



**CITY OF IONIA
COUNTY OF IONIA, MICHIGAN
CITY COUNCIL**

At a regular meeting of the City Council of the City of Ionia, held at the Ionia City Hall, 114 North Kidd Street, Ionia, Michigan, on the 7th day of May, 2025, at 6:30 p.m.

PRESENT: Margot Cook, Brenda Cowling, Tim Lee, John Milewski, Tom Millard,
Richard Starr, Jeff Winters, Troy Waterman

ABSENT: Dawn Ketchum

The following preamble and resolution were offered by Council Member Winters and seconded by Council Member Cook:

**A RESOLUTION APPROVING THE CITY OF IONIA 2025 SIDEWALK
REPLACEMENT PROJECT**

WHEREAS, it is necessary for the public health, safety and welfare of City residents that the City have a sidewalk system that provides contiguity and is in a good state of repair; and,

WHEREAS, Chapter 1022, entitled Sidewalks, of the City's Codified Ordinances and General City Policy 4-002 together outline the process the City must follow for replacing or constructing sidewalk; and,

WHEREAS, after inspection of the City's sidewalk system, the City Manager has recommended that certain sidewalks be replaced or constructed in the southwest and southeast quadrants of the City; and,

WHEREAS, it has been determined that the sections of current sidewalk marked with a pink dot by the City's designated inspector are in disrepair for one or more of the following reasons:

Difference in Elevation: An elevation difference between sidewalk squares of 1 ½" or greater.

Cracks: A crack that is ½" or wider in width and 24" or longer in length or a crack that is ¾" or wider in width of any length.

Surface Spalling: A chipping away or crumbling of the sidewalk surface in excess of 2 square feet per sidewalk square and an average of ½" deep.

Multiple Cracks: A sidewalk square containing multiple cracks of any width, length and/or depth.

Other: Any other form or type of sidewalk deterioration that, in the opinion of the City's designated inspector, may be a safety hazard; and,

WHEREAS, in cases where new sidewalk is proposed to be installed, the installation of the new sidewalk will complete the sidewalk network in defined areas and eliminate gaps in the current sidewalk system.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby directs the owners of the real properties identified in Attachment A, to replace or construct the length of sidewalk within thirty (30) days after the date of this Resolution, as identified in Attachment A. In all cases, the sidewalk specifications prescribed by Chapter 1022 and General City Policy 4-002 shall be followed and the required permit obtained, with the normal permit fee waived.

BE IT FURTHER RESOLVED that pursuant to the requirements contained in Chapter 1022 and General City Policy 4-002, the City Council hereby determines that the City shall participate financially in the cost of replacing or constructing the sidewalk identified in Attachment A as follows:

Sidewalk Replacement (includes demolition of old concrete and replacement with new concrete)

4 foot wide sidewalk, 4 inches thick – \$7.69/LF or 25% of cost of installation, whichever is less (based on City estimate that it will cost \$30.75 per linear foot to replace)

4 foot wide sidewalk, 6 inches thick – \$8.69/LF or 25% of cost of installation, whichever is less (based on City estimate that it will cost \$34.75 per linear foot to replace)

5 foot wide sidewalk, 4 inches thick - \$9.69/LF or 25% of cost of installation, whichever is less (based on City estimate that it will cost \$38.75 per linear foot to replace)

5 foot wide sidewalk, 6 inches thick - \$10.69/LF or 25% of cost of installation, whichever is less (based on City estimate that it will cost \$42.75 per linear foot to replace)

Sidewalk Construction (no demolition; new construction only)

4 foot wide sidewalk, 4 inches thick - \$6.13/LF or 25% of cost of installation, whichever is less (based on City estimate that it will cost \$24.50 per linear foot to construct)

4 foot wide sidewalk; 6 inches thick - \$7.63/LF or 25% of cost of installation, whichever is less (based on City estimate that it will cost \$30.50 per linear foot to construct)

5 foot wide sidewalk, 4 inches thick - \$7.06/LF or 25% of cost of installation, whichever is less (based on City estimate that it will cost \$28.25 per linear foot to construct)

5 foot wide sidewalk, 6 inches thick - \$8.81/LF or 25% of cost of installation, whichever is less (based on City estimate that it will cost \$35.25 per linear foot to construct)

Reimbursement shall be made by the City to the property owner for the City's share of the cost upon request by the property owner for reimbursement and after a satisfactory inspection of the replaced or constructed sidewalk by the City.

BE IT FURTHER RESOLVED that in instances where a property owner's portion of the cost of replacing or constructing a sidewalk is greater than \$500, the property owner shall be permitted to spread their cost of replacing or constructing the sidewalk by paying installments to the City over a term of years. The term of years shall be calculated by dividing the total cost of replacing or constructing the sidewalk by \$500 and rounding up to the nearest whole number.

Installments shall be due and payable on July 1st of each year commencing July 1, 2026, until paid in full. Except for the final installment, each installment shall include the principal amount of \$500, plus interest at the rate of 6% per annum on the unpaid balance. The principal amount for the final installment shall be the remaining outstanding balance, and any amount of principal for the final installment shall bear interest at the same rate

BE IT FURTHER RESOLVED that the City Manager is hereby directed to serve upon the property owners identified in Attachment A, by first class mail, addressed to such owner under the name and at the address as shown upon the City's latest tax assessment roll, a copy of this Resolution, which identifies their requirement to replace or construct sidewalk, and copies of such other sidewalk-related documents as she deems necessary.

BE IT FURTHER RESOLVED that if the property owner fails to repair the sidewalk by June 6, 2025, the City will proceed to have the sidewalk repaired or constructed. The cost of repairing or constructing sidewalk will be charged against and shall become a lien upon the abutting property. The lien will be of the type applicable to special assessments.

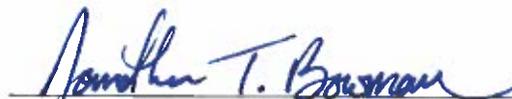
Upon a call of the roll, the vote was as follows:

AYES: Margot Cook, Brenda Cowling, Tim Lee, John Milewski, Tom Millard, Richard Starr, Jeff Winters, Troy Waterman
NAYS: None
ABSENT: Dawn Ketchum

RESOLUTION 2025-10 DECLARED ADOPTED.


Jonathan T. Bowman, City Clerk

CERTIFICATION: I hereby certify that the foregoing is a true and complete resolution adopted by the City Council of the City of Ionia at a regular meeting held this 7th day of May, 2025.


Jonathan T. Bowman, City Clerk

2025 Sidewalk Inventory - City of Ionia

Attachment A

Address	Parcel ID	Name/Owner	Width	Length	Total Cost	25%	Difference
123 W Lincoln	201-080-000-010-00	Venecia Fulvi	5	5	\$ 193.75	\$ 48.44	\$ 145.31
515 E Lincoln	204-180-000-010-01	Todd and Cathleen Hoppough	4	27	\$ 830.25	\$ 207.56	\$ 622.69
623 E Washington	204-070-000-015-00	John Daniel	5	15	\$ 581.25	\$ 145.31	\$ 435.94
124 N Jefferson	204-210-000-105-00	Pete and Denise Castor	5	6	\$ 232.50	\$ 58.13	\$ 174.38
230 High St	201-100-000-090-00	Marian Smith	4	35	\$ 1,076.25	\$ 269.06	\$ 807.19
222 High	201-100-000-095-00	Jeremy Mabe	4	12	\$ 369.00	\$ 92.25	\$ 276.75
208 High	201-080-000-275-00	Corey and Danielle Haskins	4	82	\$ 2,521.50	\$ 630.38	\$ 1,891.13
116 High	201-080-000-320-01	Thomas Cooley	4	8	\$ 246.00	\$ 61.50	\$ 184.50
119 Lafayette	203-230-000-090-00	?? James Mathewson (responsible party)	5	17	\$ 658.75	\$ 164.69	\$ 494.06
253 E Main	203-090-000-075-00	Historical Society-Blanchard house (Adams St side)	5	5	\$ 193.75	\$ 48.44	\$ 145.31
439 E Main	204-090-000-370-00	Felix Carrizales	5	18	\$ 697.50	\$ 174.38	\$ 523.13
633 E Main	204-120-000-030-00	Kurt Shattuck	5	10	\$ 387.50	\$ 96.88	\$ 290.63
653 E Main	204-120-000-045-01	Gill Real Estate LLC	5	15	\$ 581.25	\$ 145.31	\$ 435.94
340 E Main	204-150-000-010-00	Stephen and Rhonda Bestrom	5	30	\$ 1,162.50	\$ 290.63	\$ 871.88
330 E Main	204-150-000-005-00	Ryan Nederveld	5	10	\$ 387.50	\$ 96.88	\$ 290.63
309 W Adams	201-040-000-176-00	RC Property Investments LLC	5	45	\$ 1,743.75	\$ 435.94	\$ 1,307.81
341 Baldie	201-130-000-105-00	Justin Maynard	4	20	\$ 615.00	\$ 153.75	\$ 461.25
403 Baldie	201-060-000-005-00	Amanda Hodges	4	4	\$ 123.00	\$ 30.75	\$ 92.25
336 Baldie	201-070-000-040-10	Ryan Hart	4	15	\$ 461.25	\$ 115.31	\$ 345.94
418 Center	201-080-000-200-00	Tonia McKay	4	5	\$ 153.75	\$ 38.44	\$ 115.31
315 Center	201-100-000-070-00	Dorr Bissell	4	16	\$ 492.00	\$ 123.00	\$ 369.00
304 High	201-100-000-080-00	John Krueger	4	22	\$ 676.50	\$ 169.13	\$ 507.38
136 High	201-080-000-295-00	Ryan and Kelly Pillars	5	8	\$ 310.00	\$ 77.50	\$ 232.50
322 Pleasant	201-080-000-280-00	Marcia Barnes	4	5	\$ 153.75	\$ 38.44	\$ 115.31
128 Summit	201-080-000-140-00	David Lenz and Angela Carrel	4	18	\$ 553.50	\$ 138.38	\$ 415.13
122/124 Summit	201-080-000-135-00	John Krueger	4	12	\$ 369.00	\$ 92.25	\$ 276.75
427 Union	201-080-000-095-00	Michael MacGregor	4	10	\$ 307.50	\$ 76.88	\$ 230.63
123 Tower	201-080-000-130-00	Jonathan Diehl	4	20	\$ 615.00	\$ 153.75	\$ 461.25
320 Union	203-230-000-045-00	Mary O'Conner Trust	5	150	\$ 5,812.50	\$ 1,453.13	\$ 4,359.38
258 E Adams	203-090-000-090-00	Rick Hebden	5	15	\$ 581.25	\$ 145.31	\$ 435.94
301 E Main	204-150-000-110-00	Dirk and Cynthia Wiering Trus	5	10	\$ 387.50	\$ 96.88	\$ 290.63
307 E Main	204-150-000-115-00	Andrew Fisher II	5	10	\$ 387.50	\$ 96.88	\$ 290.63
318 N Jackson	204-220-000-005-00	Chad Millard	5	10	\$ 387.50	\$ 96.88	\$ 290.63
211 N Jefferson	204-150-000-065-01	Anthony and Ashlee Steele	4	21	\$ 645.75	\$ 161.44	\$ 484.31
126 S Jefferson	204-090-000-470-01	Ashley Cook	5	10	\$ 387.50	\$ 96.88	\$ 290.63
313 Morse	204-180-000-045-00	Allied First Bank	4	12	\$ 369.00	\$ 92.25	\$ 276.75
319 Morse	204-180-000-040-00	Melissa Lundie	4	12	\$ 369.00	\$ 92.25	\$ 276.75
314 Morse	204-090-000-770-00	Nick and Rana Johnson	4	24	\$ 738.00	\$ 184.50	\$ 553.50
331 Morse	204-180-000-025-00	Sara Urbanski and Trina Leitz	4	12	\$ 369.00	\$ 92.25	\$ 276.75

336 Morse	204-110-000-020-00	Brandon Wickham	4	19	\$ 584.25	\$ 146.06	\$ 438.19
504 Lafayette	204-180-000-050-00	Kiplynn Moore	5	10	\$ 387.50	\$ 96.88	\$ 290.63
228 Brown	204-120-000-310-00	Bobbie Jo Brown	5	8	\$ 310.00	\$ 77.50	\$ 232.50
617 Bayard	204-120-000-335-00	Karen Louchart	5	5	\$ 193.75	\$ 48.44	\$ 145.31
543 Harrison	204-090-000-170-00	Denise Shattuck	5	5	\$ 193.75	\$ 48.44	\$ 145.31
719 W Main	202-100-000-130-11	Ventra Ionia Main LLC	5	5	\$ 193.75	\$ 48.44	\$ 145.31
826 W Main	202-180-000-025-00	Andrea Stull	5	5	\$ 193.75	\$ 48.44	\$ 145.31
457 Rice	202-170-001-465-00	Kenneth and Jessica Williford	4	18	\$ 553.50	\$ 138.38	\$ 415.13
		TOTALS		856	\$ 29,738.00	\$ 7,434.50	\$ 22,303.50