-style-type: none"> ➤ Eliminate the R-LD Zoning District. ➤ There is no land in the R-LD Zoning District. |
| Multiple Family Residential | R-HD, Multiple Family Residential R-PC – Planned Residential Community | The primary difference between the two zoning districts is that the R-PC district permits higher density residential use. | <ul style="list-style-type: none"> ➤ No changes |
| Mobile Home Community | MH- Mobile Home | The only properties that are zoned MH are the two existing mobile home parks. | <ul style="list-style-type: none"> ➤ No changes |
| Downtown | CBD, Central Business District | Downtown commercial land uses such as specialty | <ul style="list-style-type: none"> ➤ Amend the Zoning Ordinance to permit |

| Future Land Use | Zoning | Description | Recommendations |
|-------------------------|--|--|--|
| | | retail shops, restaurants/cafes, offices, government and institutional land uses, and upper floor residential units. | multiple-family residential land use in certain areas without first floor commercial/office space. |
| Neighborhood Commercial | Not included in the existing zoning ordinance. | Light commercial uses on properties that are in predominantly residential areas, that do not draw a high volume of vehicular traffic, and contain uses that are generally intended to provide convenient service to the areas in which they are located | ➤ Amend the Zoning Ordinance to create a new district. |
| Office | OS, Office Service | Business and medical offices, financial institutions, personal service establishments, churches, and single-family residential uses. | ➤ No changes |
| Commercial | B-1, Highway Service District | Commercial businesses that generate a high level of traffic and depend on exposure to create and maintain a strong customer base, such as convenience and comparison retail, drive-through restaurants and financial institutions, personal service establishments, and medical offices. | ➤ No changes |
| Industrial | I-1, Light Industrial I-2, Heavy Industrial | All light and heavy industrial uses including manufacturing, recycling operations, warehousing and distribution, automobile body shops, laboratories, experimental | <ul style="list-style-type: none"> ➤ Consolidate the two Industrial districts into one. ➤ There is no land in the city zoned I-2, Heavy Industrial. ➤ All industrial uses are |

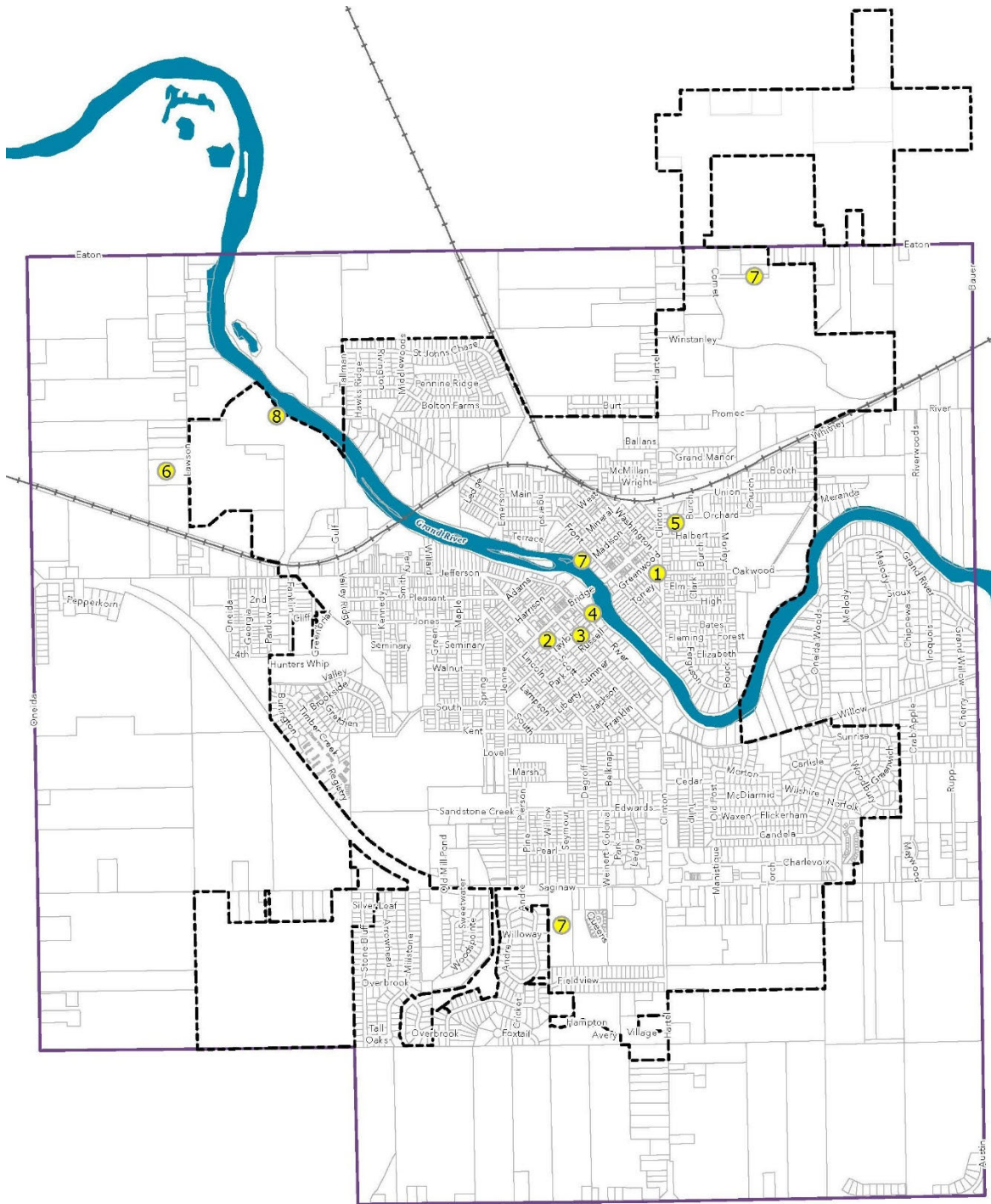
| Future Land Use | Zoning | Description | Recommendations |
|--|---|---|---|
| | | testing, and research facilities. | subject to the same performance standard. |
| Residential, Commercial, & Mixed Use Planned Unit Developments | Permitted under the PUD section of the zoning ordinance | Provides development options in all zoning districts to accommodate a mix of land uses and residential density levels on the same site. | ➤ No changes |
| Institutional: churches, schools, public facilities | R-LD & R-MD, Single Family Residential OS – Office Service & CBD – Central Business District – Except public schools | Most of these uses are appropriately located in the R-MD single-family residential zoning district. | ➤ No changes |
| Public open space/airport, city & County parks, cemeteries | Airport: I-1, Light Industrial & I-2, Heavy Industrial Public open space, parks & cemeteries: R- LD and R-MD, Single Family Residential | The Abrams Airport is entirely zoned I-1, Light Industrial and the other uses are zoned R-MD. Any expansions of these uses would be zoned the same. | ➤ No changes |

Chapter 11 Maps

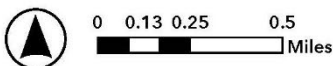
Existing Land Use Map



Community Facilities Map



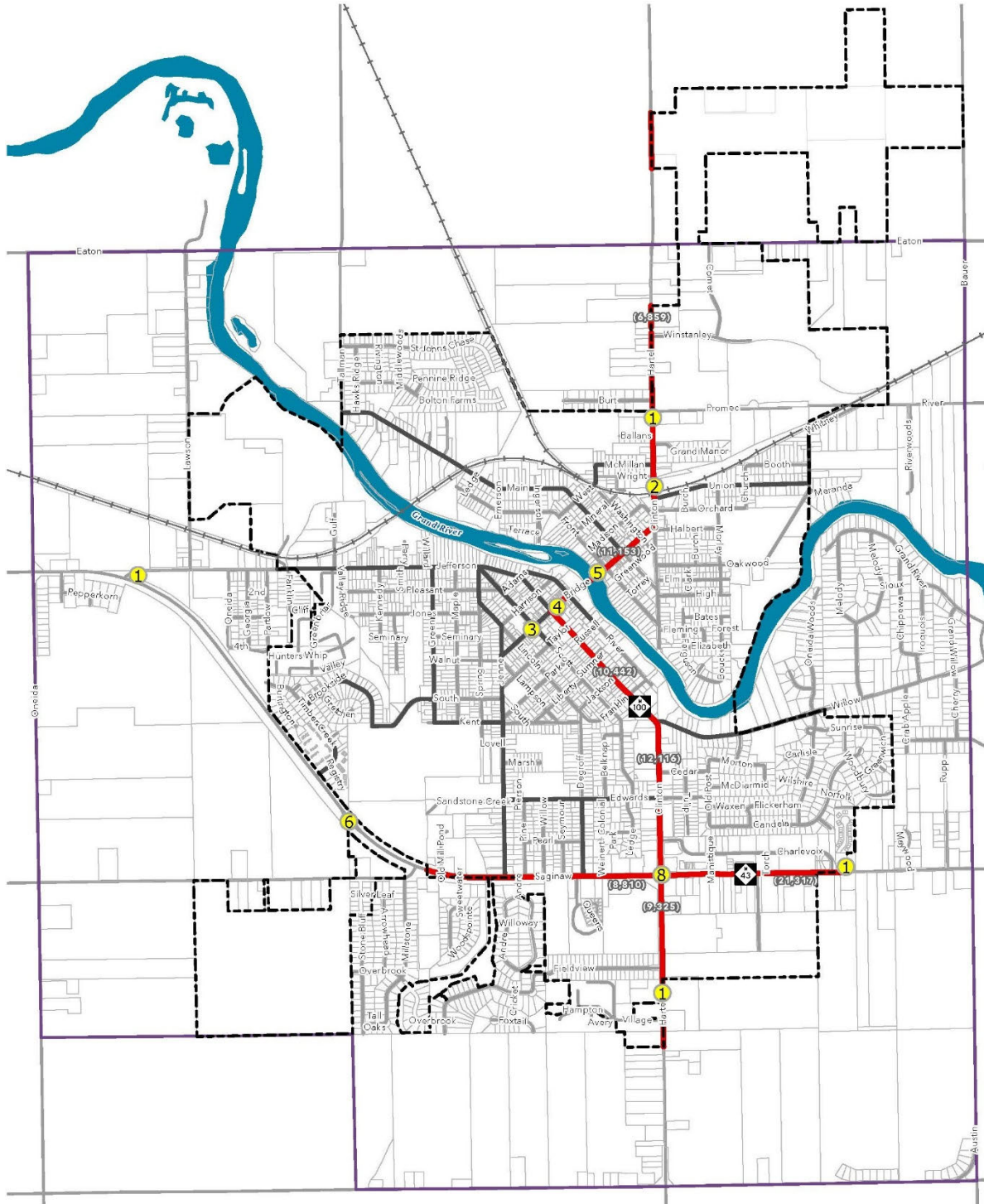
City of Grand Ledge Eaton County, MI



Map Created: October, 2025

- 1 City Hall, Police Department, Chamber of Commerce
- 2 U.S. Post Office
- 3 Public Library
- 4 Opera House
- 5 GLAESA/Grand Ledge Fire Department
- 6 DPW Garage
- 7 City Water Towers/Storage
- 8 Wastewater Treatment Plant
- City Boundaries
- Cooperative Development Agreement Area

Transportation Issues Map



City of Grand Ledge Eaton County, MI

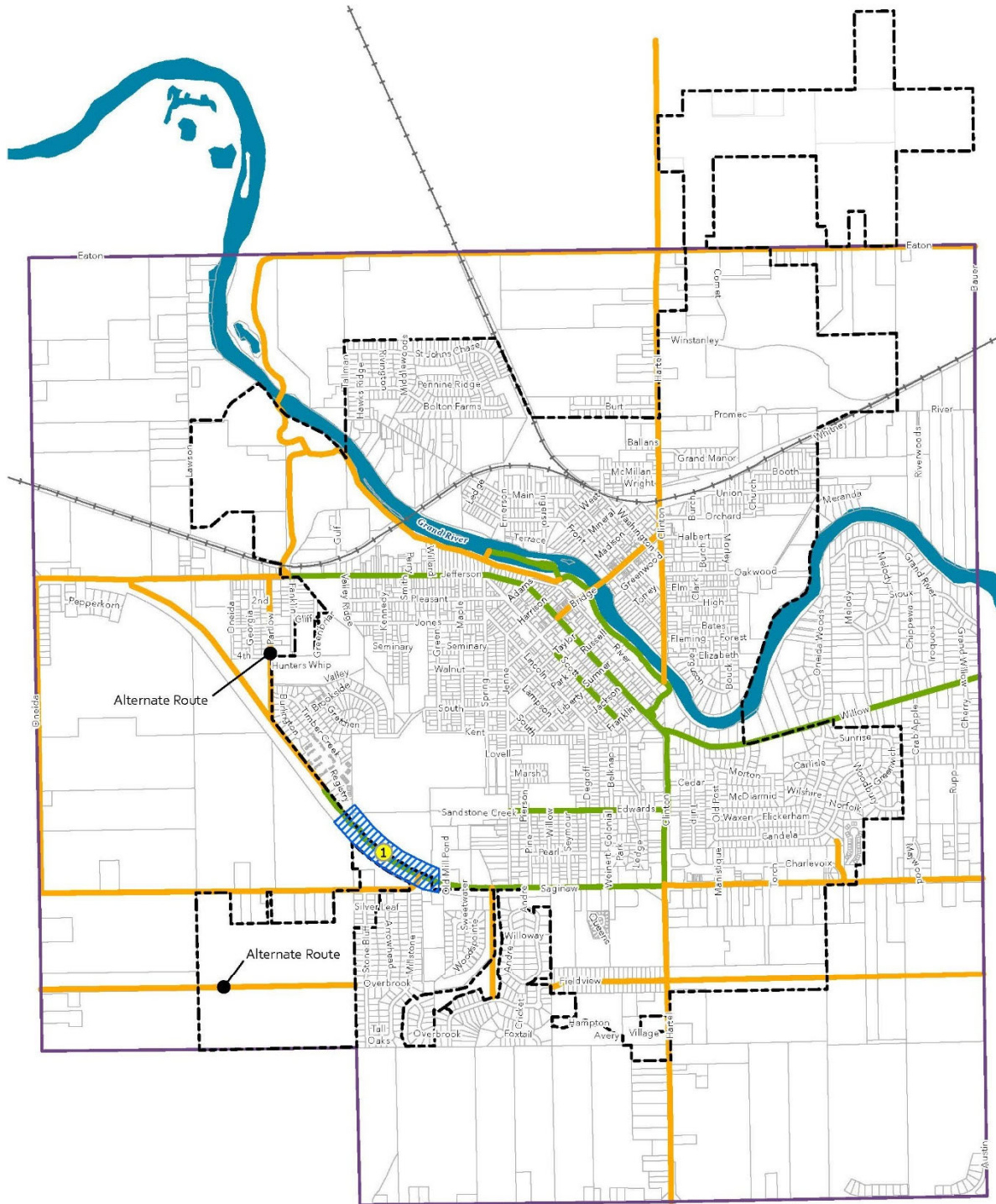


Map Created: November, 2025

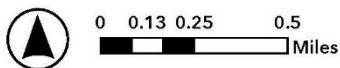
- Minor Arterial
- Principal Arterial
- State Highway
- City Boundaries
- Cooperative Development Agreement Area
- 2024 Average Annual Daily Traffic (AADT)

- 1 Aesthetics Concerns at City Entrances
- 2 Railroad Crossing Delays
- 3 Pedestrian Safety in Downtown
- 4 Truck Traffic in the Downtown Area
(Area of Special Concern #2)
- 5 High Speed Bridge Traffic
- 6 Pedestrian/Bicycle Crossing at Roundabout
or Other Safety Improvement
- 7 Additional Crossings over the Grand River
- 8 Area of Special Concern #1

Non-Motorized Amenities Map



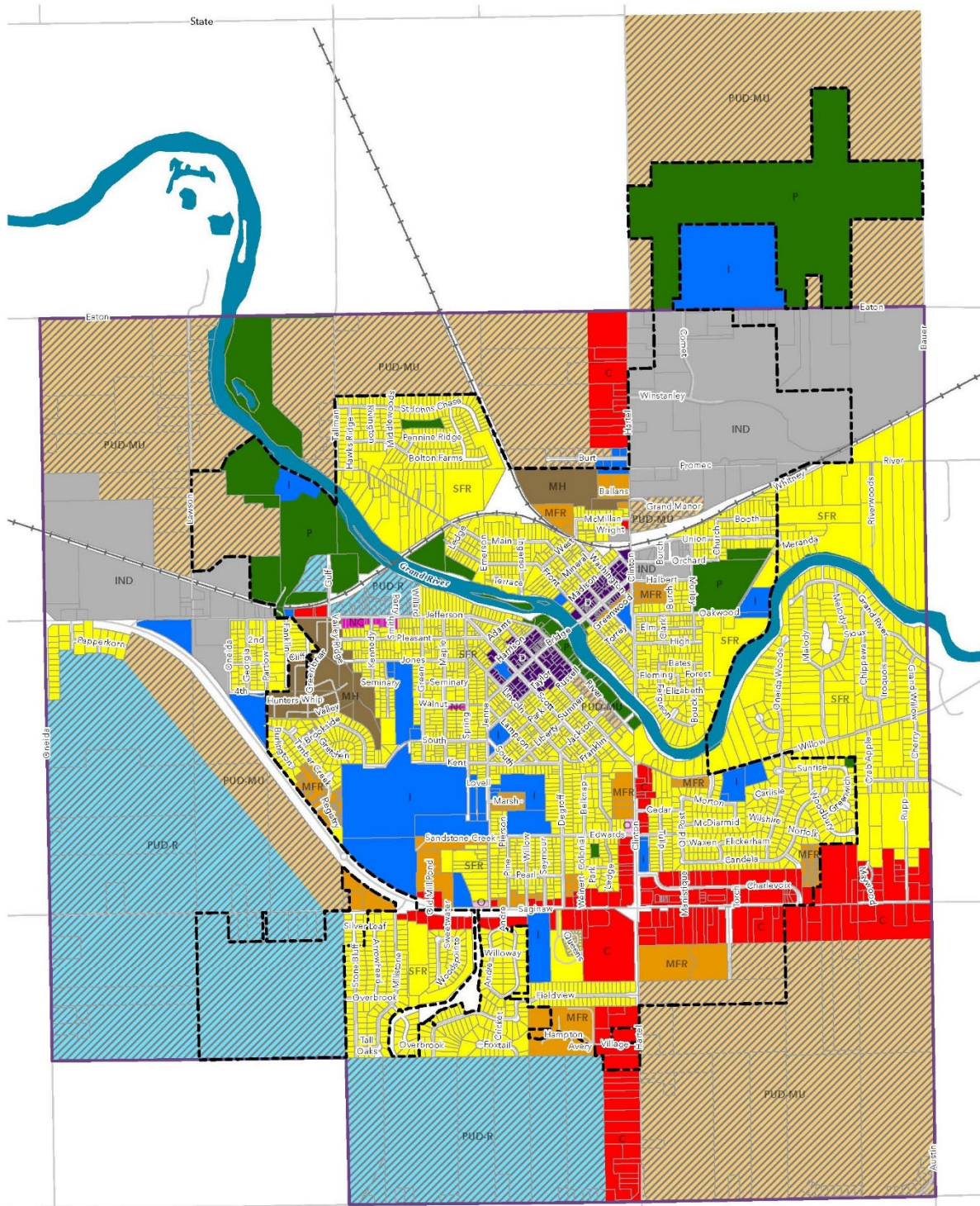
City of Grand Ledge Eaton County, MI



Map Created: October, 2025

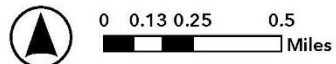
- Future Non-Motorized Facility
 - Existing Non-Motorized Facility (includes informal bike lanes on streets)
 - 1 Future Pedestrian Crossing
 - City Boundaries
 - Cooperative Development Agreement Area
- Note: Not shown on map are City sidewalks along City streets*

Future Land Use Map



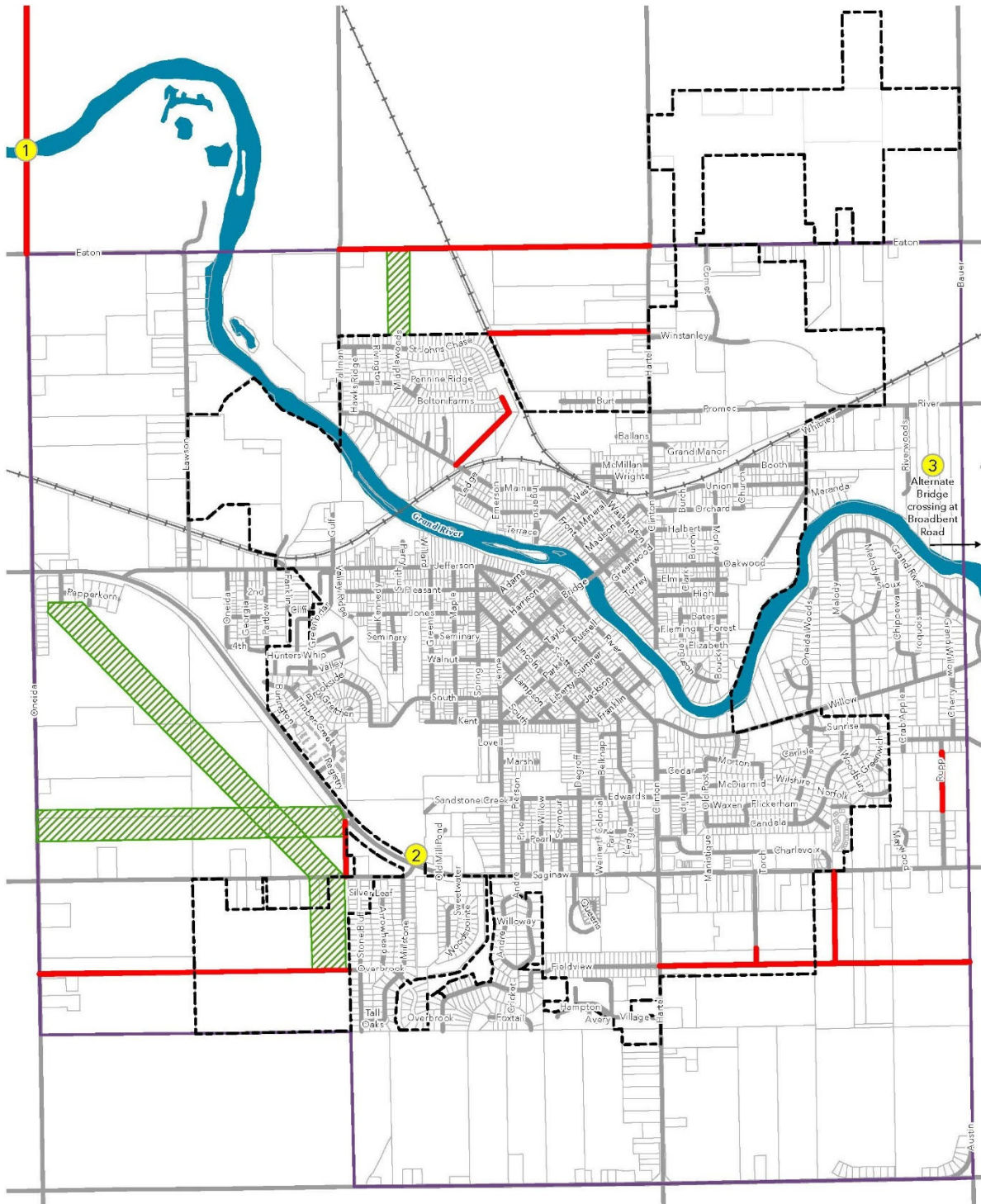
- Single Family Residential (SFR)
- Multiple Family Residential 2+ Units (MFR)
- Mobile Home Community (MH)
- Planned Unit Development - Residential (PUD-R)
- Planned Unit Development - Mixed Use (PUD-MU)
- Public Open Space/Airport, City & County Parks, Cemeteries (P)
- Office (O)
- Commercial (C)
- Downtown (D)
- Neighborhood Commercial (NC)
- Institutional: Churches, Schools, Public Facilities (I)
- Industrial (IND)
- City Boundaries
- Cooperative Development Agreement Area

City of Grand Ledge Eaton County, MI



Map Created: December, 2025

Future Streets Map



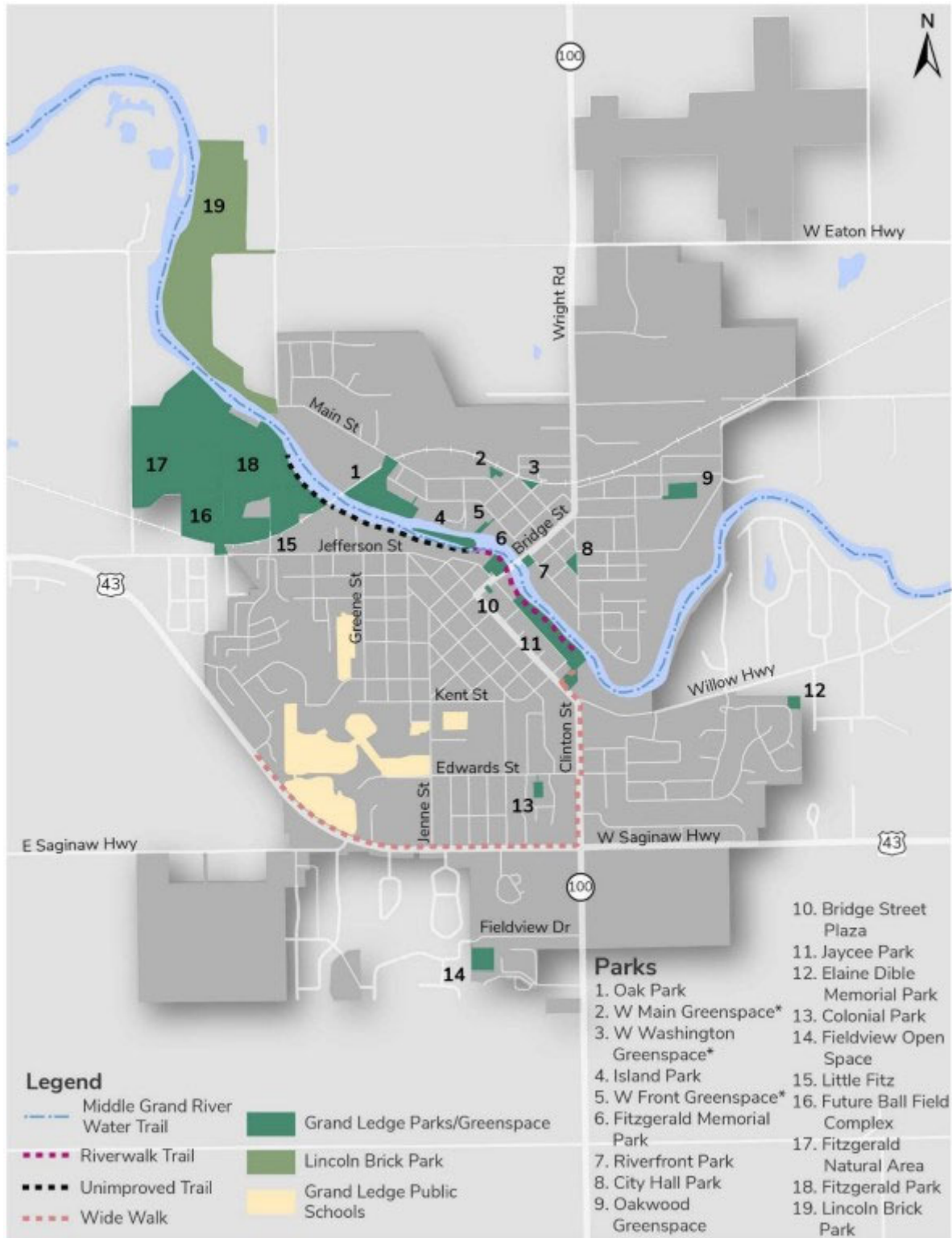
City of Grand Ledge Eaton County, MI



- Proposed Streets
- Approximate Proposed Street Location
- Existing Roads
- City Boundaries
- Cooperative Development Agreement Area

- 1 Future Oneida Road Bridge over Grand River
- 2 Future Roundabout or Other Traffic/Pedestrian Safety Improvement
- 3 Alternate Bridge Crossing of Grand River at Broadbent Road

Parks and Open Space Map



Eaton County operates Fitzgerald Park and Lincoln Brick Park.

Chapter 12 Appendix

The following documents are incorporated into the Master Plan and the city's annual Capital Improvements Plan. Links to these documents can be found in the chapters above.

1. 2022-2026 Parks and Recreation Master Plan
2. DDA First Amended Development Plan – July 2027
3. Abrams Municipal Airport – Airport Layout Plan 2018, last updated January 2023