



2960 LUCERNE DRIVE SE, GRAND RAPIDS, MI 49546
 OFFICE: 616.977.1000 | FAX: 616.977.1005

Invoice

Howard Linnabary, Township Supervisor
 Leoni Township
 913 Fifth Street
 Michigan Center, MI 49254

March 31, 2026

Project No.: 1232
 Invoice No.: 1232-31

**RE: Leoni Township- WWTP Improvements, EPA Earmark
 Step 2 - Construction Phase Services through March 31, 2026**

Email: hlinnabary@leonitownship.com; treasurer@leonitownship.com;
 dcrafft@leonitownship.com; mjester@leonitownship.com

<u>Billing Phase</u>	<u>Contract Amount</u>	<u>% Work Complete</u>	<u>Amount Billing</u>	<u>Previous Billed</u>	<u>Current Billing</u>
Step 1- Design Services	\$330,500.00	100%	\$330,500.00	\$330,500.00	\$0.00
Step 2- Construction Services	\$4,127,710.87	89%	\$3,676,586.06	\$3,613,670.68	\$62,915.38
Total	\$4,458,210.87	90%	\$4,007,086.06	\$3,944,170.68	\$62,915.38
Total amount this invoice					<u>\$62,915.38</u>

*Thank you for your business, it is sincerely appreciated.
 If you have any questions regarding this invoice or services provided, please contact us.*

Terms: Net 30 days

To (Owner):	Leoni Township 913 Fifth Street Michigan Center, MI 49254	Project:	Leoni Township- WWTP Improvements, EPA Earmark	Invoice No.:	1232-31
				Application No.:	31
				Application Date:	March 31, 2026
CONSTRUCTION MANAGER:	F&V Construction Management, Inc. 2960 Lucerne Drive SE Grand Rapids, MI 49546	ENGINEER:	Fleis & VandenBrink Engineering, Inc. 2960 Lucerne Drive SE Grand Rapids, MI 49546	Period to:	March 31, 2026
Contract for:				FVC Proj No.:	1232
				Contract Date:	June 18, 2024

CONSTRUCTION MANAGER'S APPLICATION FOR PAYMENT

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

CHANGE ORDER SUMMARY

Change Orders Approved	ADDITIONS	DELETIONS
Change Order No. 1	\$ 21,531.38	
Change Order No. 2	\$ 91,930.71	
Change Order No. 3		(\$43,363.34)
TOTALS	\$ 113,462.09	\$ (43,363.34)
Approved this Month		
TOTALS	\$ -	\$ -
Net Change by Change Orders	\$ 113,462.09	\$ (43,363.34)

1. ORIGINAL CONTRACT SUM	\$	4,388,112.12
2. NET CHANGE BY CHANGE ORDERS	\$	70,098.75
3. ADJUSTED CONTRACT SUM TO DATE	\$	4,458,210.87
(Line 1 + Line 2)		
4. TOTAL COMPLETED & STORED TO DATE	\$	4,199,644.05
5. RETAINAGE	\$	192,557.99
6. TOTAL ELIGIBLE TO DATE (Line 4 - Line 5).....	\$	4,007,086.06
7. LESS PREVIOUS PAYMENTS	\$	3,944,170.68
8. CURRENT PAYMENT DUE	\$	62,915.38
9. BALANCE TO FINISH, PLUS RETAINAGE	\$	451,124.81
(Line 3 - Line 4 + Line 5)		

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for.)

\$ 62,915.38

DESIGN-BUILDER:

By: *David C. Harvey* Date: 3/30/2026

This Certification is not negotiable. The AMOUNT CERTIFIED is payable only to party named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Design-Builder under this Contract.

APPROVALS:

By: _____ Date: _____
LEONI TOWNSHIP

CERTIFICATE FOR PAYMENT

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

F&V Construction
 Invoice No: 1232
 Project No: 1232-31

Date: 3/31/2023

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Payment Application No. 30

Leon Township- WWTP Improvements, EPA Earmark

Contract No.	Item Description	Original Contract Amount	Changes to Date	Adjusted Contract Amount	Previously Invoiced	Work Completed this Period	Total Completed to Date	Balance to Finish	Percent Complete
C1	Site Work & Excavation	\$ 2,276,271.00	\$ 97,467.35	\$ 2,373,738.35	\$ 2,269,918.35	\$ -	\$ 2,269,918.35	\$ 103,820.00	96%
C4	Painting	\$ 25,918.00	\$ 13,188.00	\$ 39,106.00	\$ 39,106.00	\$ -	\$ 39,106.00	\$ -	100%
C5	Mechanical	\$ 157,445.00	\$ -	\$ 157,445.00	\$ 157,445.00	\$ -	\$ 157,445.00	\$ -	100%
C6	Electrical, Instrumentation & Control	\$ 579,873.12	\$ (51,649.85)	\$ 528,223.27	\$ 528,223.27	\$ -	\$ 528,223.27	\$ -	100%
C7	Owner's System Integrator	\$ 158,855.00	\$ -	\$ 158,855.00	\$ 148,800.00	\$ -	\$ 148,800.00	\$ 10,055.00	94%
	General Conditions	\$ 123,400.00	\$ 1,900.00	\$ 125,300.00	\$ 99,789.93	\$ 7,526.50	\$ 107,316.43	\$ 17,983.57	86%
	Design-Builder's Fee	\$ 282,350.00	\$ 51,498.25	\$ 333,848.25	\$ 278,793.00	\$ 42,042.00	\$ 320,835.00	\$ 13,013.25	96%
	Basic Services: Step 1- Design	\$ 330,500.00	\$ -	\$ 330,500.00	\$ 330,500.00	\$ -	\$ 330,500.00	\$ -	100%
	Basic Services: Step 2- Construction	\$ 244,500.00	\$ 86,695.00	\$ 331,195.00	\$ 290,800.00	\$ 6,700.00	\$ 297,500.00	\$ 33,695.00	90%
	Design-Builder's Contingency	\$ 209,000.00	\$ (\$129,000.00)	\$ 80,000.00	\$ -	\$ -	\$ -	\$ 80,000.00	0%
	Contract Total	\$ 4,388,112.12	\$ 70,098.75	\$ 4,458,210.87	\$ 4,143,375.55	\$ 56,288.50	\$ 4,199,644.05	\$ 258,566.82	94%

**Leoni Township
Project Status Update – for March 2026**

EPA Earmark- WWTP Improvements
FVC Project No. 1232

General Comments:

Project includes adding five forcemain flow meters to monitor flow entering the Wastewater Treatment Plant (WWTP) from the contributing municipalities; upgrades to existing septage receiving; and main road reconstruction at the plant site. Funding to utilize the \$3.5 million earmark being administered through U.S. EPA Region V and requires a 20% local match (\$875,000).

Accomplishments over the past few Months:

- Conducted progress / coordination meetings with Subcontractors.
- Township Board approved Owner Change Order No.3 to add bollards to protect the control panel at Page and Portage, and for tree removal and replacing the fencing at the WWTP along Page Avenue.
- Installed back ordered part to allow the Cruise system to display flows measured at the five influent forcemains.
- Troubleshooting forcemain flowmeters communication issues that should read out flow on the Cruise monitoring system.
- Installed garage door sensors at septage screening room.
- Began installation of rock trap conveyor in septage screening room.
- Answered subcontractor questions and responded to RFIs.

Anticipated Accomplishments the next few weeks:

- Continue troubleshooting issues with flow reading at the Cruise system to display for the five influent forcemains.
- Install bollards to protect the control panel at Page and Portage.
- Complete installation of rock trap conveyor in septage screening room.
- Tree removal and replacing the fencing at the WWTP along Page Avenue.
- Final restoration of the areas.
- Continue assisting subcontractors with Build America Buy America (BABA) Act compliance.
- Continue review of subcontractor shop drawing submittals.
- Answer subcontractor questions and respond to RFIs.

Anticipated Accomplishments in the Near Future (next few months):

- Work with contractors on BABA compliance / exemptions.
- Answer contractor questions.
- Preparation of record drawings and project closeout.

Budget Status/Percent Complete:

- Step 1 & 2 Invoicing through February 2026

FVC Authorization \$4,458,210.87. Total Cost Incurred: \$4,199,644.05.

Total Invoiced: \$4,007,086.06 (less retainage on Step 2 costs).

Percent Complete: 94%

Update on Design Builder Contingency Allowance:

DB Contingency Allowance adjustments for this period adjusts the contract value for the following subcontractors for a total change to the project cost in the amount of (\$106,976.85) with a corresponding change to the DB Contingency of (\$106,976.85).

The summary adjustments for each subcontractor are as follows:

- Contract 1 | Site Work & Excavation | Bailey Excavation
 - Unit quantities correcting change order.
- F&V Construction
 - Cost savings sharing on Design-Builder contingency allowance now that substantial completion has been reached.

Original DB Contingency Allowance Amount:	\$268,269.85
Net Change from Previous Periods:	<u>(\$81,293.00)</u>
Adjusted DB Contingency Allowance Amount:	\$186,976.85
Net Change this Period:	<u>(\$106,976.85)</u>
Updated DB Contingency Allowance Amount:	\$80,000.00

Update Owner's Contingency:

The summary of Owner Change Order adjustments are as follows:

- Contract No.1 | Site Work & Excavation | Bailey Excavation
 - Provide bollards and Page and Portage to protect flow metering control panel.
 - Tree removal and new chain link fencing at WWTP along Page Avenue.
- F&V Construction
 - Additional costs for construction basic services, field survey, and general conditions.

Original FVC Budget Authorization:	\$4,388,112.12
Net Owner's Change Orders from Previous Periods:	<u>\$113,462.09</u>
Updated Total FVC Budget Authorization	\$4,501,574.21
Net Change this Period:	<u>(\$43,363.34)</u>
Updated FVC Budget Authorization Amount:	\$4,458,210.87

Potential Future Contingency Adjustments or Owner Changes:

Potential future Design-Builder Contingency adjustments or Owner changes include the following:

- F&V Construction
 - Final cost savings sharing on Design-Builder contingency allowance after final completion.

Other Issues & Concerns:

- None.

Construction Budget Update:

Attached is the summary of the contract budget to-date including Owner Change Orders and DB Contingency Allowance. The project is within the \$4,458,201.87 budget authorized by the Leoni Township Board.

Attachment:

- Construction Budget Update

Summary of Owner Change Order Items & DB Contingency Allowance Adjustments- March 2026

Job Name: 2024 WWTP Improvements, EPA Grant Project
 Location: Leoni Township, Michigan
 Job Number: 1232
 Description: New Influent Flow Meters, WWTP Access Drive, Septage Receiving Improvements Electrical, Instrumentation and Control



<u>Contract</u>	<u>Change Order Item</u>	<u>Source</u>	<u>Sub Price</u>	<u>Description</u>	<u>DB Contingency Allowance**</u>	<u>Owner Change Order</u>
1-Site Work & Exc (Bailey Excavating)	1	Bulletin #7, dated 3/3/2026	\$2,880.00	C1_CO-03, Item 1-1: Existing Fence Removal	\$0.00	\$2,880.00
	2	Bulletin #7, dated 3/3/2026	\$54,780.00	C1_CO-03, Item 1-2: New 6' chain link fence	\$0.00	\$54,780.00
	3	Bulletin #7, dated 3/3/2026	\$13,500.00	C1_CO-03, Item 1-3: Tree removal 6"-18"	\$0.00	\$13,500.00
	4	Bulletin #7, dated 3/3/2026	\$13,500.00	C1_CO-03, Item 1-4: Tree removal 19"-36"	\$0.00	\$13,500.00
	5	Bulletin #7, dated 3/3/2026	\$3,600.00	C1_CO-03, Item 2: Bollards at Page & Portage to protect CP	\$0.00	\$3,600.00
	6	Actual unit quantities used by Bailey	(\$76,554.95)	C1_CO-03, Item 3: Unit Quantities Correcting Changes	\$76,554.95	\$0.00
	7		\$0.00		\$0.00	\$0.00
4- Painting (Murray)	1		\$0.00		\$0.00	\$0.00
	2		\$0.00		\$0.00	\$0.00
	3		\$0.00		\$0.00	\$0.00
5- Mechanical (Lee Contracting)	1		\$0.00		\$0.00	\$0.00
	2		\$0.00		\$0.00	\$0.00
	3		\$0.00		\$0.00	\$0.00
6- Elec, I&C (JK of Michigan)	1		\$0.00		\$0.00	\$0.00
	2		\$0.00		\$0.00	\$0.00
	3		\$0.00		\$0.00	\$0.00
7- System Integrator (UIS)	1		\$0.00		\$0.00	\$0.00
	2		\$0.00		\$0.00	\$0.00
	3		\$0.00		\$0.00	\$0.00
FVC	1	Additional Construction Basic Services	\$6,200.00	F&V Survey Crew & Additional Basic Services	\$0.00	\$6,200.00
	2	Additional General Conditions	\$1,500.00	Additional General Conditions	\$0.00	\$1,500.00
	3	Adjustment in DB Contingency Allowance	(\$183,531.80)	Reduction of DB Contingency at Substantial Completion	(\$183,531.80)	(\$146,825.44)
	4		\$0.00		\$0.00	\$0.00

Note: "The Design-Builder (DB) Contingency Allowance is available for FVC's exclusive use for unanticipated costs it has incurred that are not the basis for a Change Order under the Contract Documents. 80% of remaining FVC Contingency returned to Owner at Substantial Completion"

SubTotals =	(\$106,976.85)	(\$50,865.44)
Design-Builder Fee =	\$0.00	\$7,502.10
SubTotal Adjustment to Contingency Allowance =	(\$106,976.85)	(\$43,363.34)
Original DB Contingency Allowance Amount =	\$268,269.85	
Net Decrease from Previous Periods =	(\$81,293.00)	
Current DB Contingency Allowance Amount =	\$186,976.85	
Net Decrease this Period =	(\$106,976.85)	
Updated DB Contingency Allowance Amount =	\$80,000.00	

Total of Previous Owner Change Orders =	\$113,462.09
Net Change this Period =	(\$43,363.34)
Updated Owner's Total Change Orders =	\$70,098.75

Summary of Owner Change Orders + DB Contingency Adjustments

Job Name: 2024 WWTP Improvements, EPA Grant Project
 Location: Leoni Township, Michigan
 Job Number: 1232
 Description: New Influent Flow Meters, WWTP Access Drive, Septage Receiving Improvements
 Electrical, Instrumentation and Control

Trade Category	Subcontractor	Exhibit C Value	DB Contingency	DB Contingency &	DB Contingency &	CM Contingency	CM Contingency	DB Contingency &	Adj. Contract
			August 2024	Owner CO#1- June 2025	Owner CO#2- July 2025	Change-Nov 2025	Change- Feb 2026	Owner CO#3- March 2026	
Contract 1	Site Work & Excavation Bailey Excavating	\$2,276,271.00	\$0.00	\$11,015.10	\$74,747.20	\$0.00	\$0.00	\$11,705.05	\$2,373,738.35
Contract 4	Painting Murray Painting	\$25,918.00	\$0.00	\$12,182.00	\$1,006.00	\$0.00	\$0.00	\$0.00	\$39,106.00
Contract 5	Mechanical Lee Contracting	\$157,445.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$157,445.00
Contract 6	Electrical, Instrumentation & Control JK of Michigan	\$579,873.12	(\$59,269.85)	\$0.00	\$0.00	\$0.00	\$7,620.00	\$0.00	\$528,223.27
Contract 7	Owner's System Integrator UIS	\$158,855.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$158,855.00
	Total of Trades	\$3,198,362.12							\$3,257,367.62
	General Conditions	\$123,400.00			\$400.00			\$1,500.00	\$125,300.00
	Sub Total	\$3,321,762.12	(\$59,269.85)	\$23,197.10	\$76,153.20	\$0.00	\$7,620.00	\$13,205.05	\$3,382,667.62
	Design-Builder's Fee	\$282,350.00	\$0.00	\$936.28	\$6,353.51			\$44,208.46	\$333,848.25
	Basic Services: Step 1- Design	\$330,500.00							\$330,500.00
	Basic Services: Step 2- Construction	\$244,500.00	\$0.00	\$9,580.00	\$10,430.00	\$60,485.00	\$0.00	\$6,200.00	\$331,195.00
	Sub Total of Construction Cost	\$4,179,112.12	(\$59,269.85)	\$33,713.38	\$92,936.71	\$60,485.00	\$7,620.00	\$63,613.51	\$4,378,210.87
	Design-Builder's Contingency Allowance**	\$209,000.00	\$59,269.85	(\$12,182.00)	(\$1,006.00)	(\$60,485.00)	(\$7,620.00)	(\$106,976.85)	\$80,000.00
	Total FVC Budget Authorization	\$4,388,112.12							
	Owner Change Order Value	\$ -	\$0.00	\$21,531.38	\$91,930.71	\$0.00	\$0.00	(\$43,363.34)	\$70,098.75
	Updated Total FVC Budget Authorization	\$4,388,112.12	\$4,388,112.12	\$4,409,643.50	\$4,501,574.21	\$4,501,574.21	\$4,501,574.21	\$4,458,210.87	\$4,458,210.87

Note:
 ** The Design-Builder (DB) Contingency Allowance is available for FVC's exclusive use for unanticipated costs it has incurred that are not the basis for a Change Order under the Contract Documents. 80% of remaining FVC Contingency returned to Owner at Substantial Completion.



2960 LUCERNE DRIVE SE, GRAND RAPIDS, MI 49546
 OFFICE: 616.977.1000 | FAX: 616.977.1005

Invoice

Howard Linnabary, Township Supervisor
 Leoni Township
 913 Fifth Street
 Michigan Center, MI 49254

March 31, 2026

Project No.: 1245
 Invoice No.: 1245-03

**RE: Leoni Township- Main Pump Station Improvements
 Bid Phase Services through March 31, 2026**

Email: hlinnabary@leontownship.com; treasurer@leontownship.com;
 dcrafft@leontownship.com; mjester@leontownship.com

<u>Billing Phase</u>	<u>Contract Amount</u>	<u>% Work Complete</u>	<u>Amount Billing</u>	<u>Previous Billed</u>	<u>Current Billing</u>
Bid Phase Services	\$22,900.00	73%	\$16,800.00	\$8,400.00	\$8,400.00
Construction Basic Services	\$76,690.00	0%	\$0.00	\$0.00	\$0.00
Total	\$99,590.00	17%	\$16,800.00	\$8,400.00	\$8,400.00
Total amount this invoice					<u>\$8,400.00</u>

*Thank you for your business, it is sincerely appreciated.
 If you have any questions regarding this invoice or services provided, please contact us.*

Terms: Net 30 days

Please make Checks payable to : F&V Construction; if using ACH please use the following banking information:

Account # 1853988358

Routing # 072000096

To (Owner):	Leoni Township 913 Fifth Street Michigan Center, MI 49254	Project:	Main Pump Station Improvments	Invoice No.:	1245-03
				Application No.:	03
				Application Date:	March 31, 2026
DESIGN-BUILDER:	F&V Construction 2960 Lucerne Drive SE Grand Rapids, MI 49546			Period to:	March 31, 2026
				FVC Proj No.:	1245
				Contract Date:	October 20, 2025

DESIGN-BUILDER'S APPLICATION FOR PAYMENT

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

CHANGE ORDER SUMMARY

	ADDITIONS	DELETIONS					
Change Orders Approved							
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: right;">TOTALS</td> <td style="width: 15%; text-align: center;">\$ -</td> <td style="width: 15%; text-align: center;">\$ -</td> <td style="width: 55%;"></td> </tr> </table>				TOTALS	\$ -	\$ -	
TOTALS	\$ -	\$ -					
Approved this Month							
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: right;">TOTALS</td> <td style="width: 15%; text-align: center;">\$ -</td> <td style="width: 15%; text-align: center;">\$ -</td> <td style="width: 55%;"></td> </tr> </table>				TOTALS	\$ -	\$ -	
TOTALS	\$ -	\$ -					
Net Change by Change Orders	\$ -	\$ -					

1. ORIGINAL CONTRACT SUM	\$	650,529.79
2. NET CHANGE BY CHANGE ORDERS	\$	-
3. ADJUSTED CONTRACT SUM TO DATE	\$	650,529.79
(Line 1 + Line 2)		
4. TOTAL COMPLETED & STORED TO DATE	\$	16,800.00
5. RETAINAGE	\$	-
6. TOTAL ELIGIBLE TO DATE (Line 4 - Line 5)	\$	16,800.00
7. LESS PREVIOUS PAYMENTS	\$	8,400.00
(Line 3 - Line 4 + Line 5)		
8. CURRENT PAYMENT DUE	\$	8,400.00
9. BALANCE TO FINISH, PLUS RETAINAGE	\$	633,729.79
(Line 3 - Line 4 + Line 5)		

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for.)

\$ 8,400.00

DESIGN-BUILDER:

By: *David C. Henry*

Date: 3/30/2026

This Certification is not negotiable. The AMOUNT CERTIFIED is payable only to party named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Design-Builder under this Contract.

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Design-Builder certifies to the Owner that to the best of the Design Builder's knowledge, information, and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Design-Builder is entitled to payment of the AMOUNT CERTIFIED.

F&V Construction
 Project No: 1245
 Invoice No: 1245-03

Date: **March 31, 2026**

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Payment Application No. 03

Leoni Township Main Pump Station Improvements

Contract No.	Item Description	Original Contract Amount	Changes to Date	Adjusted Contract Amount	Previously Invoiced	Work Completed this Period	Total Completed to Date	Balance to Finish	Percent Complete
C1	Site Work & Excavation	\$ 50,000.00	\$ -	\$ 50,000.00	\$ -	\$ -	\$ -	\$ 50,000.00	0%
C2	Painting	\$ 21,980.00	\$ -	\$ 21,980.00	\$ -	\$ -	\$ -	\$ 21,980.00	0%
C3	Mechanical & Electrical	\$ 321,584.79	\$ -	\$ 321,584.79	\$ -	\$ -	\$ -	\$ 321,584.79	0%
C4	System Integrator	\$ 23,475.00	\$ -	\$ 23,475.00	\$ -	\$ -	\$ -	\$ 23,475.00	0%
	General Conditions	\$ 46,300.00	\$ -	\$ 46,300.00	\$ -	\$ -	\$ -	\$ 46,300.00	0%
	Construction Manager's Fee	\$ 39,400.00	\$ -	\$ 39,400.00	\$ -	\$ -	\$ -	\$ 39,400.00	0%
	Basic Services - Bid Phase	\$ 22,900.00	\$ -	\$ 22,900.00	\$ 8,400.00	\$ 8,400.00	\$ 16,800.00	\$ 6,100.00	22%
	Basic Services - PM, Admin, SS	\$ 76,690.00	\$ -	\$ 76,690.00	\$ -	\$ -	\$ -	\$ 76,690.00	0%
	Construction Manager's Contingency	\$ 48,200.00	\$ -	\$ 48,200.00	\$ -	\$ -	\$ -	\$ 48,200.00	0%
	Contract Total	\$ 650,529.79	\$ -	\$ 650,529.79	\$ 8,400.00	\$ 8,400.00	\$ 16,800.00	\$ 833,729.79	3%

**Leoni Township
Project Status Update – for March 2026**

**Main Pump Station Improvements
FVC Project No. 1245**

General Comments:

The Main Pump Station project includes demolition of the existing building, replace electrical equipment, variable frequency drives and control panels. Inside the pump station drywell: replace the heater, dehumidifier, ventilation lighting and coating systems. The Township is handling tree removal and replacement of the perimeter fence and gate.

Accomplishments over the past few weeks:

- The Township Board of Trustees approved the updated Exhibit A within the Agreement Between Owner and Construction Manager, to reflect subcontractor, general conditions, CM Fee, Basic Services during Construction and Contingency Allowance.
- Prepared Conformed to Contract documents.
- Issued Notice of Awards to the successful trade contractors.
- Met with Township staff and Jack of All Trades about tree removal at the pump station.
- Provided temporary easements to the Township in regards to property access for tree removal and fencing work.

Anticipated Accomplishments the next few weeks:

- Review bonds and insurances from trade contractors.
- Execute subcontractor trade agreements.
- Issue Notices to Proceed to trade subcontractors.
- Conduct preconstruction meeting with trade contractors.
- Review of subcontractor shop drawing submittals.

Anticipated Accomplishments in the Near Future (next few months):

- Conduct progress meeting with trade contractors.
- Review of subcontractor shop drawing submittals.
- Answer subcontractor questions.

Budget Status/Percent Complete:

- Bid Phase Services Invoicing through March 2026

FVC Authorization \$650,529.79. Total Cost Incurred: \$16,800.00.

Percent Complete: 17%

Update on Construction Manager Contingency Allowance:

There were no CM Contingency Allowance adjustments for this period.

Original CM Contingency Allowance Amount:	\$48,200.00
Net Change from Previous Periods:	<u>(\$0.00)</u>
Adjusted CM Contingency Allowance Amount:	\$48,200.00
Net Change this Period:	<u>(\$0.00)</u>
Updated CM Contingency Allowance Amount:	\$48,200.00

Update Owner's Contingency:

There were no Owner Change Orders for this period.

Original Owner's Contingency Amount:	\$30,000.00
Net Owner's Change Orders from Previous Periods:	<u>\$0.00</u>
Updated Owner's Contingency	\$30,000.00
Net Change this Period:	<u>\$0.00</u>
Updated Owner's Contingency Amount:	\$30,000.00

Input Needed from Client or Others:

- Township will solicit quotes for tree removal and fencing replacement.
- Township to secure temporary construction easements from property owners adjacent to the project site for the tree removal and fencing replacement.

Other Issues & Concerns:

- None.

Construction Budget Update:

Attached is the summary of the contract budget to-date including Owner Change Orders and CM Contingency Allowance. The project is within the \$650,529.79 budget authorized by the Leoni Township Board.

Memo

To: Howard Linnabary, Township Supervisor

CC: Mike Jester, Township Administrator

From: Ken Baker, Project Manager

Date: 4/2/2026

Re: Approval to award a three-year contract to Superior Industrial services for generator services.

Howard:

I am asking for approval to award a three-year service contract to superior Industrial services as they are the low bid for the three-year services contract bid.

We have used Cummins Services over the past 3 years, and Superior came in under their price this time.

Below is the total for services to all the township generators annually.

Company	Price
Superior Industrial Services	\$46,383.48
Cummins Sales and Service	\$56,437.69

Approval to award the three-year maintenance services contract to Superior Industrial Services For \$46,383.48 each year to be paid for out of the collections system maintenance allowance.

Corey Vincent
 Superior Industrial Sales & Service, Inc.
 809 E. Michigan Avenue (Generator Dept.)
 116 N. State Street
 Jackson, MI 49201
 PLANNED MAINTENANCE AGREEMENT REQUEST FOR QUOTES ENDS FEB 20, 2025

Customer Address	Customer Contact	Quote Information
116 5TH ST main pump station Contact: 2060 LUCEME DRIVE SE SUITE 106 Grand Rapids, MI 49506	Ken Baker 616-977-1005 317-775-8229	Quote Date: Quote Num: Quoted By: Quote Term: 3 Year(s)

Site Information	Address	City	State	Zip
1	116 5TH ST	JACKSON	MI	49254
2	316 WASHINGTON DR	JACKSON	MI	49254
3	37 CORONADO DR	JACKSON	MI	49201
4	4131 DONNELLY Viking Is	JACKSON	MI	49201
5	4242 JANE DRIVE	JACKSON	MI	49201
6	4491 DONNELLY Thresh Is	JACKSON	MI	49201
7	5583 VIKING DRIVE Well house	JACKSON	MI	49201
8	570 S LAKESIDE	JACKSON	MI	49201
9	6016 ANN ARBOR DR Zig Is	JACKSON	MI	49201
10	626 MUNTTH	JACKSON	MI	49202
11	6290 YOUNG	JACKSON	MI	49201
12	913 5TH ST	MICHIGAN CENTER	MI	49254
13	8401 PAGE AVE	JACKSON	MI	49201
14	613 Napoleon Road	JACKSON	MI	49201
15	7191 Sanctuary Dr	JACKSON	MI	49201
16	7649 El Cajon Ln	JACKSON	MI	49201
17	1577 ANDREW PARK DR	JACKSON	MI	49201

Site	Unit Number	Service Event	Qty	Sell Price	Extended Price
1	116 5TH ST	FULL SVC LB (2 HR)	1	1,234.00	
		FULL SERVICE	2	667.00	
2	316 WASHINGTON DR	FULL SVC LB (2 HR)	1	1,195.00	
		FULL SERVICE	2	425.00	
3	37 CORONADO DR	FULL SVC LB (2 HR)	1	1,185.00	
		FULL SERVICE	2	415.00	
4	4131 DONNELLY	FULL SVC LB (2 HR)	1	1,215.00	
		FULL SERVICE	2	428.00	
5	4242 JANE DRIVE	FULL SVC LB (2 HR)	1	1,195.00	
		FULL SERVICE	2	425.00	
6	4491 DONNELLY	FULL SVC LB (2 HR)	1	1,195.00	
		FULL SERVICE	2	415.00	
7	5583 VIKING DR	FULL SVC LB (2 HR)	1	1,195.00	
		FULL SERVICE	2	425.00	
8	570 S LAKESIDE	FULL SVC LB (2 HR)	1	1,185.00	
		FULL SERVICE	2	415.00	
9	6016 ANN ARBOR	FULL SVC LB (2 HR)	1	1,185.00	
		FULL SERVICE	2	415.00	
10	626 MUNTTH Dr	FULL SVC LB (2 HR)	1	1,185.00	
		FULL SERVICE	2	415.00	
11	6290 YOUNG Rd	FULL SVC LB (2 HR)	1	1,185.00	
		FULL SERVICE	2	415.00	
12	913 5TH ST	FULL SVC LB (2 HR)	1	1,235.00	
		FULL SERVICE	2	665.00	
13	8401 WWTP UNIT1	FULL SVC LB (2 HR)	1	3,050.00	
		FULL SERVICE	2	6,100.00	
13	8401 WWTP UNIT2	FULL SVC LB (2 HR)	1	3,050.00	
		FULL SERVICE	2	6,100.00	
14	613 Napoleon Road	FULL SVC LB (2 HR)	1	445.00	
		FULL SERVICE	2	1,215.00	
15	7191 Sanctuary Dr	FULL SVC LB (2 HR)	1	445.00	
		FULL SERVICE	2	1,215.00	
16	7649 El Cajon Ln	FULL SVC LB (2 HR)	1	325.00	
		FULL SERVICE	2	925.00	
17	1577 ANDREW PARK DR	FULL SVC LB (2 HR)	1	325.00	
		FULL SERVICE	2	925.00	
			1	43,758.00	543,758.00
Total for services for each year					
				Tax	\$2,625.48
				Total per year	46,383.48

Generator Planned Equipment Maintenance Quote
 FULL SERVICE - April 2026 | 2027 | 2028
 FULL SVC LB (2 HR) - April 2026 | 2027 | 2028



Sales and Service

PLANNED MAINTENANCE AGREEMENT

<u>Customer Address</u>	<u>Customer Contact</u>	<u>Quote Information</u>
F&V OPERATIONS AND RESOUR 2960 LUCEME DRIVE SE SUITE 100 Grand Rapids, MI 49546	Contact: Ken Baker Phone: 517 775-8229 Fax: 616 977-1005 Cust Id: 6538816	Quote Date: 08-DEC-25 Quote Expires: 31-MAR-26 Quote Num: 262714 Quoted By: Darcie T Roach Quote Term: 3 Year(s)

THERE ARE ADDITIONAL CONTRACT TERMS AND CONDITIONS ON THE REVERSE SIDE OF THIS DOCUMENT, INCLUDING LIMITATIONS OF WARRANTIES AND LIABILITY, WHICH ARE EXPRESSLY INCORPORATED HEREIN. CUSTOMER ACKNOWLEDGES THAT THE CONTRACT TERMS AND CONDITIONS HAVE BEEN READ, FULLY UNDERSTOOD, AND ACCEPTED.

Customer Approval

Signature: _____

Signature:

Date: _____
Email: kbaker@fv-operations.com

CUMMINS INC

Signature: _____

Date: _____



Sales and Service

PLANNED MAINTENANCE AGREEMENT

<u>Customer Address</u>	<u>Customer Contact</u>	<u>Quote Information</u>
F&V OPERATIONS AND RESOUR 2960 LUCEME DRIVE SE SUITE 100 Grand Rapids, MI 49546	Contact: Ken Baker Phone: 517 775-8229 Fax: 616 977-1005 Cust Id: 6538816	Quote Date: 08-DEC-25 Quote Expires: 31-MAR-26 Quote Num: 262714 Quoted By: Darcie T Roach Quote Term: 3 Year(s)

Darcie Roach
darcie.roach@cummins.com
248-573-1509

Load Bank testing will be conducted the same durations and steps as previously performed unless otherwise specified below. Reading will be taken every 15 minutes, unless otherwise specified.

*If no selection is made, we will perform this option by default.

2.0 Hour Load Bank Test

" ___ 30% of the EPS nameplate kW rating for 30 minutes, followed by 50% of the EPS nameplate kW rating for 30 minutes, followed by 75% of the EPS nameplate kW rating for 60 minutes for a total of 2 continuous hours.

___ Other - Please Specify _____ "

Notes:

1. All loadbank test options above assume resistive load bank testing.

Payment Information:

Customers with a line of credit will be invoiced after the completion of service event unless requested otherwise. Customers without a line of credit, including residential customers, will have payment secured prior to services being performed.

Please provide PO#s (if applicable) and include your updated contact information.

PO#: _____ Amount: _____
Name, phone & email to receive invoices _____
Name, phone & email to receive statements _____
Name, phone & email to receive billing inquiries _____

Purchase order must be made out to Cummins Inc. or Cummins Sales & Service

For any questions regarding your account or additional sales opportunities:

Erin Plouff
erin.terlecky@cummins.com
248-207-8664

Standard Agreement Amount	\$55,742.53
Taxes	\$695.16
Proposal Total	\$56,437.69



Sales and Service

PLANNED MAINTENANCE AGREEMENT

<u>Customer Address</u>		<u>Customer Contact</u>		<u>Quote Information</u>	
F&V OPERATIONS AND RESOUR 2960 LUCEME DRIVE SE SUITE 100 Grand Rapids, MI 49546		Contact: Ken Baker		Quote Date: 08-DEC-25	
		Phone: 517 775-8229		Quote Expires: 31-MAR-26	
		Fax: 616 977-1005		Quote Num: 262714	
		Cust Id: 6538816		Quoted By: Darcie T Roach	
				Quote Term: 3 Year(s)	
3	41 CORONADO	FULL SVC/LB (2 HR)	1	1,326.87	1,326.87
4	4131	FULL SERVICE	2	714.38	1,428.76
	DONNELLY	FULL SVC/LB (2 HR)	1	1,345.67	1,345.67
5	4242 JANE	FULL SERVICE	2	691.51	1,383.02
	DRIVE	FULL SVC/LB (2 HR)	1	1,480.02	1,480.02
6	4491	FULL SERVICE	2	815.38	1,630.76
	DONNELLY	FULL SVC/LB (2 HR)	1	1,440.99	1,440.99
7	5583 VIKING DR	FULL SERVICE	2	798.12	1,596.24
		FULL SVC/LB (2 HR)	1	1,424.59	1,424.59
8	570 S LAKESIDE	FULL SERVICE	2	684.76	1,369.52
		FULL SVC/LB (2 HR)	1	1,473.27	1,473.27
9	6016 ANN	FULL SERVICE	2	692.15	1,384.30
	ARBOR	FULL SVC/LB (2 HR)	1	1,324.57	1,324.57
10	626 MUNITH	FULL SERVICE	2	713.91	1,427.82
		FULL SVC/LB (2 HR)	1	1,345.47	1,345.47
11	6290 YOUNG	FULL SERVICE	2	740.18	1,480.36
		FULL SVC/LB (2 HR)	1	1,370.87	1,370.87
12	913 5TH ST	FULL SERVICE	2	950.80	1,901.60
		FULL SVC/LB (2 HR)	1	1,552.03	1,552.03
13	LEONI TWP	FULL SERVICE	2	2,587.10	5,174.20
	UNIT1	FULL SVC/LB (2 HR)	1	4,935.06	4,935.06
13	LEONI TWP	FULL SERVICE	2	2,587.10	5,174.20
	UNIT2	FULL SVC/LB (2 HR)	1	4,935.06	4,935.06

Generator Planned Equipment Maintenance Quote

This quote reflects services completed during regular business hours unless otherwise noted. Additional repairs will not be performed without customer's authorization. Either party has the right to terminate this Agreement upon thirty (30) days written notice prior to service.

Service/Scheduled Month
Based on previous PM schedule, services are tentatively scheduled for:

FULL SERVICE - March 2027 | 2028
FULL SVC/LB (2 HR) - March 2026

For any questions regarding this proposal and to continue your services without interruption, please sign the agreement and return to:



Sales and Service

NEW HUDSON MI BRANCH
 54250 Grand River Avenue
 New Hudson, MI 48165
 Phone: 248-573-1900

PLANNED MAINTENANCE AGREEMENT

Customer Address	Customer Contact	Quote Information
F&V OPERATIONS AND RESOUR 2960 LUCEME DRIVE SE SUITE 100 Grand Rapids, MI 49546	Contact: Ken Baker Phone: 517 775-8229 Fax: 616 977-1005 Cust Id: 6538816	Quote Date: 08-DEC-25 Quote Expires: 31-MAR-26 Quote Num: 262714 Quoted By: Darcie T Roach Quote Term: 3 Year(s)

Site Information

Site	Address	Address	Location	MI	Zip
1	110 5TH ST	110 5TH ST	MICHIGAN CENTER	MI	49254
2	402 WASHINGTON DR	402 WASHINGTON DR	MICHIGAN CENTER	MI	49254
3	41 CORONADO LEONI TOWNSHIP	41 CORONADO DR	JACKSON	MI	49201
4	4131 DONNELLY	4131 DONNELLY RD	JACKSON	MI	49201
5	4242 JANE DRIVE	4242 JANE DR	JACKSON	MI	49201
6	4491 DONNELLY	4491 DONNELLY RD	JACKSON	MI	49201
7	5583 VIKING DRIVE	5583 VIKING DR	JACKSON	MI	49201
8	570 S LAKESIDE	570 S LAKESIDE	JACKSON	MI	49201
9	6016 ANN ARBOR DR	6016 ANN ARBOR RD	JACKSON	MI	49201
10	626 MUNITH	626 MUNITH RD	JACKSON	MI	49202
11	6290 YOUNG	6290 YOUNG RD	JACKSON	MI	49201
12	BEHIND LEONI TWP HALL	913 5T ST	MICHIGAN CENTER	MI	49254
13	LEONI TOWNSHIP	8401 PAGE AVE	JACKSON	MI	49201

Site	Unit Number	Manufacturer	Model	Prod Model	Serial Number	Type
1	2226209	KOHLER	GEN SET	125RZG	2226209	ST
2	402 WASHINGTON	ONAN	GEN SET	20GGDB	G990954245	ST
3	41 CORONADO	KOHLER	GEN SET	30REZG	2332692	ST
4	4131 DONNELLY	ONAN	GEN SET	GGFB-3377378	I990979440	ST
5	4242 JANE DRIVE	ONAN	GEN SET	20GGDB	UNKNOWN	ST
6	4491 DONNELLY	ONAN	GEN SET	GGHB-3377358	I990979441	ST
7	5583 VIKING DR	ONAN	GEN SET	GGHC-3377481	I990982666	ST
8	570 S LAKESIDE	ONAN	GEN SET	20GGDB	G990954247	ST
9	6016 ANN ARBOR	KOHLER	GEN SET	30REZG	2332691	ST
10	626 MUNITH	KOHLER	GEN SET	25REZG	2332688	ST
11	6290 YOUNG	KOHLER	GEN SET	30REZG	2332693	ST
12	913 5TH ST	KOHLER	GEN SET	125REZGC	SGM328W99	ST
13	LEONI TWP UNIT	ONAN	GEN SET	DQGAB-546727	I090031083	ST
13	LEONI TWP UNIT	ONAN	GEN SET	DQGAB-546725	I090031079	ST

Site	Unit Number	Service Event	Qty	Sell Price	Extended Price
1	2226209	FULL SERVICE	2	957.55	1,915.10
		FULL SVC/LB (2 HR)	1	1,641.78	1,641.78
2	402 WASHINGTON	FULL SERVICE	2	678.01	1,356.02
		FULL SVC/LB (2 HR)	1	1,466.52	1,466.52
3	41 CORONADO	FULL SERVICE	2	728.93	1,457.86

Resolution to Impose the Property Tax Administration Fee

WHEREAS, The Township of Leoni, Jackson County, Michigan is responsible for assessing ad valorem property taxes, collecting property tax levies, and handling review and appeal matters arising therefrom, and

WHEREAS, PA 503 of 1982 provides for imposition of a property tax administration fee (PTAF) of not more than one (1%) percent and

WHEREAS, it is the desire of this Township Board to approve and authorize the imposition of a property tax administration fee as a fee to offset the cost incurred in assessing property values, collecting tax levies and in the review and appeal process.

PTAF imposed on all tax levies—winter & summer, including State Education Tax

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Township Board of Leoni Township that: The Township Board does hereby approve and authorize the imposition of a property tax administration fee of 1% on all sums voluntarily paid for property taxes before February 15 of the succeeding year in which the same shall become due and payable.

This resolution shall apply to all property tax levies that shall become due in 2026 or any year thereafter and this resolution shall continue in full force and effect unless and until revoked or rescinded by resolution of the Leoni Township Board.

The foregoing resolution offered by Board Member _____

Second offered by Board Member _____

Upon roll call vote, the following voted:

Aye _____

Nay _____

The Supervisor declared the resolution adopted

Clerk, Cindy Lee Norris

Date _____

Leoni Township, MI

Water Rate Analysis

March 10, 2026





Stantec Consulting Services Inc.
1168 Oak Valley Drive Suite
100 Ann Arbor, MI 48108

March 10, 2026

Attention:
Mike Jester,
Township Manager
Leoni Township
913 Fifth Street,
Michigan Center, MI 49254

Reference:
Water Rate Analysis

Dear Mr. Jester:

Stantec's utility rate experts collectively have an impressive amount of experience and knowledge, including over 500 years of combined experience conducting thousands of rate studies for more than 300 agencies in Michigan and across the US. The senior members of our team teach classes on utility ratemaking and are contributing authors to the manuals of practice published by the American Water Works Association (AWWA) and Water Environment Federation (WEF) that provide guidance on how to set rates, fees, and charges.

Moreover, our practice has **strong roots in Michigan and is a trusted source to 25+ local governments across the state** for independent and objective financial management support for their utilities. We have served the Cities of Jackson, Ann Arbor, Midland, Battle Creek, Kalamazoo, Marshall, Farmington Hills, Detroit, Manistee, and Imlay City, as well as the Townships of Summit, Leoni, Pittsfield, Alpena, Chesterfield, Pere Marquette, and Sylvan, and Oakland and Livingston Counties to name a few. As such, we have significant knowledge of local utility systems, economic conditions, recent and relevant legal precedent, regulations, and current/proposed state legislation.

This understanding of local practices, breadth of Michigan and national ratemaking experience with similar systems, our interactive modeling process, and communication skills are a unique combination. In short, our team provides the Township with an unmatched value proposition:

- ✓ Dedicated rate consulting project team and industry experts
- ✓ Nationally recognized stature in utility ratemaking
- ✓ Experience with rate and management practices in Michigan
- ✓ A powerful and friendly Microsoft Excel-based modeling system
- ✓ Excellence in stakeholder education and communication
- ✓ Municipal utility operations experience

We look forward to the opportunity to assist the Township in developing a sound financial plan for the management of its water utility enterprise fund. Please do not hesitate to contact us with any questions regarding our proposal.

Regards,

Stantec Consulting Services Inc.

Murphy, Joey Digitally signed
by Murphy, Joey
Date: 2026.03.10
15:41:29 -04'00'

Joey Murphy
Principal
(706) 573-4839
joey.murphy@stantec.com

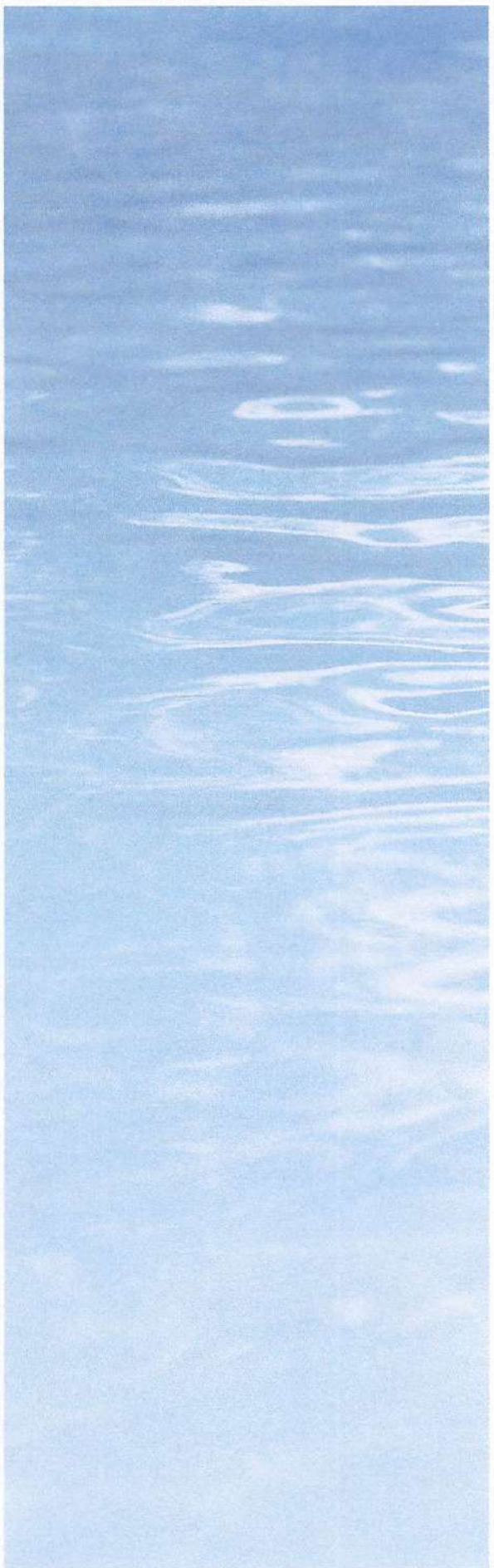


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1. Project Approach

We understand Leoni Township's (Township) interest in retaining a qualified professional management consultant to perform a utilities rate study (Study) for the water utility system to meet the requirements of the Drinking Water Asset Management Grant (DWAM). To complete the requested analysis, Stantec will perform a revenue sufficiency analysis includi

Including developing a financial management plan that identifies revenue requirements to fulfill operational, capital and other system requirements and prepare the appropriate. The below section outlines the main tasks of this study for the Water Fund and will be completed by the Stantec team with input and validation from Township staff.

We will perform the work based upon our experience with and understanding of applicable federal, state and local accounting rules, EGLE regulations, and relevant legal precedent.

Task 1: Project Initiation & Data Collection

The study will begin with a kick-off meeting with Township staff to meet the project team, confirm objectives and key issues, review data requirements, and finalize a project schedule. A SharePoint site will be dedicated to this project where the Township will securely upload data according to a formal data request.

Task 1: Project Initiation & Data Collection	
Deliverables	Data Request List
Meetings	Project Kick-off Meeting (Virtual)

Task 2: Revenue Sufficiency Analysis

Using our proprietary Financial Analysis Management System (FAMS), we will develop a 5-year financial management plan, inclusive of projected annual revenue requirements to support utility operations including capital spending, expected revenues, and required rate adjustments. We will examine operating expenses, capital spending, debt service coverage ratios, levels of reserves, and other financial policies/goals that affect future revenue requirements. We will allocate the projected financial requirements and resources of the water enterprise fund so that the respective usage rates can be evaluated for their adequacy.

This task will focus on developing a multi-year financial plan and proposed usage rate adjustments that support the ongoing operations, maintenance, and capital needs of the water system. FAMS allows us to develop and compare scenarios in real time, leading to optimized financial management plans that result in long-term financial sustainability, while minimizing rate adjustments to the greatest extent possible.



Figure 1. Example FAMS Dashboard

FAMS compares the impacts of scenarios on rates in real-time.

In performing Task 2, we will draw upon information and knowledge acquired from recent and past experiences locally and nationally to identify practices that may assist the Township in considering usage rate adjustments in the water system.

Task 2: Revenue Sufficiency Analysis & Interactive Work Sessions	
Deliverables	Detailed Supporting Schedules for the 5-year Financial Management Plan Output Schedules of Recommended Water Rates
Meetings	2 Virtual Interactive Work Sessions

Task 3: Documentation

The Township will gain long-term value in a written technical memorandum that documents the results and recommendations of the study. The technical memorandum provides an understandable synopsis of the analysis, and consists of a series of graphs, charts, and tables that provide the supporting details of each element of the rate study. We apply a carefully crafted standard of care to our reports and will submit a draft report for review by Township staff. Upon receipt of staff feedback, we will make appropriate revisions and prepare a final technical memorandum report.

Task 4: Reports	
Deliverables	Draft Technical Memorandum Report Final Technical Memorandum Report
Meetings	Virtual (if necessary)

2. Experience

Our Firm

Founded in 1954, the Stantec community unites more than 32,000 employees working in over 450 locations across the globe offering a wide range of services to improve communities. Our local strength, knowledge, and relationships, coupled with our world-class expertise, have allowed us to go anywhere to meet our clients' needs in more creative and personalized ways.

With a long-term commitment to the people and places we serve, Stantec has the unique ability to connect to projects on a personal level and advance the quality of life in communities across the globe. Stantec is a publicly traded corporation on the TSX and NYSE under the symbol STN. Information regarding our corporate governance can be found on our website at Stantec.com.

Management & Technology Consulting

Our Management & Technology Consulting (MTC) team (which includes our rate experts and other utility/municipal management professionals) offers 100+ consultants with over 1,000 years of combined experience. MTC staff work together to share knowledge and learn from each other's experiences. Our unique combination of diverse backgrounds and experiences has made us who we are today – a trusted source to our clients in providing independent and objective utility management and technology services to local governments and utilities throughout the country. This knowledge sharing and expertise will be brought to you as well.

Regardless of which practice area provides the necessary service, you can be confident that our team is backed by a global bench of expertise across the entirety of Stantec Global. We are unique in our ability to provide the comprehensive experiences, knowledge, and skills that your Utility needs. You can be assured that our team will develop comprehensive and balanced solutions tailored for your situation.

Our expertise has helped communities across the globe, including over 350 locations across the U.S.

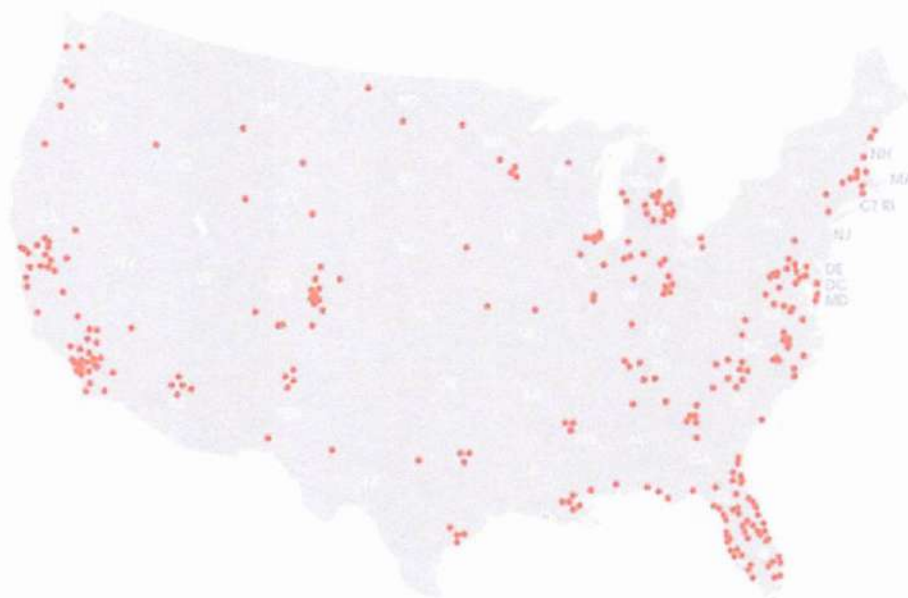


Figure 2. U.S. Map indicating project locations for a selection of communities served. Not all communities are shown.

32K

Employees in over 450
locations in 6 continents

\$4.8B+

Annual Revenue (2023)

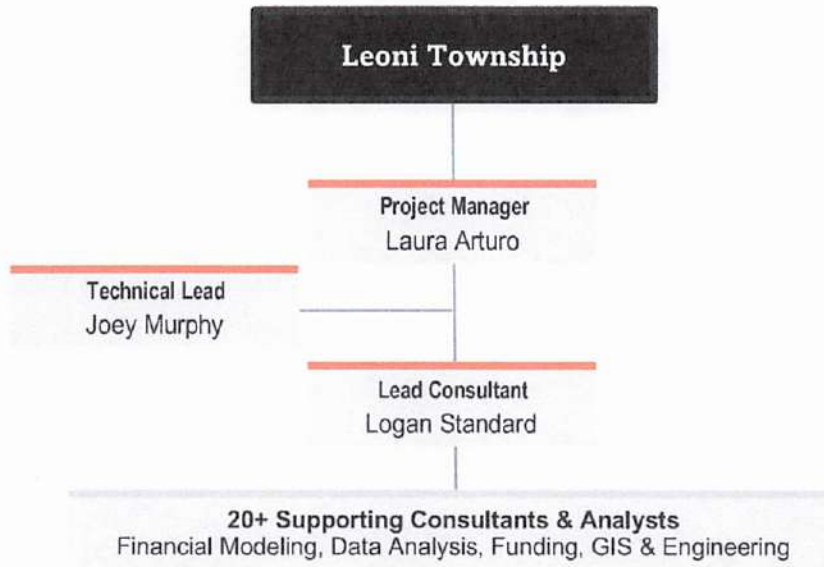
#1

Most Sustainable Corporation
among Industry Peers
2024 Corporate Knights
Global 100

#2

Top 10 International Design
Firms by Market – Water
ENR September 2024

Project Team Organizational Chart



3. Schedule

This section contains an estimated project schedule by task. In Stantec's experience, a study as requested by the Township would typically take approximately 90 days from receipt of all data, recognizing the timely receipt of requested data from the Township. If selected for the study, the project schedule would be discussed, modified, and agreed upon during the kick-off meeting.

Tasks	Month		
	1	2	3
Task 1: Project Initiation & Data Collection			
Task 2: Revenue Sufficiency Analysis			
Task 3: Documentation			

Key:	
Conference Call / Online Virtual Meeting	
Technical Memorandum(Draft / Final)	

4. Fee

Based on our experience in completing these types of studies, Stantec proposes to complete the requested scope of services for a total, **not-to-exceed fee of \$19,575, inclusive of all labor and other expenses. This fee proposal assumes virtual client meetings with the Township and no onsite meeting.**

Water Rate Study								
Tasks	Sr. Advisor	Technical Lead	Project Manager	Lead Consultant	QA/QC	Support Staff	Total	
							Hours	Cost
Task 1: Project Initiation & Data Collection	0	1	4	4	0	2	11	\$2,075
Task 2: Revenue Sufficiency Analysis	1	2	20	32	4	1	60	\$12,200
Task 3: Documentation	1	2	8	10	2	1	24	\$5,300
Totals	2	5	32	46	6	4	95	\$19,575

5. Authorization

By signing this proposal, Leoni Township authorizes Stantec to proceed with the services herein described and the Client acknowledges that it has read and agrees to be bound by the attached Professional Services Terms and Conditions.

This proposal is accepted and agreed on the _____ of _____, _____.
Day Month Year

Leoni Township

Per: _____

Client Company Name

Mike Jester, Township Manager

Print Name & Title

Signature

6. Professional Services Terms and Conditions

The following Terms and Conditions are attached to and form part of a proposal for services to be performed by Consultant and together, when the Client authorizes Consultant to proceed with the services, constitute the Agreement. Consultant means the Stantec entity issuing the Proposal.

Description of Work: Consultant shall render the services described in the Proposal (hereinafter called the "Services") to the Client.

Terms and Conditions: No terms, conditions, understandings, or agreements purporting to modify or vary these Terms and Conditions shall be binding unless hereafter made in writing and signed by the Client and Consultant. In the event of any conflict between the Proposal and these Terms and Conditions, these Terms and Conditions shall take precedence. This Agreement supersedes all previous agreements, arrangements or understandings between the parties whether written or oral in connection with or incidental to the Project.

Compensation: Payment is due to Consultant within 28 days of receipt of invoice. Failure to make any payment when due is a material breach of this Agreement and will entitle Consultant, at its option, to suspend or terminate this Agreement and the provision of the Services. Interest will accrue on accounts overdue at the lesser of 1.5 percent per month (18 percent per annum) or the maximum legal rate of interest. Unless otherwise noted, the fees in this agreement do not include any value added, sales, or other taxes that may be applied by Government on fees for services. Such taxes will be added to all invoices as required. The Client will make electronic payment of the invoices, the details of which can be obtained or verified by contacting ar@stantec.com. Consultant provides no guarantee or warranty that the Client's Project requirements can be achieved within its proposed Project budget or schedule. Any services to redesign, value-engineer or make changes to the Client's Project requirements, whether for cost-saving, schedule efficiency, or otherwise, constitute additional services.

Notices: Each party shall designate a representative who is authorized to act on behalf of that party. All notices, consents, and approvals required to be given hereunder shall be in writing and shall be given to the representatives of each party.

Termination: Either party may terminate the Agreement without cause upon thirty (30) days notice in writing. If either party breaches the Agreement and fails to remedy such breach within seven (7) days of notice to do so by the non-defaulting party, the non-defaulting party may immediately terminate the Agreement. Non-payment by the Client of Consultant's invoices within 30 days of Consultant rendering same is agreed to constitute a material breach and, upon written notice as prescribed above, the duties, obligations and responsibilities of Consultant are terminated. On termination by either party, the Client shall forthwith pay Consultant all fees and charges for the Services provided to the effective date of termination.

Environmental: Except as specifically described in this Agreement, Consultant's field investigation, laboratory testing and engineering recommendations will not address or evaluate pollution of soil or pollution of groundwater. Consultant is entitled to rely upon information provided by the Client, its consultants, and third-party sources provided such third party is, in Consultant's opinion, a reasonable source for such information, relating to subterranean structures or utilities. The Client releases Consultant from any liability and agrees to defend, indemnify and hold Consultant harmless from any and all claims, damages, losses and/or expenses, direct and indirect, or consequential damages relating to subterranean structures or utilities which are not correctly identified in such information.

Professional Responsibility: In performing the Services, Consultant will provide and exercise the standard of care, skill and diligence required by customarily accepted professional practices normally provided in the performance of the Services at the time and the location in which the Services were performed.

Indemnity: The Client releases Consultant from any liability and agrees to defend, indemnify and hold Consultant harmless from any and all claims, damages, losses, and/or expenses, direct and indirect, or consequential damages, including but not limited to attorney's fees and charges and court and arbitration costs, arising out of, or claimed to arise out of, the performance of the Services, excepting liability arising from the sole negligence of Consultant.

Limitation of Liability: It is agreed that, to the fullest extent possible under the applicable law, the total amount of all claims the Client may have against Consultant under this Agreement, including but not limited to claims for negligence, negligent misrepresentation and/or breach of contract, shall be strictly limited to the lesser of professional fees paid to Consultant for the Services or \$100,000.00. No claim may be brought against Consultant more than two (2) years after the cause of action arose. As the Client's sole and exclusive remedy under this Agreement any claim, demand or suit shall be directed and/or asserted only against Consultant and not against any of Consultant's employees, officers or directors.

Consultant's liability with respect to any claims arising out of this Agreement shall be absolutely limited to direct damages arising out of the Services and Consultant shall bear no liability whatsoever for any consequential loss, injury or damage incurred by the Client, including but not limited to claims for loss of use, loss of profits and/or loss of markets.

In no event shall Consultant's obligation to pay damages of any kind exceed its proportionate share of liability for causing such damages.

Documents: All of the documents prepared by or on behalf of Consultant in connection with the Project are instruments of service for the execution of the Project. Consultant retains the property and copyright in these documents, whether the Project is executed or not. These documents may not be used for any other purpose without the prior written consent of Consultant. In the event Consultant's documents are subsequently reused or modified in any material respect without the prior consent of Consultant, the Client agrees to defend, hold harmless and indemnify Consultant from any claims advanced on account of said reuse or modification.

Any document produced by Consultant in relation to the Services is intended for the sole use of Client. The documents may not be relied upon by any other party without the express written consent of Consultant, which may be withheld at Consultant's discretion. Any such consent will provide no greater rights to the third party than those held by the Client under the contract and will only be authorized pursuant to the conditions of Consultant's standard form reliance letter.

Consultant cannot guarantee the authenticity, integrity or completeness of data files supplied in electronic format ("Electronic Files"). Client shall release, indemnify and hold Consultant, its officers, employees, Consultant's and agents harmless from any claims or damages arising from the use of Electronic Files. Electronic files will not contain stamps or seals, remain the property of Consultant, are not to be used for any purpose other than that for which they were transmitted, and are not to be retransmitted to a third party without Consultant's written consent.

Field Services: Consultant shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with work on the Project and shall not be responsible for any contractor's failure to carry out the work in accordance with the contract documents. Consultant shall not be responsible for the acts or omissions of any contractor, subcontractor, any of their agents or employees, or any other persons performing any of the work in connection with the Project. Consultant shall not be the prime contractor or similar under any occupational health and safety legislation.

Governing Law/Compliance with Laws: The Agreement shall be governed, construed and enforced in accordance with the laws of the jurisdiction in which the majority of the Services are performed. Consultant shall observe and comply with all applicable laws, continue to provide equal employment opportunity to all qualified persons, and to recruit, hire, train, promote and compensate persons in all jobs without regard to race, color, religion, sex, age, disability or national origin or any other basis prohibited by applicable laws.

Dispute Resolution: If requested in writing by either the Client or Consultant, the Client and Consultant shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. The Parties agree that any actions under this Agreement will be brought in the appropriate court in the jurisdiction of the Governing Law, or elsewhere by mutual agreement. Nothing herein however prevents Consultant from any exercising statutory lien rights or remedies in accordance with legislation where the project site is located.

Assignment: The Client shall not, without the prior written consent of Consultant, assign the benefit or in any way transfer the obligations under these Terms and Conditions or any part hereof.

Severability: If any term, condition or covenant of the Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of the Agreement shall be binding on the Client and Consultant.

Force Majeure: Any default in the performance of this Agreement caused by any of the following events and without fault or negligence on the part of the defaulting party shall not constitute a breach of contract, labor strikes, riots, war, acts of governmental authorities, unusually severe weather conditions or other natural catastrophe, disease, epidemic or pandemic, or any other cause beyond the reasonable control or contemplation of either party. Nothing herein relieves the Client of its obligation to pay Consultant for services rendered.

Contra Proferentem: The parties agree that in the event this Agreement is subject to interpretation or construction by a third party, such third party shall not construe this Agreement or any part of it against either party as the drafter of this Agreement.

Business Practices: Each Party shall comply with all applicable laws, contractual requirements and mandatory or best practice guidance regarding improper or illegal payments, gifts, or gratuities, and will not pay, promise to pay or authorize the payment of any money or anything of value, directly or indirectly, to any person (whether a government official or private individual) or entity for the purpose or illegally or improperly inducing a decision or obtaining or retaining business in connection with this Agreement or the Services.



April 6, 2026

Via email: hlinnabary@leontownship.com

Mr. Howard Linnabary, Township Supervisor
Leoni Township
913 Fifth Street
Michigan Center, Michigan 49254

**RE: Exhibit A to Amendment #25
Wastewater Treatment Plant, Ultraviolet Disinfection System Upgrades
Proposal for Design, Bidding & Construction Phase Professional Services**

Dear Mr. Linnabary:

Fleis & VandenBrink (F&V) appreciates the opportunity to provide professional services for the design, bidding and construction phase services for upgrades to the Ultraviolet (UV) Disinfection System at the Leoni Township Wastewater Treatment Plant (WWTP). Improvements include upgrading the System Control Center (SCC) and Hydraulic System Center (HSC) for a new UV lamp wiper system.

The SCC monitors and controls all UV functions to provide proper disinfection performance while conserving power and extending lamp life. The microprocessor-based Touch Smart Controller is housed in a small panel and features a user-friendly, touch-screen Human Machine Interface (HMI) along with SCADA connectivity. Along with dose-pacing control, the Touch Smart controller logs data for trending and analysis (flow, power, UVT, UV intensity and dose).

The HSC actuates the Acti-Clean cleaning system which automatically chemically cleans the UV lamps using a mechanical wiping system. The HSC will be mounted adjacent to the existing channel in a stainless steel enclosure. It contains the hydraulic pump, valves and ancillary equipment required to operate the cleaning system and links to the extend/retract hoses of the module wiper drives via a manifold located on the under side of the existing Power Distribution Center.

This is a relatively small project and will be bid as one prime contract.

SCOPE OF SERVICE

F&V will provide process and electrical design, bidding and construction phase services as follows:

- Prepare preliminary design documents and review with the plant operations team and Township staff. Concurrently, perform QA / QC review of the design.
- Consider and incorporate relevant comments into the final design.
- Assist with advertising the project and maintain a record of plan holders. Answer questions and issue addenda to plan holders of record, as needed.
- Attend the Bid opening, prepare Bid tabulation sheet, and assist Owner in evaluating Bids and assembling and awarding the contract for the Work.

4798 Campus drive
Kalamazoo, MI 49008
P: 269.385.0011
www.fveng.com


- Prepare conformed-to-contract documents. Issue Notice of Award to contractor after award by the Township Board. Assemble contractor / owner agreement, review contractor bonds and certificate of insurance, and issue notice to proceed following agreement execution by both parties.
- Participate in a pre-construction conference prior to commencement of Work at the Site. During construction, prepare agenda and participate in three (3) monthly progress meetings via zoom. Issue meeting minutes.
- Review Shop Drawings and other data from the Contractor for conformance with the Contract Documents.
- Review Requests for Information (RFI's) from the contractor and provide responses. Three RFI's are estimated.
- Recommend and prepare an estimated one change order, as appropriate.
- Provide part-time services of a Resident Project Representative (RPR) at the Site of the Specific Project to assist the Engineer and to provide more extensive observation of Contractor's work. RPR services are based upon making three part-time visits to the jobsite to observe progress.
- Participate in contractor progress meetings. Three virtual meetings are anticipated.
- Review contractor partial payment requests.
- Engineer will visit the site at intervals appropriate to the various stages of construction. One visit is anticipated near completion and another at system startup. A punch list to document remaining work will be made at this time.
- After notice from Contractor that Contractor considers the entire Work ready for its intended use, conduct a final site visit to determine if the Work is Substantially Complete. As appropriate, issue a certificate of Substantial Completion to Owner and Contractor. Prepare Record Drawings showing appropriate record information based on project annotated record documents received from the Contractor.

SCHEDULE

F&V will commence design, bidding and construction phase services upon Board of Trustee authorization. We anticipate issuing the project for bids by July 1, 2026. We propose to provide the professional services referenced above for a lump sum fee of \$64,550.00.

We look forward to working with the Township on this important project. Please feel free to call or email with any questions.

Sincerely,
FLEIS & VANDENBRINK


David C. Harvey, PE
Sr. Engineer Manager

AMENDMENT #25

TO THE

PROFESSIONAL SERVICES AGREEMENT

FLEIS & VANDENBRINK ENGINEERING, INC.
2960 Lucerne Drive SE, Grand Rapids, MI 49546
(616) 977-1000 fax (616) 977-1005

The Professional Services Agreement ("PSA") entered into between Fleis & VandenBrink Engineering, Inc. ("Engineer") and **Leoni Township**, whose address is **913 Fifth Street, Michigan Center, Michigan 49254**, ("Owner") dated **November 11, 2019**, including previous amendments, if applicable, is hereby amended.

DESCRIPTION OF PROJECT AND SCOPE OF SERVICES: The description of the Project ("Project") and the scope of services ("Services") provided under the PSA are amended to include: "Wastewater Treatment Plant, Ultraviolet Disinfection Improvements- Proposal for Professional Services" as described herein.

AGREEMENT DOCUMENTS: The following additional obligations are hereby included in the Agreement Documents and are incorporated herein by reference.

Scope of Services as identified in the attached Exhibit A to Amendment #25

COMPENSATION OF ENGINEER:

The services to be provided under this Amendment shall be a Lump Sum Fee contract in the amount of **\$64,550.00**, billed monthly based on the percentage of Work completed.

Authorized additional services will be provided on an hourly basis plus 1.1 times reimbursable expenses unless otherwise negotiated.

TERMS AND CONDITIONS: The Terms and Conditions of the PSA and amendments to date shall apply to all work performed by Engineer.

ELECTRONIC/FACSIMILE SIGNATURES. The signatures on this PSA shall be deemed to be original signatures when transmitted electronically or by facsimile machine or by any other medium. No party shall be required to produce a PSA with an original signature in order to enforce any provision of this PSA.

IN WITNESS WHEREOF, the parties hereto have made and entered into this Amendment to the PSA. To be valid, this Amendment must be signed by an authorized representative of Fleis & VandenBrink Engineering, Inc.

OWNER
LEONI TOWNSHIP

ENGINEER
FLEIS & VANDENBRINK ENGINEERING, INC.

By: _____
 Howard Linnabary
Title: Township Supervisor
Date: _____

By: Robert W. Wilcox
 Robert W. Wilcox, PE
Title: Vice President
Date: 4/6/26

Date: 3/10/226

**APPLICATION FOR SITE PLAN REVIEW
TOWNSHIP OF LEONI
JACKSON COUNTY, MICHIGAN**

PAID
MAR 11 2026
Leoni Township

The following items are required and must be completed and attached to this application:

- Copy of your Well and Septic Permits from the Jackson County Health Dept. (Septic Permit if not in sewer system)
- Site Plan Approval from Jackson County Drain Commissioner – Geoff Snyder
- Release Form for Soil Erosion and Sedimentation Control – Form attached to application
- Jackson County Road Commission Approval

The application must be fully completed in order for the Planning Commission to proceed

A.

Business Name

JWJC PROPERTIES, LLC

313-304-1300

Business Address

5010 ANN ARBOR ROAD, JACKSON MI 49201

Phone

Contact Person

JASON CARLISLE

5033 PAGE AVE, JACKSON MI 49201

313-304-1300

Address

Phone

B.

Give brief description of property (lot, block, tract, etc.)

APPROX. 1.80 ACRES OF UNDEVELOPED PROPERTY - SEE SHT T1.0 FOR LEGAL DESCRIPTION.

000-09-28-151-001-01

C.

Property is situated: (give street, alleys, property lines, etc.)

PROPERTY IS LOCATED ON ANN ARBOR ROAD ON THE NORTHSIDE AND SLIGHTLY SOUTH OF THE LEGACY ASSISTED LIVING CENTER

D.

State intended use of buildings, structures, or land.

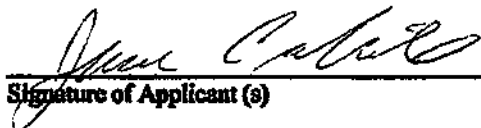
THE OWNER IS PROPOSING TO MOVE HIS ELECTRICAL CONTRACTING COMPANY TO THIS LOCATION AND BUILD A NEW BUILDING TO HOUSE HIS COMPANY

E.

Fee: \$550

Date Paid: 3-11-26

In case of cancellation, I understand that all fees will be forfeited. Please refer to data sheet
Application must be received at least 7 working days before hearing.
Attendance at the site plan meeting is required.


Signature of Applicant (s)

Signature of Applicant (s)



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
JACKSON TRANSPORTATION SERVICE CENTER

BRADLEY C. WIEFERICH, P.E.
DIRECTOR

March 05, 2026

Christopher E. Crisenbery, P. E.
AE Design Solutions, LLC.
250 Robinson Road
Jackson, Michigan 49203

Dear Christopher E. Crisenbery:

RE: Proposed JWJC Properties, BL94, Leoni TWP, Jackson County.

The Michigan Department of Transportation (MDOT) Permits, Design, and Traffic and Safety Divisions have looked over your plans for the work in Jackson County and have the following comments:

- Plans are approved as drawn.
- Please submit 1 full size hard copy set of revised plans.
- Please email an electronic set of plans to my office.

A performance bond in the amount of \$50,000 and liability insurance will need to be submitted before a permit can be issued.

A permit to work cannot be issued until all information is submitted and approved.

If you have any questions, please contact me by email at jordanr@michigan.gov or by phone at (517) 937-6472.

Sincerely,

Doug Jordan

Doug Jordan
Permits
Jackson Transportation Service Center

Thank you for your payment!

This service has been provided by Leoni Township, MI and Point & Pay. We value your business. Please keep this receipt for future reference.

You have made a payment to Leoni Township, MI . Leoni Township thanks you for your payment.

Name: jason r carlisle
Address: 5033 page ave, jackson MI, US, 49201
Contact: 3133041300
Comments:

Payment ID: 193414552
Date: 03/11/26 03:26 PM
Subtotal: \$550.00
Fee: \$18.00
Total: \$568.00
Method: Credit Card(*****1005)

Item Purchased	Transaction Description	Account	Amount
Permits	Leoni Township	5010 ann arbor	\$550.00

Signature: _____ **Date:** ____/____/____

By signing this receipt you agree to the terms and conditions of this service.

You will see one line item on your credit or debit card statement indicating the amount you paid and will be identified as *Leoni Township* . If you have any questions about the charges please call 1-888-891-6064.

[Print Receipt](#) [Close Window](#)

Geoffrey W. Snyder
COUNTY DRAIN COMMISSIONER

County Tower Building Jackson, Michigan 49201
Mon.-Fri. 8-5 517 / 788-4398

March 17, 2026

Cindy Norris, Clerk
Leoni Township
913 Fifth Street, P.O. Box 375
Michigan Center, MI 49254-0375

Re: JWJC Properties, Ann Arbor Road Development

Dear Ms. Norris:

This Office: has reviewed the captioned site plans, revision dated 02/02/26, prepared by AE Design Solutions; visited the site, and; recommends that the Township's Site Plan approval be contingent upon the following:

1. The Township **Building Permit** the stormwater management facility has been at least roughed-in.
2. The design, construction, and continuing maintenance of the retention facility is capable of storing the storm water runoff generated from a 3-hour duration, 100 year storm (intensity of 1.5 inches/hour).
3. The Township **Occupancy Permit** not issue until the Township and this Office receive Sealed Certification from the project engineer that the site was developed consistent with both the referenced site plans and with the above recommendations.

If I can provide additional information or be of further service, please feel free to contact this Office.

Very truly yours,

Geoffrey W. Snyder

Cc: via e-mail to: mjester@leontownship.com
bldg@leontownship.com
ccrisenbery@aedesignsolutions.com
kfuller@mijackson.org

**LEONI TOWNSHIP OFFICE
913 FIFTH ST
MICHIGAN CENTER MI 49254
517-764-4694 PHONE**

NOT I CE

The Leoni Township Planning Commission will hold a Public Hearing, Wednesday, April 1, 2026 at 6:00 P.M. in the Leoni Township Meeting Hall, 913 Fifth St., Michigan Center, Michigan, 49254.

000-09-28-151-001-01
5010 Ann Arbor Rd.
JWJC Properties LLC

Purpose of hearing: Site Plan Review

Legal Description: BEG AT W 1/4 POST OF SEC 28 T2S R1E TH N 00°02'31"W 966.12 FT ALG W SEC LN TOA PT FOR POB TH CONT N 00°02'31"W 368.70 FT (RECORDED 380.21 FT) TO N 1/8 LN TH S 55°21'28"E 400.38 FT TO NWLY LNOF ANN ARBOR RD TH S 32°26'40"W 175 FT ALG NWLY LN OF SD RD TH N 88°23'51"W 235.34 FT (RECORDED 241.51 FT) TO BEG. SEC 28 5020 ANN ARBOR RD D.D.A. 1.8A

Cindy Norris, Clerk



Parcel Report - Parcel ID: 000-09-28-151-001-01

3/12/2026



Owner Name JWJC PROPERTIES LLC
Owner Address 5033 PAGE AVE
 JACKSON, MI 49201
Homestead 0
Parcel Address 5010 ANN ARBOR RD
 JACKSON, MI 49201
Property Class 202 - COMMERCIAL VACANT
Status Active
Acreage 1.799
Gov't Unit Leoni
Tax Unit Leoni
School District EAST JACKSON SCHOOL
Liber/Page 2241-0191

	2023	2024	2025
Taxable Value	\$10,731	\$11,267	\$57,804
Assessed Value	\$50,965	\$51,488	\$57,804

Tax Description:

BEG AT W 1/4 POST OF SEC 28 T2S R1E TH N 00°02'31"W 966.12 FT ALG W SEC LN TOA PT FOR POB TH CONT N 00°02'31"W 368.70 FT (RECORDED 380.21 FT) TO N 1/8 LN TH S 55°21'28"E 400.38 FT TO NWLY LNOF ANN ARBOR RD TH S 32°28'40"W 175 FT ALG NWLY LN OF SD RD TH N 88°23'51"W 235.34 FT (RECORDED 241.51 FT) TO BEG. SEC 28 5020 ANN ARBOR RD D.D.A. 1.8A



WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description. The intent of this map is to allow easy access and visual display of government information and services. Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.



ParcelID	Owner	OwnerAddr	OwnerCity	OwnerState	OwnerZip
000-09-28-151-001-02	RACHCONN LLC	5000 ANN ARBOR RD	JACKSON	MI	49201-880
000-09-28-151-001-01	JWJC PROPERTIES LLC	5033 PAGE AVE	JACKSON	MI	49201
000-09-28-151-001-03	WIITALA SELENA & JOSEPH	5020 ANN ARBOR RD	JACKSON	MI	49201
000-09-28-101-007-01	WYNGAERT THERAANN F & WILLIAM A	5030 ANN ARBOR RD	JACKSON	MI	49201
000-09-28-155-001-03	L GANTON REAL ESTATE INVESTMENT CO	7925 SPRING ARBOR RD	SPRING AR	MI	49283
000-09-29-200-001-04	RACHCONN LLC	4475 DONNELLY RD	JACKSON	MI	49201
000-09-28-101-009-09	FITZPATRICK RONALD L	6049 YOUNG RD	JACKSON	MI	49201
000-09-28-155-001-07	L GANTON REAL ESTATE INVESTMENT CO	7925 SPRING ARBOR RD	SPRING AR	MI	49283
000-09-28-155-001-05	L GANTON REAL ESTATE INVESTMENT CO	7925 SPRING ARBOR RD	SPRING AR	MI	49283



Site Plan Review-Section-42.346

Date: 4/1/2026

Parcel Number: 000-09-28-151-001-01

Address: 5010 Ann Arbor Road

Applicant: JWJC Properties, LLC.

Commercial Industrial Mobile Home Park PUD Two Family-Single Lot Multi-Family (6+)

Scale: 1"=20'/1"=200' Comments: Meets Requirements

Lot Lines: Comments: Meets Requirements

Dimensions: Comments: Meets Requirements

Angle/Size: Comments: Meets Requirements

Legal Description: Comments: Meets Requirements

Property Owner Name: Comments: Meets Requirements

Property Owner Address: Comments: Meets Requirements

Developer Name: Comments: Meets Requirements

Developer Address: Comments: Meets Requirements

Design Professional Name: Comments: Meets Requirements

Design Professional Address: Comments: Meets Requirements

Drawing Scale: Comments: Meets Requirements

North Arrow: Comments: Meets Requirements

Boundary Dimensions: Comments: Meets Requirements

Topography (2' or less): Comments: Meets Requirements

Wood Lots: Comments: Meets Requirements

Streams: Comments: Not Applicable

Rivers: Comments: Not Applicable



Site Plan Review-Section-42.346

Drains:	<input type="checkbox"/>	Comments: Not Applicable
Lakes:	<input type="checkbox"/>	Comments: Not Applicable
Similar Features:	<input checked="" type="checkbox"/>	Comments: Meets Requirements
Existing Buildings:	<input type="checkbox"/>	Comments: Not Applicable
Existing Structures:	<input type="checkbox"/>	Comments: Not Applicable
Existing High-Tension Lines:	<input type="checkbox"/>	Comments: Not Applicable
Existing Pipelines:	<input checked="" type="checkbox"/>	Comments: Meets Requirements
Water Lines:	<input checked="" type="checkbox"/>	Comments: Meets Requirements
Sewer Lines:	<input checked="" type="checkbox"/>	Comments: Meets Requirements
Excavations:	<input type="checkbox"/>	Comments: Not Applicable
Bridges:	<input type="checkbox"/>	Comments: Not Applicable
Culverts:	<input type="checkbox"/>	Comments: Not Applicable
Drains/Easements:	<input type="checkbox"/>	Comments: Not Applicable
Adjacent Property Uses:	<input checked="" type="checkbox"/>	Comments: Meets Requirements
Building Location:	<input checked="" type="checkbox"/>	Comments: Meets Requirements
Proposed Finish Floor:	<input checked="" type="checkbox"/>	Comments: Meets Requirements
Proposed Grade Line Elevation:	<input checked="" type="checkbox"/>	Comments: Meets Requirements
Size of Principle Building:	<input checked="" type="checkbox"/>	Comments: Meets Requirements
Size of Accessory Building(s):	<input type="checkbox"/>	Comments: Not Applicable
Building Relation to Each Other:	<input checked="" type="checkbox"/>	Comments: Meets Requirements
Height of All Buildings:	<input checked="" type="checkbox"/>	Comments: Meets Requirements
Square Footage-Floor Space:	<input type="checkbox"/>	Comments: Not Applicable
Residential Density Schedule:	<input type="checkbox"/>	Comments: Not Applicable



Site Plan Review-Section-42.346

Residential Dwellings Per Acre:	<input type="checkbox"/>	Comments: Not Applicable
Dwelling Schedule- Number and Type:	<input type="checkbox"/>	Comments: Not Applicable
Proposed Streets:	<input type="checkbox"/>	Comments: Not Applicable
Proposed Driveways:	<input checked="" type="checkbox"/>	Comments: Meets Requirements
Proposed Driveways Surface:	<input checked="" type="checkbox"/>	Comments: Meets Requirements
Proposed Sidewalks:	<input type="checkbox"/>	Comments: Not Applicable
Vehicle Circulation Features:	<input checked="" type="checkbox"/>	Comments: Meets Requirements
Pedestrian Circulation Features:	<input checked="" type="checkbox"/>	Comments: Meets Requirements
Vehicle Circulation-Adjacent to Site:	<input checked="" type="checkbox"/>	Comments: Meets Requirements
Pedestrian Circulation-Adjacent to Site:	<input type="checkbox"/>	Comments: Not Applicable
Parking Space:	<input checked="" type="checkbox"/>	Comments: Meets Requirements
Off Street Parking Area:	<input checked="" type="checkbox"/>	Comments: Meets Requirements
Service Lanes Identification:	<input type="checkbox"/>	Comments: Not Applicable
Service Parking Identification:	<input type="checkbox"/>	Comments: Not Applicable
Lighting:	<input checked="" type="checkbox"/>	Comments: Meets Requirements
Signs:	<input type="checkbox"/>	Comments: Submit at a later time-Zoning Permit
Open Space Use/Size/Location:	<input checked="" type="checkbox"/>	Comments: Meets Requirements
Landscaping:	<input checked="" type="checkbox"/>	Comments: Meets Requirements
Fencing Location/Dimensions:	<input type="checkbox"/>	Comments: Not Applicable
Wall Location/Dimensions:	<input type="checkbox"/>	Comments: Not Applicable
Topography Alterations:	<input checked="" type="checkbox"/>	Comments: Meets Requirements
Utility Connections and Extensions:	<input checked="" type="checkbox"/>	Comments: Meets Requirements
Vicinity Map:	<input checked="" type="checkbox"/>	Comments: Meets Requirements



Site Plan Review-Section-42.346

- Front Setback: Comments: Meets Requirements
- Side Setback: Comments: Phase II would need variance.
- Rear Setback: Comments: Meets Requirements
- Accessory Setback: Comments: Meets Requirements
- Lot Size: Comments: Meets Requirements
- Lot Width: Comments: Meets Requirements
- Lot Coverage: Comments: Meets Requirements

Zoning Administrator Recommendation:

- Approve: Deny:
- Approve with Conditions:
- Conditions: Approve Phase II if variance is granted.
- Reason to Deny: Click or tap here to enter text.

Mike Jester-Township Administrator

Planning Commission Recommendation:

- Approve: Deny:
- Approve with Conditions:
- Conditions: Click or tap here to enter text.
- Reason to Deny: Click or tap here to enter text.

Cody Lester-Planning Commission Chairperson

Region 2 PLANNING COMMISSION

Serving Hillsdale, Jackson & Lenawee Counties

CONTRACTUAL AGREEMENT

Region 2 Planning Commission
120 W. Michigan Avenue, 9th Floor
Jackson, MI 49201

PROJECT NAME: Leoni Township Master Plan Update 2026

This Agreement made and entered into this ___ day of _____ 2026 by and between the Region 2 Planning Commission, hereinafter referred to as "COMMISSION," and the Leoni Township Planning Commission hereinafter referred to as the "LTPC" for the purpose of establishing the rights, obligations and responsibilities of the parties with regard to provision of technical assistance services.

WITNESSETH:

WHEREAS the LTPC requested the COMMISSION to provide technical assistance services; and

WHEREAS the COMMISSION and the LTPC with regard to their respective interests as above described and as hereinafter set forth, agree that:

THE COMMISSION SHALL:

Provide technical assistance services identified in the attached Scope of Services.

THE LTPC SHALL:

Reimburse the COMMISSION an amount not to exceed \$7,650.00 for technical assistance services rendered, as billed on a quarterly basis.

IT IS FURTHER AGREED THAT:

- A. In the event of a change in the Scope of Services, caused by unforeseen circumstances, which result in an increase in the costs for the COMMISSION, the fee shall be subject to renegotiation. Any changes or increases in costs shall require written approval by BOTH PARTIES.
- B. Either party may terminate this Agreement after no less than 30 days written notice to the other party. In the event of termination, the COMMISSION shall be reimbursed for all eligible costs incurred in the furtherance of the above-mentioned services as of the date of such termination.

This agreement shall become binding on the parties hereto and of full force and effect upon the signing thereof by the duly authorized officials for the COMMISSION and for the LTPC.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

REGION 2
PLANNING COMMISSION

LEONI TOWNSHIP

Jacob Hurt, Executive Director

Michael Jester, Township Administrator

Date

Date

**Leoni Township Planning Commission Master Plan Update 2026
Scope of Work**

Task	Est. Cost
Task 1: Update the Following Sections of the 2022 DRAFT Leoni Township Master Plan <ul style="list-style-type: none"> • Chapter 1 Introduction • Chapter 2 Community Description and Issue Identification • Appendix A – Demographics 	\$ 1,360.00
Task 2: Review and Update (if needed) the following in the 2022 DRAFT Leoni Township Master Plan <ul style="list-style-type: none"> • Goals and Objectives • Future Land Use Plan (add, if desired) • Appendix C – Maps 	\$ 2,720.00
Task 3: Update Appendices of the 2022 DRAFT Leoni Township Master Plan <ul style="list-style-type: none"> • Appendix B – Survey (develop and publish new survey) 	\$ 2,040.00
Task 4: Meetings <ul style="list-style-type: none"> • Attend regular meetings of the Leoni Township Planning Commission during the anticipated project schedule (April 2026 – April 2027) and present the final report to the Planning Commission and/or Township Board at conclusion of project 	\$ 1,530.00
Total Not-to-Exceed Cost	\$ 7,650.00

** Draft Report Issued for public comment February 2027*



INSURANCE

3055 44th St SW
Grandville, MI 49418

(616) 531-1900

Leoni Township
913 5th Street
Michigan Center, MI 49254-1209

Invoice # 58183

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Account Number	Date
LEONTOW-01	3/11/2026
BALANCE DUE ON	
4/8/2026	
AMOUNT PAID	Amount Due
	\$137,630.00

Visit this web address to pay online: BHSInsurance.appliedpay.com/

Commercial Package

PolicyNumber: M26MTP80471-08

Effective: 4/8/2026 to 4/8/2027

Item #	Trans Eff Date	Due Date	Trans	Description	Amount
2734655	4/8/2026	4/8/2026	RENB	Cyber Liability 4/8/2026-2027 Renewal	\$3,445.00
2758034	4/8/2026	4/8/2026	RENB	Michigan Township Participation Plan 4/8/2026-2027 Renewal	\$132,955.00
2758035	4/8/2026	4/8/2026	CFEE	MCCA Surcharges 4/8/2026-2027	\$1,230.00
Total Invoice Balance:					\$137,630.00

Township of Leoni Board of Trustees
Resolution #1-2026-0414
Rates for the Provision of Sewer Services

At a regular meeting of the Township of Leoni, Jackson County, Michigan, held at the Township Hall on the 14th day of April 2026, at 6:00 P.M, Eastern Standard Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by: _____ and seconded by: _____.

WHEREAS the costs of operating and maintaining sewer service have continued to rise, it is hereby RESOLVED by the Leoni Township Board of Trustees:

1. The Leoni Township Board of Trustees finds that, should rates remain where they are at present, both for residential and commercial customers of the system, the sewer system will continue to experience a decrease in sewer funding.
2. It is necessary to raise the rates for the provision of sewer service, across the board, to ensure the provision of safe and adequate service, including operating, maintenance, and capital expenses.
3. The Board of Trustees institutes and ordains the following rate increases on all residential and commercial customers, inside Leoni Township, of the sewer system for all line items of service:
 - a. Beginning June 1, 2026; a 3% increase per REU per month for treatment services.
 - b. Beginning June 1, 2026; a 3% increase per REU per month for collection services.
4. The Board of Trustees institutes and ordains the following rate increases on governmental entity customers of the sewer system for all line items of service:
 - a. Beginning July 1, 2026: a 3% increase per REU per month for treatment services.

ADOPTED: YEAS: _____

NAYS: _____

State of Michigan)

) ss.

County of Jackson

I, the undersigned, the duly qualified and acting Township Clerk for the Township of Leoni, Jackson County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Township at Leoni at a regular meeting held on the 14th day of April 2026.

Signed:

Cindy Norris, Township Clerk