



St. Joseph City Commission
Commission Chambers
700 Broad Street, St Joseph, MI 49085

AGENDA
October 12, 2026
6:00 PM

This meeting will be held in person: the public can view the meeting by going to Zoom.us on a computer or mobile device, or by calling 312.626.6799 (or 877.853.5247 toll free). Comments will not be received via Zoom; persons wishing to speak should be present in person.

Meeting ID: 844 8860 9278

Telecommunications relay services to assist individuals with disabilities are available by calling 7-1-1 and providing the meeting information to the relay operator; there is no charge to the caller.

Call to Order

Order of Business

1. Pledge of Allegiance
2. Announcements
[Introduction: PSO Carlson](#)
3. Approval of Agenda
4. Public Comment - For Items on the Consent Agenda, or Not on the Agenda - Please Limit Comments to Three Minutes

Consent Agenda

5. Meeting Minutes of September 28, 2026
6. [Invoice and Tax Disbursements](#)
7. [Sewer Crawler Camera](#)

Old Business

8. [Resolution Approving the Contract with Berrien County for Act 185 Borrowing - AMI Water Meter Project](#)
9. [Public Safety K-9 Program](#)

New Business

10. [Housing Commission Annual Report to the City Commission](#)
11. [Special Event Application: Bond by the Beach](#)
12. [First Reading of the R3 Mixed-Use Text Amendments submitted by Clark Logic](#)
13. [Noise Ordinance Update](#)
14. [FY27 Pavement Preventive Maintenance Project Award](#)

15 [Audit Committee Selection](#)

Reports

16 [City Attorney Selection Committee Update](#)

17 [Water Plant Report](#)

18 [November 3rd - General Election Information](#)

City Manager Comments

City Commission Comments

Adjournment

Agenda Item

TO: City Commission

FROM: Steve Neubecker, Public Safety Director

RE: Introduction: PSO Carlson

MEETING DATE: October 12, 2026

Public Safety Officer Austin Carlson started with the St. Joseph Department of Public Safety on July 9, 2026 after graduating from the Lake Michigan College Police Academy. Mr. Carlson was a previous Lieutenant with the Benton Township Fire Department for over 8 years. He resides in the area and coaches Our Lady of the Lake track and cross country. He graduated from Eau Claire High School and Ferris State University with a bachelor degree in accounting.

Minutes of the St. Joseph City Commission Meeting held in the Commission Chambers 700 Broad Street, St Joseph, MI 49085, on September 28, 2026.

Call to Order

Mayor Thomas called the meeting to order at 6:00 PM.

Attendee Name	Title	Status
Brook Thomas	Mayor	Present
Michael Sarola	Commissioner	Present
Michael Fernandez	Mayor Pro Tem	Present
Tess Ulrey	Commissioner	Present
Lisa Vetne	Commissioner	Present
Also Present: City Manager Emily Hackworth, City Attorney Laurie Schmidt, and City Clerk Abby Bennett.		

Order of Business

1. Pledge of Allegiance

2. Announcements

None.

3. Approval of Agenda

MOTION: To approve the Agenda as presented.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Michael Fernandez, Mayor Pro Tem
SECONDER:	Tess Ulrey, Commissioner
AYES:	Mayor Thomas, Commissioner Sarola, Mayor Pro Tem Fernandez, Commissioner Ulrey, Commissioner Vetne

4. Public Comment - For Items on the Consent Agenda, or Not on the Agenda - Please Limit Comments to Three Minutes

Wendy Ahrens, a City resident, explained that she had paid her summer property taxes a day late and received a penalty. She stated that she has had some health issues lately and asked that the late fee be waived.

Consent Agenda

MOTION: To approve the Consent Agenda as presented.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Michael Fernandez, Mayor Pro Tem
SECONDER:	Tess Ulrey, Commissioner
AYES:	Mayor Thomas, Commissioner Sarola, Mayor Pro Tem Fernandez, Commissioner Ulrey, Commissioner Vetne

5 Meeting Minutes of September 14, 2026

Approved the meeting minutes of September 14, 2026, as presented.

6 Invoice and Tax Disbursements

Approved the invoice and tax disbursements as presented.

7 St. Joseph Housing Commission Monthly Update - August 2026

Report accepted.

8 AMI Software Contract

Approved the AMI software as a service contract as presented and allowed the City Manager to sign on behalf of the City Commission.

9 Special Event Application: Fit 4 Fall 5k

Approved the LECO Fit 4 Fall 5k special event application as presented and directed staff to issue a special event permit.

10 Board Reappointment

Approved the reappointment of Robert Judd to the Employees' Retirement System with a term ending on September 30, 2029.

11 Dredging Easements/Authorization for Entry

Approved an easement from Dock 63, an easement from the Southwest Michigan Regional Airport, and the associated right of entry agreements with the US Army Corp of Engineers for the purpose of the handling, transfer, and placement of inner harbor dredge spoils, and to authorize the City Manager to execute the agreements on behalf of the City.

Reports

12 MCLASS Presentation

Jeff Anderson, Senior Director of Investment Services with Michigan Cooperative Liquid Assets Securities System (MCLASS), presented the history of MCLASS and highlighted key benefits of investing with the fund. Anderson explained that MCLASS offers local governments a safe, state-compliant investment option featuring AAAM-rated security and fast liquidity within one to two business days. He explained how the fund maintains complete local control, with governance directed entirely by a Board of Trustees elected by participating public entities.

13 MDOT Update

Jonathan Smith, Projects and Contracts Admin Engineer with the Michigan Department of Transportation (MDOT), presented an update on the I-94BL/M-63 Reconstruction and Rehabilitation Project.

14 City Attorney Selection Committee Update

City Manager Emily Hackworth advised that the committee met for the first time on September 25th. She advised that Commissioners Fernandez and Ulrey are on the Committee, along with herself, Assistant City Manager/City Engineer Tim Zebell, Public Safety Director Steve Neubecker, and Finance Director Ben Reynnells. Hackworth stated that they had a great discussion and within the next two weeks, they plan to finalize and issue the job description and the RFP. They agreed to cast a wide net to seek options for both in-house counsel and outside counsel support and see what response they get. They will report back at the next meeting.

New Business

15 Resolution - Notice of Intent to Issue Water System Revenue Bonds

Finance Director Ben Reynnells presented a resolution under Public Act 94 to begin acquiring and constructing water supply system improvements, specifically lead service line

replacements. Reynnells explained that this initial action does not commit the City to borrowing funds or executing the project; rather, it establishes the mandatory 45-day referendum period, preserving full authority for the City Commission to adjust the scope, accept or reject bids, or determine final bond issuance once project bids are received. While the notice sets a maximum threshold of \$6.1 million over 40 years to allow flexibility for potential cost increases, the project is expected to use a \$5,000,000 Drinking Water State Revolving Fund (DWSRF) loan with \$500,000 in principal debt forgiveness. Reynnells advised that approving the resolution is the first step, followed by publication in the Herald Palladium to inform the public and allow them to voice their opinions.

CITY OF ST. JOSEPH
Berrien County, Michigan

RESOLUTION NO. _____

**RESOLUTION TO PURCHASE, ACQUIRE, AND CONSTRUCT IMPROVEMENTS TO THE WATER
SUPPLY SYSTEM AND TO PUBLISH NOTICE OF INTENT TO ISSUE REVENUE BONDS**

Minutes of a regular meeting of the City Commission of the City of St. Joseph, Berrien County, Michigan, held at the City Hall, 700 Broad Street, St. Joseph, Michigan on September 28, 2026, at 6:00 p.m., local time.

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by Member _____ and supported by Member _____:

WHEREAS, the City Commission deems it to be in the best interests of the City of St. Joseph (the "City") to design, purchase, acquire, and construct certain improvements to the City's Water Supply System, including but not limited to, improvements to the distribution system, including, but not limited to, improving water mains, replacing existing water mains cutting, and capping water main, and other water main work, replacement of fire hydrants and gate valves, the identification and replacement of lead, galvanized, and other water service lines throughout the City to comply with the Michigan Department of Environment, Great Lakes, and Energy's Lead and Copper Rules, the restoration of streets, sidewalks, rights-of-way and easements affected by the improvements and related facilities, as well as all work and equipment necessary or incidental to these improvements, and such other Water Supply System improvements the City shall determine to make (the "Improvements"), and to finance the Improvements by the issuance of bonds pursuant to Act 94, Public Acts of Michigan, 1933, as amended ("Act 94"); and

WHEREAS, pursuant to Section 33 of Act 94, it is necessary to publish a Notice of Intent to Issue

Bonds for the Improvements; and

WHEREAS, the City may proceed with the Improvements prior to the issuance of the bonds;
and

WHEREAS, the City may incur substantial capital expenditures for the Improvements prior to the issuance of the bonds, and desires to be reimbursed for such expenditures from the proceeds of the bonds.

NOW, THEREFORE, BE IT RESOLVED that:

1. The City Commission determines to design, purchase, acquire, and construct the Improvements and to pay a portion of the cost through the issuance of one or more series of revenue bonds pursuant to Act 94 for the Improvements in an amount not to exceed \$6,100,000 (the "Bonds").
2. A Notice of Intent to issue the Bonds be published in accordance with Section 33 of Act 94, and the Clerk of the City is authorized and directed to publish the Notice of Intent to Issue Bonds in The Herald Palladium, a newspaper of general circulation in the City, which Notice shall be substantially in the form on the attached Exhibit A, with such changes as may be approved by the Clerk of the City.
3. The City may proceed to acquire and construct the Improvements using available funds of the City from the Water Fund, which is a fund for the Water Supply System of the City, and other funds of the City.
4. At such time as the City issues the Bonds for the long-term financing of the Improvements, the City shall be reimbursed for its expenditures for the Improvements out of the proceeds of the Bonds.
5. This Resolution and the expression of intent to seek reimbursement from future proceeds of the Bonds is intended to satisfy the requirements of Section 150 of the Internal Revenue Code of 1986, as amended.
6. The firm of Dickinson Wright PLLC is hereby employed as bond counsel to the City to prepare the documents for the issuance of the Bonds for financing acquisition of the Improvements and the officers of the City are authorized to enter into an engagement letter with bond counsel.
7. Robert W. Baird & Co. is employed as financial advisor to the City for the issuance of the bonds and the officers of the City are authorized to enter into an engagement letter with the financial advisor.
8. All resolutions and parts of resolutions insofar as they conflict with the provisions of this Resolution are rescinded.

YEAS: _____

NAYS: _____

ABSTAIN: _____

RESOLUTION DECLARED ADOPTED.

CERTIFICATION

I certify that the foregoing is a true and complete copy of a Resolution adopted by the City Commission of the City of St. Joseph, Berrien County, Michigan, at a regular meeting held on September 28, 2026, and that public notice of that meeting was given pursuant to Act 267, Public Acts of Michigan, 1976, as amended.

Dated: September 28, 2026

Abby Bennett, Clerk

MOTION: To approve the resolution to purchase, acquire, and construct improvements to the water supply system and to publish notice of intent to issue revenue bonds, as presented.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Michael Fernandez, Mayor Pro Tem
SECONDER:	Michael Sarola, Commissioner
AYES:	Mayor Thomas, Commissioner Sarola, Mayor Pro Tem Fernandez, Commissioner Ulrey, Commissioner Vetne

16 Resolution - Notice of Intent to Issue Sanitary Sewer System Revenue Bonds

Finance Director Ben Reynnells presented a resolution under Public Act 94 to initiate the process of acquiring and constructing improvements to the sanitary sewer system, covering three separate projects: the Combined Sewer Overflow (CSO) storage tank (estimated at \$22.2 million), the Hawthorne lift station (\$2.4 million), both targeted for Clean Water State Revolving Fund (CWSRF) funding, and the Main Street sewer improvements (\$7.8 million), which may be funded via a revenue bond or an open-market general obligation bond. Reynnells advised that publishing this notice starts a mandatory 45-day referendum period but does not obligate the City to borrow or proceed; full authority remains with the City Commission to adjust project scopes, accept or reject bids, and formally adopt the final bond resolution after actual bids are evaluated.

City of St. Joseph

Berrien County, Michigan

RESOLUTION NO. _____

RESOLUTION TO PURCHASE, ACQUIRE, AND CONSTRUCT IMPROVEMENTS TO THE SANITARY SEWER SYSTEM AND TO PUBLISH NOTICE OF INTENT TO ISSUE REVENUE BONDS

Minutes of a regular meeting of the City Commission of the City of St. Joseph, Berrien County,

Michigan, held at the City Hall, 700 Broad Street, St. Joseph, Michigan on September 28, 2026, at 6:00 p.m., local time.

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by Member _____ and supported by Member _____:

WHEREAS, the City Commission deems it to be in the best interests of the City of St. Joseph (the "City") to design, purchase, acquire, and construct certain improvements to the City's Sanitary Sewer System, including, but not limited to, combined sewer overflow and pump station improvements, including, but not limited to, design and construction of an above-ground storage tank and a pump station, including a wet well, valve vault, electrical equipment, controls, back-up generator, telemetry, sewer force mains, gravity sewer mains, and manholes and other improvements needed for the combined sewer overflow early action storage tank project; lift station improvements, including, but not limited to, replacing or rehabilitating lift stations, replacing pumps, piping, valves, and mechanical and electrical equipment, rehabilitation and reconfiguring of wet wells, pump station building, controls, back-up generators, and telemetry and other lift station improvements; sewer main improvements, including, but not limited to, replacing and relocating sewer mains, installing new sewer mains, rehabilitating and lining of sewer mains, as well as other sewer main work; new manholes and manhole improvements; dewatering, groundwater treatment and special handling of soils; acquiring easements or rights of way; the restoration of streets, sidewalks, rights-of-way, easements and services affected by the improvements; and related facilities, as well as all work and equipment necessary or incidental to these improvements, and such other Sanitary Sewer System improvements the City shall determine to make (the "Improvements"), and to finance the Improvements by the issuance of bonds pursuant to Act 94, Public Acts of Michigan, 1933, as amended ("Act 94"); and

WHEREAS, pursuant to Section 33 of Act 94, it is necessary to publish a Notice of Intent to Issue Bonds for the Improvements; and

WHEREAS, the City may proceed with the Improvements prior to the issuance of the bonds;

and

WHEREAS, the City may incur substantial capital expenditures for the Improvements prior to the issuance of the bonds, and desires to be reimbursed for such expenditures from the proceeds of the bonds.

NOW, THEREFORE, BE IT RESOLVED that:

1. The City Commission determines to design, purchase, acquire, and construct the Improvements and to pay a portion of the cost through the issuance of one or more series of revenue bonds pursuant to Act 94 for the Improvements in an amount not to exceed \$39,000,000 (the "Bonds").
2. A Notice of Intent to issue the Bonds be published in accordance with Section 33 of Act 94, and the Clerk of the City is authorized and directed to publish the Notice of Intent to Issue Bonds in *The Herald Palladium*, a newspaper of general circulation in the City, which Notice shall be substantially in the form on the attached Exhibit A, with such changes as may be approved by the Clerk of the City.
3. The City may proceed to acquire and construct the Improvements using available funds of the City from the Sewer Fund, which is a fund for the Sanitary Sewer System of the City, and other funds of the City.
4. At such time as the City issues the Bonds for the long-term financing of the Improvements, the City shall be reimbursed for its expenditures for the Improvements out of the proceeds of the Bonds.
5. This Resolution and the expression of intent to seek reimbursement from future proceeds of the Bonds is intended to satisfy the requirements of Section 150 of the Internal Revenue Code of 1986, as amended.
6. The firm of Dickinson Wright PLLC is hereby employed as bond counsel to the City to prepare the documents for the issuance of the Bonds for financing acquisition of the Improvements and the officers of the City are authorized to enter into an engagement letter with bond counsel.
7. Robert W. Baird & Co. is employed as financial advisor to the City for the issuance of the bonds and the officers of the City are authorized to enter into an engagement letter with the financial advisor.
8. All resolutions and parts of resolutions insofar as they conflict with the provisions of this Resolution are rescinded.

YEAS: _____

NAYS: _____

ABSTAIN: _____

RESOLUTION DECLARED ADOPTED.

Certification

I certify that the foregoing is a true and complete copy of a Resolution adopted by the City Commission of the City of St. Joseph, Berrien County, Michigan, at a regular meeting held on September 28, 2026, and that public notice of that meeting was given pursuant to Act 267, Public Acts of Michigan, 1976, as amended.

Dated: September 28, 2026

Abby Bennett, Clerk

MOTION: To approve the resolution to purchase, acquire, and construct improvements to the sanitary sewer system and to publish notice of intent to issue revenue bonds, as presented.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Michael Sarola, Commissioner
SECONDER:	Michael Fernandez, Mayor Pro Tem
AYES:	Mayor Thomas, Commissioner Sarola, Mayor Pro Tem Fernandez, Commissioner Ulrey, Commissioner Vetne

17 Donation Policy

City Manager Emily Hackworth presented a proposed City Donation Policy to streamline operations, clarify donor expectations, and outline internal evaluation standards. Hackworth explained that the City currently lacks a general framework, requiring even nominal gifts—such as a \$25 contribution—to go through formal Commission approval unless tied to rare pre-approved accounts like the Lighthouse Fund. She also noted issues with physical donations like memorial benches, where donors often expect permanent placement even after the amenities reach the end of their useful lifespans. Hackworth stated that the new policy addresses this by defining terms for ongoing maintenance, managing donor expectations regarding product lifecycles, and establishing a structured process for staff to assess secondary costs (such as installation or upkeep) before accepting physical items.

Hackworth stated that approval authorities would align with the City's standard purchasing limits, allowing the City Manager to accept donations valued up to \$25,000 without Commission review unless the gift involves naming rights or warrants broader public input. She said the framework establishes formal donor recognition protocols for all accepted contributions and mandates consistent record-keeping to track financial and physical assets over time. Hackworth noted that City staff were involved in the drafting process and have

reviewed it.

Commissioners expressed appreciation for the policy's comprehensiveness and efficiency while seeking clarification on specific administrative and operational details. Discussions focused on how the policy intersects with state laws and existing City codes on conflicts of interest, particularly ensuring safeguards against potential quid pro quo scenarios with entities seeking permits or doing business with the City. Hackworth explained that standardized intake, evaluation, and denial forms are being developed to document ongoing maintenance costs, staff recommendations, and clear rationales for any rejected contributions. She also explained that donors whose proposals the City Manager turns down retain the right to appeal to the City Commission, and the City Manager may proactively refer donations directly to the Commission.

The Commission also discussed donor recognition standards and suggested requiring joint staff approval of all public plaque verbiage to prevent commercial advertising while allowing appropriate recognition for business donors. Commissioners discussed the handling of restricted donations and physical assets, confirming that written agreements will be required for restrictions to provide staff direction and flexibility and to avoid unmanageable maintenance burdens. Hackworth confirmed that future donation forms will outline expected product lifespans and include explicit language reserving the City's right to relocate or decommission physical items—such as memorial benches—in the event of park redevelopment, damage, or routine end-of-life replacement.

MOTION: To approve the Donation Policy as presented and direct City staff to create the materials necessary to implement the policy, including a Donation Form, Approval Form, Donation Register, etc.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Michael Fernandez, Mayor Pro Tem
SECONDER:	Michael Sarola, Commissioner
AYES:	Mayor Thomas, Commissioner Sarola, Mayor Pro Tem Fernandez, Commissioner Ulrey, Commissioner Vetne

18 Special Event Application: Downtown Spooktacular

Paul Knapp, St. Joseph Today's Executive Director, presented Downtown Spooktacular, a special event request scheduled for October 17th, for their 2nd annual Halloween-themed event in Lake Bluff Park and Whirlpool Centennial Park. Knapp stated that following a successful first year that drew hundreds of participants for a costume parade, pumpkin patch, magic shows, market, pumpkin carving, and spooky lighthouse tours, this year's expanded event will add a spooky trolley to connect downtown activities directly to the lighthouse. He noted that a highlight of the expanded event is a new straw bale maze in Whirlpool Centennial Park, constructed from 600 hay bales by Eagle Scout candidate Ruben Lorenz as his service project, aiming to bring an authentic, country-style fall experience right into the heart of downtown.

MOTION: To approve the St. Joe Today Downtown Spooktacular special event application as presented and to direct staff to issue a special event permit.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Michael Sarola, Commissioner
SECONDER:	Lisa Vetne, Commissioner
AYES:	Mayor Thomas, Commissioner Sarola, Mayor Pro Tem Fernandez, Commissioner Ulrey, Commissioner Vetne

City Manager Comments

City Manager Emily Hackworth stated that it was great to hear from the City's partners, MCLASS and MDOT, and that St. Joseph Today is phenomenal to work with.

City Commission Comments

Commissioner Vetne stated that she knows Eagle Scout Rueben and that he is very creative; the maze will be amazing.

Commissioner Fernandez said, "Go Bears," as the school's young athletes from their various sports teams and grade levels are having great seasons right now.

Mayor Thomas announced that the City will host the State of the City address at the Inn at Harbor Shores on October 15th at 6 PM. She said the event will be open to the public and that she will share what the City has been working on, planning for, and communicating about all the great things the City has been doing and plans to do. She also shared that she was fortunate to be hosted by the U.S. Coast Guard for a tour of their facilities and was amazed by what they are doing, their support for search and rescue, and their strong working relationship with the City, County, and area Public Safety.

Adjournment

The meeting was closed at 7:12 PM.

Presiding Officer

City Clerk/ Recording Secretary

Agenda Item

TO: City Commission
FROM: Ben Reynnells, Finance Director
RE: Invoice and Tax Disbursements
MEETING DATE: October 12, 2026

As part of the consent agenda, please consider approval of the following invoices and disbursements from September 26, 2026, through October 6, 2026.

Non-Tax Disbursements: \$883,552.70
Tax Disbursements: \$0.00
Total Disbursed: \$883,552.70

Action Requested: Motion to approve, as part of the consent agenda, the cash disbursements, as presented.

ATTACHMENT(S):

- Invoice GL Distribution Report 09-26-26 to 10-06-26.pdf

INVOICE DISTRIBUTION REPORT FOR CITY OF ST. JOSEPH

POST DATES 09/26/2026 - 10/06/2026

POSTED AND UNPOSTED
OPEN AND PAID

GL Number	Invoice Line Desc	Ref #	Vendor Name	Invoice Descriptio n	Invoice Number	Check Date	Amount	Check Number
Fund: 101 GENERAL FUND								
Department: 000.000 NOT ASSIGNED								
101-000.000-204.000	OTHER CURRENT LIABILITY	00182516	UNITED FEDERAL CREDIT U	GREG GROTHO	09-06-2026	10/01/2026	86.35	1548
101-000.000-204.000	OTHER CURRENT LIABILITY	00182517	UNITED FEDERAL CREDIT U	STEVEN NEUB	09-06-2026	10/01/2026	64.81	1548
101-000.000-232.010	Remittance	00182401	CITY - EFT BCBS EE & ER	Remittance	REMIT	09/30/2026	5,224.30	1536
101-000.000-491.000	BUILDING PERMITS	00182536	HUMES, GREGORY	REFUND OF P	09-30-2026	10/01/2026	136.00	223404
101-000.000-651.210	PARKING FEES - DOWNTOWN	00182343	UNITED FEDERAL CREDIT U	KELLY EWALT	09-06-2026	10/01/2026	1.80	1548
Total Department 000.000 NOT ASSIGNED							5,513.26	
Department: 101.000 CITY COMMISSION								
101-101.000-860.000	TRANSPORTATION AND EDUC	00182539	UNITED FEDERAL CREDIT U	TIFFANY MIT	09-06-2026	10/01/2026	162.50	1548
Total Department 101.000 CITY COMMISSION							162.50	
Department: 172.000 CITY MANAGER								
101-172.000-805.000	LEGAL SERVICES	00182522	BLOOM SLUGGETT MORGAN	LEGAL SERVI	20656	10/01/2026	125.00	223386
101-172.000-941.100	SOFTWARE & SUBSCRIBE BA	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	23.99	1548
Total Department 172.000 CITY MANAGER							148.99	
Department: 215.000 CITY CLERK								
101-215.000-728.000	POSTAGE	00182518	UNITED FEDERAL CREDIT U	ABBY BISHOP	09-06-2026	10/01/2026	18.57	1548
101-215.000-941.100	SOFTWARE & SUBSCRIBE BA	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	23.99	1548
Total Department 215.000 CITY CLERK							42.56	
Department: 235.000 CENTRAL PURCHASING								
101-235.000-740.000	OPERATING SUPPLIES	00182574	DOUBLEDAY OFFICE PRODUC	SUPPLIES -	80073	10/07/2026	49.00	223458
101-235.000-740.000	OPERATING SUPPLIES	00182577	DOUBLEDAY OFFICE PRODUC	SUPPLIES -	80169	10/07/2026	126.78	223458
101-235.000-740.000	OPERATING SUPPLIES	00182578	DOUBLEDAY OFFICE PRODUC	SUPPLIES -	80274	10/07/2026	49.00	223458
101-235.000-740.000	OPERATING SUPPLIES	00182579	DOUBLEDAY OFFICE PRODUC	SUPPLIES -	80273	10/07/2026	49.00	223458
101-235.000-801.000	PROFESSIONAL AND CONTRA	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	9.19	1548
101-235.000-801.000	PROFESSIONAL AND CONTRA	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	46.79	1548
101-235.000-850.000	TELE COMMUNICATIONS	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	357.90	1548
101-235.000-850.000	TELE COMMUNICATIONS	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	21.00	1548
101-235.000-850.000	TELE COMMUNICATIONS	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	146.90	1548
101-235.000-850.000	TELE COMMUNICATIONS	00182546	TELNET WORLDWIDE	BILL DATE 1	IN229160	10/07/2026	874.80	223483
101-235.000-930.000	GENERAL REPAIR AND MAIN	00182405	U.S. BUSINESS SYSTEMS,	COPIER CONT	IN277196	10/01/2026	2,066.44	223441
101-235.000-941.000	RENTS & LEASES	00182545	QUADIENT LEASING USA, I	POSTAGE MAC	Q2529856	10/07/2026	512.97	223475
101-235.000-941.100	SOFTWARE & SUBSCRIBE BA	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	199.98	1548
101-235.000-941.100	SOFTWARE & SUBSCRIBE BA	00182539	UNITED FEDERAL CREDIT U	TIFFANY MIT	09-06-2026	10/01/2026	557.89	1548
Total Department 235.000 CENTRAL PURCHASING							5,067.64	
Department: 253.000 CITY TREASURER								
101-253.000-728.000	POSTAGE	00182544	QUADIENT FINANCE USA, I	AUGUST AND	09-13-2026	10/07/2026	1,209.61	223474
101-253.000-740.000	OPERATING SUPPLIES	00182573	OSCAR'S PRINTING & COPY	ENVELOPES	146385	10/07/2026	839.88	223473
101-253.000-740.000	OPERATING SUPPLIES	00182574	DOUBLEDAY OFFICE PRODUC	SUPPLIES -	80073	10/07/2026	212.89	223458
101-253.000-801.400	AUDIT SERVICES	00182548	LAUTERBACH & AMEN, LLP	PROFESSIONA	123145	10/07/2026	11,984.45	223466
101-253.000-860.000	TRANSPORTATION AND EDUC	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	475.00	1548
101-253.000-870.000	PROFESSIONAL MEMBERSHIP	00182599	MICHIGAN MUNICIPAL TREAS	MMTA RENewa	14930	10/07/2026	198.00	223469
101-253.000-941.100	SOFTWARE & SUBSCRIBE BA	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	23.99	1548
101-253.000-941.100	SOFTWARE & SUBSCRIBE BA	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	23.99	1548
101-253.000-941.100	SOFTWARE & SUBSCRIBE BA	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	23.99	1548
Total Department 253.000 CITY TREASURER							14,991.80	

INVOICE DISTRIBUTION REPORT FOR CITY OF ST. JOSEPH

POST DATES 09/26/2026 - 10/06/2026

POSTED AND UNPOSTED
OPEN AND PAID

GL Number	Invoice Line Desc	Ref #	Vendor Name	Invoice Descriptio n	Invoice Number	Check Date	Amount	Check Number
Fund: 101 GENERAL FUND								
Department: 257.000 CITY ASSESSOR								
101-257.000-850.000	TELE COMMUNICATIONS	00182487	VERIZON WIRELESS	BILL PERIOD	6154138056	10/01/2026	20.02	223446
101-257.000-860.000	TRANSPORTATION AND EDUC	00182345	UNITED FEDERAL CREDIT U	JACOB SUTTO	09-06-2026	10/01/2026	1,312.41	1548
101-257.000-941.100	SOFTWARE & SUBSCRIBE BA	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	23.99	1548
101-257.000-941.100	SOFTWARE & SUBSCRIBE BA	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	23.99	1548
Total Department 257.000 CITY ASSESSOR							1,380.41	
Department: 262.000 ELECTIONS								
101-262.000-728.000	POSTAGE	00182544	QUADIENT FINANCE USA, I	AUGUST AND	09-13-2026	10/07/2026	279.94	223474
101-262.000-941.100	SOFTWARE & SUBSCRIBE BA	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	23.99	1548
Total Department 262.000 ELECTIONS							303.93	
Department: 265.000 BUILDINGS & GROUNDS								
101-265.000-740.000	OPERATING SUPPLIES	00182453	AMAZON CAPITAL SERVICES	MAINTENANCE	1ND3-4D99-6646	10/01/2026	344.12	223378
101-265.000-740.000	OPERATING SUPPLIES	00182464	KSS ENTERPRISES	CLEANING SU	1793891-1	10/01/2026	172.85	223412
101-265.000-740.000	OPERATING SUPPLIES	00182465	KSS ENTERPRISES	PARKS, CH,	1798203	10/01/2026	1,742.83	223412
101-265.000-740.000	OPERATING SUPPLIES	00182466	RIVERSIDE ELECTRIC SERV	BRUSHES	286958	10/01/2026	16.00	223434
101-265.000-740.000	OPERATING SUPPLIES	00182467	LEEP'S SUPPLY CO., INC.	BLUFF	S4025644.001	10/01/2026	76.98	223413
101-265.000-740.000	OPERATING SUPPLIES	00182468	LEEP'S SUPPLY CO., INC.	SUPPLIES	S4028956.001	10/01/2026	18.02	223413
101-265.000-740.000	OPERATING SUPPLIES	00182497	ALLIED MECHANICAL SERVI	FD HEATER	48511	10/01/2026	4,176.43	223377
101-265.000-740.000	OPERATING SUPPLIES	00182498	KENDALL ELECTRIC INC	FIBER PARTS	S116719997.001	10/01/2026	119.66	223409
101-265.000-740.000	OPERATING SUPPLIES	00182501	ACE HARDWARE	GLOVES FOR	170250/1	10/01/2026	15.82	223375
101-265.000-740.000	OPERATING SUPPLIES	00182504	BROWN'S LOCKSMITH AND H	CURIOUS KID	214586	10/01/2026	280.00	223388
101-265.000-740.000	OPERATING SUPPLIES	00182505	LOWE'S HOME CENTERS, LL	HOSES. STAB	950811	10/01/2026	197.98	223415
101-265.000-740.000	OPERATING SUPPLIES	00182341	UNITED FEDERAL CREDIT U	JEFF RECHNE	09-06-2026	10/01/2026	80.75	1548
101-265.000-740.000	OPERATING SUPPLIES	00182341	UNITED FEDERAL CREDIT U	JEFF RECHNE	09-06-2026	10/01/2026	147.50	1548
101-265.000-740.000	OPERATING SUPPLIES	00182344	UNITED FEDERAL CREDIT U	AUSTIN HUTC	09-06-2026	10/01/2026	1,204.45	1548
101-265.000-740.000	OPERATING SUPPLIES	00182553	LEEP'S SUPPLY CO., INC.	PW WATER HE	S4032200.001	10/07/2026	17.55	223467
101-265.000-740.000	OPERATING SUPPLIES	00182554	LEEP'S SUPPLY CO., INC.	WATER HEATE	S4031832.001	10/07/2026	1,063.90	223467
101-265.000-740.000	OPERATING SUPPLIES	00182555	SHARE CORPORATION	STRAPS	347840	10/07/2026	228.81	223479
101-265.000-740.000	OPERATING SUPPLIES	00182563	WILLIAMS DISTRIBUTING C	AIR BOOSTER	32243081	10/07/2026	101.83	223486
101-265.000-740.000	OPERATING SUPPLIES	00182588	ACE HARDWARE	PW MOP	170369/1	10/07/2026	35.31	223451
101-265.000-850.000	TELE COMMUNICATIONS	00182487	VERIZON WIRELESS	BILL PERIOD	6154138056	10/01/2026	57.53	223446
101-265.000-920.000	PUBLIC UTILITIES	00182530	INDIANA MICHIGAN POWER	SEPTEMBER B	09-12-2026	10/01/2026	6,348.28	223406
101-265.000-931.000	LAND & BUILDING REPAIRS	00182457	MCNALLY ELEVATOR COMPAN	ELEVATOR CA	INV-02725-N8H3	10/01/2026	1,777.50	223417
101-265.000-931.000	LAND & BUILDING REPAIRS	00182598	TRUGREEN	TURF SERVIC	229804760	10/07/2026	50.00	223484
Total Department 265.000 BUILDINGS & GROUNDS							18,274.10	
Department: 266.000 CITY ATTORNEY								
101-266.000-941.100	SOFTWARE & SUBSCRIBE BA	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	23.99	1548
101-266.000-941.100	SOFTWARE & SUBSCRIBE BA	00182547	RELX INC. DBA LEXIS NEX	3096725288	3096725288	10/07/2026	130.00	223476
Total Department 266.000 CITY ATTORNEY							153.99	
Department: 270.000 PERSONNEL								
101-270.000-860.000	TRANSPORTATION AND EDUC	00182540	WINNELL, SAMANTHA	MILEAGE REI	09-09-2026	10/02/2026	127.07	1545
101-270.000-860.000	TRANSPORTATION AND EDUC	00182541	WINNELL, SAMANTHA	MILEAGE REI	09-10-2026	10/02/2026	96.63	1545
101-270.000-860.000	TRANSPORTATION AND EDUC	00182340	UNITED FEDERAL CREDIT U	SAMANTHA WI	09-06-2026	10/01/2026	525.00	1548
101-270.000-900.000	PRINTING & PUBLISHING	00182562	MOMENTIVE SOFTWARE, INC	BUILDING OF	R80117036	10/07/2026	150.00	223472
101-270.000-941.100	SOFTWARE & SUBSCRIBE BA	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	23.99	1548
Total Department 270.000 PERSONNEL							922.69	

INVOICE DISTRIBUTION REPORT FOR CITY OF ST. JOSEPH

POST DATES 09/26/2026 - 10/06/2026

POSTED AND UNPOSTED
OPEN AND PAID

GL Number	Invoice Line Desc	Ref #	Vendor Name	Invoice Descriptio n	Invoice Number	Check Date	Amount	Check Number
Fund: 101 GENERAL FUND								
Department: 336.000 FIRE DEPARTMENT								
101-336.000-740.000	OPERATING SUPPLIES	00182511	ACE HARDWARE	BUTTON BATT	170155/1	10/01/2026	8.98	223375
101-336.000-801.000	PROFESSIONAL AND CONTRA	00182339	UNITED FEDERAL CREDIT U	MICHAEL PHE	09-06-2026	10/01/2026	144.00	1548
101-336.000-850.000	TELE COMMUNICATIONS	00182406	AT&T MOBILITY	CELL PHONE	X09142026	10/01/2026	187.82	223381
101-336.000-860.000	TRANSPORTATION AND EDUC	00182524	TARNOWSKI, JARVIS	FIRE INSTRU	09-17-2026	10/01/2026	105.56	223439
101-336.000-920.000	PUBLIC UTILITIES	00182530	INDIANA MICHIGAN POWER	SEPTEMBER B	09-12-2026	10/01/2026	1,357.06	223406
101-336.000-930.000	GENERAL REPAIR AND MAIN	00182425	ART-FX	NUMBERING F	5163	10/01/2026	950.00	223380
101-336.000-930.000	GENERAL REPAIR AND MAIN	00182494	EMERGENCY VEHICLE PRODU	ANNUAL TEST	S0022913	10/01/2026	1,800.00	223392
101-336.000-930.000	GENERAL REPAIR AND MAIN	00182339	UNITED FEDERAL CREDIT U	MICHAEL PHE	09-06-2026	10/01/2026	656.86	1548
101-336.000-930.000	GENERAL REPAIR AND MAIN	00182597	TRUGREEN	TURF SERVIC	229804759	10/07/2026	55.00	223484
Total Department 336.000 FIRE DEPARTMENT							5,265.28	
Department: 345.000 PUBLIC SAFETY DEPARTMENT								
101-345.000-740.000	OPERATING SUPPLIES	00182424	PRO SAFETY INNOVATIONS	RESPONDER M	5400	10/01/2026	375.00	223428
101-345.000-740.000	OPERATING SUPPLIES	00182454	AMAZON CAPITAL SERVICES	OFFICE CHAI	1RHP-XCGP-NJYK	10/01/2026	(138.99)	223378
101-345.000-740.000	OPERATING SUPPLIES	00182492	QUILL CORPORATION	OFFICE SUPP	50355381	10/01/2026	243.70	223429
101-345.000-740.000	OPERATING SUPPLIES	00182493	QUILL CORPORATION	OFFICE SUPP	50363040	10/01/2026	110.68	223429
101-345.000-740.000	OPERATING SUPPLIES	00182500	AMAZON CAPITAL SERVICES	STOP SIGN M	19Y6-V9JV-1YMW	10/01/2026	396.76	223378
101-345.000-740.000	OPERATING SUPPLIES	00182517	UNITED FEDERAL CREDIT U	STEVEN NEUB	09-06-2026	10/01/2026	635.00	1548
101-345.000-801.000	PROFESSIONAL AND CONTRA	00182496	KENT KLEEN, LLC	CAR #12	26-1060	10/01/2026	550.00	223410
101-345.000-801.000	PROFESSIONAL AND CONTRA	00182517	UNITED FEDERAL CREDIT U	STEVEN NEUB	09-06-2026	10/01/2026	100.00	1548
101-345.000-850.000	TELE COMMUNICATIONS	00182406	AT&T MOBILITY	CELL PHONE	X09142026	10/01/2026	1,129.88	223381
101-345.000-860.000	TRANSPORTATION AND EDUC	00182510	MILLER, MICHAEL	MILEAGE REI	09-15-2026	10/01/2026	127.60	223422
101-345.000-860.000	TRANSPORTATION AND EDUC	00182515	UNITED FEDERAL CREDIT U	AMY STERNAM	09-06-2026	10/01/2026	431.02	1548
101-345.000-860.000	TRANSPORTATION AND EDUC	00182515	UNITED FEDERAL CREDIT U	AMY STERNAM	09-06-2026	10/01/2026	445.00	1548
101-345.000-860.000	TRANSPORTATION AND EDUC	00182515	UNITED FEDERAL CREDIT U	AMY STERNAM	09-06-2026	10/01/2026	1,740.00	1548
101-345.000-860.000	TRANSPORTATION AND EDUC	00182515	UNITED FEDERAL CREDIT U	AMY STERNAM	09-06-2026	10/01/2026	750.00	1548
101-345.000-860.000	TRANSPORTATION AND EDUC	00182517	UNITED FEDERAL CREDIT U	STEVEN NEUB	09-06-2026	10/01/2026	110.00	1548
101-345.000-860.000	TRANSPORTATION AND EDUC	00182517	UNITED FEDERAL CREDIT U	STEVEN NEUB	09-06-2026	10/01/2026	110.00	1548
101-345.000-870.000	PROFESSIONAL MEMBERSHIP	00182517	UNITED FEDERAL CREDIT U	STEVEN NEUB	09-06-2026	10/01/2026	100.00	1548
101-345.000-941.100	SOFTWARE & SUBSCRIBE BA	00182423	TELE-RAD INC.	MONTHLY MAI	925421	10/01/2026	167.20	223440
101-345.000-941.100	SOFTWARE & SUBSCRIBE BA	00182426	FORD PRO	TELEMATICS	INV48560082	10/01/2026	296.44	223398
101-345.000-941.100	SOFTWARE & SUBSCRIBE BA	00182427	FORD PRO	TELEMATICS	INV49581950	10/01/2026	283.61	223398
101-345.000-941.100	SOFTWARE & SUBSCRIBE BA	00182517	UNITED FEDERAL CREDIT U	STEVEN NEUB	09-06-2026	10/01/2026	13.90	1548
101-345.000-941.100	SOFTWARE & SUBSCRIBE BA	00182517	UNITED FEDERAL CREDIT U	STEVEN NEUB	09-06-2026	10/01/2026	13.90	1548
101-345.000-941.100	SOFTWARE & SUBSCRIBE BA	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	23.99	1548
101-345.000-941.100	SOFTWARE & SUBSCRIBE BA	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	23.99	1548
Total Department 345.000 PUBLIC SAFETY DEPARTMENT							8,038.68	
Department: 346.000 CANINE UNIT								
101-346.000-740.000	OPERATING SUPPLIES	00182495	NYE UNIFORM COMPANY	CARGO PANTS	957022	10/01/2026	227.20	223423
Total Department 346.000 CANINE UNIT							227.20	
Department: 371.000 BUILDING INSPECTION DEPARTMENT								
101-371.000-740.000	OPERATING SUPPLIES	00182578	DOUBLEDAY OFFICE PRODUC	SUPPLIES -	80274	10/07/2026	209.44	223458
101-371.000-850.000	TELE COMMUNICATIONS	00182487	VERIZON WIRELESS	BILL PERIOD	6154138056	10/01/2026	112.25	223446
101-371.000-860.000	TRANSPORTATION AND EDUC	00182451	AMAZON CAPITAL SERVICES	CL - 2021 M	1LXT-3GTR-1KVR	10/01/2026	183.33	223378
101-371.000-860.000	TRANSPORTATION AND EDUC	00182338	UNITED FEDERAL CREDIT U	GALINA BODG	09-06-2026	10/01/2026	974.00	1548
101-371.000-941.100	SOFTWARE & SUBSCRIBE BA	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	23.99	1548
101-371.000-941.100	SOFTWARE & SUBSCRIBE BA	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	23.99	1548

INVOICE DISTRIBUTION REPORT FOR CITY OF ST. JOSEPH

POST DATES 09/26/2026 - 10/06/2026

POSTED AND UNPOSTED
OPEN AND PAID

GL Number	Invoice Line Desc	Ref #	Vendor Name	Invoice Descriptio n	Invoice Number	Check Date	Amount	Check Number
Fund: 101 GENERAL FUND								
Department: 371.000 BUILDING INSPECTION DEPARTMENT								
Total Department 371.000 BUILDING INSPECTION DEPARTMENT							1,527.00	
Department: 372.000 CODE ENFORCEMENT DEPARTMENT								
101-372.000-850.000	TELE COMMUNICATIONS	00182487	VERIZON WIRELESS	BILL PERIOD	6154138056	10/01/2026	74.13	223446
101-372.000-941.100	SOFTWARE & SUBSCRIBE BA	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	23.99	1548
Total Department 372.000 CODE ENFORCEMENT DEPARTMENT							98.12	
Department: 441.000 PUBLIC WORKS DEPARTMENT								
101-441.000-740.000	OPERATING SUPPLIES	00182452	AMAZON CAPITAL SERVICES	OFFICE SUPP	1PT4-XPW1-3TM9	10/01/2026	28.77	223378
101-441.000-790.000	PROFESSIONAL SUBSCRIPTI	00182516	UNITED FEDERAL CREDIT U	GREG GROTHO	09-06-2026	10/01/2026	15.00	1548
101-441.000-870.000	PROFESSIONAL MEMBERSHIP	00182516	UNITED FEDERAL CREDIT U	GREG GROTHO	09-06-2026	10/01/2026	75.00	1548
101-441.000-920.000	PUBLIC UTILITIES	00182530	INDIANA MICHIGAN POWER	SEPTEMBER B	09-12-2026	10/01/2026	257.48	223406
101-441.000-930.000	GENERAL REPAIR AND MAIN	00182552	WORKFORCE PAYHUB	TIMECL.OCK	PA00104204	10/07/2026	192.51	223488
101-441.000-941.100	SOFTWARE & SUBSCRIBE BA	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	23.99	1548
Total Department 441.000 PUBLIC WORKS DEPARTMENT							592.75	
Department: 442.000 ASSET MANAGEMENT								
101-442.000-850.000	TELE COMMUNICATIONS	00182487	VERIZON WIRELESS	BILL PERIOD	6154138056	10/01/2026	216.06	223446
Total Department 442.000 ASSET MANAGEMENT							216.06	
Department: 447.000 CITY ENGINEER								
101-447.000-850.000	TELE COMMUNICATIONS	00182487	VERIZON WIRELESS	BILL PERIOD	6154138056	10/01/2026	113.14	223446
101-447.000-860.000	TRANSPORTATION AND EDUC	00182509	ZEBELL, TIMOTHY	AWWA - MI A	09-16-2026	10/02/2026	7.82	1546
Total Department 447.000 CITY ENGINEER							120.96	
Department: 448.000 STREET LIGHTING								
101-448.000-920.000	PUBLIC UTILITIES	00182530	INDIANA MICHIGAN POWER	SEPTEMBER B	09-12-2026	10/01/2026	10,588.52	223406
101-448.000-920.000	PUBLIC UTILITIES	00182530	INDIANA MICHIGAN POWER	SEPTEMBER B	09-12-2026	10/01/2026	212.88	223406
Total Department 448.000 STREET LIGHTING							10,801.40	
Department: 466.000 PAID PARKING - DOWNTOWN								
101-466.000-850.000	TELE COMMUNICATIONS	00182486	VERIZON WIRELESS	BILL PERIOD	6154133826	10/01/2026	502.04	223446
101-466.000-850.000	TELE COMMUNICATIONS	00182487	VERIZON WIRELESS	BILL PERIOD	6154138056	10/01/2026	37.51	223446
Total Department 466.000 PAID PARKING - DOWNTOWN							539.55	
Department: 728.000 ECONOMIC DEVELOPMENT								
101-728.000-740.000	OPERATING SUPPLIES	00182539	UNITED FEDERAL CREDIT U	TIFFANY MIT	09-06-2026	10/01/2026	65.93	1548
101-728.000-740.000	OPERATING SUPPLIES	00182539	UNITED FEDERAL CREDIT U	TIFFANY MIT	09-06-2026	10/01/2026	18.97	1548
101-728.000-850.000	TELE COMMUNICATIONS	00182487	VERIZON WIRELESS	BILL PERIOD	6154138056	10/01/2026	75.66	223446
101-728.000-860.000	TRANSPORTATION AND EDUC	00182343	UNITED FEDERAL CREDIT U	KELLY EWALT	09-06-2026	10/01/2026	385.00	1548
101-728.000-860.000	TRANSPORTATION AND EDUC	00182539	UNITED FEDERAL CREDIT U	TIFFANY MIT	09-06-2026	10/01/2026	487.50	1548
101-728.000-860.000	TRANSPORTATION AND EDUC	00182593	CASTLE, DALTON K.	MILEAGE REI	09-30-2026	10/07/2026	87.40	223456
101-728.000-860.000	TRANSPORTATION AND EDUC	00182593	CASTLE, DALTON K.	MILEAGE REI	09-30-2026	10/07/2026	140.80	223456
101-728.000-860.000	TRANSPORTATION AND EDUC	00182593	CASTLE, DALTON K.	MILEAGE REI	09-30-2026	10/07/2026	87.40	223456
101-728.000-870.000	PROFESSIONAL MEMBERSHIP	00182343	UNITED FEDERAL CREDIT U	KELLY EWALT	09-06-2026	10/01/2026	350.00	1548
101-728.000-900.000	PRINTING & PUBLISHING	00182583	HERALD-PALLADIUM	ZBA 311 MAR	71573085	10/07/2026	175.55	223462
101-728.000-941.100	SOFTWARE & SUBSCRIBE BA	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	23.99	1548
101-728.000-941.100	SOFTWARE & SUBSCRIBE BA	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	37.99	1548
101-728.000-941.100	SOFTWARE & SUBSCRIBE BA	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	23.99	1548
Total Department 728.000 ECONOMIC DEVELOPMENT							1,960.18	

INVOICE DISTRIBUTION REPORT FOR CITY OF ST. JOSEPH

POST DATES 09/26/2026 - 10/06/2026

POSTED AND UNPOSTED
OPEN AND PAID

GL Number	Invoice Line Desc	Ref #	Vendor Name	Invoice Descriptio n	Invoice Number	Check Date	Amount	Check Number
Fund: 101 GENERAL FUND								
Department: 740.000 COMMUNICATIONS								
101-740.000-740.000	OPERATING SUPPLIES	00182539	UNITED FEDERAL CREDIT U	TIFFANY MIT	09-06-2026	10/01/2026	200.92	1548
Total Department 740.000 COMMUNICATIONS							200.92	
Department: 751.000 PARKS/RECREATION								
101-751.000-740.000	OPERATING SUPPLIES	00182503	FAMILY FARM & HOME	PUMP FITTING	13029/3	10/01/2026	23.98	223395
101-751.000-740.000	OPERATING SUPPLIES	00182341	UNITED FEDERAL CREDIT U	JEFF RECHNE	09-06-2026	10/01/2026	133.90	1548
101-751.000-740.000	OPERATING SUPPLIES	00182341	UNITED FEDERAL CREDIT U	JEFF RECHNE	09-06-2026	10/01/2026	132.50	1548
101-751.000-740.000	OPERATING SUPPLIES	00182564	RENTAL BRANCH	GRINDER REN	70781	10/07/2026	250.00	223477
101-751.000-740.000	OPERATING SUPPLIES	00182570	MID-COUNTY LAWN & GARDE	POLE SAW RE	2220	10/07/2026	119.49	223471
101-751.000-740.000	OPERATING SUPPLIES	00182587	ACE HARDWARE	SANDPAPER	170346/1	10/07/2026	5.39	223451
101-751.000-740.000	OPERATING SUPPLIES	00182589	FOHS, MATT	CLOTHING RE	09-30-2026	10/07/2026	161.04	223461
101-751.000-740.000	OPERATING SUPPLIES	00182590	KIRBY, DAVID	CLOTHING RE	09-30-2026	10/07/2026	22.23	223464
101-751.000-740.000	OPERATING SUPPLIES	00182590	KIRBY, DAVID	CLOTHING RE	09-30-2026	10/07/2026	196.09	223464
101-751.000-850.000	TELE COMMUNICATIONS	00182486	VERIZON WIRELESS	BILL PERIOD	6154133826	10/01/2026	60.16	223446
101-751.000-850.000	TELE COMMUNICATIONS	00182487	VERIZON WIRELESS	BILL PERIOD	6154138056	10/01/2026	149.76	223446
101-751.000-900.000	PRINTING & PUBLISHING	00182582	HERALD-PALLADIUM	NEWSPAPER A	71559874	10/07/2026	186.83	223462
101-751.000-920.000	PUBLIC UTILITIES	00182530	INDIANA MICHIGAN POWER	SEPTEMBER B	09-12-2026	10/01/2026	2,995.64	223406
101-751.000-930.000	GENERAL REPAIR AND MAIN	00182462	PRIDE THE PORTABLE TOIL	TOILET RENT	49242-64867	10/01/2026	250.00	223427
101-751.000-930.000	GENERAL REPAIR AND MAIN	00182463	PRIDE THE PORTABLE TOIL	TOILET RENT	49242-46871	10/01/2026	125.00	223427
Total Department 751.000 PARKS/RECREATION							4,812.01	
Department: 752.000 LIGHTHOUSE OPERATIONS								
101-752.000-920.000	PUBLIC UTILITIES	00182530	INDIANA MICHIGAN POWER	SEPTEMBER B	09-12-2026	10/01/2026	60.58	223406
Total Department 752.000 LIGHTHOUSE OPERATIONS							60.58	
Department: 756.000 RECREATION PROGRAMS								
101-756.000-740.000	OPERATING SUPPLIES	00182584	AMAZON CAPITAL SERVICES	WHITEBOARD	7PQ9-YMCF-3TN6	10/07/2026	58.99	223452
101-756.000-850.000	TELE COMMUNICATIONS	00182487	VERIZON WIRELESS	BILL PERIOD	6154138056	10/01/2026	37.51	223446
101-756.000-882.000	MOVIES IN THE PARK	00182594	SWANK MOTION PICTURES,	MOVIE RIGHT	RG 4410676	10/07/2026	580.00	223482
Total Department 756.000 RECREATION PROGRAMS							676.50	
Department: 757.000 ICE ARENA OPERATIONS								
101-757.000-740.000	OPERATING SUPPLIES	00182502	ACE HARDWARE	LOCK	170182/1	10/01/2026	23.39	223375
101-757.000-850.000	TELE COMMUNICATIONS	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	111.95	1548
101-757.000-920.000	PUBLIC UTILITIES	00182530	INDIANA MICHIGAN POWER	SEPTEMBER B	09-12-2026	10/01/2026	346.93	223406
Total Department 757.000 ICE ARENA OPERATIONS							482.27	
Department: 905.000 DEBT SERVICE								
101-905.000-991.000	DEBT SERVICE PRINCIPAL	00182407	STURGIS BANK & TRUST CO	LOAN PAYMEN	47518 09-16-2026	10/01/2026	60,002.32	223438
101-905.000-995.000	DEBT SERVICE INTEREST F	00182407	STURGIS BANK & TRUST CO	LOAN PAYMEN	47518 09-16-2026	10/01/2026	5,623.60	223438
Total Department 905.000 DEBT SERVICE							65,625.92	
Total Fund 101 GENERAL FUND							148,207.25	
Fund: 202 MAJOR STREET FUND								
Department: 449.000 ROADS, STREETS, BRIDGES - ACT 51								
202-449.000-740.000	OPERATING SUPPLIES	00182490	RIETH-RILEY CONSTRUCTIO	PATCHING AN	3308647	10/01/2026	170.38	223433
202-449.000-801.000	PROFESSIONAL AND CONTRA	00182458	CHOP	TREE WORK	023951	10/01/2026	1,688.00	223390
Total Department 449.000 ROADS, STREETS, BRIDGES - ACT 51							1,858.38	
Department: 474.000 TRAFFIC SERVICES								

INVOICE DISTRIBUTION REPORT FOR CITY OF ST. JOSEPH

POST DATES 09/26/2026 - 10/06/2026

POSTED AND UNPOSTED
OPEN AND PAID

GL Number	Invoice Line Desc	Ref #	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
Fund: 202 MAJOR STREET FUND								
Department: 474.000 TRAFFIC SERVICES								
202-474.000-740.000	OPERATING SUPPLIES	00182477	DORNBOS SIGN & SAFETY I SIGNS		INV88350	10/01/2026	266.56	223391
202-474.000-740.000	OPERATING SUPPLIES	00182485	RATHCO SAFETY SUPPLY IN CONES FOR P		189146	10/01/2026	695.00	223432
202-474.000-740.000	OPERATING SUPPLIES	00182491	CARRIER & GABLE, INC. LAKE BLVD H		P-INV-106506	10/01/2026	126.16	223389
202-474.000-920.000	PUBLIC UTILITIES	00182530	INDIANA MICHIGAN POWER SEPTEMBER B		09-12-2026	10/01/2026	87.97	223406
Total Department 474.000 TRAFFIC SERVICES							1,175.69	
Department: 485.000 ADMINISTRATION								
202-485.000-801.400	AUDIT SERVICES	00182548	LAUTERBACH & AMEN, LLP PROFESSIONA		123145	10/07/2026	1,131.64	223466
Total Department 485.000 ADMINISTRATION							1,131.64	
Total Fund 202 MAJOR STREET FUND							4,165.71	
Fund: 203 LOCAL STREET FUND								
Department: 449.000 ROADS, STREETS, BRIDGES - ACT 51								
203-449.000-740.000	OPERATING SUPPLIES	00182473	HAMMERSMITH EQUIPMENT C CONCRETE ST		630445	10/01/2026	79.00	223402
203-449.000-740.000	OPERATING SUPPLIES	00182519	ACE HARDWARE TOOLS		170223/1	10/01/2026	152.99	223375
203-449.000-740.000	OPERATING SUPPLIES	00182564	RENTAL BRANCH GRINDER REN		70781	10/07/2026	604.74	223477
203-449.000-801.000	PROFESSIONAL AND CONTRA	00182458	CHOP TREE WORK		023951	10/01/2026	6,903.00	223390
203-449.000-850.000		00182487	VERIZON WIRELESS BILL PERIOD		6154138056	10/01/2026	75.63	223446
203-449.000-860.000	TRANSPORTATION AND EDUC	00182459	IMSA, MICHIGAN SECTION TRAINING		09-21-2026	10/01/2026	1,640.00	223405
Total Department 449.000 ROADS, STREETS, BRIDGES - ACT 51							9,455.36	
Department: 474.000 TRAFFIC SERVICES								
203-474.000-740.000	OPERATING SUPPLIES	00182476	DORNBOS SIGN & SAFETY I SIGNS		INV88324	10/01/2026	529.94	223391
203-474.000-740.000	OPERATING SUPPLIES	00182485	RATHCO SAFETY SUPPLY IN CONES FOR P		189146	10/01/2026	600.00	223432
203-474.000-740.000	OPERATING SUPPLIES	00182488	RATHCO SAFETY SUPPLY IN SIGNS		189152	10/01/2026	196.00	223432
203-474.000-740.000	OPERATING SUPPLIES	00182513	ACE HARDWARE SUPPLY FOR		170225/1	10/01/2026	10.79	223375
203-474.000-740.000	OPERATING SUPPLIES	00182520	ACE HARDWARE TOOLS		170286/1	10/01/2026	8.99	223375
Total Department 474.000 TRAFFIC SERVICES							1,345.72	
Department: 485.000 ADMINISTRATION								
203-485.000-801.400	AUDIT SERVICES	00182548	LAUTERBACH & AMEN, LLP PROFESSIONA		123145	10/07/2026	1,100.00	223466
Total Department 485.000 ADMINISTRATION							1,100.00	
Total Fund 203 LOCAL STREET FUND							11,901.08	
Fund: 204 MUNICIPAL STREET FUND								
Department: 444.001 SIDEWALKS - IN HOUSE								
204-444.001-740.000	OPERATING SUPPLIES	00182456	HIGH GRADE MATERIALS CO CONCRETE FO		35397	10/01/2026	1,621.00	223403
204-444.001-740.000	OPERATING SUPPLIES	00182469	HIGH GRADE MATERIALS CO CONCRETE FO		34904	10/01/2026	1,249.01	223403
204-444.001-740.000	OPERATING SUPPLIES	00182470	HIGH GRADE MATERIALS CO CONCRETE FO		35658	10/01/2026	692.00	223403
204-444.001-740.000	OPERATING SUPPLIES	00182490	RIETH-RILEY CONSTRUCTIO PATCHING AN		3308647	10/01/2026	72.50	223433
Total Department 444.001 SIDEWALKS - IN HOUSE							3,634.51	
Total Fund 204 MUNICIPAL STREET FUND							3,634.51	
Fund: 209 CEMETERY FUND								
Department: 567.000 CEMETERY OPERATIONS								
209-567.000-740.000	OPERATING SUPPLIES	00182512	ACE HARDWARE SPIGOTS		170318/1	10/01/2026	48.55	223375
209-567.000-740.000	OPERATING SUPPLIES	00182564	RENTAL BRANCH GRINDER REN		70781	10/07/2026	250.00	223477
209-567.000-850.000	TELE COMMUNICATIONS	00182546	TELNET WORLDWIDE BILL DATE 1		IN229160	10/07/2026	18.23	223483

INVOICE DISTRIBUTION REPORT FOR CITY OF ST. JOSEPH

POST DATES 09/26/2026 - 10/06/2026

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Fund: 209 CEMETERY FUND								
Department: 567.000 CEMETERY OPERATIONS								
209-567.000-920.000	PUBLIC UTILITIES	00182530	INDIANA MICHIGAN POWER	SEPTEMBER B	09-12-2026	10/01/2026	355.10	223406
Total Department 567.000 CEMETERY OPERATIONS							671.88	
Total Fund 209 CEMETERY FUND							671.88	
Fund: 214 DEPOT FUND								
Department: 264.000 BUILDINGS								
214-264.000-801.400	AUDIT SERVICES	00182548	LAUTERBACH & AMEN, LLP	PROFESSIONA	123145	10/07/2026	57.63	223466
214-264.000-920.000	PUBLIC UTILITIES	00182530	INDIANA MICHIGAN POWER	SEPTEMBER B	09-12-2026	10/01/2026	24.75	223406
Total Department 264.000 BUILDINGS							82.38	
Total Fund 214 DEPOT FUND							82.38	
Fund: 226 RUBBISH COLLECTION FUND								
Department: 521.000 SANITATION/SOLID WASTE								
226-521.000-801.400	AUDIT SERVICES	00182548	LAUTERBACH & AMEN, LLP	PROFESSIONA	123145	10/07/2026	1,055.14	223466
226-521.000-804.000	CONTRACTED SERVICES	00182558	BEST WAY DISPOSAL INC	RESIDENTIAL	2426750	10/07/2026	51,875.59	223455
226-521.000-804.000	CONTRACTED SERVICES	00182560	BEST WAY DISPOSAL INC	RESIDENTIAL	2428779	10/07/2026	1,491.74	223455
226-521.000-804.000	CONTRACTED SERVICES	00182571	WM CORPORATE SERVICES	RESIDENTIAL	2210502-2548-3	10/07/2026	1,664.94	223487
226-521.000-804.100	RUBBISH - DOWNTOWN DUMP	00182559	BEST WAY DISPOSAL INC	SPECIAL PIC	2428776	10/07/2026	2,530.50	223455
226-521.000-804.200	RUBBISH - DPW DUMPSTER	00182461	STEVENSVILLE TRANSFER S	4-3246-0072	3246-000006638	10/02/2026	3,732.60	1542
226-521.000-804.200	RUBBISH - DPW DUMPSTER	00182557	STEVENSVILLE TRANSFER S	4-3246-0072	3246-000006654	10/07/2026	4,008.13	1559
226-521.000-804.300	RUBBISH - DOWNTOWN CARD	00182561	BEST WAY DISPOSAL INC	DDA CARDBOA	2428783	10/07/2026	1,795.40	223455
226-521.000-930.000	GENERAL REPAIR AND MAIN	00182595	MICHIGAN WOOD FIBERS, L	BRUSH GRIND	85813	10/07/2026	12,246.00	223470
Total Department 521.000 SANITATION/SOLID WASTE							80,400.04	
Total Fund 226 RUBBISH COLLECTION FUND							80,400.04	
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND								
Department: 730.000 DOWNTOWN DEVELOPMENT								
248-730.000-740.000	OPERATING SUPPLIES	00182341	UNITED FEDERAL CREDIT U	JEFF RECHNE	09-06-2026	10/01/2026	112.65	1548
248-730.000-870.000	PROFESSIONAL MEMBERSHIP	00182343	UNITED FEDERAL CREDIT U	KELLY EWALT	09-06-2026	10/01/2026	250.00	1548
Total Department 730.000 DOWNTOWN DEVELOPMENT							362.65	
Total Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND							362.65	
Fund: 271 LIBRARY FUND								
Department: 790.000 LIBRARY								
271-790.000-728.000	POSTAGE	00182544	QUADIENT FINANCE USA, I	AUGUST AND	09-13-2026	10/07/2026	209.65	223474
271-790.000-740.000	OPERATING SUPPLIES	00182535	KSS ENTERPRISES	CUSTODIAN S	1795955	10/01/2026	177.00	223412
271-790.000-740.000	OPERATING SUPPLIES	00182514	UNITED FEDERAL CREDIT U	PAULA STAKL	09-06-2026	10/01/2026	292.71	1548
271-790.000-780.000	LIBRARY COLLECTION	00182514	UNITED FEDERAL CREDIT U	PAULA STAKL	09-06-2026	10/01/2026	85.00	1548
271-790.000-801.400	AUDIT SERVICES	00182548	LAUTERBACH & AMEN, LLP	PROFESSIONA	123145	10/07/2026	936.69	223466
271-790.000-850.000	TELE COMMUNICATIONS	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	322.85	1548
271-790.000-850.000	TELE COMMUNICATIONS	00182546	TELNET WORLDWIDE	BILL DATE 1	IN229160	10/07/2026	200.47	223483
271-790.000-920.000	PUBLIC UTILITIES	00182530	INDIANA MICHIGAN POWER	SEPTEMBER B	09-12-2026	10/01/2026	2,274.26	223406
271-790.000-930.000	GENERAL REPAIR AND MAIN	00182514	UNITED FEDERAL CREDIT U	PAULA STAKL	09-06-2026	10/01/2026	1,940.82	1548
271-790.000-941.100	SOFTWARE & SUBSCRIBE BA	00182514	UNITED FEDERAL CREDIT U	PAULA STAKL	09-06-2026	10/01/2026	500.00	1548
271-790.000-941.100	SOFTWARE & SUBSCRIBE BA	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	37.99	1548
Total Department 790.000 LIBRARY							6,977.44	

INVOICE DISTRIBUTION REPORT FOR CITY OF ST. JOSEPH

POST DATES 09/26/2026 - 10/06/2026

POSTED AND UNPOSTED
OPEN AND PAID

GL Number	Invoice Line Desc	Ref #	Vendor Name	Invoice Descriptio n	Invoice Number	Check Date	Amount	Check Number
Fund: 271 LIBRARY FUND								
Total Fund 271 LIBRARY FUND							6,977.44	
Fund: 275 BAND FUND								
Department: 802.000 MUNICIPAL BAND								
275-802.000-740.000	OPERATING SUPPLIES	00182549	KORZUN, DR JONATHAN	REIMBURSEME	10-02-2026	10/07/2026	94.00	223465
275-802.000-740.000	OPERATING SUPPLIES	00182549	KORZUN, DR JONATHAN	REIMBURSEME	10-02-2026	10/07/2026	190.53	223465
275-802.000-740.000	OPERATING SUPPLIES	00182549	KORZUN, DR JONATHAN	REIMBURSEME	10-02-2026	10/07/2026	91.15	223465
275-802.000-740.000	OPERATING SUPPLIES	00182550	KORZUN, DR JONATHAN	REIMBURSEME	10-05-2026	10/07/2026	56.99	223465
275-802.000-740.000	OPERATING SUPPLIES	00182550	KORZUN, DR JONATHAN	REIMBURSEME	10-05-2026	10/07/2026	272.44	223465
275-802.000-740.000	OPERATING SUPPLIES	00182550	KORZUN, DR JONATHAN	REIMBURSEME	10-05-2026	10/07/2026	165.75	223465
275-802.000-740.000	OPERATING SUPPLIES	00182551	KORZUN, DR JONATHAN	REIMBURSEME	10-01-2026	10/07/2026	178.78	223465
275-802.000-740.000	OPERATING SUPPLIES	00182551	KORZUN, DR JONATHAN	REIMBURSEME	10-01-2026	10/07/2026	122.97	223465
275-802.000-801.000	PROFESSIONAL AND CONTRA	00182592	DO-RE-MICHIGAN LLC	CONCERT CHO	002	10/07/2026	1,500.00	223457
275-802.000-801.400	AUDIT SERVICES	00182548	LAUTERBACH & AMEN, LLP	PROFESSIONA	123145	10/07/2026	148.38	223466
275-802.000-920.000	PUBLIC UTILITIES	00182530	INDIANA MICHIGAN POWER	SEPTEMBER B	09-12-2026	10/01/2026	65.88	223406
Total Department 802.000 MUNICIPAL BAND							2,886.87	
Total Fund 275 BAND FUND							2,886.87	
Fund: 401 CAPITAL PROJECTS FUND								
Department: 901.015 PARKING LOT DESIGN								
401-901.015-801.000	PROFESSIONAL AND CONTRA	00182455	ROWE PROFESSIONAL SERVI	PARKING LOT	0125687	10/01/2026	440.00	223435
Total Department 901.015 PARKING LOT DESIGN							440.00	
Department: 901.035 AUTOMATIC INTERNAL DEFIBILLATOR								
401-901.035-977.000	EQUIPMENT & MACHINERY	00182543	MEDIC 1 AMBULANCE	NEW AEDS	26-022	10/01/2026	22,197.60	223418
Total Department 901.035 AUTOMATIC INTERNAL DEFIBILLATOR							22,197.60	
Total Fund 401 CAPITAL PROJECTS FUND							22,637.60	
Fund: 590 SEWER FUND								
Department: 527.000 SEWER SYSTEM								
590-527.000-740.000	OPERATING SUPPLIES	00182569	BEAVER RESEARCH COMPANY	SUPPLIES	0400528-IN	10/07/2026	445.24	223454
590-527.000-801.000	PROFESSIONAL AND CONTRA	00182414	BEAUDOIN ELECTRICAL CON	PROFESSIONA	67459	10/01/2026	807.28	223383
590-527.000-801.000	PROFESSIONAL AND CONTRA	00182415	BEAUDOIN ELECTRICAL CON	PROFESSIONA	67418	10/01/2026	262.79	223383
590-527.000-801.000	PROFESSIONAL AND CONTRA	00182416	BEAUDOIN ELECTRICAL CON	PROFESSIONA	67393	10/01/2026	420.00	223383
590-527.000-801.000	PROFESSIONAL AND CONTRA	00182419	THE SAFETY COMPANY, LLC	SEWER CAMER	IN266432	10/02/2026	780.00	1543
590-527.000-801.000	PROFESSIONAL AND CONTRA	00182421	MICHIGAN CRITICAL POWER	GENERATOR R	117082	10/01/2026	1,926.64	223420
590-527.000-850.000	TELE COMMUNICATIONS	00182487	VERIZON WIRELESS	BILL PERIOD	6154138056	10/01/2026	36.01	223446
590-527.000-900.000	PRINTING & PUBLISHING	00182603	HERALD-PALLADIUM	SEWER NOTI	71578638	10/07/2026	471.00	223462
590-527.000-920.000	PUBLIC UTILITIES	00182530	INDIANA MICHIGAN POWER	SEPTEMBER B	09-12-2026	10/01/2026	891.15	223406
590-527.000-925.000	SEWAGE TREATMENT FEES	00182575	JOINT WASTEWATER TREATM	SEPT SJC SA	19255	10/07/2026	65,034.59	223463
590-527.000-925.000	SEWAGE TREATMENT FEES	00182576	JOINT WASTEWATER TREATM	AUG SJC SAN	19223	10/07/2026	64,209.61	223463
Total Department 527.000 SEWER SYSTEM							135,284.31	
Department: 540.000 WATER ADMINISTRATION								
590-540.000-801.400	AUDIT SERVICES	00182548	LAUTERBACH & AMEN, LLP	PROFESSIONA	123145	10/07/2026	2,881.48	223466
Total Department 540.000 WATER ADMINISTRATION							2,881.48	
Total Fund 590 SEWER FUND							138,165.79	
Fund: 591 WATER FUND								
Department: 530.000 WATER TREATMENT PLANT								

INVOICE DISTRIBUTION REPORT FOR CITY OF ST. JOSEPH

POST DATES 09/26/2026 - 10/06/2026

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Fund: 591 WATER FUND								
Department: 530.000 WATER TREATMENT PLANT								
591-530.000-740.000	OPERATING SUPPLIES	00182422	GRAINGER	FAN	9065141880	10/01/2026	677.16	223401
591-530.000-740.000	OPERATING SUPPLIES	00182429	VWR INTERNATIONAL	LAB SUPPLIE	8822537077	10/02/2026	156.52	1544
591-530.000-740.000	OPERATING SUPPLIES	00182430	VWR INTERNATIONAL	LAB SUPPLIE	8822537076	10/02/2026	451.63	1544
591-530.000-740.000	OPERATING SUPPLIES	00182431	VWR INTERNATIONAL	LAB SUPPLIE	8822545474	10/02/2026	547.87	1544
591-530.000-740.000	OPERATING SUPPLIES	00182432	VWR INTERNATIONAL	LAB SUPPLIE	8822545475	10/02/2026	70.86	1544
591-530.000-740.000	OPERATING SUPPLIES	00182433	VWR INTERNATIONAL	LAB SUPPLIE	8822525947	10/02/2026	239.87	1544
591-530.000-740.000	OPERATING SUPPLIES	00182435	USA BLUE BOOK	LA SUPPLIES	INV01104041	10/01/2026	409.86	223444
591-530.000-740.000	OPERATING SUPPLIES	00182436	USA BLUE BOOK	FILTERS	INV01161088	10/01/2026	625.00	223444
591-530.000-740.000	OPERATING SUPPLIES	00182437	USA BLUE BOOK	LAB SUPPLIE	INV01161076	10/01/2026	1,110.93	223444
591-530.000-740.000	OPERATING SUPPLIES	00182443	MID-COUNTY LAWN & GARDE	TRIMMER	1048	10/01/2026	554.97	223421
591-530.000-740.000	OPERATING SUPPLIES	00182444	ADENT'S LANDSCAPE & SUP	LANDSCAPING	1133	10/01/2026	236.00	223376
591-530.000-740.000	OPERATING SUPPLIES	00182445	ADENT'S LANDSCAPE & SUP	LANDSCAPING	1132	10/01/2026	148.00	223376
591-530.000-740.000	OPERATING SUPPLIES	00182527	UNITED FEDERAL CREDIT U	GREG ALIMEN	09-06-2026	10/01/2026	2,202.15	1548
591-530.000-740.000	OPERATING SUPPLIES	00182528	UNITED FEDERAL CREDIT U	NICHOLAS GA	09-06-2026	10/01/2026	180.19	1548
591-530.000-740.000	OPERATING SUPPLIES	00182528	UNITED FEDERAL CREDIT U	NICHOLAS GA	09-06-2026	10/01/2026	729.96	1548
591-530.000-740.000	OPERATING SUPPLIES	00182528	UNITED FEDERAL CREDIT U	NICHOLAS GA	09-06-2026	10/01/2026	69.45	1548
591-530.000-740.000	OPERATING SUPPLIES	00182528	UNITED FEDERAL CREDIT U	NICHOLAS GA	09-06-2026	10/01/2026	1,388.49	1548
591-530.000-740.000	OPERATING SUPPLIES	00182596	MID CITY TRAILERS	EQUIPMENT T	09-23-2026	10/07/2026	6,329.00	1556
591-530.000-801.000	PROFESSIONAL AND CONTRA	00182438	EUROFINS EATON ANALYTIC	ANALYSIS -	8100191751	10/01/2026	432.60	223394
591-530.000-801.000	PROFESSIONAL AND CONTRA	00182439	EUROFINS EATON ANALYTIC	ANALYSIS -	8100191643	10/01/2026	108.16	223394
591-530.000-801.000	PROFESSIONAL AND CONTRA	00182447	UPS STORE #1992, THE	SHIP WATER	08-14-2026	10/01/2026	57.18	223443
591-530.000-850.000	TELE COMMUNICATIONS	00182487	VERIZON WIRELESS	BILL PERIOD	6154138056	10/01/2026	37.51	223446
591-530.000-850.000	TELE COMMUNICATIONS	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	225.63	1548
591-530.000-850.000	TELE COMMUNICATIONS	00182546	TELNET WORLDWIDE	BILL DATE 1	IN229160	10/07/2026	91.13	223483
591-530.000-860.000	TRANSPORTATION AND EDUC	00182507	AMERICAN WATER WORKS AS	REGISTRATIO	200025424	10/01/2026	1,065.00	223379
591-530.000-860.000	TRANSPORTATION AND EDUC	00182527	UNITED FEDERAL CREDIT U	GREG ALIMEN	09-06-2026	10/01/2026	179.99	1548
591-530.000-860.000	TRANSPORTATION AND EDUC	00182527	UNITED FEDERAL CREDIT U	GREG ALIMEN	09-06-2026	10/01/2026	9.21	1548
591-530.000-860.000	TRANSPORTATION AND EDUC	00182527	UNITED FEDERAL CREDIT U	GREG ALIMEN	09-06-2026	10/01/2026	179.99	1548
591-530.000-860.000	TRANSPORTATION AND EDUC	00182527	UNITED FEDERAL CREDIT U	GREG ALIMEN	09-06-2026	10/01/2026	179.99	1548
591-530.000-870.000	PROFESSIONAL MEMBERSHIP	00182506	AMERICAN WATER WORKS AS	MEMBERSHIP	SO307575	10/01/2026	93.00	223379
591-530.000-870.000	PROFESSIONAL MEMBERSHIP	00182508	AMERICAN WATER WORKS AS	MEMBERSHIP-	SO307356	10/01/2026	93.00	223379
591-530.000-870.000	PROFESSIONAL MEMBERSHIP	00182527	UNITED FEDERAL CREDIT U	GREG ALIMEN	09-06-2026	10/01/2026	70.00	1548
591-530.000-870.000	PROFESSIONAL MEMBERSHIP	00182527	UNITED FEDERAL CREDIT U	GREG ALIMEN	09-06-2026	10/01/2026	70.00	1548
591-530.000-870.000	PROFESSIONAL MEMBERSHIP	00182527	UNITED FEDERAL CREDIT U	GREG ALIMEN	09-06-2026	10/01/2026	70.00	1548
591-530.000-870.000	PROFESSIONAL MEMBERSHIP	00182527	UNITED FEDERAL CREDIT U	GREG ALIMEN	09-06-2026	10/01/2026	70.00	1548
591-530.000-920.000	PUBLIC UTILITIES	00182530	INDIANA MICHIGAN POWER	SEPTEMBER B	09-12-2026	10/01/2026	23,578.47	223406
591-530.000-930.000	GENERAL REPAIR AND MAIN	00182428	FRANKLIN HOLWERDA COMPA	CHEMICAL TR	26102511	10/01/2026	9,885.00	223399
591-530.000-930.000	GENERAL REPAIR AND MAIN	00182434	SHORELINE BUILDING SERV	JANITOR	000260	10/01/2026	1,800.00	223437
591-530.000-930.000	GENERAL REPAIR AND MAIN	00182440	WEST MI INSTRUMENTATION	INSTRUMENTA	6735	10/01/2026	4,395.88	223449
591-530.000-930.000	GENERAL REPAIR AND MAIN	00182441	UNDERWATER CONSTRUCTION	INSPECT SOU	26-298.3	10/01/2026	4,200.00	223442
591-530.000-930.000	GENERAL REPAIR AND MAIN	00182442	R.W. LAPINE INC.	REPAIR HS H	83090	10/01/2026	8,395.66	223430
591-530.000-930.000	GENERAL REPAIR AND MAIN	00182446	BOELCKE HEATING & AIR	REPAIR HVAC	138338661	10/01/2026	207.00	223387
591-530.000-941.100	SOFTWARE & SUBSCRIBE BA	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	23.99	1548
591-530.000-941.100	SOFTWARE & SUBSCRIBE BA	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	23.99	1548
Total Department 530.000 WATER TREATMENT PLANT							71,670.29	
Department: 536.000 WATER DISTRIBUTION SYSTEM								
591-536.000-740.000	OPERATING SUPPLIES	00182408	LEEP'S SUPPLY CO., INC.	TOOLS AND S	S4024539.001	10/01/2026	59.17	223413
591-536.000-740.000	OPERATING SUPPLIES	00182409	POLLARDWATER	METER SUPPL	0317157-1	10/01/2026	100.70	223426

INVOICE DISTRIBUTION REPORT FOR CITY OF ST. JOSEPH

POST DATES 09/26/2026 - 10/06/2026

POSTED AND UNPOSTED
OPEN AND PAID

GL Number	Invoice Line Desc	Ref #	Vendor Name	Invoice Descriptio n	Invoice Number	Check Date	Amount	Check Number
Fund: 591 WATER FUND								
Department: 536.000 WATER DISTRIBUTION SYSTEM								
591-536.000-740.000	OPERATING SUPPLIES	00182418	HIGH GRADE MATERIALS CO	CONCRETE PA	18562	10/01/2026	1,373.00	223403
591-536.000-740.000	OPERATING SUPPLIES	00182452	AMAZON CAPITAL SERVICES	OFFICE SUPP	1PT4-XPW1-3TM9	10/01/2026	2,774.99	223378
591-536.000-740.000	OPERATING SUPPLIES	00182568	RIETH-RILEY CONSTRUCTIO	ASPHALT PAT	3308723	10/07/2026	374.10	223478
591-536.000-801.000	PROFESSIONAL AND CONTRA	00182410	BERRIEN COUNTY ROAD DEP	ROW PERMIT	26 631	10/01/2026	100.00	223385
591-536.000-801.000	PROFESSIONAL AND CONTRA	00182411	BERRIEN COUNTY ROAD DEP	ROW PERMIT	26 630	10/01/2026	100.00	223385
591-536.000-801.000	PROFESSIONAL AND CONTRA	00182412	BERRIEN COUNTY ROAD DEP	ROW PERMIT	26 645	10/01/2026	100.00	223385
591-536.000-801.000	PROFESSIONAL AND CONTRA	00182413	B & Z COMPANY	PRIVATE SID	260931	10/01/2026	4,862.33	223382
591-536.000-801.000	PROFESSIONAL AND CONTRA	00182420	FERGUSON MICHIANA INC.	DIRECTIONAL	63922	10/01/2026	1,100.00	223396
591-536.000-801.000	PROFESSIONAL AND CONTRA	00182565	SHEMBARGER ASPHALT SEAL	ASPHALT PAT	6317	10/07/2026	4,400.00	223480
591-536.000-801.000	PROFESSIONAL AND CONTRA	00182567	FERGUSON MICHIANA INC.	DIRECTIONAL	63958	10/07/2026	1,200.00	223459
591-536.000-801.000	PROFESSIONAL AND CONTRA	00182601	STRAIGHT-LINE DIRECTION	DIRECTIONAL	1685	10/07/2026	1,000.00	223481
591-536.000-850.000	TELE COMMUNICATIONS	00182487	VERIZON WIRELESS	BILL PERIOD	6154138056	10/01/2026	259.36	223446
591-536.000-900.000	PRINTING & PUBLISHING	00182417	OSCAR'S PRINTING & COPY	METER RECOR	146424	10/01/2026	29.15	223425
Total Department 536.000 WATER DISTRIBUTION SYSTEM							17,832.80	
Department: 540.000 WATER ADMINISTRATION								
591-540.000-728.000	POSTAGE	00182533	SBF ENTERPRISES	POSTAGE FOR	1000318	10/02/2026	1,586.78	1541
591-540.000-728.000	POSTAGE	00182544	QUADIENT FINANCE USA, I	AUGUST AND	09-13-2026	10/07/2026	1,300.80	223474
591-540.000-728.000	POSTAGE	00182580	SBF ENTERPRISES	OCTOBER BIL	0141441	10/07/2026	392.54	1558
591-540.000-740.000	OPERATING SUPPLIES	00182572	OSCAR'S PRINTING & COPY	DOOR HANGER	146478	10/07/2026	275.90	223473
591-540.000-740.000	OPERATING SUPPLIES	00182573	OSCAR'S PRINTING & COPY	ENVELOPES	146385	10/07/2026	119.45	223473
591-540.000-801.400	AUDIT SERVICES	00182548	LAUTERBACH & AMEN, LLP	PROFESSIONA	123145	10/07/2026	6,940.26	223466
591-540.000-860.000	TRANSPORTATION AND EDUC	00182542	HERBST, SARAH M	AWWA CONFER	09-17-2026	10/02/2026	37.70	1539
591-540.000-860.000	TRANSPORTATION AND EDUC	00182542	HERBST, SARAH M	AWWA CONFER	09-17-2026	10/02/2026	19.00	1539
591-540.000-860.000	TRANSPORTATION AND EDUC	00182542	HERBST, SARAH M	AWWA CONFER	09-17-2026	10/02/2026	5.00	1539
591-540.000-941.100	SOFTWARE & SUBSCRIBE BA	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	23.99	1548
Total Department 540.000 WATER ADMINISTRATION							10,701.42	
Total Fund 591 WATER FUND							100,204.51	
Fund: 592 CITY SYSTEM DEVELOPMENT FUND								
Department: 536.000 WATER DISTRIBUTION SYSTEM								
592-536.000-740.000	OPERATING SUPPLIES	00182586	ACE HARDWARE	FH PAINTING	170237/1	10/07/2026	8.09	223451
592-536.000-801.000	PROFESSIONAL AND CONTRA	00182566	FERGUSON MICHIANA INC.	DIRECTIONAL	63932	10/07/2026	2,500.00	223459
592-536.000-801.000	PROFESSIONAL AND CONTRA	00182591	B & Z COMPANY	PRIVATE SID	260906	10/07/2026	4,381.00	223453
592-536.000-850.000	TELE COMMUNICATIONS	00182487	VERIZON WIRELESS	BILL PERIOD	6154138056	10/01/2026	37.51	223446
592-536.000-900.000	PRINTING & PUBLISHING	00182602	HERALD-PALLADIUM	WATER NOTIC	71578633	10/07/2026	471.00	223462
Total Department 536.000 WATER DISTRIBUTION SYSTEM							7,397.60	
Department: 540.000 WATER ADMINISTRATION								
592-540.000-801.400	AUDIT SERVICES	00182548	LAUTERBACH & AMEN, LLP	PROFESSIONA	123145	10/07/2026	1,272.52	223466
Total Department 540.000 WATER ADMINISTRATION							1,272.52	
Total Fund 592 CITY SYSTEM DEVELOPMENT FUND							8,670.12	
Fund: 594 MARINA FUND								
Department: 597.000 MARINA OPERATIONS								
594-597.000-740.000	OPERATING SUPPLIES	00182448	O'REILLY AUTO PARTS	MAINTENANCE	3890-209698	10/01/2026	111.84	223424
594-597.000-740.000	OPERATING SUPPLIES	00182534	AMAZON CAPITAL SERVICES	MAINTENANCE	1CTX-6PXY-4X66	10/01/2026	665.31	223378
594-597.000-741.000	FUEL AND GASOLINE	00182449	MERLE BOES	DIESEL	SI-160238	10/02/2026	3,086.79	1540

INVOICE DISTRIBUTION REPORT FOR CITY OF ST. JOSEPH

POST DATES 09/26/2026 - 10/06/2026

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GL Number	Invoice Line Desc	Ref #	Vendor Name	Invoice Descriptio n	Invoice Number	Check Date	Amount	Check Number
Fund: 594 MARINA FUND								
Department: 597.000 MARINA OPERATIONS								
594-597.000-741.000	FUEL AND GASOLINE	00182450	MERLE BOES	DIESEL	SI-161219	10/02/2026	3,508.20	1540
594-597.000-741.000	FUEL AND GASOLINE	00182532	MERLE BOES	DIESEL	SI-161412	10/02/2026	6,019.43	1540
594-597.000-742.000	RESALE - SUPPLIES	00182531	WEST MARINE PRO	RESALE - ST	4955685	10/01/2026	34.54	223448
594-597.000-801.400	AUDIT SERVICES	00182548	LAUTERBACH & AMEN, LLP	PROFESSIONA	123145	10/07/2026	791.81	223466
594-597.000-850.000	TELE COMMUNICATIONS	00182487	VERIZON WIRELESS	BILL PERIOD	6154138056	10/01/2026	73.54	223446
594-597.000-850.000	TELE COMMUNICATIONS	00182342	UNITED FEDERAL CREDIT U	ANDREW PETE	09-06-2026	10/01/2026	169.99	1548
594-597.000-850.000	TELE COMMUNICATIONS	00182529	UNITED FEDERAL CREDIT U	MEGAN NEUBE	09-06-2026	10/01/2026	146.90	1548
594-597.000-850.000	TELE COMMUNICATIONS	00182546	TELNET WORLDWIDE	BILL DATE 1	IN229160	10/07/2026	36.45	223483
594-597.000-919.000	WASTE AND RUBBISH DISPO	00182342	UNITED FEDERAL CREDIT U	ANDREW PETE	09-06-2026	10/01/2026	212.10	1548
594-597.000-920.000	PUBLIC UTILITIES	00182530	INDIANA MICHIGAN POWER	SEPTEMBER B	09-12-2026	10/01/2026	2,765.66	223406
Total Department 597.000 MARINA OPERATIONS							17,622.56	
Total Fund 594 MARINA FUND							17,622.56	
Fund: 661 MOTOR POOL FUND								
Department: 345.000 PUBLIC SAFETY DEPARTMENT								
661-345.000-740.000	OPERATING SUPPLIES	00182482	FISHER AUTO PARTS, INC.	WIPERS	480-250525	10/01/2026	103.80	223397
Total Department 345.000 PUBLIC SAFETY DEPARTMENT							103.80	
Department: 345.123 REPLACE CAR #12 & #14								
661-345.123-981.000	EQUIPMENT - LICENSED VE	00182525	LUNGHAMER FORD	TWO FORD IN	09-28-2026	10/01/2026	125,000.00	223416
Total Department 345.123 REPLACE CAR #12 & #14							125,000.00	
Department: 441.000 PUBLIC WORKS DEPARTMENT								
661-441.000-740.000	OPERATING SUPPLIES	00182460	WEST MICHIGAN INTERNATI	PARTS	X103150306:01	10/01/2026	1,126.32	223450
661-441.000-740.000	OPERATING SUPPLIES	00182471	VALLEY TRUCK PARTS, INC	PARTS	4-1253844	10/01/2026	28.69	223445
661-441.000-740.000	OPERATING SUPPLIES	00182472	BEAVER RESEARCH COMPANY	SHOP SUPPLI	0400540-IN	10/01/2026	458.50	223384
661-441.000-740.000	OPERATING SUPPLIES	00182474	MICHAEL TODD & COMPANY	GUTTER BROO	225502	10/01/2026	561.20	223419
661-441.000-740.000	OPERATING SUPPLIES	00182475	KIMBALL MIDWEST	PARTS	104881107	10/01/2026	355.13	223411
661-441.000-740.000	OPERATING SUPPLIES	00182479	ENVIRONMENTAL EQUIP SAL	PART	07P26534	10/01/2026	2,980.60	223393
661-441.000-740.000	OPERATING SUPPLIES	00182480	O'REILLY AUTO PARTS	PARTS	3890-209889	10/01/2026	119.44	223424
661-441.000-740.000	OPERATING SUPPLIES	00182481	FISHER AUTO PARTS, INC.	BATTERY	480-250942	10/01/2026	138.65	223397
661-441.000-740.000	OPERATING SUPPLIES	00182483	FISHER AUTO PARTS, INC.	SHOP SUPPLI	480-251051	10/01/2026	11.98	223397
661-441.000-740.000	OPERATING SUPPLIES	00182484	FISHER AUTO PARTS, INC.	PART	480-250854	10/01/2026	24.65	223397
661-441.000-740.000	OPERATING SUPPLIES	00182489	WEST MICHIGAN INTERNATI	CORE RETURN	X103150476:01	10/01/2026	(352.18)	223450
661-441.000-740.000	OPERATING SUPPLIES	00182499	AMAZON CAPITAL SERVICES	PARTS	1TXM-Q91Y-3J1M	10/01/2026	100.69	223378
661-441.000-740.000	OPERATING SUPPLIES	00182526	SHERWIN-WILLIAMS	PARTS	24744127960926	10/01/2026	400.76	223436
661-441.000-740.000	OPERATING SUPPLIES	00182537	JOHN DEERE FINANCIAL	FILTER	P77816	10/01/2026	34.30	223408
661-441.000-740.000	OPERATING SUPPLIES	00182538	JOHN DEERE FINANCIAL	PARTS	P78009	10/01/2026	251.19	223408
661-441.000-740.000	OPERATING SUPPLIES	00182556	FISHER AUTO PARTS, INC.	FILKTER/OIL	480-251205	10/07/2026	90.92	223460
661-441.000-740.000	OPERATING SUPPLIES	00182581	MCCANN INDUSTRIES, INC.	PARTS	P10335	10/07/2026	2,162.45	223468
661-441.000-741.000	FUEL AND GASOLINE	00182339	UNITED FEDERAL CREDIT U	MICHAEL PHE	09-06-2026	10/01/2026	56.59	1548
661-441.000-741.000	FUEL AND GASOLINE	00182339	UNITED FEDERAL CREDIT U	MICHAEL PHE	09-06-2026	10/01/2026	55.76	1548
661-441.000-741.000	FUEL AND GASOLINE	00182339	UNITED FEDERAL CREDIT U	MICHAEL PHE	09-06-2026	10/01/2026	175.00	1548
661-441.000-741.000	PUBLIC SAFETY GAS	00182517	UNITED FEDERAL CREDIT U	STEVEN NEUB	09-06-2026	10/01/2026	15.12	1548
661-441.000-741.000	PUBLIC SAFETY GAS	00182517	UNITED FEDERAL CREDIT U	STEVEN NEUB	09-06-2026	10/01/2026	32.62	1548
661-441.000-741.000	PUBLIC SAFETY GAS	00182517	UNITED FEDERAL CREDIT U	STEVEN NEUB	09-06-2026	10/01/2026	53.30	1548
661-441.000-741.000	PUBLIC SAFETY GAS	00182517	UNITED FEDERAL CREDIT U	STEVEN NEUB	09-06-2026	10/01/2026	21.98	1548
661-441.000-741.000	PUBLIC SAFETY GAS	00182517	UNITED FEDERAL CREDIT U	STEVEN NEUB	09-06-2026	10/01/2026	190.00	1548
661-441.000-741.000	PUBLIC SAFETY GAS	00182517	UNITED FEDERAL CREDIT U	STEVEN NEUB	09-06-2026	10/01/2026	100.00	1548

INVOICE DISTRIBUTION REPORT FOR CITY OF ST. JOSEPH

POST DATES 09/26/2026 - 10/06/2026

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Fund: 661 MOTOR POOL FUND								
Department: 441.000 PUBLIC WORKS DEPARTMENT								
661-441.000-850.000	TELE COMMUNICATIONS	00182487	VERIZON WIRELESS	BILL PERIOD	6154138056	10/01/2026	72.02	223446
661-441.000-930.000	GENERAL REPAIR AND MAIN	00182478	R.W. MERCER CO. INC.	FUEL SYSTEM	308039	10/01/2026	275.00	223431
661-441.000-930.000	GENERAL REPAIR AND MAIN	00182521	GOOD YEAR TIRE & RUBBER TIRES		159-1083280	10/01/2026	409.75	223400
Total Department 441.000 PUBLIC WORKS DEPARTMENT							9,950.43	
Total Fund 661 MOTOR POOL FUND							135,054.23	
Fund: 690 HEALTH CARE FUND								
Department: 851.000 INSURANCE PREMIUMS								
690-851.000-716.000	HEALTH INSURANCE PREMIU	00182523	BLUE CROSS BLUE SHIELD	INSURANCE P	09-14-2026	10/01/2026	140,912.30	1547
690-851.000-716.100	PENSION HEALTH CARE PRE	00182585	VARIPRO	NOV HEALTH	12203	10/07/2026	1,812.00	223485
Total Department 851.000 INSURANCE PREMIUMS							142,724.30	
Total Fund 690 HEALTH CARE FUND							142,724.30	
Fund: 731 RETIREMENT SYSTEM FUND								
Department: 000.000 NOT ASSIGNED								
731-000.000-228.000	Remittance	00182403	State of Michigan	Remittance	REMIT	09/30/2026	11,135.68	1538
731-000.000-229.000	Remittance	00182402	FEDERAL TAX DEPOSIT	Remittance	REMIT	09/30/2026	37,951.92	1537
731-000.000-231.500	Remittance	00182404	MISDU	Remittance	REMIT	09/30/2026	803.50	223374
731-000.000-231.900	Remittance	00182400	AFLAC	Remittance	REMIT	09/30/2026	257.40	223373
731-000.000-231.900	Remittance	00182400	AFLAC	Remittance	REMIT	09/30/2026	239.70	223373
731-000.000-232.000	Remittance	00182401	CITY - EFT BCBS EE & ER	Remittance	REMIT	09/30/2026	5,963.01	1536
731-000.000-232.000	Remittance	00182401	CITY - EFT BCBS EE & ER	Remittance	REMIT	09/30/2026	1,812.00	1536
731-000.000-860.000	TRANSPORTATION AND EDUC	00182539	UNITED FEDERAL CREDIT U	TIFFANY MIT	09-06-2026	10/01/2026	400.00	1548
731-000.000-860.000	TRANSPORTATION AND EDUC	00182600	REYNNELLS, BEN	MILEAGE REI	10-04-2026	10/07/2026	38.06	1557
731-000.000-860.000	TRANSPORTATION AND EDUC	00182600	REYNNELLS, BEN	MILEAGE REI	10-04-2026	10/07/2026	28.00	1557
731-000.000-860.000	TRANSPORTATION AND EDUC	00182600	REYNNELLS, BEN	MILEAGE REI	10-04-2026	10/07/2026	23.32	1557
731-000.000-860.000	TRANSPORTATION AND EDUC	00182600	REYNNELLS, BEN	MILEAGE REI	10-04-2026	10/07/2026	476.76	1557
731-000.000-860.000	TRANSPORTATION AND EDUC	00182600	REYNNELLS, BEN	MILEAGE REI	10-04-2026	10/07/2026	54.43	1557
Total Department 000.000 NOT ASSIGNED							59,183.78	
Total Fund 731 RETIREMENT SYSTEM FUND							59,183.78	

INVOICE DISTRIBUTION REPORT FOR CITY OF ST. JOSEPH

POST DATES 09/26/2026 - 10/06/2026

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--- TOTALS BY GL DISTRIBUTION ---								
			101-000.000-204.000	OTHER CURRENT LIABILITY			151.16	
			101-000.000-232.010	DUE TO BCBS - ER			5,224.30	
			101-000.000-491.000	BUILDING PERMITS			136.00	
			101-000.000-651.210	PARKING FEES - DOWNTOWN			1.80	
			101-101.000-860.000	TRANSPORTATION AND EDUCATION			162.50	
			101-172.000-805.000	LEGAL SERVICES			125.00	
			101-172.000-941.100	SOFTWARE & SUBSCRIBE BASED IT			23.99	
			101-215.000-728.000	POSTAGE			18.57	
			101-215.000-941.100	SOFTWARE & SUBSCRIBE BASED IT			23.99	
			101-235.000-740.000	OPERATING SUPPLIES			273.78	
			101-235.000-801.000	PROFESSIONAL AND CONTRACT SERV			55.98	
			101-235.000-850.000	TELE COMMUNICATIONS			1,400.60	
			101-235.000-930.000	GENERAL REPAIR AND MAINTENANCE			2,066.44	
			101-235.000-941.000	RENTS & LEASES			512.97	
			101-235.000-941.100	SOFTWARE & SUBSCRIBE BASED IT			757.87	
			101-253.000-728.000	POSTAGE			1,209.61	
			101-253.000-740.000	OPERATING SUPPLIES			1,052.77	
			101-253.000-801.400	AUDIT SERVICES			11,984.45	
			101-253.000-860.000	TRANSPORTATION AND EDUCATION			475.00	
			101-253.000-870.000	PROFESSIONAL MEMBERSHIPS/DUES			198.00	
			101-253.000-941.100	SOFTWARE & SUBSCRIBE BASED IT			71.97	
			101-257.000-850.000	TELE COMMUNICATIONS			20.02	
			101-257.000-860.000	TRANSPORTATION AND EDUCATION			1,312.41	
			101-257.000-941.100	SOFTWARE & SUBSCRIBE BASED IT			47.98	
			101-262.000-728.000	POSTAGE			279.94	
			101-262.000-941.100	SOFTWARE & SUBSCRIBE BASED IT			23.99	
			101-265.000-740.000	OPERATING SUPPLIES			10,040.79	
			101-265.000-850.000	TELE COMMUNICATIONS			57.53	
			101-265.000-920.000	PUBLIC UTILITIES			6,348.28	
			101-265.000-931.000	LAND & BUILDING REPAIRS & MAIN			1,827.50	
			101-266.000-941.100	SOFTWARE & SUBSCRIBE BASED IT			153.99	
			101-270.000-860.000	TRANSPORTATION AND EDUCATION			748.70	
			101-270.000-900.000	PRINTING & PUBLISHING			150.00	
			101-270.000-941.100	SOFTWARE & SUBSCRIBE BASED IT			23.99	
			101-336.000-740.000	OPERATING SUPPLIES			8.98	
			101-336.000-801.000	PROFESSIONAL AND CONTRACT SERV			144.00	
			101-336.000-850.000	TELE COMMUNICATIONS			187.82	
			101-336.000-860.000	TRANSPORTATION AND EDUCATION			105.56	
			101-336.000-920.000	PUBLIC UTILITIES			1,357.06	
			101-336.000-930.000	GENERAL REPAIR AND MAINTENANCE			3,461.86	
			101-345.000-740.000	OPERATING SUPPLIES			1,622.15	
			101-345.000-801.000	PROFESSIONAL AND CONTRACT SERV			650.00	
			101-345.000-850.000	TELE COMMUNICATIONS			1,129.88	
			101-345.000-860.000	TRANSPORTATION AND EDUCATION			3,713.62	
			101-345.000-870.000	PROFESSIONAL MEMBERSHIPS/DUES			100.00	
			101-345.000-941.100	SOFTWARE & SUBSCRIBE BASED IT			823.03	
			101-346.000-740.000	OPERATING SUPPLIES			227.20	
			101-371.000-740.000	OPERATING SUPPLIES			209.44	
			101-371.000-850.000	TELE COMMUNICATIONS			112.25	

INVOICE DISTRIBUTION REPORT FOR CITY OF ST. JOSEPH

POST DATES 09/26/2026 - 10/06/2026

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GL Number	Invoice Line Desc	Ref #	Vendor Name	Invoice Descriptio n	Invoice Number	Check Date	Amount	check Number
			101-371.000-860.000	TRANSPORTATION AND EDUCATION			1,157.33	
			101-371.000-941.100	SOFTWARE & SUBSCRIBE BASED IT			47.98	
			101-372.000-850.000	TELE COMMUNICATIONS			74.13	
			101-372.000-941.100	SOFTWARE & SUBSCRIBE BASED IT			23.99	
			101-441.000-740.000	OPERATING SUPPLIES			28.77	
			101-441.000-790.000	PROFESSIONAL SUBSCRIPTIONS & P			15.00	
			101-441.000-870.000	PROFESSIONAL MEMBERSHIPS/DUES			75.00	
			101-441.000-920.000	PUBLIC UTILITIES			257.48	
			101-441.000-930.000	GENERAL REPAIR AND MAINTENANCE			192.51	
			101-441.000-941.100	SOFTWARE & SUBSCRIBE BASED IT			23.99	
			101-442.000-850.000	TELE COMMUNICATIONS			216.06	
			101-447.000-850.000	TELE COMMUNICATIONS			113.14	
			101-447.000-860.000	TRANSPORTATION AND EDUCATION			7.82	
			101-448.000-920.000	Utilities			10,801.40	
			101-466.000-850.000	TELE COMMUNICATIONS			539.55	
			101-728.000-740.000	OPERATING SUPPLIES			84.90	
			101-728.000-850.000	TELE COMMUNICATIONS			75.66	
			101-728.000-860.000	TRANSPORTATION AND EDUCATION			1,188.10	
			101-728.000-870.000	PROFESSIONAL MEMBERSHIPS/DUES			350.00	
			101-728.000-900.000	PRINTING & PUBLISHING			175.55	
			101-728.000-941.100	SOFTWARE & SUBSCRIBE BASED IT			85.97	
			101-740.000-740.000	OPERATING SUPPLIES			200.92	
			101-751.000-740.000	OPERATING SUPPLIES			1,044.62	
			101-751.000-850.000	TELE COMMUNICATIONS			209.92	
			101-751.000-900.000	PRINTING & PUBLISHING			186.83	
			101-751.000-920.000	PUBLIC UTILITIES			2,995.64	
			101-751.000-930.000	GENERAL REPAIR AND MAINTENANCE			375.00	
			101-752.000-920.000	PUBLIC UTILITIES			60.58	
			101-756.000-740.000	OPERATING SUPPLIES			58.99	
			101-756.000-850.000	TELE COMMUNICATIONS			37.51	
			101-756.000-882.000	MOVIES IN THE PARK			580.00	
			101-757.000-740.000	OPERATING SUPPLIES			23.39	
			101-757.000-850.000	TELE COMMUNICATIONS			111.95	
			101-757.000-920.000	PUBLIC UTILITIES			346.93	
			101-905.000-991.000	Debt Service Principal Fire Tr			60,002.32	
			101-905.000-995.000	Debt Service Interest Fire Tru			5,623.60	
			202-449.000-740.000	OPERATING SUPPLIES			170.38	
			202-449.000-801.000	PROFESSIONAL AND CONTRACT SERV			1,688.00	
			202-474.000-740.000	OPERATING SUPPLIES			1,087.72	
			202-474.000-920.000	PUBLIC UTILITIES			87.97	
			202-485.000-801.400	AUDIT SERVICES			1,131.64	
			203-449.000-740.000	OPERATING SUPPLIES			836.73	
			203-449.000-801.000	PROFESSIONAL AND CONTRACT SERV			6,903.00	
			203-449.000-850.000	TELE COMMUNICATIONS			75.63	
			203-449.000-860.000	TRANSPORTATION AND EDUCATION			1,640.00	
			203-474.000-740.000	OPERATING SUPPLIES			1,345.72	
			203-485.000-801.400	AUDIT SERVICES			1,100.00	
			204-444.001-740.000	OPERATING SUPPLIES			3,634.51	
			209-567.000-740.000	OPERATING SUPPLIES			298.55	
			209-567.000-850.000	TELE COMMUNICATIONS			18.23	
			209-567.000-920.000	PUBLIC UTILITIES			355.10	

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			214-264.000-801.400	AUDIT SERVICES			57.63	
			214-264.000-920.000	PUBLIC UTILITIES			24.75	
			226-521.000-801.400	AUDIT SERVICES			1,055.14	
			226-521.000-804.000	CONTRACTED SERVICES			55,032.27	
			226-521.000-804.100	RUBBISH - DOWNTOWN DUMPSTERS			2,530.50	
			226-521.000-804.200	RUBBISH - DPW DUMPSTER			7,740.73	
			226-521.000-804.300	RUBBISH - DOWNTOWN CARDBOARD			1,795.40	
			226-521.000-930.000	GENERAL REPAIR AND MAINTENANCE			12,246.00	
			248-730.000-740.000	OPERATING SUPPLIES			112.65	
			248-730.000-870.000	PROFESSIONAL MEMBERSHIPS/DUES			250.00	
			271-790.000-728.000	POSTAGE			209.65	
			271-790.000-740.000	OPERATING SUPPLIES			469.71	
			271-790.000-780.000	LIBRARY COLLECTION			85.00	
			271-790.000-801.400	AUDIT SERVICES			936.69	
			271-790.000-850.000	TELE COMMUNICATIONS			523.32	
			271-790.000-920.000	PUBLIC UTILITIES			2,274.26	
			271-790.000-930.000	GENERAL REPAIR AND MAINTENANCE			1,940.82	
			271-790.000-941.100	SOFTWARE & SUBSCRIBE BASED IT			537.99	
			275-802.000-740.000	OPERATING SUPPLIES			1,172.61	
			275-802.000-801.000	PROFESSIONAL AND CONTRACT SERV			1,500.00	
			275-802.000-801.400	AUDIT SERVICES			148.38	
			275-802.000-920.000	PUBLIC UTILITIES			65.88	
			401-901.015-801.000	PROFESSIONAL AND CONTRACT SERV			440.00	
			401-901.035-977.000	EQUIPMENT & MACHINERY			22,197.60	
			590-527.000-740.000	OPERATING SUPPLIES			445.24	
			590-527.000-801.000	PROFESSIONAL AND CONTRACT SERV			4,196.71	
			590-527.000-850.000	TELE COMMUNICATIONS			36.01	
			590-527.000-900.000	PRINTING & PUBLISHING			471.00	
			590-527.000-920.000	PUBLIC UTILITIES			891.15	
			590-527.000-925.000	SEWAGE TREATMENT FEES			129,244.20	
			590-540.000-801.400	AUDIT SERVICES			2,881.48	
			591-530.000-740.000	OPERATING SUPPLIES			16,127.91	
			591-530.000-801.000	PROFESSIONAL AND CONTRACT SERV			597.94	
			591-530.000-850.000	TELE COMMUNICATIONS			354.27	
			591-530.000-860.000	TRANSPORTATION AND EDUCATION			1,614.18	
			591-530.000-870.000	PROFESSIONAL MEMBERSHIPS/DUES			466.00	
			591-530.000-920.000	PUBLIC UTILITIES			23,578.47	
			591-530.000-930.000	GENERAL REPAIR AND MAINTENANCE			28,883.54	
			591-530.000-941.100	SOFTWARE & SUBSCRIBE BASED IT			47.98	
			591-536.000-740.000	OPERATING SUPPLIES			4,681.96	
			591-536.000-801.000	PROFESSIONAL AND CONTRACT SERV			12,862.33	
			591-536.000-850.000	TELE COMMUNICATIONS			259.36	
			591-536.000-900.000	PRINTING & PUBLISHING			29.15	
			591-540.000-728.000	POSTAGE			3,280.12	
			591-540.000-740.000	OPERATING SUPPLIES			395.35	
			591-540.000-801.400	AUDIT SERVICES			6,940.26	
			591-540.000-860.000	TRANSPORTATION AND EDUCATION			61.70	
			591-540.000-941.100	SOFTWARE & SUBSCRIBE BASED IT			23.99	
			592-536.000-740.000	OPERATING SUPPLIES			8.09	
			592-536.000-801.000	PROFESSIONAL AND CONTRACT SERV			6,881.00	
			592-536.000-850.000	TELE COMMUNICATIONS			37.51	

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			592-536.000-900.000	PRINTING & PUBLISHING			471.00	
			592-540.000-801.400	AUDIT SERVICES			1,272.52	
			594-597.000-740.000	OPERATING SUPPLIES			777.15	
			594-597.000-741.000	FUEL AND GASOLINE			12,614.42	
			594-597.000-742.000	Resale - Supplies			34.54	
			594-597.000-801.400	AUDIT SERVICES			791.81	
			594-597.000-850.000	TELE COMMUNICATIONS			426.88	
			594-597.000-919.000	WASTE AND RUBBISH DISPOSAL			212.10	
			594-597.000-920.000	PUBLIC UTILITIES			2,765.66	
			661-345.000-740.000	OPERATING SUPPLIES			103.80	
			661-345.123-981.000	EQUIPMENT - LICENSED VEHICLES			125,000.00	
			661-441.000-740.000	OPERATING SUPPLIES			8,493.29	
			661-441.000-741.000	FUEL AND GASOLINE			700.37	
			661-441.000-850.000	TELE COMMUNICATIONS			72.02	
			661-441.000-930.000	GENERAL REPAIR AND MAINTENANCE			684.75	
			690-851.000-716.000	HEALTH INSURANCE PREMIUMS			140,912.30	
			690-851.000-716.100	PENSION HEALTH CARE PREMIUMS			1,812.00	
			731-000.000-228.000	DUE TO STATE OF MICHIGAN			11,135.68	
			731-000.000-229.000	DUE TO FEDERAL GOVERNMENT			37,951.92	
			731-000.000-231.500	DUE FOR FRIEND OF COURT			803.50	
			731-000.000-231.900	DUE TO AFLAC-PREMIUMS			497.10	
			731-000.000-232.000	Due to Blue Cross Blue Shield			7,775.01	
			731-000.000-860.000	TRANSPORTATION AND EDUCATION			1,020.57	
---	TOTALS BY FUND ---							
			101	GENERAL FUND			148,207.25	
			202	MAJOR STREET FUND			4,165.71	
			203	LOCAL STREET FUND			11,901.08	
			204	MUNICIPAL STREET FUND			3,634.51	
			209	CEMETERY FUND			671.88	
			214	DEPOT FUND			82.38	
			226	RUBBISH COLLECTION FUND			80,400.04	
			248	DOWNTOWN DEVELOPMENT AUTHORITY			362.65	
			271	LIBRARY FUND			6,977.44	
			275	BAND FUND			2,886.87	
			401	CAPITAL PROJECTS FUND			22,637.60	
			590	SEWER FUND			138,165.79	
			591	WATER FUND			100,204.51	
			592	CITY SYSTEM DEVELOPMENT FUND			8,670.12	
			594	MARINA FUND			17,622.56	
			661	MOTOR POOL FUND			135,054.23	
			690	HEALTH CARE FUND			142,724.30	
			731	RETIREMENT SYSTEM FUND			59,183.78	
			Total For All Funds:				883,552.70	

Agenda Item

TO: City Commission

FROM: Greg Grothous, Director of Public Works

RE: Sewer Crawler Camera

MEETING DATE: October 12, 2026

In 2017, as part of our Stormwater, Asset Management, and Wastewater (SAW) Grant, we were able to purchase a Sewer Pipeline Inspection Vehicle or, in simpler terms, sewer televising equipment or crawler camera (see picture provided). At that time we also purchased the trailer to transport and house the televising equipment.

As part of our Asset Management program, it's important to continually re-inspect pipelines to document changes in the condition which may affect the prioritization of projects on the Capital Improvement Plan, and having the camera also improves our ability to assess acute sewer problems in order to take appropriate corrective action. In the last 10 years, not only has this camera assisted City staff in identifying issues in our sewer lines, but we have been able to use it to view private lateral to assist residents in identifying issues.

The existing camera is almost 10 years old and approaching the end of its anticipated useful life. We are continually having issues with the camera that require it to be sent back to the manufacturer for repair at significant cost (\$4,700 recently). Additionally, the camera's parts are becoming more expensive to purchase. The camera that is quoted is the newest generation of the current camera and is compatible with all the other components of the camera - including the trailer.

Therefore, staff is recommending the purchase of a new CUES sewer camera from MTech, of Cleveland, Ohio in the amount of \$34,311.85 from the sewer fund. This was budgeted at \$40,000 so it is under budget. MTech is the only provider of the CUES camera system in Michigan and CUES is also a Sourcewell approved vendor.

Action Requested: As part of the Consent Agenda please consider a motion to authorize staff to purchase a CUES camera from MTech, of Cleveland, Ohio, and authorize the City Manager to execute the appropriate documents on behalf of the City.

ATTACHMENT(S):

- Quote_QUO016877_1790614352340.pdf
- OZ4-HD on CPR33.pdf



The Safety Company LLC dba MTech
5642 Transportation Blvd
Garfield Heights OH 44125
800.362.0240
sales@mttechcompany.com

Quote
#QUO016877
09/28/2026

Bill To	Ship To
St. Joseph DPW, City of 700 Broad Street St. Joseph MI 49085 United States	St. Joseph DPW, City of 1160 Broad St. St. Joseph MI 49085 United States

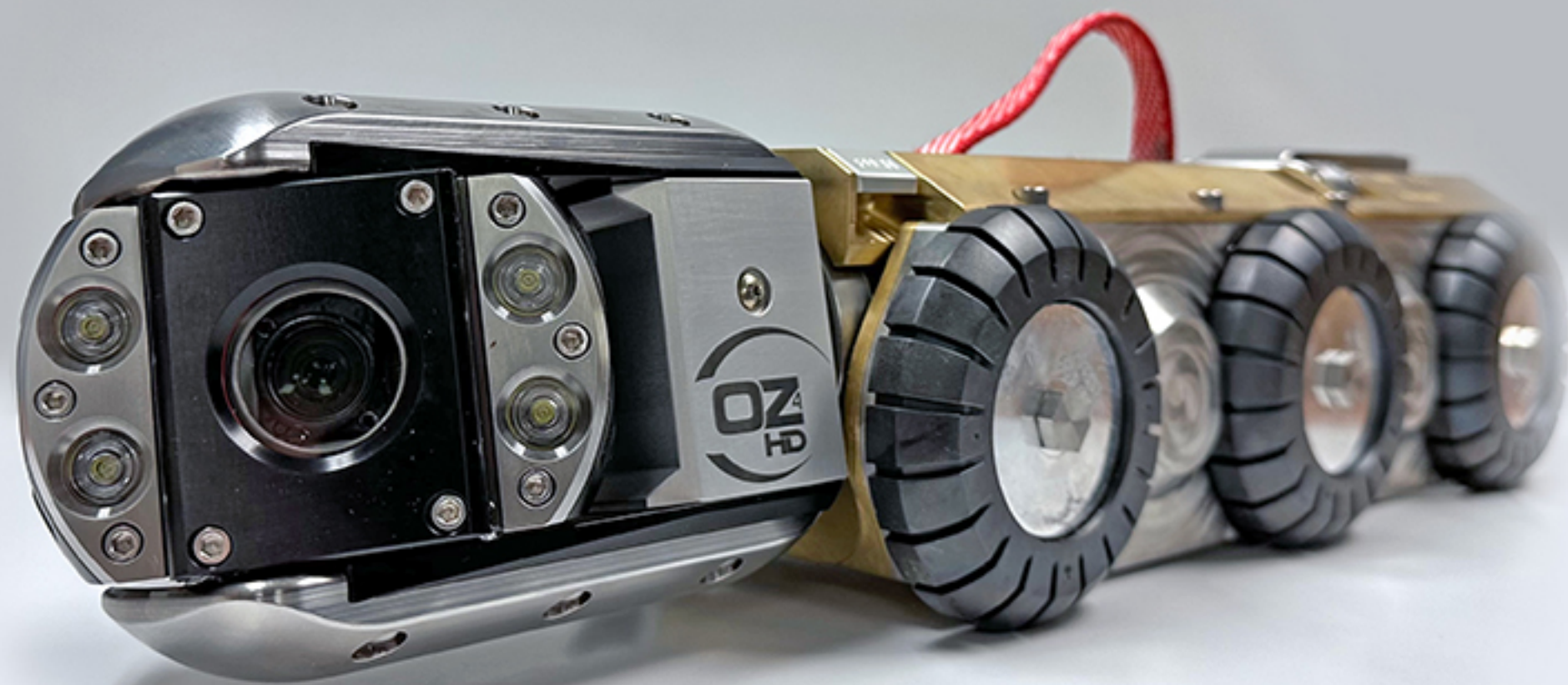
Company	Expires	Terms	Sales Rep
St. Joseph DPW, City of	10/28/2026	Net 20	Scott D Silberzahn
Delivery	Ship Via	Incoterms	Freight Terms
	01 - UPS Grd Insrd - Collect - UPS# 6X072W	FOB Origin	PPD & Add

Item	Description	Unit Price	Quantity	Total
228-CZ350-S	CAMERA ASSY,M/C,SONDE,OZII,EC3051	\$30,785.00	1	\$30,785.00
228-MZ323-3	TUBE ASSY,OZIII-US21,SKD,PR/SPR,SND	\$3,160.52	1	\$3,160.52
228-MZ346-4	CABLE ASSY,OZ3,ADP >PR,W/O LIFT	\$351.38	1	\$351.38
999-Handling Charge Cues	Handling Charge Cues	\$14.95	1	\$14.95
999-Freight Ins Grd	Freight Insured Ground - Is Additional	\$0.00	1	\$0.00

Note • Mastercard, Visa, American Express accepted. Charges subject to a processing fee. • All returns subject to a 25% restocking fee and customer is responsible for all shipping charges.	Subtotal	\$34,311.85
	Shipping	
	Tax Total (0%)	\$0.00
Signature _____	Total	\$34,311.85
Customer is responsible to winterize/drain all water/air out all systems before leaving any vehicle on MTech's premises		



QUO016877



Agenda Item

TO: City Commission

FROM: Ben Reynnells, Finance Director

RE: Resolution Approving the Contract with Berrien County for Act 185 Borrowing - AMI Water Meter Project

MEETING DATE: October 12, 2026

During the September 14, 2026 City Commission meeting, the Commission approved the initiating resolution for the county act 185 borrowing process. The next step is to approve the attached resolution to approve the contract with Berrien County for the AMI water meter replacement project borrowing.

Once this contract is approved by the City Commission, it will then be approved by the Berrien County Board of Public Works before ultimately being approved by the Berrien County Board of Commissioners. After the Contract is fully approved by all parties, the application to borrow will be submitted to the State of Michigan. The current estimate for bond closing is December 15, 2026.

The expense of the project has remained unchanged, this resolution authorizes an amount not to exceed of \$9,995,000. This amount exceeds the project amount of \$9,445,296 to act as a an emergency reserve for the loan process. Having extra authorized funds available to borrow is common practice for the City and provides protection in a worst case scenario when the bonds are sold. The expense associated with this act 185 borrowing process was incorporated into the cash flow schedule presented during the August 10, 2026 City Commission meeting.

Action Requested: Motion to approve the resolution approving the contract with the County of Berrien for the AMI water meter project act 185 borrowing as presented.

ATTACHMENT(S):

- CITY OF St. JOSEPH Resolution Approving Contract with Berrien County 2026(300090701.2).pdf

CITY OF ST. JOSEPH

At a _____ meeting of the City Commission of the City of St. Joseph, Berrien County, Michigan, held in the City Hall on _____, 2026, at _:_:___m. Eastern Time, there were:

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by _____ and seconded by _____.

RESOLUTION APPROVING THE CONTRACT WITH THE COUNTY OF BERRIEN FOR THE BERRIEN COUNTY - ST. JOSEPH WATER METER PROJECT

WHEREAS, the County of Berrien (the "County") by resolution of its Board of Public Works has approved the establishment of a project known as the "Berrien County –St. Joseph Water Meter Project" (the "Project"); and

WHEREAS, it is necessary for the City of St. Joseph, (the "City") to enter into a contract with the County with respect to the Project (the "Contract"), which Contract is attached as Appendix A.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COMMISSION OF THE CITY OF ST. JOSEPH as follows:

1. The Contract attached as Appendix A is hereby approved by the City Commission of the City of St. Joseph for execution by the designated officials.
2. The City agrees to pay the cost of the project. Also, the City pledges its full faith and credit for the prompt and timely payment of its obligations expressed in the Contract.
3. The City, if necessary, hereby authorizes its Mayor to apply to the Michigan Department of Treasury for approval to issue the bonds described herein, to pay the related fee and to provide any other necessary documentation.

4. All resolutions, or portions thereof, insofar as they may be in conflict with the foregoing, are hereby rescinded.

A vote on the foregoing resolution was taken and was as follows:

YES: _____

NO: _____

ABSTAIN: _____

CERTIFICATION

The undersigned, being the City Clerk of the City of St. Joseph, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the City Commission at a _____ meeting held on _____, 2026, at which meeting a quorum was present and remained throughout, (2) that an original thereof is on file in the records of the City, (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended), and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

City Clerk

SEAL

APPENDIX A

**CONTRACT BETWEEN
THE COUNTY OF BERRIEN**

AND THE

CITY OF ST. JOSEPH

**BERRIEN COUNTY – ST. JOSEPH
WATER METER PROJECT**

BERRIEN COUNTY, MICHIGAN

DATED AS OF NOVEMBER 1, 2026

CONTRACT

THIS CONTRACT (the "Contract") is made as of November 1, 2026, by and between the COUNTY OF BERRIEN, a Michigan county (the "County"), and the CITY OF ST. JOSEPH a city located in the County (the "City").

The County has approved the installation of water meters and related activities serving the City of St. Joseph and other municipalities including Lincoln Charter Township, Royalton Township and St. Joseph Charter Township all comprising the Southwest Michigan Sanitary Sewer and Water Authority as described in Exhibit A and intends to construct such improvements pursuant to Act No. 185, Michigan Public Acts of 1957, as amended ("Act 185"). The Department of Public Works of the County (the "DPW") under the control and direction of the Board of Public Works has been established to administer the powers conferred upon the County by Act 185. The County and the City are authorized to enter into a contract for the establishment, construction, operation, and financing of the Project (the "Cost" or "Costs" shall mean the total cost of the Project unless the context clearly indicates otherwise) and for the payment in case of part of the Cost of the Project by the City with interest, over a period not exceeding 20 years. The County is also authorized to hereafter issue its bonds to be secured by the limited tax full faith and credit contractual obligations of the City and by the limited tax full faith and credit of the County.

The County and the City have concluded that the establishment and construction of the project described on Exhibit A (the "Project") are needed to promote and improve the health and welfare of the residents of the City and that the Project can most economically and efficiently be provided and financed by the County acting through the DPW pursuant to the provisions of Act 185.

The City has prepared preliminary plans for the Project (such preliminary plans as from time to time revised or the final plans, as the context may dictate, are referred to in this Contract as the "Plans"), which have been placed on file in the office of the DPW.

In consideration of the premises and in order to provide for the establishment, construction, and operation of the Project by the County for the financing of the Project through the issuance of the Bonds (as defined below), for the operation and maintenance of the Project, and for other related matters, the County and the City agree as follows:

1. Approval of Project. The County and the City approve and agree to the establishment, construction, operation, and financing of the Project under and pursuant to Act 185. The parties approve the designation of "Berrien County – St. Joseph Water Meter Project" as the name of the Project. The City, by way of compliance with Section 29, Article VII, Michigan Constitution of 1963, consents and agrees to the establishment and location of the Project and any extension, improvement or enlargement of it within its corporate boundaries in accordance with the terms of this Contract or on land presently owned by and located in the City, and to the use by the County of the streets, highways, alleys, lands, rights-of-way or other public places in the City for the purpose and facilities of the Project and any improvements, enlargement or extension of it. The City further agrees that, in order to evidence and effectuate this agreement and consent, it will

obtain or assist the County in obtaining all easements, licenses, rights-of-way and/or title to property necessary for completion of the Project and will execute and deliver to the County such easements, rights-of-way, licenses, permits or consents as may be requested by the County. The Cost of obtaining necessary easements, licenses, rights-of-way and/or title to property in connection with the Project shall be Costs of the Project payable from the proceeds of the Bond as set forth below.

2. Project Description. The Project shall consist of the public improvements described and specified in Exhibit A and as are more particularly set forth in the Plans, which Plans are on file with the DPW and are hereby approved and adopted. The Project shall be acquired and constructed substantially in accordance with the Plans and in accordance with final plans and specifications prepared and submitted by the City but variations from the Plans, which do not materially change the location, capacity or overall design of the Project, and which do not require an increase in the total estimated Cost of the Project, may be permitted on the authority of the DPW. Other variations or changes may be made if approved by the DPW and by resolution of the governing body of the City and if provisions required by paragraph 5 below are made for payment or financing of any resulting increase in the total estimated cost. The estimates of the Cost of the Project of \$9,995,000, and the period of usefulness of the Project, in excess of 30 years, are likewise approved and adopted. The total bonds which will be required for the Project are estimated to be not in excess of \$9,995,000. The Project may be constructed all at one time or, if necessary, in two or more phases.

3. Issuance of Bonds. The County and the DPW shall take or cause to be taken all actions required or necessary, in accordance with Act 185, to procure the issuance and sale of one or more series of bonds by the County (the "Bonds"), in one or more series, in whatever aggregate principal amount is necessary to defray the Cost of the Project. The Bonds shall be issued in anticipation of, and be payable from, the payments to be made by the City to the County as provided in this Contract, shall be secured by the full faith and credit and limited taxing power of the County, and shall be payable in annual maturities, the last of which shall be not more than 20 years from the date thereof.

4. Construction. The construction of the Project will be governed by the contracts to be awarded by the DPW after recommendation by the City

5. Increase in Bonds. If, after the sale of the Bonds, it becomes necessary to increase the estimated Cost of the Project for any reason, or if the actual Cost of the Project shall exceed the estimated Cost, whether as the result of variations or changes made in the approved Plans or otherwise, then (without the execution of any further contracts or amendment of this Contract) additional bonds, after approval of an authorizing resolution by the Board of Public Works and upon the adoption of such authorizing resolution by the Board of Commissioners, shall be issued to defray such increased or excess Cost to the extent that funds for the same are not available from other sources; provided, however, that no such increase or excess shall be approved and no such additional bonds shall be authorized to be issued, nor shall the County enter into any contract for the establishment or construction of the Project or any part thereof or incur any obligation for or pay any item of cost therefor, where the effect thereof would be to cause the total Cost of the Project to exceed by more than 5% the total estimated cost as hereinbefore approved, unless the

governing body of the City shall have previously adopted a resolution approving such increase or excess and agreeing that the same (or such part thereof as is not available from other sources) shall be defrayed by the issuance of additional bonds in anticipation of increased or additional payments agreed to be made by the City to the County in the manner hereinafter provided; provided, further, that the adoption of such approving resolution by the governing body of the City shall not be required prior to or as a condition precedent to the issuance of additional bonds by the County, if the County has previously issued or contracted to sell bonds to pay all or part of the Cost of the Project, and the issuance of the additional bonds is necessary (as determined by the County) to pay such increased, additional or excess costs as are essential to completion of the Project according to the plans as last approved prior to the time when the previous Bonds were issued or contracted to be sold.

6. Payments by the City. The City shall pay to the County the Cost of the Project. The Cost of the Project will be defrayed by the issuance of Bonds as provided in paragraphs 3 and 5 above. The City covenant and agrees to pay the principal of, premium, if any, and interest on the expenses and charges (including the DPW's administrative expenses) which are payable on account of the Bonds (such fees, expenses and charges being called "Bond Service Charges"). Payments shall be made to the County in semiannual installments which shall be due and payable 10 days prior to the day specified in the Bonds as the interest payment dates with respect to the Bonds, in amounts at least sufficient to pay all principal, premium, and/or interest falling due on such interest payment dates and all Bond Service Charges then due and payable.

The DPW shall, within 30 days after delivery of the Bonds, supply the County and the City with a complete schedule of the payments of principal of and interest on the Bonds, and the DPW shall also, at least 30 days before each payment is due to be made by the City, advise the Treasurer of the City of the amount payable to the County on such date. If the City fails to make any payment to the County when due, the same shall be subject to a penalty of 1% of the amount due for each month or fraction of a month that such amount remains unpaid after it is due. Failure of the DPW to furnish the schedule or give notice as above required shall not excuse the City from the obligation to make payment when due. Payments shall be made by the City when due whether or not the Project has then been completed or placed in operation. The foregoing obligations shall apply to all Bonds issued by the County to defray the Cost of the Project.

In the event the County is required to pay any amounts to the United States Department of Treasury (the "Treasury") because of regulations issued by the Treasury or the Internal Revenue Service, the City shall reimburse the County for such amounts.

7. Advance Payments. If the City pays the Cost of the Project or any portion of it prior to the issuance of the Bonds, then the obligations of the City shall be adjusted accordingly. The City may pay in advance of maturity all or any part of a semiannual installment due to the County on the Bonds by surrendering to the County bonds issued hereunder of a like principal amount maturing in the same calendar year or by paying cash to the County and requesting the County to purchase any Bonds or call any Bonds in accordance with their terms.

8. Use of Excess Bond Proceeds. The proceeds of the sale of the Bonds shall be used solely and only to pay the Cost of the Project. After completion of the Project and payment of all

Project Costs, any surplus remaining for the sale of the Bonds shall, at the option of the City, be (a) used, with the review and approval of the DPW (which review and approval shall be in accordance with the same planning standards employed to review the Project originally, subject to all applicable laws, regulations (including those from the United States Department of Treasury Internal Revenue Service) and governmental standards then in effect), to extend, enlarge or improve the Project or any other project which has been constructed and/or maintained by the County for the benefit of the City, (b) retained by the DPW for the payment of principal of and interest on the Bonds, or (c) used to purchase the Bonds on the open market. In the event such surplus is used for principal and interest or used to purchase Bonds, the contract obligation of the City with respect to such Bonds or maturities shall be reduced accordingly.

9. Refunding. In the event it appears advantageous in the opinion of the County's Financial Consultant to issue bonds to refund any series of bonds issued by the County pursuant to this Contract, the City consents to such refunding so long as:

(1) In the case of any refunding bonds, there is a net overall saving to the City in its remaining payments to the County of at least 5% or \$20,000, whichever is less.

(2) In the case of any refunding not covered in sub-paragraph (1), the City consents to such refunding.

10. Full Faith and Credit. The City, pursuant to the authorization of Section 12(2) of Act 185, hereby pledges its full faith and credit for the prompt and timely payment of its obligations expressed in this Contract. Each year the City shall levy a tax in an amount which, taking into consideration estimated delinquencies in tax collections, will be sufficient to pay its obligations under this Contract coming due before the time of the following year's tax collections, provided, however, that if at the time of making its annual tax levy, the City shall have on hand in cash other funds or reasonably expects to receive other funds (from special assessments (including received or anticipated prepayments thereof), user charges, connection fees or otherwise) which have been or will be set aside and pledged or are otherwise available for the payment of such contractual obligations falling due prior to the time of the next collection, then the annual tax levy may be reduced by such amount. In the event amounts pledged to or otherwise earmarked for payment of the Bonds are received in amounts so great as to jeopardize the status of the County's Bond Payment Fund as a bona fide debt service fund for purposes of federal tax regulations, the County shall, within 30 days prior to the next scheduled payment of principal on the Bonds, devote such excess sum toward the purchase of Bonds on the open market. Any taxes levied by the City shall be subject to the applicable statutory, charter and constitutional tax limitations.

11. Failure to Pay; Remedies. In the event that any of the City fails for any reason to pay to the DPW the amounts required to be paid under this Contract when due, (1) the County Treasurer is authorized to notify the State Treasurer, or other appropriate disbursing official, of such failure, and the State Treasurer or other appropriate disbursing official shall deduct the amount due the County from any moneys in his or her possession belonging to the City which are not pledged for the payment of debt and pay the same to the County, all as provided in and governed by Section 17 of Act 185, and/or (2) the County Treasurer is authorized to withhold payments which would otherwise be due to the City from the County's Delinquent Tax Revolving

Fund, in each case such withheld funds to be applied to the City obligations under this Contract. In addition to the foregoing, the County shall have all other rights and remedies provided by law to enforce the obligations of the City to make payments to the County under this Contract. The City acknowledges that such payments are to be pledged for the payment of the principal of, premium, if any, and interest on the Bonds, and the City covenants and agrees that it will make its required payments to the County promptly and at the times specified in this Contract, without regard as to whether the Project is actually completed or placed in operation.

12. Change in City. No change in the jurisdiction over territory in the City shall in any manner impair the obligations of this Contract. In the event all or any part of the territory of the City is incorporated as a new City or is annexed to or becomes a part of the territory of another jurisdiction, the City into which such territory is incorporated or to which such territory is annexed, shall assume the proper proportionate share of the contractual obligations and right to capacity in the Project of the City from which such territory is taken in accordance with law.

13. Additions to or Extensions of Project. The County shall not be obligated to acquire or construct any facilities other than those described in paragraph 2 above. The responsibility for providing such additional facilities as may be needed shall be that of the County which shall have the right to cause to be constructed and maintained, through the County, such necessary additional facilities. No extensions of the Project shall be made without DPW approval, which shall have the right to cause to be constructed and maintained, through the County, such necessary additional facilities. No extensions of the Project shall be made without DPW approval, which approval shall be limited to approval of appropriate plans, specifications and construction and health standards.

14. Ownership of Project. The County, subject to the terms of this Contract and during the term of this Contract, shall have legal title to the Project. After the retirement of the Bonds, and after the City's obligations under this Contract are satisfied, the legal title to the Project shall be transferred to the City.

15. Operation of the Project.

a. Pursuant to the Contract, the County hereby leases the said improvements to the City in consideration of the proper operation and maintenance of such by the City and in accordance with all of the terms and conditions of the Contract.

b. The term of this lease shall be one day longer than the term of the Bonds issued by the County to finance the Project.

c. The right and benefit of any warranty on equipment used in this system are hereby assigned to the City.

d. The City shall prior to actually taking over operation of the Project, examine the said improvements and acknowledge that they find such to be in proper condition. Once the City takes over the Project and leases such improvements from the County, the City agrees to maintain and operate the Project in accordance with all of the terms and conditions of said

Contract. It also agrees to provide the County at least annually with audited statements concerning the operation, maintenance and repair of such improvements.

e. The City will carry a comprehensive insurance liability policy in the amount of not less than \$500,000.00 for injuries to any one person and \$1,000,000.00 for any one incident; and property damage insurance in an amount not less than \$500,000.00; insuring both the County and the City against such claims.

f. The City agrees to pay to the County during the terms of this Contract its share of all expenses incurred by the County in regard to said improvements and said Bonds, including, but not limited to, paying agent fees, administrative costs, legal fees, insurance costs, and bond coupon handling fees. Such expenses of the County shall be paid at least semi-annually by the City at the time it is billed for such by the County.

16. Costs and Expenses. The parties agree that the costs and expenses of any lawsuits arising directly or indirectly out of this Contract or the construction or financing of the Project, to the extent that such costs and expenses are chargeable against the County or the DPW, shall be deemed to constitute a part of the Cost of the Project and shall be paid by the City in the same manner as provided in this Contract with respect to other Costs of the Project. In the event of such litigation, the DPW shall consult with the City and shall retain legal counsel agreeable to the County and the City to represent the County. If the County and the City cannot agree as to such representation within a reasonable time, the DPW shall exercise its discretion as to the retention of such counsel.

17. DPW Authority. All powers, duties, and functions vested by this Contract in the County shall be exercised and performed by the DPW, for and on behalf of the County, unless otherwise provided by law or in this Contract.

18. Invalidity of Provisions. In the event that any one or more of the provisions of this Contract shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions of this Contract, but this Contract shall be construed as if such invalid, illegal or unenforceable provisions had never been contained herein.

19. No Impairment of Bondholder's Interests. The County and the City each recognize and declare that the holders from time to time of the Bonds issued by the County under the provisions of Act 185, and secured by the full faith and credit limited tax pledge of the City to the payment of the principal of and interest on the Bonds as set forth in this Contract, will have contractual rights in this Contract and it is therefore covenanted and agreed by each of the parties that so long as any of the Bonds remain outstanding and unpaid, the provisions of this Contract shall not be subject to any alteration of or revision which would in any manner adversely affect either the security of the Bonds or the prompt payment of principal of or interest on the Bonds. The right to make changes in this Contract, by amendment, supplemental contract or otherwise, is nevertheless reserved insofar as the same do not have such adverse affect. The City and the DPW further covenant and agree that they will each comply with their respective duties and obligations under the terms of this Contract at the times and in the manner set forth in this Contract, and will

not suffer to be done any act which would in any way impair the Bonds, the security for them, or the prompt payment of principal of and interest on the Bonds.

20. County Treasurer. It is understood that the County Treasurer may act as the Treasurer of the DPW and that the County Treasurer will have the responsibility to invest all funds coming into the County's possession in connection with the Project. The Treasurer is accordingly authorized to invest any such surplus funds in any obligations permitted by law and credit investment earnings for the benefit of the City to the fund earning the same.

21. Indemnification. The County and the City hereto hereby expressly agree that the County shall not be liable for and the City shall pay, indemnify and save the County harmless of, from and against all liability of any nature whatever regardless of the nature in which such liability may arise, for any and all claims, actions, demands, expenses, damages, and losses of every conceivable kind, whatsoever (including, but not limited to, liability for injuries to or death of persons and damages to or loss of property) asserted by or on behalf of any person, firm, corporation or governmental authority arising out of, resulting from, or in any way connected with ownership, acquisition, construction, operation, maintenance and repair of the Project, this contract, or the issuance, sale and delivery of the bonds, herein described, but for the County's gross negligence or intentional misconduct. It is the intention of the parties that the County be held harmless by the City from liability for such claims, actions, demands, expenses, damages, and losses, however caused or however arising including, but not limited to, to the extent prohibited by law, such claims, actions, demands, expenses, damages and losses even though caused, occasioned or contributed to by negligence, sole or concurrent, of the County or by negligence for which the County may be held liable, excluding that caused by or arising from the County's gross negligence or intentional misconduct. In any action or proceeding brought about by reason of any such indemnified claim or demand, the City will also pay, indemnify and save the County harmless from and against, all costs, reasonable attorneys' fees, and disbursements of any kind or nature incidental to or incurred in said defense, and will likewise pay all sums required to be paid be reason if said claims, demands or any of them, in the event it is determined that there is any liability on the part of the County. Upon the entry of any final judgment by a court of competent jurisdiction or a final award of arbitration panel against the County on any claim, action, demand, expense, damage or loss contemplated by this Section and notwithstanding that the County has not paid the same, the City shall be obligated to pay to the County upon written demand therefor, the amount thereof not more than sixty (60) days after such demand is made. Notwithstanding the foregoing, nothing contained in the Section shall be construed to indemnify or release the County against or from any liability which it would otherwise have arising from the wrongful or negligent actions or failure to act on the part of the County's employees, agents or representatives with respect to the matters not related to the ownership, acquisition, construction, operation, maintenance or repair of the Project, this contract or the issuance, sale or delivery of the bonds herein described.

The County will require or procure from the contractor or contractors undertaking the actual construction of the Project insurance protecting both the City and the County (including the Board) from liability in connection with such construction. The cost of such insurance shall be considered to be a part of the cost of the Project.

22. Undertaking to Provide Continuing Disclosure. The County and the City hereby covenant and agree, for the benefit of the beneficial owner of the Bonds, to enter into a written undertaking (the "Undertaking") required by SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule") to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The undertaking shall be in the form attached to the official statement for the Bonds. This Undertaking shall be enforceable by the beneficial owner of the Bonds or by the Purchaser(s) on behalf of such beneficial owner (provided that the Purchaser(s) right to enforce the provisions of this Undertaking shall be limited to a right to obtain specific enforcement of the obligations hereunder and any failure by the County and the City to comply with the provision of this Undertaking shall not be an event of default with respect to the Bonds).

The County Treasurer and Clerk, and the City Treasurer or Clerk, or other officer of the County or the City charged with the responsibility for issuing the Bonds, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the County and City 's Undertaking.

23. Miscellaneous.

a. Effective Date. This Contract shall become effective after approval by the legislative body of the City and by the Board of Commissioners of the County, and execution by the authorized officials of the parties. It shall terminate 20 years from its date or upon the earlier payment in full of all principal of, premium, if any, and interest on the Bonds, at which time the full right, title and ownership to the Project shall revert to the City. The County shall take any and all necessary actions to fully transfer ownership of the City part of the Project to the City, at no cost to the City, upon the termination of this Contract.

b. Counterparts. This Contract may be executed in several counterparts each of which shall be deemed one and the same agreement. It shall be binding upon and inure to the benefit of the parties to it and their respective successors and assigns.

c. Contingency. This Contract is contingent upon the County issuing its Bonds to defray the cost of acquiring and constructing the Project, and nothing contained in this Contract shall require the County to acquire or construct the Project if it is unable, after use of its best efforts, to sell the Bonds to finance the same.

d. Governing Law. This Contract shall be interpreted under the laws of the State of Michigan.

e. Authority. Each party warrants and represents that the execution and performance of this Contract have been duly authorized by all necessary action and do not contravene any policy, resolution or controlling rule.

f. Entire Agreement. This Agreement sets forth the entire agreement between the County and the City with respect to the subject matter of this Contract.

g. Captions and Bylines. The captions and bylines used in this Contract are for the convenience of reference only and in no way define, limit or describe the scope of intent of any provision of this Agreement.

h. Use of the Singular. The use in this Contract of the singular shall be deemed to be and include the plural (and vice versa) where applicable.

IN WITNESS WHEREOF, the parties have caused this Contract to be executed and delivered, by their respective duly authorized officers, all as of the day and year first above written.

CITY OF ST. JOSEPH

COUNTY OF BERRIEN

By Its Board of Public Works

By: _____
Its: Mayor

By: _____
Its: Chairman

By: _____
Its: Clerk

By: _____
Its: Secretary

EXHIBIT A
PROJECT DESCRIPTION

The project will install an Advanced metering infrastructure (AMI) for the City's water meters. It will replace 10,249 meters, reprogram 7,283 meters and retrofit another 1,119. Also, there will be the installation of a radio system to receive the meter reads from the meters. It will install radios on top of the system's three water towers. The radios will receive the reads and then communicate over a network to allow the City to download that information into the billing system.

PROJECT COST ESTIMATES

Construction Costs and Financing Costs (including a Bond Discount), County Administration Fee and Contingency	\$9,995,000
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BONDING AMOUNT

Amount to be Borrowed	Not to exceed \$9,995,000*
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* Subject to adjustment by the Authorized Officer

Agenda Item

TO: City Commission

FROM: Steve Neubecker, Public Safety Director

RE: Public Safety K-9 Program

MEETING DATE: October 12, 2026

On August 10, 2026, Public Safety Officer Ryan Streelman presented a canine program to the St. Joseph City Commission. PSO Streelman explained the public and departmental benefits of having a canine program, including faster search and rescue capability, enhanced officer and public safety, enhanced tracking ability and terrain accessibility, stronger community connections, and community education. The dogs and their handlers go through extensive training.

PSO Streelman has been looking into the program for several years and found there is a lot of public support for the program. Since the August 10th presentation, PSO Streelman has sought financial support for the program.

The money donated would be used to fund the initial costs to obtain the dog as well as ongoing expenses.

Many individuals have already contributed money toward the program, with more expressing interest. In addition, PSO Streelman has received support from a local veterinarian who has committed to providing free veterinary care for the dog.

As of now, funds of over \$90K have been committed for this program toward our goal of \$110K.

Staff is seeking the Commission's formal approval to establish a K9 fund with the Berrien Community Foundation as fiduciary to accept donations for the program, similar to the existing process established for the Lighthouse Forever Fund, to allow the City Manager and Finance Director to accept and administer donations to the City and the funds from BCF for the purpose of the K9 program, and to adjust the FY27 budget as presented below.

Further, with the Commission's approval of the K9 Program as presented, staff also seeks to purchase the vehicle necessary for the program. The lead time for vehicles is six months and, as such, getting the order in is time sensitive.

Staff received a State of Michigan (MiDEAL) contract from Berger Chevrolet of Grand Rapids, Michigan for \$50,874 for the purchase of one 2026 Chevrolet Silverado 1500.

Staff attempted to purchase a Chevrolet Tahoe but the built time was over a year out and the Chevrolet Silverado are in stock.

This vehicle will only be driven by the canine officer of the department and only while the canine is in service.

101 General Fund

Revenue

- Contributions - Private - K9 Donations - Increase of \$50,000 - This increase is to capture the donated funds for the canine unit budget.

Expense

- 346.000 - Canine Unit - Increase of \$50,000 - This increase is to create a budget for the canine unit.

Total Budgeted Revenue After BA = \$15,030,600

Total Budgeted Expense After BA = \$14,979,700

Budgeted Net Change to Fund Balance = \$50,900

Budgeted Projected Ending Fund Balance = \$3,715,827.79

661 Motor Pool Fund

Revenue

- Contributions - Private - K9 Donations - Increase of \$75,000 - This increase is to capture the donated funds for the new canine vehicle.

Expense

- 345.007 - Canine Vehicle & Outfitting - Increase of \$75,000 - This increase is to pay for the new canine vehicle and outfitting.

Total Budgeted Revenue After BA = \$1,413,700

Total Budgeted Expense After BA = \$2,151,000

Budgeted Net Change to Fund Balance = \$(737,300)

Budgeted Projected Ending Fund Balance = \$1,339,373.63

Budgeted Net Change to Current Assets = \$(32,300)

Action Requested: Motion to establish a K9 Fund with the Berrien Community Foundation (BCF), to allow the City Manager and the City Finance Director to accept and administer donations to the City and the funds from BCF for the purpose of the K9 program, to approve the budget amendment as presented, and to approve the purchase of one 2026 Chevrolet Silverado 1500 vehicle in the amount of \$50,874 to be paid from donations for the canine program through the Berrien Community Foundation.

ATTACHMENT(S):

- Quote.pdf

Berger

Since 1925
It's Always Better at Berger

2525 28th Street SE
Grand Rapids, MI 49512
Phone: (616) 949-5200
Fax: (616) 988-9178

Invoice No. TG438147

DEAL # 665022

INVOICE

Customer

Name	CITY OF ST.JOSEPH PUBLIC SAFETY			Date	09/16/2026
Address	700 BROAD ST			P.O. #	N/A
City	SAINT JOSEPH	State	MI	ZIP	49085
Phone				Contact	N/A
				Salesperson	ROBERT EVANS

Qty	Description	Unit Price	TOTAL
1	2026 CHEVROLET SILVERADO 1500	56859.00	56859.00
1	TITLE FEE	15.00	15.00
1	N/A		
1	NCC	4250.00	4250.00
1	QFV	1750.00	1750.00
Vehicle Numbers 3GCUK4ED6TG438147			

Payment Details

☐
☐
☐

Please submit payment upon receipt

Subtotal	50874.00
Shipping & Handling	
Taxes	
TOTAL	50874.00

Office Use Only

Agenda Item

TO: City Commission

FROM: Ben Reynnells, Finance Director

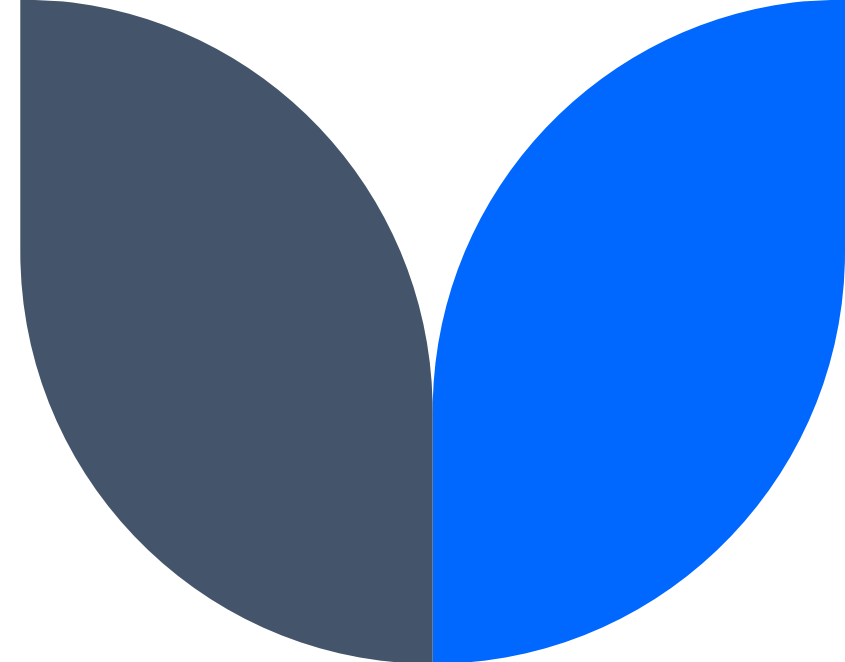
RE: Housing Commission Annual Report to the City Commission

MEETING DATE: October 12, 2026

Per City of St. Joseph ordinance, the St. Joseph Housing Commission is required to make an annual report of it's activities to the City Commission. St. Joseph Housing Commission Executive Director Bunni Wheeler has prepared the attached presentation.

ATTACHMENT(S):

- Presentation for 2026 v2.pdf



St. Joseph Housing Commission Annual 2026 Update October 12, 2026

Agenda

1. City Ordinance
2. Deficit Elimination Plan and Mission Statement
3. Financial Position Overview
4. Condensed Statement of Net Position
5. Net Position Comparison 2025/2026
6. Outlook for FYE 2026-2027
7. Closing Summary

City Ordinance

Sec. 41-5. Annual report

- The housing commission shall make an annual report of its activities to the city commission and shall make such other reports as the city commission may from time to time require.
- (Ord. of 9-24-12)

- **Deficit Elimination Plan**

- PA 140 of 1971
- Approved by St. Joseph Housing Commission on February 18, 2025
- Approved by City Commission on February 24, 2025
- Approved by State of Michigan Department of Treasury Local Audit and Finance Division on March 14, 2025
monthly financial updates to the City Commission
- To resolve deficit the current assets must be more than current liabilities

Housing Commission Mission Statement

The St. Joseph Housing Commission will provide a safe, affordable housing, a good quality of life for our senior citizens and disabled residents in the most efficient and cost-effective manner. We also reciprocate the HUD'S mission to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.



Financial Position Overview

Summary of Financial Position

The Housing Commission remains financially stable, operationally strong, and fully compliant with HUD and City requirements. Key highlights include:

Unrestricted Net Position increased by \$101,531, strengthening operational flexibility.

Total Net Position decreased by \$40,885, a predictable change resulting from the completion of FY25 capital projects. This is due to the inclusion of Depreciation, which is a non-cash accounting entry. When depreciation is included, it reduces the reported net position even though the Housing Commission did not spend those dollars.

Cash reserves increased by \$57,091, reflecting strong cash flow management.

Total expenses decreased by \$44,423, demonstrating disciplined cost control.

Liabilities decreased by \$44,266, including a **\$52,229 reduction in pension liability**.

Operational indicators—occupancy, rent collections, maintenance responsiveness, and HUD compliance—remained stable throughout the year.

- See slide 5 for Statement-

CONDENSED STATEMENT OF NET POSITION

	Fiscal Year 2026	Fiscal Year 2025
ASSETS		
Current assets and other	\$ 456,434	\$ 352,678
Capital assets	6,123,852	6,266,268
TOTAL ASSETS	6,580,286	6,618,946
DEFERRED OUTFLOWS OF RESOURCES	40,891	54,874
LIABILITIES		
Current liabilities	92,128	82,103
Noncurrent liabilities	72,171	126,462
TOTAL LIABILITIES	164,299	208,565
DEFERRED INFLOWS OF RESOURCES	43,423	10,915
NET POSITION		
Investment in capital assets	6,123,852	6,266,268
Unrestricted	289,603	188,072
TOTAL NET POSITION	\$ 6,413,455	\$ 6,454,340

The Housing Commission's operating revenues decreased by \$120,331. This was primarily due to decreased operating grants. Nonoperating revenue increased by \$57, due to receiving more interest income. Capital grant revenues decreased \$570,735. This is primarily due to the completion of a capital grant project and receiving less capital grants. Expenses decreased by \$44,423 resulting in a decrease in net position of \$40,885. In a condensed format, the following table shows a comparison of the revenues and expenses for fiscal years 2026 and 2025.

Statement of Net Position Comparison

ST. JOSEPH HOUSING COMMISSION STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION YEAR ENDED MARCH 31, 2025

ST. JOSEPH HOUSING COMMISSION STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION YEAR ENDED MARCH 31, 2026

OPERATING REVENUES	
Tenant rent, net of vacancies	\$ 451,293
Other rental income	19,693
Other resident charges	5,443
Operating grants - U.S. Department of Housing and Urban Development	408,250
Miscellaneous income	27,924
	<u>912,603</u>
OPERATING EXPENSES	
Administrative	211,151
Utilities	143,114
Operating and maintenance	230,469
Taxes and insurance	87,448
Other operating expenses	18,282
Depreciation	215,275
	<u>905,739</u>
TOTAL OPERATING EXPENSES	<u>905,739</u>
OPERATING INCOME	<u>6,864</u>
NONOPERATING REVENUES	
Investment income	450
	<u>450</u>
NET INCOME BEFORE CAPITAL GRANT REVENUE	<u>7,314</u>
CAPITAL GRANT REVENUE	
Capital fund program - U.S. Department of Housing and Urban Development	598,387
	<u>598,387</u>
CHANGE IN NET POSITION	605,701
Net position, beginning of year, as previously presented	5,859,767
Adjustments to beginning net position	(11,128)
	<u>5,848,639</u>
Net position, beginning of year, as restated	<u>5,848,639</u>
Net position, end of year	<u>\$ 6,454,340</u>

OPERATING REVENUES	
Tenant rent, net of vacancies	\$ 480,325
Other rental income	19,907
Other resident charges	4,912
Operating grants - U.S. Department of Housing and Urban Development	222,080
Miscellaneous income	65,048
	<u>792,272</u>
TOTAL OPERATING REVENUES	<u>792,272</u>
OPERATING EXPENSES	
Administrative	167,164
Utilities	162,703
Operating and maintenance	197,045
Taxes and insurance	93,383
Other operating expenses	10,171
Depreciation	230,850
	<u>861,316</u>
TOTAL OPERATING EXPENSES	<u>861,316</u>
OPERATING LOSS	<u>(69,044)</u>
NONOPERATING REVENUES	
Investment income	507
	<u>507</u>
NET LOSS BEFORE CAPITAL GRANT REVENUE	<u>(68,537)</u>
CAPITAL GRANT REVENUE	
Capital fund program - U.S. Department of Housing and Urban Development	27,652
	<u>27,652</u>
CHANGE IN NET POSITION	<u>(40,885)</u>
Net position, beginning of year	<u>6,454,340</u>
Net position, end of year	<u>\$ 6,413,455</u>

Capital Projects – Outlook 2026 to 2027

Capital activity for 2026 focused on essential maintenance, with some modernization. Improvements included:

- Camera system upgrades
- Boiler repairs
- Building re-key
- Exterior and Interior paint project to expend remaining 2024 Capital funds and relieve the Citation issued by the City in 2024

These investments support safety, reliability, and long-term asset preservation.

- We received a grant from I&M to upgrade both the interior and exterior lighting at no cost to the Housing Commission. One of the most significant improvements will be the stairwell lighting. Currently, the stairwell lights remain on 24/7; under the new system, they will be converted to motion- and sound-activated lighting. This change alone should result in substantial energy savings and lower operating costs. From September 2025 through September 2026, we paid more than \$71,000 for interior electricity alone.
- Boilers – we have applied for an emergency grant and have partnered with an energy sustainability company to secure funds to try and have the boilers replaced – this is still under review.
- Roof – The same energy company will assess funding for roof replacement in 2027, along with air conditioners for all units. (again at no cost to the Housing Commission)



Outlook 2026-2027

Cell tower lease

T-Mobile has leased rooftop space at the building for many years. The contract includes scheduled revenue escalations. In March, T-Mobile issued a notice of planned equipment replacement. During the review of their request, it was identified that the Housing Commission had not received any escalated rent payments since 2019.

Executive oversight was initiated, and Board Chair Thaddeus Hackworth was looped in to lead negotiations. Over a five-month period, Chair Hackworth successfully secured:

\$1,541.00 additional monthly rent, effective upon execution (\$3200.00 monthly)

4% annual escalator, restoring long-term revenue growth

Closing Summary FY 2026

The Housing Commission's FYE 2026 financial results demonstrate responsible stewardship of public resources and continued compliance with federal and municipal requirements. The Commission appreciates the City's ongoing partnership and oversight.

The Commission will continue prioritizing:

- Essential systems and infrastructure
- Preservation of strong cash reserves
- Evaluation of modernization opportunities as funding allows
- Committed to maintaining a stable financial posture.

Agenda Item

TO: City Commission

FROM: Bethany Ballard, Recreation Manager

RE: Special Event Application: Bond by the Beach

MEETING DATE: October 12, 2026

Shadowland on Silver Beach is requesting permission for the Ben's Pretzels food truck to occupy a small corner of Whirlpool Centennial Park on Friday, October 16 during their "Bond by the Beach" event. The request serves as a contingency plan in the event that Shadowland's patio space is fully occupied by large-scale James Bond vehicles, movie props, and memorabilia displays.

"Bond by the Beach" is a community event featuring James Bond vehicle and prop displays, a free public screening of Goldfinger in Whirlpool Centennial Park on Friday evening (co-sponsored by the City), and a Saturday evening ticketed Black Tie Gala. Except for the Gala, all activities are free and open to the public. Bond By The Beach is a fundraiser benefiting The Ian Fleming Foundation & supporting the Teen Literacy Grant in Benton Harbor.

Action Requested: To approve the Bond by the Beach special event application as presented and to direct staff to issue a special event permit.

ATTACHMENT(S):

- Bond Special Event Application.pdf
- Staff Review and Comments_Bond by the Beach.pdf

Special Event Application

Applicant information

Name of special event:	Bond by the Beach
------------------------	-------------------

Sponsoring organization (if applicable)	Silver Beach / Shadowland
--	---------------------------

Mailing/billing address	333 Broad Street
-------------------------	------------------

City/state/ZIP code	St. Joseph
---------------------	------------

Contact person(s)	Amy Greenlay
-------------------	--------------

Event information

Requested date(s) and time(s):	Friday October 17, 2026, 10am-5pm, 7:30-9pm
-----------------------------------	---

Is there a requested alternative for the date(s)?	No
---	----

Please describe the event:	James Bond Showcase and movie in the park
-------------------------------	---

What is the requested location(s) of the event?	Centennial Park
--	-----------------

Is the event expected to reoccur in a future calendar year?

No

How many attendees do you expect to host during this event?

it is open to the public

Requested city services

Does the event require any of the following fixtures?

None of the above

How many of the selected fixtures do you need?

Field not completed.

Does the event require any of the following public services?

None of the above

Public Safety and ordinances

Are you requesting assistance from Public Safety?

No

If no, are you requesting security/safety from an outside agency?

No

Will the event include
loud or amplified sounds?

No

Will the event include
bright or flashing lights
that are unusual for the
location?

No

Are alcoholic beverages
proposed to be served as
part of the event?

No

Other requests and attachments

If the applicant has any
other requests that are
not listed in the form,
please detail them below:

Bens Pretzels to use a small corner of the city lot for our
Friday daytime event which is open to the public and for
the movie in the park if our patio can't accommodate
them based on the James Bond items sizes.

Please attach a map of
the requested location(s)
with the following
information, as
applicable:

Please attach a Certificate
of Insurance, as detailed
below:

Staff Review and Comments

Special Event: Bond by the Beach

Date:10/16/2026

Department	Recommendation	Comments
Public Works	Approve	
Public Safety	Approve	
City Engineer	Approve	
City Clerk	Approve	
Development		
St. Joe Today		

Additional Comments:

Insurance Policy Received? **Yes** No

If no, date by which Insurance Policy must be Received (minimum of 30 days before event):

Agenda Item

TO: City Commission

FROM: Dalton Castle, Zoning Administrator

RE: First Reading of the R3 Mixed-Use Text Amendments submitted by Clark Logic

MEETING DATE: October 12, 2026

Tim Monahan, representing Clark Logic Capital, is seeking to amend the City of St. Joseph Zoning Ordinance Article IV to allow certain commercial uses to be permitted as a conditional use, accessory to multi-family dwellings, within the R3 Multiple-Family Residence District and Article XI to establish associated conditional use standards.

This memorandum follows the procedures and standards of review per Article XXII of the City of St. Joseph Zoning Ordinance.

Action Requested:

Staff recommend that the City Commission discuss the proposed amendments and any associated public comment, if any, to determine if the proposed amendments would be appropriate for adoption as is or with changes and/or conditions per Article XXII 22.2.1 (E). If any alterations or conditions are requested, please state them clearly as a part of your discussion.

Subject to any comments, the City Commission may recommend approval, approval with conditions, or denial of the proposed text amendment for the City of St. Joseph Zoning Ordinance for review by the City Commission. Staff recommends the following motion:

The City Commission moves to **[approve/deny]** the first reading of the Ordinance to Amend Article IV and XI to allow certain commercial uses to be permitted as a conditional use, accessory to multi-family dwellings, within the R3 Multiple-Family Residence District and establish associated conditional use standards in the City of St. Joseph Zoning Ordinance, as proposed by Clark Logic Capital **[with modifications recommended by staff [including the 10,000 square foot minimum lot size requirement]]** finding that the recommended language has **[satisfied/failed to satisfy]** all the standards set forth under Section 22.3 of the City of St. Joseph Zoning Ordinance based upon the Planning Commission's discussion, any public comment, and the findings of the City of St. Joseph Staff Report dated October 12, 2026 which are hereby incorporated by reference.

Next Steps. Per Article XXII Sec. 22.2.1 the next steps for the amendment are as follows:

1. The city commission may adopt or deny the proposed amendment with a concurring vote of a majority of its members present and qualified to vote, with or without any changes, recommendations, or conditions that have been previously considered by the planning commission.
2. If the city commission wishes to consider additional changes, recommendations, or conditions not previously considered by the planning commission, it shall return the proposal to the planning commission for reconsideration, in accordance with the procedures set forth above. The city commission shall indicate why it is returning the matter for reconsideration to the planning commission with clear direction as to what should be examined. Once the planning commission forwards its reconsideration, the city commission may take any action it deems appropriate under the circumstances.

ATTACHMENT(S):

- 10-1 PC - R3 Mixed-Use Text Amendments Staff Report.pdf
- R3 Highlighted Zoning Map.pdf
- R3 Ordinance amendments redlined.pdf
- redacted-2929_Lakeshore_Text_Amendment_Submission_DRAFT.pdf
- Ordinance to Amend R3 Permitted Uses and Conditional Use Standards.ls rev.pdf
- Draft October 1, 2026 planning-commission-_minutes_abridged.pdf



MEMORANDUM

To: City of St. Joseph Planning Commission
Date: October 1, 2026
From: Dalton Castle, Zoning Administrator
RE: **Articles IV & XI – R3 Mixed Use Text Amendments Proposed
Zoning Ordinance Text Amendment**

Tim Monahan, representing Clark Logic Capital, is seeking to amend the City of St. Joseph Zoning Ordinance Article IV to allow certain commercial uses to be permitted as a conditional use, accessory to multi-family dwellings, within the R3 Multiple-Family Residence District and Article XI to establish associated conditional use standards. This memorandum follows the procedures and standards of review per Article XXII of the City of St. Joseph Zoning Ordinance.

Public Hearing Procedures. The Chair shall open the subject public hearing, at which time the applicant, in this case staff representing the City of St. Joseph, will present the proposed text amendment. The Planning Commission may discuss the staff presentation and ask questions at this time. Once discussion has completed, the Chair shall open the floor for public comment on the proposed text amendments to allow any interested party to provide commentary on the proposed amendments. Any such individual commentary may be restricted to a set time limit at the discretion of the Chair per Section 5 I.2 of the Planning Commission By-Laws. Once all members of the public present have had an opportunity to participate the Commission may move to close the public hearing and move on to deliberation of the proposed text amendments.

Background. Staff has met with representatives of Clark Logic Capital on several occasions to discuss the possible development of the property on Lake Shore Dr identified as TID: 11-76-0034-0081-07-1 as a multi-family dwelling. The property was originally zoned C – Commercial Business District before being rezoned to R3 for the purposes of developing a multi-family apartment building. After further project planning, Clark Logic had indicated their intention to incorporate a mixed-use element to the development in order to qualify for Neighborhood Enterprise Zone (NEZ) financing. The R3 zoning district does not currently permit any commercial uses. Reverting back to the C zoning district would allow for a mixed-use development, however, a multi-family dwelling in the C zoning district is only permitted to have 67% of its total floor area dedicated to the residential use. Another rezoning would not be ideal due to the applicant's intent to have their development skew much more towards residential.

After considering their options and receiving preliminary feedback from the Planning Commission, City Commission, and staff, Clark Logic has submitted an application for a Zoning Ordinance text amendment. The intent of the amendment is to allow select commercial uses which are generally harmonious and less impactful to the greater residential area to be

established accessory to multi-family housing. The uses to be conditionally permitted in the R3 zoning district are as follow:

- Convenience Retail Establishments (Grocers, bakeries, delicatessens)
- Food and Drink Establishments (Diners, cafes, ice cream shops)
- General Retail Establishments (Boutique, gift shop, florist)
- Office Establishments (Banks or other professional offices for attorneys, accountants, real estate, etc.)
- Personal Service Establishments (Laundry services, fitness studios, barbers and salons)

The applicant had consented to staff amending the redline of proposed language for consistency within the Ordinance. Staff has further recommended the following alterations/additions to the Ordinance language:

- A. Retail has been expanded to include both Convenience Retail Establishments and General Retail Establishments
- B. The maximum combined gross floor area of commercial uses is recommended as not to exceed 20% of the gross floor area of the street level floor of the building or 2,500 square feet
- C. Removed the term “Neighborhood-scale establishment” from the retail sales requirement D due to concern surrounding the ability to define it.
- D. Added the requirement that “The commercial use shall primarily serve as an amenity to residents. This standard shall not prevent the ability of the commercial use to also serve the general public.” The intent of this requirement is to help ensure the use will be fundamentally complimentary to residential areas and not be detrimental to residents of the multi-family dwelling. A potential concern is that this may be in conflict with the Office Establishment use.

Staff has additionally discussed the possibility of adding a minimum parcel size requirement, possibly 10,000 square feet. The intent of the requirement would be to address concerns that there are many smaller R3 parcels in denser areas of the city which may see more of an impact from the proposed amendments. It is possible that the 20% floor area and parking requirements would in essence make development of commercial uses on said properties quite difficult. Staff is advising the Planning Commission to, as part of their discussion, weigh the merits of a minimum parcel size requirement.

Tim Monahan was informed of all recommended changes and confirmed that they do not infringe on the substantial intent of the language proposed by Clark Logic.

Sec. 22-3 – Factors to consider on rezonings. Per Article XXII Sec. 22.2.1.D The planning commission shall use the factors in Section 22.3 when considering a proposed amendment.

A. What conditions related to the application have changed since the zoning ordinance was adopted which justify the proposed amendment?

Staff Response: Since the adoption of the Zoning Ordinance in 2007 the development landscape has changed significantly, with costs of development and demand for housing both increasing. The proposed amendment would assist to address both by enabling financial incentives for new housing development.

B. What are the possible precedential effects which might result from the approval or denial of the application?

Staff Response: The R3 zone does not currently allow any commercial uses. Adoption of the proposed text amendments would mark a departure, possibly opening the door to question whether other commercial uses should be considered to be permitted as well or at a different scale.

C. What is the potential impact of the proposal on the ability of the city and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future?

Staff Response: Commercial spaces generally place a larger strain on public services and utilities, such as power and waste removal, than residential uses. When considering the limited size relative to the greater multi-family dwelling, said additional strain is likely to be minimal.

D. Does the proposed amendment adversely affect environmental conditions, the character of, or the likely value of property?

Staff Response: The amendment would allow commercial uses in areas of the city they have not previously been permitted. While this would certainly carry an impact the character of affected properties, the intent of the amendments was to select uses which are complimentary to residential living and place conditions on their establishment such to minimize impact on the surrounding area. In terms of property value, the added flexibility and ability for new development to access financial incentives will likely lead to an increase in property value.

An additional consideration is that in addition to new development, the Ordinance would also affect existing development, possibly leading to property owners replacing ground floor residential space with a commercial use.

E. Does the proposed district change comply with the adopted city comprehensive plan? (If not, and if the proposed amendment is reasonable in light of all other relevant factors, then the comprehensive plan should be amended before the proposed zoning amendment is approved.)

Staff Response: The City of St. Joseph Master Plan recognizes under its preface that the exact circumstances and needs of the community change

over time and that amending Ordinances will happen to reflect such. It further discusses promoting walkability and pedestrian access which would become more incentivized by allowing commercial uses within closer proximity to residential areas in certain parts of the city. The Master Plan also discusses the importance of creating a diverse and affordable housing stock. By shaping Ordinance language to allow for developers to access additional financing and incentives the city may not only promote housing development, but ideally help to drive prices down by reducing development cost.

F. If a specific property is involved, can the property in question be put to a reasonable economic use in the zoning district in which it is presently located?

Staff Response: The subject text amendment would apply across the entire city. The intent of Standard F is to refer to properties which are being rezoned and would not be applicable in this situation.

G. Is another procedure, such as a variance, special use, planned unit development, or hardship planned unit development a more appropriate alternative than the proposed amendment?

Staff Response: The City of St Joseph does not permit use variances. No commercial uses are permitted as a special land use within the R3 zoning district. A Planned Unit Development could be a potential alternative, however, Article XIII Sec. 13.3.1.B states *"A PUD must be primarily composed of authorized uses and uses designated in Section 4.6.3, Section 4.6.6, or Section 4.6.5 as "PUD" for the District in which the proposed PUD would be located. Any other uses included in a PUD must be clearly incidental to and in support of these authorized uses and "PUD" uses."* A commercial use within a multi-family apartment building may serve as an amenity to residents, but would generally stand on its own merit as opposed to supporting the residential use.

Recommendation and Requested Action.

At the October 1, 2026, Planning Commission meeting, the Commission should review the proposed text amendment language as appearing in this staff report and in associated documents. Staff recommend that the Planning Commission discuss the proposed amendments and any associated public comment, if any, to determine if the proposed amendments would be appropriate for adoption as is or with changes and/or conditions per Article XXII 22.2.1 (E). If any alterations or conditions are requested, please state them clearly as a part of your discussion.

Subject to any comments, the Planning Commission may recommend approval, approval with conditions, or denial of the proposed text amendment for the City of St. Joseph Zoning Ordinance for review by the City Commission. Staff recommends the following motion:

The Planning Commission moves to recommend **[approval/denial]** of the Ordinance to Amend Article IV and XI to allow certain commercial uses to be permitted as a conditional use, accessory to multi-family dwellings, within the R3 Multiple-Family Residence District and establish associated conditional use standards in the City of St. Joseph Zoning Ordinance, as proposed by Clark Logic Capital **[with modifications recommended by staff [including the 10,000 square foot minimum lot size requirement]]** finding that the recommended language has **[satisfied/failed to satisfy]** all the standards set forth under Section 22.3 of the City of St. Joseph Zoning Ordinance based upon the Planning Commission's discussion, any public comment, and the findings of the City of St. Joseph Staff Report dated October 1, 2026 which are hereby incorporated by reference.

Next Steps. Per Article XXII Sec. 22.2.1 the next steps for the amendment are as follows:

F. After the hearing, the planning commission shall submit to the city commission its recommendations on the proposed amendment, a summary of the comments received at the public hearing, and the proposed amendment.

G. The planning commission shall report in full its findings and recommendations for action on the proposal to the city commission. That report shall be available for review for no less than ten days before the city commission acts upon the recommendation.

H. The city commission may adopt or deny the proposed amendment with a concurring vote of a majority of its members present and qualified to vote, with or without any changes, recommendations, or conditions that have been previously considered by the planning commission.

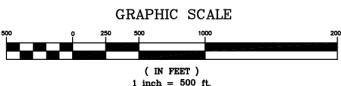
I. If the city commission wishes to consider additional changes, recommendations, or conditions not previously considered by the planning commission, it shall return the proposal to the planning commission for reconsideration, in accordance with the procedures set forth above. The city commission shall indicate why it is returning the matter for reconsideration to the planning commission with clear direction as to what should be examined. Once the planning commission forwards its reconsideration, the city commission may take any action it deems appropriate under the circumstances.

ZONING MAP
OF THE
CITY OF ST. JOSEPH

- DISTRICTS
- | | | |
|---|------|--------------------------------------|
|  | R1-A | 30' |
|  | R1-B | 25' |
|  | R1-C | 20' SINGLE FAMILY DETACHED RESIDENCE |
|  | R1-D | 15' |
|  | R1-E | 10' |
-
- | | | |
|---|------|------------------------------------|
|  | R2 | TWO-FAMILY RESIDENCE DISTRICT |
|  | R3 | MULTIPLE FAMILY RESIDENCE DISTRICT |
|  | C | COMMERCIAL BUSINESS DISTRICT |
|  | CO-A | COMMERCIAL OFFICE DISTRICT |
|  | CO-B | COMMERCIAL OFFICE DISTRICT |
|  | D | DOWNTOWN DISTRICT |
|  | I1 | LIGHT INDUSTRIAL DISTRICT |
|  | I2 | HEAVY INDUSTRIAL DISTRICT |
|  | OS | OPEN SPACE DISTRICT |
|  | W | WATER RECREATION DISTRICT |
- LB-OD LAKE BLUFF SCENIC VIEW PROTECTION OVERLAY DISTRICT (SEE SECTION 9.5.3 OF THE ZONING ORDINANCE OF THE CITY OF ST. JOSEPH)
- FP-OD FLOODPLAIN OVERLAY DISTRICT (SEE SECTION 9.6 OF THE ZONING ORDINANCE OF THE CITY OF ST. JOSEPH)
- BOUNDARY OF PROPERTY CONDITIONALLY TRANSFERRED TO THE CITY OF BENTON HARBOR UNDER THE AGREEMENT OF NOVEMBER 3, 2005.
- EB-OD EDGEWATER BEACH OVERLAY DISTRICT (SEE SECTION 9.7 OF THE ZONING ORDINANCE OF THE CITY OF ST. JOSEPH)
- MS-OD Main Street Corridor Overlay District (Section 9.8 of Zoning Ordinance)
- NA-OD Niles Ave. Overlay District (Section 9.9 of Zoning Ordinance)

PLANNED UNIT DEVELOPMENTS

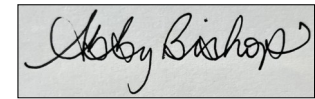
- EDGEWATER DUNES
- LIGHTHOUSE DUNES PATH
- LIGHTHOUSE POINT CONDOMINIUMS
- WATERFRONT MARINA CONDOMINIUMS
- LAKE STREET - 320, 340, 360 AND 380
- NEWBERRY HILLS
- SOUTH CLIFF COMMONS
- RIVERWALK
- SHOREVIEW CONDOMINIUMS
- ISLAND POINT MARINA
- 2000 S. STATE DEVELOPMENT, LLC
- THE ARBORAGE
- ISLAND YACHT AND TENNIS CLUB
- SOUTH CLIFF CONDOMINIUMS
- HARBOR ISLE
- STAR CONDOMINIUMS
- LAKEVIEW CONDOMINIUMS
- JEFFERSON ESTATES CONDOMINIUMS, LLC
- FAIRWAYS
- 1221 BROAD STREET
- THE GOLF CLUB AT HARBOR SHORES
- HARBOR VILLAGE AT HARBOR SHORES
- 2418, 2500 AND 2506 NILES AVENUE AND 711 MYRTLE AVENUE
- Harbor Village
- Amend Fairways
- 1234 Napier
- Amend 234 Napier
- 28 707 Lake Blvd, 702, 708, 712, 720 State St
- Amend Inn at Harbor Shores
- Harbor Village Amend
- Amend Fairways
- Amend 1234 Napier
- 185 Anchors Way 8/23
- Amend Harbor Village
- Amend Silver Beach 3/24



This is to certify that this is the official zoning map referred to in Article 4, Section 4.2.2 of the Zoning Ordinance of the City of St. Joseph, Michigan.

Approved: January 8, 2007
Effective: January 15, 2007

 Mayor

 Clerk

Art. IV Definitions of Use Classes and Authorized Uses

Table 4-1

Use Classes and Definitions	Examples of Uses Permitted	Permitted Districts
Convenience Retail Establishments A retail establishment offering for sale prepackaged food products, milk, bread, donuts, sandwiches, beverages, newspapers and magazines, household items, pharmaceuticals, and other items for off-premises consumption. This includes similar establishments providing convenience services primarily geared toward individual, rather than business use, such as walk-in packaging, shipping and mailing services; facsimile services; mailbox rental; and photocopying. These are usually short-trip, high-volume uses not more than 3,500 square feet in size. A convenience retail establishment can share a Building with another use, such as an automobile service station. Drive-through establishments are not convenience retail establishments.	Party stores; drug stores; grocery stores; bakeries; delicatessens; magazine and newspaper stands; consumer-oriented packaging and mailing stores. Other retail establishments similar to and compatible with the above establishments.	"P" in C, CO, D "C" in R3 (No alcohol sales, see 11.12.27) "PUD" in W
Food and Drink Service Establishments An establishment where food and drink are prepared,	Restaurants (eat-in or take-out, but not drive through); bakeries; cafes; bars and taverns; nightclubs; cabarets; brewpubs (allowed only in conjunction with and as part of a Restaurant);	"P" in D, C "C" in R3 (No alcohol sales, see 11.12.27) "PUD" in W

served and consumed primarily on the premises.	coffee shops; delicatessens; diners; and related uses similar to and compatible with the above uses.	
General Retail Establishments The principal activity of general retail establishments is the purchase and resale, leasing or renting of goods or merchandise to the public for Personal, household, or business Use or consumption and rendering services incidental to the sale of such goods. There may be processing or manufacturing of products incidental or subordinate to the selling activities (such as a bakery or delicatessen at a grocery store). A common Accessory Use is repair of products sold on the premises. These facilities are small in scale compared to "big box" establishments.	Stores selling, leasing, or renting new or used consumer, home and business goods including, but not limited to: apothecary goods; appliances; art and art supplies; antiques; bicycles; books, magazines and stationery; clothing; furs; dry goods; electronic equipment; fabric; furniture; garden supplies, plants and flowers; gifts and novelties; groceries; hardware; home Improvements; household products; jewelry; lumber and Building materials and incidental millwork; music and instruments; office supplies; pets and pet food; sporting goods; tableware; toys; and videos, prepackaged and fresh food. Other retail establishments similar to and compatible with the above establishments.	"P" in D, C "C" in R3 (No alcohol sales, see 11.12.27) "PUD" in W
Office Establishments Office uses are characterized by activities conducted in an office setting and generally focusing on business, government, professional, financial services. Accessory Uses may include cafeterias and health facilities established primarily to service the needs of employees on the premises.	Financial institutions: lenders, brokerage houses, banks; insurance offices; real estate offices; offices for attorneys, accountants, architects, engineers and similar professionals; government offices; and Public Utility offices. Automated teller machines and similar self-service automated kiosks located within a Building or Structure or as a pedestrian walk-up only (no drive-through use). Other office establishments similar	"P" in C, CO, D "C" in R3 (see 11.12.27) "PUD" in W

	to and compatible with the above establishments.	
Personal Service Establishments Establishments primarily engaged in providing services involving the care of a Person or his or her Personal goods or apparel.	Laundry pick-up stations; dry cleaning establishments performing the cleaning processes on site; self-service laundries; nails, beauty and barber shops and salons; shoeshine and shoe repair; tattoo parlors; tanning, steam baths, reducing salons and health clubs; tailor and dressmaker shops; tuxedo rental; photographic studios; animal grooming; and domestic services. Other Personal service establishments similar to and compatible with the above establishments. Does not include massage services except as accessory to a beauty shop or salon.	"P" in C, D "C" in R3 (see 11.12.27)

Table 4-2

Land Uses: Principal by Use Category	R1	R2	R3	CO	D	C	I1	I2	OS	W
Convenience Retail Establishments			C	P	P	P				PUD
Food and Drink Service Establishments			C		P	P				PUD
General Retail Establishments			C		P	P				PUD
Office Establishments			C	P	P	P				PUD
Personal Service Establishments			C		P	P				

Art. XI Standards for Special and Conditional Uses

11.12.27 Neighborhood-Scale Commercial Uses in the R3 District. Convenience Retail, limited Food and Drink, General Retail, Office, and Personal Service Establishments are permitted as a Conditional Use in the R3 Multiple-Family Residence District under the following conditions.

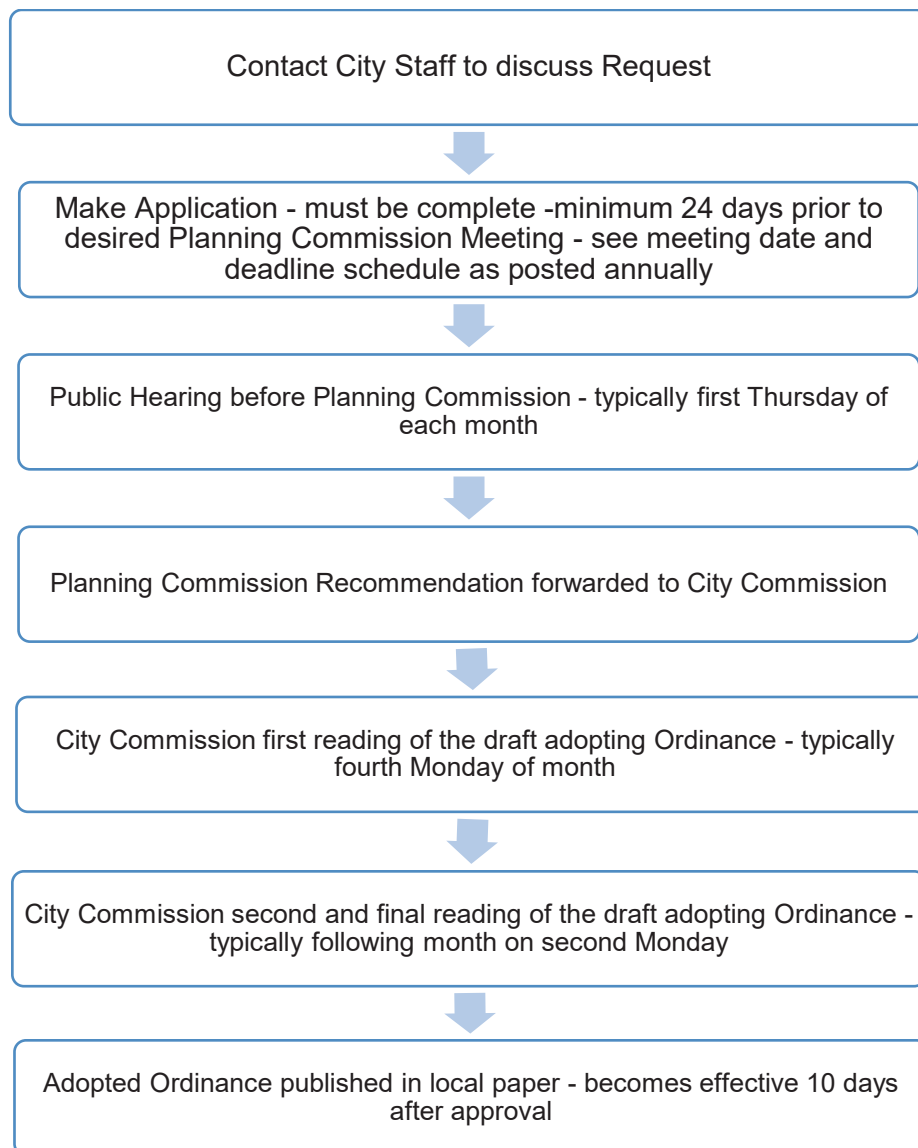
- A. The use shall be located within a multiple-family residential building.
- B. The use shall be wholly located on the street-level floor of the building.
- C. The combined gross floor area of all commercial uses on the zoning lot shall not exceed 20% of the gross floor area of the street level floor of the building or 2,500 square feet.
- D. Retail uses shall be limited to establishments such as a market, boutique, florist, art gallery, gift shop, convenience store, or substantially similar uses.
- E. Food and Drink Establishments shall be limited to coffee shops, cafes, bakeries, ice cream shops, and substantially similar uses. Bars, taverns, liquor stores, and establishments involving the sale of alcoholic beverages are prohibited.
- F. Personal Service Establishments shall be limited to salons, barbershops, spas, fitness or wellness studios, self-service laundry, dry-cleaning and substantially similar uses.
- G. Drive-through facilities, drive-in services, outdoor amplified music, and outdoor commercial storage are prohibited.
- H. All business activity shall be conducted within the building, except for any outdoor seating approved as part of a site plan.
- I. Hours open to the public shall be limited to 6:00 a.m. to 10:00 p.m.
- J. The use shall comply with all applicable off-street parking, signage, lighting, landscaping, building, fire, and site-plan requirements.
- K. The use shall not create noise, odor, glare, traffic, deliveries, or other impacts materially detrimental to nearby residential property.
- L. At least one commercial tenant space shall provide a pedestrian-oriented entrance accessible from a public sidewalk or an internal pedestrian connection serving the development.
- M. The commercial use shall primarily serve as an amenity to residents. This standard shall not prevent the ability of the commercial use to also serve the general public.



CITY OF ST. JOSEPH
PLANNING & ZONING DEPARTMENT
700 Broad Street
St. Joseph, MI 49085
Phone (269)983-1212
Fax (269) 985-0347
www.sjcity.com

Text Amendment (Modifying Language in Zoning Ordinance)

Process, Instructions and Application*



*See attached detailed directions for all steps involved.

Jan 2024



CITY OF ST. JOSEPH
PLANNING & ZONING DEPARTMENT
700 Broad Street
St. Joseph, MI 49085
Phone (269)983-1212
Fax (269) 985-0347
www.sjcity.com

Text Amendment (Modifying Language in Zoning Ordinance)

Process, Instructions and Application

1. **Contact Community Development Director (staff) regarding proposed request.** Staff will review zoning ordinance regulations and recommend which process is appropriate for your proposed request. Application forms will be distributed and staff will determine if a pre-submittal meeting is necessary.
2. **Submission of Application.** Complete applications must be submitted no less than 24 calendar days prior to the next regularly scheduled Planning Commission (PC) meeting. The PC typically meets the first Thursday of each month, see meeting and deadline schedule at www.sjcity.com.
 - a. It is suggested that you make an appointment with staff to submit the application.
 - b. All required applications, supplemental information and fees must be submitted at one time.
 - c. You are encouraged to file before the deadline, as incomplete applications are not accepted and will delay the processing of your application.
3. **Acceptance of Application.** Staff reviews the application and supplemental information for completeness prior to formally accepting and scheduling the request before the PC.
4. **Application is Formally Accepted.**
 - a. Staff forwards the accepted application packet to the City Engineer, Director of Public Works, Director of Public Safety (Police/Fire) and Building Official for their review and comment.
 - b. Staff prepares the Legal Notice for the newspaper. The legal notice must appear in the local newspaper no less than fifteen (15) days before the scheduled public hearing.
5. **Staff Memorandum and Planning Commission Packet Creation.** Staff prepares a staff memorandum which includes information regarding the proposed request, staff department comments, supporting information and the completed applicant and supplemental information from the applicant. Any written comments received from the public are also included. In most cases the PC packet is completed and delivered the Friday before the scheduled PC meeting and is available to the general public on the Monday before the meeting.

6. **Planning Commission Public Hearing.** The Chair of the PC will open the public hearing and invite the applicant to present its case to the PC, an overview of the request and explanation of any drawings submitted should occur. The Planning Commissioners can ask questions of the applicant and staff prior to inviting the audience to speak. Once all public comments have been taken, the public hearing is closed. Contact staff prior to the meeting if you need any audiovisual equipment for your presentation.
7. **Planning Commission Deliberation.** The PC will begin to evaluate the request along with reviewing the applicable standards. In some cases the PC will ask for clarification from staff or the applicant.
 - a. The PC has four options:
 - i. Motion to recommend approval of the request as presented;
 - ii. Motion to recommend approval of the request with changes to the draft language;
 - iii. Motion to recommend denial of the request; or
 - iv. Motion to continue the item to a future meeting to obtain additional information.
8. **Staff Memorandum with PC Recommendation and CC Packet Creation- first reading of the adopting Ordinance.** Staff prepares a memorandum and includes the PC packet, draft meeting minutes, draft adopting ordinance and any new information received to the City Clerk. This meeting typically takes place on the fourth (4th) Monday of the month. The City Clerk completes the CC packet and posts the CC agenda packet on-line at www.sjcity.com.
9. **City Commission Meeting – first reading of the adopting Ordinance.** The Mayor will open the discussion and invite the applicant to present its case to the CC; an overview of the request and explanation of any drawings submitted should be presented by the applicant. The City Commissioners can ask questions of the applicant and staff prior to inviting the audience to speak. Contact staff prior to the meeting if you need any audiovisual equipment for your presentation.
10. **City Commission Deliberation.** The CC will begin their deliberation of the request and evaluate it along with the applicable standards. In some cases the CC will ask for clarification from staff or the applicant.
 - a. The CC has four options:
 - i. Motion to approve the first reading of the Ordinance as presented;
 - ii. Motion to approve the first reading of the Ordinance as modified;
 - iii. Motion to deny the request; or
 - iv. Motion to continue the item to a future meeting to obtain additional information.
11. **Staff Memorandum with PC Recommendation and CC Packet Creation- second and final reading of the adopting Ordinance.** Staff prepares a memorandum and includes the PC packet, draft meeting minutes, draft adopting ordinance and any new information received to the City Clerk. This meeting typically takes place the following month on the second (2nd) Monday of the month. The City Clerk completes the CC packet and posts the CC agenda packet on-line at www.sjcity.com.

12. **City Commission Meeting – second and final reading of the adopting Ordinance.** The Mayor will open the discussion and invite the applicant to present its case to the CC; an overview of the request and explanation of any drawings submitted should be presented by the applicant. The City Commissioners can ask questions of the applicant and staff prior to inviting the audience to speak. Contact staff prior to the meeting if you need any audiovisual equipment for your presentation.
13. **City Commission Deliberation.** The CC will begin their deliberation of the request and evaluate it along with the applicable standards. In some cases the CC will ask for clarification from staff or the applicant.
 - a. The CC has four options:
 - i. Motion to approve the second and final reading of the Ordinance as presented;
 - ii. Motion to approve the second and final reading of the Ordinance as modified;
 - iii. Motion to deny the request; or
 - iv. Motion to continue the item to a future meeting to obtain additional information.
14. **Publication of Adopted Ordinance.** The City Clerk will publish the adopted ordinance in the local newspaper within seven (7) days after adoption of an Ordinance amendment.
15. **Effective Date of Text Amendment.** The effective date of the text amendment (modifying language in Zoning Ordinance), shall be ten (10) days after the adoption of the Ordinance by the City Commission, unless otherwise specified in the adopting ordinance.
16. **Approval Packet.** Once all meetings minutes are approved, staff will create and provide a copy of the approval packet to the applicant for their records.



CITY OF ST. JOSEPH
PLANNING & ZONING DEPARTMENT
700 Broad Street
St. Joseph, MI 49085
Phone (269)983-1212
Fax (269) 985-0347
www.sjcity.com

TEXT AMENDMENT APPLICATION

Please print legibly. All portions must be completed. Do not leave any section blank, use N/A. Incomplete forms will be returned. All required materials must be received by the City and determined to be complete no less than 24 calendar days prior to the next Planning Commission meeting. If additional space is needed, please use additional sheets of paper.

Request Information

Applicable Section of Zoning Ordinance that amendment is requested: Article IV, Sec. 4.6.3,
and Article XI, Sec. 11.12 - Special and Conditional Use Regulations

Briefly Explain Request: Amend Article IV, Tables 4-1 and 4-2, and Article XI, Section 11.12,
neighborhood-scale commercial uses as Conditional Uses within mixed-use
multiple-family buildings in the R3 district, subject to a combined maximum commercial
floor area of 3,000 square feet and compatibility standards. See Exhibit A.

Are there other requests associated with this application?: If yes, explain: Future request to e
No concurrent land-use application is submitted with this text amendment.

Applicant Information

In case of trust, provide the name, address and telephone numbers of all trustees and beneficiaries of the trust. An LLC or corporation must provide a copy of Articles of Incorporation. In case the applicant is not the property owner, written permission from the property owner is required.

Name of Applicant: Tim Monahan, Clark Logic Capital

Mailing Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip Code: [REDACTED]

Telephone Number: [REDACTED] Emergency Number: [REDACTED]

E-mail Address: [REDACTED]

Attorney: N/A

Mailing Address: N/A

City: N/A State: N/A Zip Code: N/A

Telephone Number: N/A E-mail Address: N/A

Engineer and/or Architect: N/A

Mailing Address: N/A

City: N/A State: N/A Zip Code: N/A

Telephone Number: N/A E-mail Address: N/A

Proposed Language Change (please use additional paper if needed)

Existing section and language from Zoning Ordinance: See attached Exhibit A. Current Tables
requested neighborhood-scale retail, limited food and drink, personal service,
and business/professional office uses as Conditional Uses in the R3 district.

Proposed new language for the Zoning Ordinance: See attached Exhibit A. Add specified neigl
Conditional Uses in R3 and add Sec. 11.12 standards, including a 3,000-square-
foot aggregate cap, street-level location, limited use types, and operational limits.

Explain how the proposed new language supports the goals and objects of the adopted Master Plan: See Exhibit A.

The amendment supports reinvestment, housing choice, walkability, compact mixed-use
development, and compatible neighborhood services while preserving residential
character through strict scale and operating standards.

Text Amendment Factors

If needed use additional sheets of paper to respond to Standards.

SECTION 22.3 FACTORS TO CONSIDER ON REZONINGS *(also used for text amendments to the Zoning Ordinance)*. In reviewing any application for an amendment, the Planning Commission shall evaluate all factors relevant to the application. The Planning Commission may solicit information from public agencies or from individuals or firms with relevant experience. The factors to be considered shall include, but are not limited to, the following:

- A. What conditions related to the application have changed since the Zoning Ordinance was adopted which justify the proposed amendment?

Demand for additional housing, increased construction costs, and the availability of
state housing-reinvestment tools justify carefully controlled mixed-use flexibility.

The proposed standards respond to these changed conditions without broadly
commercializing R3 property.

- B. What are the possible precedential effects which might result from the approval or denial of the application?

Approval would establish a limited, objective pathway for small commercial components
within qualifying multiple-family or mixed-use buildings throughout R3. The
3,000-square-foot aggregate cap and compatibility standards reduce adverse precedent.
Denial would foreclose similarly scaled mixed-use housing projects from this option.

- C. What is the potential impact of the proposal on the ability of the City and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future?

The uses are small and located within an existing or approved residential building.

Existing water, sewer, streets, police, fire, and refuse services can accommodate them. Site-plan, parking, building, fire, and utility requirements remain applicable.

- D. Does the proposed amendment adversely affect environmental conditions, the character of, or the likely value of property?

No. The amendment requires enclosed, neighborhood-scale uses and controls area, hours, alcohol, drive-through service, outdoor storage, noise, odor, glare, deliveries, signage, lighting, and parking. Compatible reinvestment should support rather than diminish nearby property values.

- E. Does the proposed District change comply with the adopted City Comprehensive Plan? (If not, and if the proposed amendment is reasonable in light of all other relevant factors, then the Comprehensive Plan should be amended before the proposed zoning amendment is approved.)

Yes. The amendment advances compact development, reinvestment, housing availability, walkability, and compatible neighborhood-serving uses. Residential use remains primary, and commercial activity is incidental and tightly limited.

- F. If a specific property is involved, can the property in question be put to a reasonable economic Use in the zoning District in which it is presently located?

The property can support residential use under R3; however, the present ordinance does not provide the limited mixed-use flexibility needed for the proposed project and related housing-reinvestment strategy. The amendment improves feasibility while retaining the district's residential purpose.

- G. Is another procedure, such as a Variance, Special Use, Planned Unit Development, or hardship Planned Unit Development a more appropriate alternative than the proposed amendment?

No. A variance cannot authorize a use prohibited by the ordinance. A PUD would be more complex and property-specific. The proposed conditional-use standards create a narrow, consistent, and reviewable approach for similarly situated R3 mixed-use buildings.

**TEXT AMENDMENT (CHANGES TO ZONING ORDINANCE) APPLICATION
CERTIFICATION**

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that they consent to the filing of the application and that all information contained is true and correct to the best of their knowledge;
- B. The Applicant understands that an incomplete or nonconforming application will not be considered. In addition, the Applicant understands that the City may require additional information prior to the consideration of this application which may include, but is not limited to, a traffic study if required by the Planning Commission or City Commission;
- C. The Applicant shall make the property that is subject of this application available for inspection by the City at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicant shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten (10) days following the change, and that failure to do so shall be grounds for denial of the application;
- E. The Applicant understands that if the application is approved with conditions, those conditions will need to be met as part of any permit issued; and
- F. The Applicant understands that they are responsible for all application fees. Fees are non-refundable and there is no guarantee the application will be approved or permits issued. There should be no outstanding monies owed to the City (i.e., water bill or taxes).

On the _____, day of _____, 20_____, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of Applicant or Authorized Agent

Tim Monahan

Name of Applicant or Authorized Agent

SUBSCRIBED AND SWORN

To before me this _____ day of _____, 20_____

Notary Public

OFFICIAL CITY USE: Date Received: _____ Fee: _____
Completed: Special Use Application: _____ Site Plan Review Application: _____ Other: _____

EXHIBIT A

Proposed R-3 Neighborhood-Scale Commercial Text Amendment

Applicant: Tim Monahan / Clark Logic Capital | Project: 2929 Lakeshore Drive, St. Joseph, Michigan

1. Requested Amendments

Amend Article IV, Section 4.6.3, Table 4-1 and Section 4.6.4, Table 4-2 to identify the following use classes as Conditional Uses ("C") in the R3 Multiple-Family Residence District, subject to Section 11.12:

Use class	Requested R3 designation
Retail Establishments	C
Food and Drink Establishments	C
Personal Service Establishments	C
Business and Professional Offices	C

2. Proposed Article XI Standard

Add a new subsection to Section 11.12 substantially as follows:

Neighborhood-Scale Commercial Uses in the R3 District. Retail establishments, limited food and drink establishments, personal service establishments, and business or professional offices may be permitted as Conditional Uses in the R3 Multiple-Family Residence District, subject to all of the following conditions:

1. The commercial use shall be located within a multiple-family residential building or a mixed-use building containing multiple-family residential dwelling units.
2. The commercial use shall be located on the street-level floor of the building.
3. The combined gross floor area of all commercial uses on the zoning lot shall not exceed 3,000 square feet.
4. Retail uses shall be limited to neighborhood-scale establishments such as a market, boutique, florist, art gallery, gift shop, or substantially similar use.
5. Food and drink establishments shall be limited to coffee shops, cafes, bakeries, ice cream shops, and substantially similar uses. Bars, taverns, liquor stores, and establishments involving the sale of alcoholic beverages are prohibited.
6. Personal service establishments shall be limited to salons, barbershops, spas, fitness or wellness studios, and substantially similar uses.
7. Drive-through facilities, drive-in service, outdoor amplified music, and outdoor commercial storage are prohibited.
8. All business activity shall be conducted within the building, except for outdoor seating approved as part of a site plan.
9. Hours open to the public shall be limited to 6:00 a.m. through 10:00 p.m.
10. The use shall comply with all applicable off-street parking, signage, lighting, landscaping, building, fire, and site-plan requirements.
11. The use shall not create noise, odor, glare, traffic, deliveries, or other impacts materially detrimental to adjoining residential property.
12. At least one commercial tenant space shall provide a pedestrian-oriented entrance accessible from a public sidewalk or an internal pedestrian connection serving the development.

3. Master Plan Consistency and Amendment Factors

Master Plan consistency

The amendment advances reinvestment, housing choice, walkability, compact development, and compatible neighborhood-serving uses. Residential use remains the primary use in R3. Commercial activity is incidental, is confined to a multiple-family or mixed-use building, and is limited to 3,000 square feet in aggregate.

A. Changed conditions

Demand for additional housing, increased development and construction costs, and the availability of state housing-reinvestment tools justify carefully controlled mixed-use flexibility. The proposed standards respond to these conditions without broadly commercializing the R3 district.

B. Precedential effects

Approval would establish an objective, limited pathway for small commercial components within qualifying multiple-family or mixed-use buildings. The location requirement, 3,000-square-foot aggregate cap, limited use list, and operating standards minimize adverse precedent. Denial would foreclose similarly scaled mixed-use housing projects from this option.

C. Public services and facilities

The proposed uses are small and must be located within an existing or approved residential building. Existing water, sewer, streets, police, fire, and refuse services can accommodate them. All generally applicable site-plan, parking, building, fire, and utility requirements remain in effect.

D. Environment, character, and property values

The amendment requires enclosed, neighborhood-scale uses and controls floor area, hours, alcohol sales, drive-through service, storage, noise, odor, glare, deliveries, signage, lighting, and parking. Compatible reinvestment should support neighborhood character and nearby property values.

E. Comprehensive Plan

The amendment supports compact development, reinvestment, housing availability, walkability, and compatible neighborhood services. It preserves the residential purpose of R3 by making the commercial component incidental and tightly limited.

F. Reasonable economic use

The property can support residential use under R3; however, the current ordinance does not provide the limited mixed-use flexibility needed for the proposed project and related housing-reinvestment strategy. The amendment improves project feasibility while retaining the district's residential purpose.

G. Alternative procedures

A variance cannot authorize a use prohibited by the ordinance. A Planned Unit Development would be more complex and property-specific. The proposed Conditional Use standards provide a narrow, consistent, and reviewable approach for similarly situated R3 mixed-use buildings.

Drafting note

The City may revise numbering, defined-term capitalization, use-class descriptions, cross-references, and standards to conform this proposal to the current codified ordinance. The applicant requests that the substance of the 3,000-square-foot aggregate limitation and neighborhood-compatibility protections be retained.

**CITY OF ST. JOSEPH
BERRIEN COUNTY, MICHIGAN**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF
THE CITY OF ST. JOSEPH, MICHIGAN**

THE CITY OF ST. JOSEPH ORDAINS that the City of St. Joseph Zoning Ordinance adopted by Chapter 33 of the City of St. Joseph Code of Ordinances and codified as Appendix A is hereby amended as follows:

1. Article IV, Official Zoning Map, Zoning Districts and Authorized Uses, Sec. 4.6.3 Use Classes, Definitions, and Examples of Permitted Uses, Table 4-1 of the City of St. Joseph Zoning Ordinance is amended to allow Personal Service, Office, General Retail, Convenience Retail, and Food and Drink Establishments as conditional uses within the R3 zoning district as a conditional use, and shall read as follows:

Use Classes and Definitions	Examples of Uses Permitted	Permitted Districts
Convenience Retail Establishments A retail establishment offering for sale prepackaged food products, milk, bread, donuts, sandwiches, beverages, newspapers and magazines, household items, pharmaceuticals, and other items for off-premises consumption. This includes similar establishments providing convenience services primarily geared toward individual, rather than business use, such as walk-in packaging, shipping and mailing services; facsimile services; mailbox rental; and photocopying. These are usually short-trip, high-volume uses not more than 3,500 square feet in	Party stores; drug stores; grocery stores; bakeries; delicatessens; magazine and newspaper stands; consumer-oriented packaging and mailing stores. Other retail establishments similar to and compatible with the above establishments.	"P" in C, CO, D "C" in R3 (No alcohol sales, see 11.12.27) "PUD" in W

size. A convenience retail establishment can share a Building with another use, such as an automobile service station. Drive-through establishments are not convenience retail establishments.		
Food and Drink Service Establishments An establishment where food and drink are prepared, served and consumed primarily on the premises.	Restaurants (eat-in or take-out, but not drive through); bakeries; cafes; bars and taverns; nightclubs; cabarets; brewpubs (allowed only in conjunction with and as part of a Restaurant); coffee shops; delicatessens; diners; and related uses similar to and compatible with the above uses.	"P" in D, C "C" in R3 (No alcohol sales, see 11.12.27) "PUD" in W
General Retail Establishments The principal activity of general retail establishments is the purchase and resale, leasing or renting of goods or merchandise to the public for Personal, household, or business Use or consumption and rendering services incidental to the sale of such goods. There may be processing or manufacturing of products incidental or subordinate to the selling activities (such as a bakery or delicatessen at a grocery store). A common Accessory Use is repair of products sold on the premises. These facilities are small in scale compared to "big box" establishments.	Stores selling, leasing, or renting new or used consumer, home and business goods including, but not limited to: apothecary goods; appliances; art and art supplies; antiques; bicycles; books, magazines and stationery; clothing; furs; dry goods; electronic equipment; fabric; furniture; garden supplies, plants and flowers; gifts and novelties; groceries; hardware; home Improvements; household products; jewelry; lumber and Building materials and incidental millwork; music and instruments; office supplies; pets and pet food; sporting goods; tableware; toys; and videos, prepackaged and fresh food. Other retail establishments similar to and compatible with the above establishments.	"P" in D, C "C" in R3 (No alcohol sales, see 11.12.27) "PUD" in W

Office Establishments Office uses are characterized by activities conducted in an office setting and generally focusing on business, government, professional, financial services. Accessory Uses may include cafeterias and health facilities established primarily to service the needs of employees on the premises.	Financial institutions: lenders, brokerage houses, banks; insurance offices; real estate offices; offices for attorneys, accountants, architects, engineers and similar professionals; government offices; and Public Utility offices. Automated teller machines and similar self-service automated kiosks located within a Building or Structure or as a pedestrian walk-up only (no drive-through use). Other office establishments similar to and compatible with the above establishments.	"P" in C, CO, D "C" in R3 (see 11.12.27) "PUD" in W
Personal Service Establishments Establishments primarily engaged in providing services involving the care of a Person or his or her Personal goods or apparel.	Laundry pick-up stations; dry cleaning establishments performing the cleaning processes on site; self-service laundries; nails, beauty and barber shops and salons; shoeshine and shoe repair; tattoo parlors; tanning, steam baths, reducing salons and health clubs; tailor and dressmaker shops; tuxedo rental; photographic studios; animal grooming; and domestic services. Other Personal service establishments similar to and compatible with the above establishments. Does not include massage services except as accessory to a beauty shop or salon.	"P" in C, D "C" in R3 (see 11.12.27)

2. Article IV, Official Zoning Map, Zoning Districts and Authorized Uses, Sec. 4.6.4 Authorized Uses Table, Table 4-2 of the City of St. Joseph Zoning Ordinance is amended to allow Personal Service, Office, General Retail, Convenience Retail, and Food and Drink Establishments as conditional uses within the R3 zoning district as a conditional use, and shall appear as follows:

Land Uses: Principal by Use Category	R1	R2	R3	CO	D	C	I1	I2	OS	W
Convenience Retail Establishments			C	P	P	P				PUD
Food and Drink Service Establishments			C		P	P				PUD
General Retail Establishments			C		P	P				PUD
Office Establishments			C	P	P	P				PUD
Personal Service Establishments			C		P	P				

3. Article XI, Special and Conditional Use Regulations, Section 11.12, Standards for special and conditional uses, of the City of St. Joseph Zoning Ordinance is amended to add Neighborhood-Scale Commercial Uses in the R3 District and shall read as follows:

11.12.27 Neighborhood-Scale Commercial Uses in the R3 District. Convenience Retail, limited Food and Drink, General Retail, Office, and Personal Service Establishments are permitted as a Conditional Use in the R3 Multiple-Family Residence District under the following conditions.

- A. The use shall be located within a multiple-family residential building.
- B. The use shall be wholly located on the street-level floor of the building.
- C. The combined gross floor area of all commercial uses on the zoning lot shall not exceed 20% of the gross floor area of the street level floor of the building or 2,500 square feet.
- D. Retail uses shall be limited to establishments such as a market, boutique, florist, art gallery, gift shop, convenience store, or substantially similar uses.
- E. Food and Drink Establishments shall be limited to coffee shops, cafes, bakeries, ice cream shops, and substantially similar uses. Bars, taverns, liquor stores, and establishments involving the sale of alcoholic beverages are prohibited.
- F. Personal Service Establishments shall be limited to salons, barbershops, spas, fitness or wellness studios, self-service laundry, dry-cleaning and substantially similar uses.
- G. Drive-through facilities, drive-in services, outdoor amplified music, and outdoor commercial storage are prohibited.
- H. All business activity shall be conducted within the building, except for any outdoor seating approved as part of a site plan.
- I. Hours open to the public shall be limited to 6:00 a.m. to 10:00 p.m.

- J. The use shall comply with all applicable off-street parking, signage, lighting, landscaping, building, fire, and site-plan requirements.
- K. The use shall not create noise, odor, glare, traffic, deliveries, or other impacts materially detrimental to nearby residential property.
- L. At least one commercial tenant space shall provide a pedestrian-oriented entrance accessible from a public sidewalk or an internal pedestrian connection serving the development.
- M. The commercial use shall primarily serve as an amenity to residents. This standard shall not prevent the ability of the commercial use to also serve the general public.

All provisions of the Zoning Ordinance of the City of St. Joseph not hereby amended remain in full force and effect.

This ordinance shall take effect 10 days after its final passage.

Minutes of the St. Joseph Planning Commission Meeting held in the Commission Chambers 700 Broad Street St. Joseph, MI 49085, on October 1, 2026.

Call to Order

Attendee Name	Title	Status
Sean Ebbert	Member	Present
Kathy Burczak	Vice Chair	Present
Aaron Miller (left at 5:22 PM)	Member	Present
Anthony Uhrick	Chair	Present
Becky Rice	Member	Present
Michael Plichta	Member	Present
Pam Porter	Member	Present
Chris Smith	Member	Present
Eric Herbert	Member	Present
Also present: Zoning Administrator Dalton Castle, City Attorney Laurie Schmidt, Building Official Trudy Wilder, Building Inspector Clint Levi, and Neighborhood Enforcement Officer Emily Oman.		

2. Approval of Meeting Minutes

2.a Planning Commission Meeting Minutes of September 3rd, 2026

MOTION: To approve as presented.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Sean Ebbert, Vice Chair
SECONDER:	Eric Herbert, Member
AYES:	Vice Chair Ebbert, Vice Chair Burczak, Member Miller, Chair Uhrick, Member Rice, Member Plichta, Member Porter, Member Smith, Member Herbert

3. New Business

3.a PUBLIC HEARING: Harbor Shores Parcel 5 Planned Unit Development (PUD)

MOTION: To close the public hearing.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Aaron Miller, Member
SECONDER:	Michael Plichta, Member
AYES:	Member Ebbert, Member Miller, Chair Uhrick, Member Rice, Member Plichta, Member Porter
ABSTAINS:	Vice Chair Burczak, Member Smith, Member Herbert

MOTION: To recommend for approval the proposed Harbor Shores Parcel 5 PUD for the property identified as TID No. 11-76-0013-0034-33-9, located southwest of the intersection of M-63 and Klock Road, submitted by Harbor Shores Community Redevelopment as the application has met both the Site Plan Review standards of 12.6.1 and the Planned Unit Development standards of 13.6.1. The Planning Commission further recommends approval of the 20 requested waivers relating to setback and sidewalk requirements as they have met all standards of 13.6.3. This decision is based on the applicant's presentation, the Planning Commission's discussion, any public comment, and the findings and recommendations of the City of St Joseph staff report dated October 1st, 2026, which are hereby incorporated by reference. This recommendation of approval includes the following condition(s):

1. The applicant shall furnish proof of final approvals from EGLE prior to issuance of any additional permits.
2. The final location and design of site elements such as the proposed monument sign and outdoor lighting shall be reviewed by staff prior to installation to confirm compliance.
3. As per the applicants agreement, lots 12 - 16 shall not be used as short-term rentals.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Aaron Miller, Member
SECONDER:	Pam Porter, Member
AYES:	Vice Chair Ebbert, Member Miller, Chair Uhrick, Member Rice, Member Plichta, Member Porter
ABSTAINS:	Vice Chair Burczak, Member Smith, Member Herbert

3.b PUBLIC HEARING: R3 Mixed-Use Text Amendments

Commissioner Miller left the meeting at 5:22 PM.

Chair Uhrick opened the public hearing at 5:23 PM. Mr. Castle explained that the applicant has worked collaboratively with staff to formulate the proposed language. As staff has recommended several changes, the applicant has asked staff to present the language on their behalf. He then explained the intent of the amendments is to allow for certain commercial uses which are more compatible with residential areas to be permitted within the R3 - Multiple-Family Residence District as conditional uses, accessory to a multi-family dwelling. He went on to describe the various proposed conditions of approval which include a maximum floor area limit and a restriction on alcohol sales. Mr. Castle then explained that by allowing for a mixed-use component the city would be promoting and reducing the cost of housing development by affording developers the opportunity to qualify for Neighborhood Enterprise Zone Financing, which only mixed-use development would be eligible for.

Mr. Castle explained the history of the applicants property which was originally zoned C - Commercial Business District before being rezoned to R3. The C zoning district would have permitted a mixed-use multi-family development, however, it would have carried the additional requirement that only up to 67% of the total floor area may be dedicated to the residential use, which is counter to the applicants goal of a primarily residential development. He then advised that as the proposed text amendments had developed, the goal had transitioned from allowing uses which would not be detrimental to the greater residential area to allowing uses which are complimentary to the residential area. This now leaves the proposed permission of the Office establishment use in a spot which the Planning Commission may wish to reconsider its inclusion. Lastly, he advised that staff are requesting the Planning Commission to consider whether an additional condition requiring a minimum lot size of 10,000 square feet be added to the text amendments. The potential concern to be addressed is that there are several smaller R3 zoned parcels located in denser areas of the city which may have an increased impact on adjacent neighborhoods if they were to incorporate commercial uses.

Vice-Chair Burczak asked for clarification on why a Planned Unit Development (PUD) would not be a better solution for the applicants purposes as opposed to amending the Ordinance which would impact the entire city. Mr. Castle explained that as discussed under Standard G within the staff report, a PUD must be composed of uses which are permitted within Article IV of the Ordinance. Commissioner Ebbert added that the underlying zoning would still dictate the uses which can be permitted.

Vice-Chair Burczak asked for clarification on the purpose of the minimum lot size requirement. Mr. Castle explained that it is not currently included within the requested language or amongst the alterations recommended by staff. He advised the Planning Commission to weigh the merits of the inclusion of the minimum lot size requirement, keeping in mind that smaller R3 zoned properties are generally located within denser areas of the city which may feel a greater impact from the addition of commercial uses.

Commissioner Ebbert asked if staff was able to compile the size of each R3 zoned property in the city to determine which would be restricted by the 10,000 square feet limitation. Mr. Castle explained the precise sizes of each property were not compiled, however, staff had reviewed the sizes of R3 zoned parcels on the periphery of the downtown area and Niles Ave corridor and found them to be less than 10,000 square feet.

Commissioner Herbert stated that it would seem that the permitted uses would be of more use to residents in denser parts of the city who could more reasonably walk to said businesses. He stated the maximum size seems unnecessary.

Vice-Chair Burczak stated her concern would be whether it would be possible to orient the business away from adjacent R1 zoned properties to limit impact on adjacent properties. She went on to discuss the impacts of parking and the hours of operation. She then expressed concern regarding the inclusion of party stores, and whether or not the restriction on alcohol sales would extend to those as well. Mr. Castle stated the intent of the language is to prohibit alcohol sales regardless of the specific use. He went on to explain that the proposed conditional use language limits the scope of permitted uses from those which are listed in Article IV Table 4-1 Examples of Permitted Uses.

Commissioner Ebbert said it appears there is only one undeveloped R3 parcel in the city. He went on to discuss the challenges property owners would experience with retrofitting existing residential spaces into commercial uses within Building Code requirements. Meeting parking requirements would also present a significant challenge for existing development. Commissioner Ebbert concluded by saying the impact on adjacent parcels would be quite limited based on feasibility.

Vice-Chair Burczak asked if certain other properties could be rezoned to R3 to also benefit from the change to be redeveloped. Mr. Castle explained the R3 zone is uniquely qualified for properties to be rezoned to as it serves as a transitional area between residential and commercial zones, meaning spot zoning would not be as much a concern. It would come down to the position of the specific property relative to commercial and residential areas.

Chair Uhrick asked for clarification as to why the applicant is pursuing a text amendment opposed to a variance or special use permit. Mr. Castle explained that the R3 zoning district does not permit any commercial uses and the Zoning Ordinance does not permit use variances. He explained the other viable alternative the applicant could have pursued was a rezoning of their property back to C - Commercial Business District. This would run into conflict with the 67% maximum residential floor area requirement for the C zoning district, however, the applicant could pursue a dimensional variance from that requirement. Mr. Castle went on to say that option may not be ideal, as it would be difficult to argue that the specific property is

meeting the review standards to receive said variance.

Chair Uhrick opened the floor for public comment. No one spoke.

MOTION: To close the public hearing at 5:46 PM.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Kathy Burczak, Vice Chair
SECONDER:	Michael Plichta, Member
AYES:	Member Ebbert, Vice Chair Burczak, Chair Uhrick, Member Rice, Member Plichta, Member Porter, Member Smith, Member Herbert
ABSENT:	Member Miller

Commissioner Porter raised concern that in practice the commercial use would largely serve the general public and asked if enough parking would be required for the use. Mr. Castle stated the commercial use would be required parking per Article XVIII in addition to however much parking is also required for the multi-family use.

Chair Uhrick asked if there were any additional thoughts on the minimum lot size requirement. Vice-Chair Burczak speculated that certain other properties, specifically those in the Commercial Office District, could also benefit from the amendment and perhaps additional research should be done. She added that in the event the scope of the amendments were expanded, the minimum lot size requirement may be necessary.

Commissioner Herbert clarified that the minimum lot size requirement was a discussion topic raised by staff, but is not included in the proposed language.

Vice-Chair Burczak advised that it may be better to table the decision to review other areas which may be of a benefit. Mr. Castle clarified that the proposed text amendments were submitted by a private applicant. Without the express consent of the applicant or a concern regarding a lack of information to act on the language as presented, it would not be appropriate delay action on the item for the purposes of the city. A future text amendment pursued by the City expanding the scope of proposed text amendments could be discussed in the future. Vice-Chair Burczak clarified her concern is whether certain requirements such as the minimum lot size would have unforeseen implications if the scope of zoning districts the amendments apply to were to change or rezonings were to occur. She stated that as presented she would not be in favor of adding the minimum lot size requirement.

Commissioner Ebbert asked what is the minimum lot size permitted in the R3 district. Mr. Castle stated it is 6,000 square feet.

MOTION: To recommend for approval the Ordinance to Amend Article IV and XI to allow certain commercial uses to be permitted as a conditional use, accessory to multi-family dwellings, within the R3 Multiple-Family Residence District and establish associated conditional use standards in the City of St. Joseph Zoning Ordinance, as proposed by Clark Logic Capital with modifications recommended by staff finding that the recommended language has satisfied all the standards set forth under Section 22.3 of the City of St. Joseph Zoning Ordinance based upon the Planning Commission's discussion, any public comment, and the findings of the City of St. Joseph Staff Report dated October 1, 2026 which are hereby incorporated by reference.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Sean Ebbert, Member
SECONDER:	Eric Herbert, Member
AYES:	Vice Chair Ebbert, Vice Chair Burczak, Chair Uhrick, Member Rice, Member Plichta, Member Porter, Member Smith, Member Herbert
ABSENT:	Member Miller

3.c 10-Year Master Plan Review Preliminary Analysis

3.d Draft 2027 Planning Commission Meeting Dates

MOTION: To approve the draft 2027 Planning Commission meeting dates.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Kathy Burczak, Vice Chair
SECONDER:	Becky Rice, Member
AYES:	Member Ebbert, Vice Chair Burczak, Chair Uhrick, Member Rice, Member Plichta, Member Porter, Member Smith, Member Herbert
ABSENT:	Member Miller

4. Old Business

4.a Accessory Dwelling Unit (ADU) Text Amendments Discussion - Next Steps

MOTION: To confirm Vice-Chair Burczak, Commissioner Herbert, and Commissioner Porter to from the subcommittee on Accessory Dwelling Units to provide a recommendation on how to proceed at the November 5th, 2026, meeting.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Michael Plichta, Member
SECONDER:	Chris Smith, Member
AYES:	Member Ebbert, Vice Chair Burczak, Chair Uhrick, Member Rice, Member Plichta, Member Porter, Member Smith, Member Herbert
ABSENT:	Member Miller

5. Public Comment

6. Commissioner Comment

7. Staff Comments

8. Adjournment

MOTION: To close and adjourn the meeting at 6:16 PM.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Sean Ebbert, Member
SECONDER:	Eric Herbert, Member
AYES:	Vice Chair Ebbert, Vice Chair Burczak, Chair Uhrick, Member Rice, Member Plichta, Member Porter, Member Smith, Member Herbert
ABSENT:	Member Miller

Presiding Officer

DRAFT

Agenda Item

TO: City Commission

FROM: Emily Hackworth, City Manager

RE: Noise Ordinance Update

MEETING DATE: October 12, 2026

During the July 27 City Commission meeting, as part of a discussion about the Sandbar Grille's extended hours for amplified music, the Commission directed staff to establish an appropriate decibel level for the rest of the Sandbar's music season. This was necessary because the City's current noise ordinance does not include a specific threshold, making it difficult for the City to enforce.

After conducting preliminary research and establishing a temporary threshold of 65 dB(A) for the Sandbar Grille, staff continued to look for further information that could be used to modify the ordinance going forward. Staff looked for both dB(A) and dB(C) thresholds.

dB(A) measures very low and very high frequencies to match how the human ear perceives loudness at moderate volumes. dB(C) measures a flatter frequency including low-frequency bass and sub-bass.

While there are many municipalities that do not set a cap for noise levels, staff identified nine examples in Michigan that do establish dB(A) decibel caps, and three outside of the state that establish dB(C) caps.

With this information, staff drafted a change to the noise ordinance that sets dB(A) thresholds by district, taking into account where music may be expected to be louder or quieter. The dB(C) threshold is recommended at 8 decibels higher than the dB(A) level.

In addition, staff clarified the definition of excessive noise and permissible exemptions, moved decibel and noise limit violations for music and amplification coming from vehicles from Chapter 29 to Chapter 19 to keep similar violations in one chapter, and added increased fines and penalties for subsequent offenses that occur within a two-year period.

Staff is presenting the proposed ordinance amendments to the City Commission for review and discussion. If agreeable, the City Commission can approve the Ordinance to Amend Chapter 29 and Chapter 19 for a first reading, as presented, or provide staff with further direction.

Action Requested: Motion to approve the first reading of the Ordinance to Amend Chapter 29 "Traffic and Motor Vehicles," Article 1, "General" Section 29-11, "Excessive Noise from electronically amplified sound systems in or on motor vehicles" and Chapter 19 "Offenses," Article IX "Noise," Sections 19-120 through 19-122 and Sections 126 through 127 of the City of St. Joseph Code of Ordinances of the City of St. Joseph, Michigan, as presented.

ATTACHMENT(S):

- Ordinance to Amend Ch 29 and Ch 19 Art IX Noise 20261009(05).pdf
- Sec. 19_120.____Excessive_noise__restricted_generally. Is rev(05).pdf
- Ch 29-11 Excessive Noise vehicles 20261005.pdf
- Chart.pdf
- Petition to Amend Noise Ordinance 20261005.pdf

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF
THE CITY OF ST. JOSEPH, MICHIGAN**

THE CITY OF ST. JOSEPH ORDAINS that Chapter 29, "Traffic and Motor Vehicles," Article 1, "General" Section 29-11, "Excessive Noise from electronically amplified sound systems in or on motor vehicles" and Chapter 19 "Offenses," Article IX "Noise," Sections 19-120 through 19-122 and Sections 126 through 127 of the City of St. Joseph Code of Ordinances are hereby amended as follows:

Chapter 29, "Traffic and Motor Vehicles," Article 1 "General," Section 29-11 "Excessive Noise from electronically amplified sound systems in or on motor vehicles" is repealed.

Chapter 19 "Offenses," Article IX "Noise," Sections 19-120 through 19-122 and Sections 126 through 127 are amended to read as follows:

Sec. 19-120. Excessive noise; restricted generally.

It shall be unlawful for any person to make, continue, or cause to be made or continued any loud, unnecessary, or unusual noise or any noise which either annoys, disturbs, injures, or endangers the comfort, repose, health, peace, or safety of the general public, taking into account the time of day, the area, location, and use of property where the conduct occurs and is heard, and the reasonable expectations and rights of one (1) or more members of the public in that area, including but not limited to the noises enumerated in this article.

Sec. 19-121. Exemptions.

The provisions of this article shall not apply to:

- (1) Law enforcement or governmental agencies when engaged in activities authorized by law.
- (2) Emergency work performed for the safety, welfare, and public health of the citizens of the city. "Emergency work" is work made necessary to restore property to a safe condition following a public calamity or work required to protect persons or property from an imminent exposure to danger or potential danger; however, no person shall intentionally or negligently create the necessity for such work.
- (3) Devices emitting sound for warning purposes, as authorized by law.
- (4) Sounds made solely for the purpose of attracting attention or summoning assistance in order to protect persons or property.
- (5) Parades, fairs, circuses, and other similar and sanctioned public entertainment events; sanctioned sporting events; school and sporting activities taking place in areas set aside for such activities; community events approved by the city, school events taking place

in areas set aside for such activities, provided the sound complies with the terms approved by the city; and any activities normally associated with any of the above.

- (6) Commercial private events open to the public and approved by the city, provided the sound complies with the terms approved by the city. Before granting an exemption under this section, the city will consider the frequency, duration, time, and type of exemption requested; impact on surrounding areas and uses; population density and residential proximity in the nearby area; and the impact on the health, safety, and welfare of the community and those who are likely to be impacted.
- (7) Sounds and vibrations produced by the St. Joseph Municipal Band between the hours of 7:00 a.m. and 10:00 p.m.
- (8) Bells or chimes of churches or other places of worship.

Sec. 19-122. Musical instruments; amplified sound.

It shall be unlawful to play any musical instrument or allow any electrically or electronically produced, reproduced, or otherwise amplified sound to emanate from any place or premises in excess of the decibel limits set forth in this section. The decibel limits referenced in this section are based on measurements taken with sound-level instruments that are sensitive to pressure fluctuations and that comply with applicable standards of the American National Standards Institute (ANSI). The A-weighting (dB(A)) scale approximates the frequency response of the human ear when exposed to sounds of low to moderate intensity, such as normal speech. The C-weighting (dB(C)) scale provides greater sensitivity to low-frequency sound energy, such as deep or percussive bass tones.

- (1) The decibel limits from any structure, place, or premises in the following Zoning Districts as determined in the City Zoning Ordinance, measured at the property line of the parcel or the exterior of the building unit from which the sound is emanating, shall not exceed the following:

- i. Residential District:

- 1. Between the hours of 7:00 a.m. and 10:00 p.m.: 50 dB(A) or 58 dB(C).
 - 2. Between the hours of 10:00 p.m. and 7:00 a.m.: 45 dB(A) or 53 dB(C).

- ii. Commercial and Water Recreation Districts:

- 1. Between the hours of 7:00 a.m. and 10:00 p.m.: 65 dB(A) or 73 dB(C).
 - 2. Between the hours of 10:00 p.m. and 7:00 a.m.: 50 dB(A) or 58 dB(C).

- iii. Downtown District:

- 1. Between the hours of 7:00 a.m. and 10:00 p.m.: 70 dB(A) or 78 dB(C).
 - 2. Between the hours of 10:00 p.m. and 7:00 a.m., 55 dB(A) or 63 dB(C).

- (2) The sound emanating from a vehicle while parked or moving (including motorcycles and mopeds) shall not be clearly audible more than 50 feet from the vehicle, or exceed 55 dB(A) or 63 dB(C) when measured no less than 50 feet from the vehicle.

Sec. 19-126. Devices to attract attention.

The use of any drum, loudspeaker, amplifier, or other instrument or device which creates noise for the purpose of attracting attention to any performance, show, sale, or other commercial enterprise is unlawful.

Sec. 19-127. Penalty.

(1) A first violation of any provision of this article, by any person, is a municipal civil infraction which shall, upon a determination of responsibility, be punishable by a fine of not less than \$100.00.

(2) A second violation of any provision of this article within a two-year period is a municipal civil infraction which shall, upon a determination of responsibility, be punishable by a fine of not less than \$200.00.

(3) A third violation of any provision of this chapter within a two-year period is a municipal civil infraction which shall, upon a determination of responsibility, be punishable by a fine of not less than \$300.00.

(4) The fourth and any subsequent violation of any provision of this chapter within a two-year period is a misdemeanor which shall, upon conviction, be punishable in accordance with section 1-11 of this Code.

(5) In all instances, the city's costs of enforcement, abatement and prosecution may be added to any fine imposed by the court.

All provisions of the Code of Ordinances of the City of St. Joseph not hereby amended remain in full force and effect.

This ordinance shall take effect 10 days after its final passage.

Sec. 19-120. Excessive noise; restricted generally.

It shall be unlawful for any person to make, continue, or cause to be made or continued any loud, unnecessary or unusual noise or any noise which either annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of the general public, taking into account the time of day, the area, location and use of property where the conduct occurs and is heard, and the reasonable expectations and rights of one (1) or more members of the public in that area, including but not limited to the noises enumerated in this article.

Sec. 19-121. Exemptions.

The provisions of this article shall not apply to:

- (1) Law enforcement or governmental agencies when engaged in activities authorized by law.
- (2) Emergency work performed for the safety, welfare, and public health of the citizens of the city. "Emergency work" is work made necessary to restore property to a safe condition following a public calamity or work required to protect persons or property from an imminent exposure to danger or potential danger; however, no person shall intentionally or negligently create the necessity for such work.
- (3) Devices emitting sound for warning purposes, as authorized by law.
- (4) Sounds made solely for the purpose of attracting attention or summoning assistance in order to protect persons or property.
- (5) Parades, fairs, circuses, and other similar and sanctioned public entertainment events; sanctioned sporting events; ~~school and~~ sporting activities taking place in areas set aside for such activities; community events approved by the city, provided the sound complies with the terms approved by the city; ~~and~~ any activities normally associated with any of the above.
- (6) Commercial private events open to the public and approved by the city, provided the sound complies with the terms approved by the city. Before granting an exemption under this section, the city will consider the frequency, duration, time, and type of exemption requested; impact on surrounding areas and uses; population density and residential proximity in the nearby area; and the impact on the health, safety, and welfare of the community and those who are likely to be impacted.
- (7) Sounds and vibrations produced by the St. Joseph Municipal Band between the hours of 7:00 a.m. and 10:00 p.m.
- (8) Bells or chimes of churches or other places of worship.

Sec. 19-122. Musical instruments; amplified sound.

It shall be unlawful to play any musical instrument or allow any electrically or electronically produced, reproduced, or otherwise amplified sound to emanate from any place or premises in excess of the decibel limits set forth in this section. The decibel limits referenced in this section are based on measurements taken with sound-level instruments that are sensitive to pressure fluctuations and that comply with applicable standards of the American National Standards Institute (ANSI). The A-weighting (dB(A)) scale approximates the frequency response of the human ear when exposed to sounds of low to moderate intensity, such as normal speech. The C-weighting (dB(C)) scale provides greater sensitivity to low-frequency sound energy, such as deep or percussive bass tones.

- (1) The decibel limits from any structure, place, or premises between the hours of 10:00 p.m. and 7:00 a.m., so as to be heard in the following Zoning Districts as determined in the City Zoning Ordinance, measured at the property line of the parcel or the exterior of the building unit from which the sound is emanating, shall not exceed the following:

i. Residential District:

1. Between the hours of 7:00 a.m. and 10:00 p.m.: 50 dB(A) or 58 dB(C).
2. Between the hours of 10:00 p.m. and 7:00 a.m.: 45 dB(A) or 53 dB(C).

ii. Commercial and Water Recreation Districts:

1. Between the hours of 7:00 a.m. and 10:00 p.m.: 65 dB(A) or 73 dB(C).
2. Between the hours of 10:00 p.m. and 7:00 a.m.: 50 dB(A) or 58 dB(C).

iii. Downtown District:

1. Between the hours of 7:00 a.m. and 10:00 p.m.: 70 dB(A) or 78 dB(C).
2. Between the hours of 10:00 p.m. and 7:00 a.m., 55 dB(A) or 63 dB(C).

(2) The sound emanating from a vehicle while parked or moving (including motorcycles and mopeds) shall not be clearly audible more than 50 feet from the vehicle, or exceed 55 dB(A) or 63 dB(C) when measured no less than 50 feet from the vehicle.

~~more than 100 feet from the property line of such place or premises or so as to annoy or disturb the quiet, comfort or repose of persons in any office, dwelling or other residence, or other place of employment or repose.~~

Sec. 19-123. Shouting and whistling.

Yelling, shouting, hooting, whistling or singing or the making of any other loud noise on the public streets between the hours of 10:00 p.m. and 7:00 a.m., or the making of any such noise at any time so as to unreasonably annoy or disturb the quiet, comfort or repose of the general public is unlawful.

Sec. 19-124. Animal and bird noises.

The keeping of any animal or bird which, by causing frequent or continued noise, shall disturb the comfort or repose of any person of reasonable sensibilities is unlawful.

Sec. 19-125. Construction noise.

To erect, excavate, demolish, alter or repair any structure, or excavate any street or highway, other than between the hours of 7:00 a.m. and 7:00 p.m., without first obtaining permission from the city manager or his designee, is unlawful.

Sec. 19-126. Devices to attract attention.

The use of any drum, loudspeaker, amplifier, or other instrument or device which creates noise for the purpose of attracting attention to any performance, show, sale, or other commercial enterprises is unlawful.

Sec. 19-127. Penalty.

- (1) A first violation of any provision of this article, by any person, is a municipal civil infraction which shall, upon a determination of responsibility, be punishable by a fine of not less than \$100.00. ~~not more than \$500.00, plus the costs of prosecution.~~
- (2) A second violation of any provision of this article within a two-year period is a municipal civil infraction which shall, upon a determination of responsibility, be punishable by a fine of not less than \$200.00.
- (3) A third violation of any provision of this chapter within a two-year period is a municipal civil infraction which shall, upon a determination of responsibility, be punishable by a fine of not less than \$300.00.
- (4) The fourth and any subsequent violation of any provision of this chapter within a two-year period is a misdemeanor which shall, upon conviction, be punishable in accordance with section 1-11 of this Code.
- (5) In all instances, the city's costs of enforcement, abatement and prosecution may be added to any fine imposed by the court.

Sec. 19-128. Violations as nuisances.

In addition to the penalty imposed for a violation of this article, the operation or maintenance of any noise source which causes discomfort or annoyance to the reasonable sensibility of the general public or which endangers the comfort, repose, health, or peace of the general public, shall be deemed and is declared to be a public nuisance, and may be subject to abatement in accordance with Chapter 18, Article I, of this Code.

Sec. 29-11. Reserved. ~~Excessive noise from electronically amplified sound systems in or on motor vehicles.~~

- ~~(a) — No person operating or in control of a parked or moving motor vehicle (including motorcycles and mopeds) shall operate, or permit the operation of, an electronically amplified sound system in or on the vehicle so as to produce sound that is clearly audible more than 50 feet from the vehicle, except as follows:~~
- ~~(1) — Any police vehicle, ambulance, fire engine or emergency vehicle while engaged in emergency or necessary public activities; or~~
- ~~(2) — Sound made to alert persons to the existence of an emergency, danger, or attempted crime, or for warning purposes authorized by law.~~
- ~~(b) — A person who violates this section is responsible for a civil infraction, subject to a civil fine of not more than \$100.00 and costs.~~

dBA Chart

City	Population (2020 Census)	Zone	Day Limit (typically 7AM to 10 PM)	Night Limit (typically 10PM to 7AM)	Notes
Ann Arbor	123,851	Residential	61 dBA	55 dBA	
		Commercial	71 dBA	61 dBA	
Dearborn	109,976	Downtown > Residential	65 dBA	60 dBA	Day Hours extend to midnight Thursday through Sunday and holidays
		Non-Downtown > Residential	60 dBA	55 dBA	
		Downtown > Commercial	75 dBA	70 dBA	
		Non-Downtown > Commercial	65 dBA	60 dBA	
Douglas	1,378	Residential	70 dBA	65 dBA	
		Commercial	70 dBA	65 dBA	
Gladwin	3,069	Residential	65 dBA	60 dBA	Day Hours are 6AM to 11Pm
		Commercial	70 dBA	65 dBA	
Grand Haven	11,011	Residential > Residential	50 dBA	50 dBA	
		Commercial > Commercial	60 dBA	60 dBA	
		Commercial > Residential	55 dBA	55 dBA	
Kalamazoo	73,598	Residential	50 dBA	45 dBA	
		Commercial	55 dBA	50 dBA	
South Haven	3,964	Residential > Residential	75 dBA	60 dBA	Day Hours end at 11PM
		Commercial > Residential	80 dBA	60 dBA	
		Commercial > Commercial	90 dBA	75 dBA	
Traverse City	15,678	Residential	65 dBA	60 dBA	
		Commercial	70 dBA	65 dBA	
West Bloomfield	65,888		85 dBA	75 dBA	

dBc Chart

City	Population (2020 Census)	Zone	Day Limit	Night Limit	Notes
Albuquerque, NM	564,559	Residential > Residential	60 dBc	65 dBc	5 decibels over dBA
		Commercial and Downtown > Residential	65 dBc	60 dBc	
		Commercial and Downtown > Commercial and Downtown	70 dBc	65 dBc	
Raleigh, NC	467,665	Commercial	75 dBc	60 dBc	5 decibels over dBA
		Downtown Weekdays	88 dBc (8 decibels over dBA)	80 dBc (5 decibels over dBA)	
		Downtown Weekends	92 dBc (10 decibels over dBA)	88 dBc (8 decibels over dBA)	
		All other	88 dBc (8 decibels over dBA)	Set by permit	
Buda, TX	15,108	Residential	63 dBc	56 dBc	Set at the same threshold as dBA
		Commercial	70 dBc	63 dBc	
		All other	80 dBc	65 dBc	

To: City Manager E. Hackworth, City Attorney L. Schmidt, Public Safety Director S. Neubecker, City Attorney, Mayor B. Thomas, Mayor Pro Tem M. Fernandez, Commissioner M. Sarola, Commissioner T. Ulrey, Commissioner L. Vetne,
From: Residential Neighbors of Sandbar & Grille, 2701 Lakeshore Dr., St. Joseph, MI

KG
10/5/26

Subject: Request for Changes to St. Joseph City Ordinances, Variances, Permits to Restrict Decibel Music/Sound/Noise Levels

As neighbors of Sandbar & Grille who love and care deeply about our community, we are coming together to ensure our neighborhood remains a peaceful, welcoming, and restful place for everyone. We appreciate the vibrant life of our city, but we also recognize the need to protect the well-being and quiet enjoyment of our homes. These limits should be applied to all venues in St. Joseph that have music playing, either inside or outside except those listed in "Sec. 19-121 Exemptions" of St. Joseph City Ordinances.

We agree with the statement in current St. Joseph Michigan City Ordinances Article IX:

"Sec. 19-120. - Excessive noise; restricted generally.

It shall be unlawful for any person to make, continue, or cause to be made or continued any loud, unnecessary or unusual noise or any noise which either annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of the general public, including but not limited to the noises enumerated in this article. (Ord. of 1-7-08)"

To support families, workers, and restful nights for all, we request the St. Joseph City Commission establish specific maximum upper limits in city ordinances/variances/permits for dB(A) and dB(C) frequency ranges of music/sound/noise for different zones. Specifically, we request that those parts of the city of St. Joseph that are zoned as "Residential" or adjacent to Residential areas be required to follow the decibel limits, days of the week, and times of day defined for Residential areas.

In addition, we ask the City Ordinance be changed to require that when any business/organization/person(s) requests changes of music/sound/noise limits, that St. Joseph City notify the neighbors living within at least 1800 feet of the location specified in the request, at least 40 days before such requests will be considered by St. Joseph City Commission. The notification to those neighbors should be a letter addressed and delivered to each of the neighbors specifying the details of the requested changes and the dates/times/location of consideration by St. Joseph City Commission.

We request that St. Joseph City defines for all music/sound/noise ordinance/variances/permits the following:

- 1. Automatic increases of fines by at least \$100 for each repeat citation issued to the same business/organization/person(s) in a calendar year.*

2. After 5 music/sound/noise citations have been issued to the same business/organization/person(s) in a calendar year, permission to produce music/sound/noise by that business/organization/person(s) is permanently revoked and shut down without need for St. Joseph City Commission to be involved in that revocation process.
3. After revocation of permission to produce music/sound/noise, if the same business/organization/person(s) persists in producing music/sound/noise, St. Joseph City Attorney will begin process of abatement as defined in St. Joseph City Ordinances for that business/organization/person(s).

By adopting these thoughtful, respectful, and healthy limits to music/sound/noise, we can maintain the lively spirit of our town while ensuring every neighborhood can enjoy peaceful nights.

Thank you. Respectfully signed by the following residents of St. Joseph, MI

<u>Printed Name of Resident</u>	<u>Street Address of Resident</u>	<u>Date of Signing</u>	<u>Signature</u>
Mark Penwell	2811 Evergreen Dr.	10/1/2026	Mark Penwell
Jean Penwell	2811 Evergreen Dr.	10/1/2026	Jean Penwell
Barry Michael	2800 Veronica Ph. ST. JOE, MI	10/1/2026	By Mike
GREGORY W. PARRETT	2722 VERONICA DR ST. JOSEPH, MI	10/01/2026	Gregory W. Parrett
JOHN MARK STUBER	2810 Evergreen Dr	10/01/2026	John Mark Stuber
Doug Las Rogers	2807 Evergreen Dr	10/01/2026	Doug Las Rogers
Mary Roti Roti	2807 Evergreen Dr.	10/1/26	Mary Roti Roti
Steven Sims	2812 Evergreen	10/2/26	Steve Sims
DONALD W. SCHLACK	2806 EVERGREEN DR.	10/2/26	Donald W. Schlack
Carol Michaels	2800 Veronica Dr	10/2/26	Carol Michaels
Kelly Sims	2812 evergreen	10/4/26	Kelly Sims

Agenda Item

TO: City Commission

FROM: Tim Zebell, City Engineer & Assistant City Manager

RE: FY27 Pavement Preventive Maintenance Project Award

MEETING DATE: October 12, 2026

Staff is requesting to award the Fiscal Year 27 Asphalt Pavement Preventive Maintenance Project to Gee Asphalt Systems, Inc. (Gee Asphalt), the sole bidder, based in Cedar Rapids, Iowa.

On August 26th, the City received and opened two bids from Gee Asphalt, the first for the FY27 Pavement Preventive Maintenance Project, and the second for the FY27 Fog Seal Project. The Engineering Department bid two road treatments to compare the effectiveness of a penetrating sealant versus a conventional fog seal. The City has used the penetrating sealant two times, c. 2019 and c. 2023, with very good results. The treatment materials are distinctly different; Gee Asphalt's penetrating sealer is absorbed into the asphalt pavement and rejuvenates the asphaltenes (think butter), while a conventional fog seal coats the surface, similar to peanut butter. Both the Engineering and Public Works Departments agree that the penetrating sealer is a better product, extending the pavement life longer than a fog seal.

Staff considered a fog seal pilot during the FY27 program and designated some roads for penetrating sealer, and the remaining roads for a fog seal treatment. When the Engineering Department bid the work, we anticipated a lower upfront cost would justify pilot testing the fog seal product.

As noted above, Gee Asphalt bid both projects, but we did not receive the cost savings that we expected on the FY27 Fog Seal portion of the work. As a result, the Engineering Department approached Gee Asphalt about using the penetrating sealer for all of the City Roads in the FY27 program. Gee Asphalt agreed to hold the penetrating sealant unit prices for all the roads in the FY27 program. Additionally, Assistant City Engineer/GIS-CMMS Coordinator Alex Austin negotiated a \$5,000 reduction with Gee Asphalt on the mobilization pay item, in exchange for being awarded all of the work.

The bid tabs for the two projects and the revised combined project are detailed in the first attachment. Staff will approve a change order in conjunction with the project award to combine all work into one contract.

The progress clause allows work to be completed between September 21, 2026, and June 18, 2027, with additional seasonal restrictions on road closures in the downtown area. Based on discussions with Gee Asphalt, we expect them to mobilize in Spring 2027 and complete all work before the June 18, 2027 deadline.

Attached maps illustrate the roads identified for treatment. There are a total of up to 7.45 miles of road designated for this treatment. Please note that road conditions are borderline on some segments

for this treatment to be effective; therefore, the Engineering and Public Works Departments may eliminate some of them from treatment based on inspections conducted in the spring.

Most of the streets in this project are low-volume, local roads, and will be closed for the time it takes to complete the treatment, typically 4 to 6 hours. The cure, or break time, varies based upon cloud cover and temperatures. Most higher-volume roads will be treated half-width with traffic maintained by flag-control. Langley Avenue will be closed, one section at a time, using the same phasing plan as the reconstruction project in 2021, and the sealing work in 2023. Applying the penetrating sealer over a full roadway width is more effective and provides a better end product than the half-width method, so we are only using the latter method where feasible and necessary to maintain traffic.

Action Requested: Award the FY-27 Pavement Preventive Maintenance Project to Gee Asphalt for the scope of services described in the memorandum for \$348,408.85, and authorize City Manager Hackworth to sign the agreement on behalf of the City.

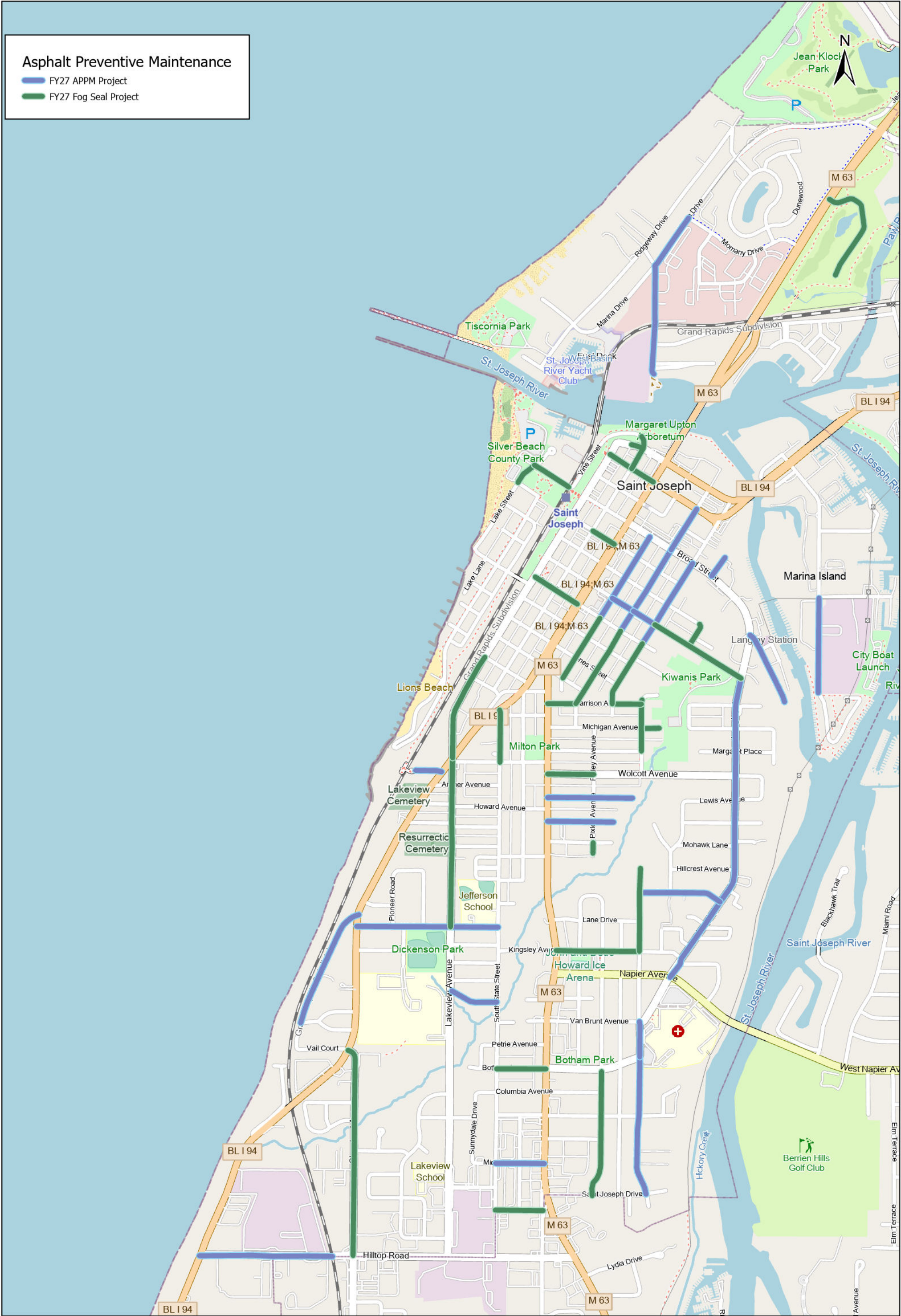
ATTACHMENT(S):

- AsphaltPreventiveMaintenanceOverviewMap_10082026.pdf
- FY27 Asphalt Pavement Preventive Maintenance Project - Project Combination 09242026 (003).pdf
- Bitmunous Seal Overview Map.pdf
- Fog Seal Overview Map.pdf

Asphalt Preventive Maintenance

FY27 APPM Project

FY27 Fog Seal Project



City of St. Joseph
Engineering Department
700 Broad Street
St. Joseph, MI 49085

Telephone: 269-983-5541
Email: tzebell@sjcity.com
aaustin@sjcity.com

Asphalt Preventive Maintenance
Overview Map

1" = 1,200'

DATE: 10/8/2026

DRAWN BY: 116

FY27 Asphalt Pavement Preventive Maintenance Project

Item #	Work Item	Quantity	Unit	Unit Price	Total
1	Mobilization, Max 10%	1	LSUM	\$ 16,000.00	\$ 16,000.00
2	Bituminous Seal	92,300	SYD	\$ 1.65	\$ 152,295.00
3	Pavt Mrkg, Waterborne, 4 inch, Yellow	15,125	FT	\$ 0.18	\$ 2,722.50
4	Pavt Mrkg, Waterborne, 4 inch, White	1,190	FT	\$ 0.18	\$ 214.20
5	Pavt Mrkg, Waterborne, for Rest Areas, Parks, and Lots, 4 inch, White	475	FT	\$ 2.00	\$ 950.00
6	Maintaining Traffic	1	LSUM	\$ 21,870.00	\$ 21,870.00
Total					\$ 194,051.70

FY 2027 Fog Seal Project

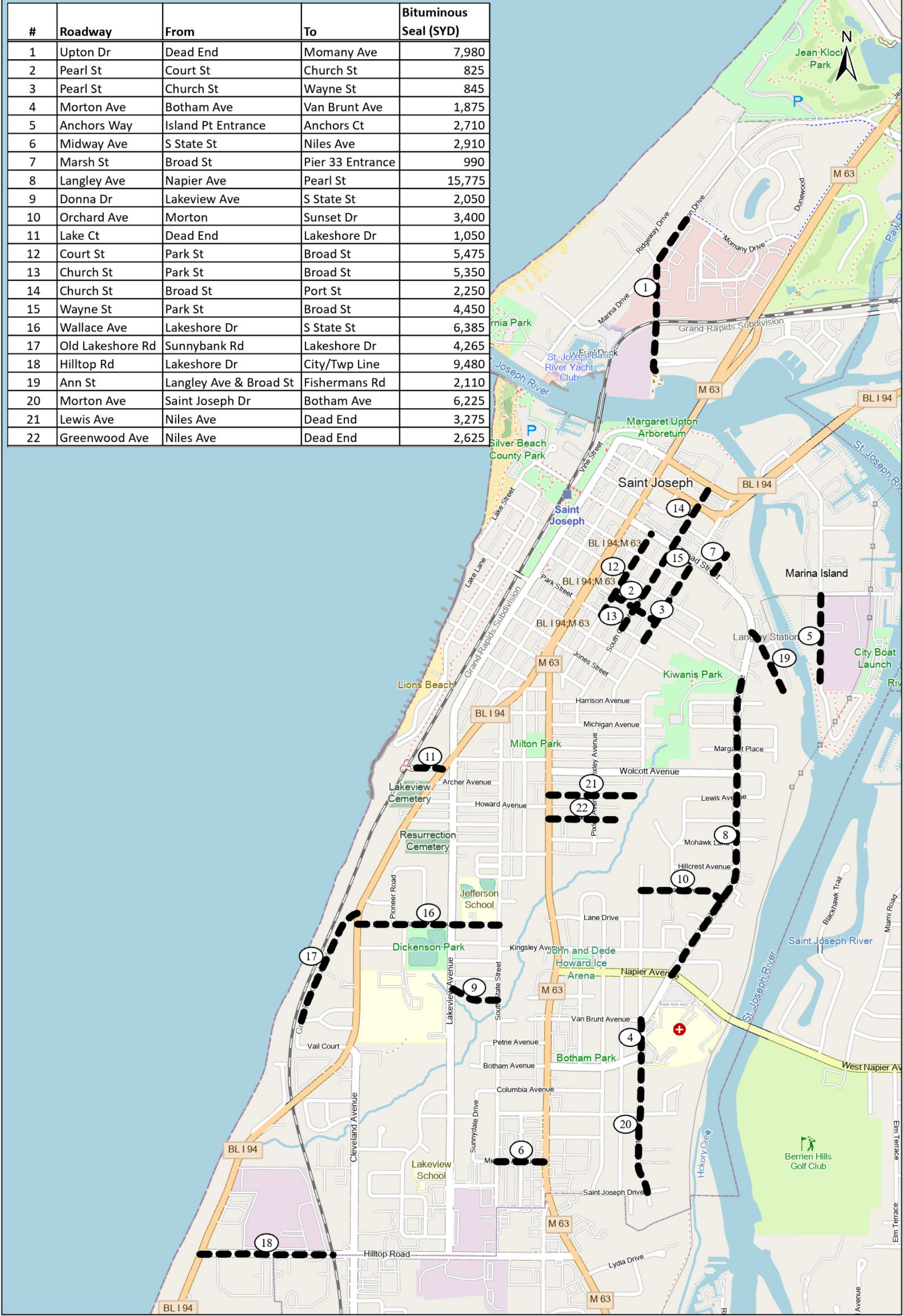
Item #	Work Item	Quantity	Unit	Unit Price	Total
1	Mobilization, Max 10%	1	LSUM	\$ 13,000.00	\$ 13,000.00
2	Seal, Fog	79,095	SYD	\$ 1.32	\$ 104,405.40
3	Pavt Mrkg, Waterborne, 4 inch, Yellow	9,420	FT	\$ 0.28	\$ 2,637.60
4	Pavt Mrkg, Waterborne, 4 inch, White	360	FT	\$ 0.28	\$ 100.80
5	Pavt Mrkg, Waterborne, for Rest Areas, Parks, and Lots, 4 inch, White	60	FT	\$ 2.20	\$ 132.00
6	Maintaining Traffic	1	LSUM	\$ 13,970.00	\$ 13,970.00
Total					\$ 134,245.80

FY27 Asphalt Pavement Preventive Maintenance Project - After Change Order #1

Item #	Work Item	Quantity	Unit	Unit Price	Total
1	Mobilization, Max 10% (with \$5,000 Reduction)	1	LSUM	\$ 24,000.00	\$ 24,000.00
2	Bituminous Seal	171,395	SYD	\$ 1.65	\$ 282,801.75
3	Pavt Mrkg, Waterborne, 4 inch, Yellow	24,545	FT	\$ 0.18	\$ 4,418.10
4	Pavt Mrkg, Waterborne, 4 inch, White	1,550	FT	\$ 0.18	\$ 279.00
5	Pavt Mrkg, Waterborne, for Rest Areas, Parks, and Lots, 4 inch, White	535	FT	\$ 2.00	\$ 1,070.00
6	Maintaining Traffic	1	LSUM	\$ 35,840.00	\$ 35,840.00
Total					\$ 348,408.85

Total if both projects awarded				\$ 328,297.50
Total if all roadways are moved to the FY27 APPM Project				\$ 348,408.85
Increase of Project Total if all roadways moved to FY27 APPM Project				\$ 20,111.35

#	Roadway	From	To	Bituminous Seal (SYD)
1	Upton Dr	Dead End	Momany Ave	7,980
2	Pearl St	Court St	Church St	825
3	Pearl St	Church St	Wayne St	845
4	Morton Ave	Botham Ave	Van Brunt Ave	1,875
5	Anchors Way	Island Pt Entrance	Anchors Ct	2,710
6	Midway Ave	S State St	Niles Ave	2,910
7	Marsh St	Broad St	Pier 33 Entrance	990
8	Langley Ave	Napier Ave	Pearl St	15,775
9	Donna Dr	Lakeview Ave	S State St	2,050
10	Orchard Ave	Morton	Sunset Dr	3,400
11	Lake Ct	Dead End	Lakeshore Dr	1,050
12	Court St	Park St	Broad St	5,475
13	Church St	Park St	Broad St	5,350
14	Church St	Broad St	Port St	2,250
15	Wayne St	Park St	Broad St	4,450
16	Wallace Ave	Lakeshore Dr	S State St	6,385
17	Old Lakeshore Rd	Sunnybank Rd	Lakeshore Dr	4,265
18	Hilltop Rd	Lakeshore Dr	City/Twp Line	9,480
19	Ann St	Langley Ave & Broad St	Fishermans Rd	2,110
20	Morton Ave	Saint Joseph Dr	Botham Ave	6,225
21	Lewis Ave	Niles Ave	Dead End	3,275
22	Greenwood Ave	Niles Ave	Dead End	2,625



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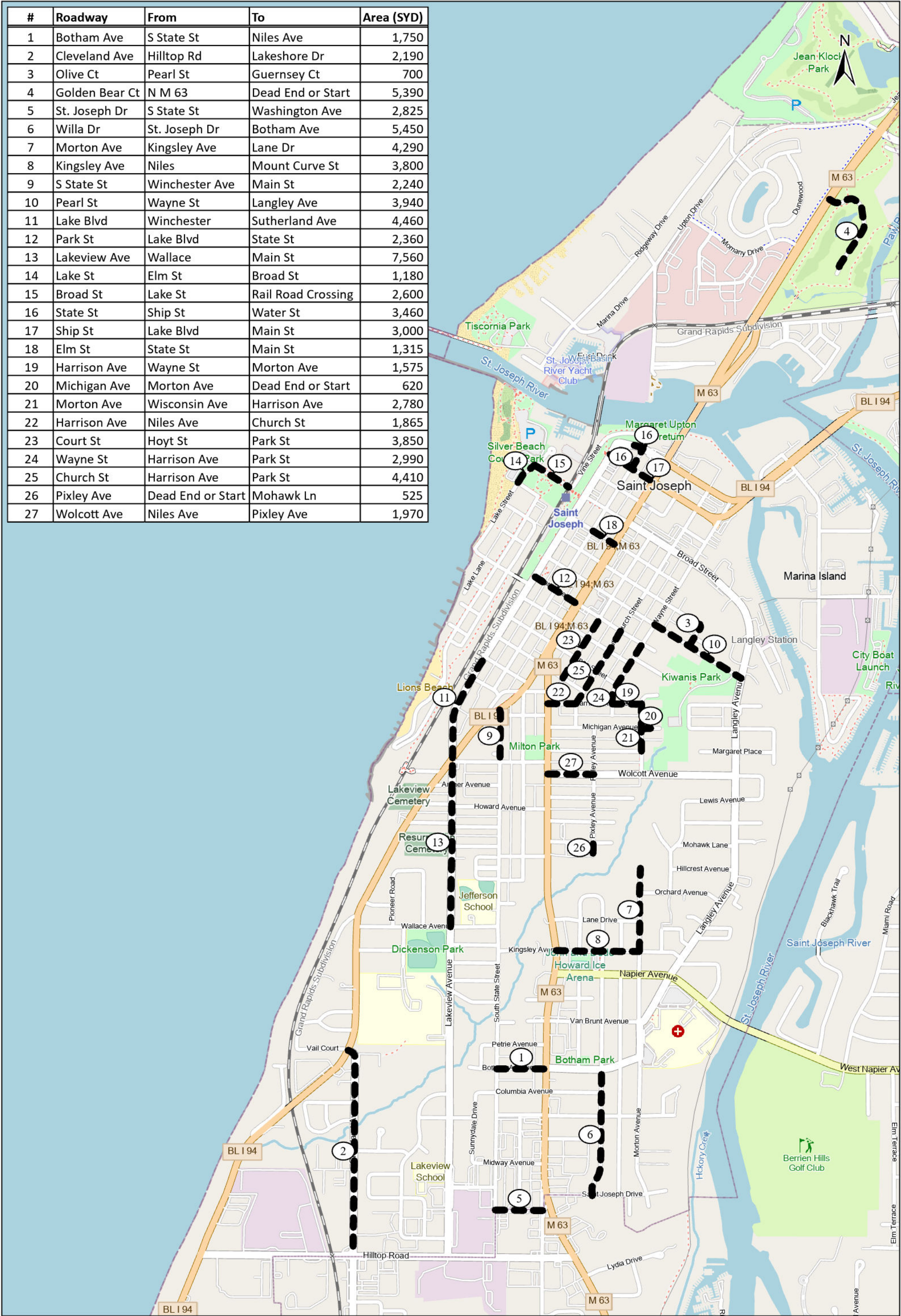
FY27 Asphalt Preventive Maintenance Project Overview Map

1" = 1,200'

DATE: 7/31/2026

DRAWN BY: 118

#	Roadway	From	To	Area (SYD)
1	Botham Ave	S State St	Niles Ave	1,750
2	Cleveland Ave	Hilltop Rd	Lakeshore Dr	2,190
3	Olive Ct	Pearl St	Guernsey Ct	700
4	Golden Bear Ct	N M 63	Dead End or Start	5,390
5	St. Joseph Dr	S State St	Washington Ave	2,825
6	Willa Dr	St. Joseph Dr	Botham Ave	5,450
7	Morton Ave	Kingsley Ave	Lane Dr	4,290
8	Kingsley Ave	Niles	Mount Curve St	3,800
9	S State St	Winchester Ave	Main St	2,240
10	Pearl St	Wayne St	Langley Ave	3,940
11	Lake Blvd	Winchester	Sutherland Ave	4,460
12	Park St	Lake Blvd	State St	2,360
13	Lakeview Ave	Wallace	Main St	7,560
14	Lake St	Elm St	Broad St	1,180
15	Broad St	Lake St	Rail Road Crossing	2,600
16	State St	Ship St	Water St	3,460
17	Ship St	Lake Blvd	Main St	3,000
18	Elm St	State St	Main St	1,315
19	Harrison Ave	Wayne St	Morton Ave	1,575
20	Michigan Ave	Morton Ave	Dead End or Start	620
21	Morton Ave	Wisconsin Ave	Harrison Ave	2,780
22	Harrison Ave	Niles Ave	Church St	1,865
23	Court St	Hoyt St	Park St	3,850
24	Wayne St	Harrison Ave	Park St	2,990
25	Church St	Harrison Ave	Park St	4,410
26	Pixley Ave	Dead End or Start	Mohawk Ln	525
27	Wolcott Ave	Niles Ave	Pixley Ave	1,970



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aaustin@sjcity.com

FY27 Fog Seal Project Overview Map

1" = 1,200'

DATE: 7/31/2026

DRAWN BY: 119

Agenda Item

TO: City Commission

FROM: Ben Reynnells, Finance Director

RE: Audit Committee Selection

MEETING DATE: October 12, 2026

Each year the City Commission selects two commissioners to serve on the audit committee. These Commissioners, along with staff, meet with the auditor and conduct a detailed review of the draft audit, and then report back to the City Commission during a full Commission meeting.

The audit must be presented to the City Commission, and then forwarded to the State of Michigan by the end of the calendar year. This year the audit is scheduled to be presented to the City Commission at the December 7, 2026 meeting.

Last year Commissioners Ulrey and Vetne served on the Audit Committee, and the committee convened the afternoon of the City Commission meeting at 4:00pm.

Action Requested: Motion to appointment two Commissioners to serve on the Audit Committee.

Agenda Item

TO: City Commission

FROM: Emily Hackworth, City Manager

RE: City Attorney Selection Committee Update

MEETING DATE: October 12, 2026

The City Manager will give an update on behalf of the City Attorney Selection Committee.

Agenda Item

TO: St. Joseph City Commission

FROM: Greg Alimenti, Water Treatment Plant Superintendent

RE: Water Plant Report

MEETING DATE: October 12, 2026

Water Plant Superintendent Greg Alimenti will present an update on the Water Treatment Plant.

ATTACHMENT(S):

- Water Plant Update CC 10-12-2026.pptx



Water Plant Update

October 12, 2026

Lead and Copper Rule Monitoring

- Required 20 samples from Tier 1 Sites (Services containing lead).
- 90th percentile of all sample results must be below 12 ppb lead.
- If 90th percentile remains below 6 ppb for three years monitoring may be reduced to triennial.
- St. Joseph 2026 Results: 90th Percentile 4.04 ppb
- Following 3 ppb in 2025 and 3 ppb in 2024.
- Highest single result in 2026 was 6.7 ppb.
- EGLE Approval of Reduced Monitoring contingent on CCT (Corrosion Control Treatment) Study

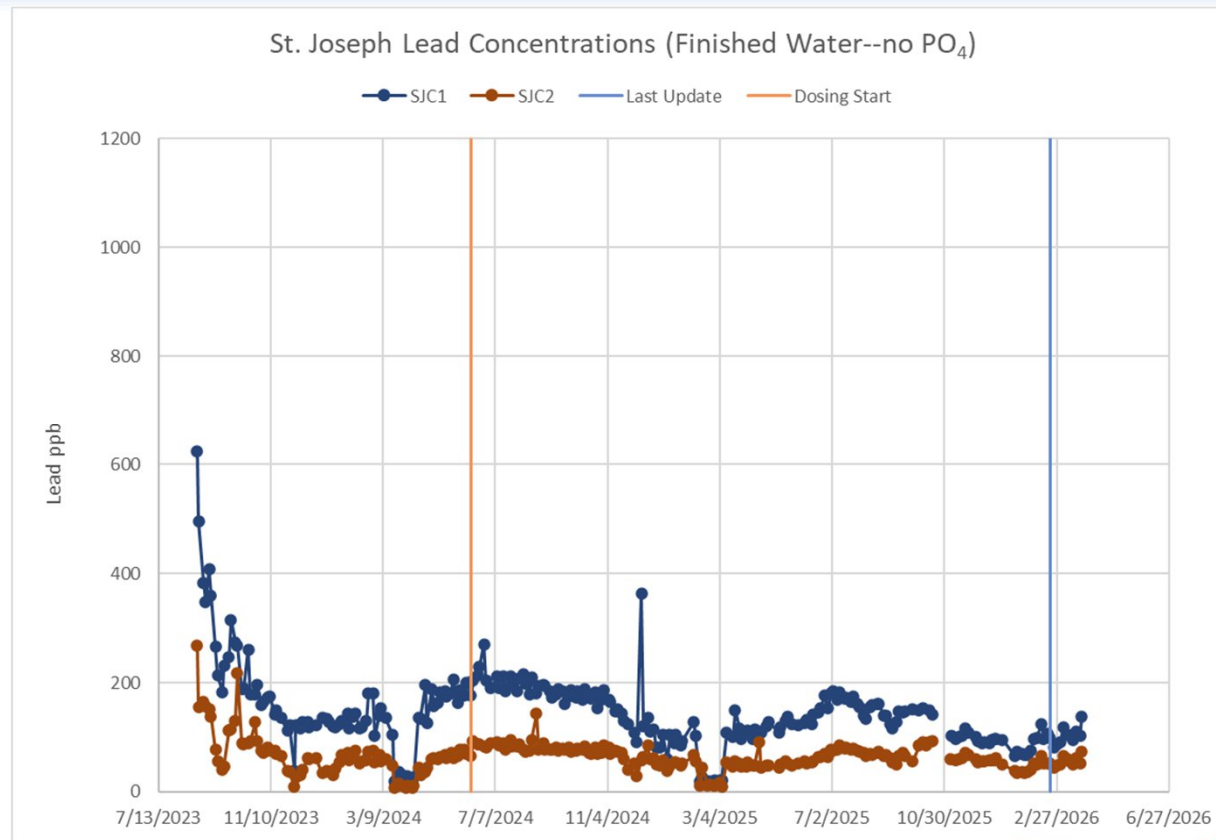




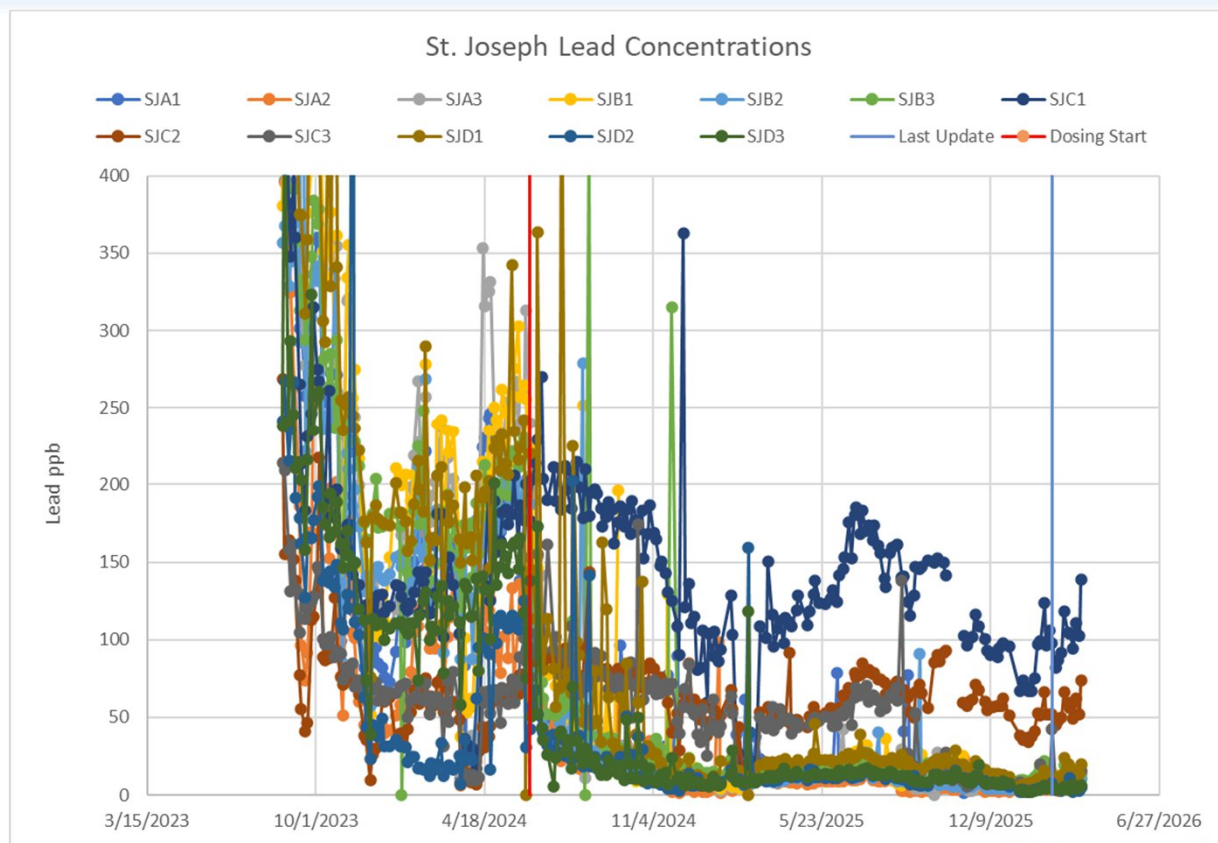
CORROSION CONTROL STUDY LEAD DATA



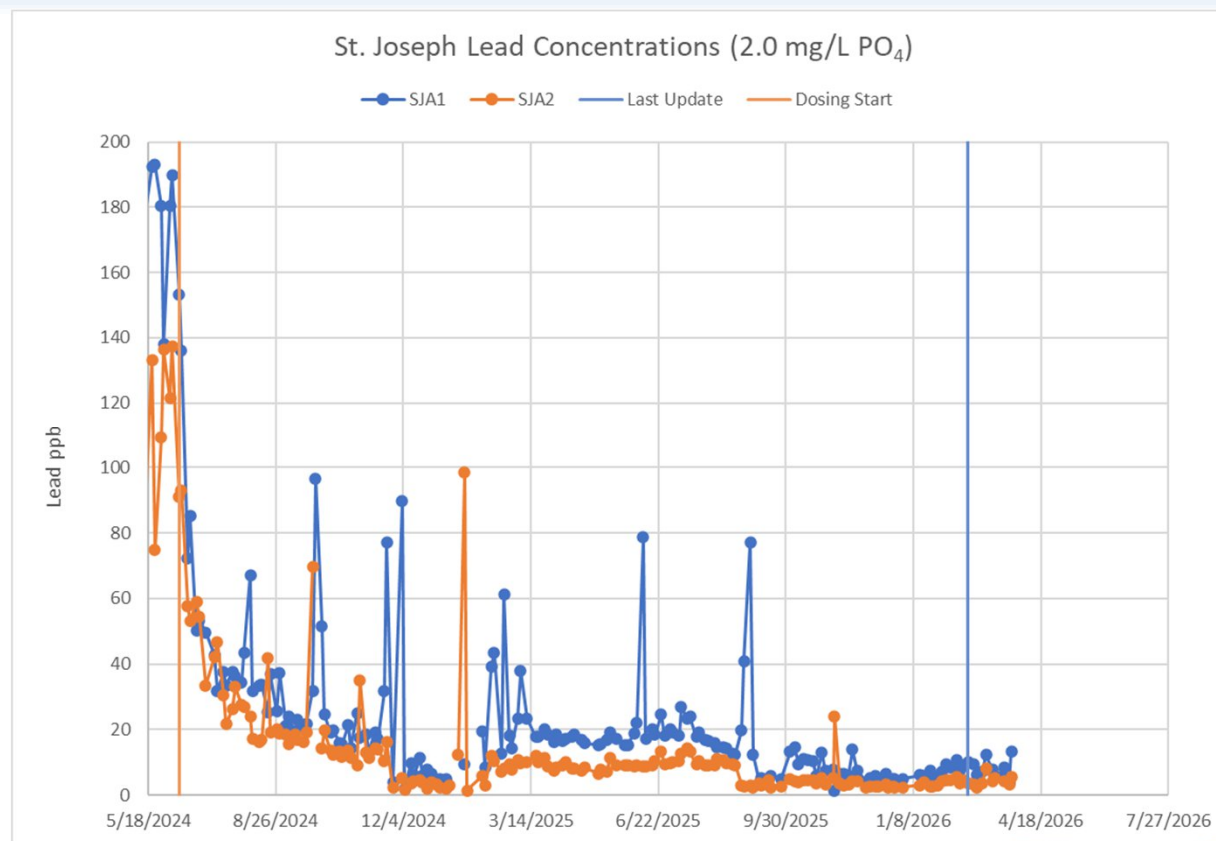
Pipe Lead Levels Rig C (No PO_4 Dose)



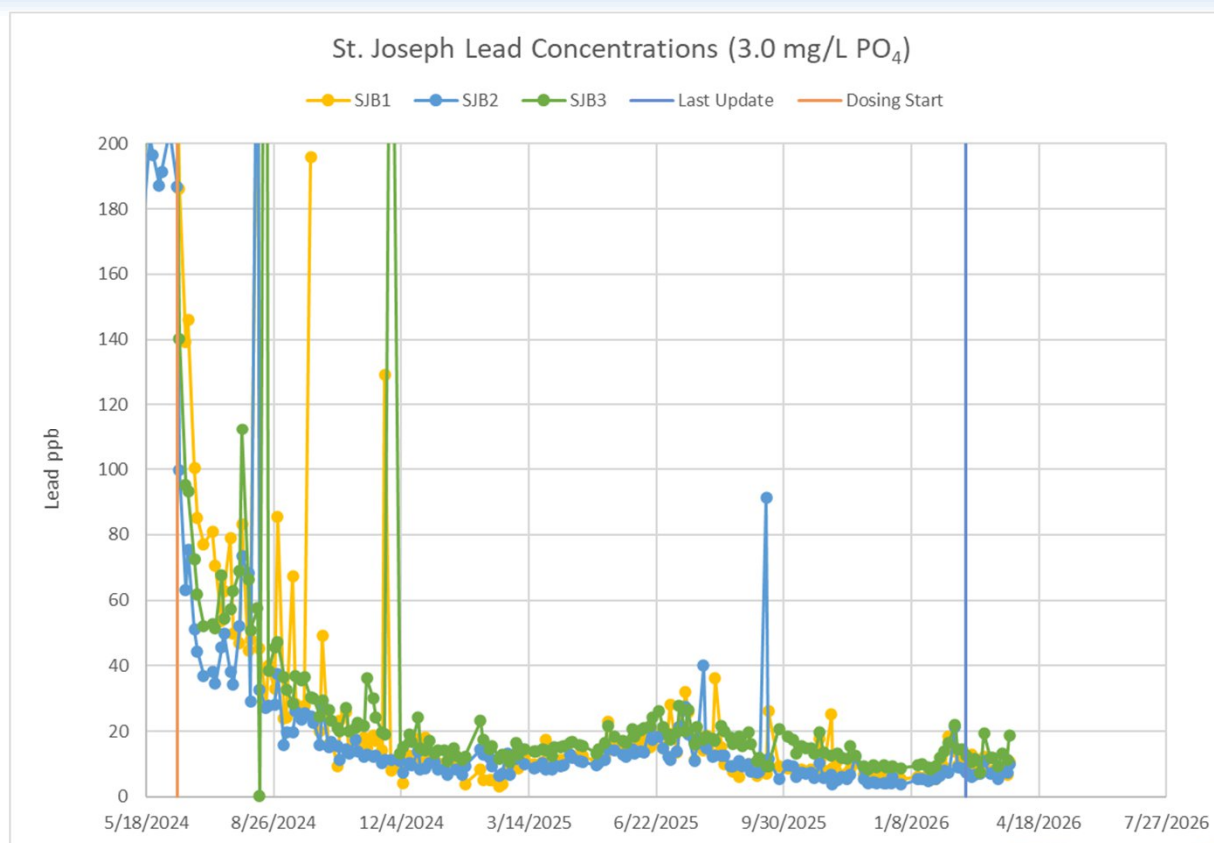
All Lines



Pipe Lead Levels Rig A (2.0 mg/L PO₄)



Pipe Lead Levels Rig B (3.0 mg/L PO₄)



Water Quality-Applied Turbidity

- In August lake water temperature unstable due to winds and currents.
- New Sed Basins unaffected by rapid temperature changes.
- New Sed Basins outperform old Clarifiers at higher summer treatment rates.
- Applied turbidity in August 2026 lowest on record: Average 0.08 NTU, Max 0.15 NTU



Current Projects: Royalton Water Tower Repaint

- Project Costs

Engineering/Inspection: Dixon	\$44,700
Construction: E&L	<u>\$186,200</u>
Total Project:	\$230,900
Project Estimate:	\$315,000

- To Include:

Repaint Exterior, interior spot repaint
Overflow pipe discharge modification
Install ladder extension
Ladder extension

Project On Schedule. Tank to be placed
Back into service week of October 19.



CIP 2026-Lincoln Tower Repaint- Engineering. Summer/Fall 2027 Repaint

- Project similar to Royalton Tower
- Exterior in better condition than Royalton. Interior in worse condition and will need more extensive repair
- Project Estimate: \$315,000



CIP 2028 Repaint City Tower

- DWSRF Eligible
- Remove Roof Coating
- Containment Required
- Large: 1.5 MG Capacity
- Total Project \$783,000

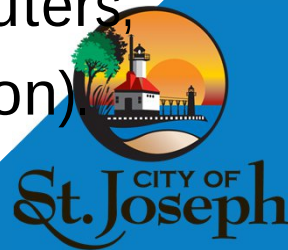


SCADA Upgrade

- SCADA “Supervisory Control and Data Acquisition”
- Enables the operator to control pumps, filters, chemical feed, booster stations and monitor treatment train performance.
- Provides continuous on-line monitoring as required by SDWA such as filter turbidity, plant tap chlorine residual.

Existing system: Software outdated, will not run on new computers

Project Estimate: \$120,000 (Hardware, Software, Implementation)



Low Service Pump Station Traveling Screen and Valve

- Existing Screen no longer in operation due to worn out parts.
- Last rebuild 1997.
- Will be removed through roof hatch to repaired on site or rebuilt at factory.
- Dive inspection July 2026
- Isolation Valve to be replaced as well.
- Project Estimate: \$75,000.



Intake Pipe Cleaning

- UCC removed sand accumulated since last season and removed additional sand to 600' from intake.
- Pump not effective to proceed.
- Plan going forward is resume annual small scale cleaning of the
- Budget for High Velocity Cleaning (80,000 GPM) in CIP FY 2034.
Plan to budget \$500,000.



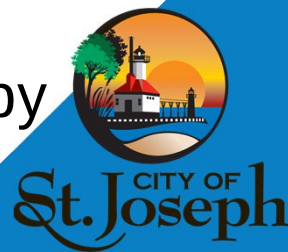
CIP FY 2027 High Service #3 Motor

- Motor has been rebuilt twice in seven years.
- Failed in July-Blown leads
- Motor will be removed and inspected off-site.
- Motor was very loud while all other operating perimeters were within range
- Staff is exploring replacement versus another rebuild.



Operations

- The Water Plant Laboratory Performed more than 48,360 water tests in 2025.
- Contract labs performed tests beyond St. Joseph WTP certification: Lead and Copper, Disinfection By-Products, TOC, metals, SOC, PFAS, Nitrates and Nitrites, VOC and Unregulated Contaminants as required by SDWA.
- Inspected, Cleaned and Disinfected Finished Water Reservoirs
- Exercised Yard Valves
- Passed EGLE NPDES COC Inspection
- Sanitary Survey-Community Water Supply rated Satisfactory by EGLE.



Side by Side Operator Training

- Chief Operator Shawn Orlaske trains all new operators.
- Total of 320 hours Side by Side
- Grayson Richards and Chris Mangold will be taking the EGLE F-4 certification in November.



Travel & Training

- F and S Operator Training
- Laboratory School
- EGLE Certification Course
- Operator's Day and Exposition
- University of Michigan Borchardt Conference
- Michigan Annual Conference & Exposition
- Lab Practices Seminar
- Safety Training
- Pumps and Valves Maintenance



Agenda Item

TO: City Commission
FROM: Abby Bennett
RE: November 3rd - General Election Information
MEETING DATE: October 12, 2026

The upcoming General Election will take place on **November 3, 2026**. Polls will be open from 7 AM to 8 PM.

The City of St. Joseph POLLING LOCATIONS are as follows:

Precinct #1 - St. Joseph City Hall, 700 Broad Street
Precinct #2 - Howard Ice Arena, 2414 Willa Drive
Precinct #3 - Zion Evangelical Church, 3001 Veronica Drive

ABSENTEE BALLOTS:

The Clerk's Office has mailed over 1,880 ballots. You can request an **absentee ballot** online at michigan.gov/vote, by calling or emailing the Clerk's Office, or by stopping by in person. The last day to request a ballot by mail is Friday, October 30th, and the last day to pick up an absentee ballot in person is Monday, November 2nd, by 4 PM. All voted absentee ballots must be returned to the Clerk's Office before 8 PM on Election Day.

EARLY VOTING:

During Early Voting, Saturday, October 24, 2026, through Sunday, November 1, 2026, polls for all City of St. Joseph electors will be located at:

Lake Charter Township Hall
3220 W. Shawnee Road
Bridgman, MI 49106

Early voting hours will be as follows:

October 24: 8:30 a.m. – 4:30 p.m.
October 25: 8:30 a.m. – 4:30 p.m.
October 26: 8:30 a.m. – 4:30 p.m.
October 27: 8:30 a.m. – 4:30 p.m.
October 28: 11:00 a.m. – 7:00 p.m.
October 29: 8:30 a.m. – 4:30 p.m.
October 30: 8:30 a.m. – 4:30 p.m.
October 31: 8:30 a.m. – 4:30 p.m.
November 1: 8:30 a.m. – 4:30 p.m.

VOTER REGISTRATION:

The last day to register in any manner other than in person with the local clerk is **Monday, October**

19, 2026. After this date, anyone who qualifies as an elector may register to vote in person with proof of residency at the Clerk's Office, 700 Broad St., St. Joseph, MI 49085, through 8:00 PM on Election Day.