



BOARD OF TRUSTEES

Regular Meeting

January 8, 2025

7:00 p.m.

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. PRESENTATIONS
 - a. Sherrie Teall, Finance Department Presentation
 - b. Rodney Nanney, Community and Economic Development Department Presentation
6. PUBLIC HEARINGS
7. PUBLIC COMMENT: Restricted to three minutes regarding items on this agenda
Note: This is an opportunity for comments only, questions to the Board will not be answered at this time. For specific answers to questions, please call Township Hall (989-772-4600)
8. CLOSED SESSION
9. REPORTS/BOARD COMMENTS
 - A. Current List of Boards and Commissions – Appointments as needed
 - B. Board Member Reports
10. CONSENT AGENDA
 - A. Communications
 - B. Minutes – December 18, 2024 – Regular Meeting
 - C. Accounts Payable
 - D. Payroll
 - E. Meeting Pay
 - F. Fire Reports
11. NEW BUSINESS
 - A. Discussion/Action: (Nanney) Consideration of a request by April85 Properties LLC to enroll two parcels of vacant agricultural land into the State PA116 Farmland Preservation Program
 - B. Discussion/Action: Consideration to amending language to Governance Policy 2.4.2 to acknowledge the use of Fund Balance to balance the budget
12. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue
Note: This is an opportunity for comments only, questions to the Board will not be answered at this time. For specific answers to questions, please call Township Hall (989-772-4600)
13. MANAGER COMMENTS
14. FINAL BOARD MEMBER COMMENT
15. ADJOURNMENT

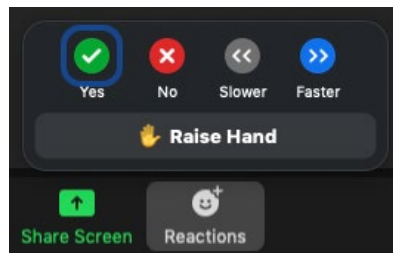
Hybrid Meeting Instructions for the Charter Township of Union Board of Trustees Meeting

The public can view all Union Township meetings live by clicking on our [YouTube Channel](#). For those who would like to participate during public comment, you can do so via Zoom.

[Click here](#) to participate in the Zoom Meeting via computer or smart phone. (Meeting ID Enter “861 1599 5624” Password enter “926394”). Access to the electronic meeting will open at 6:50 p.m. and meeting will begin at 7:00 p.m.

Telephone conference call, dial (312-626-6799). Enter “861 1599 5624” and the “#” sign at the “Meeting ID” prompt, and then enter “926394” at the “Password” prompt. Lastly, re-enter the “#” sign again at the “Participant ID” prompt to join the meeting.


- All public comments for items on the agenda will be received during the Public Comment section of the Agenda and any issue not on the agenda will be received during the Extended Public Comment section of the Agenda.
- Computer/tablet/smartphone audience: To indicate you wish to make a public comment, please use the “Reactions” icon. **Next, click on the “Raise Hand” icon** near the bottom right corner of the screen.



- **To raise your hand for telephone dial-in participants, press *9.** You will be called on by the last three digits of your phone number for comments, at which time you will be unmuted by the meeting moderator.
- Please state your name and address for the minutes and keep public comments concise.

You will be called upon once all in-person comments have been received, at which time you will be unmuted by the meeting moderator.

Persons with disabilities needing assistance should call the Township office at (989) 772-4600. Persons requiring speech or hearing assistance can contact the Township through the Michigan Relay Center at 711. A minimum of one (1) business day of advance notice will be necessary for accommodation.



Finance Department

Accounting/Fiscal Year End/Audit

Budgeting

Treasury

Human Resources

Payroll

Accounts Payable

Cash Receipting

Assessing



Community and Economic Development Department

Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	James	Thering	11/20/2028
2-Chair	Phil	Squatrito	2/15/2026
3-Vice Chair	Stan	Shingles	2/15/2027
4-Secretary	Jessica	Lapp	2/15/2026
5 - Vice Secretary	Thomas	Olver	2/15/2027
6	John	Hayes	2/15/2025
7	Paul	Gross	2/15/2025
8	Nivia	McDonald	2/15/2026
9	Philip	Browne Jr.	2/15/2025
Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term			
#	F Name	L Name	Expiration Date
1-Chair	Liz	Presnell	12/31/2025
2 -Vice Chair	Richard	Barz	12/31/2025
3- PC Rep	Nivia	McDonald	2/15/2026
4 -	Lori	Rogers	12/31/2026
5 -	Brian	Clark	12/31/2027
Alt. #1	David	Coyne	12/31/2027
Alt #2	Vacant		12/31/2026
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Jeanette	Corbin	12/31/2026
2	Sarvjit	Chowdhary	12/31/2026
3	Jacob	Trudell-Lozano	12/31/2026
Alt #1	Vacant		12/31/2024
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Joseph	Schafer	12/31/2025
2	Andy	Theisen	12/31/2025
3	William	Gallaher	12/31/2025
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2026
2	John	Dinse	12/31/2025
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2027
2	Lynn	Laskowsky	12/31/2025



Board Expiration Dates

EDA Board Members (9 Members) 4 year term			
#	F Name	L Name	Expiration Date
1-Chair	Thomas	Kequom	4/14/2027
2-VC/BOT Rep	Bryan	Mielke	11/20/2028
3	James	Zalud	4/14/2027
4	Richard	Barz	2/13/2025
5	Robert	Bacon	1/13/2027
6	Marty	Figg	6/22/2026
7	Sarvjit	Chowdhary	6/22/2027
8	Jeff	Sweet	2/13/2025
9	David	Coyne	3/26/2026
Mid Michigan Area Cable Consortium (2 Members)			
#	F Name	L Name	Expiration Date
1	Kim	Smith	12/31/2025
2	Vacant		
Cultural and Recreational Commission (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1	Vacant		12/31/2025
Mt. Pleasant Airport Joint Operations and Mgmt Board (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1 - Union Township	Rodney	Nanney	12/31/2026
Local Election Commission Committee (3 BOT Members) 4 year term			
#	F Name	L Name	Expiration Date
1	Lisa	Cody	11/20/2028
2	Vacant		11/20/2028
3	Vacant		11/20/2028

APPOINTMENT TO BOARDS & COMMISSIONS
OF CHARTER TOWNSHIP OF UNION
APPLICATION



Name: Russ ALWOOD Date: 12-19-2024

Address: 2435 O'connor Dr

Phone (home) 989-289-8748 (cell) same (work) _____

Email: alwoodenterprises@yahoo.com

Occupation: Builder retired

Please select the board you are applying for:

- Zoning Board of Appeals Must be a Union Township Resident
- Board of Review Must be a Union Township Resident
- Planning Commission Must be a Union Township Resident
- EDA Must meet one of the following qualifications:
 - Property owner in East or West DDA
 - Resident in Union Township

CRC OTHER *Specify Board: _____

Please state reason for interest in above board:
interested in making our township better through quality representation.

Other information that you feel would be useful in your application review (i.e., past experience, past board membership, etc. A resume is encouraged with the application):
Union Township has the reputation of a No Growth township. I would like to help to change that.

Signature: Russell Alwood Date: 12-19-2024

APPOINTMENT TO BOARDS & COMMISSIONS
OF CHARTER TOWNSHIP OF UNION
APPLICATION



Name: Philip Browne Jr. Date: 12/26/2024

Address: 2995 E River Road

Phone (home) 9895650138 (cell) _____ (work) _____

Email: asrrin29@gmail.com

Occupation: Senior Network Engineer

Please select the board you are applying for:

_____ Zoning Board of Appeals Must be a Union Township Resident

_____ Board of Review Must be a Union Township Resident

X _____ Planning Commission Must be a Union Township Resident

_____ EDA Must meet one of the following qualifications:

_____ Property owner in East or West DDA

_____ Resident in Union Township

_____ OTHER *Specify Board: _____

Please state reason for interest in above board:

I am currently a member of the planning commission with my appointment coming to an end in Febuary and
would like to renew my appointment. Thanks!

Other information that you feel would be useful in your application review (i.e., past experience, past board membership, etc. A resume is encouraged with the application):

My previous application contains all of my qualifications, and I am currently proudly sitting on the board and
would like to be able to continue to do so.

Signature:  Date: 12/26/2024

2024 CHARTER TOWNSHIP OF UNION
Board of Trustees
Regular Meeting Minutes

A regular meeting of the Charter Township of Union Board of Trustees was held on December 18, 2024, at 7:00 p.m. at the Union Township Hall.

Meeting was called to order at 7:00 p.m.

Roll Call

Present:

Supervisor Mielke, Clerk Cody, Treasurer Rogers, Trustee Brown, Trustee Lannen, Trustee Ley, and Trustee Thering

Excused:

Approval of Agenda

Rogers moved Cody supported to approve the agenda as presented. Vote: Ayes: 7 Nays: 0. Motion carried.

Presentation

Public Hearing

Public Comment

Open: 7:02 p.m.

Sandy Halasz, 580 S. Shepherd Rd. spoke on behalf of Jessica and Jared Gallinger in favor of the initiated rezone of lot 943 S. Isabella Rd. from the L-1 district to the R-1 District.

Ken Kandarlis, 2190 Yats Dr., spoke as a partial property owner of 943 S. Shepherd in favor of the initiated rezone.

Closed: 7:09 p.m.

Reports/Board Comments

A. Current List of Boards and Commissions – Appointments as needed.

Brown moved Cody supported to reappoint Jeanette Corbin to the Board of Review for a 2-year term with an expiration date of 12-31-26. Vote: Ayes: 7 Nays: 0. Motion carried.

Rogers moved Brown supported to reappoint Sarjit Chowdhary to the Board of Review for a 2-year term with an expiration date of 12-31-26. Vote: Ayes: 7 Nays: 0. Motion carried.

Cody moved Thering supported to reappoint Jacob Trudell-Lozano to the Board of Review for a 2-year term with an expiration date of 12-31-26. Vote: Ayes: 7 Nays: 0. Motion carried.

Lannen moved Brown supported to appoint Brian Clark to a regular seat of the Zoning Board of Appeals for a 3-year term with an expiration date of 12-31-27. Vote: Ayes: 7 Nays: 0. Motion carried.

Lannen moved Brown supported to reappoint David Coyne to the Alternate #1 seat of the Zoning Board of Appeals for a 3-year term with an expiration date of 12-31-27. Vote: Ayes: 7 Nays: 0. Motion carried.

B. December Monthly Activity Report

C. Planning Commission Annual Report

D. Community and Economic Development Director

E. Board Member Reports

Lannen gave updates on the December 9th City Commission meeting.

Rogers gave an update on the Winter Tax production

Mielke gave an update on the December 10th Board of Review meeting.

Consent Agenda

- A. Communications
- B. Minutes – November 26, 2024 – Regular Meeting
- C. Accounts Payable
- D. Payroll
- E. Meeting Pay
- F. Fire Reports
- G. Uniform Video Service Local Franchise Agreement Renewal

Cody moved **Thering** supported to approve the consent agenda as presented. **Vote: Ayes: 7 Nays: 0.**
Motion carried.

New Business

- A. **Discussion/Action: (Nanney) Second Reading and Adoption of the Township Initiated Rezoning of lot at 943 S. Isabella Rd. from I-1 (Light Industrial) to R-1 (Rural Residential)**

Cody moved **Lannen** supported to conduct a Second Reading for the proposed PREZ24-01 request to rezone the 0.53-acre lot at 943 S. Isabella Road (PID 14-001-30-004-01) on the east side of S. Isabella Road north of E. River Road in the southwest quarter of Section 1 from I-1 (Light Industrial District) to R-1 (Rural Residential District), and to adopt the amendatory ordinance as Ordinance No. 24-06. **Roll Call Vote: Ayes: Cody, Rogers, Brown, Lannen, Ley, and Thering. Nays: Mielke. Motion carried.**

- B. **Discussion/Action: (Stuhldreher) 2025 Board of Trustees Meeting Schedule**
***7:11 p.m. Clerk Cody left the meeting**

Brown moved **Thering** supported to approve the proposed Board of Trustee meeting Schedule for the 2025 calendar year in accordance with the Open Meetings Act with one change to move the December meeting from Wednesday December 17 to Thursday December 18, 2025. **Vote: Ayes: 6 Nays: 0. Motion carried.**

- C. **Discussion/Action: (Stuhldreher) Consider taking a position regarding the proposed Sand/Gravel Mining legislation**

Lannen moved **Brown** supported to oppose House Bills 4526, 4527, and 4528 and further, directs the Township Supervisor to draft a communication stating such to be delivered to our local state legislative representatives and the Governor's Office. **Vote: Ayes: 6 Nays: 0. Motion carried.**

- D. **Discussion/Action: (Stuhldreher) Policy Governance 2.4 Financial Planning/Budgeting**
Discussion by the Board

- E. **Discussion/Action: (Board of Trustees) Policy Governance 3.0 Global Governance Commitment**
Discussion by the Board

- F. **Discussion/Action: (Stuhldreher) Reaffirm the use of Policy Governance**

Rogers moved **Brown** supported to reaffirm the use of Union Township's existing governance model, known as Policy Governance, and the implementation of same via the Union Township Board Policy Manual. **Roll Call Vote: Ayes: Mielke, Rogers, Brown, Lannen, Ley, and Thering. Nays: 0. Motion carried.**

EXTENDED PUBLIC COMMENT: RESTRICTED TO 5 MINUTES REGARDING ANY ISSUE

Open: 8:50 p.m.

No comments were offered.

Closed: 8:50 p.m.

MANAGER COMMENTS

- Reported on the Staff Annual Christmas party funded by the Township Manager. It was held on Friday December 13th in the Cask Room. The staff enjoy it each year and it is well attended.
- Reminded the board that our next meeting is January 8th and happy holidays.

FINAL BOARD MEMBER COMMENT

Brown – Thanked the township staff from him and his family and Merry Christmas.

Lannen – Lifted up Susan Radwan, who played a key role in drafting the board’s policy governance. Encouraged the board to review her book for insight into her thought process and to take advantage of available educational training. Merry Christmas!

Ley – Thank you to the staff for their hard work. She looks forward to the good work ahead in the coming year. Stay safe on the roads.

Rogers – Very thankful for the staff and their helpfulness. Merry Christmas!

Thering – Thanked the manager for organizing the Christmas party for the staff. It truly shows how much he cares, and the fact that he used his own funds speaks to his character.

Mielke – Thanked the manager for organizing the staff party, glad staff had the chance to fellowship. Commented on the Board of Review training, which provides details on how to appeal your taxes. Suggested that the staff hold another Citizen Seminar on how to appeal your taxes. Requested that the Board take a tour of the facilities. Also commented on the decision to adopt the rezone of property 943 S. Isabella from I-1 to R-1.

ADJOURNMENT

Rogers moved Brown supported to adjourn the meeting at 9:14 p.m. Vote: Ayes: 6. Nays: 0. Motion carried.

APPROVED BY:

Lisa Cody, Clerk

Bryan Mielke, Supervisor

(Recorded by Tera Green)

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank 101 POOLED CHECKING						
12/31/2024	101	757 (E)	01233	UNITED STATES OF AMERICA	BOND PAYMENT-SEWER 92-05	53,001.44
12/31/2024	101	758 (E)	00146	CONSUMERS ENERGY	1876 S LINCOLN 4511 E RIVER 2279 S MERIDIAN	20.78 12,452.76 185.85 <u>12,659.39</u>
01/02/2025	101	759 (E)	01105	MASTERCARD	MASTERCARD-CRAWFORD MASTERCARD-BEBOW MASTERCARD-WALDRON MASTERCARD-DEARING MASTERCARD-MCBRIDE MASTERCARD-FUSSMAN MASTERCARD-OCKERT MASTERCARD-HOHLBEIN MASTERCARD-SOMMER MASTERCARD-RABISH MASTERCARD-TEALL MASTERCARD-COFFELL MASTERCARD-STUHLREHER MASTERCARD-PETERS	12.76 1,099.42 575.61 1,156.69 330.15 339.00 507.32 94.62 30.03 282.15 78.29 107.95 646.71 171.50 <u>5,432.20</u>
01/08/2025	101	26050	01985	AED BRANDS	AED BATTERY-JAMESON HALL	189.00
01/08/2025	101	26051	00020	JAMES ALWOOD	WELL SITE LEASE-DEC 2024	361.00
01/08/2025	101	26052	01703	AMAZON CAPITAL SERVICES	STERIGAGE CHEMICAL INTEGRATOR AIR FILTERS FOR TWP HALL CREDIT MEMO	60.98 64.99 (106.99) <u>18.98</u>
01/08/2025	101	26053	01903	HAL & ERIN BANKS	BD BOND REFUND BP240003	9,000.00
01/08/2025	101	26054	01278	BERENDS, HENDRICKS, STUIT INSURANCE	WINTER TAX BOND 12/1/24-2/28/25	2,434.00
01/08/2025	101	26055	00072	BLOCK ELECTRIC	REWORK CONTROL CABINET-MERIDIAN WELL CHANGE OUT VFD-WASTE WTR PLNT	1,170.00 360.00 <u>1,530.00</u>
01/08/2025	101	26056	02020	BRAD GROSS ELECTRIC INC	REPAIR WIRES AT MISSION WELL SITE/CONNEX	302.00
01/08/2025	101	26057	01240	BRAUN KENDRICK FINKBEINER PLC	MTT VILLAGE BLUEGRASS LLC-NOV 2024 MTT HOME DEPOT (HD DEVELOPMENT) -NOV 202 MTT (TX YR 2024) JAMESTOWN MT. PLEASANT A MTT (TX YR 2023) SZ MT. PLEASANT APTS WE MTT SZ MT. PLEASANT APTS-NOV 2024 GENERAL LEGAL FEES-NOV 2024	2,210.00 273.00 273.00 819.00 368.00 645.00 <u>4,588.00</u>
01/08/2025	101	26058	00095	C AND C ENTERPRISES INC	CLOTHING ALLOWANCE-THEISEN C-FOLD TOWELS CLOTHING ALLOWANCE-COMM & ECON DEV DIREC CLOTHING ALLOWANCE-TWP MANAGER	100.00 144.50 32.94 95.00 <u>012372.44</u>

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
01/08/2025	101	26059	02019	CENTRAL MICHIGAN NON PROFIT HOUSING	JAMESON HALL SECURITY DEPOSIT REFUND	250.00
01/08/2025	101	26060	00722	CHARTER TOWNSHIP OF UNION	UTILITY BILLING TWP HALL-Q4 2024 UTILITY BILLING PARK CONCESSION-Q4 2024 UTILITY BILLING WWTP-Q4 2024	369.04 673.26 2,984.88
						<u>4,027.18</u>
01/08/2025	101	26061	00129	CMS INTERNET, LLC	MANAGED IT, EMAIL& PHONE SERVICE-JAN 202	9,164.55
01/08/2025	101	26062	01415	KEVIN CRAWFORD	CLOTHING ALLOWANCE REIMBURSEMENT	100.00
01/08/2025	101	26063	01242	CULLIGAN WATER	WATER FOR WATER COOLER WTR/SWR	67.75
01/08/2025	101	26064	00098	ELECTION SOURCE	BALLOT/ICX/AV MACHINE TESTING-11/5/24 EL	1,321.00
01/08/2025	101	26065	01219	ERC ASSOCIATES, LLC	CATIONIC POLYMER FOR WWTP	7,956.00
01/08/2025	101	26066	01353	EVOQUA WATER TECHNOLOGIES LLC	BIOXIDE BIOXIDE	13,195.69 13,481.87
						<u>26,677.56</u>
01/08/2025	101	26067	01221	ANDREW FUSSMAN	MILEAGE TO SHOP/HOME-ALARM CHECK	14.74
01/08/2025	101	26068	00247	GILBERT SALES & SERVICE	REPAIR PRESSURE WASHER AT DPW SHOP	474.00
01/08/2025	101	26069	00257	GOURDIE FRASER INC	EGLE DWSRF PROJECT PLAN, CAPITAL IMPROVE	124,310.75
01/08/2025	101	26070	00261	GRAINGER	DRUM LIFTER 120V WATER BATH	948.64 1,119.37
						<u>2,068.01</u>
01/08/2025	101	26071	01746	TERA GREEN	MILEAGE REIMBURSEMENT-DAILY BANKING	33.77
01/08/2025	101	26072	00266	HACH COMPANY	PROBE MODULE REPAIR	1,559.00
01/08/2025	101	26073	01927	JOHNNY'S LAWN CARE, LLC	TWP HALL SIDEWALK SNOW REMOVAL-DEC 2024	178.73
01/08/2025	101	26074	00359	KERR PUMP & SUPPLY	FILTER SILENCER	605.51
01/08/2025	101	26075	01030	TIMOTHY LANNEN	MILEAGE TO MTA TRAINING-LANNEN	93.80
01/08/2025	101	26076	00001	M T A	BOARD OF REVIEW TRAINING-LANNEN	100.00
01/08/2025	101	26077	00398	MCGUIRK SAND - GRAVEL INC	DIV B: WATER MAIN TRANSMISSION & EXTENSI	1,510,004.52
01/08/2025	101	26078	01806	MEDLER ELECTRIC	DOOR MOUNTING KIT & PUMP DRIVE 11W LED LAMP	2,109.21 33.93
						<u>2,143.14</u>
01/08/2025	101	26079	00506	MEEKHOF TIRE SALES & SERVICE INC	2016 FORD F150 TIRE REPAIR & PATCH	60.00
01/08/2025	101	26080	01109	METRO 25 CAR CARE CENTER	2016 FORD F150-SENSOR INSTALL	161.00
01/08/2025	101	26081	01999	METRON FARNIER LLC	METER+REGISTER+ANTENNA-QTY30 & REMOTE PA	13,442.70
01/08/2025	101	26082	00142	MICHIGAN OFFICE SOLUTIONS	PRINTER/COPIER SERV AGREEMENT-JAN 2025	700.00
01/08/2025	101	26083	00422	MICHIGAN PIPE & VALVE-MT. PLEASANT	YARD HYDRANT REPAIR KITS	348.00
01/08/2025	101	26084	00437	MIDDLE MICHIGAN DEVELOPMENT CORP	2025 MMDC CLIENT FEE	10,000.00
01/08/2025	101	26085	00446	MISS DIG SYSTEM, INC	MISS DIG FEES 2025	1,585.59
01/08/2025	101	26086	01827	JACALYNN DENISE MOREY	JAMESON HALL SECURITY DEPOSIT REFUND	250.00
01/08/2025	101	26087	00462	MT PLEASANT FENCE SASH AND DOOR	REPLACE COMMERCIAL LEVER LOCK-ISABELLA W	245.71
01/08/2025	101	26088	00128	CITY OF MT PLEASANT	ANNUAL CONTRIBUTION TO AIRPORT-2025	10,000.00
01/08/2025	101	26089	02018	AMBER NICHOLS	JAMESON HALL SECURITY DEPOSIT REFUND	250.00
01/08/2025	101	26090	00494	NORTH CENTRAL LABORATORIES	THERMOMETERS/ELECTRODE STORAGE BOTTLES	993.41
01/08/2025	101	26091	00131	PERCEPTIVE CONTROLS INC	NOVEMBER SUPPORT & PROGRAMMING	4,070.00
01/08/2025	101	26092	00532	PLUMMER'S ENVIRONMENTAL SERV.	TELEVISED SECTIONS OF SANITARY SEWER-INV	1,743.50
01/08/2025	101	26093	01884	RENT RITE INC	SCISSOR LIFT FOR LED BULB REPLACEMENT PR	441.68
01/08/2025	101	26094	01595	ROMANOW BUILDING SERVICES	JANITORIAL SERVICES WTR PLANT-DEC 2024 JANITORIAL SERVICES WWTP-DEC 2024 JANITORIAL SERVICES TWP HALL-DEC 2024	316.29 316.29 527.14
						<u>1,159.72</u>

01/02/2025 07:48 PM
 User: SHERRIE
 DB: Union

CHECK REGISTER FOR CHARTER TOWNSHIP OF UNION
 CHECK DATE FROM 12/19/2024 - 01/08/2025

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
01/08/2025	101	26095	01979	SMART BUSINESS SOURCE	HP PRINTER TONER	112.99
					PENS, NOTEPADS, CLIPS, LABELS-TWP HALL	97.66
						<u>210.65</u>
01/08/2025	101	26096	01771	SMART SOURCE LLC	W-2/1099 FORMS & ENVELOPES	505.92
01/08/2025	101	26097	01238	STATE OF MICHIGAN - DEQ	NPDES ANNUAL PERMIT FEE-2025	5,500.00
01/08/2025	101	26098	00629	STU'S ELECTRIC MOTOR	BALL BEARINGS & SHOP SUPPLIES	610.00
					THREE PHASE MOTOR	523.65
					BALL BEARINGS	200.00
						<u>1,333.65</u>
01/08/2025	101	26099	02021	THE PENTECOSTALS OF MT PLEASANT	JAMESON HALL SECURITY DEPOSIT REFUND	250.00
01/08/2025	101	26100	00668	UNITED PARCEL SERVICE	SHIPPING FOR WATER SAMPLE TESTING WWTP	35.28
01/08/2025	101	26101	01013	USA BLUE BOOK	PURELL HAND CLEANSERS	58.10
					LENS CLEANING WIPES/CHLORINE SWIFTESTS/H	1,736.70
					NITRILE DISPOSABLE GLOVES	64.00
						<u>1,858.80</u>
01/08/2025	101	26102	01828	LAWRENCE & FRELYN UTTERBACK	JAMESON HALL SECURITY DEPOSIT REFUND	250.00
01/08/2025	101	26103	01314	VERIZON WIRELESS	CELL PHONES 11/16/24 TO 12/15/2024	868.21
01/08/2025	101	26104	00703	WASTE MANAGEMENT OF MICHIGAN INC	DUMPSTER SERVICE WWTP-JAN 2025	284.90
					DUMPSTER SERVICE JAMESON HALL-DEC 2024	128.62
					DUMPSTER SERVICE TWP HALL-JAN 2025	74.14
					DUMPSTER SERVICE MCDONALD PARK-JAN 2025	161.92
					DUMPSTER SERVICE WTR PLANT-JAN 2025-JAME	356.74
					DUMPSTER SERVICE SHOP-JAN 2025	53.44
						<u>1,059.76</u>

101 TOTALS:

Total of 58 Checks:
 Less 0 Void Checks:

1,838,362.04
 0.00

Total of 58 Disbursements:

1,838,362.04

Charter Township of Union Payroll
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**Check Date: 12/19/2024
Pay Period End Date:12/14/2024**

NOTE: PAYROLL TRANSFER NEEDED

General Fund	\$	48,478.83
Fire Fund		
EDDA		
WDDA		
Sewer Fund		49,503.72
Water Fund		40,338.11
Total To Transfer from Pooled Savings	\$	<u>138,320.66</u>

NOTE: CHECK TOTAL FOR TRANSFER

BS&A Gross Payroll	\$	97,203.82
Employer Share Medicare		1,359.67
Employer Share SS		5,813.83
SUI		5.28
Pension-Employer Portion		8,551.34
Workers' Comp		527.61
Dental		1,430.64
Health Care		25,604.01
Vision		-
Vision Contribution		-
Flex Admin Fee		40.00
Health Care Contribution		(2,856.24)
Life/LTD		29.90
Cobra/Flex Administration		610.80
PCORI Fee		-
Total Transfer to Payroll Checking	\$	<u>138,320.66</u>

TOTAL TRANSFER FROM POOLED SAVINGS TO PAYROLL ACCOUNT

CONFIRMATION NUMBER: _____ **DATE:** _____

ACH NUMBER: _____ **TIME:** _____

Charter Township of Union Payroll
--

Check Date: 01/02/2025
Pay Period End Date:12/28/2024

NOTE: PAYROLL TRANSFER NEEDED

General Fund	\$	44,932.44
Fire Fund		
EDDA		
WDDA		
Sewer Fund		40,342.68
Water Fund		34,106.54
Total To Transfer from Pooled Savings	\$	<u>119,381.66</u>

NOTE: CHECK TOTAL FOR TRANSFER

BS&A Gross Payroll	\$	77,749.30
Employer Share Medicare		1,062.43
Employer Share SS		4,542.72
SUI		354.60
Pension-Employer Portion		7,109.45
Workers' Comp		403.33
Dental		1,502.29
Health Care		29,315.43
Vision		478.09
Vision Contribution		(239.03)
Flex Admin Fee		-
Health Care Contribution		(3,587.40)
Life/LTD		690.45
Cobra/Flex Administration		
PCORI Fee		-
Total Transfer to Payroll Checking	\$	<u>119,381.66</u>

TOTAL TRANSFER FROM POOLED SAVINGS TO PAYROLL ACCOUNT

CONFIRMATION NUMBER: _____ **DATE:** _____

ACH NUMBER: _____ **TIME:** _____

**CHARTER TOWNSHIP OF UNION
MEETING PAY REQUEST FORM**
(See Governance Policy 3.10 for additional details)

BOARD MEMBER: Tim LANNEN

MONTH, YEAR: Dec. 2024

Date MM/DD	Meeting	Time Attended		Total
		1hr or less	More than Hr	
12/9	Mt. Pleasant City Commissioners		✓	75
12/17	MTA NEW Officials Training		✓	75

Signature: Tim Lannen **Date:** 12.18.2024

- 1. This form is to be filled out by the board member at the conclusion of each calendar month. Request forms should be sent to the Finance Department. Following approval by the Board of Trustees, the meetings will be paid in the next payroll run.**
- 2. Only list those meetings that you have attended. For extra meetings that a member of the Board of Trustees attends and are eligible for "meeting pay", \$50 will be paid for meetings that are 1 hour or less and \$75 for meetings over 1 hour. The meeting pay request form must be filled out with the date of the meeting, the name of the meeting attended, the length of the meeting and the pay requested for each meeting.**
- 3. The Township Supervisor, Clerk, and Treasurer shall not receive any meeting pay for attending meetings during regular township business hours of Monday through Friday 8:30 am to 4:30 pm.**



Union Township Report

Date: Tuesday, December 17, 2024



Alarm Date between 2024-12-08 and 2024-12-14

District	NFIRS Number	Alarm Date	Incident Type Code	Incident Type	Apparatus Name	Personnel Count	Alarms
Union Township	0000987						
		12/8/2024 1:11:13 AM	111	Building fire	ENG 31	2	3
		12/8/2024 1:11:13 AM	111	Building fire	POV	8	3
						Total Responding 10	
Union Township	0000988						
		12/8/2024 3:06:35 PM	733	Smoke detector activation due to malfunction	ENG 31	2	1
						Total Responding 2	
Union Township	0000989						
		12/8/2024 5:13:54 PM	321	EMS call, excluding vehicle accident with injury	ENG 31	2	1

		12/8/2024 5:13:54 PM	321	EMS call, excluding vehicle accident with injury	C 31	1	1
						Total Responding 3	
Union Township	0000990						
		12/8/2024 9:22:42 PM	736	CO detector activation due to malfunction	ENG 31	3	1
						Total Responding 3	
Union Township	0000991						
		12/9/2024 2:43:55 PM	745	Alarm system activation, no fire - unintentional	ENG 31	2	1
						Total Responding 2	
Union Township	0000993						
		12/9/2024 3:12:52 PM	463	Vehicle accident, general cleanup	ENG 31	2	1
						Total Responding 2	

Union Township	0000994						
		12/10/2024 11:00:00 AM	311	Medical assist, assist EMS crew	ENG 33	2	1
						Total Responding 2	
Union Township	0000996						
		12/10/2024 1:57:56 PM	311	Medical assist, assist EMS crew	ENG 33	2	1
						Total Responding 2	
Union Township	0001000						
		12/13/2024 4:11:10 PM	731	Sprinkler activation due to malfunction	ENG 31	2	1
						Total Responding 2	
Union Township	0001004						
		12/13/2024 9:19:00 PM	351	Extrication of victim(s) from building/structure	ENG 31	2	3
		12/13/2024 9:19:00 PM	351	Extrication of victim(s) from building/structure	POV	7	3



Union Township Report

Date: Sunday, December 29, 2024



Alarm Date between 2024-12-15 and 2024-12-21

District	NFIRS Number	Alarm Date	Incident Type Code	Incident Type	Apparatus Name	Personnel Count	Alarms
Union Township	0001009						
		12/16/2024 9:37:22 AM	740	Unintentional transmission of alarm, other	ENG 31	2	1
						Total Responding 2	
Union Township	0001013						
		12/16/2024 3:20:00 PM	744	Detector activation, no fire - unintentional	ENG 31	3	1
						Total Responding 3	
Union Township	0001017						
		12/17/2024 4:15:00 PM	322	Motor vehicle accident with injuries	ENG 31	1	1
		12/17/2024 4:15:00 PM	322	Motor vehicle accident with injuries	CHIEF	1	1

							Total Responding 2	
Union Township	0001018							
		12/18/2024 7:29:58 AM	322	Motor vehicle accident with injuries	ENG 33	2	1	
						Total Responding 2		
Union Township	0001021							
		12/19/2024 2:24:23 PM	321	EMS call, excluding vehicle accident with injury	ENG 33	2	1	
						Total Responding 2		
Union Township	0001024							
		12/20/2024 5:46:00 AM	322	Motor vehicle accident with injuries	ENG 33	2	3	
		12/20/2024 5:46:00 AM	322	Motor vehicle accident with injuries	POV	10	3	
						Total Responding 12		
	Total Runs					Total		

6

Responding 23

Note: Alarms

1=Duty Crew

2=Paged Off Duty Full-time

3=Paged Paid-on-Call Firefighters

4=Paged All



Union Township Report

Date: Sunday, December 29, 2024



Alarm Date between 2024-12-22 and 2024-12-28

District	NFIRS Number	Alarm Date	Incident Type Code	Incident Type	Apparatus Name	Personnel Count	Alarms
Union Township	0001030						
		12/22/2024 9:11:00 AM	733	Smoke detector activation due to malfunction	ENG 32	2	1
						Total Responding 2	
Union Township	0001031						
		12/23/2024 8:03:09 AM	321	EMS call, excluding vehicle accident with injury	ENG 33	2	1
						Total Responding 2	
Union Township	0001033						
		12/23/2024 8:49:24 PM	321	EMS call, excluding vehicle accident with injury	ENG 33	2	1

							Total Responding 2
Union Township	0001034						
		12/24/2024 10:04:55 AM	700	False alarm or false call, other	ENG 33	2	1
						Total Responding 2	
Union Township	0001037						
		12/27/2024 10:19:06 AM	321	EMS call, excluding vehicle accident with injury	ENG 33	2	1
						Total Responding 2	
	Total Runs						Total Responding 10
	5						

Note: Alarms

1=Duty Crew

2=Paged Off Duty Full-time

3=Paged Paid-on-Call Firefighters

4=Paged All

To: Board of Trustees **DATE:** December 26, 2024
FROM: Mark Stuhldreher, Township Manager **DATE FOR BOARD CONSIDERATION:** 1/8/2025
ACTION REQUESTED: To approve the request by April85 Properties LLC (James and Laurie Cary) to enroll two (2) parcels of vacant agricultural land (PID 14-025-40-001-03, consisting of 157.5-acres on the northwest corner of E. Deerfield Rd. & S. Summerton Rd.; and PID 14-036-20-001-00, consisting of 42.36-acres on the southwest corner of E. Deerfield Rd. & S. Summerton Rd.) into the State of Michigan’s PA116 Farmland and Open Space Preservation Program.

Current Action X Emergency
 Funds Budgeted: If Yes Account # No N/A X

BACKGROUND INFORMATION

April85 Properties LLC (James and Laurie Cary) owns the following two (2) parcels of vacant agricultural land in the Township, which are proposed to be enrolled in the State of Michigan’s PA116 Farmland and Open Space Preservation Program. Under this program, the land is placed under a conservation easement which prohibits development and restricts use to agricultural activities for the term of a Development Rights Agreement between the state and the landowners in exchange for certain tax-related benefits:

1. 157.5-acres - NW corner of E. Deerfield Rd. & S. Summerton Rd. (PID 14-025-40-001-03)
2. 42.36-acres - SW corner of E. Deerfield Rd. & S. Summerton Rd. (PID 14-036-20-001-00)

This state program has long been commonly referred to as the “PA116 program,” because the original state law under which this temporary farmland conservation easement program was created was Act 116 of the Michigan Public Acts of 1974. Although the state laws governing the program have changed, this “PA116” nickname was eventually recognized officially by the State of Michigan in the current title.

Landowner benefits from enrollment in the PA116 program

The following summary of landowner benefits is taken from information posted on the Michigan Department of Agriculture and Rural Development (MDARD)’s [Farmland Preservation website](#):

Tax Credits: Benefits under an agreement depend on the tax assessed against the property and the landowner’s income. The landowner is entitled to claim a Michigan income tax credit equal to the amount of the property taxes on the land and improvements covered by the agreement, less 3.5% of the landowner’s total household income. For example, if the landowner has an income of \$20,000 and property taxes on the farm total \$2,000, they would subtract \$700 (3.5% of \$20,000) from the \$2,000 property tax for an income tax credit of \$1,300. This tax credit is in addition to the Homestead Property Tax Credit, for which the landowner may already be qualified.

Special Assessments: Qualified land enrolled under an agreement is exempt from special assessments for sanitary sewers, water, lights, or non-farm drainage, unless the assessments were imposed prior to the enrollment of the land in a farmland agreement. If the landowner

decides to make use of the local government's sanitary sewer, water, lights, or non-farm drainage on land enrolled under an agreement, the landowner will be required to pay the special assessment(s). When the farmland agreement is terminated, the local government may require payment of the special assessment(s). This amount cannot exceed the amount the assessment(s) would have been at the initial time of the exemption and cannot include any interest or penalty.

For the two (2) subject parcels, the term of the Development Rights Agreement between the state and the landowners is proposed to be 50 years.

Zoning, Master Plan, and Future Land Use

The subject parcels of land are not currently served by municipal water or sanitary sewer utilities and is located within an area designated on the adopted 2018 Township Master Plan's Future Land Use Map for a "Rural Buffer." As noted on page 25 of the 2018 Master Plan:

Rural Buffer areas generally do not have sewer and water, but are appropriate for agricultural, low density residential, and other uses allowed by zoning. Typically, this buffer is located on the fringe between rural and more urbanized areas. Rezoning requests for more intensive uses should be limited, especially those requiring extended utility service.

The subject parcels are both currently zoned AG (Agricultural) District, which is consistent with the Master Plan's "Rural Buffer" future land use designation.

These parcels are located along the east side of US-127, south of E. Broomfield Rd. The Planning Commission has initiated a process to update the Township's Master Plan, with a particular focus on land along the US-127 corridor. A study is currently underway by the Township's engineering consultants, Gourdie Fraser Associates, to evaluate land along the US-127 corridor for potential economic development purposes, including new industrial/manufacturing/warehouse/distribution center development. There is a recognized need in the community for additional land, especially large (30+-acre sites) that could be suitable for these uses.

This evaluation is currently underway, and is focused on a number of desirable characteristics for this type of development, including proximity to US-127, availability of natural gas and electric utility services, potential for extension of municipal utilities, access to county primary roads, and suitability of the site for development (soils, wetlands, topography, etc.). The subject parcels are in an area that can satisfy many of these characteristics, but any consideration of changes to the Master Plan would only begin after the evaluation has been completed.

The steps to adopt an updated Master Plan under the Michigan Planning Enabling Act will also require about five months to complete, once a draft Plan is ready for review. An updated Township Master Plan is anticipated to be completed and ready for final adoption in the latter part of 2025. At this point it is the current (2018) Master Plan designation of "Rural Buffer" that should be of primary consideration in relation to this request.

Local Government Approval

Prior to any State of Michigan action to enroll the subject parcels in their PA116 Farmland

Preservation program, the applicant (April85Properties LLC) must first seek local government approval of the Farmland Development Rights Agreement application. Under the PA116 program's rules, the Board of Trustees has 45 days to consider and act on these applications. If approved by the Board of Trustees, the applications would then be considered for final approval by the Michigan Department of Agriculture and Rural Development (MDARD). If rejected by the Board of Trustees (or if no action is taken within the 45-day period), the applicant has the option to submit an appeal to MDARD for consideration.

In addition to placing this request on a Board of Trustees agenda for consideration, copies of the applications were shared with Isabella County for their review and comment as required by the PA116 program rules. The County Planning Commission included the applications on their December 12, 2024 meeting agenda but offered no substantive comments beyond noting that the applications appeared to be complete. The Township Administration has also reached out to the local office of the Natural Resources Conservation District (also as required by the PA116 program rules), but has received no response.

SCOPE OF SERVICES

Consideration of the two (2) applications from April85Properties LLC for local government approval to enroll two (2) parcels of vacant agricultural land (PID 14-025-40-001-03 and PID 14-036-20-001-00) in the State of Michigan's PA116 Farmland Preservation program.

JUSTIFICATION

The proposal to enroll the subject parcels in the PA116 Farmland Preservation program is consistent with the "Rural Buffer" future land use designation of the land in the 2018 Township Master Plan. Enrollment of the land in this program may provide certain financial benefits to the landowners that are intended to help maintain the land in active agricultural production during the 50-year term of the Farmland Development Rights Agreement for each subject parcel.

GOALS ADDRESSED

Board of Trustees goals addressed by this Ordinance (From Policy 1.0: Global End):

4. Natural Environment

Enrollment of the two (2) parcels of vacant agricultural land in the state's Farmland and Open Space Preservation Program would preserve the land for future agricultural use for the terms of the 50-year Farmland Development Rights Agreements on each parcel, which would help residents and visitors to enjoy the natural resources and green space of the Township (1.5).

COSTS

Enrollment in the state program and execution of the associated Farmland Development Rights Agreements by the State of Michigan and the landowners would exempt the land from any future special assessments for sanitary sewers, water, lights, or non-farm drainage.

TIMETABLE

If adopted by the Board of Trustees, copies of the applications (as signed by the Clerk to confirm approval) would be promptly given to the applicant and to the State of Michigan.

RESOLUTION

To approve the request by April85 Properties LLC (James and Laurie Cary) to enroll two (2) parcels of vacant agricultural land (PID 14-025-40-001-03, consisting of 157.5-acres on the northwest corner of E. Deerfield Rd. & S. Summerton Rd.; and PID 14-036-20-001-00, consisting of 42.36-acres on the southwest corner of E. Deerfield Rd. & S. Summerton Rd.) into the State of Michigan’s PA116 Farmland and Open Space Preservation Program.

Resolved by _____ Seconded by _____

Yes:

No:

Absent:



COMMUNITY DEVELOPMENT
200 North Main, Mt. Pleasant, MI 48858

Phone: (989) 317-4061
Fax: (989) 775-6681

December 13, 2024

NANNEY RODNEY
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR
CHARTER TOWNSHIP OF UNION
2010 S LINCOLN RD
MT PLEASANT MI 48858

RE: Farmland Agreement

Dear Mr. Nanney,

Please be advised that the Isabella County Planning Commission was presented two applications by the following to the Farmland and Open Space Preservation program at their December 12, 2024 meeting:

April85 Properties LLC – Section 25 and 36

The Planning Commission noted that the application appeared to be complete and had no comment on the applications.

Attached is an excerpt of the unapproved minutes from the meeting.

If you have any questions, please don't hesitate to contact my office at 317-4067.

Sincerely,

Ray Johnson, Planner/GIS Analyst
Isabella County

attachment

Mr. Johnson also stated that the existing residential driveways should be evaluated by the Isabella County Road Commission to ensure they are adequate for the proposed use.

Mr. Camp asked if there will be limits on the hours of operation.

Mr. Nieporte stated that there are none required in the ordinance.

Mrs. Silker asked if the neighbors have commented about the proposed sawmill.

Mr. Nieporte stated that there were no communications from the neighbors during the conditional rezoning process and notices were not required for this site plan review.

A motion was made by Mr. Camp to approve Site Plan Review 24-14 (SPR#24-14) as submitted by David Weaver to construct a 40 ft x 46 ft sawmill building to operate as a Milling and Processing of a Farm Product the General Agricultural (AG-2) district and shall be conditioned upon the following:

1. The applicant shall install and maintain a 40-foot-long double row of staggered evergreen trees on the north property line running east of the existing driveway as shown on the approved site plan. The trees shall be a minimum of 3 feet in height at time of planting and shall be placed no greater than 10 feet on center.
2. Existing vegetation on the west property line shall be maintained in its current state or replaced with the same screening previously described along the entire length of the sawmill and related activities.
3. The applicant shall provide an approval from the Isabella County Road Commission on the entrance to the current driveways for the proposed use.

The motion was second by Mr. Vogel.

Hearing no further discussion, the Chair called for a vote.

Yes: Ann Silker, Steve Swaney, Phillip Vogel, Kyle Camp, Adam Brookens, Lisa Hoisington

No: None

Union Township Farmland Agreement – April Properties LLC

Mr. Johnson indicated that two applications to the Farmland and Open Space Preservation Program were received. He indicated that the application was in Union Township Section 25 and 36 for 50 years each. He indicated the applications appeared to be complete and would send a letter back to Union Township appraising them of the review.

Mr. Vogel asked if there were prior farm land agreements for these properties.

Mr. Johnson stated he was unsure at this time.

Battery Energy Storage Systems Discussion

Mr. Nieporte reviewed PA233 which became effective November 29, 2024. He stated this State law gives developers of renewable energy in Michigan an option to seek a siting approval from Michigan Public Service Commission (MPSC). He stated the law is intended for the State to ensure it meets its renewable energy goals.

Mr. Nieporte stated that currently there is no language in the County's ordinance for Battery Energy Storage Systems (BESS) and presented the members with proposed ordinance language. He also informed the members that the County can be more workable by making changes to the language surrounding wind and solar. Mr. Nieporte stated these amendments are needed to ensure the County has the highest probability of retaining local control over renewable energy siting in Isabella County.

Mr. Nieporte reviewed the workable BESS and renewable energy ordinance amendments with the members. Mr. Nieporte stated that staff is working to make the language for BESS to be consistent with our current ordinance in regards to several requirements and to ensure language in the state law is incorporated as appropriate for Isabella County.

Mr. Nieporte explained the Fire Response Plan in the proposed amendment.

Mr. Camp asked if there is a demand for fire protection with BESS installations.

Mr. Nieporte informed the members that a BESS is housed in an enclosure and suppression standards are implemented. He also indicated the developer is required to provide or pay for first responder training.

Mr. Vogel asked if Michigan had any battery storage yet.

Mr. Nieporte indicated that one is currently being constructed in Detroit.

Discussion on the size and potential locations for a BESS.

Discussion on sound regulations for solar and wind.

Mr. Camp asked if there is language requiring an aircraft detection lighting system (ADLS) for turbines in the ordinance currently.

Mr. Nieporte summarized the history of the Planning Commission's desire to incorporate an ADLS requirement into the ordinance but that it is not currently in the ordinance. He indicated the proposed language amendment would require a developer to seek an approval from the FAA for ADLS lighting installation.

Discussion on turbines, lighting and renewable energy siting in Michigan.



Farmland Development Rights New Agreement Application Checklist

April 2024

To ensure your application is reviewed in a timely manner, all items listed below must be included with the new application packet, prior to submitting to your local governing body for review. Applications must be approved by the local governing body on or before November 1 to be effective for the current tax year. Incomplete applications will be returned to the local governing body and landowner.

- All sections of application complete. Page 3, “Reserved for Local Government Use” must be completed by the local governing body.**
- Copy of recorded deed(s) or land contract(s), including signature page(s). Copies must contain all pages of the documents and sufficiently document the chain of title from the previous owner.**
 - If providing more than one deed/land contract, current ownership must be in the same name to be combined under one agreement. If ownership is different, separate applications must be completed or obtain a Quit Claim Deed in same ownership
 - If a current owner named on the deed/land contract is deceased, a copy of the death certificate must be provided.
 - All vendors/sellers listed on a land contract must sign and date bottom of Page 1, acknowledging enrollment.
- Copy of most recent property tax assessment notice or tax bill with complete legal description of property and State Equalized Value (SEV), along with a statement by the applicant certifying the name of the owner of record, the legal description of the property and all liens, covenants, and other encumbrances affecting the title to the land.**
- Map of the farm with structures and natural features. See instructions on Page 4 of application.**
- Copy of current appraisal record. If a current appraisal record is not available, the most recent tax bill must include the SEV. The local assessor must provide property appraisal value on Page 3, in section “Reserved for Local Government Use”.**
- Submit complete application and checklist to the clerk of the local governing body. *(See below.) Maintain a copy of your application until you have received a new agreement.**

The clerk will issue a receipt indicating the date the application was received and send copies of the application to the reviewing agencies.

The clerk will present the application to the local governing body at their next scheduled meeting. The local governing body has 45 days from the date the application is presented to approve or reject the application.

- If the application is approved, the applicant is notified by the local governing body. The local governing body will forward the entire application packet to the Michigan Department of Agriculture and Rural Development (MDARD), Farmland and Open Space Preservation Office.
- If the application is rejected by the local governing body, the applicant is notified within 10 days, stating the reason for rejection. The original application and all supporting documentation are returned to the applicant. The applicant has 30 days to appeal to MDARD.

MDARD has 60 days from date of receipt to approve or reject the application.

The applicant will be notified within 15 days of the date of approval or rejection by MDARD.

***Local governing body means 1 of the following:**

- i. Farmland located in a city or village, the legislative body of the city or village.
- ii. Farmland not located in a city or village, but in a township having a zoning ordinance in effect as provided by law the township board of the township.
- iii. Farmland not described in i or ii above, the county board of commissioners

New applications, eligibility requirements, and instructions for completing a new application can be found online at www.Michigan.gov/Farmland.

The local governing body can send completed applications to:

Email: MDARD-PA116@Michigan.gov

Fax: 517-335-3131

Mail: MDARD – Farmland, P.O. Box 30449, Lansing, MI 48909



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116. Please print or type. Attach additional sheets as needed. Refer to the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY
Local Governing Body:
Date Received: 1/8/2025
Application No: PID14-025-40-001-03
State:
Date Received:
Application No:
Approved: Rejected

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 TO BE EFFECTIVE FOR THE CURRENT TAX YEAR

I. Personal Information:

1. Name(s) of Applicant: April 185 Properties LLC
Last First Initial
2. Mailing Address: 5829 E Deerfield Rd Mt Pleasant MI 48858
Street City State Zip Code
3. Phone Number: (Area Code) (989) 330-2072
4. Alternative Telephone Number (cell, work, etc.): (Area Code) (989) 330-2073
5. E-mail address: cary413@frontier.com

II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Isabella 7. Township, City or Village: Union
8. Section No. 25 Town No. 14-N Range No. 4-W
Parcel # (Tax ID): 14-025-40-001-03

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)
10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.
11. Is there a tax lien against the land described above? [] Yes [x] No
If "Yes", please explain circumstances:
12. Does the applicant own the mineral rights? [x] Yes [] No
If owned by the applicant, are the mineral rights leased? [] Yes [x] No
Indicate who owns or is leasing rights if other than the applicant:
Name the types of mineral(s) involved:
13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: [] Yes [x] No If "Yes", indicate to whom, for what purpose and the number of acres involved:
14. Is land being purchased under land contract [] Yes [x] No: If "Yes", indicate vendor(sellers):
Name:
Address:
Street City State Zip Code
14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (sellers) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

- 2 or more persons having a joint or common interest in the land
- Corporation
- Estate
- Limited Liability Company
- Trust
- Partnership Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: James Cary Title: President

Name: Laurie Cary Title: Vice President

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)

This application is for:

- a. 40 acres or more —————▶ complete only Section 16 (a thru g);
- b. 5 acres or more but less than 40 acres —————▶ complete only Sections 16 and 17; or
- c. a specialty farm —————▶ complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

Cash Crop

b. Total number of acres on this farm: 157.45

c. Total number of acres being applied for (if different than above): _____

d. Acreage in cultivation: 132.59

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0

f. All other acres (swamp, woods, etc.) 24.86

g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings 0 Residence: 0 Barn: 2 Tool Shed: 1

Silo: 0 Grain Storage Facility: 0 Grain Drying Facility: Yes

Poultry House: 0 Milking Parlor: 0 Milk House: 0

Other: (Indicate) _____

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application **from the sale of agricultural products (not from rental income):**

\$ _____ / _____ = \$ _____ (per acre)
total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ _____

Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 50

V. Signature(s):

20. The undersigned certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

[Signature]
(Signature of Applicant)

April 85 Properties LLC
(Corporate Name, If Applicable)

[Signature]
(Co-owner, if Applicable)

[Signature]
(Signature of Corporate Officer)

11-5-24
(Date)

Vice President
(Title)

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II

I. Date Application Received: 1/8/2025 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Charter Township of Union (Isabella County)

County Township City Village

This application is approved, rejected Date of approval or rejection: _____

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: _____

Property Appraisal: \$ n/a is the current fair market value of the real property in this application.

Parcel Number (Tax ID): PID 14-025040-001-03

II. Please verify the following:

Upon filing an application, clerk issues receipt to the landowner indicating date received.

Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

_____ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

_____ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Preservation Program, P.O. Box 30449, Lansing, MI 48909

***Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):

COPY SENT TO:

County or Regional Planning Commission

Conservation District

n/a Township (if county has zoning authority)

Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:

___ Copy of Deed or Land Contract (most recent showing current ownership)

___ Copy of most recent Tax Bill (must include tax description of property)

___ Map of Farm

___ Copy of most recent appraisal record

___ Copy of letters from review agencies (if available)

___ Any other applicable documents

Questions? Please call Farmland Preservation at 517-284-5663

Received
ISABELLA COUNTY, MI
07-22-2019 10:43 am.

201900005430
Filed for Record in
ISABELLA COUNTY
KAREN R. JACKSON
07-22-2019 At 12:04:02 pm.
QUIT C DEED 30.00
Liber 1854 Page 829 - 830

QUITCLAIM DEED

The Grantors: **James L. Cary and Laurie A. Cary, Trustees of the J & L Cary Family Living Trust, dated May 2, 2014;**
whose addresses are: 5829 E. Deerfield Road, Mt. Pleasant, MI 48858

Quitclaim to the Grantee: **April85 Properties, LLC, a Michigan Limited Liability Company;**
with a registered address of: 5829 E. Deerfield Road, Mt. Pleasant, MI 48858

The following described premises situated in the TOWNSHIP of UNION, COUNTY of ISABELLA and STATE of MICHIGAN

The SE ¼ of Section 25 except US 27, T14N-R4W, Union Township, Isabella County, Michigan. EXCEPT beginning at a point on the South line of said Section 25 which is N89°16'49"W, along said South line, 650.00 feet from the Southeast corner of said Section 25; thence continuing N89°16'49"W, 230.00 feet; thence N00°43'11"E, perpendicular to said South line, 275.00 feet; thence S89°16'49"E, parallel with said South line, 230.00 feet; thence S00°43'11"W, 275.00 feet to the point of beginning. Containing 1.45 acres of land; ALSO EXCEPT beginning at a point on the South line of said Section 25 which is N89°16'49"W along said South line, 475.00 feet from the Southeast corner of said Section 25; thence continuing N89°16'49"W, 175.00 feet; thence N00°43'11"E, perpendicular to said South line, 275.00 feet; thence S89°16'49"E, parallel with said South line, 175.00 feet; thence S00°43'11"W, 275.00 feet to the Point of Beginning.

for the sum of \$1.00. Tax exempt pursuant to MCL 207.505(a); and MCL 207.526(a).

Subject to easements, building and use restrictions of record and reservations of record, and any lien for real estate taxes or assessments not yet due and payable.

The Grantor grants to the Grantee the right to make **all available** divisions under section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Continued on the next page

This instrument was prepared at the specific request of the parties based solely on information supplied by one or more of the parties to this conveyance and without examination of title or abstract. The drafter assumes no liability for any errors, inaccuracy, or omissions in this instrument resulting from the information provided. The parties hereto signify their assent to this disclaimer by the Grantor's execution and the Grantee's acceptance of this instrument.

DATED this 7th day of July, 2019.

Signed by:

James L. Cary
By: James L. Cary, Trustee of the J & L
Cary Family Living Trust, dated May 2, 2014

Laurie A. Cary
By: Laurie A. Cary, Trustee of the J & L
Cary Family Living Trust, dated May 2, 2014

STATE OF MICHIGAN)
) ss.
COUNTY OF ISABELLA)

The foregoing instrument was acknowledged before me this 7th day of July, 2019, by James L. Cary and Laurie A. Cary, Trustees of the J & L Cary Family Living Trust, dated May 2, 2014.

RACHELLE ANDERSEN
Notary Public, State of Michigan
County of Montcalm
My Commission Expires 03-27-2025
Acting in the County of Isabella

Rachelle Andersen
By: _____
Notary Public, State of _____, County of _____
My commission expires _____
Acting in the County of _____

When recorded return to:
Trent C. Hilding

Send subsequent tax bills to:
Grantee

Tax Parcel #: 14-025-40-001-00

Recording Fee: \$30.00

Transfer Fee: \$0.00

Drafted By and When Recorded Return to:
TRENT C. HILDING, PLC
By: Trent C. Hilding (P68189)
4070 N. Crystal Road, Vestaburg, MI 48891
(989) 427-3436



United States
Department of
Agriculture

Isabella County, Michigan

Name: _____ Share: _____
 Name: _____ Share: _____
 Name: _____ Share: _____



- Common Land Unit**
- Common Land Unit*
 - Non-Cropland
 - Tract Boundary
 - Section Lines
 - Cropland vs Noncropland

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions
 - Areas of Concern as of 4/25/24

This box is applicable ONLY for certification maps. Options only valid if checked.

Shares - 100% OP

<input type="checkbox"/> Certified Organic	<input type="checkbox"/> All Crops - Non-Irrigated
<input type="checkbox"/> CORN - YEL/GR	<input type="checkbox"/> WHEAT - GR (SRW or SWW)
<input type="checkbox"/> SOYS - COM/GR	<input type="checkbox"/> ALFALFA - FG or GZ
<input type="checkbox"/> DRY BEANS - DE	<input type="checkbox"/> MIXFG - FG or GZ

2024 Program Year
 CLU Date: April 25, 2024
 2022 NAIP Imagery

Farm 8277
Tract 13299

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Areas of Concern represent potential wetland violations (CW, CW+Yr, CWNA, CWTE, MIW, MWM, WX) included in the NRCS Certified Wetland Determination dataset. Refer to your original determination (CPA 026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). Alternate year NAIP imagery may be displayed for tracts located in other states or along state borders.

THIS IS NOT A TAX BILL

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM: CHARTER TOWNSHIP OF UNION JILL PETERS, MAAO, MCPPE 2010 S. LINCOLN RD. MOUNT PLEASANT, MI. 48858	PARCEL IDENTIFICATION PARCEL NUMBER: 14-025-40-001-03 PROPERTY ADDRESS: E DEERFIELD RD MOUNT PLEASANT, MI 48858
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: *****AUTO**5-DIGIT 48858 APRIL85 PROPERTIES LLC 5829 E DEERFIELD RD MOUNT PLEASANT, MI 48858-8132 	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
LEGAL DESCRIPTION: THE SE 1/4 SEC 25 EXC US 27, T14N-R4W, EXC COM AT A POINT ON THE S LINE OF SAID SEC 25, 650.00 FT FROM THE SE CORNER OF SAID SEC 25; TH CONTINUING N89°16'49"W, 230 FT; TH N00° 43'11"E, 275 FT; TH S89°16'49E, PARALLEL WITH SAID S LINE 230.00 TH S00°43'11"W, 275.00 FT TO THE POB CONTAINING 1.45 ACRES OF LAND, ALSO EXC COM ON THE S	
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 (AGRICULTURAL-VACANT)	
PRIOR YEAR'S CLASSIFICATION: 102 (AGRICULTURAL-VACANT)	
The change in taxable value will increase/decrease your tax bill for the 2024 year by approximately:	\$247
1. TAXABLE VALUE:	PRIOR AMOUNT YEAR: 2023 CURRENT TENTATIVE AMOUNT YEAR: 2024 CHANGE FROM PRIOR YEAR TO CURRENT YEAR 156,904 164,749 7,845
2. ASSESSED VALUE:	836,000 930,100 94,100
3. TENTATIVE EQUALIZATION FACTOR:	1.000
4. STATE EQUALIZED VALUE (SEV):	836,000 930,100 94,100
5. There WAS or WAS NOT a transfer of ownership on this property in 2023	WAS NOT
6. Assessor Change Reason:	

The 2024 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: JILL PETERS	Phone: (989) 772-4600	Email Address: JPETERS@UNIONTOWNSHIPMI.COM
----------------------	--------------------------	---

March Board of Review Appeal Information. The board of review will meet at the following dates and times:

IF YOU WOULD LIKE AN INFORMAL REVIEW OF YOUR PROPERTY ASSESSMENT CONTACT ASSESSOR JILL PETERS: 989-772-4600 EXT. 230 OR E-MAIL: JPETERS@UNIONTOWNSHIPMI.COM

2024 MARCH BOARD OF REVIEW WILL MEET TO ACCEPT APPEALS ON:
 MONDAY, MARCH 11, 2024, 3:00PM - 9:00PM. AND TUESDAY, MARCH 12, 2024, 9:00AM- 3:00PM
 THE BOARD OF REVIEW MEETINGS WILL BE HELD IN THE UNION TOWNSHIP HALL BOARD ROOM
 2010 S. LINCOLN RD. MT. PLEASANT MI. 48858 TEL # (989) 772-4600.
 CALL TO SCHEDULE AN APPOINTMENT FOR PROPERTY ASSESSMENT INFORMATION
 OR IF YOU WANT TO FILE AN APPEAL.
 APPOINTMENTS ARE RECOMMENDED BUT WALK-INS ARE WELCOME.
 WRITTEN APPEALS ARE DUE BY 2:00 PM ON MARCH 12, 2024.



Farmland Development Rights New Agreement Application Checklist

April 2024

To ensure your application is reviewed in a timely manner, all items listed below must be included with the new application packet, prior to submitting to your local governing body for review. Applications must be approved by the local governing body on or before November 1 to be effective for the current tax year. Incomplete applications will be returned to the local governing body and landowner.

- All sections of application complete. Page 3, "Reserved for Local Government Use" must be completed by the local governing body.
- Copy of recorded deed(s) or land contract(s), including signature page(s). Copies must contain all pages of the documents and sufficiently document the chain of title from the previous owner.
 - If providing more than one deed/land contract, current ownership must be in the same name to be combined under one agreement. If ownership is different, separate applications must be completed or obtain a Quit Claim Deed in same ownership.
 - If a current owner named on the deed/land contract is deceased, a copy of the death certificate must be provided.
 - All vendors/sellers listed on a land contract must sign and date bottom of Page 1, acknowledging enrollment.
- Copy of most recent property tax assessment notice or tax bill with complete legal description of property and State Equalized Value (SEV), along with a statement by the applicant certifying the name of the owner of record, the legal description of the property and all liens, covenants, and other encumbrances affecting the title to the land.
- Map of the farm with structures and natural features. See instructions on Page 4 of application.
- Copy of current appraisal record. If a current appraisal record is not available, the most recent tax bill must include the SEV. The local assessor must provide property appraisal value on Page 3, in section "Reserved for Local Government Use".
- Submit complete application and checklist to the clerk of the local governing body. *(See below.) Maintain a copy of your application until you have received a new agreement.

The clerk will issue a receipt indicating the date the application was received and send copies of the application to the reviewing agencies.

The clerk will present the application to the local governing body at their next scheduled meeting. The local governing body has 45 days from the date the application is presented to approve or reject the application.

- If the application is approved, the applicant is notified by the local governing body. The local governing body will forward the entire application packet to the Michigan Department of Agriculture and Rural Development (MDARD), Farmland and Open Space Preservation Office.
- If the application is rejected by the local governing body, the applicant is notified within 10 days, stating the reason for rejection. The original application and all supporting documentation are returned to the applicant. The applicant has 30 days to appeal to MDARD.

MDARD has 60 days from date of receipt to approve or reject the application.

The applicant will be notified within 15 days of the date of approval or rejection by MDARD.

***Local governing body means 1 of the following:**

- i Farmland located in a city or village, the legislative body of the city or village.
- ii Farmland not located in a city or village, but in a township having a zoning ordinance in effect as provided by law, the township board of the township.
- iii Farmland not described in i or ii above, the county board of commissioners.

New applications, eligibility requirements, and instructions for completing a new application can be found online at www.michigan.gov/MDARD.

The local governing body can send completed applications to:

Email: farmland@mdard.michigan.gov
 Fax: 517-335-3131
 Mail: MDARD – Farmland, P.O. Box 30449, Lansing, MI 48909



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116. Please print or type. Attach additional sheets as needed. Refer to the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY
Local Governing Body:
Date Received 1/8/2025
Application No: PID14-036-20-001-00
State:
Date Received
Application No:
Approved: Rejected

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 TO BE EFFECTIVE FOR THE CURRENT TAX YEAR

I. Personal Information:

1. Name(s) of Applicant: April85 Properties LLC

Last First Initial
(If more than two see #15)

2. Mailing Address: 5829 E Deerfield Rd Mt Pleasant MI 488 8
Street City State Zip Code

3. Phone Number: (Area Code) (989) 330-2072

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (989) 330-2073

5. E-mail address: cary413@frontier.com

II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Isabella 7. Township, City or Village: Union

8. Section No. 36 Town No. 14-N Range No. 4-W

Parcel # (Tax ID): 14-036-20-001-00

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above? [] Yes [x] No
If "Yes", please explain circumstances:

12. Does the applicant own the mineral rights? [x] Yes [] No
If owned by the applicant, are the mineral rights leased? [] Yes [x] No
Indicate who owns or is leasing rights if other than the applicant:
Name the types of mineral(s) involved:

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: [] Yes [x] No If "Yes", indicate to whom, for what purpose and the number of acres involved:

14. Is land being purchased under land contract [] Yes [x] No: If "Yes", indicate vendor(s):
Name:
Address:
Street City State Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (sellers) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

- 2 or more persons having a joint or common interest in the land
- Corporation
- Estate
- Limited Liability Company
- Trust
- Partnership
- Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: James Cary Title: President

Name: Laurie Cary Title: Vice President

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)

This application is for:

- a. 40 acres or more —————▶ complete only Section 16 (a thru g);
- b. 5 acres or more but less than 40 acres —————▶ complete only Sections 16 and 17; or
- c. a specialty farm —————▶ complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

Cash Crop

b. Total number of acres on this farm: 42.36

c. Total number of acres being applied for (if different than above): _____

d. Acreage in cultivation: 41.04

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0

f. All other acres (swamp, woods, etc.) 1.32

g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings 0 Residence: 0 Barn: 0 Tool Shed: 0

Silo: 0 Grain Storage Facility: 0 Grain Drying Facility: 0

Poultry House: 0 Milking Parlor: 0 Milk House: 0

Other: (Indicate) _____

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application **from the sale of agricultural products (not from rental income):**

\$ _____ / _____ = \$ _____ (per acre)
total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ _____

Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 50

V. Signature(s):

20. The undersigned certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

[Signature]
(Signature of Applicant)
[Signature]
(Co-owner, if Applicable)
11-5-24
(Date)

April 85 Properties LLC
(Corporate Name, If Applicable)
[Signature]
(Signature of Corporate Officer)
Vice President
(Title)

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II

I. Date Application Received: 1/8/2025 (Note: Local Governing Body has 45 days to take action)
Action by Local Governing Body: Jurisdiction: Charter Township of Union (Isabella County)
 County Township City Village

This application is approved, rejected Date of approval or rejection: _____

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: _____

Property Appraisal: \$ n/a is the current fair market value of the real property in this application.

Parcel Number (Tax ID): PID 14-036-20-001-00

II. Please verify the following:

Upon filing an application, clerk issues receipt to the landowner indicating date received.

Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

_____ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

_____ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Preservation Program, P.O. Box 30449, Lansing, MI 48909

***Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

<p>Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):</p> <p>COPY SENT TO:</p> <p><input checked="" type="checkbox"/> County or Regional Planning Commission</p> <p><input checked="" type="checkbox"/> Conservation District</p> <p><input checked="" type="checkbox"/> Township (if county has zoning authority)</p>	<p>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p> <p>___ Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p>___ Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p>___ Map of Farm</p> <p>___ Copy of most recent appraisal record</p> <p>___ Copy of letters from review agencies (if available)</p> <p>___ Any other applicable documents</p>
---	--

Questions? Please call Farmland Preservation at 517-284-5663

Received
ISABELLA COUNTY, MI
07-24-2014 04:10 PM

05726

201400005726
Filed for Record in
ISABELLA COUNTY, MI
KAREN R. JACKSON
07-25-2014 At 10:33:08 am.
WARR DEED 20.00
Liber 1673 Page 230 - 232

WARRANTY DEED

THIS INDENTURE, Made the 2nd day of May, 2014

WITNESSETH THAT: JAMES L. CARY, a/k/a James Lester Cary, a/k/a James Cary, and LAURIE A. CARY, a/k/a Laurie Ann Cary, a/k/a Laurie Cary, husband and wife, of 5829 East Deerfield Road, Mt. Pleasant, Michigan 48858, in consideration of One Dollar (\$1.00) and other valuable consideration, convey and warrant to APRIL85 PROPERTIES, LLC, a Michigan Limited Liability Company, of 5829 East Deerfield Road, Mt. Pleasant, Michigan 48858, the following described lands and premises situated in the Townships of Chippewa, Coe, and Union, County of Isabella, and State of Michigan, viz:

See attached Exhibit A.

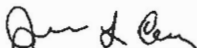
Subject to easements, restrictions and reservations of record.

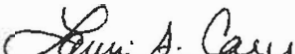
The Grantor grants to the Grantee the right to make all divisions under section 108 of the land division act, Act No. 288 of the Public Acts of 1967.

This property may be located within the vicinity of farm land or a farm operation. Generally accepted agriculture and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

THIS deed is exempt from County and State transfer tax as the consideration is less than \$10000. MCL 207.505(a); MCL 207.526(a).


GRANTORS:


James L. Cary, a/k/a James Lester Cary,
a/k/a James Cary


Laurie A. Cary, a/k/a Laurie Ann Cary,
a/k/a Laurie Cary

STATE OF MICHIGAN)
)ss.
COUNTY OF ISABELLA)

On the 2nd day of May 2014, before me, a Notary Public, in and for said County, personally appeared James L. Cary, a/k/a James Lester Cary, a/k/a James Cary, and Laurie A. Cary, a/k/a Laurie Ann Cary, a/k/a Laurie Cary, husband and wife, to me known to be the same persons described in and who executed the within instrument, who acknowledged the same as their free act and deed.


Julie Cowles, Notary Public
State of Michigan, County of Midland
Acting in Isabella County, Michigan
My Commission Expires: 07/06/2018

Prepared by:
Matthew A. Romashko (P59447)
MARTINEAU, HACKETT, ROMASHKO, O'NEIL & KLAUS, PLLC
555 North Main Street, Mt. Pleasant, Michigan 48858
Telephone: (989) 773-9961; Facsimile: (989) 773-2107

STATE OF MICHIGAN
 COUNTY OF ISABELLA
 I HEREBY CERTIFY that there are no taxes or
 dues held by the state or individuals on the lands
 described in the within instrument, and that all
 taxes are paid as shown by the records of this
 office for five years.

Steven W. Pichens
 Treasurer of Isabella County

EXHIBIT A
 (Real Property - Page 1 of 2)

1. The W1/2 of the NW1/4, the E1/2 of the NW1/4, the W1/2 of the NE1/4, and the NE1/4 of the NE1/4, all in Section 30, T14N, R4W, Chippewa Township, Isabella County, Michigan, EXCEPT that portion lying South and East of the Miser Drain, also known as the Miser Reconstruction Drain No. 468. This drain crosses the East line of the NE1/4 of Section 30 at a point approximately 892 feet South of the NE corner of the NE1/4, AND EXCEPT a parcel described in deed recorded in Liber 887, Page 365, AND EXCEPT a parcel described in deed recorded in Liber 1247, Page 907.

Tax ID numbers:
 02-030-10-001-00
 02-030-10-002-01
 02-030-20-001-00
 02-030-20-003-00

2. The S1/2 of the SW fractional 1/4 of Section 30, T14N, R3W, Chippewa Township, Isabella County, Michigan, EXCEPT the South 440 feet of the East 990 feet thereof.

Tax ID number:
 02-030-30-003-01

3. The South 440 feet of the East 990 feet of the S1/2 of the SW fractional 1/4 of Section 30, T14N, R3W, Chippewa Township, Isabella County, Michigan, EXCEPT a parcel described in deed recorded in Liber 1550, Page 697.

Tax ID number:
 02-030-30-003-02

4. The N1/2 of the NW1/4 of Section 31, T14N, R3W, Chippewa Township, Isabella County, Michigan.

Tax ID number:
 02-031-10-001-00

5. The E1/2 of the NW1/4 lying North of US 27, and the W1/2 of the NE1/4 lying North of US 27, all in Section 5, T13N, R3W, Coe Township, Isabella County, Michigan, EXCEPT commencing 800 feet West of the N1/4 corner, thence West 225.7 feet, thence South 193 feet, thence East 225.7 feet, thence North 193 feet to the point of beginning, AND EXCEPT that portion lying Southeast of the Potter drain.

Tax ID number:
 03-005-20-002-00

6. The NW1/4 of the NW1/4 of Section 10, T13N, R3W, Coe Township, Isabella County, Michigan, EXCEPT a parcel commencing 4490.30 feet West of the NE corner of said Section 10, thence West 267 feet, thence South 233 feet, thence East 267 feet, thence North 233 feet to the point of beginning.

Tax ID number:
 03-010-10-002-00

7. A parcel beginning 455 feet West of the SE corner of Section 25, T14N, R4W, Union Township, Isabella County, Michigan, thence West 290 feet, thence North 300 feet, thence East 290 feet, thence South 300 feet to the point of beginning.

Tax ID number:
 14-025-40-001-02

LIBR 1673 PG 0232

STATE OF MICHIGAN
COUNTY OF ISABELLA
I HEREBY CERTIFY that there are no tax liens or
claims held by the state or individuals on the lands
described in the within instrument, and that all
taxes are paid as shown by the records of this
office for five years.

Steven W. Picketts
Treasurer of Isabella County

EXHIBIT A
(Real Property - Page 2 of 2)

8. The North 45 acres of the E1/2 of the NE1/4 of Section 36, T14N, R4W, Union Township, Isabella County, Michigan, EXCEPT the North 456 feet of the East 252 feet thereof.

Tax ID number:
14-036-20-001-00

9. The North 456 feet of the East 252 feet of the NE1/4 of the NE1/4 of Section 36, T14N, R4W, Union Township, Isabella County, Michigan.

Tax ID number 14-036-20-001-01

10. The W1/2 of the NE1/4 of Section 36, T14N, R4W, Union Township, Isabella County, Michigan, lying North and East of the highway.

Tax ID number:
14-036-20-002-00



- Common Land Unit**
- Common Land Unit*
 - Non-Cropland
 - Tract Boundary
 - Section Lines
 - C Cropland vs Noncropland

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions
 - ⊕ Areas of Concern as of 4/25/24

This box is applicable **ONLY** for certification maps. Options only valid if checked.

Shares - 100% OP

<input type="checkbox"/> Certified Organic	<input type="checkbox"/> All Crops - Non-Irrigated
<input type="checkbox"/> CORN - YEL/GR	<input type="checkbox"/> WHEAT - GR (SRW or SWW)
<input type="checkbox"/> SOYS - COM/GR	<input type="checkbox"/> ALFALFA - FG or GZ
<input type="checkbox"/> DRY BEANS - DE	<input type="checkbox"/> MIXFG - FG or GZ

2024 Program Year
 CLU Date: April 25, 2024
 2022 NAIP Imagery

Farm 8277
Tract 13303

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Areas of Concern represent potential wetland violations (CW, CW+Yr, CWNA, CWTE, MIW, MWM, WX) included in the NRCS Certified Wetland Determination dataset. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). Alternate year NAIP imagery may be displayed for tracts located in other states or along state borders.

THIS IS NOT A TAX BILL

Notice of Assessment, Taxable Valuation, and Property Classification

1878

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM: CHARTER TOWNSHIP OF UNION JILL PETERS, MAAO, MCPPE 2010 S. LINCOLN RD. MOUNT PLEASANT, MI. 48858	PARCEL IDENTIFICATION PARCEL NUMBER: 14-036-20-001-00 PROPERTY ADDRESS: E DEERFIELD RD MOUNT PLEASANT, MI 48858-0000															
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: *****AUTO**5-DIGIT 48858 APRIL85 PROPERTIES LLC 5829 E DEERFIELD RD MOUNT PLEASANT, MI 48858-8132 	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No															
LEGAL DESCRIPTION: T14N R4W, SEC 36; N 45 ACRES OF E1/2 OF NE1/4 EXC THE N 456 FT OF E 252 FT																
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 (AGRICULTURAL-VACANT)																
PRIOR YEAR'S CLASSIFICATION: 102 (AGRICULTURAL-VACANT)																
The change in taxable value will increase/decrease your tax bill for the 2024 year by approximately: \$47	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">PRIOR AMOUNT YEAR: 2023</th> <th style="width: 50%;">CURRENT TENTATIVE AMOUNT YEAR: 2024</th> <th style="width: 50%;">CHANGE FROM PRIOR YEAR TO CURRENT YEAR</th> </tr> </thead> <tbody> <tr> <td>1. TAXABLE VALUE:</td> <td style="text-align: right;">29,912</td> <td style="text-align: right;">31,407</td> </tr> <tr> <td>2. ASSESSED VALUE:</td> <td style="text-align: right;">106,000</td> <td style="text-align: right;">114,100</td> </tr> <tr> <td>3. TENTATIVE EQUALIZATION FACTOR: 1.000</td> <td></td> <td></td> </tr> <tr> <td>4. STATE EQUALIZED VALUE (SEV):</td> <td style="text-align: right;">106,000</td> <td style="text-align: right;">114,100</td> </tr> </tbody> </table>	PRIOR AMOUNT YEAR: 2023	CURRENT TENTATIVE AMOUNT YEAR: 2024	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	1. TAXABLE VALUE:	29,912	31,407	2. ASSESSED VALUE:	106,000	114,100	3. TENTATIVE EQUALIZATION FACTOR: 1.000			4. STATE EQUALIZED VALUE (SEV):	106,000	114,100
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3. TENTATIVE EQUALIZATION FACTOR: 1.000																
4. STATE EQUALIZED VALUE (SEV):	106,000	114,100														
5. There WAS or WAS NOT a transfer of ownership on this property in 2023 WAS NOT																
6. Assessor Change Reason:																

The 2024 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: JILL PETERS	Phone: (989) 772-4600	Email Address: JPETERS@UNIONTOWNSHIPMI.COM
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March Board of Review Appeal Information. The board of review will meet at the following dates and times:

IF YOU WOULD LIKE AN INFORMAL REVIEW OF YOUR PROPERTY ASSESSMENT
 CONTACT ASSESSOR JILL PETERS: 989-772-4600 EXT. 230 OR E-MAIL: JPETERS@UNIONTOWNSHIPMI.COM

2024 MARCH BOARD OF REVIEW WILL MEET TO ACCEPT APPEALS ON:
 MONDAY, MARCH 11, 2024, 3:00PM - 9:00PM. AND TUESDAY, MARCH 12, 2024, 9:00AM- 3:00PM
 THE BOARD OF REVIEW MEETINGS WILL BE HELD IN THE UNION TOWNSHIP HALL BOARD ROOM
 2010 S. LINCOLN RD. MT. PLEASANT MI. 48858 TEL # (989) 772-4600.
 CALL TO SCHEDULE AN APPOINTMENT FOR PROPERTY ASSESSMENT INFORMATION
 OR IF YOU WANT TO FILE AN APPEAL.
 APPOINTMENTS ARE RECOMMENDED BUT WALK-INS ARE WELCOME.
 WRITTEN APPEALS ARE DUE BY 2:00 PM ON MARCH 12, 2024.



REQUEST FOR TOWNSHIP BOARD ACTION

To: Board of Trustees	DATE: January 3, 2025
FROM: Mark Stuhldreher, Township Manager	DATE FOR BOARD CONSIDERATION: 1/8/2025
ACTION REQUESTED: Consider amending Governance Policy 2.4.2 to acknowledge the use of fund balance is an appropriate mechanism to balance a fund budget when expenditures in a fiscal year are projected to exceed projected revenues	

Current Action _____ Emergency _____

Funds Budgeted: If Yes _____ Account # _____ No _____ N/A _____ X _____

Finance Approval _____ *MDS* _____

BACKGROUND INFORMATION

Policy Governance number 2.4 was reviewed for compliance during the December 18, 2024, Board of Trustee meeting. Discussion regarding the specific language of sub-policy 2.4.2 was reviewed in detail as the current wording does not recognize the use of fund balance as an appropriate mechanism to balance the budget. The existing policy wording is as follows:

“Plan the expenditure in any fiscal year of more funds than are conservatively projected to be received in that period.”

It is recommended that Policy 2.4.2 be rewritten as shown below to acknowledge that drawing down fund balance in a prudent manner is an appropriate mechanism to balance the annual budget in a given fiscal year:

2.4.2 Plan for expenditures in any fiscal year that are greater than conservatively projected revenues to be received in that period.

2.4.2.1 The use of any accumulated, unappropriated surplus in a fund is an appropriate mechanism to balance the budget under the following conditions:

- A) The 10 (ten) year projected fund balance does not fall below targets outlined in other sections of Governance Policy*
- B) Board priorities established in Ends policies are not jeopardized.*

SCOPE OF SERVICES

N/A

JUSTIFICATION

Section 141.435 of The Uniform Budgeting and Accounting Act states in part that for a given fiscal year total estimated expenditures shall not exceed the total estimated revenues, *including any available unappropriated fund surplus that may exist.*

The recommended language comports with the Uniform Budgeting and Accounting Act with additional limitations to 1) ensure the use of fund balance does not create long term fiscal jeopardy and, 2) board policies as established in the Ends policies continue to be met.

PROJECT IMPROVEMENTS

N/A

COSTS

N/A

PROJECT TIME TABLE

If approved, the Governance Policy will be updated and distributed within the next month

RESOLUTION

It is hereby resolved that Township Governance Policy 2.4.2 is amended to read as follows:

2.4.2 Plan for expenditures in any fiscal year that are greater than conservatively projected revenues to be received in that period.

2.4.2.1 The use of any accumulated, unappropriated surplus in a fund is an appropriate mechanism to balance the budget under the following conditions:

- A) The 10 (ten) year projected fund balance does not fall below targets outlined in other sections of Governance Policy*
- B) Board priorities established in Ends policies are not jeopardized.*

Resolved by _____ Seconded by _____

Yes:

No:

Absent: