

EMPIRE VILLAGE COUNCIL WORK SESSION
February 8, 2024 @ 7 PM
Empire Township Hall - 10088 W. Front Street

OFFICE

AGENDA

- A. CALL MEETING TO ORDER AND PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CHANGES OR ADDITIONS TO THE AGENDA**
- D. ADOPTION OF THE AGENDA**
- E. PUBLIC COMMENTS ON AGENDA ITEMS**
- F. COMMUNICATIONS**
- G. DEPARTMENT HEAD REPORTS**
- H. COUNCIL MEMBER / COMMITTEE REPORTS**
- I. OLD BUSINESS**
 - 1) Approve January 23, 2024, Regular Meeting Minutes
- J. NEW BUSINESS**
 - 1) Application for Property Line Adjustment #041-450-010-00 and #041-450-007-00 (Palmer)
 - 2) Budget FY 2024-25
- K. PUBLIC COMMENT**
- L. COUNCIL MEMBER COMMENT**
- M. ADJOURNMENT**

Council President ProTem

To s.palmer@villageofempire.com <s.palmer@villageofempire.com> •
m.bacon@villageofempire.com <m.bacon@villageofempire.com> •
m.walton@villageofempire.com <m.walton@villageofempire.com> •
l.chase@villageofempire.com <l.chase@villageofempire.com> •
c.webb@villageofempire.com <c.webb@villageofempire.com> •
m.dye@villageofempire.com <m.dye@villageofempire.com> •
t.rademacher@villageofempire.com <t.rademacher@villageofempire.com> •
clerk@villageofempire.com <clerk@villageofempire.com>

I am writing to express my extreme displeasure and disappointment with the Council discussion and outcome of the President-ProTem appointment.

Simply put, this is what I saw... There was a motion to change the current President ProTem from Maggie Bacon to Meg Walton. Discussion. Split vote. Discussion. The Village Clerk gave excellent rationale for maintaining the current President ProTem: Lots of work for the office, position has acted in the absence of the President extremely rarely, elections will bring potential change, past councils maintained position appointment for convenience and no reason/benefit to changing. The Council members discussion of reasons to change presented NO rationale or reason to change other than "its what we want".

The vote was taken and Meg Walton was confirmed. Instead of leadership, weighing the pros (which were clear), the expertise (Village Clerk), and hearing no cons, the Council voted to saddle their staff with more work for no benefit. That was not leadership.

Val Dalton
269-303-3000

VC 2/8/2024

Re: Fw: Septic Ordinance Question

Pail Bertrand <bertrandpail@yahoo.com>

Thank you for your communication, Mr. Bertrand. I will have this read during our Communication Agenda item at our February 8, 2024.

FYI - the Village Point of Sale Ordinance has been repealed as Leelanau County has one that is used County wide.

Respectfully,
Sue Palmer
President, Village of Empire

On 01/22/2024 1:46 PM EST Pail Bertrand <bertrandpail@yahoo.com> wrote:

I hope this finds you and yours as well as can be expected.

I am considering buying property in the Empire area. Beautifull area!!

I have a quick question concerning your point of transfer/point of sale Septic ordinance.

I applaud your efforts creating this ordinance.

Are there any efforts to take it a step farther and regularly inspect all village and Twp. resident's septic systems?

If that is legally possible, wouldn't it be a faster way to clean up all the septage pollution sources in the village and Twp?

Thank you again for your efforts and your time with this email,

Regards,
Paul Bertrand
Roscommon Co

VC 2/8/2024

From: Bill Blacquiere <bblacqu@gmail.com>
Date: February 4, 2024 at 12:43:04 PM EST
To: March Dye <marchdye@gmail.com>, Meg <mbwalton72@gmail.com>
Subject: STR in Empire

To: Short Term Rental Registration/Ordinance Development Committee
Date: February 3, 2024
Re: Residents' Comments to the Committee

As long-standing, full-time residents of Empire who enjoy and value life in our community, we are offering our comments and concerns for consideration by the Committee. We attended the committee meeting on January 16, 2024, and found the meeting educational and enlightening. We appreciate your work and research, including the surveying of surrounding communities and their regulations on Short Term Rentals.

In answer to the question raised about the necessity for regulations of Short Term Rentals (STR), we believe there are three comprehensive and compelling reasons for regulation:

1. Regulating Short Term Rentals prioritizes the wellbeing and cohesion of all members of the community.
2. Throughout Michigan, and the USA, communities have enacted needed regulations that require permits for STR and put caps on the number of Short Term Rentals allowed in their communities in order to preserve community life for its residents. Communities such as Suttons Bay and Holland are two exemplary examples of the positive outcome of adopting STR policies.
3. While STR may bring economic benefits to the community, regulation is needed to prevent and correct STR problems we have observed taking place in Empire.

The following is a list of reported problems with Short Term Rentals that we believe impact communities, including Empire:

Impact of STR on neighbors/neighborhoods

- ☐ Excessive noise, especially late-night parties and gatherings.
- ☐ Increased traffic and speeding.
- ☐ Increases in vandalism and disregard for neighboring properties and privacy.
- ☐ Using neighbors' trash receptacles without permission and trash left on the property and street.
- ☐ Problems associated in instances where the number of occupants exceed the allowed capacity of the house being rented, including tent camping and sleeping hammocks in yards.
- ☐ STR have been documented to increase the overuse and misuse of septic systems.

Long term impact of unregulated STR on community life

- ☐ Landlords converting long-term rentals to STR result in reduced housing options for locals.
- ☐ STR negatively affects the social fabric of communities.
- ☐ Absentee landlords are often nonresponsive to complaints, leaving residents without recourse.
- ☐ Unregulated number of STR in a community increases competition and drives down the rental price, which may result in lack of upkeep of rental property and increased risk of blight.
- ☐ Many STR exceed 14 days but income is not reported. The landlord benefits but not the community.

To be clear: we are not advocating for elimination of STR in Empire. We believe there needs to be a balance: protecting community life for residents and acknowledging home owner's property rights. We support enacting regulations, requiring permits with appropriate fees and, importantly, placing a percentage cap on how many STR can exist in our community. When a property is transferred by sale or inheritance, we believe it should lose its current STR permit and that new owners be required to re-apply.

Thank you again for your work to preserve our community.

Mary and William Blacquiere
9966 West South Street, Empire 49630
bblacqu@gmail.com
maryblacquiere@gmail.com

Cynthia and David Marks
11984 South Ontario, Empire 49630
dmarksupnorth@gmail.com

Kathleen and Stephen Weller
9965 West South Street, Empire 49630
Weedguy63@gmail.com
kpmweller@gmail.com

Linda and Steve Young
11970 South Ontario, Empire 49630
steve49636@gmail.com
linda49636@gmail.com

Village of Empire Deputy Clerk

From: Matt Cauchy <mcauchy59@gmail.com>
Sent: Tuesday, January 23, 2024 7:44 PM
To: deputyclerk@villageofempire.com
Subject: Support Current Rental Policy

I favor as few limitations on rentals as possible. I've not heard of issues, but do understand that some may have concerns.

Thank you

Sent from my iPad

VC 2/8/2024

Village of Empire Deputy Clerk

From: mryshry@aim.com
Sent: Sunday, January 28, 2024 3:28 PM
To: za@villageofempire.com; Derith Smith; Deputy Clerk; John Friend; Sue Palmer; Maggie Bacon; Meg Walton; Tom Rademacher; Linda Chase; Chris Webb; March Dye; phildeering@icloud.com; Bob Chase; Peter Schous; John Collins; Margaret Ellibee; Carey A. Ford
Cc: Bill Dickinson
Subject: Alleyway Parking Ordinance

Dear Elected and Appointed Officials of the Village of Empire:

We live at the bottom of the alleyway blind spot between Wilce and Michigan Street. The location is dangerous and we often observe vehicles seemingly in a hurry to get over that steep slope.

In the process of rebuilding a house on Lake Street, which is at the west end of that alleyway, there have been workers' trucks continually blocking access to the alleyway. It seems to us that if there is a delivery to be made at that residence, it should be made and then the vehicle should exit the alley. Some of the cars, trucks and vans pull to the side, somewhat, but still, insufficient space remains to navigate around them. We feel a need to avoid using the east end of the alleyway for obtaining access to our garage because of the danger of oncoming traffic hurrying or rapidly driving over the hill from the west. Is there an ordinance that prohibits parking or blocking access to the village alleys? We feel that the right to ingress and egress should be supported in this situation. Further, we feel that were an emergency to occur, it would be difficult or impossible for an emergency vehicle to get through.

Sincerely,

Mary Sharry and Bill Dickinson
10146 Michigan Street
Empire, MI 49630

January 23, 2024 – EMPIRE VILLAGE COUNCIL REGULAR MEETING

The Regular meeting was called to order at the Empire Township Hall and the Pledge of Allegiance was led by Palmer at 7:00 p.m. Upon a roll call, Council members Bacon, Chase, Palmer, Palmer, Walton, and Webb were present. Clerk Smith and DPW Superintendent Friend were also present.

CHANGES/ADDITIONS TO AGENDA – Palmer added Resolution No.1 of 2024 regarding New Neighborhood roads under Old Business.

ADOPTION OF AGENDA - Motion by Bacon, support by Rademacher to approve the agenda as amended. Upon a voice vote, MOTION PASSED.

PUBLIC COMMENT ON AGENDA – None.

ATTORNEY UPDATE TO COUNCIL- Brad Wierda, attorney appointed by Village insurer Tokio Marine, reviewed the case related to a FOIA request by Terrance Bacon and the actions taken in developing an agreement. Discussion included why the entire council was named, advice of attorney Figura regarding personal notes vs public record, the length of time taken to respond and reach settlement, and opportunities for council to support President. **Motion by Bacon, support by Rademacher to approve the Release and Settlement Agreement for Leelanau County Circuit Court Case No. 23-11106-CZ and authorize the President and Clerk to sign. ROLL CALL: Ayes: Bacon, Chase, Dye, Palmer, Rademacher, Walton, Webb. Nays: None. MOTION PASSED.**

CONSENT AGENDA – Motion by Dye, support by Chase to approve the Consent Agenda including minutes of the 1/11/2023 Regular Meeting and bills totaling \$14,022.47. ROLL CALL: Ayes: Bacon, Chase, Dye, Palmer, Rademacher, Walton, Webb. Nays: None. MOTION PASSED.

FINANCIAL REPORTS – Financial reports, including Revenue/Expenditures through December and Cash by Fund, were received from the Treasurer and Clerk. Totals from each indicate that the general ledger and the bank statements agree.

COMMUNICATIONS – Letters from Ron and Ina Hacker (in packet), and Randy Parks (handout) regarding Short-term Rentals were read aloud.

PRESENTATION

ASSET MAPPING TASK FORCE RECOMMENDATIONS – Steve Lewis introduced the report created by the Task Force (included as handout). Linda Lewis reviewed the Asset Based Community Development process. She also described how they will expand the current asset map, learn more about the World Café method, and how the council can assist.

PUBLIC COMMENTS ON PRESENTATION – None.

DEPARTMENT HEAD REPORTS – A written report from Zoning Administrator Hall was received. Friend reported that the snow machine for clearing sidewalks has arrived and the snow-plowing contractor is performing well with few complaints. He has cleared most fire hydrants.

Palmer reported on the section of the Rules of Procedure she has provided input on some sections and asked that council review for the March 8th Work Session.

COUNCIL MEMBER/COMMITTEE REPORTS - Minutes of the 1-16-24 Short-term Rental Committee were reviewed by Dye (handout) and committee will meet tomorrow. Chase reported that the Personnel Committee is recommending a wage increase and a change to the health care insurance agent (handout). **Motion by Chase, support by Dye to approve a change of agents from Burnham & Flowers to Advantage Benefits Group. ROLL CALL: Ayes: Bacon, Chase, Dye, Palmer, Rademacher, Walton, Webb. Nays: None. MOTION PASSED.** Meeting with candidate for the DPW Tech position is scheduled for tomorrow. Walton reported the Disaster Preparedness Committee will meet tomorrow.

OLD BUSINESS

ASSET MAPPING TASK FORCE – There was discussion of how this Committee might operate with or without Council oversight moving forward.

CONSIDER TEXTMYGOV SUBSCRIPTION – **Motion by Bacon, support by Rademacher to approve a 3-year contract for TextMyGov at \$2,250/year.** Discussion included how this might work, is it right for the Village at this time, resident participation and cost. **ROLL CALL: Ayes: Bacon, Rademacher. Nays: Chase, Dye, Palmer, Walton, Webb. MOTION DEFEATED.**

DISCUSS AND APPROVE CAPITAL IMPROVEMENT PLAN – **Motion by Rademacher, support by Dye to accept the presented CIP as corrected and amended.** Discussion included corrections to Wastewater system costs and revenues sources, questions regarding costs for alleys, removal of rinse off station, raising amount for Village office complex to 50K, offer from Cherry Republic to pay for parking lot for their employees at Shalda Park, reminder that any item <10K does not belong as it would not be depreciable, SCADA was explained as remote assistance to an alarm that must be addressed with every power failure. **ROLL CALL: Ayes: Bacon, Chase, Dye, Palmer, Rademacher, Walton, Webb. Nays: None. MOTION PASSED.**

RESOLUTION NO.1 OF 2024 ACCEPTING DEDICATION OF ROADS AND ALLEYS IN THE NEW NEIGHBORHOOD TO THE PUBLIC – **Motion by Bacon, support by Dye to amend Resolution No.11 of 2023 dedicating the roads in the New Neighborhood with Resolution No. 1 of 2024. Upon a unanimous affirmative vote, MOTION PASSED.**

NEW BUSINESS

COMMITTEE APPOINTMENTS – Palmer appointed Streets Committee – Chair Bacon, Dye, Rademacher; Water-Chair Rademacher, Bacon, Walton; Parks- Chair Dye, Rademacher, Webb; Personnel-Chair Walton, Chase, Webb; Airport Commission – Chase; Street Administrator – Maggie Bacon. **Motion by Bacon, support by Dye to approve the appointments by Palmer to Standing Committees of Council and members. MOTION APPROVED upon a unanimous voice vote. Motion by Bacon, support by Dye to approve the appointment of Wendy Peplinski and Kathy Benner to the Beautification Committee. MOTION PASSED by unanimous voice vote.**

PRESIDENT AND TREASURER PRO TEM - There was discussion of time and work involved in changing signatories on all accounts when the need to chair a meeting or sign vouchers is so

rare. Positions have remained the same for many years unless the council has changed. **Motion by Rademacher, support by Bacon to retain the current President and Treasurer Pro Tem. ROLL CALL: Ayes: Bacon, Chase, Rademacher. Nays: Dye, Palmer, Walton, Webb. MOTION DEFEATED.**

Motion by Dye, support by Webb to appoint Meg Walton as President Pro Tem and Linda Chase as Treasurer Pro Tem. Discussion included the work and time involved in changes, that council experience that may be beneficial, confusion regarding whether this is a Council or President appointment, access to the insurance and retirement plans is public information, the length of elected terms remaining for council members, and the President putting their thumb on the scale by disclosing their preference to other council members before selection. **ROLL CALL: Ayes: Bacon, Dye, Palmer, Rademacher, Walton, Webb. Nays: Chase. MOTION PASSED.**

PUBLIC COMMENT – Carey Ford spoke regarding a boundary adjustment request she has made.

COUNCIL MEMBER COMMENT – Dye commented on required Street Administrator reports per the General Law Village Act. Bacon commented that written Street Administrator reports have never been required by the Village. Chase commented that Bacon has done a great deal of work and should not be singled out, the issue has become so divisive.

ADJOURNMENT at 9:00 p.m.

Derith Smith Empire Village Clerk

These are draft minutes for approval at the February 8, 2023, Council meeting.

Meeting:	February 8, 2024 - Work Session
Subject:	Request for Boundary/Land Division
Author:	Sue Palmer

Overview:

Our Zoning Administrator is in receipt of a request for a Boundary/Land Division for Lots 45-041-450-010-00 and 45-41-450-007-00. Mr. Don Surbur and Ms. Carey Ford are the owners and are both in agreement to this change

Action Requested

Based on the presentation by our Zoning Administrator, Council will need to decide if we will accept or deny this request. Attached are the Certificate of Survey is attached for your review.



Village of Empire
11518 S. LaCore Street | P.O. Box 253
Empire, Michigan 49630-0253

[Village of Empire \(leelanau.gov\)](http://Village of Empire (leelanau.gov))

231-326-5353

za@villageofempire.com

STORM HILL EXHIBIT

January 25, 2024

Re: 45-041-450-010-00 and 45-041-450-007-00 | Storm Hill Subdivision

***Request to alter / adjust platted boundary lines
Lot-Line-Adjustment***

The Village of Empire Ordinance No. 103 [Land Division Ordinance] requires Village Council approval to divide and/or combine parcels, including any platted lot.

My original review of this request did not take into consideration the brevity of Section 3 of Ordinance No. 103 in permitting almost unilateral ability of Council to allow platted lot changes. Upon further review of the Ordinance in its entirety, **I recommend that Council give consideration to the application and APPROVE the requested 'lot line adjustment' based upon a condition that the surveyed legal descriptions describe Lot 7 as [Lot 7 and that part of Lot 10 described as Parcel 10A] and describe Lot 10 as [Lot 10 minus that part of Lot 10 described as Parcel 10A], as the underlying and original lot lines will NOT be altered, only the legal descriptions.**

The Zoning Administrator believes that the standards listed in Section 5 (A thru G) of Ordinance NO. 103

have been met

Sincerely,

Robert (Bob) Hall
Village of Empire – Zoning Administrator

The legal descriptions for the Assessor to create the tax descriptions should be as follows:

Owners/ Lot 7- Storm Hill Cottage Trust 1 and II
Parcel No. 041-450-007-00

LOT 7 STORM HILL SUBD VILLAGE OF EMPIRE SEC 24 T28N R15W
1.5 A M/L

Lot 7 and a part of Lot 10 (insert description of Lot 10-A)
within the recorded plat of Storm Hill as recorded in Liber 8
of Plats, Pages 96 to 99 in Section 24, Town 28 North, Range
15 West. Village of Empire, Leelanau County, Michigan.**

Parcel No. Part of 041-450-010-00

Parcel 10-A

****Part of Lot 10, plat of Storm Hill Subdivision, Village of Empire,
Leelanau County, Michigan, more fully described as follows:**

**Commencing at the corner common to Lots 9 and 10 and the
north right of way line of Storm Hill Commons; thence along the
line between said lots 9 and 10, N42°52'36"W 277.25 feet to the
POINT OF BEGINNING, said point being near the top of the bluff
along lot 10; thence continuing along the line between lots 9 and
10, N42°52'36"W 49.31 feet to the Northwest corner of said lot 10;
thence along the northerly line of said lot, N54°53'58W 150.21
feet to the Northeast corner of said lot 10; thence along the line
between lots 10 and 1 of said plat, S42°40'23"E 47.19 feet; thence
S54°06'15"W 149.77 feet to the POINT OF BEGINNING. Containing
0.16 acres of land more or less**

*** A Quit Claim Deed shall be executed by the Carey Ann Ford Trust
conveying the above Parcel 10-A to Storm Hill Cottage Trust 1 and ii. And
shall be filed at the Leelanau County Record of Deeds**

Owner/ Carey Ann Ford Trust

Parcel No.041-450-009-00 and part of 041-450-010-00

Legal Description

LOT 9 STORM HILL SUBD VILLAGE OF EMPIRE SEC 24 T28N R15W 1.16 A M/L
LOT 10 STORM HILL SUBD VILLAGE OF EMPIRE SEC 24 T28N R15W 1.18 A M/L

Lot 9 and part of Lot 10 (**insert description of Parcel 10-B) within the recorded plat of Storm Hill as recorded in Liber 8 of Plats, Pages 96 to 99 in Section 24, Town 28 North, Range 15 West. Village of Empire, Leelanau County, Michigan.

Parcel 10-B

****Part of Lot 10, plat of Storm Hill Subdivision, Village of Empire, Leelanau County, Michigan, more fully described as follows:**

BEGINNING at the corner common to Lots 9 and 10 and the north right of way line of Storm Hill Commons; thence along the line between said lots 9 and 10, N42°52'36"W 277.25 feet to a point being near the top of the bluff along lot10; thence along the top of the bluff N54°06'15"E 149.77 feet to a point on the line between Lots 10 and 11; thence along said lot line S42°40'23"E 258.92 feet to the corner common to Lots 10, 11 and the north right of way line of Storm Hill Commons; thence along said north right of way line on the following 3 courses: S39°09'23"W 98.00 feet, along the arc of a curve to the right (R=60.00feet, Δ=39°11'45", Chord=S58°46'32"W40.25feet) a distance of 41.05 feet and along the arc of a curve to the left R(=60.00, Δ=11°55'21" and Chord=S72°25'22"W 12.46 feet) a distance of 12.48 feet to the POINT OF BEGINNING. Containing 0.94 acres of land more or less.

VILLAGE OF EMPIRE
APPLICATION FOR LOT/LAND DIVISION

Date: **November 22, 2023**

Name of Owner/Applicant: Carey A. Ford/ Don Surber (Storm Hill Cottage Trust I & II)
Trust

Address: S. Storm Hill Drive (Lot 10) Telephone: Carey/ 231.383.1000
Don/ 847.933.8600

Empire, Michigan 49630

Fax: _____

Property Identification # of Parent Parcel: 45-041- 450-010-00

Purpose of Division (Include whether or not public sanitary sewer, storm sewer or public water service is existing, available or proposed for each lot created by the proposed division):

Property Line adjustment. To include .16 acres of Lot 10 with Lot 7 (41-450-007-00). The
property is a wooded hill.

Subject property is non-buildable and directly adjacent to Lot 7.

Both property owners desire to protect the steep wooded ridge that encompasses Lots 7, 9
and 10.

List all previous lot/land divisions (since March 31, 1997) that have been approved for this property:

None

THE FOLLOWING ADDITIONAL INFORMATION MUST BE ATTACHED TO THE APPLICATION:

- A completed application on such form as is determined and provided by the Village.
- The zoning district in which the proposed parcel(s) or lot(s) is/are located and a full description of the minimum dimensional requirements of that district for lot size, minimum frontage required, setbacks, coverage requirements, etc.
- Proof of fee ownership of the land proposed to be divided or combined.
- An adequate and accurate legal description of the proposed parcel(s) or lot(s) to be created, and a drawing or survey showing:
 - 1) the size of the proposed parcel(s) or lot(s) to be created and the boundaries thereof;

- 2) the size of the remainder of the parcel or lot from which the proposed parcel(s) or lot(s) is split;
- 3) public utility easements;
- 4) the location of all existing structures and other land improvements on the proposed parcel(s) or lot (s);
- 5) the accessibility of the parcels for vehicular traffic and utilities from existing public roads.

If the drawing provided is other than a survey map, the application shall not be deemed complete until the Village Zoning Administrators satisfied that the drawing accurately depicts the land proposed to be divided.

- A copy of the recorded plat or other official maps showing the size of parcels in the vicinity of the parcel proposed for division.
- Proof that all due and payable taxes or installments of special assessments pertaining to the land proposed to be divided or combined are paid in full.

Don Surber 11/26/2023

Signature of Applicant: Don Surber dot'soo verified
11/26/23 3:24 PM EST
DAUF-575H-S2N9-HWH3 Date: _____

Signature of Zoning Administrator: _____ Date: _____

Date of Meeting by Village Council: _____

Approved: ____ Denied and Reason for Denial: _____

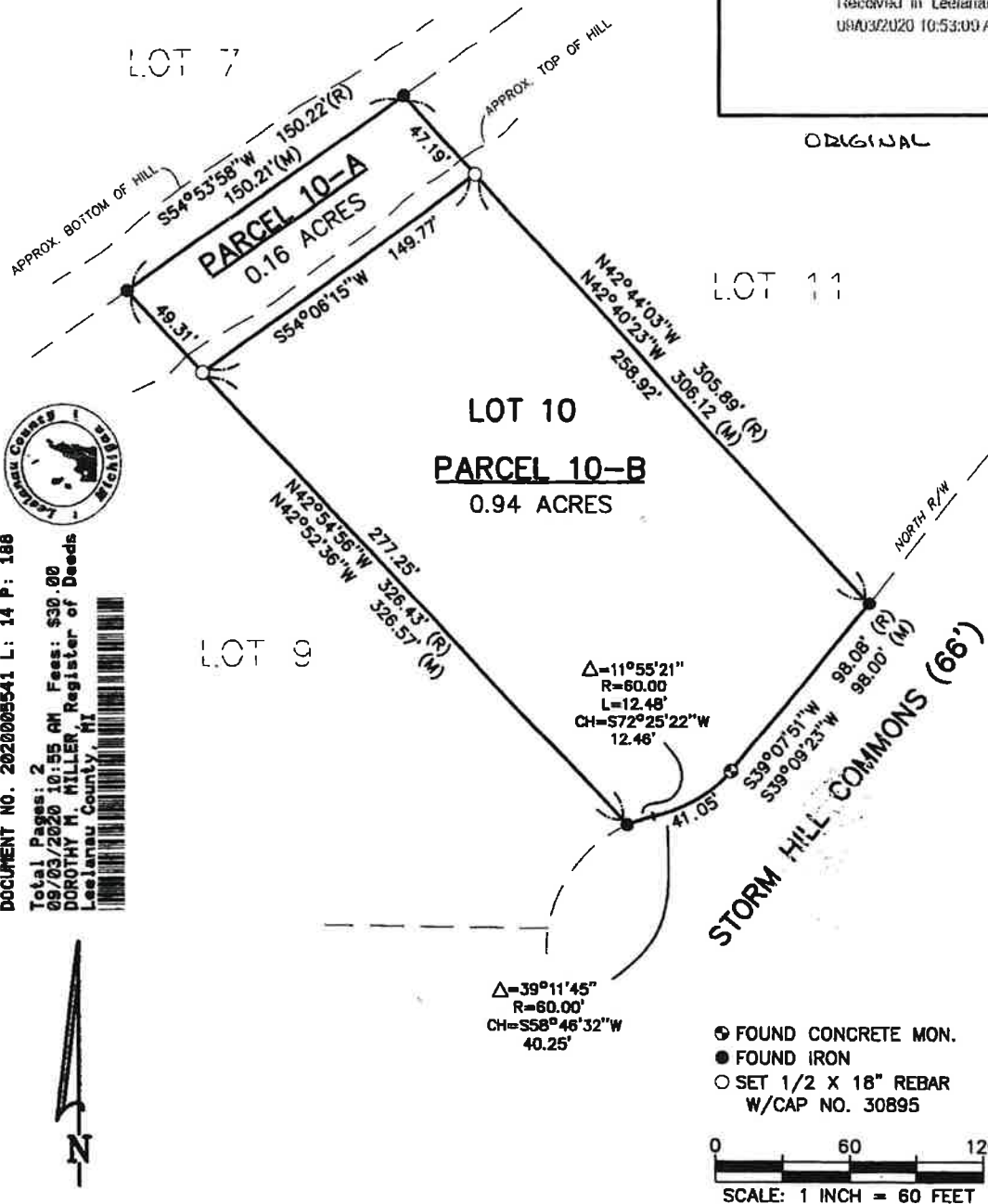
CERTIFICATE OF SURVEY

LOT 10, STORM HILL SUBDIVISION,
VILLAGE OF EMPIRE, LEELANAU CO.,
MICHIGAN

Received in Leelanau
11/19/2019 11:14:51 AM

Received in Leelanau
09/03/2020 10:53:00 AM

ORIGINAL



DOCUMENT NO. 202005541 L: 14 P: 188
Total Pages: 2
09/03/2020 10:55 AM Fees: \$30.00
DOROTHY M. MILLER, Register of Deeds
Leelanau County, MI

I hereby certify to DON SURBER that I have surveyed and mapped the parcel hereon described and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying and that all the requirements of P.A. 132 of 1970, as amended, have been complied with. Basis of Bearings: PLAT OF STORM HILL SUBDIVISION

This plat was prepared for the exclusive use of the person, persons or entity named in the certificate hereon. Said certificate does not extend to any unnamed third person without an express recertification by the surveyor naming said third person.

ALTERATION OF ANY PART OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF CRYSTAL SURVEYING, L.L.C., IS PROHIBITED.

Field Notes Are in Book M-1, Page 88.

© CRYSTAL SURVEYING, L.L.C. 2019

JOHN B. SMENDRUK
Professional Surveyor No. 30895



Crystal Surveying, L.L.C.

Surveyors • Boundary Consultants
P.O. Box 108 • Beulah, MI 49817
(231)882-4303 Fax: (231)882-6211
crystalsurveying@sbcglobal.net

For:	DON SURBER	
Date:	AUG. 9, 2019	Scale: 1 INCH=60 FEET
Dwn. By:	S.J.S.	Rev.:
Sheet	1 of 2	Job No.: 2019-8544

Parcel 10-A

Part of Lot 10, plat of Storm Hill Subdivision, Village of Empire, Leelanau County, Michigan, more fully described as follows:

Commencing at the corner common to Lots 9 and 10 and the north right of way line of Storm Hill Commons; thence along the line between said lots 9 and 10, N42°52'36"W 277.25 feet to the POINT OF BEGINNING, said point being near the top of the bluff along lot 10; thence continuing along the line between lots 9 and 10, N42°52'36"W 49.31 feet to the Northwest corner of said lot 10; thence along the northerly line of said lot, N54°53'58"W 150.21 feet to the Northeast corner of said lot 10; thence along the line between lots 10 and 11 of said plat, S42°40'23"E 47.19 feet; thence S54°06'15"W 149.77 feet to the POINT OF BEGINNING. Containing 0.16 acres of land more or less.

SUBJECT TO all applicable building, use restrictions and easements, if any, affecting the premises.

Parcel 10-B

Part of Lot 10, plat of Storm Hill Subdivision, Village of Empire, Leelanau County, Michigan, more fully described as follows:

BEGINNING at the corner common to Lots 9 and 10 and the north right of way line of Storm Hill Commons; thence along the line between said lots 9 and 10, N42°52'36"W 277.25 feet to a point being near the top of the bluff along lot 10; thence along the top of the bluff N54°06'15"E 149.77 feet to a point on the line between Lots 10 and 11; thence along said lot line S42°40'23"E 306.12 feet to the corner common to Lots 10, 11 and the north right of way line of Storm Hill Commons; thence along said north right of way line on the following 3 courses: S39°09'23"W 98.00 feet, along the arc of a curve to the right (R = 60.00 feet, I = 39°11'45", Chord = S58°46'32"W 40.25 feet) a distance of 41.05 feet and along the arc of a curve to the left (R = 60.00, I = 11°55'21" and Chord = S72°25'22"W 12.46 feet) a distance of 12.48 feet to the POINT OF BEGINNING. Containing 0.94 acres of land more or less.

SUBJECT TO all applicable building, use restrictions and easements, if any, affecting the premises

Crystal Surveying, L.L.C.

Surveyors ~ Boundary Consultants
P.O. Box 108, Beulah, MI 49617
(231) 882-4303 Fax (231) 882-5211
crystalsurveying@sbcgloble.net

FOR: Don Surber

DATE: August 12, 2019

SHEET: 2 OF 2

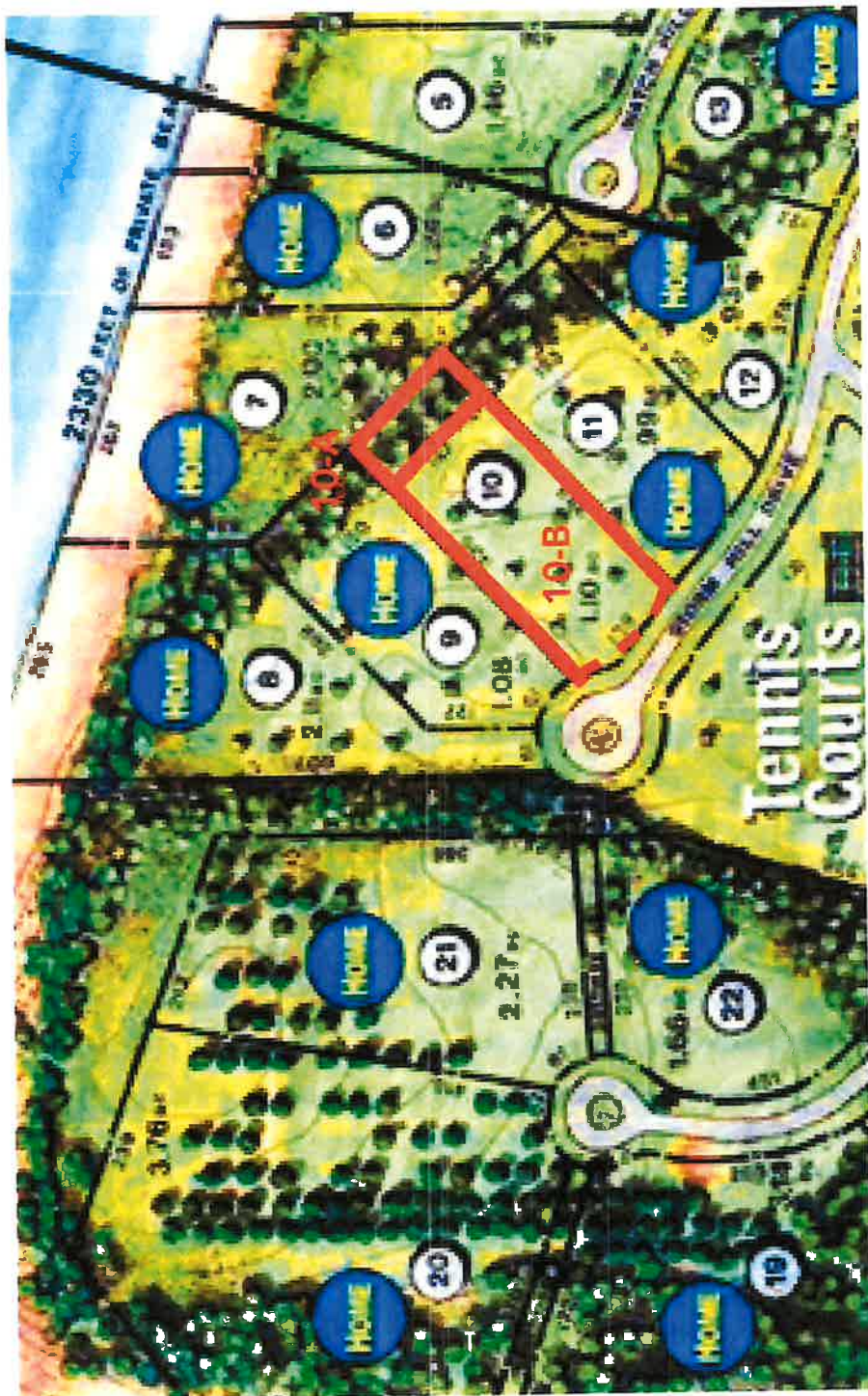
JOB NO. 2019-8544

by A. Ford careyaford@1791.com

ember 22, 2023 at 3:17 PM

by A Ford careyaford@1791.com





Parcel No. 041-450-010-00

Leelanau County Property Information (Assessment Year - 2023)

Jurisdiction: VILLAGE OF EMPIRE
 Owner Name: FORD CAREY ANN TRUST
 Other Owners: FORD CAREY ANN TTEE
 Property Address: S STORM HILL DR
 EMPIRE, MI 49630
 Mailing Address: PO BOX 11
 EMPIRE, MI 49630

Property Information

Period	Taxable Value	Assessment	S.E.V.
Current Year	\$162,500	\$162,500	\$162,500
Last Year	\$162,500	\$162,500	\$162,500

School District: 45010
 Current P.R.E.: 0%
 Current Property Class: 402

Current Year Tax Information

Tax Period	Tax Amount	Tax Owed
Summer	\$1,528.27	\$1,558.68
Village	\$1,083.27	\$0.00

Prior Years Tax Information

Tax Period	Tax Amount
Summer 2022	\$1,528.27
Village 2022	\$1,083.27
Winter 2022	\$4,117.24
Summer 2021	\$1,534.90
Village 2021	\$1,083.27
Winter 2021	\$4,243.43
Summer 2020	\$1,539.63
Village 2020	\$1,083.27

Winter 2020	\$4,268.94
Summer 2019	\$1,543.98
Village 2019	\$1,083.27
Winter 2019	\$4,238.24

Delinquent Tax Information

For current delinquent tax information or to pay your delinquent taxes online, [CLICK HERE](#) and you will be redirected to a third party site.

Property Sale Information

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
5/25/2018	\$325,000.00	WD	SKOG GARY L & SUPERFISKY WENDY A	FORD CAREY ANN TRUST	03-ARM'S LENGTH	1330:712
2/16/2015	\$1.00	QC	SKOG GARY L & SUPERFISKY WENDY A	SKOG GARY L & SUPERFISKY WENDY A	09-FAMILY	1222:527
10/22/2003	\$148,000.00	WD	MANS TAMARA G	SKOG GARY L & SUPERFISKY WENDY A	16-LC PAYOFF	0773:162
5/26/1998	\$148,000.00	LC	MANS TAMARA G	SKOG GARY L & SUPERFISKY WENDY L	03-ARM'S LENGTH	476:771
12/9/1991	Confidential	WD	BAGALOFF JAMES A & JUDITH M	MANS TAMARA G	31-SPLIT IMPROVED	333:495

Legal Description

LOT 10 STORM HILL SUBD VILLAGE OF EMPIRE SEC 24 T28N R15W 1.18 A M/L

Parcel No. 041-450-007-00

Leelanau County Property Information (Assessment Year - 2023)

Jurisdiction: VILLAGE OF EMPIRE
Owner Name: STORM HILL COTTAGE TRUST I &
Other Owners: STORM HILL COTTAGE TRUST II
Property Address: 11788 S WATCH HILL DR
 EMPIRE, MI 49630
Mailing Address: PO BOX 255
 EMPIRE, MI 49630

Property Information

Period	Taxable Value	Assessment	S.E.V.
Current Year	\$1,341,150	\$1,990,300	\$1,990,300
Last Year	\$1,277,286	\$1,706,500	\$1,706,500

School District: 45010
Current P.R.E.: 100%
Current Property Class: 401

Current Year Tax Information

Tax Period	Tax Amount	Tax Owed
Summer	\$12,613.23	\$12,864.24
Village	\$8,940.50	\$0.00

Prior Years Tax Information

Tax Period	Tax Amount
Summer 2022	\$12,012.59
Village 2022	\$8,514.76
Winter 2022	\$13,047.34
Summer 2021	\$11,679.30
Village 2021	\$8,242.76
Winter 2021	\$13,591.67
Summer 2020	\$11,553.60
Village 2020	\$8,128.95

Winter 2020	\$13,595.83
Summer 2019	\$11,370.16
Village 2019	\$7,977.39
Winter 2019	\$31,240.24

Delinquent Tax Information

For current delinquent tax information or to pay your delinquent taxes online, [CLICK HERE](#) and you will be redirected to a third party site.

Property Sale Information

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
7/18/2016	\$1.00	QC	SURBER DONALD E & NANCY L	STORM HILL COTTAGE TRUST I &	14-INTO/OUT OF TRUST	1268:98

Legal Description

LOT 7 STORM HILL SUBD VILLAGE OF EMPIRE SEC 24 T28N R15W 1.5 A M/L

Calculations as of 02/29/2024

GL NUMBER	DESCRIPTION	2022-23 ACTIVITY	2023-24 APPROVED BUDGET THRU	2023-24 ACTIVITY 02/29/24	2024-25 REQUESTED BUDGET
ESTIMATED REVENUES					
Dept 000					
101-000-403	REAL PROPERTY TAX	399,668.01	450,000.00	437,405.39	450,000.00
101-000-404	PERS PROP TAX	5.32	5,000.00	6,621.59	7,000.00
101-000-476	LICENSES & PERMITS	4,513.75	5,000.00	6,115.00	6,000.00
101-000-546	GRANT FUNDING	5,000.00	150,000.00	150,000.00	
101-000-574	STATE SHARED REV	37,750.80	40,000.00	34,555.25	34,000.00
101-000-655	FINES & FORFEITS	3,286.00	5,000.00	2,585.00	2,500.00
101-000-664	INVEST INTEREST	4,458.90	5,000.00	12,022.77	12,000.00
101-000-670	MISC INCOME	12,591.47	2,000.00	6,325.61	6,000.00
101-000-671	PARKING PASS	165.00	150.00	250.00	200.00
101-000-672	BEACH PARKING	34,372.91	34,000.00	37,765.35	37,000.00
101-000-691	FUND BALANCE CONTRIBUTION		130,000.00		83,000.00
101-000-693	REFUNDS & REBATES	2,659.05		598.89	600.00
Totals for dept 000 -		504,471.21	826,150.00	694,244.85	638,300.00
TOTAL ESTIMATED REVENUES		504,471.21	826,150.00	694,244.85	638,300.00
APPROPRIATIONS					
Dept 100 - COUNCIL					
101-100-702	WAGES - COUNCIL	12,215.00	13,000.00	10,600.00	13,000.00
101-100-715	PR TAX EXP - COUNCIL	934.45	950.00	810.94	950.00
101-100-910	PROF DEVELOPMENT	835.00	2,000.00	1,295.00	2,000.00
Totals for dept 100 - COUNCIL		13,984.45	15,950.00	12,705.94	15,950.00
Dept 215 - CLERK					
101-215-702	WAGES - CLERK	15,879.89	19,500.00	15,053.82	20,500.00
101-215-703	WAGES - DEPUTY CLERK	34,422.99	32,400.00	31,625.98	34,100.00
101-215-715	PR TAX EXP - CLERK	3,800.31	4,000.00	3,570.91	4,000.00
101-215-726	SUPPLIES		25.00		
101-215-840	INSURANCE	2,472.00	4,000.00	2,605.33	4,000.00
101-215-874	RETIREMENT	1,713.90	1,800.00	1,581.27	2,000.00
Totals for dept 215 - CLERK		58,289.09	61,725.00	54,437.31	64,600.00
Dept 253 - TREASURER					
101-253-702	WAGES - TREASURER	9,879.43	9,700.00	8,947.44	9,700.00
101-253-715	PR TAX EXP - TREASURER	755.78	750.00	684.51	750.00
101-253-726	SUPPLIES	364.46	500.00	198.49	500.00
101-253-730	POSTAGE	144.00	300.00	756.00	800.00
101-253-860	TRANSPORTATION		50.00		50.00
Totals for dept 253 - TREASURER		11,143.67	11,300.00	10,586.44	11,800.00
Dept 262 - ELECTIONS					
101-262-705	ELECTION WORKERS	1,215.00	100.00		1,500.00
Totals for dept 262 - ELECTIONS		1,215.00	100.00		1,500.00
Dept 265 - ADMINISTRATION					
101-265-702	WAGES - ADMINISTRATION MAIN	28,831.16	30,000.00	24,218.01	30,000.00
101-265-707	BRUSH PILE WAGES	4,056.56	5,000.00	3,177.64	5,000.00
101-265-715	PR TAX EXP - ADMINISTRATION	2,504.53	3,000.00	2,033.79	3,000.00
101-265-726	SUPPLIES	1,327.50	2,000.00	2,001.12	3,000.00
101-265-730	POSTAGE	177.89	300.00	157.00	300.00
101-265-800	PROFESSIONAL SERVICES	13,141.14	20,300.00	31,460.00	50,000.00
101-265-801	AUDIT FEES	4,925.00	5,000.00	8,385.00	8,500.00
101-265-821	ENGINEERING FEES			420.00	
101-265-826	LEGAL FEES	1,957.75	3,000.00	6,356.00	10,000.00
101-265-840	INSURANCE	15,904.40	18,000.00	16,186.00	16,500.00
101-265-853	TELEPHONE	314.90	400.00	470.55	600.00
101-265-854	CABLE INTERNET	1,144.86	1,200.00	1,059.88	1,200.00
101-265-874	RETIREMENT	804.59	1,800.00	743.25	1,000.00
101-265-880	BEAUTIFICATION	1,072.80	2,000.00	855.86	3,300.00
101-265-900	PRINT & PUB	960.40	1,000.00	863.00	1,000.00

Calculations as of 02/29/2024

GL NUMBER	DESCRIPTION	2022-23 ACTIVITY	2023-24 APPROVED BUDGET THRU	2023-24 ACTIVITY 02/29/24	2024-25 REQUESTED BUDGET
APPROPRIATIONS					
Dept 265 - ADMINISTRATION					
101-265-919	WASTE DISPOSAL	133.40	1,000.00	3,247.77	3,500.00
101-265-921	ELECTRICITY	1,656.67	2,000.00	1,361.83	1,500.00
101-265-930	REPAIRS & MAINTENANCE	2,215.32	8,000.00	412.25	16,000.00
101-265-931	STORM SEWER CLEANOUT	2,002.50	4,200.00	1,965.00	2,500.00
101-265-933	SOFTWARE MAINTENANCE/SUPPOR	2,421.15	4,000.00	3,990.00	4,200.00
101-265-956	DUES & MISC	905.00	600.00		1,000.00
101-265-957	BANK CHARGES	160.00	200.00	4,047.17	1,000.00
101-265-965	CONTR TO OTHER FUNDS	25,000.00	25,000.00		25,000.00
101-265-966	GF CONTR - AIRPORT	750.00	750.00		750.00
101-265-967	PARKING AT LION'S PARK	500.00	500.00		500.00
101-265-970	CAPITAL OUTLAY - OFFICE ADD	6,912.92	25,000.00		35,000.00
101-265-971	SPECIAL PROJECTS - WILCO RD		39,000.00	18,400.00	20,000.00
101-265-978	EQUIPMENT RENTAL	15,533.16	18,000.00	4,515.34	15,000.00
101-265-979	BRUSH PILE - EQUIPMENT RENT	7,918.43	8,000.00	9,125.01	10,000.00
Totals for dept 265 - ADMINISTRATION		143,232.03	229,250.00	145,451.47	269,350.00
Dept 444 - SIDEWALKS					
101-444-930	REPAIRS & MAINTENANCE		17,000.00		20,000.00
Totals for dept 444 - SIDEWALKS			17,000.00		20,000.00
Dept 446 - ALLEYS					
101-446-930	REPAIRS & MAINTENANCE			488.15	
101-446-970	CAPITAL OUTLAY - ALLEYS	29,000.00	29,000.00	1,820.00	75,000.00
Totals for dept 446 - ALLEYS		29,000.00	29,000.00	2,308.15	75,000.00
Dept 448 - STREET LIGHTING					
101-448-921	STREET LIGHTING	8,642.87	10,000.00	9,361.70	11,000.00
Totals for dept 448 - STREET LIGHTING		8,642.87	10,000.00	9,361.70	11,000.00
Dept 536 - WASTEWATER UPDATE TASK FORCE					
101-536-726	SUPPLIES			45.14	
101-536-815	CONTRACTED SERVICES- PLOWIN		20,000.00	4,290.08	15,000.00
Totals for dept 536 - WASTEWATER UPDATE			20,000.00	4,335.22	15,000.00
Dept 721 - PLANNING COMMISSION					
101-721-701	WAGES - PLANNING COMMISSION	2,860.00	4,300.00	2,695.00	4,300.00
101-721-702	WAGES - PLANNING SECY	784.93	1,100.00	600.00	1,100.00
101-721-715	PR TAX EXP - COMM PLANNING	280.01	400.00	252.09	400.00
101-721-726	SUPPLIES		100.00	219.46	200.00
101-721-730	POSTAGE		100.00		100.00
101-721-821	PROFESSIONAL	1,968.75	6,000.00		4,000.00
101-721-826	LEGAL FEES	832.00	1,500.00		1,500.00
101-721-900	PRINT & PUB	391.20	500.00	168.01	500.00
101-721-950	SEMINARS		500.00		500.00
101-721-955	DUES & MISC		100.00		
Totals for dept 721 - PLANNING COMMISSIO		7,116.89	14,600.00	3,934.56	12,600.00
Dept 722 - ZONING COMMISSION					
101-722-701	WAGES - BOARD OF APPEALS	275.00	400.00		400.00
101-722-702	WAGES - ZONING ADMIN	9,114.97	8,750.00	8,076.96	9,700.00
101-722-715	PR TAX EXP - ZONING	708.55	700.00	617.89	800.00
101-722-726	SUPPLIES			37.84	100.00
101-722-826	LEGAL FEES		200.00		200.00
101-722-900	PRINT & PUB		100.00		100.00
Totals for dept 722 - ZONING COMMISSION		10,098.52	10,150.00	8,732.69	11,300.00
Dept 751 - PARKS					
101-751-702	WAGES - PARK MAINT	24,366.43	27,000.00	22,907.88	28,500.00
101-751-703	WAGES - AMBASSADOR	6,161.25	7,500.00	13,833.06	15,000.00
101-751-704	WAGES - PARKS CLERK	2,799.96	4,000.00	2,737.21	4,000.00
101-751-715	PR TAX EXP - PARK	2,534.27	3,000.00	3,031.96	3,500.00

BUDGET REPORT FOR VILLAGE OF EMPIRE
 Fund: 101 GENERAL FUND

Calculations as of 02/29/2024

GL NUMBER	DESCRIPTION	2022-23 ACTIVITY	2023-24 APPROVED BUDGET THRU	2023-24 ACTIVITY 02/29/24	2024-25 REQUESTED BUDGET
APPROPRIATIONS					
Dept 751 - PARKS					
101-751-726	SUPPLIES	2,878.09	3,500.00	570.35	3,500.00
101-751-840	INSURANCE	4,524.00	3,500.00	2,915.00	4,000.00
101-751-874	RETIREMENT	580.88	1,400.00	635.10	1,400.00
101-751-919	WASTE DISPOSAL	190.32	1,800.00	2,414.42	3,000.00
101-751-930	REPAIRS & MAINTENANCE	11,288.19	23,000.00	13,029.06	27,000.00
101-751-958	CREDIT CARD FEES	2,371.17	2,500.00	2,558.03	3,000.00
101-751-970	CAPITAL OUTLAY	19,678.17	291,000.00	296,791.33	10,000.00
101-751-978	EQUIPMENT RENTAL	19,056.81	19,000.00	24,485.48	25,000.00
Totals for dept 751 - PARKS		96,429.54	387,200.00	385,908.88	127,900.00
TOTAL APPROPRIATIONS		379,152.06	806,275.00	637,762.36	636,000.00
NET OF REVENUES/APPROPRIATIONS - FUND 101		125,319.15	19,875.00	56,482.49	2,300.00

FUND	CURRENT FUND BALANCE	PROJECTED FYE FUND BALANCE
101	\$ 709,730	\$ 735,000

Fund: 202 MAJOR STREETS FUND

Calculations as of 02/29/2024

GL NUMBER	DESCRIPTION	2022-23 ACTIVITY	2023-24 APPROVED BUDGET THRU	2023-24 ACTIVITY 02/29/24	2024-25 REQUESTED BUDGET
ESTIMATED REVENUES					
Dept 000					
202-000-574	STATE SHARED REV	50,958.79	41,000.00	47,992.67	48,000.00
202-000-575	STATE WINTER REV		6,500.00		
202-000-583	CO ROAD MILLAGE	28,313.83	27,000.00	31,520.93	32,000.00
202-000-664	INVEST INTEREST	1,015.54	400.00	1,678.65	1,000.00
Totals for dept 000 -		80,288.16	74,900.00	81,192.25	81,000.00
TOTAL ESTIMATED REVENUES		80,288.16	74,900.00	81,192.25	81,000.00
APPROPRIATIONS					
Dept 000					
202-000-801	AUDIT FEES	325.00	325.00	325.00	325.00
202-000-930	REPAIRS & MAINTENANCE	3,270.41	5,000.00	690.35	9,000.00
Totals for dept 000 -		3,595.41	5,325.00	1,015.35	9,325.00
Dept 215 - CLERK					
202-215-702	WAGES - MAJOR STREETS CLERK	1,400.04	1,500.00	1,368.41	1,600.00
202-215-715	PR TAX EXP - CLERK	107.04	100.00	104.62	150.00
Totals for dept 215 - CLERK		1,507.08	1,600.00	1,473.03	1,750.00
Dept 463 - ROUTINE MAINTENANCE					
202-463-702	WAGES - ROUTINE MAINTENANCE	3,211.28	6,000.00	1,739.79	6,000.00
202-463-715	PR TAX EXP - ROUTINE MAINTENANCE	245.72	500.00	133.20	500.00
202-463-726	SUPPLIES	260.26	1,000.00	697.59	1,000.00
202-463-787	TRAFFIC CON - ROUTINE		200.00		
202-463-821	ENGINEERING FEES		3,000.00		200.00
202-463-840	INSURANCE	835.00	1,700.00	1,402.00	1,700.00
202-463-874	RETIREMENT	71.32	250.00	40.81	250.00
202-463-978	EQUIPMENT RENTAL	1,423.35	5,500.00	2,083.19	5,500.00
Totals for dept 463 - ROUTINE MAINTENANCE		6,046.93	18,150.00	6,096.58	15,150.00
Dept 478 - WINTER MAINTENANCE					
202-478-702	WAGES - WINTER MAINTENANCE	5,398.44	5,000.00	1,914.68	6,000.00
202-478-715	PR TAX EXP - WINTER MAINTENANCE	415.46	400.00	146.54	560.00
202-478-726	SUPPLIES	1,263.83	4,000.00	1,078.81	4,000.00
202-478-815	CONTRACTED SERVICES- PLOWING			2,325.00	
202-478-840	INSURANCE	835.00	800.00	352.00	800.00
202-478-874	RETIREMENT	105.89	250.00	49.67	250.00
202-478-978	EQUIPMENT RENTAL	11,761.54	8,000.00	1,965.89	8,000.00
Totals for dept 478 - WINTER MAINTENANCE		19,780.16	18,450.00	7,832.59	19,610.00
Dept 965 - TRANSFER TO LOCAL STS					
202-965-999	50% TRF TO LOCAL ST	24,366.53	26,000.00	24,005.18	26,000.00
Totals for dept 965 - TRANSFER TO LOCAL ST		24,366.53	26,000.00	24,005.18	26,000.00
TOTAL APPROPRIATIONS		55,296.11	69,525.00	40,422.73	71,835.00
NET OF REVENUES/APPROPRIATIONS - FUND 202		24,992.05	5,375.00	40,769.52	9,165.00

FUND	CURRENT FUND BALANCE	PROJECTED FYE FUND BALANCE
202	204,837	210,000

Calculations as of 02/29/2024

GL NUMBER	DESCRIPTION	2022-23 ACTIVITY	2023-24 APPROVED BUDGET THRU	2023-24 ACTIVITY 02/29/24	2024-25 REQUESTED BUDGET
ESTIMATED REVENUES					
Dept 000					
203-000-574	STATE SHARED REV	33,412.33	28,000.00	33,067.95	30,000.00
203-000-575	STATE WINTER REV	1,710.93	6,000.00		
203-000-664	INVEST INTEREST	1,170.80	350.00	1,755.07	1,500.00
203-000-677	50% TRF FR MAJ ST	24,366.53	26,000.00	24,005.18	25,000.00
203-000-691	FUND BALANCE CONTRIBUTION		40,000.00		67,000.00
203-000-692	CONTRIBUTION FROM OTHER FUN	125,000.00	25,000.00		25,000.00
Totals for dept 000 -		185,660.59	125,350.00	58,828.20	148,500.00
TOTAL ESTIMATED REVENUES		185,660.59	125,350.00	58,828.20	148,500.00
APPROPRIATIONS					
Dept 000					
203-000-801	AUDIT FEES	450.00	450.00	450.00	450.00
203-000-821	ENGINEERING		5,000.00		
203-000-930	REPAIRS & MAINTENANCE	219.64	7,000.00	690.65	13,000.00
Totals for dept 000 -		669.64	12,450.00	1,140.65	13,450.00
Dept 215 - CLERK					
203-215-702	WAGES - LOCAL STREETS CLERK	1,400.04	1,500.00	1,368.41	1,600.00
203-215-715	PR TAX EXP - CLERK	107.04	100.00	104.62	120.00
Totals for dept 215 - CLERK		1,507.08	1,600.00	1,473.03	1,720.00
Dept 463 - ROUTINE MAINTENANCE					
203-463-702	WAGES - ROUTINE MAINTENANCE	3,463.39	3,500.00	2,586.51	3,500.00
203-463-715	PR TAX EXP - ROUTINE MAINTENANCE	264.99	300.00	197.79	300.00
203-463-726	SUPPLIES	92.52	1,000.00	1,213.96	1,000.00
203-463-787	TRAFFIC CON - ROUTINE		250.00		250.00
203-463-821	ENGINEERING FEES		5,000.00	3,180.00	5,000.00
203-463-840	INSURANCE	835.00	2,100.00	1,402.00	2,100.00
203-463-874	RETIREMENT	96.59	250.00	79.64	250.00
203-463-978	EQUIPMENT RENTAL	2,898.33	5,500.00	1,920.21	5,500.00
Totals for dept 463 - ROUTINE MAINTENANCE		7,650.82	17,900.00	10,580.11	17,900.00
Dept 478 - WINTER MAINTENANCE					
203-478-702	WAGES - WINTER MAINTENANCE	4,901.28	5,200.00	2,139.14	5,200.00
203-478-715	PR TAX EXP - WINTER MAINTENANCE	376.97	500.00	163.60	500.00
203-478-726	SUPPLIES	4,060.12	4,500.00	2,227.64	4,500.00
203-478-815	CONTRACTED SERVICES- PLOWING			4,800.00	
203-478-840	INSURANCE	835.00	1,200.00	352.00	1,200.00
203-478-874	RETIREMENT	97.46	250.00	55.03	250.00
203-478-978	EQUIPMENT RENTAL	8,207.64	7,000.00	2,012.31	7,000.00
Totals for dept 478 - WINTER MAINTENANCE		18,478.47	18,650.00	11,749.72	18,650.00
Dept 901 - CAPITAL OUTLAY					
203-901-970	CAPITAL OUTLAY- UNION ST	198,177.80	70,000.00	7,909.47	95,000.00
Totals for dept 901 - CAPITAL OUTLAY		198,177.80	70,000.00	7,909.47	95,000.00
TOTAL APPROPRIATIONS		226,483.81	120,600.00	32,852.98	146,720.00
NET OF REVENUES/APPROPRIATIONS - FUND 203		(40,823.22)	4,750.00	25,975.22	1,780.00

FUND	CURRENT FUND BALANCE	PROJECTED FYE FUND BALANCE
203	206,274	211,000

Calculations as of 02/29/2024

GL NUMBER	DESCRIPTION	2022-23 ACTIVITY	2023-24 APPROVED BUDGET THRU	2023-24 ACTIVITY 02/29/24	2024-25 REQUESTED BUDGET
ESTIMATED REVENUES					
Dept 000					
591-000-626	SERVICE INSTALLATION	25,991.00	15,000.00	1,219.06	18,000.00
591-000-642	WATER SALES	136,083.79	155,000.00	164,425.20	165,000.00
591-000-655	LATE PAYMENT FEES	3,725.00	2,000.00	3,675.00	3,000.00
591-000-664	INVEST INTEREST	592.70	400.00	2,296.84	2,000.00
591-000-665	FIRE SUPPRESSION LEASE	800.00	800.00	800.00	800.00
591-000-670	MISC INCOME		200.00	1,561.03	200.00
591-000-691	FUND BALANCE CONTRIBUTION		140,000.00		82,000.00
Totals for dept 000 -		167,192.49	313,400.00	173,977.13	271,000.00
TOTAL ESTIMATED REVENUES		167,192.49	313,400.00	173,977.13	271,000.00
APPROPRIATIONS					
Dept 000					
591-000-996	TRANSFERS OUT	20,745.00			
Totals for dept 000 -		20,745.00			
Dept 215 - CLERK					
591-215-702	WAGES - WATER CLERK	(128.00)	2,200.00		2,200.00
591-215-703	WAGES - WATER ADMIN	10,860.02	11,000.00	9,574.20	11,500.00
591-215-715	PR TAX EXP - CLERK	825.76	1,000.00	732.50	1,000.00
591-215-874	RETIREMENT	427.61	450.00	369.24	450.00
Totals for dept 215 - CLERK		11,985.39	14,650.00	10,675.94	15,150.00
Dept 556 - WATER					
591-556-702	WAGES - WATER MAINTENANCE	19,230.93	19,450.00	15,477.40	21,000.00
591-556-715	PR TAX EXP - WATER	1,446.90	1,500.00	1,184.04	1,500.00
591-556-726	SUPPLIES	1,133.76	2,500.00	1,823.09	2,500.00
591-556-730	POSTAGE	488.93	600.00	692.60	800.00
591-556-800	PROFESSIONAL SERVICES		800.00		800.00
591-556-801	AUDIT FEES	800.00	800.00	800.00	800.00
591-556-804	LABS & TESTING	4,265.00	1,000.00	3,003.75	4,000.00
591-556-821	ENGINEERING FEES	(5,035.00)	5,000.00		
591-556-840	INSURANCE	4,410.18	4,000.00	3,553.99	4,000.00
591-556-853	TELEPHONE	1,513.00	1,600.00	1,259.73	1,600.00
591-556-874	RETIREMENT	571.71	800.00	520.29	800.00
591-556-921	ELECTRICITY	10,479.59	12,000.00	9,416.27	11,000.00
591-556-923	HEAT	4,079.05	3,600.00	3,706.87	4,500.00
591-556-930	REPAIRS & MAINTENANCE	17,216.07	56,000.00	11,389.09	11,000.00
591-556-933	SOFTWARE MAINTENANCE/SUPPOR	1,185.92	1,000.00	1,660.00	1,800.00
591-556-938	METER HOSTING & SOFTWARE	984.55	1,400.00	702.09	1,500.00
591-556-956	DUES & MISC	2,405.08	2,600.00	1,358.93	2,600.00
591-556-957	BANK CHARGES	346.99	400.00	389.19	400.00
591-556-959	DEPRECIATION	41,704.00	40,000.00		42,000.00
591-556-970	CAPITAL OUTLAY	11,905.00	110,000.00	66,212.58	105,000.00
591-556-978	EQUIPMENT RENTAL	6,147.34	6,000.00	4,562.04	7,000.00
591-556-991	DEBT PRINCIPLE/BOND RESERVE	3,255.00	18,000.00	20,000.00	20,000.00
591-556-995	DEBT INTEREST	(3,255.00)	8,800.00	8,249.28	8,800.00
Totals for dept 556 - WATER		125,279.00	297,850.00	155,961.23	253,400.00
TOTAL APPROPRIATIONS		158,009.39	312,500.00	166,637.17	268,550.00
NET OF REVENUES/APPROPRIATIONS - FUND 591		9,183.10	900.00	7,339.96	2,450.00

FUND	CURRENT FUND BALANCE	PROJECTED FYE FUND BALANCE
591	255,345	257,000

Calculations as of 02/29/2024

GL NUMBER	DESCRIPTION	2022-23 ACTIVITY	2023-24 APPROVED BUDGET THRU	2023-24 ACTIVITY 02/29/24	2024-25 REQUESTED BUDGET
ESTIMATED REVENUES					
Dept 000					
661-000-664	INVEST INTEREST	1,600.00	1,200.00	2,048.03	2,000.00
661-000-668	EQUIPMENT RENTAL	72,946.60	70,000.00	51,157.62	60,000.00
661-000-670	MISC INCOME	1,200.00			
661-000-691	FUND BALANCE CONTRIBUTION		75,000.00		103,500.00
Totals for dept 000 -		75,746.60	146,200.00	53,205.65	165,500.00
TOTAL ESTIMATED REVENUES		75,746.60	146,200.00	53,205.65	165,500.00
APPROPRIATIONS					
Dept 000					
661-000-968	DEPRECIATION EXPENSE	20,647.00			
Totals for dept 000 -		20,647.00			
Dept 215 - CLERK					
661-215-702	WAGES - EQUIPMENT CLERK	4,760.01	5,200.00	4,653.11	5,500.00
661-215-715	PR TAX EXP - CLERK	364.15	400.00	356.01	450.00
Totals for dept 215 - CLERK		5,124.16	5,600.00	5,009.12	5,950.00
Dept 557 - EQUIPMENT					
661-557-702	WAGES - EQUIPMENT MAINTENAN	12,471.34	13,000.00	9,399.23	13,600.00
661-557-715	PR TAX EXP - EQUIPMENT	951.38	1,000.00	719.02	1,000.00
661-557-726	SUPPLIES	1,059.17	2,000.00	1,798.28	2,000.00
661-557-751	FUEL & OIL	10,769.38	12,000.00	5,556.69	12,000.00
661-557-801	AUDIT FEES	600.00	600.00	600.00	600.00
661-557-840	INSURANCE	16,212.00	16,000.00	16,591.00	17,500.00
661-557-874	RETIREMENT	369.01	600.00	317.09	600.00
661-557-925	WATER	250.00	250.00	200.00	250.00
661-557-930	REPAIRS & MAINTENANCE	14,422.55	14,000.00	2,597.19	5,000.00
661-557-965	CONTR TO OTHER FUNDS	100,000.00			
661-557-970	CAPITAL OUTLAY	798.00	79,000.00	2,999.99	106,000.00
Totals for dept 557 - EQUIPMENT		157,902.83	138,450.00	40,778.49	158,550.00
TOTAL APPROPRIATIONS		183,673.99	144,050.00	45,787.61	164,500.00
NET OF REVENUES/APPROPRIATIONS - FUND 661		(107,927.39)	2,150.00	7,418.04	1,000.00

FUND	CURRENT FUND BALANCE	PROJECTED FYE FUND BALANCE
661	234,064	217,000