



REVISED AGENDA
CITY COMMISSION MEETING
WEDNESDAY, MAY 27, 2026
CITY HALL | 130 N. NOTTAWA ST.
WIESLOCH RAUM

REGULAR MEETING 6:00 P.M.

1. CALL TO ORDER BY MAYOR
2. PLEDGE OF ALLEGIANCE
3. INVOCATION
4. ROLL CALL
5. PROCLAMATIONS / PRESENTATIONS
6. VISITORS – (Public comments for items not listed as agenda items)
7. APPROVAL OF AGENDA
8. APPROVAL OF CONSENT AGENDA
 - A. Action of Minutes of Previous Meetings
 - **APPROVE the minutes from the May 13, 2026 work session as presented.**
 - **APPROVE the minutes from the May 13, 2026 regular meeting as presented.**
 - B. Pay Bills
 - **AUTHORIZE the payment of the City bills in the amount of \$2,039,261.73 as presented.**
 - C. 2026 Dave Locey Memorial Sturgis Youth Triathlon
 - **APPROVE the requests for the 2026 Dave Locey Memorial Sturgis Youth Triathlon on June 20, 2026 as presented.**
9. UNFINISHED BUSINESS
10. NEW BUSINESS
 - A. Sturgis Township Fourth Amendment to PA 425 Public Hearing – Andrew Kuk
 - B. Haines Blvd. Right-of-Way Dedication – Barry Cox
 - C. Cemetery Barn Exterior Rehab – Daniel Root
 - D. Set Millage Rate Public Hearing – Kenneth Rhodes
 - E. Interim City Manager – Kenneth Rhodes
 - F. Board Appointments – Kenneth Rhodes
11. COMMISSIONER / STAFF COMMENTS
12. ADJOURN

Manager's Report

MAY 27, 2026



Submitted by:

A handwritten signature in black ink, appearing to read "Andrew Kuk", is positioned below the text "Submitted by:". The signature is fluid and cursive.

Andrew Kuk
City Manager

5. Presentation

A. Electric Generation Project

Staff: Chris McArthur

Included in the FY 2027 Capital Budget is the addition of generation resources in the amount of \$13,000,000.00. This project consists of the addition of three reciprocating engines with a total output of 7.5 MW. These units will utilize natural gas as the fuel for their operation. Staff has chosen the Fawn River Rd. substation for the location due to the proximity to the high-pressure gas line that runs in front of that substation. Staff is currently in the process of securing a Renewable Operating Permit from EGLE for these potential units.

The Commission approved a Letter of Intent with MacAllister CAT, the Michigan based CAT dealer, for this project at the March 25th Commission meeting. Staff is finalizing the EPC (Engineering Procurement Construction) Contract with MacAllister CAT for the project. The City hired a consultant to assist with the EPC contract negotiations; the contract has been reviewed and changes have been proposed to MacAllister CAT. This contract will be needed to move forward with the procurement of the engines and equipment needed to complete the project.

Staff has also worked with Michigan Public Power Agency (MPPA) to run a valuation of the project to show its value to the City; this has come out very favorable with early numbers showing a Net Present Value to the City of \$2.5 million per year which is made up thru capacity revenue, transmission costs, and operation of the unit in the real time energy markets. The Electric Department along with MPPA staff will present the results of the valuation of this project to Commission and answer any questions related to the project.

Staff anticipates the next step in the process of moving forward with the project will be approval of the final EPC contract. Future agreements to be brought to the Commission will include Operations & Maintenance, Long Term Service Agreement, along with Monitoring and Dispatch Agreement. All these costs have been included in the valuation and will be budgeted in the FY 2028 Operations and Maintenance Budget.

8. Consent Agenda

Proposed Motion:

Move that the Sturgis City Commission APPROVE/DENY the Consent Agenda for May 27, 2026 as presented.

Staff Recommendation:

APPROVE

8A. Action of Minutes of Previous Meetings

Consent Agenda Motion:

APPROVE the minutes from the May 13, 2026 work session as presented.

Consent Agenda Motion:

APPROVE the minutes from the May 13, 2026 regular meeting as presented.

8B. Pay Bills

Consent Agenda Motion:

AUTHORIZE the payment of the City bills in the amount of \$2,039,261.73 as presented.

8C. 2026 Dave Locey Memorial Sturgis Youth Triathlon

Organizers of the Dave Locey Memorial Sturgis Youth Triathlon submitted a request for their event again this year. The event is put on by volunteers with the cooperation of the Sturgis Elks Lodge and Sturgis Community Pool and is scheduled for Saturday, June 20th.

Organizers are requesting closure of Ivanhoe Street from 7:00 a.m. until 1:00 p.m., as well as the use of City barricades. The event will also require the closure of Franks Avenue from the south entrance of the Sturgis Medical Commons to Fawn River Road. This stretch of road, while within the City limits, is the jurisdiction of the County Road Commission. Event organizers

will secure permission of the County Road Commission for the closure, but as with previous years, City barricades would be used to complete the closure.

Consent Agenda Motion:

APPROVE the requests for the 2026 David Locey Memorial Sturgis Youth Triathlon on June 20, 2026 contingent upon approval from the St. Joseph County Road Commission.

10. New Business

A. Sturgis Township Fourth Amendment to PA 425 Public Hearing

Staff: Andrew Kuk

OPEN PUBLIC HEARING

Included in your packet is the Fourth Amendment to the Agreement for Conditional Transfer of Property Pursuant to 1984 PA 425 (with Sturgis Township). This agreement is one of several 425 agreements which govern the rules for transfer of property from surrounding townships into the jurisdiction of the City of Sturgis. The proposed Amendment #4 to the agreement impacts only the property located at 26846 State Line Road as shown in Exhibit A. The Economic Development Corporation of the City of Sturgis (EDC) purchased the property in October 2022. This property is surrounded by a parcel already in the City and set aside as part of the City's business park at the state line.

The previously-approved Amendment #1 to the Agreement includes the property at 26846 State Line Road, however it does not allow a property owner to voluntarily request a property transfer. Amendment #4 would allow the property to transfer to the City's full jurisdiction upon the request of the EDC.

This change would allow the EDC to bring the parcel into City jurisdiction immediately, providing flexibility to combine parcels and otherwise address future plans for the business park.

CLOSE PUBLIC HEARING

Proposed Motion:

Move that the Sturgis City Commission APPROVE/DENY the Fourth Amendment to the Agreement for Conditional Transfer of Property Pursuant to 1984 PA 425 with Sturgis Township as presented and AUTHORIZE City Manager Andrew Kuk to sign all necessary documents.

Staff Recommendation:

APPROVE

Included in your packet:

1. Fourth Amendment to PA 425
2. Resolution
3. Exhibit A

10. New Business

B. Haines Blvd. Right-of-Way Dedication

Staff: Barry Cox

The City Commission dedicates property as public right-of-way. The Sturgis Improvement Association deeded an 80-foot-wide parcel to the City of Sturgis to extend Haines Boulevard from the existing Haines Boulevard right-of-way in the Bullard Industrial Park to M-66 (N. Nottawa Street). Included in your packet is Exhibit A which shows the described parcel. Although there are no formal plans to construct an extension of Haines Boulevard at this time, the right-of-way dedication moves any project one step closer.

Proposed Motion:

Move that the Sturgis City Commission APPROVE/DENY the resolution as presented to accept conveyance and dedication of the property shown on Exhibit A as part of the “Haines Boulevard” right-of-way and used for public right-of-way purposes.

Staff Recommendation:

APPROVE

Information Included in Packet:

1. Resolution
2. Exhibit A

10. New Business

C. Cemetery Barn Exterior Rehab

Staff: Daniel Root

Included in the current fiscal year capital improvement budget is the rehabilitation of the Cemetery barn building exteriors. Both the original wood framed barn and masonry building need a refresh on the exterior. Both buildings were sided with vinyl siding over 20 years ago and since that time have undergone changes with the removal of the greenhouse and the associated connecting structures. The original single-pane wood windows, many of which have been boarded up from the inside, are in total disrepair and a security concern.

Staff developed a bid specification to include the removal of the vinyl siding and all the lower-level wood sash windows. Three of the existing wood windows in the wood shop area of the building will be replaced with vinyl windows; the other wood window openings will be framed up and prepared to receive new steel siding. All the upper windows in the building will be replaced with non-operating vinyl replacement windows. New steel siding, soffit, and fascia will be installed on the exterior of the entire facility.

Staff published the bid for this project on April 17th with a bid opening date of May 18th. Two bids were received; the bid tabulation is included in your packet. Staff recommends the bid from Borkholder Vinyl and Construction in the amount of \$54,750.00. Staff also recommends a contingency for this project of ten percent or \$5,475.00. Included in the current fiscal year budget is \$150,000.00 for the maintenance barn renovation at Oak Lawn Cemetery.

Staff is also including some additional upgrades as part of the total renovation project, specifically new security lights and interior lighting in the original wood structure. This work is estimated at \$3,445.00 and the cost is included on the project cost spreadsheet.

The original plan for paying for this capital expense in the FY 2026 budget was a financing vehicle. Given the change in the nature of the cost, staff is

recommending to pay for the expenses from capital reserve. This will require a future budget amendment.

Proposed Motion:

Move that the Sturgis City Commission APPROVE/DENY the bid from Borkholder Vinyl and Construction for the exterior rehabilitation of the cemetery maintenance barn in the amount of fifty-four thousand seven hundred and fifty dollars (\$54,750.00) as presented.

Proposed Motion:

Move that the Sturgis City Commission APPROVE/DENY a contingency budget for the cemetery maintenance barn project in the amount of five thousand four hundred and seventy-five dollars (\$5,475.00) as presented.

Staff Recommendation:

APPROVE

Information Included in Packet:

1. Invitation to Bid
2. Bid Tab
3. Budget and Cost Spreadsheet

10. New Business

D. Set Millage Rate Public Hearing

Staff: Kenneth Rhodes

In order to include the City's millage rates on 2026 summer tax bills, the City Commission needs to set the City Operating property tax rate by the end of June. A public hearing is required and provides residents with the opportunity to comment on the millage proposed for this year. The City also needs to set the rate for the Streets/Sidewalks Improvement Millage.

In addition, as typically approved by the City Commission, a 1% tax administration fee is scheduled to be collected on all City tax bills this year. This fee is authorized and recommended by the State to allow communities to recover the costs of tax collection.

A proposed tax rate must be included in the required notice for the Public Hearing. The advertised tax rate is the maximum rate that the City Commission can set after the Public Hearing. The City Commission is not obligated to set the tax rate at the maximum allowable millage but the inclusion of that rate in the Public Hearing notice allows for consideration of a tax rate up to that amount.

Because of the Headlee rollback rule, the highest millage rate the City may consider this year is 11.3939 for City Operating and 2.926 for Streets/Sidewalks, without a vote of the electorate. The City Operating millage rate for 2025 was set at 11.0800 and Streets/Sidewalks rate was set at the then-maximum of 2.9667.

Proposed Motion:

Move that the Sturgis City Commission SET the 2026 millage rate Public Hearing for the June 22, 2026 regular meeting and DIRECT City Staff to include _____ mils for Operating Millage and 2.926 mils for Streets/Sidewalk Improvement Millage as part of the Public Hearing notice.

Staff Recommendation:

SET

10. New Business

E. Interim City Manager

Staff: Kenneth Rhodes

There will be discussion on the criteria that will be used to contact and select one of the individuals included on the Michigan Municipal Executives Interim Manager list.

10. New Business

F. Board Appointments

Staff: Kenneth Rhodes

Each year the City Commission reappoints or fill vacancies for a number of the various Boards and Commissions established by the City. Board members whose terms were to expire this year were contacted to determine their interest in being reappointed and a general call for board applicants was advertised.

Included in your packet is a list detailing the names of board members with expiring terms, new applicants for the boards, and the total number of vacant spots on each board.

Information Included in Packet:

1. Board Reappointment Chart

Noteworthy Meetings / Events

- SYCA/SACF Meeting | May 12th
- City Commission Budget Planning Meeting | May 12th
- MPPA Stakeholders Meeting | May 14th
- Retirement Board Meeting | May 19th

Upcoming Events

- Food Truck Fridays Kickoff | City Parking Lot #9 | 5:30pm-9pm | May 29th
- Budget Work Session | Wiesloch Raum | 5pm | June 3rd
- Budget Work Session | Wiesloch Raum | 5pm | June 9th
- Juneberry Nights | Downtown | 5:30pm-9pm | June 5th
- Sturgis Fest Kickoff Dinner | SYCA | 5pm | June 23rd
- Sturgis Fest | Downtown | June 24th-27th

**City of Sturgis
City Commission
Regular Meeting**

Agenda Item 8A

WORK SESSION - STURGIS CITY COMMISSION
WEDNESDAY, MAY 13, 2026
WIESLOCH RAUM – CITY HALL

Mayor Perez called the meeting to order at 5:00 p.m.

Commissioners present: Bir, Boring, Wickey, Smith, Abbs, Miller, Vice-Mayor Mullins, Mayor Perez

Commissioners absent: None

Also present: City Manager, City Controller, Community Development Director, City Clerk

There was consensus to leave the second precinct Commissioner position vacant through the election in November.

There was a suggestion to form a committee of three to guide in City Manager search.

There was consensus to wait for some amount of time before seeking an executive search firm for a permanent City Manager.

There was consensus to seek an interim City Manager from the Michigan Municipal Executives Interim City Manager listing.

The meeting was adjourned at 5:40 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

**REGULAR MEETING - STURGIS CITY COMMISSION
WEDNESDAY, MAY 13, 2026
WIESLOCH RAUM – CITY HALL**

Mayor Perez called the meeting to order at 6:00 p.m.

The Pledge of Allegiance was said by all present.

The Invocation was given by Comm. Wickey.

Commissioners present: Bir, Boring, Wickey, Smith, Abbs, Miller, Vice-Mayor Mullins, Mayor Perez

Commissioners absent: None

Also present: City Attorney, City Manager, City Controller, Community Development Director, Facilities Manager, Wastewater Superintendent, City Clerk

John Mikulenas, 909 Marian Trail, provided his thoughts on the policies and conduct of the City Commission.

Gailen Geigly, M66, expressed issues with his building permit process and other items at the airport.

John Bartelt, 1301 E Lafayette, provided his experience with transferring a hangar property title.

Danny King, Sturgis Aviation, explained that the airport currently does not have jet fuel.

Ken Malone, 1102 Meadowlane, expressed his appreciation for the City Manager.

Kelly Bartelt asked if the issues related to the airport could be placed on a future agenda.

City Clerk/Treasurer Kenneth Rhodes explained that the proclamation below was recently presented to the Mayor of Wiesloch Germany.

Commissioners provided information on their experience in Wiesloch and expressed their admiration for the program.

PROCLAMATION

WHEREAS, in 1966, the cities of Wiesloch, Germany and Sturgis, Michigan adopted each other as Sister Cities to promote friendship between their people and to further the peace between America and Germany; and

WHEREAS, in 1967 and again in 1969, the exchange began by sharing musical talents, with the choirs of Wiesloch and Sturgis traveling to and performing in their Sister City; and

WHEREAS, in 1977, students in both cities began participating in the exchange, staying in the homes of their partners for three weeks each, learning from each other, and creating lifelong friendships; and

Mayor Perez opened the Public Hearing for the DWSRF Project Plan.

City Engineer Barry Cox and Jeremy Kramer, Fishbeck, provided details on the project.

The City Commission discussed the project.

There were no questions from the public at the meeting or online.

Mayor Perez closed the Public Hearing.

Moved by Comm. Abbs and seconded by Comm. Smith to adopt the Resolution Adopting the DWSRF Project Plan for Water System Improvements and Designating an Authorized Project Representative.

Voting yea: Eight

Voting nay: None

MOTION CARRIED

**A RESOLUTION ADOPTING A FINAL PROJECT PLANNING DOCUMENT
FOR WATER SYSTEM IMPROVEMENT PROJECTS AND
DESIGNATING AN AUTHORIZED PROJECT REPRESENTATIVE**

WHEREAS, the City of Sturgis recognizes the need to replace lead service lines within its water distribution system to comply with the Safe Drinking Water Act; and

WHEREAS, the City of Sturgis authorized Fishbeck to prepare a Drinking Water State Revolving Fund (DWSRF) Project Planning Document, which recommends the above water system improvements; and

WHEREAS, said Project Planning Document was presented at a public meeting held on May 13, 2026, and all public comments have been considered and addressed;

NOW, THEREFORE BE IT RESOLVED, that the City of Sturgis formally adopts said Project Planning Document and agrees to implement the water system improvements identified as the Selected Alternative.

BE IT FURTHER RESOLVED, that the City Clerk, a position currently held by Kenneth D. Rhodes, is designated as the authorized representative for all activities associated with the project referenced above, including the submittal of said Project Planning Document as the first step in applying to the State of Michigan for a revolving fund loan to assist in the implementation of the selected alternative.

NOTICE TO TAXPAYERS AND ELECTORS
OF THE CITY OF STURGIS
OF INTENT TO ISSUE BONDS
AND THE RIGHT OF REFERENDUM RELATING THERETO

PLEASE TAKE NOTICE that the City of Sturgis, County of St. Joseph, State of Michigan (the “City”), intends to issue and sell its general obligation capital improvement bonds pursuant to Act 34, Public Acts of Michigan, 2001, as amended, in the principal amount of not to exceed Eight Hundred Thousand Dollars (\$800,000), for the purpose of paying the costs of acquiring and constructing capital improvements in the City, including replacing the roof of the Doyle Community Center.

SOURCE OF PAYMENT OF BONDS

THE PRINCIPAL OF AND INTEREST ON SAID BONDS shall be payable from the general funds of the City lawfully available for such purposes including property taxes levied within applicable constitutional, statutory and charter tax rate limitations.

BOND DETAILS

SAID BONDS will be payable in not more than twenty (20) annual installments, with interest rates to be determined at a public or negotiated sale but in no event to exceed the maximum permitted by law on the unpaid balance from time to time remaining outstanding on said bonds.

RIGHT OF REFERENDUM

THE BONDS WILL BE ISSUED WITHOUT A VOTE OF THE ELECTORS UNLESS A PETITION REQUESTING SUCH A VOTE SIGNED BY NOT LESS THAN 10% OF THE REGISTERED ELECTORS RESIDING WITHIN THE BOUNDARIES OF THE CITY IS FILED WITH THE CITY CLERK WITHIN FORTY-FIVE (45) DAYS AFTER PUBLICATION OF THIS NOTICE. IF SUCH PETITION IS FILED, THE BONDS MAY NOT BE ISSUED WITHOUT AN APPROVING VOTE OF A MAJORITY OF THE QUALIFIED ELECTORS RESIDING WITHIN THE BOUNDARIES OF THE CITY VOTING THEREON.

THIS NOTICE is given pursuant to the requirements of Section 517, Act 34, Public Acts of Michigan, 2001, as amended.

Kenneth Rhodes
City Clerk/Treasurer
City of Sturgis

Facilities Manager Dan Root provided details on the bids received related to façade repairs at City Hall. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the bid from Premier Caulking to complete the City Hall exterior rehab project in the amount of seventy-four thousand, eight hundred dollars (\$74,800.00) as presented.

Voting yea: Eight

Voting nay: None

MOTION CARRIED

Facilities Manager Dan Root provided details on the bids received related to the replacement of the auditorium stage curtains. Discussion followed.

Moved by Comm. Bir and seconded by Comm. Smith to approve the proposal from SLS Production Services, LLC to replace stage curtains in the amount of ninety-six thousand four hundred seventy-one dollars and eighty-three cents (\$96,471.83) as presented.

Voting yea: Eight

Voting nay: None

MOTION CARRIED

Comm. Wickey left the meeting.

Comm. Miller made comments related to the resignation of the City Manager and presented the following resolution:

Commissioner Miller – Resolution 1 – May 13, 2026

A Resolution Calling for an Investigation of Wrongdoing by Certain Commissioners

WHEREAS, there is reasonable cause to believe that there has been specific wrongdoing by certain commissioners; and

WHEREAS, that wrongdoing, at the very worst, directly led to the resignation of city manager Andrew Kuk and, at the very best, played an integral part in that resignation.

NOW THEREFORE BE IT RESOLVED that the Sturgis City Commission directs that an independent investigation by outside counsel be executed that investigates Commissioners Perez, Bir, and Abbs, as well as former commissioner Linda Harrington, for potential violations against specific pieces of Michigan law and its various associated case law, Sturgis City Commission Procedure, and the Sturgis City Charter, and

BE IT FURTHER RESOLVED that the investigation reveal its contents, findings, and recommendations to the Sturgis City Commission for its review and the general public in the interest of openness and transparency, and

BE IT FURTHER RESOLVED that the outside counsel question the legal counsel for the City of Sturgis, city manager Andrew Kuk, all eight commissioners elected and serving on the Sturgis City Commission, and any other staff or individuals as deemed necessary by the outside counsel.

The Commission had some discussion on the resolution and the City Attorney recommended that the City Commission go into Closed Session to discuss an Attorney Opinion related to permissible discussion.

Moved by Comm. Mullins and seconded by Comm. Boring to go into closed session to discuss an attorney opinion.

Voting yea: Boring, Abbs, Mullins, Perez

Voting nay: Bir, Smith, Miller

MOTION DEFEATED

Moved by Comm. Miller and seconded by Comm. Mullins to adopt A Resolution Calling for an Investigation of Wrongdoing by Certain Commissioners as presented.

Voting yea: Boring, Mullins, Miller

Voting nay: Bir, Smith, Abbs, Perez

MOTION DEFEATED

Comm. Miller presented the following resolution:

Commissioner Miller – Resolution 2 – May 13, 2026
A Resolution Calling for the Censure of Mayor Frank Perez

WHEREAS, the oath of office for a Michigan elected official, as prescribed by the Michigan Constitution of 1963, Article XI, Section 1, is as follows: “I do solemnly swear (or affirm) that I will support the Constitution of the United States and the constitution of this state, and that I will faithfully discharge the duties of the office of according to the best of my ability,” and WHEREAS, Mayor Frank Perez represents an inherent lack of willingness to adhere to Michigan law and instead has repeatedly given evidence for his belief in his view being the right view instead of Michigan law being the right view.

NOW THEREFORE BE IT RESOLVED that the Sturgis City Commission censures Mayor Frank Perez, calling upon him to henceforth adhere to Michigan law in honor of his oath he has taken multiple times to the residents of the City of Sturgis.

Moved by Comm. Miller and seconded by Comm. Mullins to adopt A Resolution Calling for the Censure of Mayor Frank Perez as presented.

Voting yea: Boring, Mullins, Miller

Voting nay: Bir, Smith, Abbs, Perez

MOTION DEFEATED

There were additional comments from Vice-Mayor Mullins and Mayor Perez.

The meeting was adjourned at 7:57 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

**City of Sturgis
City Commission
Regular Meeting**

Agenda Item 8B

Accounts Payable Bill Proof - CITY OF STURGIS, MI
Date: 5/27/2026 Month: 08

| Date | Check# | Vendor | VendorName | Amount |
|---------------------|---------|--------|--------------------------------|---------------------|
| 05/08/2026 | PR0688M | 00061 | CITY OF STURGIS PAYROLL | 393,751.54 |
| 05/12/2026 | T18747M | 00512 | CAMOCO FUEL SYSTEM | 21,324.18 |
| 05/27/2026 | T18748M | 03770 | MICHIGAN GAS UTILITIES | 47.82 |
| 05/26/2026 | T18749M | 03770 | MICHIGAN GAS UTILITIES | 1,124.56 |
| 05/25/2026 | T18750M | 03511 | WASTE MANAGEMENT | 2,628.73 |
| 05/18/2026 | T18751M | 00449 | CENTURY BANK & TRUST | 3,463.00 |
| 05/12/2026 | T18752M | 00449 | CENTURY BANK & TRUST | 3,402.13 |
| 05/08/2026 | T18753M | 06138 | MUTUAL OF OMAHA INSURANCE CO | 6,208.81 |
| 05/26/2026 | T18754M | 04389 | FRONTIER COMMUNICATIONS A | 6,449.73 |
| 05/12/2026 | T18755M | 00181 | GORDON FOOD SERVICE | 2,410.62 |
| 05/15/2026 | T18756M | 04088 | BLUE CROSS BLUE SHIELD OF MI | 17,670.91 |
| 05/31/2026 | T18757M | 06121 | GB SOLAR TE 2020 HOLDINGS LLC | 126,538.18 |
| 05/25/2026 | T18758M | 04197 | MI PUBLIC POWER AGENCY | 142,392.22 |
| 05/25/2026 | T18759M | 03511 | WASTE MANAGEMENT | 1,613.06 |
| 05/08/2026 | T18760M | 00062 | CITY OF STURGIS-EMPLOYEE INS | 93,326.40 |
| 05/08/2026 | T18761M | 00063 | CITY OF STURGIS TAX TRANSFER | 22,324.79 |
| 05/08/2026 | T18762M | 00064 | INTL CITY MGMT ASSOC RETR CORP | 11,243.43 |
| 05/08/2026 | T18763M | 00065 | DOYLE MEMBERSHIP TRANSFER | 3,133.19 |
| 05/08/2026 | T18764M | 03229 | CITY OF STURGIS-WORKERS COMP | 7,444.92 |
| 05/08/2026 | T18765M | 05123 | COMERICA BANK-INST TRUST SERV | 39,593.06 |
| 05/08/2026 | T18766M | 05588 | ALERUS FINANCIAL/MERS TRANSFER | 3,535.91 |
| 05/08/2026 | T18767M | 06190 | HEALTH EQUITY/HSA PR TRANSFER | 1,600.00 |
| 05/28/2026 | T18768M | 03770 | MICHIGAN GAS UTILITIES | 59.68 |
| 05/28/2026 | T18769M | 03770 | MICHIGAN GAS UTILITIES | 1,043.61 |
| 05/28/2026 | T18770M | 03770 | MICHIGAN GAS UTILITIES | 228.99 |
| 05/26/2026 | T18771M | 03770 | MICHIGAN GAS UTILITIES | 326.76 |
| 05/18/2026 | T18772M | 04197 | MI PUBLIC POWER AGENCY | 269,313.63 |
| 05/13/2026 | T18773M | 00108 | STATE OF MICHIGAN | 69,307.79 |
| 05/24/2026 | T18774M | 04453 | VERIZON WIRELESS | 1,750.92 |
| 05/22/2026 | T18775M | 03858 | FARMERS STATE BANK | 7,781.90 |
| 05/17/2026 | T18776M | 04421 | AT&T MOBILITY | 690.02 |
| 05/22/2026 | T18777M | 03173 | FIFTH THIRD BANK | 22,608.49 |
| 05/22/2026 | T18778M | 04088 | BLUE CROSS BLUE SHIELD OF MI | 104,392.18 |
| Manual Total | | | | 1,388,731.16 |
| 05/27/2026 | 254685 | 00110 | A & K PRINTING & POOLS | 28.95 |

Accounts Payable Bill Proof - CITY OF STURGIS, MI
Date: 5/27/2026 Month: 08

| | | | | |
|------------|--------|-------|--------------------------------|-----------|
| 05/27/2026 | 254686 | 00066 | ACTION QUICK PRINT PLUS | 249.00 |
| 05/27/2026 | 254687 | 00041 | ADVANCED FARM SUPPLY | 600.00 |
| 05/27/2026 | 254688 | 06156 | AGILE TICKETING SOLUTIONS LLC | 154.99 |
| 05/27/2026 | 254689 | 00002 | ALL-PHASE ELECTRIC SUPPLY | 742.64 |
| 05/27/2026 | 254690 | 05986 | ALPHA BUILDING CENTER-NOTTAWA | 1,640.00 |
| 05/27/2026 | 254691 | 06119 | AMAZON.COM SALES INC | 3,663.76 |
| 05/27/2026 | 254692 | 06318 | AMBULANCE BILLING NETWORK LLC | 1,561.82 |
| 05/27/2026 | 254693 | 05224 | ANIXTER INC | 21,037.99 |
| 05/27/2026 | 254694 | 00624 | AQUA BLAST CARWASH SYSTEMS INC | 448.00 |
| 05/27/2026 | 254695 | 06473 | ARMSCOR CARTRIDGE INC | 3,075.00 |
| 05/27/2026 | 254696 | 03576 | ARROW SERVICES INC | 83.00 |
| 05/27/2026 | 254697 | 02292 | ASPLUNDH TREE EXPERT CO | 11,393.96 |
| 05/27/2026 | 254698 | 05640 | BECKETT & RAEDER | 412.50 |
| 05/27/2026 | 254699 | 06117 | BENITA ANN LEWIS | 60.00 |
| 05/27/2026 | 254700 | 00006 | BOLAND TIRE INC | 55.00 |
| 05/27/2026 | 254701 | 03327 | BOUND TREE MEDICAL LLC | 448.00 |
| 05/27/2026 | 254702 | 05125 | CANNON TECHNOLOGIES | 94,648.32 |
| 05/27/2026 | 254703 | 06517 | CARELINC MEDICAL EQUIP &SUPPLY | 130.00 |
| 05/27/2026 | 254704 | 00364 | CAROL DUSTIN | 360.00 |
| 05/27/2026 | 254705 | 00296 | CARRIE A HARRIS | 67.26 |
| 05/27/2026 | 254706 | 01323 | CITY OF COLDWATER | 200.00 |
| 05/27/2026 | 254707 | 00296 | COLE E AND LESLIE N DHAESE | 34.53 |
| 05/27/2026 | 254708 | 05951 | CONSTANTINE FLOORING CENTER | 60,598.40 |
| 05/27/2026 | 254709 | 00296 | CORA B AND JOSHUA MILLER | 44.35 |
| 05/27/2026 | 254710 | 05108 | CORRIGAN OIL CO | 2,669.40 |
| 05/27/2026 | 254711 | 06325 | COTTIN'S HARDWARE | 161.43 |
| 05/27/2026 | 254712 | 06158 | CULLIGAN WATER OF STURGIS | 32.00 |
| 05/27/2026 | 254713 | 05694 | CUMMINS INC | 1,574.25 |
| 05/27/2026 | 254714 | 06733 | DECKED LLC | 989.99 |
| 05/27/2026 | 254715 | 05165 | DR LAB SERVICES LLC | 1,250.00 |
| 05/27/2026 | 254716 | 06361 | ECOLAYERS INC | 775.00 |
| 05/27/2026 | 254717 | 00296 | EDWIN & SHEENA KOENEKE | 105.00 |
| 05/27/2026 | 254718 | 06062 | ELECTIONSOURCE | 1,479.11 |
| 05/27/2026 | 254719 | 06681 | EMERALD TRANSFORMER PPM LLC | 10,000.00 |
| 05/27/2026 | 254720 | 06244 | EMERGENCY VEHICLES PLUS | 2,792.21 |
| 05/27/2026 | 254721 | 06230 | ERGOTECH CONTROLS INC | 215.33 |
| 05/27/2026 | 254722 | 05745 | ERICA VARGAS FILAN | 80.00 |

Accounts Payable Bill Proof - CITY OF STURGIS, MI

Date: 5/27/2026 Month: 08

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|------------|--------|-------|-----------------------------|-----------|
| 05/27/2026 | 254723 | 00574 | ETNA SUPPLY COMPANY | 277.13 |
| 05/27/2026 | 254724 | 05490 | FERGUSON WATERWORKS #3386 | 11,628.11 |
| 05/27/2026 | 254725 | 00013 | FISHBECK | 3,598.75 |
| 05/27/2026 | 254726 | 00776 | FLEIS & VANDENBRINK | 50,735.63 |
| 05/27/2026 | 254727 | 04389 | FRONTIER COMMUNICATIONS A | 110.85 |
| 05/27/2026 | 254728 | 00647 | GDS ASSOCIATES INC | 1,387.50 |
| 05/27/2026 | 254729 | 00296 | GEORGE A JOHNSON | 434.81 |
| 05/27/2026 | 254730 | 06747 | GRACE PHOTOGRAPHY | 505.00 |
| 05/27/2026 | 254731 | 00183 | GRAINGER INC | 37.20 |
| 05/27/2026 | 254732 | 03806 | GREAT LAKES PEST CONTROL | 150.00 |
| 05/27/2026 | 254733 | 04243 | GRP ENGINEERING INC | 8,650.84 |
| 05/27/2026 | 254734 | 06219 | HAVILAND PRODUCTS COMPANY | 962.08 |
| 05/27/2026 | 254735 | 04588 | HI-TECH ELECTRIC COMPANY | 160.00 |
| 05/27/2026 | 254736 | 03515 | HYDROCORP LLC | 4,985.50 |
| 05/27/2026 | 254737 | 05842 | JOHN DEERE FINANCIAL | 337.32 |
| 05/27/2026 | 254738 | 06217 | JOHN J FLOWERS | 220.00 |
| 05/27/2026 | 254739 | 03872 | JORY WEBB | 120.00 |
| 05/27/2026 | 254740 | 00296 | KALYSTA AM SHEPHERD | 85.75 |
| 05/27/2026 | 254741 | 06482 | KENDRICK STATIONERS | 118.14 |
| 05/27/2026 | 254742 | 00889 | KENTON KELLEY | 54.00 |
| 05/27/2026 | 254743 | 03085 | KING'S CARPET CLEANING INC | 250.00 |
| 05/27/2026 | 254744 | 01656 | KOORSEN FIRE & SECURITY INC | 1,373.73 |
| 05/27/2026 | 254745 | 05977 | LAKELAND INTERNET LLC | 106.94 |
| 05/27/2026 | 254746 | 00394 | LAWSON-FISHER ASSOCIATES PC | 16,903.34 |
| 05/27/2026 | 254747 | 00296 | LILA J GAGNON | 46.96 |
| 05/27/2026 | 254748 | 03256 | LIMA ELEVATOR COMPANY INC | 150.25 |
| 05/27/2026 | 254749 | 03944 | LINDE GAS & EQUIPMENT INC | 125.16 |
| 05/27/2026 | 254750 | 00296 | LM EVOLVING LLC | 68.07 |
| 05/27/2026 | 254751 | 00023 | LONESPRUCE | 260.00 |
| 05/27/2026 | 254752 | 06250 | MARANA GROUP | 765.83 |
| 05/27/2026 | 254753 | 03095 | MARY DRESSER | 30.00 |
| 05/27/2026 | 254754 | 06699 | MEDINA RENTALS | 500.00 |
| 05/27/2026 | 254755 | 04238 | MICHELE KELLEY | 63.00 |
| 05/27/2026 | 254756 | 00702 | MICHIGAN MUNICIPAL LEAGUE | 7,138.00 |
| 05/27/2026 | 254757 | 02994 | STATE OF MICHIGAN | 952.45 |
| 05/27/2026 | 254758 | 00296 | MICKENZIE R HOLDERMAN | 14.09 |
| 05/27/2026 | 254759 | 05121 | MICKEY'S LINEN | 246.14 |

Accounts Payable Bill Proof - CITY OF STURGIS, MI

Date: 5/27/2026 Month: 08

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|------------|--------|-------|--------------------------------|-----------|
| 05/27/2026 | 254760 | 04014 | MILLERS SALES & SERVICE | 60.30 |
| 05/27/2026 | 254761 | 00296 | NICHOLAS T ANNERINO | 39.63 |
| 05/27/2026 | 254762 | 06471 | NTH CONSULTANTS, LTD | 6,078.75 |
| 05/27/2026 | 254763 | 00296 | NUE M MENDES SOLANO | 3.86 |
| 05/27/2026 | 254764 | 03080 | OTIS ELEVATOR COMPANY | 525.00 |
| 05/27/2026 | 254765 | 06614 | PANEL BUILT INC | 61,604.96 |
| 05/27/2026 | 254766 | 04666 | PAUL KRICK | 120.00 |
| 05/27/2026 | 254767 | 00485 | POWER LINE SUPPLY | 7,561.54 |
| 05/27/2026 | 254768 | 04909 | REHMANN ROBSON LLC | 1,280.00 |
| 05/27/2026 | 254769 | 00035 | RESCO | 52,484.00 |
| 05/27/2026 | 254770 | 06025 | RICHARDS SEWER & SEPTIC INC | 5,500.00 |
| 05/27/2026 | 254771 | 06020 | RICHMOND SANITARY SERVICE INC | 1,475.00 |
| 05/27/2026 | 254772 | 06521 | RICKETT'S LAWN CARE | 1,009.00 |
| 05/27/2026 | 254773 | 00296 | RUBY BRESSLER | 15.00 |
| 05/27/2026 | 254774 | 06671 | SISTER SISTER CLEANING | 700.00 |
| 05/27/2026 | 254775 | 05168 | SLS PRODUCTION SERVICES LLC | 57,882.80 |
| 05/27/2026 | 254776 | 06642 | SM PAVING & SEALCOATING | 17,453.00 |
| 05/27/2026 | 254777 | 06749 | SMARTSIGHTS LLC | 2,100.00 |
| 05/27/2026 | 254778 | 00099 | ST JOSEPH COUNTY | 721.89 |
| 05/27/2026 | 254779 | 00099 | ST JOSEPH COUNTY | 542.42 |
| 05/27/2026 | 254780 | 03774 | STATE OF MICHIGAN | 84.00 |
| 05/27/2026 | 254781 | 00488 | STATE SYSTEMS RADIO INC | 250.00 |
| 05/27/2026 | 254782 | 06487 | STURGIS ACE HARDWARE | 1,056.94 |
| 05/27/2026 | 254783 | 01021 | STURGIS AREA COMMUNITY | 2,500.00 |
| 05/27/2026 | 254784 | 00290 | STURGIS HOSPITAL | 93.00 |
| 05/27/2026 | 254785 | 00507 | STURGIS OVERHEAD DOOR & LADDER | 4,289.24 |
| 05/27/2026 | 254786 | 00552 | STURGIS PUBLIC SCHOOLS | 7,293.00 |
| 05/27/2026 | 254787 | 04140 | SWICK BROADCASTING COMPANY | 250.00 |
| 05/27/2026 | 254788 | 00675 | T & R ELECTRIC SUPPLY CO INC | 57,434.04 |
| 05/27/2026 | 254789 | 06281 | T MOBILE USA INC | 346.64 |
| 05/27/2026 | 254790 | 06188 | TASTEFUL KREATIONS | 842.00 |
| 05/27/2026 | 254791 | 00046 | TELE-RAD INC | 280.00 |
| 05/27/2026 | 254792 | 06151 | THE NAKED SHIRT CUSTOM PRINTNG | 60.00 |
| 05/27/2026 | 254793 | 05909 | TONY D'HAESE | 56.00 |
| 05/27/2026 | 254794 | 05777 | TRACE ANALYTICAL LABORATORIES | 3,949.68 |
| 05/27/2026 | 254795 | 04773 | TRIANGLE DIGITAL PRINTING INC | 228.50 |
| 05/27/2026 | 254796 | 06106 | VIKING - CIVES GROUP | 3,717.02 |

Accounts Payable Bill Proof - CITY OF STURGIS, MI

Date: 5/27/2026 Month: 08

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|--------------------|--------|-------|--------------------------------|---------------------|
| 05/27/2026 | 254797 | 02110 | VRT ENTERPRISES INC | 480.00 |
| 05/27/2026 | 254798 | 06729 | WESTIN AUTOMOTIVE PRODUCTS INC | 1,996.00 |
| 05/27/2026 | 254799 | 00016 | WILLIAM A HICKMAN | 3,492.00 |
| 05/27/2026 | 254800 | 00296 | YESENIA SANCHEZ RAMOS | 682.00 |
| 05/27/2026 | D02872 | 04732 | ALTA EQUIPMENT COMPANY | 1,733.89 |
| 05/27/2026 | D02873 | 00340 | AMERICAN SAFETY & FIRST AID | 17.49 |
| 05/27/2026 | D02874 | 05462 | AUTOZONE STORES LLC | 46.42 |
| 05/27/2026 | D02875 | 02983 | CINTAS LOCATION #351 | 1,249.08 |
| 05/27/2026 | D02876 | 00019 | KENDALL ELECTRIC INC | 1,700.26 |
| 05/27/2026 | D02877 | 00212 | KSS ENTERPRISES | 541.28 |
| 05/27/2026 | D02878 | 03684 | LEXISNEXIS RISK SOLUTIONS | 206.00 |
| 05/27/2026 | D02879 | 06087 | MALLORY SAFETY AND SUPPLY, LLC | 294.00 |
| 05/27/2026 | D02880 | 06026 | MID-CITY SUPPLY CO INC | 6.48 |
| 05/27/2026 | D02881 | 06069 | NAPA AUTO PARTS | 34.42 |
| 05/27/2026 | D02882 | 03091 | PRIME QUALITY ELECTRIC LLC | 145.50 |
| 05/27/2026 | D02883 | 06125 | THE COPY IMAGE INC | 604.78 |
| Automatic Total | | | | 650,530.57 |
| Grand Total | | | | 2,039,261.73 |

PAYROLL DISBURSEMENT
FOR PAYROLL ENDING 05/03/2026
PR0688M PAYROLL DATE 05/08/2026

| | |
|-----------------------------------|---------------------|
| GENERAL | \$180,710.22 |
| MAJOR STREET | 6,582.39 |
| LOCAL STREET | 8,014.69 |
| CEMETERY | 7,844.79 |
| AIRPORT | 1,580.11 |
| BUILDING | 3,163.69 |
| HOUSING DEPARTMENT | 63.50 |
| STURGES-YOUNG CENTER FOR THE ARTS | 7,734.29 |
| RECREATION | 1,026.26 |
| DOYLE RECREATION CENTER | 9,890.53 |
| AMBULANCE | 17,913.54 |
| ELECTRIC | 110,880.01 |
| SEWER | 18,811.97 |
| WATER | 16,806.75 |
| MOTOR VEHICLE | 2,728.80 |
| Payroll Sub-Total | \$393,751.54 |

**City of Sturgis
City Commission
Regular Meeting**

Agenda Item 10A

FOURTH AMENDMENT TO AGREEMENT FOR CONDITIONAL
TRANSFER OF PROPERTY PURSUANT TO 1984 PA 425

THIS AGREEMENT is made this ____ day of _____ 2026, between the CITY OF STURGIS, 130 N. Nottawa Street, Sturgis, MI 49091-1197 (“City”), a Michigan Home Rule City, and STURGIS TOWNSHIP, 26015 West U.S. 12, Sturgis, MI 49091 (“Township”), a Michigan General Law Township.

Recital of Facts

The City and Township are “local units” as defined by Public Act 425 of 1984, as amended (“Act 425,” the same being MCL 124.21 et seq). Act 425 enables two local units of government to conditionally transfer property by written agreement for the purpose of economic development projects.

On August 4, 2000, the City and the Township entered into an Agreement for Conditional Transfer of Property pursuant to 1984 PA 425 (“Original Agreement”), with respect to certain property within Sections 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 16, 22, 23, and 24 of Sturgis Township, T8S, R10W, St. Joseph County, Michigan, outside the then-present boundaries of the City of Sturgis (“Transferred Area A”) and certain property located within the City of Sturgis described on attached Exhibit A (“Transferred Area B”).

On February 19, 2007, the City and the Township entered into a First Amendment To Agreement for Conditional Transfer of Property Pursuant To 1984 PA 425 (“First Amendment”) modifying the Original Agreement.

On December 3, 2018, the City and the Township entered into a Second Amendment To Agreement for Conditional Transfer of Property Pursuant To 1984 PA 425 (“Second Amendment”) further modifying the Original Agreement.

On December 6, 2021, the City and the Township entered into a Third Amendment To Agreement for Conditional Transfer of Property Pursuant To 1984 PA 425 (“Third Amendment”) further modifying the Original Agreement.

The Original Agreement provided that the following described property was within Transferred Area A:

Situated in Sturgis Township, St. Joseph County, Michigan, and described as follows, to-wit:

Commencing at Southeast Corner of Fractional Section 23. Town 8 South, Range 10 West, Thence N 89° 49’ 37” W 713 feet along the Indiana/Michigan State Line to the Point of Beginning; Thence N 89° 49’ 37” W 170 feet along said State Line, Thence N 00° 10’ 23”

E 400 feet, Thence S 89° 49' 37" E 170 feet, thence South 400 feet to the Point of Beginning

Tax Parcel Number 75-015-023-006-02

Commonly known as 26846 State Line Road, Sturgis, Michigan 49091 ("26846 State Line Road").

The City and Township have proposed to further amend the Original Agreement, as amended by the First Amendment, Second Amendment and Third Amendment, to facilitate the transfer of 26846 State Line Road from the Township to the City.

The City and Township find that the provisions of this Fourth Amendment to the Original Agreement will assist economic development and be beneficial to the residents of the City and the Township, and both the City and the Township have considered the factors specified in Section 3 of Act 425 prior to formulating this Fourth Amendment.

Before signing this Fourth Amendment, the Township Board held a Public Hearing on this Fourth Amendment on _____, 2026, and the City Commission held a Public Hearing on this Fourth Amendment on _____, 2026, both preceded by notice in accordance with the requirements of Michigan's Open Meetings Act.

NOW, THEREFORE, pursuant to Act 425, and in exchange for the mutual representations, promises, covenants, and other considerations made or referred to in this Fourth Amendment, the parties agree as follows:

Section 1. Amendment to Section 1.1 of the Original Agreement and First, Second and Third Amendments.

Upon the voluntary request of the owner(s) of 26846 State Line Road for the transfer of 26846 State Line Road from the Township to the City, 26846 State Line Road shall immediately be transferred from the jurisdiction of the Township to the jurisdiction of the City for all purposes. Such transfer of full jurisdiction shall be evidenced by filing with the Office of the Great Seal of the State of Michigan and with the St. Joseph County Clerk a resolution of the City Commission and a resolution of the Township Board certifying that an event for the transfer of full jurisdiction has occurred under the terms of this Agreement and that the jurisdiction over 26846 State Line Road which shall be legally described in such resolutions, is transferred from the Township to the City for all purposes. In the event the Township fails to adopt such a resolution within sixty (60) days of the occurrence of an event of full jurisdiction, the City may file its resolution also stating such fact

with the Office of the Great Seal and the St. Joseph County Clerk and upon such filing, 26846 State Line Road shall be conclusively deemed to be transferred from the Township to the City for all purposes in accordance with the terms of this Agreement.

Section 2. Except as expressly modified herein the Terms and Conditions of the Original Agreement, as modified by the First Amendment, Second Amendment, and Third Amendments shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Fourth Amendment on the first date written above by authority of the respective City Commission and Township Board.

Witnesses:

CITY STURGIS

By: _____

Francisco Perez

Its: Mayor-

By: _____

Kenneth D. Rhodes

Its: City Clerk

STURGIS TOWNSHIP

By: _____

Von Metzger

Its: Supervisor

By: _____

Mark Bowen

Its: Clerk

RESOLUTION

Mayor Perez opened a Public Hearing related to an amendment to a 425 Agreement with Sturgis Township.

City Manager Andrew Kuk provided information on the Fourth Amendment to the Agreement for Conditional Transfer of Property Pursuant to 1984 PA 425 related to the property located at 26846 State Line Road owned by the Economic Development Corporation of Sturgis (EDC) and is currently located within Sturgis Township. Amendment #4 would allow the EDC to voluntarily request transfer of their property to the City of Sturgis' jurisdiction. Discussion followed.

Mayor Perez closed the Public Hearing.

Moved by Comm. _____ and seconded by Comm. _____ to approve the Fourth Amendment to the Agreement for Conditional Transfer of Property Pursuant to 1984 PA 425 with Sturgis Township as presented and authorize City Manager Andrew Kuk to sign all necessary documents.

**City of Sturgis
City Commission
Regular Meeting**

Agenda Item 10B

City of Sturgis
St. Joseph County, Michigan

Resolution for Street Right of Way Dedication
for
Haines Boulevard

RESOLVED that the City of Sturgis hereby accepts the conveyance and dedication of the following property and does hereby dedicate it for public right-of-way purposes and all accompanying uses for public utilities, sewer and water:

Right-of-Way Description:

A parcel of land located in the West 1/2 of Section 36, Town 07 South, Range 10 West, Sherman Township, City of Sturgis, St. Joseph County, Michigan, being :

The North 80 feet of the following described property:

That part of the West 1/2 of Section 36, Town 07 South, Range 10 West, Sherman Township, City of Sturgis, St. Joseph County, Michigan described as: Commencing at the Center of said Section 36, then along the North-South 1/4 line of Section 36, North 00 degrees, 20 minutes 16 seconds West 228.06 feet to the POINT OF BEGINNING of this description; then parallel with the East-West 1/4 line of said Section 36, South 89 degrees 41 minutes 39 seconds West 714.00 feet to the East line of Bullard Industrial Park located in said West 1/2 of Section 36; then along the East line of Bullard Industrial Park, North 00 degrees, 20 minutes, 16 seconds West 434.66 feet to the Northeast corner of said Bullard Industrial Park; then along the Easterly extension of the North line of said Bullard Industrial Park, North 89 degrees 43 minutes 01 seconds East 714.00 feet to the North-South 1/4 line of Section 36; then along the North-South 1/4 line of Section 36, South 00 degrees 20 minutes 16 seconds East 434.39 feet to the point of beginning, EXCEPT the East 50 feet thereof.

Resolution duly adopted.

Kenneth D. Rhodes, City Clerk

I, Kenneth D. Rhodes, the duly appointed qualified and acting Clerk of the City of Sturgis, Michigan do hereby certify that the above extract from the minutes of the regular Sturgis City Commission meeting held on May 27, 2026 is a true and correct copy.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of the City this May 27 _____, 2026.

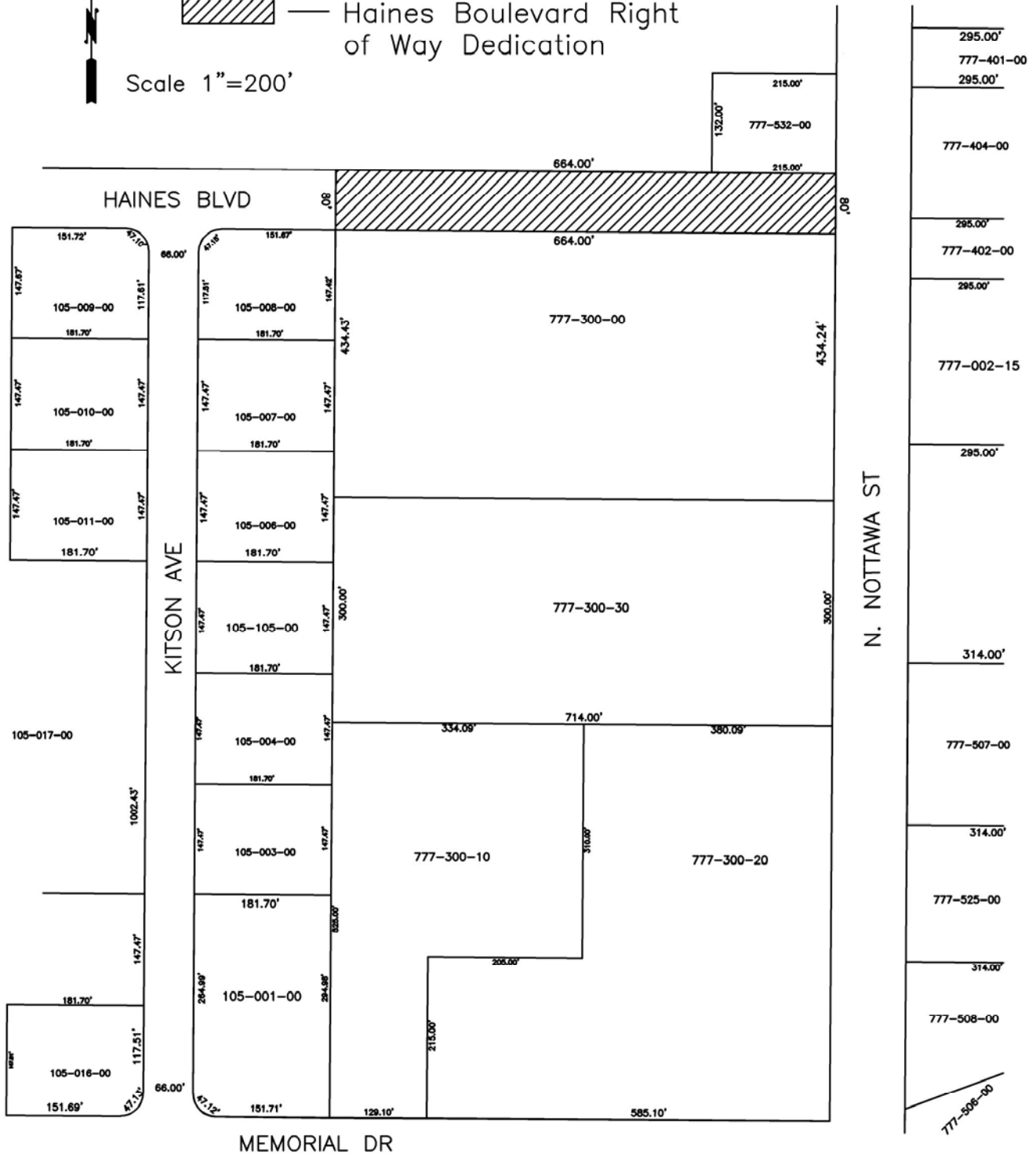
Kenneth D. Rhodes, City Clerk

Exhibit "A"



— Haines Boulevard Right of Way Dedication

Scale 1"=200'



**City of Sturgis
City Commission
Regular Meeting**

Agenda Item 10C

INVITATION TO BID and BID
for
Cemetery Barn Exterior Rehab

Bid of _____ (Bidder), organized and existing under the laws of or a resident of the State of _____, doing business as _____,* to the City of Sturgis (City).

*Insert as applicable: "a corporation," "a partnership" or "an individual."

1. City will receive sealed Bids for Cemetery Barn Exterior Rehab at the City of Sturgis, City Manager's Office, 130 N. Nottawa Street, Sturgis, Michigan 49091 until May 18, 2026, 4 p.m., local time. No Bids will be received after this date and time. Bids must be submitted on this form and shall be enclosed in an opaque, sealed envelope, marked with "Bid Enclosed", the project title and the name and address of the Bidder. Do not submit an envelope so marked unless a valid Bid is enclosed.
2. Bids may not be withdrawn for a period of 30 days after the actual date of opening thereof. This time period may be extended by mutual agreement of the City and any Bidder or Bidders. It is anticipated that a recommendation for award will be submitted to the Sturgis City Commission for consideration at its meeting on Wednesday, May 27, 2026.
3. The City reserves the right to waive any irregularities and to reject any and all Bids.
4. The undersigned Bidder proposes and agrees, if this Bid is accepted, to accept a Purchase Order and to complete Cemetery Barn Exterior Rehab as specified or indicated on or before September 30, 2026.
5. Bidder has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance and furnishing of the work.
6. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any person, firm or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over City.
7. Specifications: See attached Exhibit A, Specifications for Cemetery Barn Exterior Rehab.

GENERAL REQUIREMENTS

1. Insurance

The Contractor shall at all times during the Contract maintain in full force and effect Employer's Liability, Workmen's Compensation, Public Liability and Property Damage Insurance, including contractual liability coverage and shall make City of Sturgis a certificate holder of any such insurance. The certificates shall contain the following express obligation:

"This is to certify that the policies of insurance described herein have been issued to the insured for whom this certificate is executed and are in force at this time. In the event of cancellation or material change in a policy affecting the certificate holder, thirty (30) days prior written notice will be given to the certificate holder."

For the purpose of the Contract, the Contractor shall carry the following types of insurance in at least the limits specified below:

Workers Compensation Insurance:

- A. State: Statutory
- B. Applicable Federal (e.g., Longshoreman's): Statutory
- C. Employer's Liability: \$ 500,000.00

Errors and Omission Insurance with a minimum of \$1M per claim/\$2M aggregate

General Liability Insurance:

- D. General Aggregate \$ 1,000,000.00
- E. Products-Completed Operations Aggregate \$ 1,000,000.00
- F. Personal and Advertising Injury \$ 1,000,000.00
- G. Each Occurrence (Bodily Injury and Property Damage) \$ 1,000,000.00
- H. Property Damage liability insurance shall provide Explosion, Collapse and Underground coverages where applicable.
- I. Excess or Umbrella Liability:
 - a. General Aggregate \$ 2,000,000.00
 - b. Each Occurrence \$ 2,000,000.00
- J. Contractual Liability:
 - a. Bodily Injury:
 - i. Each Person \$ 1,000,000.00
 - ii. Each Accident \$ 1,000,000.00
 - b. Property Damage:
 - i. Each Accident \$ 1,000,000.00
 - ii. Annual Aggregate \$ 1,000,000.00
- K. Contractor's Pollution Liability \$ 1,000,000.00

Automobile Liability (including hired and non-owned vehicles):

- L. Bodily Injury:
 - a. Each Person \$ 1,000,000.00
 - b. Each Accident \$ 1,000,000.00
- M. Property Damage:
 - a. Each Accident \$ 1,000,000.00
- N. MCS 90 Endorsement on Vehicle Insurance: Statutory

To the extent permitted by law, all or any part of any required insurance coverage may be provided under a plan or plans of self-insurance. The coverage may be provided by the Contractor's parent corporation.

If Bidders have questions, they may contact Dan Root, Facilities Manager at (269) 503-9537 or email droot@sturgismi.gov.

*Michigan Act 213, P.A. 1963 requires Performance and Payment Bonds for all **construction** projects of more than \$50,000.*

11. Bidder will complete the Work for the following price[s]:

Base Bid _____ (\$ _____)
(use words) (figures)

=====

Total = \$ _____]

SUBMITTED on _____, 20__ By: _____
Date* Name of Bidder*

Street* Signature

City, State, and Zip* Name and Title of Signatory*

Telephone Number*

*Typed or printed in ink.

Bidder (Firm or Corporation Name)

Exhibit A: Specifications for Cemetery Barn Exterior Rehab.

Building Site is located at 300 E South St, Sturgis, MI 49091

- Remove and dispose of all vinyl siding, soffit and aluminum fascia, prepare surface for installation of new vertical steel siding, soffit and fascia.
- Demo and dispose chimney on South side of building and repair coping
- Demo windows as prescribed in pictures prep for siding
- Demo windows as prescribed in pictures and replace with white vinyl thermal pane windows, please provide the U-factor of these windows
- Repair and prep rafter tails and fascia to provide substrate for new steel soffit and fascia
- Install door, window, corner and overhead door trim as needed for new steel siding installation. Repair any gaps or openings to make building rodent proof.
- Install new 26 gauge steel siding (Please provide paint warranty information)
- Install new gutters, downspouts where applicable with integrated leaf guard system









Bid Tab - Cemetery Barn Exterior Rehab

| Name | Address | Base Bid | Alt. 1 | Notes |
|---------------------------------|--|-----------------|---------------|--|
| Borkholder Vinyl & Construction | 62706 Nottawa Rd Sturgis,MI 49091 | \$ 54,750.00 | | |
| Hickman Home Improvement | 69787 Eisenhower Rd Sturgis, MI 49091 | \$ 74,300.00 | \$ 21,000.00 | Alt. 1 included Asphalt shingle roof replacement |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

Maintenance Barn Renovation at Oaklawn

| | | 209 Cemetery | TOTAL PROJECT | |
|---|-------------|----------------|----------------|---|
| FY 2025-2026 | | | | Notes |
| BUDGETED FUNDS | | | | |
| Maintenance Barn Renovation at Oaklawn | | \$ 150,000.00 | \$ 150,000.00 | Maintenance Barn Interior/Exterior Improvents |
| TOTAL BUDGETED FUNDS | | \$ 150,000.00 | \$ 150,000.00 | |
| PROJECT COSTS | | | | |
| Exterior Rehabilitation | Recommended | \$ 54,750.00 | \$ 54,750.00 | Borkholder Vinyl & Construction exterior rehab |
| Contingency | Recommended | \$ 5,475.00 | \$ 5,475.00 | contingency for project |
| Lighting Upgrades | Recommended | \$ 3,455.00 | \$ 3,455.00 | Upgrading lighting in barn and exterior security lights Byler Electric |
| TOTAL FY 2025-2026 | | \$ 63,680.00 | \$ 63,680.00 | |
| OVER (UNDER) BUDGET FY 2025-2026 | | \$ (86,320.00) | \$ (86,320.00) | |

**City of Sturgis
City Commission
Regular Meeting**

Agenda Item 10F

2026 CITY OF STURGIS BOARD AND COMMISSION APPOINTMENTS

| BOARD | REAPPOINTMENTS | NEW APPLICANTS | NUMBER OF APPOINTMENTS |
|--|--|------------------------------|---|
| AIRPORT ADVISORY BOARD | Mathew Oxender | | Two _____ _____ |
| CEMETERY BOARD | Rick Bir | Brian Tallmadge | Three _____ _____ _____ |
| CONSTRUCTION BOARD OF APPEALS | Jim Furkis | | One _____ |
| DDA BOARD OF DIRECTORS | Rosalie Currier Anna Brand | | Two _____ _____ |
| DOYLE, RECREATION, AND PARKS ADVISORY BOARD | Terra Draper Ned Haylett Steve Shevick | | Three _____ _____ _____ |
| EDC & BRA BOARD OF DIRECTORS | Rod Chupp Aaron Miller Eric Wynes | Josh Bohm | Three _____ _____ _____ |
| PLANNING COMMISSION | Gabe Alvez Buddy Denman Rick Mahler | | Four _____ _____ _____ _____ |
| STURGIS DISTRICT LIBRARY | Brice Burch | Josh Bohm Brian Tallmadge | One _____ |
| SYCA BOARD | Didimo Arreola Zach Perry | Brian Tallmadge | Three _____ _____ _____ |
| ZONING BOARD OF APPEALS | | | Two _____ _____ |