

Regular Village Council Meeting January 21, 2025

G. Simpson, T. Rankin, R. Empson, T. Fisher, B. Strong, J. Crawford, T. Dickerson

I. Roll Call- All Here

II. Public Comments- S. Strong “I have a comment. I listened to someone taken and share that there have been words spoken from board members of the Blueberry growers. Took and didn't take and pay their capacity fee. And. That is completely incorrect. They paid on time, every dime, just. As prescribed in the same manner as everybody else.”

III. December Expenses

General Fund- \$53,324.21

Major Streets-\$2,395.86

Sewer Fund - \$6,100.00

Local Streets-\$2,250.00

Approval of the consent agenda, December expense and Regular Meeting minutes.

Motion by G. Simpson, second by J. Crawford. Roll call- Yes. Motion carried.

IV. Communications

1. Parks and Recreation updates on playground improvements

Summarized key topics discussed:

- Mulch Purchase – Approved \$4,850 for mulch to cover the new playground section and ensure at least four inches of coverage throughout.
- Playground Improvements – Approved \$2,000 for upgrades, including new seats, concrete work, and relocating the swing set.
- Campground Registration Updates – Approved the envelope and tag design, with the change that payments will be cash only due to issues with bad checks. A second lockbox will be installed on the township side for daily registration checks.
- Visitation Rule Change – Adjusted from five and sixty (exact clarification needed).

V. Committee reports

a. President- Monthly Update-

- **Plowing & Transfer Station:** Spent time plowing and assisting Kurt and Roy. The transfer station's design is problematic, leaving behind ice and mud due to sand instead of gravel. Discussed potential fixes with Dr. Matt, though the cost falls on them.
- **North Kalamazoo Road Project:**
 - Pre-construction meeting with police, Ben Brink, and MDOT.
 - 400–500 yards of millings available.
 - Project starts in August; road closure for about **two weeks** during storm drain work.
 - Local access maintained except in deep excavation areas.
 - New curbs, gutters, and sidewalks on two streets.
- **Gravel & Road Maintenance:**
 - 170 yards of gravel from the township due to last spring's water flow issue.
 - Plans to spread millings to prevent washout near the sewer plant.
 - Additional rock and grading needed for washed-out areas in the spring.
- **Office Relocation:**
 - Moved to the old police office for privacy and space.
 - Jenelle has a key to leave notes and mail.
 - More comfortable for residents discussing bills or taxes.
 - Future administration can change it back if desired.

- b. Treasurer- Account balances attached. J. Crawford- We do not have to have 5 accounts, it can all be in one account, but there has to be a separate ledger. R. Empson said Jenelle and her would be setting up a cash flow sheets for each account.
- c. Clerk- Fleis & Vanderbrink Invoices- Total \$14,896.50 all for N. Van Buren LAP Design. Invoices were voted on several months ago to pay.
- d. Grant oversight- Home Depot is a matching grant, it's \$1,000 per employee donation. Looking into Kubota grant as well as John Deere for lawn mower.
- e. Budget- Posting for upcoming Public Budget meeting, in 3 places.
- f. Parks
1. Haven Park
 2. Depot- Laraway Bid/ Estimate? \$18,000.00- Update Need a contract or something that can be signed for responsibilities. Motion by T. Dickerson, second by B. Strong. Roll- all yes. Motion carried.
- g. Sewer
1. Sewer fund transfer for Debt Retirement from Sewer to Bond & Interest account. Motion by B. Strong, second by T. Rankin. Roll- all yes. Motion carried.
 2. Sewer Update Summary:
 - **Computer Upgrade:**
 - Working with Roy Nismer for system upgrades.
 - Proposed **Dell OptiPlex 3000** business desktop (32GB RAM, 1TB storage, Intel i5) for **\$900 plus setup**.
 - Need to determine costs for software upgrade to **32-bit Windows 11** before proceeding.
 - Past estimates for a new system were **\$24,000**, including a \$5,000 custom-built computer.
 - Council needs to decide whether to pursue a **local-only system** or one that allows remote access.
 - **Sewer System & Maintenance:**
 - Kurt is learning quickly, reducing the need for outside help from Shane (now once a week instead of three).
 - Power washed last month during a warm spell.
 - **East and West ponds** are being lowered; recent rainfall slowed progress, but levels are improving.
 - Regular inspections (three times a week) are on track, with no violations.
 - Received positive feedback from Matt on system performance.
 3. T. Fisher will be creating a newsletter to add in with sewer bills.
- h. Streets Update- **Street & Sidewalk Planning Update: Five-Year Street Plan:**
- i. Working with Gail and Tom to prioritize road improvements.
- **Top priorities for this year:**
 - **Rummy Street** – Ground up 2–3 years ago, aiming to have it **paved this year**.
 - **Oak Street** – Runs from Rummy to the Pavilion, also a main focus for paving.
 - Additional streets planned for future years.
 - **Sidewalk Maintenance:**
 - Sidewalk evaluations will begin once snow clears.
 - Several spots in town have **heaved sidewalks** that may need repair.
 - Boys who cleared the sidewalk by the store last year will be doing so again, ensuring access for pedestrians.
 - Progress is underway, with road and sidewalk improvements planned based on accessibility and necessity.

- i. Ordinance- Update- Camper Ordinance. Read over Bangor current Camper Ordinance to modify to fit the Village of Bloomindale. Will be added to next month's agenda.

VI. Old Business

1. Miss Bloomindale Queen Photo return. B. Strong will be contacting mother of Bloomindale Queen to get photos. Village will be purchasing selves to place photos in.

VII. New Business

1. New committee changes, copy provided.
2. Letter from New Attorney on a trial basis. Motion by B. Strong, second by T. Rankin. Roll- all yes. Motion carried.
3. New Parks and Rec Reps- T. Dickerson and B. Strong
4. Are any Council Members interested in being the new person in charge of handling the Dept? (Dealing with the contents inside of it.) Joining T. Dickerson- T. Fisher and G. Simpson.

VIII. Public Comments

- Curtis Dickerson's appeal regarding sewer connection fee.
- Debate on ordinance interpretation and dwelling unit definitions.
- Fence variance will be added to next month's agenda.
- Sewer Hook-up 302 Chestnut Street-

- IX. Adjournment- 9:07pm motion by J. Crawford, second by T. Dickerson, Roll- all yes. Motion carried.

Regular Village Council Meeting February 18th, 2025

J. Crawford, T. Rankin, G. Simpson, T. Dickerson, T. Fisher, R. Empson, B. Strong

I. Roll Call- All Here

II. Public Comments:

1. Handout from David DiStefano in packet- review at your leisure.
2. The Bloomingdale Area Historical Association is organizing an Easter egg hunt on April 19th. They are requesting a \$100 donation from the village board, as was given last year, to help cover expenses. Last year's event was a success, and the children had a great time. Motion by T. Rankin second by T. Fisher to donate \$100 toward the Easter Egg hunt. Roll- Yes. Motion carried.

III. January Expenses

General Fund- \$20,741.67

Major Streets-\$17,162.80

Sewer Fund - \$6,217.45

Local Streets-\$2,315.59

Approval of the consent agenda, January expenses and Regular Meeting minutes.

Motion to approve by G. Simpson, second by T. Dickerson. Roll- Yes. Motion carried.

IV. Communications:

1. Parks and Recreation:

a. Funding Requests

- Village Contribution: \$3,500 (Included in budget)
- Township Request: \$15,000

b. Key Budget Adjustments

- Eliminated trash removal (saves ~\$1,200) – Using township dumpster instead.
- Mowing budget reduced from \$7,800 to \$9,000 (pending final costs).
- Increased Park management costs due to oversight duties.
- Security reduced to \$640 (includes potential camera purchase)
- Repair & maintenance reduced to \$200 (major upgrades completed).
- \$7,000 allocated for park improvements (new swing set, accessibility upgrades).
- Total budget reduced from \$28,500 to \$22,400.

c. Financial Overview

- Current savings: \$13,000
- After spring upgrades: \$6,000 (maintaining reserve for emergencies).

d. Trash & Maintenance Updates

- Dumpster removed to prevent misuse.
- New barrels for Little League games & picnics.
- Daily trash removal managed manually.

e. Revenue Collection System

- Camp fees collected in a new secure box for verification before deposit.
- Township manages all park funds, with oversight from Mel & Jenelle.

Motion by B. Strong to approve \$3,500 village contribution, second by T. Fisher. Roll- Yes. Motion carried.

V. Committee Reports:

a. President Monthly Update:

- The library contract is finalized with no major changes. They will use the rack in this room temporarily and clear the back hallway. A request to install a TV was approved, with their maintenance person handling it.
- Budget considerations include painting the interior, as it hasn't been done in over 20 years. Cleaning concerns were discussed, and a trial period for an enhanced cleaning schedule was proposed. The cleaner will deep clean on Tuesdays and maintain bathrooms on Fridays, with a monthly deep clean for floors, grout, and windows. A

revised contract with increased costs is under review, with a one-month trial suggested before long-term commitment. A commercial vacuum purchase was also recommended for better cleaning results.

- Carpet cleaning estimates were obtained—\$157 for the township hall and \$265 for the library. The board will review whether to proceed now or wait until spring. Concerns about waste disposal from carpet cleaning were raised, ensuring proper handling.
- Decisions on cleaning improvements and expenditures are pending further discussion and approval.
- Several properties, including 110 South May St., 215 South Monroe St., and 222 South Van Buren St., have received stop work orders due to ongoing construction. The discussion covered details about these locations, confirming their addresses and potential issues related to the construction activities.
- The discussion covered road maintenance, sewer operations, and financial management. Snow and ice removal efforts have been effective, despite equipment issues that were promptly repaired. Sewer system operations are stable, with ongoing testing and maintenance. A request was made to extend sewer services to a 10-acre property for future development, with concerns about costs and potential benefits to the village. Financial transparency was a key topic, with a request for a detailed breakdown of sewer fund allocations, expenditures, and balances to ensure compliance with ordinances. The team agreed to review financial records and provide more clarity in the next meeting.

b. Treasurer- Attached

c. Clerk:

1. Southwestern Michigan Dust Control \$4,000.00- Brine

Motion T. Dickerson second by G. Simpson to pay Southwest Michigan Dust Control invoice. Roll- Yes. Motion carried.

2. Budget Amendments 2024-2025:

a. ~~Village Park: Increase to \$6,095.00. Over budgeted by \$1,580.28~~

b. Haven Park: Increase to ~~\$6,000.00~~. Increase \$7,500.00 Over budget by \$5,835.70

Motion by T. Fisher to increase Haven Park budget, second by T. Rankin. Roll- Yes. Motion carried.

c. Equipment/Main: Increase to \$7,800.00. Over budget by \$2,625.32

Motion by T. Rankin to increase equipment/main budget, second by G. Simpson. Roll- Yes. Motion carried.

d. Grant oversight:

- a. The discussion covers progress on grant applications for various equipment and infrastructure projects. One grant is nearly complete for sidewalk and cement work under the front deck. Efforts are ongoing to secure funding for a Kubota. Additionally, a grant application for a John Deere is in progress, along with one for the National Historic Association.

- e. Budget: Motion made by T. Fisher to pass the 2025-2026 budget, second by R. Empson. Roll- yes Motion carried.

f. Parks:

1. Haven Park-

2. Depot- **Permit Requirement:** A structural engineer and geo-structural survey are needed for depot work.

- a. Geo Structure Engineering- Motion by T. Dickerson to approved up to \$3,069 from Soils and Structures, second by G. Simpson. Roll-yes. Motion carried.

- Alternative hand-auger test discussed but deemed risky.

- b. Structural Engineering- Motion by T. Dickson to approved Neil Sifik's proposal for up to \$3,600 for foundation design and stamped plans, second by T. Rankin. Roll-yes. Motion carried.
 - **Concerns:** Potential soil issues, undocumented past foundation work, and risk of uncovering contamination.

g. Sewer- None

h. Streets-None

i. Ordinance- Camp Ordinance discussion/modifications

- **Ordinance Coverage:** Existing ordinances (1700-17059) adequately address concerns—focus should be on enforcement.
- **Proposed Changes:** Shift violations to civil infractions with tiered fines:
 - **1st offense:** \$250
 - **2nd offense:** \$500
 - **3rd offense:** \$750
- **Next Steps:**
 - Prepare changes for a vote.
 - Publish in the newspaper for 90 days.
- **Enforcement Actions:**
 - Officer provided with seven key ordinances, reviewed and highlighted for clarity.

VI. Old Business:

1. Library Contract Vote.

- **Previous Votes:** Contract has been approved multiple times with no major changes.
- **Key Adjustments:**
 - Library is not be covered under our insurance.
 - Back area will remain clear.
 - Notice period extended from **30 days to 90 days** for issue resolution.
- **Reason for Change:**
 - 30 days was insufficient due to board meeting schedules and contractor bid timelines.
- **Final Decision:**
 - All members expressed comfort with signing for the **third and final time**.
 - Goal is to finalize and move forward as soon as possible.

VII. New Business:

1. Deputy Clerk- Robin Empson. Motion by T. Rankin, second by T. Dickerson. Roll- Yes, R. Empson abstained. Motion carried.

2. Deputy Treasurer- Breanna Crawford. Has not been changed.

3. Fence variance- John and Wendy Miner.

- Resident seeking a **2-foot variance** to add lattice on top of an existing **6-foot fence**, making it **8 feet** tall.
- Reason: Privacy concerns due to neighboring property being on higher ground.

Discussion:

- Fence is in a **low spot** between two houses.
- Addition requires both a **variance approval** and a **small building permit**.
- Council must approve the variance before proceeding.

Decision:

- Motion by G. Simpson second by R. Empson. Roll- yes. Motion carried.
- Next steps: Resident will work with **Randall** to finalize the permit process.

X. Public Comments:

1. Appeal Hearing & FOIA Request

- Resident submitted a **formal appeal request** to the **Bloomington Sewer Board**.
- Also submitted a **FOIA request** for public village documents.
- Response will be provided via **email** or at the **cost per page** for physical copies.

2. Community Service Program

- Discussion on utilizing individuals with **community service requirements** for village projects.
- **Concerns:**
 - Must **vet participants** carefully (e.g., no sex offenders).
 - Need proper **documentation** of hours worked.
- **Potential benefits:**
 - Support for **sidewalk cleaning, park maintenance, and village projects**.
 - High school students may also participate to fulfill service hour requirements.

3. Formal Appeal Hearing Scheduling

- **Date:** Tuesday, **25th** (evening session).
- Purpose: Resident presents **appeal case**, board **listens** and deliberates.
- **Private meeting** for board discussion only

XI. Adjournment- Motion by T. Dickerson second by T. Rankin to adjourn at 8:28pm. Roll- yes. Motion carried.

Regular Village Council Meeting Minutes March 18th, 2025

R. Empson, T. Dickerson, T. Rankin, G. Simpson, J. Crawford, B. Strong, T. Fisher

I. Roll Call- All Present

II. Public Comments

1. Township meeting scheduled for tomorrow night at 6:00 PM, which is an open meeting. Everyone is encouraged to attend. Additionally, there are multiple meetings planned:
 - a. 6:00 PM – Annual or budget meeting
 - b. 6:30 PM – Another meeting
 - c. 7:00 PM – Regular meeting

III. February Expenses

General Fund- \$23,102.46

Major Streets-\$32,703.09

Sewer Fund - \$8,116.16

Local Streets-\$4,000.00

Approval of the consent agenda, February expenses and Regular Meeting minutes.

T. Dickerson requested a correction to the meeting minutes:

- The mowing budget was increased from \$7,800 to \$9,000, not reduced.
- A bid from Shane Morris has not been received yet, and the cost is expected to be higher.
- Under "Communications" in Parks and Directs, should be corrected to "Melissa" instead of "Jenelle."

Motion to approved minutes with these corrections made by T. Dickerson, supported by T. Rankin. Roll call- yes. Motion carried.

IV. Communications:

1. David DiStefano addressed the meeting to provide updates and maintain communication with the community.

Key points from his update:

- **County Highlights:** A monthly highlight sheet is available on the county website, and residents can subscribe to receive notifications.
- **Broadband Update:** A contractor defaulted on an installation project in Lawrence Township, delaying broadband expansion there by 9-12 months.
- **Housing Development:** The county hired a liaison to work with AmeriCorps Community Redevelopment to address housing shortages.
- **Hartford Kayak Launch:** A property donation was approved, allowing the county to move forward with a new launch site on the Paw Paw River.
- **Municipal Tax Loan:** The county took out a \$7.5 million loan to ensure timely distribution of tax revenue to municipalities, repaying it as tax payments come in.

D. DiStefano expressed his commitment to attending meetings regularly and keeping the community informed. (attachment).

2. Parks and Recreation

- **Trespassing Incident:** Trucks and a camper broke through the gate, got stuck, and caused \$500 in damage. Police were called, and the vehicles were removed by Sunday.
- **Repairs:** Free dirt will be used to fix damage; a frozen hydrant needs replacing; the swing set is being repainted and reinstalled.
- **Campground Delay:** Due to wet conditions, the April 1st opening may be postponed

V. Committee Reports:

a. President Monthly Update

- **Village Property Market Analysis:** A real estate market analysis was provided for review. Discussion and a decision on how to proceed will be added to next month's agenda. Selling the property could help pay off the sewer debt.
- **Maintenance & Equipment Updates:**
 - Purchased a new power washer attachment (\$680) to improve cleaning efficiency and reduce physical strain.
 - Front door opener was broken but was quickly repaired using spare parts, saving taxpayer money.
- **Ordinance & Cleanup Efforts:**
 - The ordinance officer was updated on reported concerns.
 - A cleanup effort filled 1.75 dumpsters with waste.
 - Ongoing complaints about a property north of town were addressed, with plans to take further action before it worsens.
- **Future Preparations:** Extra door closers were stored for future repairs.

b. Treasurer:

1. Account balances attached.
2. Combine accounts together expect Bond and Interest
 - Discussion on **reducing five accounts to two** for better financial management.
 - **New Structure:**
 - **Bond & Interest Redemption Account** (for automatic withdrawals)
 - **General Sewer Account** (with separate ledgers with different sub-categories)

Motion by T. Fisher, supported by G. Simpson to combine accounts. Roll call- yes. Motion carried.

c. Clerk:

1. Southwestern Michigan Dust Control \$3,625.00- Brine

Motion by T. Rankin, supported by G. Simpson to pay invoice. Roll call-yes. Motion carried.

2. Direct Deposits for paychecks

- Proposal to implement direct deposit for payroll, especially for weekly paychecks (Kurt & Roy).
- Option remains for employees who prefer paper checks.

Motion by T. Rankin, supported by T. Fisher to implement direct deposit. Roll call- yes. Motion carried.

- **Plan to implement online sewer bill payment** for residents, with an email link for convenience.

d. Grant oversight

- **Grant oversight update:** The Kubota grant is almost finished, due in two weeks. A beautification grant (Make America Beautiful) is available for up to \$10,000, but it's not a match grant. Discussion on potential uses like improving parks and fixing fencing. Also, looking for road and water project grants, though one water grant was discarded as it didn't apply to the area.

e. Budget

- The first month's budget is on track. Worked with Jenelle and Melissa to ensure bank balances match the books, which hadn't been done in a while. Melissa's excellent record-keeping and teamwork with Jenelle ensured everything is accurate and spot on.

f. Parks:

1. Haven Park-

2. Depot-

- The geo-structural survey for the depot has been received and reviewed. It indicates the bottom of the footing is solid, with some seasonal water on top that should evaporate. No major issues found. A meeting is scheduled for Friday at 2:30 to discuss further, and the bill for the survey can be paid as previously approved.

- g. Sewer
 - **Pumping Start:** Next week, planned for at least two weeks to lower water levels.
 - **Delays:** Pumping delayed due to lab closure this week.
 - **Water Levels:** Ponds filling quickly from snowmelt and rain.
 - **PH Levels:** Stable between 7.5 and 7.7, no issues expected.
 - **Pump System:** Set to prevent exceeding daily limit of 200,000 gallons, avoiding last year's problems.
- h. Streets
 - **Meeting Next Month:** Discuss sidewalk damage and street repairs.
 - **Roy and Curt's Findings:** Identified areas needing attention and plan to present a five-year plan.
 - **Road Work:** Starting this year with grading assistance from Kurt.
 - **Bank to North Village Limit:** Road improvements with new gravel and asphalt millings for better drainage.
 - **Township Contribution:** \$4,500 for gravel to help offset costs.
 - **Long-Term Improvements:** Focus on the sewer plant and pond areas.
- i. Ordinance- Enforcement
 - **Ordinance Enforcement Review:** The town is reviewing its enforcement procedures, where residents must be notified of violations by either personal visits or registered letters before an officer is involved.
 - **Preference for Letters:** It's agreed that sending registered letters first is less confrontational than sending an officer.
 - **Targeted Violations:** Violations identified include yard debris and junk cars, with letters already drafted for these issues.
 - **Property Owner Notification:** Letters will be sent to property owners, not renters, using tax records to identify the correct recipient.
 - **Ordinance Concerns:** Some ordinances have been rescinded but remain in the book.
 - Ordinances starting with "25" are rescinded, but still present.
 - Ordinances related to plumbing, mechanical, and heating inspections should be removed.
 - These should be listed as "rescinded" in the appendix.
 - **Action Needed:** Review and remove obsolete ordinances, and note rescinded ones in the appendix.
 - A vote is needed to officially rescind other ordinances.
 - Legal Process: No 90-day wait after publishing to enforce ordinances.
 - **Ordinance Committee:** Create a list of ordinances to be reviewed and provide to the committee.
 - **Legal Advice:** It's costly to work with a lawyer, but they can ensure compliance, especially for older laws from the '60s, '70s, and '90s.

VI Old Business-None

VII. New Business:

1. Ordinance change for hired employee wage change

- Discussion on updating the 2008 compensation ordinance for removing treasurer/clerk provisions.
- Motion made to remove outdated wage provisions and rewrite the ordinance.
- Salaries for president and council should be set by resolution for flexibility.

Motion by G. Simpson, supported by R. Empson to update ordinance to remove hired employees from ordinance, Roll call- yes. Motion carried.

2. Ordinance 25.100 Revenues chart and Ordinance 25.150 Revenues chart and Bond payments

- **Bond Payments:** Payments made until 2024; remaining until 2039. Plans to pay off bonds using property sale proceeds.
- **Rate Considerations:** Avoid immediate rate cuts due to future system maintenance costs.

- **System Extension:** Focus on land development to grow tax base, but village won't pay for sewer extensions outside limits.
- **Future Plans:** Consider annexation and development to improve infrastructure and tax revenue.

IIX. Public Comments

- A Kzoo Swift representative visited, seeking to place a bike parts vending machine in a sheltered location with electricity, with the grocery store or depot park suggested as potential spots.
- Curtis Dickerson submitted a Freedom of Information Act request for meeting minutes and transcripts from the February 25th Board of Appeals session, including the closed executive session, and also presented his claim of appeal with the 36th Circuit Court, requiring a response within two weeks.

3. Adjournment

Motion to adjourn made by T. Rankin, supported by G. Simpson.

Adjourned at 8:09pm

Regular Village Council Meeting Minutes April 15, 2025

B. Strong, J. Crawford, T. Rankin, T. Fisher, T. Dickerson, R. Empson- Present

I. Roll Call-G. Simpson Absent

II. Public Comments:

- Kurtis Dickerson, on behalf of *Neighbors for Public Oversight*, announced a volunteer audit of Bloomingdale's sewer finances. The goal is to support the Village by identifying record gaps and ordinance compliance issues. He'll submit written questions to promote transparency and collaboration.
- David DiStefano reported applying for \$3M in federal funding toward a new \$9M 911 facility. State support is growing for mini nuclear reactors and Midwest Energy may take over a stalled broadband project in Lawrence. A \$90K contract with WMU for medical examiner services was renewed, though response time concerns are being reviewed. At the MAC conference, road funding delays and potential mileage taxes for EVs were discussed. A petition to eliminate property taxes—without replacement funding for schools—is gaining attention. The commissioner will bring more printed reports to future meetings.

III. March Expenses

General Fund-\$13,805.52

Major Streets-\$10,290.61

Sewer Fund-\$13,377.74

Local Streets-\$7,269.12

Approval of the consent agenda, March expenses and Regular Meeting minutes.

- Motion by R. Empson, second by T. Rankin. Roll-Yes. Motion carried.

IV. Communications:

1. Parks and Recreation:

- Playground renovations at the park are complete, and the swing set is ready. The campground will open by the end of the week. A Shady Brook Facebook page was created to help manage online listings and provide a reference site. There's a pending \$3,500 payment for parts. Clarification is needed on when funds must be transferred, per the bylaws.

V. Committee Reports:

a. President Monthly Update

1. Discuss MML Village Law Books Rules and Guidelines

- Committee members received updated MML (Michigan Municipal League) handbooks and were encouraged to read them, as they reflect current Michigan law more accurately than AI. Each person gets a personal copy and can highlight as needed.

~~2.—Make Council corrections from last election~~

b. Treasurer:

1. Hire accounting to merge QuickBooks accounts.

- The Village is working to streamline its QuickBooks system, which currently involves seven separate accounts that aren't syncing properly, causing reporting issues. The goal is to consolidate general, major, and local street funds under one account with subcategories while keeping sewer and bond accounts separate. An auditor's office will assist after tax season, estimating the cleanup will cost under \$2,000.

Motion by R. Empson, second by T. Fisher. Roll- Yes. Motion carried.

- c. Clerk:
 - 1. Schuitmaker Moraitis Law Office Invoice \$1,280.00.
Motion by B. Strong, second by T. Fisher. Roll- Yes. Motion carried.
 - 2. Estimate for Or-Tec Sales \$4,855.00
- ci. The current operator confirmed the machine is functioning properly and only needs a brush replacement soon. The council agreed the upgrades are unnecessary at this time, and no action will be taken.
- d. Grant oversight:
 - The spray grant oversight was completed, and the Kubota grant has been submitted, as confirmed by Gail via message.
- e. Budget-:
 - The first month's numbers look good. A spreadsheet will be used to track monthly data and make adjustments as needed.
- f. Parks:
 - 1. Haven Park:
 - No permit is needed to use the pavilion or gazebo at Haven Park. Users just call to reserve a time, and their name is added to the calendar. The park remains public, so others may still be present. For larger events, some families arrange extra Porta Johns at their own expense.
 - 2. Depot:
 - Randall received the depot permit application and plans but hasn't completed his review. The Village needs to plan the bid process for concrete work and create a work schedule due to new engineer requirements. Miss Dig will be contacted, and sewer/well line locations are being researched. The depot is being cleared out, with some items moved to Baja and others awaiting storage. There are concerns about protecting stored items, and the stained-glass window will remain in place. More coordination and secure storage are still needed.
- g. Sewer:
 - Sewer operations are in the third week of pumping and will likely continue another week. The goal is to lower both ponds as much as possible before May 1, when summer discharge limits for solids take effect, though daily flow limits remain unchanged.
- h. Streets:
 - The Streets Committee has not met yet, but the DPW workers are maintaining Rumry Street in the meantime. Work on North Van Buren is expected to start around August. The state will be reconstructing sections, including combining stormwater drains near School Road to avoid future roadwork.
- i. Ordinance:
 - 1. Changes to Anti-Blight (20.251) to be civil infractions.
- j. \$100 for the first offense, \$250 for the second, and \$500 for the third. Each violation includes a 10-day grace period for compliance. If cleaned up and the issue reoccurs later, the process restarts rather than continuing as a repeat offense. A synopsis of the changes will be published as required. Although the manufactured home ordinance was not listed on the agenda, it was discussed and included in the vote. A synopsis of the changes will be published as required.
Motion by T. Rankin, second by R. Empson. Roll- yes. Motion carried.
- k. A follow-up was raised regarding last month's approved motion to update ordinance §12.051 by removing language about hired employees and their pay under office compensation. The change is still in progress and will be finalized and published.

VI. Old Business: None

VII. New Business:

1. Permission for President to consult with legal counsel.

VIII. The Village President is allowed to consult legal counsel as needed, up to three hours per issue without additional board approval. Legal services are billed hourly at a reduced municipal rate of \$200/hour. Anything beyond three hours would require board approval. This aligns with a prior policy allowing the President to spend up to \$3,000 without board consent.

Motion by T. Rankin, second by R. Empson. Roll- yes. Motion carried.

IX. A request was received from Mr. Dickerson to continue mowing the field west of the sewer ponds, as he has done for years. He maintains the area well at no cost, removing brush and clearing access. He will provide notice so staff can unlock the gates—no keys will be issued.

Motion by T. Rankin, second by T. Fisher. Roll-yes. Motion carried.

X. A council member had removed a box of village records from the document room about a month ago. The records were confirmed returned and are now back in the office. There was some initial confusion about the number of boxes, but it was clarified that only one box was taken and returned.

XI. A proof of mailing was received regarding the sewer hookup appeal. The Village attorney is handling the matter.

XII. G. Simpson requested that the Village Council receive a copy of the Parks Commission bylaws to review and vote on next month. Both the Village and Township should vote, as the Parks Commission is not a separate entity and the Village owns the property. A copy of the most recent bylaws will be provided for the next meeting.

XIII. A \$300 training specific to Michigan treasurers was recommended and supported by the council. It covers key government accounting topics and is widely attended across the state. MML training options for clerks, treasurers, and trustees were also mentioned as alternatives or additions. The council agreed both the clerk and treasurer would benefit from training.

Motion by T. Rankin, second by T. Fisher. Roll-yes. Motion carried.

XIV. The council discussed updating the PACER road rating study, which assesses road conditions. The county offered to perform the study for \$371.79. Though some questioned its value, others noted it helps identify road priorities and may influence funding.

Motion by T. Fisher, second by T. Rankin. Roll-yes. Motion carried.

XV. Cleaning staff member- provided an updated schedule: she'll clean common areas on Tuesdays and deep clean offices and bathrooms on Thursdays, handling all trash both days to avoid working during open hours. This method has worked well elsewhere. The council is still accepting bids for cleaning services but has not received any yet.

XVI. Lisa Vanderbreen shared information on potential grants for water, wastewater, and road improvements. A meeting is planned to discuss these further. The school is also coordinating construction near Willow Spring and requested sewer line maps; Miss Dig will be contacted and a meeting arranged to assist.

XVII. 2025 Bloomingdale October Fest for September 19–20 at Augustus Haven Park, including street closures on parts of Spring and Oak Streets.

Motion by B. Strong, second by T. Rankin. Roll-yes. Motion carried.

X. Public Comments:

- A Village resident requested permission to maintain the garden area and purchase bricks to finish the gazebo walkway. Up to \$250 for the project. Additional work around the gazebo base may be done if time and energy allow. Support for water access and assistance was offered as needed.
 - Motion by T. Rankin, second by T. Fisher. Roll-yes. Motion carried.
- Emily from the Van Buren Conservation District shared updates on current programs:
 - **Reforestation:** Over 15,000 native tree seedlings were distributed.
 - **Food, Farm & Fun Guide:** A free local resource listing parks, trails, and businesses is available, with Bloomingdale-area farms featured.
 - **Invasive Species Program:** Seasonal teams are surveying and treating areas for species like Hydrilla, knotweed, and phragmites.
 - **Recycling Events:** Three free county-wide collection events are scheduled— June 7 (Paw Paw), August (South Haven), and October (Lawrence). Items like chemicals, electronics, and tires will be accepted.
 - **Needs Assessment Survey:** A quick 10-minute online survey is open through May to help the district prioritize local conservation efforts.
 - **Kayak Launches:** New public-access launches are being developed in South Haven and Hartford through grant funding.
 - All information and resources are available on their website.
- May 10 is still the Village's free dump day. While the pass system is being discontinued, any previously issued passes will still be honored.
- Village resident members expressed appreciation for the Village's two employees, praising their dedication and the noticeable impact of their cleanup efforts around town, especially along roads and trails.
- Village resident members expressed concern over a recent race event that used public and store parking without permission or using the designated trail lot. No prior notice was given to the council this year, unlike in the past. The lack of coordination caused congestion and safety issues, prompting calls for better communication and signage in the future.
- A representative from Neighbors for Public Oversight shared that they are developing a website for the Village to help with grant eligibility, as lack of an official site was previously cited as a barrier. They've also secured a domain and one year of hosting, and offered to train Village staff and transfer full control. A draft site will be ready by the next meeting for council review.
- Township Supervisor-M. Ashbrook
 - Council and township members discussed several items:
 - **PACER Road Ratings:** The decision to proceed was praised for removing bias from road improvement decisions.
 - **Treasurer Training:** The township expressed interest in partnering on costs for the treasurer's upcoming training. It was suggested the township could cover one attendee while the village covers the other.
 - **Dump Passes:** The township confirmed the discontinuation of dump passes, except those issued for blight with a police signature. They're working to streamline the process due to high costs.
 - **Hiring Needs:** They're seeking a new worker for the transfer station and a cleaner for the shared building. This cost would be split between the village, township, and library. Bids are still being accepted.
 - **Shared Services:** Efforts are ongoing to streamline billing and fairly divide shared costs like cleaning, plowing, and trash services.

XI. Adjournment at 8:20pm. Motion by T. Rankin, second by J. Crawford.

Regular Village Council Meeting Minutes May 20th, 2025 7pm
J. Crawford, G. Simpson, B. Strong, T. Dickerson, T. Rankin, T. Fisher, R. Empson

- I. Roll Call- All Present
- II. Public Comments: A resident requested that speakers project their voices more clearly, noting difficulty hearing both council and audience members.
- III. March Expenses
- | | |
|---------------------------------|-------------------------------|
| <u>General Fund-\$20,271.25</u> | <u>Major Streets-\$790.00</u> |
| <u>Sewer Fund -\$4750.78</u> | <u>Local Streets-\$0.00</u> |

Amendments to the Agenda:

- Motion made and supported to amend the agenda. Items added include:
 - Old Business:
 - Fleis & VandenBrink MDOT LAP Construction Engineering Services – Resolution to approve construction match of \$8,025.43 (to be billed monthly after project start).
 - Rescind previous approvals and add to agenda:
 - Melissa’s training payment
 - Road PACER rating study payment
 - New Business:
 - Building Inspector follow-up
 - Ordinance:
 - Dumpster regulation discussion

Vote:

- Amended agenda approved unanimously by voice roll call.
Approval of the consent agenda, April expenses and Regular Meeting minutes.
Motion by T. Rankin, supported by B. Strong. Roll- yes. Motion carried.

IV. Communications:

1. Commissioner’s Report – Highlights (attached)
 - A Strategic Fund Transfer was created to support urgent department expenses, separate from the Capital Improvement Fund.
 - The courthouse is being cleaned for the first time in 125 years; the administration building is getting new siding and windows.
 - Residents can sign up for county email alerts for closures and board updates.
 - New county directories were delivered to the council.
2. Parks and Recreation
 - Campground brought in \$210 in the first month; Boy Scout reservation canceled due to weather.
 - Baseball is active with overflow parking concerns; a 3-day tournament is upcoming.
 - Crosswalk signage and police presence suggested for safety near the fields.
 - Playground is popular and praised as the best between Oshtemo and South Haven.
 - Bylaws for Parks & Rec are available; copies to be provided.

V. Committee Reports:

- a. President Monthly Update
 1. Vote on Sale of 116 acres and have an Appointee to accept bids on Village behalf.
 - The council moved to facilitate the sale of 116 acres of unused village land, originally purchased with sewer revenues and no longer needed for expansion. The sale is intended to help pay off sewer bonds and reduce future rate increases. Mark Kuzinger will collect bids for council review only. Motion by J. Crawford, supported by B. Strong. Roll Call Vote: Yes – Crawford, Empson, Rankin, Fisher, Strong, Simpson No – Dickerson Motion Carried.
 2. Rick Roe to address Council--Vote on a resolution for the School Property Subdivision future tie in and hook-up fees.
 - Resolution 2025-02

The council approved a resolution allowing future sewer hookup for a 12-acre parcel purchased by the school for potential housing development. The school will install sewer pipe under CR 388 during repaving to avoid future road cuts, with no immediate hookup or cost to the Village. Roll Call Vote: Yes – Crawford, Dickerson, Empson, Rankin, Fisher, Strong, Simpson
Motion Carried Unanimously. Resolution 2025-01 Attached

b. Treasurer:

1. Letter from Treasurer:

- The treasurer requested a salary increase due to added responsibilities and lack of adjustment over the past 15 years. Council members acknowledged the efforts of both the treasurer and clerk. A motion to increase their compensation was made but tabled due to concerns over lack of notice and comparable wage data. The issue will be revisited at the next meeting.

c. Clerk:

1. Schuitmaker Moraitis Law Office Invoice \$2,380.00

- Motion by T. Rankin supported by T. Fisher. Roll- yes. Motion carried.

2. Fleis & Vanderbrink Invoice \$1,105.40

-Motion by T. Rankin supported by G. Simpson. Roll-yes. Motion carried.

3. 2025 L-4029 Tax Rate Request

- Council approved the required tax rate form (L-4029) as presented. Due to timing, no changes could be made this year. A reminder will be set for earlier action next year. Motion by G. Simpson supported by T. Rankin. Roll-yes. Motion carried.

d. Grant oversight- None

e. Budget- None

f. Parks:

1. Haven Park-

2. Depot:

- The council reviewed draft bid invitations for depot foundation and excavation work. Bids will be standardized and include insurance requirements. Due to the item not being on the agenda, no vote was taken. Final versions will be presented next meeting, with bids to be published and shared publicly. Project completion is targeted before Octoberfest.

g. Sewer:

- Both sewer ponds were successfully pumped down. Due to rising pH levels and potential turnover, pumping was ended early. Ponds are now low, and clean-up is ongoing. No additional pumping is expected until July unless there's heavy rain.

h. Streets- None

i. Ordinance:

- Blight Concern – 520 N. Van Buren: Ongoing property neglect discussed. Options included providing a cleanup dumpster (court order needed to bill taxes), involving Child Protective Services due to minors on-site, and issuing another citation. Prior cleanup help was refused by the resident.

VI. Old Business:

1. Treasurer Training: Council approved payment for Melissa's treasurer training.

Motion by T. Rankin, supported by T. Dickerson. Roll-yes. Motion carried

2. PASER Road Rating Study: Council approved funding for the county's PASER road rating study.

Motion by T. Dickerson, supported by T. Fisher. Roll-yes. Motion carried.

VII. New Business:

1. Parade Update: The Memorial Day parade is confirmed and advertised. Police will assist with road closures. The village truck will close the parade, and prizes will be awarded for best decorated bikes. Little League and a Taps player are participating. Sound setup and logistics are being coordinated. Future leadership may transition to a new volunteer next year.
2. Fleis & VandenBrink MDOT LAP Construction Engineering Services –Resolution 2025-01: Council approved a resolution for the \$80,025.43 village match toward the Fleis & VandenBrink road project. Costs will be billed as work progresses. Motion by B. Strong, supported by T. Rankin. Roll-yes. Motion Carried. Resolution attached.
3. Building Inspector: The current inspector will leave the township in July but must remain for the depot project until it's complete under the existing permit. No motion is needed. The Village will decide whether to follow the township in selecting a new inspector or hire separately. Two candidates are under township review.

VIII. Public Comments:

- A resident asked about a skipped agenda item on the November election; the council clarified it was a placeholder with no action needed.
- It was suggested to reinstate a line item for adding agenda amendments. Council agreed, and the agenda will be formatted differently next month.

IX. Adjournment: Motion by T. Dickerson supported by J. Crawford. Adjournment 8:15pm

Village of Bloomingdale – Special Council Meeting Minutes

Date: June 2nd 2025

Time: 7:00pm

Location: Bloomingdale Township Hall

T. Dickerson, T. Rankin, J. Crawford, G. Simpson, T. Fisher, B. Strong, R. Empson

Roll Call: All Present

1. Approval of MDOT Contract No. 25-5236 – North Van Buren Street Improvements

Background:

The Village of Bloomingdale is set to begin infrastructure improvements on North Van Buren Street from Pine Street northerly to the village limits. These improvements will be funded through a combination of Federal Surface Transportation Funds and State TED (Category D) Funds administered through the Michigan Department of Transportation (MDOT).

Project Identifiers:

- Control Section: STL 80000
- Job Number: 216338CON
- Project Number: 25A0542
- CFDA No. 20.205 (Highway Research, Planning & Construction)
- Contract No. 25-5236
- Total Estimated Project Cost: \$537,200
- Village Share: \$80,025.43

Action Requested:

Adopt Resolution No. 2025-03 approving and authorizing the execution of MDOT Contract No. 25-5236 and authorizing the Village President and Village Clerk to sign all necessary documents.

- Motion by G. Simpson, second by B. Strong. Roll- Yes, Motion carried.

2. Authorization for Village President to Sign Documents Related to Sewer Property Sale

Background:

The Village owns approximately 116 acres of land associated with the sewer system. The Council previously discussed the potential sale of this property.

Action Requested:

Grant permission for the Village President to sign all documents necessary for listing and selling the 116 acres of Village sewer land.

- Motion by T. Rankin, second by G. Simpson.

Roll:

Yes- T. Rankin, J. Crawford, G. Simpson, T. Fisher, B. Strong, R. Empson

No- T. Dickerson

Motion Carried 6-1

Regular Village Council Meeting Minutes June 17th, 2025

T. Rankin, T. Dickerson, J. Crawford, B. Strong, T. Fisher, R. Empson, G. Simpson

1. Roll Call- All present.

2. Public Comment

3. May Expenses

General Fund-\$45,312.10	Major Streets-\$0.00
Sewer Fund-\$2,237.91	Local Streets-\$0.00

4. Approval of Agenda / Amendments to the Agenda

- Correction to previous meeting minutes:
Under *Ordinance – Blight*, the address listed as 525 should be corrected to 520.
- Addition to Clerk's Report:
Include the MML invoice for the policy premium.
- Add Letter from Village Attorney under *President's Monthly Report*.
- Add Proper Procedure for Burning Trash under *President's Monthly Report*.
 - Motion by T. Dickerson, supported by T. Fisher, to amend the agenda and previous meeting minutes. Roll-Yes. Motion carried.

5. Approval of May 20th, 2025, Regular Meeting and Special Meeting June 2nd, 2025, Minutes

- Motion by G. Simpson, supported by T. Fisher, to approve meeting minutes. Roll- Yes. Motion carried.

6. Communication:

- Commissioner's Report- Commissioner provided a report covering county-level updates, including courthouse improvements, parks millage renewal, health department updates, and local recycling events. - Document provided.
- Mark Kruzinga-Land Bids- Three offers for Village-owned land were received and distributed at the meeting.
- Parks and Recreation- Quiet month with one call to dispatch that did not escalate. Approximately \$300 was collected in recent campground fees. Last visitors were from Oregon.

7. Reports on Village Officials

- President's Monthly Report
 - Officer Turner issued a citation for trash accumulation and warned a resident about illegal trash burning. Future violations will result in a ticket and fire department response. Only paper, cardboard, and yard waste may be burned; trash (e.g., plastic, diapers) is prohibited.
 - All Northern Van Buren project paperwork is submitted; bid posting expected soon.
 - A certified letter will be sent regarding sewer fees owed: \$44/month since October, \$2,750 connection fee, and attorney fees.
 - DPW will begin sidewalk and tree trimming work; President will assist with inspection. Sewer pond pumping is scheduled. Power washing is underway.
 - New DPW truck bed installation is scheduled for July 16 in Grand Rapids.

Regular Village Council Meeting Minutes June 17th, 2025

T. Rankin, T. Dickerson, J. Crawford, B. Strong, T. Fisher, R. Empson, G. Simpson

- Treasurer's Report- Document provided.
- Clerk's Report
 1. Siegfried Crandall PC- Audit Services \$14,000.00
 - Motion by B. Strong, supported by G. Simpson. Motion carried unanimously.
 2. Paw Paw Lab- April 2025 \$2,145.00
 - Motion by G. Simpson, supported by R. Empson. Motion carried unanimously.
 3. MML Policy Premium (July 1, 2025 – July 1, 2026) – \$1,890
 - Motion by B. Strong, supported by T. Rankin. Motion carried unanimously.
 4. Sewer- Paperless billing and online bill pay options: Clerk proposed offering optional online bill pay and paperless billing for sewer accounts to reduce workload and meet resident demand. Payments would be processed through QuickBooks, with a 2.9% + \$0.25 fee, either absorbed by the Village or paid by the resident.
 - Motion by J. Crawford, supported by G. Simpson. Motion carried unanimously.
- Grant Oversight: No updates have been received from Kubota, suggesting the grant may no longer be under consideration. Council discussed exploring other opportunities and suggested reaching out to the school (Rick) for help improving the Village's grant writing.
- Budget-None
- Parks
 1. Haven Park- None
 2. Depot- No bids were received by the deadline for the Parks cement project. One contractor expressed interest but did not submit in time. Council agreed to extend the bid deadline to Tuesday, July 15 at 7:00 PM. The bid invitation will be modified with the new deadline and reposted to the Village website and *The Reminder* if submitted in time.
 - Motion by R. Empson, supported by G. Simpson, to extend the bid deadline to July 15 at 7:00 PM. Roll call vote: All members present voted "yes." Motion carried.
- Sewer- One influent pump at the Headworks building will need replacement soon, and an effluent pump will need to be ordered. A more efficient, cost-effective model is being considered and will be added to next month's agenda.
- Streets- DPW will begin patching, including a problem area on Willow Street. Pumping may resume next month to stay ahead of capacity needs. Property at 102 P St (Old Tillman House): Owner has been notified the structure must be demolished by August 1 to avoid interfering with the upcoming road project. He was advised to check with the Village about necessary demolition permits.
- Ordinance- Old Head Start Building: Concerns were raised about the open door and unsecured power box. The property appears abandoned after being gutted by prior land contract buyers. The Village will contact the building inspector and check property records to confirm ownership and request that the building be secured.

8. Unfinished Business

- Vote on Village Treasurer and Clerk Salaries- Supporting documents.
 - Motion by T. Rankin, supported by R. Empson. Roll Call Vote: Yes: Rankin, Crawford, Fisher, Emson No: Dickerson, Strong, Simpson Motion carried: 4–3

Additional discussion included:

- Installing lockable mailboxes outside the office to provide Saturday access to meeting packets for Council members.
- Improving contract documentation for appointed officials (Clerk and Treasurer), currently in progress.
- Vote on accepting or rejecting offers on Village land. - Council reviewed three sealed cash offers for Village-owned land. Two offers included escalation clauses:
 - Offer 1: \$505,100 – no contingencies
 - Offer 2: \$450,000 with escalation up to \$550,000 – included a contingency for easement access around the sewer plant
 - Offer 3: \$539,000 with escalation up to \$552,000 – no contingencies

After discussion, a motion to accept the highest bid of \$552,000 failed in a tie vote (3 yes, 3 no, 1 abstention). Concerns were raised regarding sewer plant access and transparency in the bidding process. Council agreed to reopen bidding with the following conditions: Special Meeting scheduled for June 26 at 6:00 PM. Only sealed bids will be accepted. All offers must be final – no further negotiation or escalation allowed after submission. The highest and best offer will be selected that night

- Motion by J. Crawford, supported by G. Simpson, to hold a special meeting on June 26 at 6:00 PM to accept final sealed bids. Roll call vote: All members present voted “yes.” Motion carried unanimously.
- Bids on Depot- Discussed in Parks.

9. New Business

- DPW Contract- A formal contract and job description are being drafted for Curt. A draft will be presented at the next meeting.
- Cleaning Service Bid- Council reviewed three cleaning bids for the shared Village/Township building. Kristen Williams and Mel Kelly had been cleaning temporarily.
 - Motion by T. Dickerson, supported by R. Empson to approved to hire Willie's Cleaning for twice-weekly service at \$150/week. *Motion passed unanimously by roll call vote.*
 - Cleaning includes deep cleaning of restrooms, kitchen, library, and common areas.
 - is a shared expense with the Township, which will vote separately.
 - Painting projects were postponed and will be reconsidered in next year’s budget.
- Discussion on Potential Annexation of Bloomingdale School Property- Council briefly revisited prior conversations regarding potential annexation of school property, with concerns about high millage rates. Item was tabled for further research and legal clarification.
- Update and Discussion on 520 N Van Buren- Officer Turner was provided paperwork and instructed to issue a citation. The property has been without utilities for over a week. Enforcement is underway.

Regular Village Council Meeting Minutes June 17th, 2025

T. Rankin, T. Dickerson, J. Crawford, B. Strong, T. Fisher, R. Empson, G. Simpson

- Discussion on Sewer Pond Building Roof – Request for New Bids: Council agreed to reopen bids for repairs to the sewer pond building roof. The previous contractor was delayed due to health issues and did not provide proof of insurance. New invitation to bid will include requirements for insurance and specify installing steel roofing over furring strips.
 - Motion by T. Rankin, supported by T. Fisher, to reopen bids for the sewer pond roof project. Roll call vote: All members present voted “yes.” Motion carried unanimously.

10. Public Comment (Final Call)

- Blight Enforcement: Council explained civil infraction process and legal limitations in addressing property cleanup.
- Noise Complaints: Resident raised concerns about loud music from school events. Council confirmed a noise ordinance exists and will share it with the school.
- Food Trucks: Concerns raised over food trucks blocking parking near local businesses. Council noted permission was granted for the season; alternative locations may be considered in the future.

11. Adjournment- 8:48pm

- Motion by G. Simpson, supported by R. Empson. Roll-yes. Motion carried.

**VILLAGE OF BLOOMINGDALE
SPECIAL MEETING MINUTES**

Thursday, June 26, 2025

T. Dickerson, T. Rankin, J. Crawford, G Simpson, R. Empson, T. Fisher

1. Call to Order

2. Roll Call- B. Strong Absent.

3. Acceptance of Final Sealed Bids

- Review and discussion of bids received
- Motion (s) regarding bid acceptance

Motion by J. Crawford, supported by G. Simpson to accept bid #2 (\$600,000) offer.

Roll call vote:

- **Yes:** Crawford, Simpson, Empson, Fisher
- **No:** Dickerson, Rankin
- **Motion passed 4-2**

4. Public Comment (limited to agenda item only)

5. Adjournment- 6:22pm

1. Roll Call- G. Simpson Absent

2. Public Comment:

- **Nuisance Property- (520 N. Van Buren)** A resident raised ongoing concerns about neighbor property, citing excessive garbage causing odor and health concerns. Despite multiple police visits and two tickets issued, cleanup has not occurred. A court order is required for further action, which may take months. Officials confirmed continued efforts, including health department contact and photo documentation. The situation is being monitored closely, but legal and procedural delays limit immediate resolution.

3. June Expenses

General Fund-\$31,312.17	Major Streets-\$4,077.60
Sewer Fund-\$11,904.87	Local Streets-\$3,620.66

4. Approval of current Agenda / Amendments to the current Agenda

- **Added:** Final audit bill from Siegfried Crandall (\$1,250)
- **Under Ordinances:** 102 W. Pine communication
- **Under Public Comment:**
 - Request for more garbage cans during food truck events or for trucks to provide their own
- **Under Depot:**
 - Michigan Gas invoice: \$2,154.46 for meter disconnection and line retreat
 - Authorization requested for utility coordination
 - Three board wall bids and one secondary bid to be reviewed

5. Approval of June 17th, 2025, Regular Meeting and Special Meeting June 26th 2025, Minutes

- Motion by T. Rankin, supported by R. Empson. Roll-All yes. Motion carried.

6. Communication:

- Van Buren County Commissioner- (attached) read at your leisure.
- Parks and Recreation
 - Fourth of July event ran smoothly with high turnout. All attendees, including homeless individuals, followed rules and paid.
 - Village bylaws contribution of \$3,500 is due July 15 to Melissa.

7. Reports on Village Officials

- President's Monthly Report:
 - President reported a quiet month.
 - Sidewalk edging and tree trimming ongoing; patching work delayed due to truck issues.
- Treasurer's Report: (attached)

Regular Village Council Meeting Minutes July 15th, 2025
T. Dickerson, B. Strong, J. Crawford, T. Rankin, T. Fisher, R. Empson

- Clerk's Report:
 - Final audit bill from Siegfried Crandall, includes ACT 51, F-65 (\$1,250).
 - Motion by R. Empson, supported by T. Rankin. Roll- All yes. Motion carried.
- Grant Oversight: None
- Budget:
 - Quarterly budget numbers look good overall. A few line items may need adjustment, but final review will occur at the six-month mark during a budget meeting.
- Parks
 1. Haven Park
 2. Depot:
 - **Excavation (Remington):** Bid \$3,604 to remove material under depot and backfill with sand. Board approved. Authorization letter to be issued so contractor can proceed.
 - **Gas Service:** Michigan Gas invoice \$2,154.46 to disconnect meter and pull line back 10' for excavation safety (includes future re-set in same location).
 - Motion by T. Dickerson, supported by B. Strong. Roll- all yes. Motion carried.
 - **Foundation/Wall Work:** Multiple bids reviewed. Board accepted comprehensive bid from Van Loo Poured Walls (includes footing, walls, floor, related work) at ~\$38,598, noting project will exceed the \$40,000 depot budget by ~\$8,800 but sufficient savings are available. Board prefers single contractor to avoid coordination gaps.
 - Motion by T. Dickerson, supported by B. Strong. Roll- all yes. Motion carried.
 - **Utilities Update:** Fiber optic removed at no cost; water disconnected; sewer connection status unknown (may be septic); existing well located just over property line.
- Sewer: None
- Streets
 - Address street concern over school renovations:
 - Heavy truck traffic from the school project has damaged village streets. A meeting is being scheduled to address concerns and determine responsibility for repairs.
- Ordinance:
 - **102 W. Pine:** Condemned property; owner unresponsive despite promises to demolish. Board recommends issuing a blight notice and involving a building inspector. If the Village demolishes it, costs will be placed as a lien on the property.
 - **Building Inspector:** Randall Aldrich is no longer active. Village will coordinate with the township's new inspector.
 - **Historic Designation:** Proposal to seek Certified Local Government (CLG) status for grant eligibility. Board to review potential benefits and restrictions before proceeding.

8. Unfinished Business

9. New Business

- Resolution- Sewer Bond early payoff in full before September 1, 2025:

Regular Village Council Meeting Minutes July 15th, 2025
T. Dickerson, B. Strong, J. Crawford, T. Rankin, T. Fisher, R. Empson

- Board approved early payoff of the \$411,000 USDA sewer bond using sewer revenue funds, saving \$46,000 annually and ending audit requirements.
 - Motion by R. Empson, supported by T. Rankin. Motion passed with one no vote.
- Request from Oktoberfest Committee for \$500.00 donation:
 - Motion by B. Strong, supported by T. Dickerson. Roll-All yes. Motion carried.

10. Public Comment (Final Call):

- More garbage cans needed during food truck events; vendors should help with cleanup.
- Parking issues noted due to overcrowding; consider relocating or spacing out trucks.
- Area near the caboose needs cleanup; plans made to move debris to DPW site within regulations.
- North Van Buren Street project start pending; expected soon.

11. Adjournment

- **Meeting adjourned at 8:10pm**

1. Roll Call- All present.

2. Public Comment

- Request to add transfer station fence gate discussion under President's report.

3. July Expenses

General Fund-\$18,918.52 Major Streets-\$
Sewer Fund-\$407,701.25 Local Streets-\$

4. Approval of current Agenda OR Amendments to the current Agenda

- Add under "President" Transfer station gate
- Add under "Clerk" Oudbier invoice \$2,015.71
- Add under "Ordinance" Policy update/change requested.
- Add under "Parks" Badgers request for Christmas trees.
- Motion by R. Empson, seconded by G. Simpson. Roll-Yes. Motion Carried.

5. Approval of July 15th, 2025, Regular Meeting

- Motion by T. Rankin, seconded by T. Fisher. Roll-Yes. Motion Carried.

6. Communication:

- Van Buren County Commissioner- attached.
- Parks and Recreation
 - Budget is on track with sufficient funds for year-end and next year's startup; sales slightly down due to hot weather and fewer campers.
 - Sheriff was called regarding three unpaid campers; issue resolved after payment was made.
 - Playground usage has been low, likely due to the heat.

7. Reports on Village Officials

- President's Monthly Report
 - Truck repair completed with new dump bed.
 - Sewer ponds pumped down; testing met summer requirements with no violations.
 - Working with school/engineers on Willow Street storm drain repairs; old sewer tank discovered and filled with concrete.
 - Staff commended for maintenance; additional weed spraying planned.
- Transfer station Gate
 - Ongoing trespassing and illegal dumping after hours.
 - Discussion on installing gate/fencing (~\$10,000), concerns with access and plowing.
 - Metal recycling program may help offset costs.
 - Cost estimates to be gathered and reviewed at next meeting.
- Treasurer's Report
 - BS&N Software and Services
 - Current tax payment software being discontinued; moving to BS&A.
 - No decision required at this meeting; further review planned when representative attends next meeting.

Regular Village Council Meeting Agenda August 19th, 2025

B. Strong, J. Crawford, T. Fisher, R. Empson, T. Dickerson, G. Simpson, T. Rankin

- Positive feedback shared from another municipality using BS&A support services.
- Clerk's Report
 - Total Energy System-\$1,622.00 Motion by G. Simpson, seconded R. Empson. Roll-Yes. Motion Carried.
 - Fleis & Vandenbrink\$2,237.43 Motion by G. Simpson, seconded B. Strong. Roll-Yes. Motion Carried.
 - Oudbier Instructmental-\$2,015.71 Motion by T. Rankin, seconded T. Fisher. Roll-Yes. Motion Carried.
- Grant Oversight
 - Village did not receive Kubota grant due to lack of available funding.
 - Copies of depot bills obtained for submission to Market One.
- Budget
 - Depot project currently over budget; adjustments may be needed.
- Parks
 1. Haven Park and Depot
 - Laraway project to begin first week of October, after Oktoberfest.
 - Volunteers scheduled Sept. 7 to remove remaining decks; may continue following weekend.
 - Fencing may be needed around exposed electrical areas during work.
 - Decks expected to be removed before Oktoberfest; no major impact anticipated.
 2. Badger- Order 10 six-foot Christmas trees, cost not to exceed \$400. Motion by J. Crawford, seconded by B. Strong. Roll-Yes. Motion Carried.
- Sewer
 - Blower service recommended; annual cost approx. \$2,500-\$3,000.
 - Storm drain at 202 E. Kalamazoo St. filling with sand; fabric filter option to be pursued.
- School Sewer Project
 - School coordinating with Fleis & VandenBrink to place capped pipe under road prior to resurfacing.
 - Future connection planned to 8-inch force main; design accounts for potential new homes/development.
 - No immediate capacity concerns identified.
- Streets
 - Update on Van Buren Street Project.
 - Van Buren St. project scheduled Sept. 2-Oct. 15; one lane to remain open for emergency vehicles and buses.
 - Residents to be notified of construction; garbage service to be maintained with early pickup accommodations.
 - Storm drain and manhole replacements planned during project.
- Ordinance
 - Committee proposed policy to follow township/county ordinances when village lacks one.

Regular Village Council Meeting Agenda August 19th, 2025

B. Strong, J. Crawford, T. Fisher, R. Empson, T. Dickerson, G. Simpson, T. Rankin

- Concerns raised: village must follow state law, not adopt township ordinances; policy could be invalid.
- Discussion on building setbacks, water runoff issues, and variance handling.
- Consensus: village defaults to state law when no ordinance exists; no new policy needed.

8. Unfinished Business

9. New Business

- Variance to move building back 10'-205 E. Kalamazoo Street
 - No variance needed, falls in the state minimum

10. Public Comment (Final Call)

- Facebook post
 - Concern raised about negative Facebook posts toward council; members emphasized commitment to serving the community and working in good faith.
- Public Comment – Parks
 - Flag in Haven Park loose; repair needed.
 - Channel 3 featured Miss Bloomingdale in the park; positive coverage.
- Public Comment – Nuisance/Code Enforcement
 - Concerns about rodents and garbage at 520 N. Van Buren
 - Trash and property maintenance violations noted; prior tickets issued, follow-up enforcement needed.

11. Adjournment

- Motion to adjourn by R. Empson, seconded by T. Fisher. Adjourned at 8:19pm

1. Roll Call- All present

2. Public Comment- None

3. August Expenses

General Fund-\$18,908.05	Major Streets-\$8,181.00
Sewer Fund-\$6,407.96	Local Streets-\$1,102.65

4. Approval of current Agenda OR Amendments to the current Agenda

- An ordinance item was added under Ordinances.
- Motion by G. Simpson, supported by T. Dickerson. Roll- Yes. Motion carried.

5. Approval of August 19th, 2025, Regular Meeting Minutes

- Motion by G. Simpson, supported by R. Empson. Roll-Yes. Motion carried.

6. Communication:

- Van Buren County Commissioner- packet attached.
- Parks and Recreation
 - Discussion regarding picnic tables at Shady Brook. Request made to remove some tables from the pavilion while leaving three large tables in place for upcoming birthday parties. Tables marked with green paint are designated as Village property.

7. Reports on Village Officials

- President's Monthly Report
 - No sewer pumping was needed this month; ponds are in good condition and routine maintenance was completed. The North Van Buren Street project is on schedule, with storm drains adjusted and curbs to be poured within two weeks. Milling, filling, and striping will follow, with curb work limited to corners only.
- Treasurer's Report
 - Account balances attached.
 - Summer tax collection closed with \$111,785.36 collected: \$62,535.56 to Operating, \$25,010.98 to Major/Local Streets, \$1,105.91 in admin fees, and \$23,132.91 in delinquent sewer assessments. Additional settlement funds from the County are expected next spring.
 - BS&A Software and Services- Vote
 - Treasurer reported that Van Buren County will no longer host BS&A programs on its Citrix server, requiring municipalities to move to BS&A Cloud. A proposal for the Village's Tax Module only was presented: \$2,300 implementation plus \$1,230 annual fee (total \$3,530).
 - Motion by J. Crawford by designate Treasurer Melissa (administrator access), Deputy Treasurer (administrator access), and Village President (view-only access) for the BS&A Tax Module, supported by G. Simpson. Roll-yes. Motion carried.

Regular Village Council Meeting Agenda September 16th, 2025
J. Crawford, T. Rankin, T. Fisher, T. Dickerson, B. Strong, R. Empson, G. Simpson

- Clerk's Report
 - MML Loss Control & Training

Clerk reported on a meeting with Todd Weaver from MML Loss Control. Village has had no claims in the past four years except one, which will fall off next year. Board members are required to complete sexual harassment prevention training; certificates of completion will be placed in personnel files. Clerk will provide webinar lessons for those without prior certification.
 - Fleis & Vandenbrink- \$4,091.58- Services 6/29/2025 to 7/26/2025
 - Motion by G. Simpson, supported by T. Rankin. Roll-yes. Motion carried.
- Grant Oversight
 - Looking into one and they are accepting until March.
- Budget
 - Council noted that budget amendments may be needed before March 1, with a budget meeting to be scheduled. At mid-year, finances are in good shape and no major imbalances were reported.
- Parks
 - Haven Park
 - Depot
 - Community service crew removed the depot decks, with materials hauled to Rock Road. Snow fencing will be placed around the electrical box on the south side of the depot. Additional cleanup of leaves under the former deck area is still needed. Flags are displayed only for Memorial Day and removed by Labor Day. Drain materials for the depot area are on backorder but expected by Thursday.
- Sewer-None
- Streets
 - Repairs are planned for Willow Street to address a raised manhole before winter plowing. Kurt will coordinate with Nick on the work. A large hole at the opposite end of the street was also noted for repair.
- Ordinance
 - The committee presented a proposed Bloomingdale Village Setback Ordinance, establishing minimum setback requirements (25' front, 10' side, 35' rear), minimum site size, and penalties for violations. Discussion was held regarding definitions (main dwelling vs. detached structures), detached garage setbacks, and inclusion of wetlands provisions. Concerns were raised about conflicting standards with state/county regulations.
 - Council voted to table the ordinance for revisions, requesting a redlined draft with clarified definitions and adjustments for detached structures. Motion by B. Strong, supported by T. Dickerson to table. Roll-Yes. Motion carried.

8. Unfinished Business- None

9. New Business

- Hiring of a building inspector
 - Council discussed the need to appoint a building inspector. Motion by R. Empson, supported by B. Strong, to follow the township in utilizing the same building inspector and fee schedule. Roll: 6-1. Motion carried.
- Contract with an HVAC company for services (filters/maintenance)
 - Council discussed options for HVAC maintenance and filter services. Clerk was directed to obtain three quotes for review before awarding a contract. Motion by G. Simpson supported by R. Empson. Roll- yes. Motion carried.

10. Public Comment (Final Call)

- Clarification provided on wetland definitions: vegetation, soil type, and water-holding capacity.
- Oktoberfest will be held this weekend, with fireworks planned in the evening.
- Township meeting scheduled for tomorrow will include recognition of two youth who assisted during a buggy accident.
- Appreciation expressed to Clerk J. Ashbrook for office improvements and organization.
- Noted that Tim Payne has stepped down as school representative on the commission; a replacement will be appointed. Kristen, Deputy Clerk, will also serve as township representative.

11. Adjournment.

- Meeting adjourned at 7:53. All in favor.

1. Roll Call- All present.

2. Public Comment- Moment of silence for Shirley Noble

3. September Expenses

General Fund-\$24,462.42	Major Streets-\$4,091.58
Sewer Fund-\$14,681.70	Local Streets-\$0.00

4. Approval of current Agenda OR Amendments to the current Agenda

Amendments proposed:

- Add *Sewer – Purchase of Ferric Acid* under the Sewer section.
- Add *Christmas Decorating and Parade for Haven Park* under Parks.
- Add *Halloween posting* under the Clerk's section

5. Approval of September 16th, 2025, Regular Meeting Minutes

- Motion by R. Empson, supported by G. Simpson. Roll-yes. Motion Carried.

6. Communication:

- Van Buren County Commissioner- attachment
- Parks and Recreation
 - State Police confirmed \$150 restitution from the Porta John incident. Current sales total \$1,190—just \$10 short of the \$1,200 projection, with two weeks remaining.

7. Reports on Village Officials

- President's Monthly Report
 - North Van Buren Street Project: Driveway approaches have been paved; remaining work includes drain adjustments, striping, and addressing three raised curb drains. Awaiting response from the contractor for completion.
 - Donation: Received a \$1,000 donation from former residents for the Bloomingdale Depot improvements. Acknowledgment and public recognition will be arranged on behalf of the donor.
- Treasurer's Report- attached.
- Clerk's Report
 - Response to "Editorial Report on Bloomingdale Land Sale"
 - With the President's permission, the Clerk addressed recent reports by Mr. Kurtis Dickerson regarding the Village land sale. Mr. Dickerson confirmed his report was reviewed by a licensed attorney. The Clerk clarified that the Village's official response was reviewed by the President and Council members, based on verified Village records. The Clerk noted the sale proceeds were deposited into the USDA Bond & Interest account, then transferred to the Sewer Fund for payoff—contrary to claims in the original report—and reaffirmed the Village's commitment to transparency and accurate public records.
 - At the October 21st, 2025 regular meeting, Mr. Kurtis Dickerson stated that his report had been reviewed by a licensed attorney and that he would provide names. On October 23rd, 2025, Mr. Dickerson sent a written statement clarifying that his report was not reviewed by a licensed attorney and was instead a personal opinion piece based on FOIA materials. The correspondence will be placed on file with the Clerk's Office.

Regular Village Council Meeting Agenda October 21st, 2025

- Fleis & Vandenbrink- \$27,328.90 Services 7/27/2025 to 8/23/2025- N. Van Buren
 - Motion by B. Strong supported by G. Simpson. Roll-yes. Motion carried.
- Remington Excavating- \$1,440.00 Moving gravel pile & rough grading road
 - Motion by T. Dickerson supported by G. Simpson. Roll-yes. Motion carried
- Grant Oversight
 - Information was sent over to MarketOne for depot grant follow-up.
- Budget
 - Reviewed informally this month; full review to occur at quarter's end. Finances are on track with no concerns at this time.
- Parks
 - Haven Park
 - Haley Sirdell and volunteers will decorate Haven Park the day after Thanksgiving and hold the Christmas Parade on December 5 at 6:30 p.m. They requested up to \$200 for replacement lights; receipts will be submitted to the Clerk. Power for decorations will be available from existing outlets in the park. Baja will provide hot chocolate at the pavilion during the parade, and the library will host a craft and pizza event beforehand.
-Motion by T. Fisher, supported by B. Strong, to approve up to \$200 for Christmas lights. Roll- yes. Motion carried.
 - Depot
 - Footings delayed to Thursday; wall forms expected next week. Building to remain unheated in winter but may need plumbing for future events. Purchased fence stakes to secure the area.
 - Sewer sleeve to be installed for future hookup; possible \$400 scope later.
- Sewer
 - Ferric acid levels are low at approximately 2.5 feet. Council discussed replenishing the supply, noting the last purchase cost about \$12,000. Usage has decreased by about two feet since May 2024.
- Streets
 - North Van Buren Street project is nearly complete. Remaining work includes minor scraping, cleanup, and addressing three raised manholes. Overall paving appears level and finished.
- Ordinance
 - ~~New Ordinance and Rescinding another Ordinance~~
 - Tom- Set Back Ordinance- In packet.
 - First reading held; no rescission acted on.
 - Amendment proposed: accessory structure setback = 5 ft (fire code alignment).
 - Clarify publication/effective date (15 vs. 30 days).
 - Discussion: 25-ft front setback (corner-lot impacts), whether basements count toward min. 1,280 sq ft, "one living structure per lot" (zoning implications), and wetlands buffer overlap with state/county rules.
 - Will return in November for revisions/action.

8. Unfinished Business

- Contract with an HVAC company for services (filters/maintenance)
 - Reviewed quotes from Fields, Fleetwood's, and Madon Mechanical (awaiting revision). Council compared pricing and maintenance coverage.
-Motion by G. Simpson, supported by T. Fisher, to approve Fleetwood's Heating & Cooling for quarterly HVAC and dehumidifier maintenance at \$698 annually. Roll-yes. Motion carried.

9. New Business

- FOIA and excess requests.
 - Council discussed the increasing volume and burden of FOIA requests. Proposal made to appoint a FOIA Coordinator to manage requests, determine scope, and delegate record collection to staff, reducing strain on the Clerk's workload. Discussion included legal limits, record availability, and recovery of costs for excessive or historical requests.
-Motion by J. Crawford, supported by G. Simpson, to designate R. Empson as the FOIA Coordinator to handle incoming requests. Roll-yes. Motion carried.
- New Cleaning Service
 - Current cleaning service provided notice of termination. The Village and Township will begin seeking a new provider, with the Township and Library sharing costs. M. Ashbrook will coordinate outreach and advertising for bids. Discussion included insurance requirements and potential vendors.
- Park Restoration- Need bids
 - Park restoration will extend into spring. Discussion held on excess soil removal from the Depot site—concerns noted about debris and possible contamination. A local resident, expressed interest in taking the fill for his property. Council agreed to determine transport costs and proceed only if resident covers full hauling expenses.
- Roof over ferret tank
 - The roof over the ferric tank is in poor condition, with shingles missing for several years. Council will seek repair estimates; one member will contact a roofing company currently working on their home for a quote.
- Enforcement Officer
 - Discussion held on contacting Michigan Township Services (MTS) for potential blight enforcement. MTS reported they are not accepting new clients for enforcement.
- Attorney
 - Due to the current attorney running for state office, the Village will seek new legal representation. The President plans to meet with Michael Meyers' firm in Grand Rapids, which previously drafted the Village's sewer ordinance. The goal is to secure a larger municipal law firm with multiple attorneys experienced in litigation and municipal matters. Cost expected to be higher but justified for expanded expertise.
- Parking along Cherry Street by school

10. Public Comment (Final Call)

- Members noted that property cleanup and blight enforcement are also needed to attract builders. Additional comments were made about available asphalt millings for Village use.

11. Adjournment

-Motion to adjourn at 8:49pm. Motion carried.

VILLAGE OF BLOOMINGDALE - GENERAL FUND
 Custom Summary Report
 September 2025

	Sep 25
Ordinary Income/Expense	
Income	
101-100-560.0 DPW Labor	16,026.71
OTHER REVENUE	
101-100-102.1 - TWP REIMB	39.92
101-100-406.0 - PERMITS/INSPECT	1,502.00
Total OTHER REVENUE	1,541.92
INTEREST AND RENTALS	
101-100-668.0 -EQUIPMENT RENTAL (EQUIPMENT RENTAL)	3,141.20
101-100-664.0 -INTEREST INCOME (INTERESTAND RENTALS)	252.54
Total INTEREST AND RENTALS	3,393.74
TAXES	
101-100-401.0 -GENERAL FUND TAX (REAL TAXES LEVIED)	4,942.93
TAXES - Other	4,001.55
Total TAXES	8,944.48
STATE SHARED REVENUE	12,869.00
Total Income	42,775.85
Gross Profit	42,775.85
Expense	
101215 · CLERK (CLERK)	
101-215-702.0 -SALARY-CLERK (SALARY-CLERK)	1,000.00
101-215-727.0 -POST/OFFICE SUP (POSTAGE/OFFICE SUPPLIES)	420.50
101-215-850.0 -TELEPHONE	293.48
Total 101215 · CLERK (CLERK)	1,713.98
101253 · TREASURER (TREASURER)	
101-253-702.0 -SALARIES (SALARIES)	733.33
101-253-957.0 -VBC TAX BILLING (VBC TAX BILLING EXP)	1,150.00
Total 101253 · TREASURER (TREASURER)	1,883.33
GENERAL GOVERNMENT	
101-260-715 - FICA PAYROLL TAX	1,099.56
101-260-910 - INSURANCE	77.00
101-260-962 - INSPECTION & PERM	1,439.50
Total GENERAL GOVERNMENT	2,616.06
101265 · MUNICIPAL BUILDING (VILLAGE HALL AND GROUNDS)	
101-265-801.0 -CONTRACT SERVICE	193.09
101-265-921.0 -UTILITIES (UTILITIES-HEAT)	763.08
101-265-930.0 -REPAIRS & MAIN (REPAIRS AND MAINTENANCE)	850.00
Total 101265 · MUNICIPAL BUILDING (VILLAGE HALL AND GROUNDS)	1,806.17
101441 · DEPARTMENT OF PUBLIC WORK (DEPARTMENT OF PUBLIC WORK)	
101-441-706 - WAGES	4,137.50
101-441-716.2 -INSURANCES (INSURANCE)	250.00
101-441-728.0 OFFICE SUP (POSTAGE/OFFICE SUPPLIES)	614.87
101-441-801.0 -CONTRACT SERVICE	720.60
101-441-920.0 -UTILITIES	202.04
101-441-930.0 -REPAIRS & MAINT (REPAIRS AND MAINTENANCE)	121.19
Total 101441 · DEPARTMENT OF PUBLIC WORK (DEPARTMENT OF PUBLIC WORK)	6,046.20
STREET LIGHTS	
101-450-926 - STREET LIGHTING	744.67
Total STREET LIGHTS	744.67
101751 · VILLAGE PARK (VILLAGE PARK)	

1:07 PM

10/16/25

Accrual Basis

VILLAGE OF BLOOMINGDALE - GENERAL FUND

Custom Summary Report

September 2025

	<u>Sep 25</u>
101-751-930.0- REPAIR AND MAINT (REPAIRS AND MAINTENANCE)	<u>23.75</u>
Total 101751 · VILLAGE PARK (VILLAGE PARK)	23.75
Haven Park	
101-804-801 CONTRACTED SERVICES	9,000.00
101-804-921 - UTILITIES	<u>127.96</u>
Total Haven Park	9,127.96
EQUIPMENT AND MAINTENANCE	
101-932-751 - FUEL AND OIL	<u>500.00</u>
Total EQUIPMENT AND MAINTENANCE	500.00
900000 · PAYROLL EXPENSES (PAYROLL EXPENSES)	<u>0.30</u>
Total Expense	<u>24,462.42</u>
Net Ordinary Income	<u>18,313.43</u>
Net Income	<u><u>18,313.43</u></u>

VILLAGE OF BLOOMINGDALE - GENERAL FUND
Profit & Loss Budget vs. Actual

1:11 PM

10/16/25

September 2025

Accrual Basis

	Sep 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income	0.00	0.00	0.00	0.0%
Local Community Stabilization	16,026.71	0.00	16,026.71	100.0%
101-100-560.0 DPW Labor				
OTHER REVENUE	39.92	0.00	39.92	100.0%
101-100-102.1 - TWP REIMB	0.00	0.00	0.00	0.0%
101-100-102.2 - LIBRARY REIMB	1,502.00	0.00	1,502.00	100.0%
101-100-406.0 - PERMITS/INSPECT	0.00	0.00	0.00	0.0%
101-100-555.0 Reimbr-ADMIN FEES	0.00	0.00	0.00	0.0%
101-100-956.0 -Pavillion (donations specifically for the construction of a pavillion)	0.00	0.00	0.00	0.0%
101-100-957.0 - GRANTS (STDI GRANT)	0.00	0.00	0.00	0.0%
OTHER REVENUE - Other				
Total OTHER REVENUE	1,541.92	0.00	1,541.92	100.0%
INTEREST AND RENTALS	3,141.20	0.00	3,141.20	100.0%
101-100-668.0 -EQUIPMENT RENTAL (EQUIPMENT RENTAL)	252.54	0.00	252.54	100.0%
101-100-664.0 -INTEREST INCOME (INTERESTAND RENTALS)	0.00	0.00	0.00	0.0%
101-100-667.0 DIVIDEND INCOME				
Total INTEREST AND RENTALS	3,393.74	0.00	3,393.74	100.0%
TAXES	4,942.93	0.00	4,942.93	100.0%
101-100-401.0 -GENERAL FUND TAX (REAL TAXES LEVIED)	0.00	0.00	0.00	0.0%
101-100-405.0 -Delinquent Tax (Delinquent Tax general)	4,001.55	0.00	4,001.55	100.0%
TAXES - Other				
Total TAXES	8,944.48	0.00	8,944.48	100.0%
STATE SHARED REVENUE				
101-100-572.0 -STATE SHAR REV. (STATE SHARED REVENUE)	0.00	0.00	0.00	0.0%
101-100-574.0 -STATUTORY (STATUTORY)	0.00	0.00	0.00	0.0%
101-100-572.0 -STATE SHAR REV. (STATE SHARED REVENUE) - Other				
Total 101-100-572.0 -STATE SHAR REV. (STATE SHARED REVENUE)	0.00	0.00	0.00	0.0%
STATE SHARED REVENUE - Other	12,869.00	0.00	12,869.00	100.0%
Total STATE SHARED REVENUE	12,869.00	0.00	12,869.00	100.0%
Total Income	42,775.85	0.00	42,775.85	100.0%
Gross Profit	42,775.85	0.00	42,775.85	100.0%
Expense				
65900 - Reconciliation Discrepancies (Discrepancies between bank statements and company records)	0.00	0.00	0.00	0.0%
101-260 GENERAL GOVERNMENT	0.00	0.00	0.00	0.0%
101101 - VILLAGE COUNCIL (VILLAGE COUNCIL)				
101-101-702.0 -SALARIES (SALARIES)	0.00	0.00	0.00	0.0%
101-101-715.0 -FICA EXPENSE (FICA EXPENSE)	0.00	0.00	0.00	0.0%
101-101-805.0 -MEMBSHIP & DUES (MEMBERSHIP AND DUES)	0.00	0.00	0.00	0.0%
101-101-901.0 -PRINT & PUBLIS (PRINTING AND PUBLISHING)	0.00	0.00	0.00	0.0%
101-101-956.0 -MISC. EXPENSE (MISCELLAEIOUS EXPENSE)	0.00	0.00	0.00	0.0%
Total 101101 - VILLAGE COUNCIL (VILLAGE COUNCIL)	0.00	0.00	0.00	0.0%
101171 - VILLAGE PRESIDENT (VILLAGE PRESIDENT)				
101-171-702.0 -SALARIES (SALARIES)	0.00	0.00	0.00	0.0%
Total 101171 - VILLAGE PRESIDENT (VILLAGE PRESIDENT)	0.00	0.00	0.00	0.0%
101215 - CLERK (CLERK)				
101-215-702.0 -SALARY-CLERK (SALARY-CLERK)	1,000.00	0.00	1,000.00	100.0%
101-215-715.0 -FICA EXPENSE (FICA EXPENSE)	0.00	0.00	0.00	0.0%
101-215-727.0 -POST/OFFICE SUP (POSTAGE/OFFICE SUPPLIES)	420.50	0.00	420.50	100.0%
101-215-850.0 -TELEPHONE	293.48	0.00	293.48	100.0%
101-215-931.0 -OFFCE EQUIP MAIN (OFFICE EQUIP. MAINT)	0.00	0.00	0.00	0.0%
Total 101215 - CLERK (CLERK)	1,713.98	0.00	1,713.98	100.0%
101253 - TREASURER (TREASURER)				
101-253-702.0 -SALARIES (SALARIES)	733.33	0.00	733.33	100.0%
101-253-727.0 -POST/OFFICE SUP (POSTAGE/OFFICE SUPPLIES)	0.00	0.00	0.00	0.0%
101-253-957.0 -VBC TAX BILLING (VBC TAX BILLING EXP)	1,150.00	0.00	1,150.00	100.0%
Total 101253 - TREASURER (TREASURER)	1,883.33	0.00	1,883.33	100.0%
GENERAL GOVERNMENT				
101-260-609.0 - BLIGHT COSTS	0.00	0.00	0.00	0.0%
101-260-715 - FICA PAYROLL TAX	1,099.56	0.00	1,099.56	100.0%
101-260-719 - MESC	0.00	0.00	0.00	0.0%
101-260-801 - PROF. FEES	0.00	0.00	0.00	0.0%
101-173-803.0 -AUDIT SERVICES	0.00	0.00	0.00	0.0%
101-173-805.0 -LEGAL SERVICES	0.00	0.00	0.00	0.0%
101-260-900 - PRINT & PUBLISH	0.00	0.00	0.00	0.0%
101-260-910 - INSURANCE	77.00	0.00	77.00	100.0%
101-260-956 - MISCELLANEOUS	0.00	0.00	0.00	0.0%
101-260-962 - INSPECTION & PERM	1,439.50	0.00	1,439.50	100.0%
101-260-999 - TREE REMOVAL	0.00	0.00	0.00	0.0%
Total GENERAL GOVERNMENT	2,616.06	0.00	2,616.06	100.0%
101265 - MUNICIPAL BUILDING (VILLAGE HALL AND GROUNDS)				
101-265-727.0 - SUPPLIES	0.00	0.00	0.00	0.0%
101-265-801.0 -CONTRACT SERVICE	193.09	0.00	193.09	100.0%
101-265-921.0 -UTILITIES (UTILITIES-HEAT)	763.08	0.00	763.08	100.0%
101-265-930.0 -REPAIRS & MAIN (REPAIRS AND MAINTENANCE)	850.00	0.00	850.00	100.0%
101-265-931.0 -EQUIPMENT MAINT (EQUIPMENT MAINTENANCE)	0.00	0.00	0.00	0.0%
Total 101265 - MUNICIPAL BUILDING (VILLAGE HALL AND GROUNDS)	1,806.17	0.00	1,806.17	100.0%
101441 - DEPARTMENT OF PUBLIC WORK (DEPARTMENT OF PUBLIC WORK)				
101-441-706 - WAGES	4,137.50	0.00	4,137.50	100.0%
101-441-716.2 -INSURANCES (INSURANCE)	250.00	0.00	250.00	100.0%
101-441-728.0 OFFICE SUP (POSTAGE/OFFICE SUPPLIES)	614.87	0.00	614.87	100.0%
101-441-740.0 -OPERATING SUP (OPERATING SUPPLIES)	0.00	0.00	0.00	0.0%
101-441-801.0 -CONTRACT SERVICE	720.60	0.00	720.60	100.0%
101-441-860.0 -MILEAGE EXPENSE (MILEAGE EXPENSE)	0.00	0.00	0.00	0.0%
101-441-920.0 -UTILITIES	202.04	0.00	202.04	100.0%
101-441-930.0 -REPAIRS & MAINT (REPAIRS AND MAINTENANCE)	121.19	0.00	121.19	100.0%
Total 101441 - DEPARTMENT OF PUBLIC WORK (DEPARTMENT OF PUBLIC WORK)	6,046.20	0.00	6,046.20	100.0%
101442 - SIDEWALKS (SIDEWALKS)				

VILLAGE OF BLOOMINGDALE - GENERAL FUND
Profit & Loss Budget vs. Actual

September 2025

Accrual Basis

	Sep 25	Budget	\$ Over Budget	% of Budget
101-442-930.0 -REPAIRS & MAINT (REPAIRS AND MAINTENANCE)				
Total 101442 · SIDEWALKS (SIDEWALKS)	0.00	0.00	0.00	0.0%
DRAINS				
101-446-801.0 - CONTRACT SERV				
101-446-801.1 - HOUGHTON DRAIN	0.00	0.00	0.00	0.0%
101-446-728 -OTHER	0.00	0.00	0.00	0.0%
Total DRAINS	0.00	0.00	0.00	0.0%
STREET LIGHTS				
101-450-926 - STREET LIGHTING	744.67	0.00	744.67	100.0%
Total STREET LIGHTS	744.67	0.00	744.67	100.0%
101751 · VILLAGE PARK (VILLAGE PARK)				
101-751-930.0- REPAIR AND MAINT (REPAIRS AND MAINTENANCE)	23.75	0.00	23.75	100.0%
101-751-978.0 -VILLAGE DONATION (Donation to Park)	0.00	0.00	0.00	0.0%
Total 101751 · VILLAGE PARK (VILLAGE PARK)	23.75	0.00	23.75	100.0%
Haven Park				
101-804-801 CONTRACTED SERVICES	9,000.00	0.00	9,000.00	100.0%
101-804-740. - SUPPLIES	0.00	0.00	0.00	0.0%
101-804-921 - UTILITIES	127.96	0.00	127.96	100.0%
101-804-956 - MISCELLANEOUS	0.00	0.00	0.00	0.0%
Total Haven Park	9,127.96	0.00	9,127.96	100.0%
EQUIPMENT AND MAINTENANCE				
101-932-933 - R&M	0.00	0.00	0.00	0.0%
101-932-751 - FUEL AND OIL	500.00	0.00	500.00	100.0%
Total EQUIPMENT AND MAINTENANCE	500.00	0.00	500.00	100.0%
900000 · PAYROLL EXPENSES (PAYROLL EXPENSES)				
Total Expense	0.30	0.00	0.30	100.0%
Net Ordinary Income	24,462.42	0.00	24,462.42	100.0%
Net Income	18,313.43	0.00	18,313.43	100.0%
	18,313.43	0.00	18,313.43	100.0%

VILLAGE OF BLOOMINGDALE - GENERAL FUND

10/16/2025 1:54 PM

Register: 101 - General Fund

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/03/2025	20839	State of Michigan Wi...	101-000-202.001 -AC...	38-0350544 5...	650.43	X		363,536.76
09/03/2025	941082025	EFTPS	-split-	38-0350544- 9...	2,556.50	X		360,980.26
09/04/2025	20840	Continental Linen Se...	101-000-202.001 -AC...	Invoice 4293226	104.09	X		360,876.17
09/04/2025	20841	DeVisser, Walter	101-000-202.001 -AC...	102 N Van Bur...	210.00	X		360,666.17
09/04/2025	20842	Indiana Michigan Po...	101-000-202.001 -AC...		346.10	X		360,320.07
09/04/2025	20843	USAbluebook	101-000-202.001 -AC...	Invoice 007313...	205.32	X		360,114.75
09/04/2025	20844	HEALY TRUE VAL...	101-000-202.001 -AC...	A402724	121.19	X		359,993.56
09/04/2025	20845	Steensma Lawn & Po...	101-000-202.001 -AC...	Invoice #12551...	23.75	X		359,969.81
09/04/2025	20846	Village of Blooming...	101-000-202.001 -AC...	INV#A402724 ...	704.00	X		359,265.81
09/04/2025	20847	Willaim A. Wilcox	101-000-202.001 -AC...	BLV 25-005 4...	342.00	X		358,923.81
09/04/2025	250830	Harland Clarke Chec...	101215 · CLERK:101-...		420.50	X		358,503.31
09/04/2025		QuickBooks Payroll ...	2110 · Direct Deposit ...	Created by Pay...	800.00	X		357,703.31
09/05/2025	DD1054	Curt Underwood	-split-	Direct Deposit		X		357,703.31
09/08/2025			-split-	Deposit		X	32,588.91	390,292.22
09/08/2025			TAXES:101-100-401.0...	Deposit		X	4,942.93	395,235.15
09/10/2025	20848	DeVisser, Walter	101-000-202.001 -AC...	206 W Willow ...	230.00	X		395,005.15
09/10/2025	20849	Fleis & Vandenbrink	101-000-202.001 -AC...	711018- Bloo...	720.60	X		394,284.55
09/10/2025	20850	INDIANA MICHIG...	101-000-202.001 -AC...	Bill from 8/1/2...	526.53	X		393,758.02
09/10/2025	20851	MICHIGAN GAS U...	101-000-202.001 -AC...		159.86	X		393,598.16
09/11/2025	20852	Selner Drywall	101-000-202.001 -AC...	Drywall Repair...	850.00	X		392,748.16
09/11/2025		QuickBooks Payroll ...	2110 · Direct Deposit ...	Created by Pay...	1,126.10	X		391,622.06
09/12/2025	DD1055	Curt Underwood	-split-	Direct Deposit		X		391,622.06
09/14/2025		Tax Collections	101 · General Fund:10...		39,041.43			352,580.63
09/14/2025			101 · General Fund	Deposit		X	39,041.43	391,622.06
09/16/2025			TAXES	Deposit		X	4,087.12	395,709.18
09/17/2025	20853	BLOOMINGDALE ...	101-000-202.001 -AC...	Invoice #10329...	293.48	X		395,415.70
09/17/2025	20854	Justin & Christine Cr...	101-000-202.001 -AC...	Refund for ove...	85.57			395,330.13
09/17/2025	20855	MML Workers' Com...	101-000-202.001 -AC...	Payroll Audit 7...	77.00	X		395,253.13
09/17/2025	20856	USAbluebook	101-000-202.001 -AC...	Invoice 008260...	409.55	X		394,843.58
09/18/2025	1001	Willaim A. Wilcox	101-000-202.001 -AC...		887.50	X		393,956.08
09/18/2025	1002	Laraway & Sons	101-000-202.001 -AC...	Depot Move- S...	8,000.00	X		385,956.08
09/18/2025		QuickBooks Payroll ...	2110 · Direct Deposit ...	Created by Pay...	800.00	X		385,156.08
09/19/2025	DD1056	Curt Underwood	-split-	Direct Deposit		X		385,156.08
09/22/2025	1003	Laraway & Sons	101-000-202.001 -AC...	Depot Move- S...	1,000.00	X		384,156.08
09/24/2025			-split-	Deposit		X	1,386.68	385,542.76
09/24/2025	1004	INDIANA MICHIG...	101-000-202.001 -AC...	Acct#044-245-...	84.76			385,458.00
09/24/2025	1005	Marathon Universal	101-000-202.001 -AC...	0496-00-32181...	500.00			384,958.00
09/24/2025	1006	BS&A Software	101-000-202.001 -AC...	Invoice #1012	1,150.00	X		383,808.00
09/24/2025	1007	Fields Plumbing and ...	101-000-202.001 -AC...	HVAC Quote	89.00	X		383,719.00
09/24/2025	1008	Lane Soft Water	101-000-202.001 -AC...	Community Ro...	16.50	X		383,702.50

VILLAGE OF BLOOMINGDALE - GENERAL FUND

10/16/2025 1:54 PM

Register: 101 · General Fund

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

<u>Date</u>	<u>Number</u>	<u>Payee</u>	<u>Account</u>	<u>Memo</u>	<u>Payment</u>	<u>C</u>	<u>Deposit</u>	<u>Balance</u>
09/25/2025		QuickBooks Payroll ...	2110 · Direct Deposit ...	Created by Pay...	829.03	X		382,873.47
09/26/2025	DD1057	Curt Underwood	-split-	Direct Deposit		X		382,873.47
09/30/2025			INTEREST AND REN...	Interest		X	391.37	383,264.84
09/30/2025		QuickBooks Payroll ...	2110 · Direct Deposit ...	Created by Pay...	1,527.06	X		381,737.78
09/30/2025	DD1058	Jenelle Ashbrook	-split-	Direct Deposit		X		381,737.78
09/30/2025	DD1059	Melisia Blackson	-split-	Direct Deposit		X		381,737.78

VILLAGE OF BLOOMINGDALE - MAJOR STREET
Profit & Loss Budget vs. Actual
September 2025

	Sep 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
202-100-401.0 - TAXES	9,583.90	0.00	9,583.90	100.0%
202-100-402.0 - Taxes Interest	0.00	0.00	0.00	0.0%
202-100-574.0 - ACT 51 MONIES	15,723.60	0.00	15,723.60	100.0%
202-100-664.0 - INTEREST INCOME	187.58	0.00	187.58	100.0%
Total Income	25,495.08	0.00	25,495.08	100.0%
Gross Profit				
	25,495.08	0.00	25,495.08	100.0%
Expense				
202-451 - STREET CONSTRUCTION				
202-451-801.0 - CONTRACTED SER.	0.00	0.00	0.00	0.0%
202-451 - STREET CONSTRUCTION - Other	0.00	0.00	0.00	0.0%
Total 202-451 - STREET CONSTRUCTION	0.00	0.00	0.00	0.0%
202-474 - TRAFFIC SERVICES				
202-474-720.0 - OPERATING LABOR	0.00	0.00	0.00	0.0%
202-474-740.0 - SUPPLIES	0.00	0.00	0.00	0.0%
202-474-801.0 - CONTRACTED SERV	4,091.58	0.00	4,091.58	100.0%
202-474-931.0 - REPAIRS & MAINT.	0.00	0.00	0.00	0.0%
202-474-941.0 - EQUIPMENT RENTAL	0.00	0.00	0.00	0.0%
Total 202-474 - TRAFFIC SERVICES	4,091.58	0.00	4,091.58	100.0%
202-478 - WINTER MAINTENANCE				
202-478-720.0 - OPERATING LABOR	0.00	0.00	0.00	0.0%
202-478-775.0 - MATERIALS	0.00	0.00	0.00	0.0%
202-478-931.0 - REPAIRS & MAINT.	0.00	0.00	0.00	0.0%
202-478-941.0 - EQUIPMENT RENTAL	0.00	0.00	0.00	0.0%
Total 202-478 - WINTER MAINTENANCE	0.00	0.00	0.00	0.0%
202-482 - ADMINISTRATIVE				
202-482-801.0 - CONTRACTED SERV.	0.00	0.00	0.00	0.0%
Total 202-482 - ADMINISTRATIVE	0.00	0.00	0.00	0.0%
202-463 - ROUTINE STREET MAINT.				
202-463-720.0 - OPERATING LABOR	0.00	0.00	0.00	0.0%
202-463-775.0 - MATERIALS	0.00	0.00	0.00	0.0%
202-463-931.0 - REPAIRS & MAINT	0.00	0.00	0.00	0.0%
202-463-941.0 - EQUIPMENT RENTAL	0.00	0.00	0.00	0.0%
Total 202-463 - ROUTINE STREET MAINT.	0.00	0.00	0.00	0.0%
66900 - Reconciliation Discrepancies	0.00	0.00	0.00	0.0%

VILLAGE OF BLOOMINGDALE - MAJOR STREET
 Profit & Loss Budget vs. Actual
 September 2025

	Sep 25	Budget	\$ Over Budget	% of Budget
Total Expense	4,091.58	0.00	4,091.58	100.0%
Net Ordinary Income	21,403.50	0.00	21,403.50	100.0%
Net Income	21,403.50	0.00	21,403.50	100.0%

VILLAGE OF BLOOMINGDALE - MAJOR STREET

10/16/2025 1:51 PM

Register: 202-100-001.0 Major St Checking

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/08/2025			202-100-574.0 -ACT 5...	Deposit		X	7,141.69	176,204.86
09/08/2025			202-100-401.0 -TAXES	Deposit		X	992.02	177,196.88
09/12/2025			202-100-574.0 -ACT 5...	Deposit		X	8,581.91	185,778.79
09/14/2025			202-100-401.0 -TAXES	Deposit		X	7,774.80	193,553.59
09/16/2025			202-100-401.0 -TAXES	Deposit		X	817.08	194,370.67
09/17/2025	700	Fleis & VandenBrink...	202-100-202.0 -ACCO...	Project #87275...	4,091.58	X		190,279.09
09/30/2025			202-100-664.0 -INTE...	Interest		X	187.58	190,466.67

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10/16/25

Accrual Basis

VILLAGE OF BLOOMINGDALE - MAJOR STREET

Custom Summary Report

September 2025

	<u>Sep 25</u>
Ordinary Income/Expense	
Income	
202-100-401.0 -TAXES	9,583.90
202-100-574.0 -ACT 51 MONIES	15,723.60
202-100-664.0 -INTEREST INCOME	187.58
	<hr/>
Total Income	25,495.08
Gross Profit	25,495.08
Expense	
202-474 -TRAFFIC SERVICES	
202-474-801.0 -CONTRACTED SERV	4,091.58
	<hr/>
Total 202-474 -TRAFFIC SERVICES	4,091.58
Total Expense	4,091.58
Net Ordinary Income	21,403.50
Net Income	<hr/> <hr/> 21,403.50

VILLAGE OF BLOOMINGDALE SEWER FUND

10/16/2025 1:49 PM

Register: 571-000-000.3 Ck Sewer Op 6901

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/01/2025	CCADJ		Merchant deposit fees	Batch Fee ID=...	0.45	X		59,913.66
09/03/2025			Online Payment Fees -...	Deposit		X	44.50	59,958.16
09/08/2025			-split-	Deposit		X	1,843.23	61,801.39
09/08/2025			-split-	Deposit		X	653.31	62,454.70
09/08/2025			571-100-040.0 -A/R - ...	Deposit		X	1,292.66	63,747.36
09/08/2025			Online Payment Fees -...	Deposit		X	45.28	63,792.64
09/08/2025	CCADJ		Merchant deposit fees	Batch Fee ID=...	1.56	X		63,791.08
09/10/2025	1011	Paw Paw Laboratory	517-100-200.0- Accbu...	July 2025- Acc...	495.00	X		63,296.08
09/12/2025			-split-	Deposit		X	1,287.33	64,583.41
09/12/2025			-split-	Deposit		X	1,311.42	65,894.83
09/12/2025			-split-	Deposit		X	88.00	65,982.83
09/12/2025			1499 · Undeposited Fu...	Deposit		X	704.00	66,686.83
09/12/2025			Online Payment Fees -...	Deposit		X	44.50	66,731.33
09/12/2025			Online Payment Fees -...	Deposit		X	44.50	66,775.83
09/12/2025	CCADJ		Merchant deposit fees	Batch Fee ID=...	0.90	X		66,774.93
09/13/2025			Online Payment Fees -...	Deposit		X	1.28	66,776.21
09/13/2025	CCADJ		Merchant deposit fees	Batch Fee ID=...	0.29	X		66,775.92
09/14/2025			571-100-040.0 -A/R - ...	Deposit		X	18,669.79	85,445.71
09/14/2025			Online Payment Fees -...	Deposit		X	44.00	85,489.71
09/15/2025			-split-	Deposit		X	2,119.71	87,609.42
09/15/2025			1499 · Undeposited Fu...	Deposit		X	45.28	87,654.70
09/15/2025			-split-	Deposit		X	332.00	87,986.70
09/15/2025			571-100-040.0 -A/R - ...	Deposit		X	2,520.76	90,507.46
09/15/2025	CCADJ		Merchant deposit fees	Batch Fee ID=...	1.53	X		90,505.93
09/24/2025			-split-	Deposit		X	134.28	90,640.21
09/24/2025			-split-	Deposit		X	1,785.60	92,425.81
09/24/2025	1012	INDIANA MICHIG...	517-100-200.0- Accou...	Acct#044-454-...	2,072.40			90,353.41
09/25/2025			-split-	Deposit		X	81.49	90,434.90
09/25/2025	CCADJ		Merchant deposit fees	Batch Fee ID=...	0.45	X		90,434.45
09/26/2025	CCADJ		Merchant deposit fees	Batch Fee ID=...	3.12	X		90,431.33
09/29/2025	CCADJ		Merchant deposit fees	Batch Fee ID=...	1.56	X		90,429.77
09/30/2025			7010 · Interest Income	Interest		X	82.75	90,512.52
09/30/2025	Corrections		66900 · Reconciliation ...	Balance Adjust...		X	8.29	90,520.81

**VILLAGE OF BLOOMINGDALE SEWER FUND
Custom Summary Report**

10/16/25
Accrual Basis

	Sep 25
Ordinary Income/Expense	
Income	
Online Payment Fees – Reimburse	227.06
571-101-643.0 -SEWER CHARGES	11,610.69
Total Income	11,837.75
Gross Profit	11,837.75
Expense	
Merchant deposit fees	0.90
66900 · Reconciliation Discrepancies	-8.29
OPERATION/MAINT-SEWER	
571-546-720.0 -OPERATING LABOR	12,121.69
571-546-801.0 -CONTRACT SERVICE	495.00
571-546-921.0 -UTILITIES	2,072.40
Total OPERATION/MAINT-SEWER	14,689.09
Total Expense	14,681.70
Net Ordinary Income	-2,843.95
Other Income/Expense	
Other Income	
7010 · Interest Income	335.29
Total Other Income	335.29
Net Other Income	335.29
Net Income	-2,508.66

VILLAGE OF BLOOMINGDALE SEWER FUND
Profit & Loss Budget vs. Actual

10/16/25

Accrual Basis

	Sep 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Online Payment Fees – Reimburse	227.06			
571-101 · -643-110	0.00	0.00	0.00	0.0%
571-101-643.0 -SEWER CHARGES	11,610.69	0.00	11,610.69	100.0%
571-101-664.0 -INTEREST INCOME	0.00	0.00	0.00	0.0%
571-101-665.0 -Delinquent Sewer	0.00	0.00	0.00	0.0%
571-101-694.0 -MISCELLANEOUS	0.00	0.00	0.00	0.0%
Total Income	11,837.75	0.00	11,837.75	100.0%
Gross Profit	11,837.75	0.00	11,837.75	100.0%
Expense				
Merchant deposit fees	0.90			
66900 · Reconciliation Discrepancies	-8.29	0.00	-8.29	100.0%
USDARD DEBT Retirement	0.00	0.00	0.00	0.0%
6200 · Interest Expense	0.00	0.00	0.00	0.0%
ADMINISTRATION-SEWER				
571-537-727.0 -OFFICE SUPPLIES	0.00	0.00	0.00	0.0%
571-537-801.0 -CONTRACT SERV	0.00	0.00	0.00	0.0%
571-537-803.0 -AUDIT SERVICES	0.00	0.00	0.00	0.0%
571-537-806 · PROFESSIONAL FEES	0.00	0.00	0.00	0.0%
571-537-901.0 -PRINT & PUBLISH	0.00	0.00	0.00	0.0%
571-537-910.0 -INSURANCE & BOND	0.00	0.00	0.00	0.0%
Total ADMINISTRATION-SEWER	0.00	0.00	0.00	0.0%
OPERATION/MAINT-SEWER				
571-546-406 -DEQ Permit	0.00	0.00	0.00	0.0%
571-546-720.0 -OPERATING LABOR	12,121.69	0.00	12,121.69	100.0%
571-546-740.0 -OPERATING SUPPLY	0.00	0.00	0.00	0.0%
571-546-801.0 -CONTRACT SERVICE	495.00	0.00	495.00	100.0%
571-546-864.0 -CONFERENCES	0.00	0.00	0.00	0.0%
571-546-921.0 -UTILITIES	2,072.40	0.00	2,072.40	100.0%
571-546-930.0 -EQUIPMENT REPAIR	0.00	0.00	0.00	0.0%
571-546-941.0 -EQUIPMENT RENTAL	0.00	0.00	0.00	0.0%
Total OPERATION/MAINT-SEWER	14,689.09	0.00	14,689.09	100.0%
Total Expense	14,681.70	0.00	14,681.70	100.0%
Net Ordinary Income	-2,843.95	0.00	-2,843.95	100.0%
Other Income/Expense				
Other Income				
7010 · Interest Income	335.29	0.00	335.29	100.0%
Total Other Income	335.29	0.00	335.29	100.0%
Net Other Income	335.29	0.00	335.29	100.0%
Net Income	-2,508.66	0.00	-2,508.66	100.0%

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10/16/25

Accrual Basis

VILLAGE OF BLOOMINGDALE - LOCAL STREET

Custom Summary Report

September 2025

	<u>Sep 25</u>
Ordinary Income/Expense	
Income	
203-100-404.0 -TAXES	9,227.27
203-100-574.0 -ACT 51 MONIES	4,715.68
203-100-664.0 -INTEREST INCOME	54.56
	<hr/>
Total Income	13,997.51
	<hr/>
Net Ordinary Income	13,997.51
	<hr/>
Net Income	<u>13,997.51</u>

VILLAGE OF BLOOMINGDALE - LOCAL STREET
 Profit & Loss Budget vs. Actual
 September 2025

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 10/16/25
 Accrual Basis

	Sep 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
203-100-404.0 - TAXES	9,227.27	0.00	9,227.27	100.0%
203-100-405 - Taxes Interest	0.00	0.00	0.00	0.0%
203-100-574.0 -ACT 51 MONIES	4,715.68	0.00	4,715.68	100.0%
203-100-664.0 -INTEREST INCOME	54.56	0.00	54.56	100.0%
Total Income	13,997.51	0.00	13,997.51	100.0%
Expense				
203-463 -ROUTINE MAINTENANCE	0.00	0.00	0.00	0.0%
203-463-720.0 -OPERATING LABOR	0.00	0.00	0.00	0.0%
203-463-775.0 -MATERIALS	0.00	0.00	0.00	0.0%
203-474-801.0 -CONTRACTED SERV	0.00	0.00	0.00	0.0%
203-463-941.0 -EQUIPMENT RENTAL	0.00	0.00	0.00	0.0%
Total 203-463 -ROUTINE MAINTENANCE	0.00	0.00	0.00	0.0%
203-464 - TREE TRIMMING	0.00	0.00	0.00	0.0%
203-464-720.0 -OPERATING LABOR	0.00	0.00	0.00	0.0%
203-464-807.0 -TREE TRIMMING	0.00	0.00	0.00	0.0%
Total 203-464 -TREE TRIMMING	0.00	0.00	0.00	0.0%
203-474 - TRAFFIC SERVICES	0.00	0.00	0.00	0.0%
203-474-720.0 -OPERATING LABOR	0.00	0.00	0.00	0.0%
203-474-740.0 -SUPPLIES	0.00	0.00	0.00	0.0%
Total 203-474 -TRAFFIC SERVICES	0.00	0.00	0.00	0.0%
203-478 -WINTER MAINTENANCE	0.00	0.00	0.00	0.0%
203-478-720.0 -OPERATING LABOR	0.00	0.00	0.00	0.0%
203-478-775.0 -MATERIALS	0.00	0.00	0.00	0.0%
203-478-931.0 -REPAIRS & MAINT	0.00	0.00	0.00	0.0%
203-478-941.0 -EQUIPMENT RENTAL	0.00	0.00	0.00	0.0%
Total 203-478 -WINTER MAINTENANCE	0.00	0.00	0.00	0.0%
203-482 -ADMINISTRATIVE	0.00	0.00	0.00	0.0%
203-482-803.0 -AUDITING	0.00	0.00	0.00	0.0%
Total 203-482 -ADMINISTRATIVE	0.00	0.00	0.00	0.0%
Total Expense	0.00	0.00	0.00	0.0%
Net Ordinary Income	13,997.51	0.00	13,997.51	100.0%
Net Income	13,997.51	0.00	13,997.51	100.0%

VILLAGE OF BLOOMINGDALE - LOCAL STREET

10/16/2025 1:52 PM

Register: 203-100-001.0-Local St Checking

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
09/08/2025			203-100-574.0 -ACT 5...	Deposit	X	2,141.20	43,348.52
09/08/2025			203-100-404.0 -TAXES	Deposit	X	953.12	44,301.64
09/12/2025			203-100-574.0 -ACT 5...	Deposit	X	2,574.48	46,876.12
09/14/2025			203-100-404.0 -TAXES	Deposit	X	7,489.11	54,365.23
09/16/2025			203-100-404.0 -TAXES	Deposit	X	785.04	55,150.27
09/30/2025			203-100-664.0 -INTE...	Interest	X	54.56	55,204.83



September 2025 Board of Commissioners Activity Reports

Administration Address
 219 E Paw Paw Street - Suite 302, Paw Paw, MI 49079
 Website: www.vanburencountymi.gov

Telephone No.
 (269) 657-8253

Email: Admin@vanburencountymi.gov

HIGHLIGHTS FOR SEPTEMBER 2025

1. **Facilities Master Plan Update** – Ryan Archer from Tower Pinkster presented a review of the Facility Assessment Report during the September 8, 2025, Committee of the Whole meeting. The report summarized current facility conditions across county departments and outlined a proposed timeline for modernization and space optimization planning.
2. **Broadband Update: DCS & Comcast** – Chris Scharrer (DCS), joined by Brian Sapita and Jeff Snyder from Comcast, delivered an update on ongoing broadband expansion efforts during the September 23, 2025, Committee of the Whole meeting. They discussed deployment progress, current coverage gaps, and anticipated infrastructure improvements to enhance internet access across rural and underserved areas of Van Buren County.
3. **FY 2025/2026 Final Budget** – The Board adopted the County's comprehensive budget for the 2025/2026 fiscal year, totaling over \$32 million in General Fund revenues and expenditures during the September 8, 2025, Board of Commissioners meeting.
4. **County Full Faith & Credit - McConnell & Olcott Intercounty Drain** – The Board approved a resolution pledging Van Buren County's limited tax full faith and credit for the McConnell and Olcott Intercounty Drain Project, covering 62% of the project cost attributed to the county during the September 8, 2025, Board of Commissioners meeting.
5. **Opioid Settlement Agreement – Purdue** – Authorization was granted for Van Buren County to participate in the Purdue Opioid Settlement and to designate the County Administrator as the Authorized Representative for current and future opioid settlements during the September 8, 2025, Board of Commissioners meeting.
6. **Region IV Area Agency on Aging - MI Choice Waiver Resolution** – The Board endorsed a resolution supporting the MI Choice Waiver Program and called upon state legislators to ensure full and sustainable funding for in-home care services for seniors and individuals with disabilities during the September 8, 2025, Board of Commissioners meeting.
7. **OTM Cyber – Cybersecurity Services Agreement** – A three-year agreement with OTM Cyber was approved to enhance the county's cybersecurity capabilities. The contract includes 24/7 monitoring, incident response support, and the development of response plans, reflecting proactive investment in IT security infrastructure during the September 8, 2025, Board of Commissioners meeting.
8. **MSU Extension Memorandum of Agreement Renewal FY 2025 – 2026** - The 2025–2026 Memorandum of Agreement with Michigan State University Extension was approved, allocating \$212,800 for educational and outreach services in Van Buren County during the September 23, 2025, Board of Commissioners meeting.

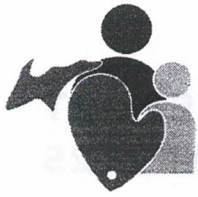
- 9. Domestic Violence Coalition Services Agreement Renewal FY 2025 – 2026** - A \$25,000 services agreement renewal with the Domestic Violence Coalition was approved to support emergency shelter and advocacy for victims of domestic and sexual violence during the September 23, 2025, Board of Commissioners meeting.
- 10. Van Buren Conservation District - Resource Recovery Services Agreement Renewal FY 2025 – 2026** – The Board approved a \$100,000 services agreement renewal with the Van Buren Conservation District to support countywide recycling and hazardous waste programs for FY 2025–2026 during the September 23, 2025, Board of Commissioners meeting.
- 11. Rural Readiness Grant Application** – The Board approved a \$50,000 grant application to support the development of the Digital Innovation Collaborative Exchange (DICE), a joint initiative with St. Joseph County. This program aims to build digital tools for permitting, communications, FOIA processing, and other services, especially for smaller rural governments during the September 23, 2025, Board of Commissioners meeting.
- 12. August 2025 Claims** – During the September 23, 2025, BOC meeting, the Board approved claims totaling \$5,645,635.26 for the month of August 2025.
- 13. Resolution - Revenue Sharing Cuts** – A resolution was passed urging state legislators and the Governor to oppose proposed House cuts to statutory county revenue sharing and support the Senate’s budget proposal, which increases funding and preserves board discretion over public safety allocations during the September 23, 2025, Board of Commissioners meeting.

Appointments/Reappointments

- 1. Board of Canvassar Appointment - Janssen, J. and Seymour, M.** – The Board appointed Judy Janssen (Republican) and Michael Seymour (Democrat) to four-year terms on the Van Buren County Board of Canvassers. These appointments were made in accordance with Michigan Election Law and ensure bipartisan oversight of election results certification during the September 23, 2025, Board of Commissioners meeting.



[Scan the QR code](#) for updates, news, live Board meetings, agendas, minutes, and more!



Hours of Operation:

Monday - Thursday 8am - 5pm
Friday 8am - 2pm

Cass County

Immunizations
1st & 3rd Wednesdays

STI Testing & Treatment
Thursdays

Dental
Monday - Friday

Van Buren County

Immunizations
Thursdays

STI testing & treatment
Wednesdays

Dental
Monday - Friday

Newsworthy

Visit vbcassdhd.org/news

**Free Narcan (Naloxone) in
Cass & Van Buren
Counties**

**First 2025 Human Case of
West Nile Virus in
Michigan**

Medical Director and Nursing

Navigating vaccine guidance continues to be a challenge. VBCDHD remains committed to following science-based recommendations from trusted public health organizations. For further insight, watch this [brief video on vaccine science](#)¹.

Chronic disease prevention remains a priority for our community. While progress is slow, every effort and resource directed toward this issue makes a difference. In collaboration with Health Promotions, short- and long-term strategies to improve services for marginalized populations are being developed. Watch this [video on the public health-chronic disease connection](#)². For those interested in data, visit [America's Health Rankings](#)³ for state-by-state health statistics.

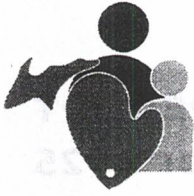
Clinical and nursing staff had a busy August with school-year preparations and community outreach. Staff conducted hearing, vision, and immunization clinics at multiple schools including Redwood, Bloomingdale, Mattawan, and Sam Adams Elementary. Oral health assessments and Tuberculosis (TB) skin test training were also provided, along with key meetings on infection control, human immunodeficiency virus (HIV) partners, and immunization reporting.

Three [Pertussis](#)⁴ cases were reported in the past two weeks. Arbovirus activity, including Eastern Equine Encephalitis (EEE) and West Nile Virus (WNV), is being monitored closely with the [Weekly Arbovirus Summary](#)⁵. The first Michigan EEE case of 2025 was [confirmed in Benzie County](#)⁶.

The 2025–2026 COVID-19 and Flu vaccines will be available soon! Updates will be posted at vbcassdhd.org⁷.

Environmental Health

- 71 septic permits
- 69 well permits
- 43 restaurant inspections
- 32 temporary food inspections
- 43 swimming pool inspections
- 42 septic final inspections
- 34 well final inspections
- 12 restaurant reinspections
- 23 campground inspections



Hours of Operation:

Monday - Thursday 8am - 5pm
Friday 8am - 2pm

Cass County

Immunizations
1st & 3rd Wednesdays

STI testing & treatment
Thursdays

Dental
Monday - Friday

Van Buren County

Immunizations
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Newsworthy

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Counties**

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West Nile Virus in
Michigan**

Health Promotions

The Eat Well Be Well program received a \$30,000 continuation, allowing us to keep supporting nutrition education and collaborative efforts, including Senior Project Fresh.

Our STI education team is actively expanding outreach. The "Smart Choices" presentation has already been added to three new schools, with more in the pipeline as we continue connecting with high schools across both counties.

Staff have begun working with the Michigan Public Health Institute to roll out a new performance management and evaluation standard—an important step toward strengthening our impact and accountability.

Dental Clinic and Outreach

The short-call and new patient lists continued to grow in August, and staff are working diligently to accommodate patients as scheduling allows. Urgent cases remain a top priority, and same-day emergency appointments are still being offered when possible.

At the Lawrence clinic, 532 patients were seen, including 50 new patients. The Dowagiac clinic saw 355 patients, with 43 new patients.

Dental Outreach efforts are ramping up with the new school year. Outreach staff have already scheduled Kindergarten Oral Health Assessment Program (KOHA) and SEAL! events well into next year. Earlier this month, they participated in the Berrien County Back-to-School Bash, where 150 oral health assessments were completed for incoming kindergarteners.

¹ <https://youtu.be/AHRzsBayxzl?si=aQjPqFf22j6ajAL7>

² https://youtu.be/L6Gut6xQf0o?si=ELLMhI_oUo9Y5Q8_

³ <https://www.americashealthrankings.org>

⁴ <https://www.cdc.gov/pertussis/>

⁵ https://www.michigan.gov/emergingdiseases/-/media/Project/Websites/emergingdiseases/Folder3/Weekly_Arbovirus_Summary.pdf?rev=a42c5ee32bbf4e80983102593114ea77

⁶ <https://www.michigan.gov/mdard/about/media/pressreleases/2025/08/28/mdard-confirms-first-case-of-eastern-equine-encephalitis-for-2025-in-a-benzie-county-horse>

⁷ <https://vbcassdhd.org>



Director's Report for September 2025

Staff Update

- 2 new drivers received CDL – Commercial Driver's Licenses.

Upcoming Staff Training

- Tami/Laurie – MDOT Year-End Payable Training Sept. 16th & MDOT Accounting training Sept. 23rd – both on-line
- 2 or 3 Dispatchers – PDS (Professional Dispatcher & Scheduling) Training October 15-16 - Mt. Pleasant
- Star Fritsche – PASS (Passenger Assistance Safety & Sensitivity) Train the Trainer Certification October 29-30 - Mt. Pleasant

Bus Update

- All four new, replacement buses have been delivered and made road ready.

Networking and Services

Event	Location	Service Date	# Rides
SWAN – Southwest Agency Network	South Haven	Monthly	NA
HSCC/Great Start Collaborative	Lawrence	Quarterly	NA
Hospice Benefit Service	South Haven	August 2	40
Blueberry Festival (bus and trolley)	South Haven	August 8-9	1,264
Blueberry Festival Craft Fair	South Haven	August 9-10	446
Arts & Crafts Fair	South Haven	August 30-31	433
Wine & Harvest Festival	Paw Paw	September 5-7	TBD
VBPT – Open House	Bangor	September 24	NA
Veterans Stand Down (Displays)	Decatur	October 10	NA

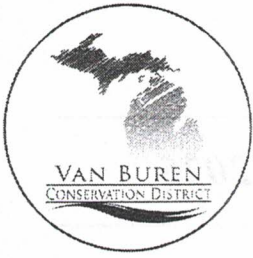
Michigan Public Transit Association (MPTA) Conference Takeways

- Tami and I attended - Over 346 attendees August 18-20
- Vendor show with 65 vendors - selling transit related products and buses
- Break-out sessions - topics on fuel, marketing, finance and operations
- MDOT updates on points of interest such as new reporting system - PTIMS
- No new updates regarding budgets from MDOT for FY 2026

Building Addition Update

Open House and Visitation will be Wednesday, September 24, 2025, from Noon – 4:00 pm.
610 David Walton Drive, Bangor, Michigan.

**Respectfully submitted,
Laurie Schlipp**



Van Buren Conservation District

September 2025 Program Update

Submitted by Emily Hickmott, Executive Director

It's hard to believe it's Fall already! We're still in the field quite a bit this time of year, so please invite us to your events, properties, and meetings if we can provide support for your water, land, farming, recycling, and invasive species concerns. We're staying active treating high priority invasive species in the road right-of-ways in conjunction with the Van Buren County Road Commission, organizing free native tree plantings for residents on six inland lakes, offering recycling opportunities, and more! See below for some other updates on each of our programs.

Additionally, if the federal budget is not passed tonight, we will be working exclusively from home and the field until otherwise notified because our office is in the USDA Service Center. We won't be available in our office, but we will continue to work and be available to meet you and residents. Contact information is available at VanBurenCD.org/about to find out how our team can best help you.

Upcoming Events (Details available on [our website](#) or by calling our office):

- [Sustainable Samplers](#) | Wednesday, October 1, 2025 | 5:00 PM - 7:30 PM | Three Blondes Brewing | 1875 Phoenix St., South Haven, MI 49090
- Indigenous Peoples Day | Monday, October 13, 2025 | office closed
- [Lawrence Recycle Roundup](#) | Saturday, October 18, 2025 | 9:00 AM - 2:00 PM | Van Buren ISD Tech Center | 250 South St., Lawrence, MI 49064
 - Tires (pre-register required, [click here](#) or call 269-633-9314)
 - Electronics
 - Foam
 - Household Hazardous Waste (HHW): oil-based paint, batteries, lightbulbs, and more
- Van Buren Conservation District Board Meeting | Wednesday, October 22, 2025 | 9:00 AM | VBCD Office / USDA Service Center | 1035 E Michigan Ave., Paw Paw, MI 49079
- [Van Buren Together: Resource Sharing Event](#) | Wednesday, October 22, 2025 | 10:30 AM - 12:00 PM | virtual - on Zoom

Program Updates:

- **Ag Conservation/Water Quality Projects** (*Erin Fuller and Colleen Forestieri*) - Erin Fuller presented about lake and river conservation at a session of the Michigan Naturalist Program on August 16. This program teaches attendees about Michigan's natural ecosystems, as well as skills to share what they have learned with others.
- **SWxSW Corner Cisma (Cooperative Invasive Species Management Area) Team** (*Abbie Bristol, Alex Florian, Jena Johnson*) - We got to get in front of and talk to ornamental pond installation contractors from across the state. We were joined by EGLE to pull yellow floating heart from Sarett Nature Center and discovered a new site with a yellow floating heart. The Strike Team wrapped up the Hydrilla survey season and shifted to spraying Japanese knotweed and Phragmites along Van Buren County Road Rights of Way.
- **Michigan Agriculture Environmental Assurance Program (MAEAP) and Regen Ag Program** (*Kyle Mead*) - The specialist has been trying to sprint to the fiscal year (FY) finish with more assessments

1035 E. Michigan Avenue, Paw Paw, Michigan 49079
269.657.4030 x5 ◊ www.VanBurenCD.org ◊ info@vanburencd.org



Van Buren Conservation District

September 2025 Program Update

Submitted by Emily Hickmott, Executive Director

and verifications. September assessments will largely see verifications in early fall of FY 26.

Envirothon held 3 webinars on different days of the week at different times of the day and evening in the hopes new teachers, parents, youth leaders would login to see what Envirothon was about. The hope is to gather up a team for next year's competitions. The District's rental equipment saw a small spike in usage for cover crops and late pasture seedings, but it is predicted to quickly drop off so that techs can get equipment set for winter storage.

- **National Association of Conservation Districts (NRCS) Technical Assistance** (*Lucas Hartman, Gabriel Francisco*) - The District held their annual field day as a Grazing Field Day at Thunderfoot Farms on September 10, and August was spent preparing for this alongside working on routine Farm Bill conservation programs for landowners.
- **Outreach** (*Jacob Diljak*) - August was filled with events and projects - Recycle Roundup, Maple Lake Cleanup, paddling Fish Lake, farmers' market, and more! The VBCD continues to support our community through events, services, education, and projects. From community cleanups to educational events, the VBCD is a must-watch for incredible work. Keep up by following our social media, website, or email or call to chat!
- **Resource Recovery & Recycling** (*Kalli Marshall, Jacob Diljak*) - August started off with a bang! We held the South Haven Recycle Roundup on Saturday August 2 and were able to serve about 200 households in Van Buren County for Hazardous Waste, Foam, Tires, and Electronics. Later in the month, we hosted the first Sustainable Samplers at Paw Paw Brewing Company for folks to drop in for free appetizers, check out informational displays, and chat with our team about what Van Buren County needs for recycling and landfill diversion. In between, we have been focused on finishing up the 2023 EGLE Recycling Infrastructure Grant and our Nextcycle Project.

Account balances as of 9-30-25

General Fund	7770	\$381,737.78
Money Market	4713	\$111,954.32
Major Street	6345	\$190,466.67
Local Street	6332	\$55,204.83
Money Market	7438	\$110,857.90
Sewer Checking	7796	\$90,520.81
Bond & Interest	8403	\$156,292.12
Consumers		\$428,639.40
Total Balance		1525673.83

Mr. Kurtis Dickerson
Neighbors for Public Oversight
PO Box 365
Bloomingtondale, MI 49026

Re: Response to "Editorial Report on Bloomingtondale Land Sale"

Dear Mr. Dickerson,

The Village of Bloomingtondale acknowledges receipt of your Editorial Report, "*Selling the Village Short: What the FOIA Reveals About Bloomingtondale's Land Sale.*" We appreciate the opportunity to review its contents prior to public release. After careful review of the report and comparison with the Village's official records, we find that several of the report's claims are inaccurate or incomplete. For the benefit of transparency and accuracy, the Village provides the following clarifications:

1. Use of Land Sale Proceeds

The report states that land sale proceeds were deposited into the Village's General Fund and then used to retire the sewer bond. This is incorrect. The proceeds were deposited into the USDA Bond & Interest Account, consistent with bond requirements. Because that account cannot issue checks, the funds were transferred into the Sewer Fund checking account solely for the purpose of issuing payment. USDA records confirm that the bond was paid in full directly from those funds. At no time were the proceeds deposited into or expended from the General Fund.

2. Highest Bid Acceptance

The report states that the Village rejected a higher bid from The Shetler. In fact, the Village followed sealed bid procedures. The Shetler offer, submitted June 23, 2025, was for \$555,000 with a written escalation addendum allowing increases of \$3,000 over competing bids, capped at \$676,000. However, Mr. Shetler verbally announced during the public opening that he would exceed any offer, which is not permitted under sealed bid rules. This announcement caused confusion and a split vote, prompting the matter to be postponed. The subsequent Heyboer bid, submitted June 26, 2025, was a \$599,000 cash offer with a written escalation clause capped at \$600,000 and complete dual-agency disclosures. The Council, on motion by President Justin Crawford, voted to accept the highest valid written bid, which was the Heyboer offer.

3. Trustee Strong's Role

The report suggests that Trustee Barb Strong blurred public and private roles by serving as Shetler's realtor while also acting as a Council member. Trustee Strong was not the Village's realtor; she was privately retained by Mr. Shetler. She did not instruct or encourage Mr. Shetler to announce his intent to outbid others. Trustee Strong properly abstained from the final vote selecting the winning bid, in compliance with Michigan conflict-of-interest standards. The earlier procedural vote to authorize a land sale occurred prior to her being retained as realtor.


4. Documentary Record

The report states that the Village left "no paper trail" of the land sale process. This is inaccurate. Council voted publicly to authorize the Village President to handle all realtor communications

and document signing. While much of this communication was conducted in person, a valid documentary record exists, including sealed bid packets, agency disclosure forms, Council meeting minutes and resolutions, and USDA payoff/closing documents. These records are maintained and available for public inspection in accordance with Michigan law.

The Village of Bloomingdale values transparency and accountability. These clarifications are provided so the public record reflects the facts as documented. We request that this response be included in full alongside your report, in keeping with your stated commitment to publish any official Village comments.

Respectfully,



Village President
Village of Bloomingdale
Cc: Village Council, Village Clerk

Council Summary Sheet

Editorial Report on Bloomingdale Land Sale – Claims vs. Corrections

1. Use of Land Sale Proceeds

- **Report Claim:**

Land sale proceeds (\$567,750) were deposited into the General Fund and then used to pay off the sewer bond.

- **Village Record Correction:**

Proceeds were deposited into the USDA Bond & Interest Account, not the General Fund.

Because the USDA account cannot issue checks, funds were transferred to the Sewer Fund checking account solely to issue the payoff check. USDA confirms the loan was paid directly from those funds.

2. Highest Bid Acceptance

- **Report Claim:**

The Village rejected Shetler's higher escalation addendum (\$676,000) and instead accepted the Heyboer bid (\$600,000).

- **Village Record Correction:**

The Village followed a sealed bid process, not an auction. The Shetler bid, submitted June 23, 2025, was for \$555,000 with a written escalation addendum of \$3,000 above competing bids, capped at \$676,000. During the public opening, Mr. Shetler verbally announced that he would exceed any higher bid, which is not permitted under sealed bid procedures. This announcement caused confusion and a split 3–3 Council vote, leading to postponement.

The Heyboer bid, submitted June 26, 2025, was a \$599,000 cash offer with a written escalation clause capped at \$600,000 and full dual-agency disclosures. At the special meeting, the Council, on motion by President Justin Crawford, voted to accept the highest valid written bid, which was the Heyboer offer.

3. Trustee Strong's Role

- **Report Claim:**

Trustee Barb Strong, as Shetler's realtor, blurred her public and private roles and did not avoid the appearance of conflict.

- **Village Record Correction:**

Trustee Strong was not the Village's realtor. She was retained privately by bidder Shetler. She did not instruct or encourage Mr. Shetler to announce his intent to outbid others; that was his own action.

Trustee Strong properly abstained from the final bid vote, consistent with Michigan conflict-of-interest requirements. The earlier procedural vote to authorize the land sale occurred before Shetler had retained her.

4. Documentary Record ("No Paper Trail")

- **Report Claim:**

FOIA revealed "no paper trail"; everything was done face-to-face, leaving no documentation for public review.

- **Village Record Correction:**

Council voted publicly to authorize the Village President to handle realtor communications and document signing. While much of this communication was conducted in person, a valid documentary record exists, including:

- Sealed bid packets
- Realtor disclosure forms (including dual-agency acknowledgment)
- Council meeting minutes and resolutions
- USDA payoff and closing documents

These records are maintained and available for public inspection.

VILLAGE OF BLOOMINGDALE
TOWNSHIP OF BLOOMINGDALE, STATE OF MICHIGAN

POLICY NO:

ADOPTED:

EFFECTIVE:

Village OF BLOOMINGDALE

A Bloomingdale Building Site and Setback Ordinance Amendment

Appeals of this ordinance may be made to the Bloomingdale Village Board if an applicant is denied a building permit.

The village board may grant a variance from this ordinance upon showing that:

1. that special conditions and circumstances exist which are peculiar to the land ordinance;
2. that interpretation of the provisions of the ordinance would deprive applicant of rights commonly enjoyed by other similar properties, OR
3. that the special conditions and circumstances do not result from actions of the applicant
4. applicant meets the requirements established by the Van Buren County Health Department and State Of Michigan as to water requirements.

SECTION IV: PENALTY

Any person who violates any of the provisions of this ordinance shall be guilty of a Civil Infraction and upon conviction thereof, shall be punished by a fine not to exceed \$500.00, plus court costs.

SECTION 6: SEVERABILITY

This Ordinance and its various parts are hereby declared to be severable. . If any portion of this Ordinance is declared to be invalid such declaration shall not affect the validity of the remainder of the Ordinance.

SECTION 7: EFFECTIVE DATE

This Ordinance shall take affect thirty (30) days after publication as required by law.

Ordinance approval/denial

Ordinance accepted _____ day of _____, 20_____.

Motion to approve _____ seconded by _____

Ayes: _____

Nays: _____

VILLAGE OF BLOOMINGDALE
TOWNSHIP OF BLOOMINGDALE, STATE OF MICHIGAN

POLICY NO:

ADOPTED:

EFFECTIVE:

Bloomingtondale building site and setback ordinance

An Ordinance to protect the public health, safety and general welfare by establishing regulations relevant to building site and setback requirements relating to the Village of Bloomingtondale, Van Buren County, State of Michigan and to provide penalties for the violations of said Ordinance; and to repeal all ordinances or parts of ordinances in conflict therewith.

Section I:

This Ordinance shall be known as the Bloomingtondale Village Building Setback Ordinance.

Section II: Definition

- A. Building means – living structure
- B. Wet Lands/Steams – Area where water saturates the land or covers the soil, supporting plants and animal life. This includes marshes, swaps and bogs

SECTION III: Building site minimum setback requirements

A. Building

A building shall mean any structure, permanent or temporary.

B. Front Setback

No structure shall be nearer than twenty-five feet from the road right-of-way.

C. Side Setback

No structure shall be nearer than ten feet of a side property line except in the case of a corner lot where the side yard on the street side shall not be less than the setback required for the front setback or, no structure on a corner lot shall be nearer than twenty-five feet from the road right-of-way.

D. Rear Setback

No living structure shall be nearer than thirty-five feet from the rear property line.

E. Detached Structures detached accessory building or structure is required to be a minimum of 3'-0" off the rear and side yard setbacks. A structure is not allowed in an easement.

• Accessory structures can be no closer than 5'-0" to the principal building it serves

F. Minimum Building Site Area

No building or living structure shall be less than 1280 square feet, not including basement on any site or parcel.

G. There shall be no more that one (1) living structure per lot

H. Building sites that include wet lands or are adjacent to must be a minimum of 500 feet from those wet lands.

Opinion on proposed Bloomingdale Building Site and Setback Ordinance

Section 11, B. Front Setback.

Why 25 ft.? The previous Front Setback, that was enforce from 1938 to 1993, had a 20 ft Front Setback and provisions for less if a neighbor's setback was less than 20 ft. Allowance was made to match the neighbor's setback or go to 10 ft or whatever was greater. I ask the question again, where does 25 ft come from ? Where's the allowance for your neighbor's who have less? I find it curious that 2 of the Ordinance Committee members have a 10 ft and 15 ft Front setback respectively. " Good for me but not for thee" ? Most of our existing village homes were built with a 20 ft front setback. Why disrupt the symmetry ? A standard lot in Bloomingdale was 66 ft x 132 ft. A corner lot has 2 front's and 2 side setbacks. If there is a 10 ft side setback with a 25 ft front, this leaves 31 ft building space, let's say 30 ft to be safe. Not much by today's standards.

My opinion; **Front Setback should be 20 ft with a Side Setback of 10 ft.**

Section 11, D. Rear Setback.

This should read "no habitual space or living space" nearer that 35 ft from the rear property line. Where's the allowance for detached structure, a garage? The rear setback for a detached structure should be 10 ft.

My opinion; **No structure with a habitual or living space shall be closer than 35 ft from the rear property line. Detached structure's shall not be closer that 10 ft from the rear property line.**

Section 11, E. Minimum Building Site Area.

Confused as to the intent here. Standard lot size is 66 ft x 132 ft which is 8712 sq. ft. So it's not the lot size. Is the intent here to try to establish a minimum living space that doesn't include the basement ? So one could have a 640 sq ft foundation, say crawl space, with a 1st and 2nd floor of 640 sq ft each for a total of 1280 sq ft, not to include the basement ? It is not good building practice to have living space not over a foundation. The intent here should be to establish a minimum size for the **foundation**.

My opinion; **The minimum foundation size shall not be less that 800 square feet.**

Section 11, F. Wetlands.

Michigan wetlands are protected by The Michigan Wetlands Protection Act. The act requires that permits be obtained for any activities like filling, dredging, excavating and draining within 500 ft of a wetland. **It does not prohibit these activities** but requires steps be taken to **protect the wetland**. For any "earth move" of over 3 acres, the permit must be obtained from the state. For anything less than 3 acres, the County Drain Commission handles the permits and follow up inspections. See Van Buren County SESC Ordinance (2019 Updated) . An attempt by the Village to enact an ordinance that prohibits those act ivies already regulated by state law and county ordinance, opens up the Village to litigation. **This is not in the Village's purview.**

From the Handbook for General Law Village Officials, Section 2 chapter 5, Local Ordinances, Page 28

“A ordinance must be reasonable both at first site and as applied to a particular situation or it will be declared invalid. In general, whether an ordinance is reasonable will depend on the particular language of the ordinance or the particular circumstances to which the ordinance is applied “ Same paragraph, “However, a presumption of reasonableness applies to local ordinances and an ordinance will not be invalidated unless is is clearly arbitrary, confiscatory, discriminatory or otherwise unreasonable.”

My question to the Ordinance Committee, what wetlands are you trying to protect, thus, whose property are you trying to confiscate their value and whom are you discriminating against ? This is “clearly arbitrary” and “unreasonable”.

If the Village makes this ordinance so restrictive as to make every project considered in the village seek a variance, it runs the risk of having said ordinance deemed invalid for any or all of the reasons above. I'm all for a reasonable ordinance that keeps the character and feel of our village but not one that inhibits growth by being unreasonable.

I have good information that there are people out there who are interested in our community, to invest, to build, to become a part of us. Must I remind us that every home what is built adds, an average to 2 students in our school, adds a family of 4 shopping locally, adds clients to BTC, To BP Auto, to the Corner Cafe, to other local business's. Not to mention adds \$200,000 to \$300,000 in taxable property value to the Village, plus \$3000 off the bat to the Sewer Fund and then \$44.00 / month thereafter.

If we could fill up all the empty lots in this village, it would mean adding millions to our local economy.

This will be published Friday on Bloomingdale Now.

Sincerely,

Tom Dickerson

FIELD

PLUMBING & HEATING, INC.
Established in 1961

Field Plumbing and Heating
P.O. Box 331
Lawrence, MI 49064
(269) 674-3839
office@fieldph.com

Estimate 92502705
Job 92352967
Estimate Date 9/24/2025
Customer PO

Billing Address
VILLAGE OF BLOOMINGDALE
109 East Kalamazoo Street
Bloomingtondale, MI 49026 USA

Job Address
VILLAGE OF BLOOMINGDALE
109 East Kalamazoo Street
Bloomingtondale, MI 49026 USA

Estimate Details

Fieldcare Maintenance Plan- 2 year : 2 year maintenance plan
Includes one A/C and one heating tune up- 3 packaged units
No after hour rates for emergency repairs
10% off of repairs- Plumbing & HVAC
Priority scheduling
Helps with the efficiency, safety, and longevity of your system

Dehumidifier

Service #	Description	Quantity	Your Price	Your Total
Fieldcare	1st Time Fieldcare Preventive Maintenance Membership for new customers: Includes one A/C and one heating tune up- 3 packaged units No after hour rates for emergency repairs 10% off of repairs- Plumbing & HVAC Priority scheduling Helps with the efficiency, safety, and longevity of your system *Depending on the condition of your existing equipment, additional charges may apply on the first service to bring the equipment to a maintenance standard. The technician will evaluate the system and quote the additional repairs before doing the additional work.	2.00	\$825.00	\$1,650.00
CHR-0.25.0000	Stand alone dehumidifier maintenance and customer provided filter change out.	4.00	\$52.88	\$211.52
			Sub-Total	\$1,861.52
			Tax	\$0.00
			Total	\$1,861.52

Thank you for allowing us to serve you since 1961!

The summary above is furnished by Field Plumbing and Heating as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include any additional labor and materials which may be required should unforeseen problems arise after the work has started or been completed. I understand that the final cost of complete work may differ from the estimate. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

FIELD

PLUMBING & HEATING, INC.
Established in 1961

Field Plumbing and Heating
P.O. Box 331
Lawrence, MI 49064
(269) 674-3839
office@fieldph.com

Estimate 92494345
Job 92352967
Estimate Date 9/24/2025
Customer PO

Billing Address

VILLAGE OF BLOOMINGDALE
109 East Kalamazoo Street
Bloomingtondale, MI 49026 USA

Job Address

VILLAGE OF BLOOMINGDALE
109 East Kalamazoo Street
Bloomingtondale, MI 49026 USA

Estimate Details

Fieldcare Maintenance Plan - 2 year plan: 2 year maintenance plan- 3 Packaged units
Includes one A/C and one heating tune up
No after hour rates for emergency repairs
10% off of repairs- Plumbing & HVAC
Priority scheduling
Helps with the efficiency, safety, and longevity of your system

Service #	Description	Quantity	Your Price	Your Total
Fieldcare	1st Time Fieldcare Preventive Maintenance Membership for new customers: Includes one A/C and one heating tune up No after hour rates for emergency repairs 10% off of repairs- Plumbing & HVAC Priority scheduling Helps with the efficiency, safety, and longevity of your system *Depending on the condition of your existing equipment, additional charges may apply on the first service to bring the equipment to a maintenance standard. The technician will evaluate the system and quote the additional repairs before doing the additional work.	2.00	\$825.00	\$1,650.00

Sub-Total \$1,650.00
Tax \$0.00
Total \$1,650.00

Thank you for allowing us to serve you since 1961!

The summary above is furnished by Field Plumbing and Heating as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include any additional labor and materials which may be required should unforeseen problems arise after the work has started or been completed. I understand that the final cost of complete work may differ from the estimate. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

FIELD

PLUMBING & HEATING, INC.
Established in 1961

Field Plumbing and Heating
P.O. Box 331
Lawrence, MI 49064
(269) 674-3839
office@fieldph.com

Estimate 92494186
Job 92352967
Estimate Date 9/24/2025
Customer PO

Billing Address
VILLAGE OF BLOOMINGDALE
109 East Kalamazoo Street
Bloomingtondale, MI 49026 USA

Job Address
VILLAGE OF BLOOMINGDALE
109 East Kalamazoo Street
Bloomingtondale, MI 49026 USA

Estimate Details

Fieldcare Maintenance Plan- 2 year: 2 year maintenance plan
Includes one A/C and one heating tune up- 3 packaged units
No after hour rates for emergency repairs
10% off of repairs- Plumbing & HVAC
Priority scheduling
Helps with the efficiency, safety, and longevity of your system

Service #	Description	Quantity	Your Price	Your Total
Fieldcare	1st Time Fieldcare Preventive Maintenance Membership for new customers: Includes one A/C and one heating tune up- 3 packaged units No after hour rates for emergency repairs 10% off of repairs- Plumbing & HVAC Priority scheduling Helps with the efficiency, safety, and longevity of your system *Depending on the condition of your existing equipment, additional charges may apply on the first service to bring the equipment to a maintenance standard. The technician will evaluate the system and quote the additional repairs before doing the additional work.	2.00	\$825.00	\$1,650.00
CHR-0.25.0200	Replace (10) Filters 2 x per year at time of maintenance.	2.00	\$367.88	\$735.76
CHR-0.50.0125	Stand alone dehumidifier maintenance & filter change at same time Filters come in pack of 6	1.00	\$330.75	\$330.75

Sub-Total \$2,716.51
Tax \$0.00
Total \$2,716.51

Thank you for allowing us to serve you since 1961!

The summary above is furnished by Field Plumbing and Heating as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include any additional labor and materials which may be required should unforeseen problems arise after the work has started or been completed. I understand that the final cost of complete work may differ from the estimate. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.



Fleetwood's

40128 M-43

Paw Paw, MI 49079

ESTIMATE

#9253

ESTIMATE DATE

Sep 19, 2025

EXPIRATION DATE

Oct 19, 2025

Bloomington Village
109 E Kalamazoo St
Bloomington, MI 49026

CONTACT US

(269) 521-3382

info@fleetwoodsheating.com

ESTIMATE

2X FleetCare Commercial

Services

2X FleetCare Commercial

For (3) Package Units + (1) Dehumidifier x 2 times a year.

A technician will come out 2x a year to change Filters (10). Along with the Filter change outs, (Filters included) Thorough Semi Annual Inspections will be performed 2 times per year. (Autumn and Spring)

Other Benefits with this package include;

Your HVAC system is one of the most important investments in your home or business. Regular maintenance ensures long-term performance, safety, and efficiency. Our plan makes it easy and affordable to protect your investment.

Plan Benefits:

- Priority Service
- Faster scheduling and response times for breakdowns. (M-F 8:30 am to 5pm)
- Discounts on Repairs
- 10% OFF all repair parts and labor for covered equipment for service related repairs only.
- Comprehensive Tune-Ups
- One or two annual visits (spring & fall) depending on your system.
- Includes complete inspection, cleaning, and testing for:
 - o AC/Heat Pump
 - o Furnace
 - o Air Handler
 - o Thermostat & Electrical Connections
 - o Filters & Drain Lines
- Extended Equipment Life
- Routine care helps reduce wear and tear — extending system lifespan by years.
- Prevent Costly Breakdowns
- Catch issues early before they turn into expensive repairs or full replacements.
- Lower Energy Bills
- A clean, tuned system runs more efficiently and saves you money monthly.
- No-Lapse Scheduling
- We call you to schedule — no more forgetting or last-minute rushes.
- Service History Tracking
- We keep full records of your system's maintenance and performance.
- Improved Air Quality
- Cleaner components and filter changes reduce dust, allergens, and bacteria in your home.

Total

\$398.00

4X FleetCare Commercial

Services

4X FleetCare Commercial

For (3) Package Units + (1) Dehumidifier x 4 times a year.

A technician will come out 4x a year to change Filters (10). Along with the Filter change outs, (Filters included) Thorough Semi Annual Inspections will be performed 4 times per year. (Autumn and Spring)

Other Benefits with this package include;

Your HVAC system is one of the most important investments in your home or business. Regular maintenance ensures long-term performance, safety, and efficiency. Our plan makes it easy and affordable to protect your investment.

Plan Benefits:

Priority Service

- Faster scheduling and response times for breakdowns. (M-F 8:30 am to 5pm)
- Discounts on Repairs
- 10% OFF all repair parts and labor for covered equipment for service related repairs only.

Comprehensive Tune-Ups

- One or two annual visits (spring & fall) depending on your system.
- Includes complete inspection, cleaning, and testing for:

- o AC/Heat Pump
- o Furnace
- o Air Handler
- o Thermostat & Electrical Connections
- o Filters & Drain Lines

Extended Equipment Life

- Routine care helps reduce wear and tear — extending system lifespan by years.
- Prevent Costly Breakdowns

- Catch issues early before they turn into expensive repairs or full replacements.
- Lower Energy Bills

- A clean, tuned system runs more efficiently and saves you money monthly.

No-Lapse Scheduling

- We call you to schedule — no more forgetting or last-minute rushes.

Service History Tracking

- We keep full records of your system's maintenance and performance.

Improved Air Quality

- Cleaner components and filter changes reduce dust, allergens, and bacteria in your home.

Total

\$698.00

Payment & Cancellation Terms

A 50% deposit is required at time of scheduling, with the remaining balance due at the time of completion.

Permit fees are nonrefundable.

Payments over \$2,500 must be made via Cash, Check, ACH, or approved Financing.

Cancellations or rescheduling of jobs are subject to a \$200 fee if notice is not provided at least 48 hours prior to the scheduled installation date.



Estimate #1553

Estimate for BLOOMINGDALE TOWNSHIP HALL

For: BLOOMINGDALE TOWNSHIP HALL,
BLOOMINGDALE TOWNSHIP HALL,
109 E KALAMAZOO ST, BLOOMINGDALE, MI 49026

Created on: Tue Sep 30, 2025

Expires on: Sun Nov 30, 2025

Option #1
\$175.00

Approve

Services

Amount

Our Service Plan provides ongoing maintenance and priority support for your system, helping prevent unexpected breakdowns, extend equipment life, and ensure peak performance year-round for greater comfort and peace of mind.

\$175.00

Two 4 ton Package units, units are located on the ground

This includes a 64 point system check list

This proposal doesn't include the cost of filters

We can bring the filters with us or customer can provide them.

We will replace all filters in the ceiling grates.

Filters are an additional charge.

This charge will per visit, recommendation of 2 visits per year. If this is approved a formal agreement will be prepared and sent over.

Privacy - Terms

Subtotal

\$175.00

total
x2 ^T350
x3 525.00

Total

\$175.00

Not what you were looking for?

Please let us know if you'd like to request some changes. We'd love to win your business.

[Decline estimate](#)

[Contact us](#)

Thank you for choosing Mattawan Mechanical Services, Your Comfort Crew Since '92!

Please make sure to read our Terms and Conditions



Handwritten notes in the bottom left corner, including the name "Mattawan Mechanical Services" and a phone number "603-228-8888".

To All Council Members – Bloomingdale Village

Kurtis Dickerson has sent numerous FOIA requests to Jenelle. Often, they are for large amounts of information that Jenelle has no knowledge of and no access to. She spends hours searching for information. It is quite burdensome, and he has contacted her in the past at all hours of the day and night, with countless questions and comments. She is a part-time employee that works six hours a week and does not have the luxury of spending all of her time to satisfy Kurtis. I think his last request consisted of nearly 90 pages of information that Jenelle had to compile.

Recently Jenelle and I had a conversation with Kurtis regarding his numerous requests. He informed us that he has many more requests he will present in the future. He stated he gives all the information provided “to his legal team” for them to go over. Kurtis claims it is for transparency. It is, *in my opinion*, him playing “gotcha” with our Council. He went on to state that if ever unfavorable information is uncovered, it could result in lawsuits against the Village. Is he in search of a payday? Or is this vengeance because he had to pay a sewer hook-up fee? Remember none of this started until the sewer hookup fee was imposed upon his father. Whatever the motivation, he is placing an undue burden on our Village Clerk.

After much research, I have discovered in Michigan that public bodies can set forth their own policies regarding “vexatious” requests. I am presenting an explanation of the laws regarding excessive and burdensome FOIA requests, as well as the lists of all information Kurtis has already requested.

As a public body, we need to consider going forward what we will respond to and list specific examples of what we consider “burdensome and vexatious”. We need to set policy and perhaps seek legal counsel to advise us.

I believe our Council is made up of honest citizens that are doing their best to comply with laws and act in the best interest of our residents. No one has ill intent, and we each take our job and responsibility seriously. But it has all turned into defending ourselves regularly instead of being allowed to work for the good of the people.

Below is information I have gathered regarding FOIA in Michigan:

“Too many Freedom of Information Act (FOIA) requests become harassment when they are made frequently and have the effect of causing a disproportionate burden, disruption, or distress to the public authority. This can be considered “vexatious” or “manifestly unreasonable,” and the agency may not be required to comply. Factors like a lack of serious public purpose, obsessive conduct, intemperate language, or the requests being designed to cause annoyance are key indicators of harassment.

Factors indicating harassment

- **Disproportionate burden:**

The requests impose a significant burden of expense or effort on the agency that is out of proportion to any public interest. This can include frequent or very large requests.

- **Disruption or annoyance:**

The requests are designed to disrupt the agency's operations or cause them annoyance.

- **Lack of serious purpose:**

The request has no serious public purpose or value.

- **Obsessive conduct:**

The requester exhibits obsessive behavior, such as using intemperate language or making wide-ranging, unsubstantiated allegations.

- **Manifestly unreasonable:**

The request is so unreasonable that it can be characterized as such, for example, in a series of further requests on allied topics.

What happens when a request is deemed harassing

- The agency is not required to comply with the request.
- The agency does not have to confirm or deny whether they hold the information.
- The agency will usually inform the requester that their request has been deemed vexatious.

Under Michigan's Freedom of Information Act (FOIA), a public body can establish "reasonable rules" to prevent excessive and unreasonable interference with its functions. While public bodies must produce non-exempt records, they can implement the following policies to manage burdensome requests:

Charge fees for excessive requests

A public body can charge fees to recover the costs associated with fulfilling a FOIA request. This includes:

- The cost of searching for, reviewing, and redacting information.
- The cost of copying documents.

To deter particularly burdensome requests, the law provides additional measures:

- If the estimated fee exceeds \$50, a public body can require a deposit of up to half of the total estimated cost before processing the request.

While FOIA is a pro-disclosure statute, a public body is permitted to deny requests that cause "excessive and unreasonable interference with the discharge of its functions". Some public bodies, such as [Western Michigan University](#), have specific policies stating they will deny requests they deem excessively burdensome.

Volume and scope

- **Voluminous record requests:** A public body may cite "unusually high costs" if a request involves a "voluminous amount of separate and distinct records". This can be a factor if a single request or multiple requests from the same person involve a large volume of records.
- **Search complexity:** The amount of time and effort required to search for, review, and separate exempt from non-exempt material is a key consideration. A request requiring records from multiple departments or offices can also add to the complexity.
- **Compilations and summaries:** A public body is not required to create new records, compilations, or summaries of information to fulfill a request. A request that demands such an effort could be seen as an unreasonable interference.

Disruption to normal operations

- **Staffing impact:** A public body can consider the availability of staff to respond to a request. If a request requires a significant amount of staff time, taking away from normal duties, it may be deemed an unreasonable interference.
- **Manner of inspection:** While requesters have the right to inspect public records, public bodies can set reasonable rules for the inspection process to prevent damage to records and "excessive interference with normal operations".

Kurtis Dickerson
kurtis@timber-tools.com
269-655-4335
302 Chestnut St.
Bloomingtondale, MI 49026
Tuesday, February 17th, 2025

FOIA Coordinator
Village of Bloomingtondale
109 E. Kalamazoo St.
Bloomingtondale, MI 49026

Subject: Freedom of Information Act Request

Dear FOIA Coordinator,

Pursuant to the Michigan Freedom of Information Act (MCL 15.231 et seq.), I am requesting access to the following public records:

1. The **agenda** for the **Village Board Meeting** held on **November 19, 2024**.
2. The **official meeting minutes** for the **Village Board Meeting** held on **November 19, 2024**.
3. The **agenda** for the **Village Board Meeting** held on **December 17, 2024**.
4. The **official meeting minutes** for the **Village Board Meeting** held on **December 17, 2024**.

If these records are available **electronically**, I would prefer to receive them in a digital format via email. If there are any fees associated with processing this request, please inform me before proceeding.

As required by **Michigan FOIA law**, I look forward to your response within **five business days**. If additional time is necessary, please provide written notice of an extension.

Thank you for your time and assistance. Please confirm receipt of this request at your earliest convenience.

Sincerely,

Kurtis Dickerson
P: (269) 655-4335
PO Box 365
Bloomingtondale, MI 49026
kurtis@timber-tools.com

FO 15-246

Kurtis Dickerson

302 Chestnut St.

PO BOX 302

Bloomingtondale, MI 49026

kurtis@timber-tools.com

(269) 655-4335

Tuesday, March 18th, 2025

To:

Freedom of Information Act Coordinator

Village of Bloomingtondale

109 E Kalamazoo St.

Bloomingtondale, MI 49026

Subject: Freedom of Information Act (FOIA) Request

Dear FOIA Coordinator,

Pursuant to the Michigan Freedom of Information Act (FOIA), Public Act 442 of 1976, I am requesting copies of the following records related to my appeal hearing held on Tuesday, February 25th, regarding the direct connection fee for 302 Chestnut St.:

1. Meeting minutes and transcripts for both the public session and the executive session where my appeal was discussed.
2. Any reports, documents, or internal communications (including emails) that were used or referenced by the Village Council or Appeal Board to reach their decision.
3. Any legal justifications or precedents cited to determine that my project constituted a direct connection.
4. A list of any other property owners who were assessed similar fees, including whether they appealed and the outcomes of those appeals.

I request these documents in electronic format (PDF preferred) if available. If there are any associated fees, please inform me before proceeding. Under MCL 15.234(1), if any portion of

this request is denied or redacted, I request a written explanation citing the specific exemption under FOIA.

If this request is denied in whole or in part, I reserve the right to appeal the decision or seek judicial review under MCL 15.240.

Please provide the requested documents within five (5) business days, as required by law. If an extension is necessary, please notify me of the reason and expected response date.

Thank you for your assistance. I look forward to your timely response.

Sincerely,

Kurtis Dickerson

A handwritten signature in black ink, appearing to read "Kurtis Dickerson", with a long horizontal flourish extending to the right.

STATE OF MICHIGAN
36th JUDICIAL CIRCUIT COURT
VAN BUREN COUNTY

Case No.: 25-074640-AA

APPELLANT:

Kurtis Dickerson
302 Chestnut St
Bloomingdale, MI 49026
Phone: Kurtis Dickerson
Email: kurtis@timber-tools.com

RESPONDENT:

Village of Bloomingdale
109 E. Kalamazoo St.
Bloomingdale, MI 49026

**WRITTEN REQUEST FOR CERTIFIED RECORD OF
APPEALS (FILED COPY FOR COURT RECORD)**

March 21st, 2025

Village Clerk
Village of Bloomingdale
109 E. Kalamazoo St.
Bloomingdale, MI 49026

Subject: Request for Certified Record of Appeals

Dear Village Clerk,

I am formally requesting a certified copy of the complete record of the appeals process related to my sewer connection fee assessment appeal, including all meeting minutes, decisions, correspondence, and any supporting documents that were considered by the Village of Bloomingdale Board of Appeals regarding my case.

This request is being made in connection with my pending appeal before the 36th Judicial Circuit Court of Van Buren County. Please ensure that the certified record is transmitted directly to the Circuit Court Clerk's Office at the following address:

Van Buren County Circuit Court Clerk
212 E Paw Paw St, 2nd Floor
Paw Paw, MI 49079

Additionally, I request that I be provided with a copy of the certified record for my personal records. If there are any fees associated with this request, please notify me in advance so that I can make the appropriate payment arrangements.

Please confirm receipt of this request and provide an estimated timeline for when the certified record will be transmitted to the court. If you require any additional information to process this request, please contact me at (269) 655-4335 or kurtis@timber-tools.com.

Thank you for your prompt attention to this matter.

Sincerely,



Kurtis Dickerson
302 Chestnut St.
Bloomingdale, MI 49026
Phone: (269) 655-4335
Email: kurtis@timber-tools.com

Jenelle Ashbrook

From: Jenelle Ashbrook <ashbrook.jenelle@gmail.com>
Sent: Sunday, April 20, 2025 11:14 PM
To: bdalevil@bloomingtondalecom.net
Subject: Re: FW: NPO Citizen's Audit - Questions for Review

Dear Mr. Dickerson,

Thank you for your inquiry.

At this time, there are no plans to schedule a meeting regarding the questions you submitted. Should you wish to formally obtain information related to the sewer system or Village operations, you are welcome to submit a Freedom of Information Act (FOIA) request, and we will process it accordingly.

If you have any additional questions or need assistance with submitting a FOIA request, please don't hesitate to reach out.

Sincerely,
Jenelle Ashbrook
Village of Bloomingdale Clerk

On Sun, Apr 20, 2025 at 11:11 PM <bdalevil@bloomingtondalecom.net> wrote:

From: Kurtis Dickerson <npo.bloomingtondale@gmail.com>
Sent: Wednesday, April 16, 2025 7:16 AM
To: bdalevil@bloomingtondalecom.net
Subject: NPO Citizen's Audit - Questions for Review

Hello,

As part of the **Citizens Audit** being conducted by Neighbors for Public Oversight, we are seeking additional information to ensure full transparency and compliance with local ordinances regarding the operation and funding of the sewer system. We respectfully request responses to the following questions:

1. **Sewer Fund Separation:** Is the Village currently separating sewer system revenues and expenses into the dedicated funds required under Ordinances 25.100 and 25.150?
2. **General Fund Usage:** Has any sewer revenue been used to support general fund expenses or non-sewer operations during the bond period?

3. **Capital Asset Depreciation:** How is capital asset depreciation being calculated and maintained, and is it applied consistently year to year?
4. **Sewer Rate Study:** Has the Village conducted a full sewer rate study since the 2017 Asset Management Plan—and if so, can those findings be shared with the public?
5. **External Auditor Recommendations:** Are there plans to implement improvements based on the external auditor's 2024 recommendations, especially around internal controls and financial statement preparation?

We appreciate your time and cooperation in providing these details, as they are integral to ensuring accountability and informed decision-making in our community.

Please provide the requested information at your earliest convenience. If further clarification or discussion is needed, I am happy to arrange a meeting or phone call.

Thank you for your attention to this matter.

Sincerely,

Kurtis Dickerson

On behalf of Neighbors for Public Oversight

From: bdalevil@bloomingdalecom.net
Sent: Thursday, July 31, 2025 3:17 PM
To: 'rempson@bloomingdalecom.net'
Subject: Draft to K. Dickerson
Attachments: FOIA Request – Communications Regarding July 28, 2025 Special Meeting.pdf; Text Messages-Screenshots.pdf; MCL - Section 62.7 - Michigan Legislature.pdf; charter.pdf

Dear Mr. Dickerson,

Attached please find the Village of Bloomingdale's response to your FOIA request dated July 29, 2025, regarding the July 28, 2025 special meeting. The response includes all available and responsive records, including text messages and public notices.

No fees are due for this request.

Please let me know if you have any difficulty accessing the files.

Sincerely,
Jenelle Ashbrook
Village Clerk
Village of Bloomingdale
bdalevil@bloomingdalecom.net
(269) 521-3222

bdalevil@bloomingdalecom.net

From: bdalevil@bloomingdalecom.net
Sent: Wednesday, September 24, 2025 9:08 AM
To: 'Kurtis Dickerson'
Subject: RE: FOIA Request — Records Related to Sale of ~116 Acres of Village-Owned Land (2025)

Hi Kurtis,

Thanks for following up. According to the Village President—who the Council voted to handle all communication and sign documents with the realtor—everything was done face to face. Because of that, there aren't any emails, texts, or transcripts for me to provide in response to your request.

If you have any more questions, please let me know!

Thank you!
Jenelle Ashbrook
Village of Bloomingdale
Village Clerk
269-521-3222
bdalevil@bloomingdalecom.net

From: Kurtis Dickerson <npo.bloomingdale@gmail.com>
Sent: Sunday, September 21, 2025 5:29 PM
To: Jenelle Ashbrook <bdalevil@btc-bci.com>
Subject: Re: FOIA Request — Records Related to Sale of ~116 Acres of Village-Owned Land (2025)

Hey Jenelle,

Thank you again for providing the records in response to my recent FOIA request regarding the Village's land sale. I appreciate your help in making these materials available.

In reviewing the documents, I did not see any communications (emails, texts, or transcripts) between the Village and the Village's realtor regarding this land sale from the time of engagement with the village to receive bids all the way to the final contracting of the sale. Could you please provide those public records?

If compiling these records would require additional fees, please let me know the estimated cost so I can promptly provide payment.

Thank you for your time and assistance.

Sincerely,
Kurtis Dickerson

On Thu, Aug 21, 2025 at 7:43 PM Kurtis Dickerson <npo.bloomingdale@gmail.com> wrote:

I can do Wednesday at 9 am if that works for you.

Thank you.

On Thu, Aug 21, 2025 at 1:14 PM Jenelle Ashbrook <bdalevil@btc-bci.com> wrote:

Hello Kurtis,

Yes, you may come in during regular office hours, Wednesday 9am-12pm and Thursday 1pm-3pm. Next week Thursday I will have to leave promptly at 3:00pm to collect my children from school.

Let me know what day works for you!

Thank you!

Jenelle Ashbrook
Village Clerk
Village of Bloomingdale
109 E Kalamazoo St., P.O. Box 236, Bloomingdale, MI 49026
(269) 521-3222 | bdalevil@bloomingdalecom.net

From: Kurtis Dickerson <npo.bloomingdale@gmail.com>

Sent: Wednesday, August 20, 2025 2:11 PM

To: bdalevil@bloomingdalecom.net

Subject: Re: FOIA Request — Records Related to Sale of ~116 Acres of Village-Owned Land (2025)

Hey Jenelle,

Thank you for your email, I can come in person and make an appointment if that works for you, let me know what works with the office schedule. I'll work on getting you an affidavit for the waiver. Thank you!

Kurtis Dickerson

On Wed, Aug 20, 2025 at 12:04 PM <bdalevil@bloomingdalecom.net> wrote:

Hi Mr. Dickerson,

This email acknowledges receipt of your FOIA request dated August 20, 2025 to the Village of Bloomingdale.

The responsive records the Village maintains for the 116-acre property are only available as physical paper copies at this time. We do not maintain these records in electronic form. You may:

- Inspect the records in person by appointment, or
- Receive paper copies (standard per-page copy charges apply), or
- Request scanned PDFs by email (labor and duplication fees may apply for locating, reviewing, redacting, and scanning).

Your request included a request for a fee waiver or reduction under MCL 15.234(2). Michigan FOIA provides for a mandatory waiver of up to \$20.00 for individuals who submit an affidavit of indigency and who are not requesting the records in association with outside parties. If you qualify, please submit the required affidavit. Otherwise, fee waivers are discretionary, and at this time the Village will not be granting a waiver.

Let me know how you would like to proceed.

Thank you,

Jenelle Ashbrook
Village Clerk
Village of Bloomingdale
109 E Kalamazoo St., P.O. Box 236, Bloomingdale, MI 49026
(269) 521-3222 | bdalevil@bloomingdalecom.net

From: Kurtis Dickerson <npo.bloomingdale@gmail.com>

Sent: Monday, August 18, 2025 9:38 PM

To: bdalevil@bloomingdalecom.net

Subject: FOIA Request — Records Related to Sale of ~116 Acres of Village-Owned Land (2025)

Dear FOIA Coordinator,

Pursuant to the Michigan Freedom of Information Act, MCL 15.231–15.246, I request copies of all records in the Village’s possession, custody, or control regarding the proposed and/or completed sale of approximately **116 acres** of Village-owned property originally purchased with sewer revenues (as referenced in the Village Council minutes of Mar 18, 2025; May 20, 2025; Jun 2, 2025; and Jun 17, 2025).

Please provide the following, for January 1, 2024 to present (and earlier if readily available):

1. **Property & Valuation**

- Deeds, plats, surveys, and legal descriptions of the ~116 acres.
- Any appraisals, market analyses, broker opinions of value, or valuation reports.

2. **Authorizations**

- Any ordinances, resolutions, or motions authorizing listing, marketing, negotiation, sale, or transfer.
- Any delegations of authority to the Village President or others relating to this sale.

3. **Notices & Solicitation**

- All public notices, advertisements, web postings, bid invitations/solicitations, RFPs, or procurement documents.
- Proof of publication/posting (tear sheets, affidavits, screenshots).

4. **Bids & Evaluations**

- All sealed bids/offers received (including escalation clauses and contingencies).
- Bid tabulations, comparison sheets, staff/consultant evaluations or recommendations.

5. **Communications**

- Emails, letters, text messages, and memos between Council members, staff, agents/realtors, prospective buyers, and legal counsel concerning the property listing, bids, negotiations, selection, or sale.
- Communications with the Michigan Department of Treasury, bond counsel, trustee, or auditors concerning the **use of sale proceeds**.

6. **Contracts & Closing**

- Listing agreement(s), engagement letters with brokers/agents.
- Purchase agreements, addenda, counteroffers, and acceptance documents.
- Title commitments/policies, escrow instructions, settlement/closing statements, deeds, and wire/payment advices.
- Records showing **deposit account(s)** for proceeds and all **post-closing allocations/transfers**.

7. Bond-Related

- Any records discussing or documenting application of sale proceeds to retire 2012 Sewer Revenue Bonds (e.g., payoff quotes, remittance advices, confirmations, trustee correspondence).

Format & Fees: Please provide **electronic copies (PDF/CSV)** via email. If estimated fees exceed **\$50**, please send a detailed itemization before proceeding. I request a **fee waiver or reduction** under MCL 15.234(2) due to the significant public interest in compliance with bond ordinances and statutory land-sale procedures.

If any records do **not exist**, please provide a **certification of nonexistence** per MCL 15.235(5)(b). FOIA requires a response within **5 business days** or a written extension of up to **10 additional business days**.

Thank you for your assistance.

Sincerely,

--

Kurtis Dickerson
PO Box 365
Bloomington, MI 49026
269-655-4335

Robin Empson

From: bdalevil@bloomingdalecom.net
Sent: Wednesday, October 8, 2025 9:13 AM
To: rempson@bloomingdalecom.net
Subject: FW: Upcoming FOIA Request – Sewer Revenue and Accounting Records

He hasn't submitted a FOIA request yet but when he does this is what he will be requesting. I can't this week but maybe next week we can sit down together and go over this.

Jenelle Ashbrook

From: Kurtis Dickerson <npo.bloomingdale@gmail.com>
Sent: Thursday, October 02, 2025 7:52 PM
To: bdalevil@bloomingdalecom.net
Subject: Re: Upcoming FOIA Request – Sewer Revenue and Accounting Records

Hey Jenelle,

Totally understand, I'm here to help and hopefully we can figure out where this information is together. I've put some background below on the sewer revenue accounts required by ordinance, and then I'll outline the specific documents I'll be requesting and how the FOIA cost piece can be handled in a fair and reasonable way.

Background on Sewer Revenue Accounts: Ordinance 25.150 & 25.100

When the Village issued its Sewer Revenue Bonds in 2012 (Ordinance 25.150), the ordinance required the Village to create a series of dedicated accounts for sewer revenues. These weren't optional — they were part of the legal framework for both the bondholders and the residents paying sewer bills (as set out in Ordinance 25.100).

The ordinances required:

- **A Receiving Fund** where all sewer revenues are deposited.
- Transfers from the Receiving Fund into:
 1. **Operation & Maintenance Fund**
 2. **Bond & Interest Redemption Fund**, including a **Bond Reserve Account**
 3. **Repair, Replacement & Improvement Fund**

Only after these funds were satisfied could any surplus revenues be used elsewhere.

In practice, these would normally be set up as separate accounts in the chart of accounts. Even if everything ran through one bank account, the ledger should still show separate balances.

If those accounts were never created, that would mean the Village has been out of compliance for over a decade — which is why this request is so important.

What We'll Be Looking For

His latest,
giving Jenelle a 'heads up'

- **General ledger reports (2012–present)** showing revenues, expenditures, transfers, and balances for:
 - Receiving Fund
 - Operation & Maintenance Fund
 - Bond & Interest Redemption Fund (including Bond Reserve)
 - Repair, Replacement & Improvement Fund
- **Bank account records** for any accounts that held sewer revenues.
- **Bond Redemption Fund records** showing deposits and withdrawals for bond payments.
- **Bond Reserve Account records** showing annual deposits and any withdrawals.
- **Repair & Replacement Fund records** showing deposits and expenditures.
- **Annual sewer budgets and financial reports** breaking out revenues, expenditures, and allocations.
- **Council resolutions or motions** authorizing transfers or reallocations of sewer funds.

How to Handle Cost & Billing

Here's the tricky part: I know you and the Treasurer don't yet know what exists and what doesn't, so it's hard to give a cost estimate up front. The law says you have to give an "itemized estimate" before starting — but how do you do that if you don't know what you'll find?

Here's what makes the most sense:

1. **Track time as you go.** Have whoever is searching (you, Treasurer, staff) just keep a log of their time spent looking for these records.
2. **Work in stages.** Instead of diving into everything at once, start with the easiest-to-access places (general ledgers, most recent audits, budget files). Then move backwards year by year.
3. **Give a rough estimate after an initial review.** Once you've spent, say, an hour or two checking what's available, you'll have a better idea of how much time it might take to finish. That's when you can give me an estimate.
4. **Stop if it's going too deep.** If records don't exist, or can't be found after a reasonable search, you don't need to keep digging forever. Just provide a signed statement saying the record doesn't exist. That's a valid FOIA response.
5. **Keep it electronic.** If you scan or save records to PDF and drop them into a shared Google Drive folder, you'll save a ton of time and costs compared to printing/copying.

This way you're not stuck endlessly searching or guessing at costs. You'll have a simple log of what was searched, what was found, what wasn't, and how much staff time was used. That's all FOIA requires.

Thanks again for being open to working on this. Let me know if you'd like me to also send over the exact ordinance language that spells out the accounts so you can see where all this is coming from.

Best,
Kurtis

On Wed, Oct 1, 2025 at 9:16 AM <bdalevil@bloomingdale.com.net> wrote:

Selling the Village Short: What the FOIA Reveals About Bloomingdale's Land Sale

When a village sells nearly 120 acres of public land, the process should be straightforward, well-documented, and fully transparent. Citizens have a right to know who placed bids, how the decision was made, and what was done with the proceeds. Instead, when Bloomingdale residents began asking questions about the recent land sale, they were met with vague assurances and little detail.

It took a Freedom of Information Act (FOIA) request to piece together what really happened, and what the documents reveal is troubling. Behind closed doors, conflicts of interest went unaddressed, key agreements were never brought before council for approval, and the proceeds of the sale were diverted to pay off a bond in a way that appears to violate village ordinance.

Four findings stand out above the rest: a sitting trustee acted as realtor for one of the closed bids, the Village's own realtor signed a dual-agency agreement while also serving as the person who collected all sealed bids, the winning bid was not technically the highest, and the proceeds were used to retire a sewer bond that was legally required to be paid from sewer revenues alone. Each of these alone would raise concern. Together, they paint a picture of a process that was not merely sloppy but structurally compromised, leaving Bloomingdale residents to wonder if the Village was, quite literally, sold short.

A Trustee as Realtor

One of the first revelations from the FOIA review is that Trustee **Strong**, a sitting member of the Bloomingdale Village Council, was listed as the realtor representing the **Shetler bid**, one of the proposals submitted during the closed-bid process.

Strong did abstain from the final vote approving the winning bid. However, she did not abstain from the earlier council vote that authorized the Village to move forward with the land sale itself. What remains unclear is *when* she began representing the Shetler offer, and whether she had already taken on that role when council deliberations about the land sale were underway.

Even if the timing was innocent, the appearance of conflict is glaring. The Michigan Municipal League's Ethics Handbook emphasizes that public officials must avoid not only actual conflicts of interest but also the *appearance* of impropriety. Citizens should not be left guessing about whether their trustee was wearing two hats during deliberations over one of the Village's largest transactions.

The Dual Agency Arrangement

The FOIA documents also revealed that the Village's hired realtor, **Kruizenga**, signed a **dual agency agreement**, representing both the Village as the seller and the **Heyboer bid** as the buyer.

Dual agency is not illegal under Michigan law, but it comes with heavy obligations. Both buyer and seller must give clear, informed consent. In practice, it is a situation rife with divided loyalties: how can a realtor negotiate the best deal for the Village when they are also working for the person on the other side of the table?

The problem deepens when we look at the details. The Heyboer offer included an escalation addendum raising their offer up to **\$600,000**. The competing Shetler bid, represented by Trustee Strong, had a higher escalation addendum, up to **\$676,000**. Despite that higher ceiling, the Heyboer bid was the one accepted.

And here is the kicker: Kruizenga was not just representing the Heyboer buyer. He was also the realtor entrusted with **receiving all of the Village's sealed bids** in the closed-bid process. In other words, the same person who managed the process for the Village was also under contract to represent the buyer who ultimately won, even though that buyer's offer was not the strongest on paper.

What the FOIA record does *not* contain is any evidence that the Village Council was informed of, or voted to approve, this dual agency arrangement. Without that consent, the arrangement looks less like a balanced transaction and more like a stacked deck.

Following the Money

If the sale process itself was questionable, what happened next raises even more serious concerns. The FOIA records confirm that **\$567,750** from the land sale was deposited into the Village's general fund. From there, about **\$411,000** was used to pay off the remaining balance of the Village's sewer bond.

At first glance, that might sound prudent. Who doesn't want to retire debt? But the problem is that this **violates Ordinance 25.150**, the 2012 Sewer Bond Ordinance. The ordinance is explicit:

"The Bonds and the interest thereon shall be payable from the Net Revenues... To secure payment of the Bonds, there is hereby created a first priority statutory lien upon the Net Revenues. Pursuant to provisions of Act 94, the Village hereby

pledges the Net Revenues to the repayment of the principal of, redemption premium, if any, and interest on the Bonds.”

It also makes clear what the bonds are not:

“The full faith and credit of the Village has not been pledged as security for the payment of the principal and interest on the Series 2012 Bonds and the Series 2012 Bonds do not constitute a general obligation of the Village.”

This was the entire point of issuing a *revenue bond* instead of a general obligation bond: taxpayers would be shielded from liability, and the sewer system would pay for itself. By using land sale proceeds from the general fund to retire the bond, the Village circumvented its own ordinance.

If sewer revenues were not sufficient to make payments, that should have been a red flag to the council and the public. Instead, the payoff looks like an attempt to paper over financial mismanagement of the sewer system. This isn't a technicality, it is the heart of fiscal accountability. If ordinances can be ignored when inconvenient, then what protects the public from future misuse of funds?

No Paper Trail

Perhaps the most alarming discovery wasn't in the FOIA packet itself, but in the clerk's response when asked for records of communication between the Village and its realtor. According to the clerk, the council had voted to let the Village President handle all realtor communication and document signing, and that "everything was done face to face. Because of that, there aren't any emails, texts, or transcripts for me to provide."

For one of the largest financial transactions in recent village history, Bloomingdale residents are left with almost no documentary record. No emails. No correspondence. No minutes showing the council weighing the pros and cons. Just a handshake process hidden from public view.

This absence of documentation is not just a matter of poor record-keeping, it represents a systemic choice to conduct public business in a way that avoids accountability.

Why This Matters

Some may dismiss these concerns as minor technicalities or “inside baseball.” But in a small village like Bloomingdale, where every tax dollar matters and trust in government is fragile, these details are everything.

When a trustee has a private role in a public transaction, when the village’s realtor quietly represents both sides of a deal, when the highest escalation bid is not the winning bid, when land sale proceeds are funneled into paying off a bond in violation of ordinance, and when the entire process leaves no documentary trail, these are not just small errors. They are breaches of process that corrode the public’s faith.

Conclusion

The Bloomingdale land sale is not just about a piece of property. It is about whether the Village’s leaders are honoring their duties to follow the law, safeguard public assets, and keep citizens informed.

Our FOIA review shows that they fell short on all three counts. A trustee’s private role blurred ethical lines. The realtor’s dual agency compromised the integrity of the bidding process. The use of land sale proceeds to retire a sewer bond violated the letter and spirit of Ordinance 25.150. And the choice to conduct business “face to face” left no record for the public to review.

Citizens deserve a council that does more than the bare minimum. We deserve leaders who go beyond technical compliance to uphold the principles of fairness, openness, and accountability.

The lesson is simple: without vigilance, without FOIA, without citizens willing to demand answers, these issues never come to light. And without light, trust dies in the dark.

For those who want to dig into the primary sources themselves, I’ve made the complete set of FOIA documents available here: [[Bloomington Village Land Sale FOIA Documents](#)]. Transparency belongs to all of us.

Regular Village Council Meeting Agenda November 18th, 2025
R. Empson, T. Dickerson, T. Rankin, T. Fisher, J. Crawford, G. Simpson, B. Strong

1. Roll Call- All Present

2. Public Comment

- Terry McCullough- Never on EMPTY Mobile Propane Exchange- Packet Include

3. Expenses

General Fund-\$24,486.67	Major Streets-\$27,328.90
Sewer Fund-\$2,494.12	Local Streets-\$270.00

4. Approval of current Agenda OR Amendments to the current Agenda

- Under President's Items: Add "Vote on new Village attorney."
- Under New Business: Add payment to Joe Parma – \$1,031.03.
- Under Depot: Add discussion on dirt issue / estimated dirt costs.
- Under Sewer: Add discussion to move money from the USDA debt retirement account.

5. Motion by G. Simpson, supported by T. Fisher. Roll-yes. Motion Carried.

5. Approval of October 21st, 2025, Regular Meeting Minutes

- Motion by R. Empson, supported by G. Simpson. Roll-yes. Motion Carried.

6. Communication:

- Van Buren County Commissioner- Packet Included.
- Parks and Recreation

7. Reports on Village Officials

- President's Monthly Report
 - North Van Buren Street Project- Reports on good progress on the project. The contractor will return the week of December 1 to finish all work except line painting, which will be completed in the spring. Fog lines and double yellow centerlines will be added to the village limits. Speaker 6 requested the Budget Committee consider funding additional striping on Van Buren Street next year. A flooding issue near Green Street is on the punch list and will require drain work.
 - Vote on new Village attorney- Council reviewed information for a proposed new attorney. The recommended firm charges \$325/hour, which is \$125 more than the Village's previous attorney. Supporters emphasized frequent legal issues and the need for strong representation; others expressed concern about cost. It was noted the attorney offers municipal law trainings and previously authored the Village's sewer ordinance. Reminder: Only the Village President (or Tony in the President's absence) may contact legal counsel.
 - Motion by G. Simpson, supported by T. Fisher. Roll- Yes (6-1). Motion Carried.
- Treasurer's Report- attached.
- Clerk's Report
 - Fleis & Vandenbrink- N Van Buren Services 8/24/2025-9/27/2025: \$24,268.33
 - Motion by B. Strong, supported by T. Dickerson. Roll-yes. Motion Carried.
- Grant Oversight- reports that reimbursement documents will be submitted once the building is put back down. Placing it back down is expected after Thanksgiving. The Village will receive the \$40,000 grant in two increments of \$20,000 as funds are spent, though total project costs will exceed \$40,000.
- Budget- reports that the sewer account has been reviewed and clarified. Overall, the General Fund, Sewer, Local Streets, and Major Streets budgets are tracking as expected, with only a few follow-up items noted.

Regular Village Council Meeting Agenda November 18th, 2025

R. Empson, T. Dickerson, T. Rankin, T. Fisher, J. Crawford, G. Simpson, B. Strong

- Parks- Depot/Haven Park- Concrete work, insulation, and beam adjustments are still needed before the depot building can be set down; work will continue after Thanksgiving. A drain tile will be installed prior to backfilling. The contractor agreed to cover potential delay costs, and a back-charge will be issued to Laraway's for electrical damage once an estimate is received.
 - Council discussed the \$40,000 Marketplace Grant and prior budget allocations, with clarification that grant revenue was budgeted to offset project costs. Additional discussion covered eligible match items and how reimbursements will be calculated.
 - Depot- Excavated dirt from the depot site tested with elevated zinc levels and cannot be hauled off-site except to an approved landfill. The contractor advised placing one foot of sand in the excavation and reusing as much clay as possible for backfill. Remaining material must be disposed of at a landfill at an estimated cost of \$10,000–\$20,000. Pricing per yard is pending from the testing company.
- Sewer- The sewer pond has been pumped down, and further pumping will occur in December.
 - Transfer \$150,000 from USDA account to sewer checking.
 - Motion by B. Strong, supported by G. Simpson. Roll-yes. Motion Carried.
- Streets- School Area No-Parking Signs-New No Parking signs were installed near the elementary school to address congestion and student safety. Police are monitoring the area and will ticket violators if necessary.
- Ordinance
 - Village Of Bloomingdale- Building Site Ordinance- First Reading and Discussion. The proposed Bloomingdale Building Site and Setback Ordinance, outlining definitions, setback requirements, minimum building size, wetland restrictions, variance procedures, penalties, and effective date. Council discussion followed. Members clarified the ordinance would not affect existing homes and applies only within the Village. Concerns were raised about:
 - The 500-foot wetland setback
 - Whether portions of the ordinance constitute zoning, which requires compliance with the Michigan Planning & Zoning Enabling Acts
 - Whether the ordinance should be reviewed by the newly selected attorney before adoption.
 - A motion was made and seconded to table the ordinance and send it to the Village attorney for review.

▪ Motion by B. Strong, supported by T. Rankin. Roll-yes. Motion Carried.

8. Unfinished Business

9. New Business

- Steensma Estimates- DPW Plow Purchase-Council reviewed estimates for a new 9'6" steel V-plow for the F-550 to replace the current straight blade, improving safety and snow control. Cost is approximately \$9,800 installed. Funds are available in the DPW repairs budget.
 - Motion by G. Simpson supported by B. Strong. Roll-yes. Motion Carried.
- Building repairs- Municipal Building Repairs- Council reviewed needed repairs to the shared municipal building, including roof leaks, exterior caulk failure, cracked drywall, and fogged library window seals. Township will also review, and bids will be gathered; concern was noted about worsening damage with winter approaching.
 - Motion – Immediate Leak Repairs, by T. Rankin supported by G. Simpson. Roll-yes. Motion Carried. Council approved spending up to \$5,000 for urgent leak-stopping measures prior to obtaining full repair bids.

Regular Village Council Meeting Agenda November 18th, 2025

R. Empson, T. Dickerson, T. Rankin, T. Fisher, J. Crawford, G. Simpson, B. Strong

- Drain Commission Invoice \$1031.03
 - Motion by B. Strong supported by T. Fisher. Roll-yes. Motion Carried.

10. Public Comment (Final Call)

11. Adjournment

- Motion by T. Dickerson supported by J. Crawford. Adjourned at 8:06pm

1. Roll Call- All

2. Public Comment- None

3. September Expenses

General Fund-\$30,566.07	Major Streets-\$27,101.60
Sewer Fund-\$14,030.01	Local Streets-\$96.00

4. Approval of current Agenda OR Amendments to the current Agenda

The following items were added to the agenda:

Ordinances- Ordinance 22.005 – Setback Ordinance

Streets- Snow Removal

Clerk- QuickBooks annual renewal in the amount of \$2,210 (beginning of the year)

New Business

1. Michigan Association of Mayors membership
2. DPW Sewer Operator wage increase
3. Contaminated soil removal cost
4. Consultation with attorney regarding sewer matters, including potential creation of a sewer authority
5. Consultation with attorney regarding reclaiming storage room space
6. Building Inspector item

Motion by J. Crawford to make amendments to the current agenda, supported by R. Empson. Roll-Yes. Motion Carried.

5. Approval of November 18th, 2025, Regular Meeting Minutes

- Approval of the November 18, 2025 Regular Meeting Minutes was considered. The minutes were not included in the meeting packet due to a printing/packet omission. After discussion, the Council agreed to table approval of the November 18, 2025 Regular Meeting Minutes until the next regular meeting when the minutes can be reviewed. No action was taken.

6. Communication:

- Van Buren County Commissioner
 - An update was provided on county and regional matters. The second Board of Commissioners meeting for the month was canceled, as all business was completed at the first meeting.
 - Updates were shared on opioid settlement grants, including funding awarded to Van Buren County Specialty Courts for participant transportation and housing support, and to the Intermediate School District for county-wide opioid and substance abuse education programming.
 - The Parks and Recreation Committee will meet on January 13 at 12:50 p.m. to review the master plan.
 - The 2024 Coroner's Report was presented, noting a decrease in total deaths, suicides, and drug-related deaths, with no reported COVID-19 deaths during the period.
 - Additional updates were provided on Flowers Early Learning programs and on Palisades, including safety measures, staffing, spent fuel management, and ongoing monitoring efforts. Future updates will be provided.
- Parks and Recreation-None

7. Reports on Village Officials

- President's Monthly Report
 - The DPW reported significant snowfall, with staff occupied by snow plowing and pump and sewer operations. The new plow has been installed on the truck and is operating effectively, reducing reliance on the tractor. The road project north of town remains incomplete due to weather delays, including heavy snowfall on the scheduled work date. Construction signage and barrels remain in place and are under the control of the contractor or state; Village staff cannot legally remove or relocate them. The contractor will be notified regarding displaced or unsecured signs.
- Treasurer's Report- attached.
- Clerk's Report
 - Fleis & Vandenbrink- N. Van Buren Service 9/28/2025-10/25/2025- \$22,648.71
 - Motion by J. Crawford, supported by B. Strong. Roll-Yes. Motion Carried.
 - EGLE- Annual Permit Fee- \$1,950.00
 - Motion by J. Crawford, supported by G. Simpson. Roll-Yes. Motion Carried.
 - Paw Paw Laboratory- \$1,485.00 Maintenance
 - Motion by G. Simpson, supported by J. Crawford. Roll-Yes. Motion Carried.
 - QuickBooks annual renewal in the amount of \$2,210 (beginning of the year)
 - Motion by J. Crawford, supported by T. Fisher. Roll-Yes. Motion Carried.

Grant Oversight

- Market One confirmed receipt of required materials and indicated a reimbursement can be processed. A Market One event will be held February 12 in Lawton (5:30–8:30 p.m.), and attendance by a Village representative was encouraged. Ongoing grant efforts were discussed, including a 50% matching reimbursement grant (up to approximately \$45,000) and pursuit of additional funding for depot, sidewalk, and beautification projects.

Budget

- Staff reported the budget is overall on track, with some expenditures coded outside original line items while funds remain available elsewhere. Further review with the Treasurer is planned to improve budget tracking for the next fiscal year.

Parks

- The concrete work invoice was received and paid, with final costs \$3,500 under estimate; remaining mortar work will be completed when weather allows. Soil testing showed slightly elevated zinc levels, and options for on-site mitigation are being reviewed with environmental agencies to avoid costly off-site disposal. Temporary safety and drainage concerns at the excavation site were noted.

Sewer-None

Streets

- Council discussed ongoing snow removal and sidewalk obstruction issues, particularly where private plowing has pushed snow into roadways, intersections, and sidewalks, creating visibility and pedestrian safety concerns—especially for school children. Village staff have addressed several incidents, and continued violations may result in billing for Village cleanup efforts. It was also noted that a different snow removal company is operating this year, subcontracting much of the work, and staff hope the issues have now been resolved.

Regular Village Council Meeting Agenda December 16th, 2025

B. Strong, J. Crawford, T. Fisher, T. Rankin, G. Simpson, T. Dickerson, R. Empson

- Ordinance
 - Council reviewed the proposed Building Setback Ordinance returned by the Village Attorney. Discussion identified issues requiring further clarification and revision, including ordinance numbering, terminology, and compliance with existing state and local regulations.
 - Action: By consensus, the ordinance was tabled for further revision and legal review before reconsideration at a future meeting.

8. Unfinished Business-None

9. New Business

1. Michigan Association of Mayors membership
 - A letter regarding membership in the Michigan Association of Mayors was reviewed. The annual cost of membership is \$120. Discussion was held regarding the potential benefits, including networking, workshops, information sharing, and access to resources.
2. Motion by T. Rankin, supported by T. Fisher. Roll-Yes. Motion Carried.
2. DPW Sewer Operator wage increase
 - A motion was made and approved to grant Kurt Underwood a \$1.00 per hour wage increase in recognition of his performance and service.
3. Motion by B. Strong, supported by T. Rankin. Roll-Yes. Motion Carried.
3. Contaminated soil removal cost-Discussed in Parks.
4. Consultation with attorney regarding sewer matters, including potential creation of a sewer authority
 - Council discussed initiating conversations with the Village Attorney regarding the potential creation of a separate sewer authority or sewer board to protect the sewer plant as an independent entity with separate governance and finances, particularly in the event of Village dissolution. It was noted that similar structures may have existed in the past, and prior documentation may be available for review. Action: By consensus, staff were authorized to begin discussions with the Village Attorney on this matter.
5. Consultation with attorney regarding reclaiming storage room space
 - Council discussed the Village's entitlement under a prior legal agreement to shared use of Municipal Center storage space and the request for access to a portion of the rear storage room for Village records. Ongoing records cleanup and legal storage requirements were noted, with additional space expected to become available.
6. Building Inspector item
 - The Village President reported plans to work directly with the County Building Inspector to expedite inspections and potential tagging of unsafe structures. Several properties, including locations on Willow Street, North Van Buren Street, and Pine Street, were identified for review due to safety concerns and repeated police activity.

10. Public Comment (Final Call)

- Council expressed appreciation for DPW staff for road maintenance, snow removal, and park upkeep, and briefly discussed backup snow removal coverage. Park lighting was completed and well received, the Christmas parade had a strong turnout, and street lights will be adjusted after holiday decorations are removed.

11. Adjournment- Motion to adjourn- 8:30pm