

RESOLUTION 26-02
A RESOLUTION APPROVING THE CONSENT AGENDA FOR
THE MEETING ON FEBRUARY 19, 2026

Resolution by _____ seconded by _____

BE IT RESOLVED; the City Council of Keego Harbor accepts and authorizes the payment of bills for January 2026; and

BE IT RESOLVED; the City Council of Keego Harbor accepts the Revenue and Expenditure Report; and

BE IT RESOLVED; the City Council of Keego Harbor approves the following meeting minutes from:

- January 15, 2026, City Council Meeting Minutes
- January 15, 2026, Closes Session Meeting Minutes
- January 28, 2026, Special Meeting Minutes
- January 28, 2026, Closed Session Meeting Minutes

BE IT RESOLVED; the City Council of Keego Harbor approves the following miscellaneous items:

Roll Call Vote:

- Mayor Ross
- Mayor Pro Tem Kalman
- Council Member Fletcher
- Council Member Elsen
- Council Member

Mayor Ross declared this resolution to be adopted on February 19, 2026.

Tammy Neeb
City of Keego Harbor, City Clerk

User: Goodall

CHECK NUMBERS 65326 - 65371

DB: Keego Harbor

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank APCHS ACCOUNTS PAYABLE						
01/13/2026	APCHS	65326	ALLIE	ALLIE BROTHERS	UNIFORM ALLOWANCE	419.98
01/13/2026	APCHS	65327	AT & T	AT & T	DEC-JAN PHONE & INTERNET	235.78
01/13/2026	APCHS	65328	AUTO VALUE	AUTO-WARES LLC	INVOICES 462471, 462844, 463257 DPW EQUI	190.70
01/13/2026	APCHS	65329	MISC	AXON ENTERPRISE	2026 PD DOCKING STATIONS FOR BODY WORN C	2,488.43
01/13/2026	APCHS	65330	BCBSM	BLUE CROSS BLUE SHIELD OF MICHIGAN	FEBRUARY HEALTH COVERAGES	9,513.28
01/13/2026	APCHS	65331	BOSTICK	BOSTICK TRUCK CENTER LLC	DUMP TRUCK- VPLow NEW CUTTING EDGE & GUI	427.30
01/13/2026	APCHS	65332	CHARTER WB	CHARTER TOWNSHIP OF WEST BLOOMFIELD	TRI-CITY DISPATCH 1ST QUARTER	18,811.72
01/13/2026	APCHS	65333	COMCAST	COMCAST	JANUARY DPW INTERNET	127.90
01/13/2026	APCHS	65334	CONSUMERS	CONSUMERS ENERGY	JANUARY CITY HALL UTILITIES	770.19
01/13/2026	APCHS	65335	CONSUMERS	CONSUMERS ENERGY	JANUARY DPW UTILITIES	1,176.65
01/13/2026	APCHS	65336	CORELOGIC	CORELOGIC REAL ESTATE TAX SERVICE	WINTER TAX REFUND 2265 MADDY LN	148.63
01/13/2026	APCHS	65337	ELSEN, CRI	CRISTINA ELSEN	NOV-JAN COUNCIL PAY	25.00
01/13/2026	APCHS	65338	HILLS, DAV	DAVE HILLS	DECEMBER INSPECTIONS	1,875.00
01/13/2026	APCHS	65339	DETROIT	DETROIT SALT COMPANY	TICKET 957235 ROCK SALT 51.29 TON	2,980.87
01/13/2026	APCHS	65340	EDISON	DTE ENERGY	DECEMBER STREETLIGHTS	6,114.65
01/13/2026	APCHS	65341	FLETCHER J	FLETCHER, JOHN	NOV-JAN COUNCIL PAY	25.00
01/13/2026	APCHS	65342	FORD PRO	FORD PRO	JANUARY PD TELEMATICS	60.00
01/13/2026	APCHS	65343	FORSTER	FORSTER PARRY SYLVAN LLC	DECEMBER CAR WASHES	72.00
01/13/2026	APCHS	65344	GMH	GIRAMARCO,MULLINS & HORTON, P.C.	DECEMBER RETAINER	2,519.60
01/13/2026	APCHS	65345	GMH	GIRAMARCO,MULLINS & HORTON, P.C.	DECEMBER LABOR & EMPLOYMENT	1,395.00
01/13/2026	APCHS	65346	GMH	GIRAMARCO,MULLINS & HORTON, P.C.	DECEMBER PROSECUTIONS	1,950.00
01/13/2026	APCHS	65347	GMH	GIRAMARCO,MULLINS & HORTON, P.C.	DECEMBER TAX TRIBUNAL MATTERS	60.00
01/13/2026	APCHS	65348	JOE'S ARMY	JOE'S ARMY NAVY SURPLUS & CAMPING	INVOICE 110053 & 110096 OLIVER/DENNIS UN	116.97
01/13/2026	APCHS	65349	ROSS, JOEL	JOEL ROSS	NOV-JAN COUNCIL PAY	31.25
01/13/2026	APCHS	65350	KALMAN ROB	KALMAN, ROBERT	NOV-JAN COUNCIL PAY	25.00
01/13/2026	APCHS	65351	MISC	KEN BORYCZ	DECEMBER INSPECTIONS	500.00
01/13/2026	APCHS	65352	KMH	KMH CLEANING SERVICES	DECEMBER CITY HALL CLEANING SERVICE	405.00
01/13/2026	APCHS	65353	MISC	LESLIE TIRE	2 LAWN TIRES FOR POWERTRAC & MOWER	264.00
01/13/2026	APCHS	65354	MCCALLUM G	MCCALUM, GERRY	MARCH INSPECTIONS	150.00
01/13/2026	APCHS	65355	MAP	MICHIGAN ASSOCIATION OF POLICE	JANUARY PD DUES	306.00
01/13/2026	APCHS	65356	MILLENIUM	MILLENNIUM BUSINESS SYSTEMS	JANUARY COPIER SERVICE CONTRACT	104.00
01/13/2026	APCHS	65357	MISC	MILLIMAN, INC.	RETIREMENT PROFESSIONAL SERVICES THROUGH	4,500.00
01/13/2026	APCHS	65358	MML UNEMPL	MML UNEMPLOYMENT FUND	4TH QUARTER CONTRIBUTIONS	9.64
01/13/2026	APCHS	65359	NERDS	NERDS XPRESS	JANUARY I.T. MANAGED SERVICES	1,508.49
01/13/2026	APCHS	65360	OCCA	OAKLAND COUNTY CLERKS ASSOCIATION	OCCA 2026 MEMBERSHIP DEPUTY CLERK	35.00
01/13/2026	APCHS	65361	OC TREASUR	OAKLAND COUNTY	BS&A ASSESSING SUPPORT & CITRIX CONNECT	394.67
01/13/2026	APCHS	65362	OC MOTOR	OAKLAND COUNTY	BS&A TAX AND CITRIX CONNECT	589.12
01/13/2026	APCHS	65363	OC MOTOR	OAKLAND COUNTY	CELMIS LEADS 10/1/25 - 9/30/26	1,697.00
01/13/2026	APCHS	65364	OC TREAS	OAKLAND COUNTY TREASURER	SEPTEMBER & OCTOBER 2026 TRAILER TAX	44.00
01/13/2026	APCHS	65365	PRIORITY	PRIORITY WASTE	JANUARY CURBSIDE COLLECTION	20,112.30
01/13/2026	APCHS	65366	DAHL	RONNIE DAHL	NOV-JAN COUNCIL PAY	25.00
01/13/2026	APCHS	65367	SHELTON RO	SHELTON, RON	DECEMBER INSPECTIONS	50.00
01/13/2026	APCHS	65368	SUBURBAN	SUBURBAN FORD	PD VEHICLE 19-1 TRANSMISSION/OIL CHANGE	78.93
01/13/2026	APCHS	65369	VERIZON	VERIZON	DECEMBER PHONE CHARGES	433.99
01/13/2026	APCHS	65370	WATERFORD	WATERFORD TOWNSHIP	JANUARY ASSESSMENTS	3,437.50
01/13/2026	APCHS	65371	WEX	WEX BANK	DECEMBER FUEL PURCHASES	1,876.69

APCHS TOTALS:

Total of 46 Checks:	88,082.23
Less 0 Void Checks:	0.00
Total of 46 Disbursements:	88,082.23

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank APCHS ACCOUNTS PAYABLE						
01/29/2026	APCHS	65372	48TH DIST	48TH DISTRICT COURT	CIVIL INFRACTION REFUND	225.00
01/29/2026	APCHS	65373	CARDMEMBER	CHASE CARD SERVICES	DEC-JAN CARD PURCHASES	1,167.72
01/29/2026	APCHS	65374	COPS HEALT	COPS HEALTH TRUST	FEBRUARY DENTAL COVERAGE	396.85
01/29/2026	APCHS	65375	DETROIT	DETROIT SALT COMPANY	49.50 TON ROCK SALT TICKET#958753	2,860.11
01/29/2026	APCHS	65376	DTE ENERGY	DTE ENERGY	DEC-JAN FRAN LEAF PARK	18.25
01/29/2026	APCHS	65377	DTE ENERGY	DTE ENERGY	DEC-JAN VETERANS MEMORIAL PARK	27.05
01/29/2026	APCHS	65378	DTE ENERGY	DTE ENERGY	DEC-JAN 1768 CLF STREETLIGHT	81.56
01/29/2026	APCHS	65379	DTE ENERGY	DTE ENERGY	DEC-JAN 1765 CLF STREETLIGHT	86.74
01/29/2026	APCHS	65380	DTE ENERGY	DTE ENERGY	DEC-JAN SUNSET PARK	18.25
01/29/2026	APCHS	65381	DTE ENERGY	DTE ENERGY	DEC-JAN ROSE SORTOR PARK	36.06
01/29/2026	APCHS	65382	DTE ENERGY	DTE ENERGY	DEC-JAN CITY HALL	726.06
01/29/2026	APCHS	65383	DTE ENERGY	DTE ENERGY	DEC-JAN DPW	1,060.62
01/29/2026	APCHS	65384	FISH WINDO	FISH WINDOW CLEANING	JANUARY WINDOW CLEANING SERVICES	100.00
01/29/2026	APCHS	65385	MISC	FLEIS & VANDENBRINK	PROFESSIONAL SERCVIVES NOV-DEC	830.00
01/29/2026	APCHS	65386	FP	FP MAILING SOLUTIONS	QUARTERLY POSTAGE MACHINE OCT-DEC	135.00
01/29/2026	APCHS	65387	MISC	GRID 151 AGENCY SERVICES, LLC	WINTER TAX REFUND 2008 HARBOR VILLAGE AV	19.29
01/29/2026	APCHS	65388	HOME DEPOT	HOME DEPOT CREDIT SERVICES	DPW SUPPLIES-GLASS FOAM, CARWASH, MULTIP	58.78
01/29/2026	APCHS	65389	MISC	MAMMOTH DOOR, LLC	DPW GARAGE DOOR REPAIRS	1,537.00
01/29/2026	APCHS	65390	MCKENNA	MCKENNA	DECEMBER PROFESSIONAL SERVICES	5,950.00
01/29/2026	APCHS	65391	MCKENNA	MCKENNA	DECEMBER MASTER PLAN	6,525.00
01/29/2026	APCHS	65392	OC TREASUR	OAKLAND COUNTY	CANVASSING COSTS FOR NOVEMBER 2025 ELECT	314.14
01/29/2026	APCHS	65393	OC TREASUR	OAKLAND COUNTY	EARLY VOTING FACILITY FEES, PUBLICATION	1,238.96
01/29/2026	APCHS	65394	OC TREASUR	OAKLAND COUNTY	OCT-DEC CLEMIS	2,039.25
01/29/2026	APCHS	65395	OC TREAS	OAKLAND COUNTY TREASURER	TAX 2022-2024	1,508.08
01/29/2026	APCHS	65396	RCOC	ROAD COMMISSION FOR OAKLAND COUNTY	NOVEMBER SIGNAL MAINTENENCE	35.88
01/29/2026	APCHS	65397	MISC	ROSATI,SCHULTZ,JOPPICH & AMTSBEUHL	DECEMBER PROFESSIONAL SERVICES FOR THE D	208.00
01/29/2026	APCHS	65398	MISC	TOTAL ASPHALT PAVING	ESCROW REFUND	895.46

APCHS TOTALS:

Total of 27 Checks:	28,099.11
Less 0 Void Checks:	0.00
Total of 27 Disbursements:	28,099.11

REVENUE AND ESPENDITURE REPORT FOR CITY OF KEEGO HARBOR

PERIOD ENDING 1.31.26

		2025-2026 Budget	YTD Balance as of 1/2026	Activity for Month	Available Balance	% Budget Used
TOTAL Fund 101	General Fund					
	Revenue	\$ 2,529,695.00	\$ 2,145,028.18	\$ 28,031.29	\$ 384,666.82	84.79
	Expenditure	\$ 2,546,858.00	\$ 1,582,248.32	\$ 261,961.79	\$ 964,609.68	62.13
TOTAL Fund 202	Major Street Fund					
	Revenue	\$ 226,692.00	\$ 125,286.90	\$ 13,860.80	\$ 101,405.10	55.27
	Expenditure	\$ 339,532.00	\$ 203,235.52	\$ 2,347.73	\$ 136,296.48	59.86
TOTAL Fund 203	Local Street Fund					
	Revenue	\$ 787,288.00	\$ 232,942.73	\$ 5,948.69	\$ 554,345.27	29.59
	Expenditure	\$ 875,994.00	\$ 223,490.69	\$ 6,300.65	\$ 652,503.31	25.51
TOTAL Fund 207	Police Fund					
	Revenue	\$ 1,145,456.00	\$ 910,254.32	\$ 151,422.69	\$ 235,201.68	79.47
	Expenditure	\$ 1,145,456.00	\$ 697,688.38	\$ 93,916.36	\$ 447,767.62	60.91
TOTAL Fund 247	TIFA					
	Revenue	\$ 340,200.00	\$ 305,805.46	\$ 6,586.54	\$ 34,394.54	89.89
	Expenditure	\$ 363,518.00	\$ 118,573.95	\$ 1,280.77	\$ 244,944.05	32.62
TOTAL Fund 271	Library					
	Revenue	\$ 37,100.00	\$ 35,872.80	\$ 89.88	\$ 1,227.20	96.69
	Expenditure	\$ 37,100.00	\$ 38,301.64	\$ 38,301.64	\$ (1,201.64)	103.24
TOTAL Fund 401	Capital Improvements					
	Revenue	\$ 87,100.00	\$ 43,200.00	\$ -	\$ 43,900.00	49.60
	Expenditure	\$ 87,100.00	\$ 93,315.86	\$ 2,488.43	\$ (6,215.86)	107.14
TOTAL Fund 592	Water & Sewer Fund					
	Revenue	\$ 241,900.00	\$ 49,380.69	\$ 41,948.61	\$ 192,519.31	20.41
	Expenditure	\$ 283,000.00	\$ -	\$ -	\$ 283,000.00	0.00
TOTAL	Revenue	\$ 5,395,431.00	\$ 3,847,774.08	\$ 247,888.50	\$ 1,547,656.92	71.32
	Expenditure	\$ 5,678,558.00	\$ 2,956,854.36	\$ 368,295.73	\$ 2,721,703.64	52.07

GL NUMBER	DESCRIPTION	2025-26		ACTIVITY FOR	AVAILABLE	% BGD
		YTD BALANCE	ORIGINAL			
		01/31/2025	BUDGET	01/31/2026	01/31/26	
Fund 101 - GENERAL FUND						
Revenues						
Dept 000 - UNCLASSIFIED						
101-000-402.000	CURRENT TAXES	1,274,431.22	1,414,100.00	1,332,384.87	3,743.66	81,715.13 94.22
101-000-402.100	PUBLIC ACT 359 OF 1925	47,467.76	50,000.00	48,174.12	441.52	1,825.88 96.35
101-000-403.000	PRE DENIAL INT & PENALTY FR CO	161.11	300.00	122.47	122.47	177.53 40.82
101-000-404.000	NON CURRENT PROPERTY TAXES	2,367.31	2,350.00	0.00	0.00	2,350.00 0.00
101-000-434.000	TRAILER TAX-CITY PORTION	175.00	400.00	172.00	44.00	228.00 43.00
101-000-445.000	PENALTIES AND INTEREST ON TAXES	9,533.32	24,000.00	3,781.98	1,138.06	20,218.02 15.76
101-000-446.000	PROPERTY TRANSFER PENALTY	519.14	5,000.00	1,000.00	0.00	4,000.00 20.00
101-000-447.000	PROPERTY TAX ADMIN FEE	61,771.22	65,400.00	64,026.14	1,607.48	1,373.86 97.90
101-000-448.000	REFUSE COLLECTION	207,197.09	238,082.00	242,541.39	1,452.65	(4,459.39) 101.87
101-000-448.100	REFUSE COLLECTION ADMIN FEE	38,300.00	38,320.00	19,160.00	0.00	19,160.00 50.00
101-000-448.101	RECYCLING	4,546.23	5,000.00	4,527.70	25.13	472.30 90.55
101-000-449.000	WEED CUTTING	1,000.00	1,200.00	1,277.90	77.90	(77.90) 106.49
101-000-451.100	CONTRACTOR REGISTRATION FEE	600.00	1,500.00	575.00	60.00	925.00 38.33
101-000-451.101	BUILDING PERMIT FEE	24,491.89	35,000.00	27,931.01	2,625.52	7,068.99 79.80
101-000-451.102	MECHANICAL PERMIT FEE	4,030.00	6,300.00	4,465.00	1,055.00	1,835.00 70.87
101-000-451.103	ELECTRICAL PERMIT FEE	5,147.00	7,000.00	3,426.00	121.00	3,574.00 48.94
101-000-451.104	PLUMBING PERMIT FEE	3,480.00	5,200.00	3,565.00	0.00	1,635.00 68.56
101-000-451.106	WATERLINE/SEWER TRENCH FEE	0.00	1,000.00	0.00	0.00	1,000.00 0.00
101-000-451.107	REINSPECTION FEE	570.00	3,500.00	5,000.00	0.00	(1,500.00) 142.86
101-000-451.108	DEMOLITION PERMIT FEE	0.00	600.00	0.00	0.00	600.00 0.00
101-000-451.109	FERTILIZER PERMIT FEE	0.00	100.00	0.00	0.00	100.00 0.00
101-000-452.000	RENTAL REGISTRATION FEE	10,450.00	20,000.00	4,775.00	450.00	15,225.00 23.88
101-000-452.001	RENTAL REINSPECTION FEE	1,430.00	2,000.00	255.00	65.00	1,745.00 12.75
101-000-453.000	BUSINESS LICENSE	4,340.00	8,000.00	3,275.00	815.00	4,725.00 40.94
101-000-460.000	CABLE FRANCHISE FEE	21,089.75	37,000.00	11,055.99	1,515.74	25,944.01 29.88
101-000-477.000	PET LICENSE-CITY PORTION	28.00	100.00	4.00	4.00	96.00 4.00
101-000-528.000	FEDERAL GRANTS	20,000.00	0.00	0.00	0.00	0.00 0.00
101-000-529.000	CDBG REVENUE	0.00	10,175.00	0.00	0.00	10,175.00 0.00
101-000-541.000	SMART	556.00	2,500.00	0.00	0.00	2,500.00 0.00
101-000-573.000	LOCAL COMMUNITY STABILIZATION S	6,645.68	6,600.00	11,447.64	0.00	(4,847.64) 173.45
101-000-574.000	STATE REVENUE SHARING	168,187.00	337,010.00	171,005.00	0.00	166,005.00 50.74
101-000-576.000	STATE-ELECTION REIMBURSEMENT	3,481.42	2,500.00	135.79	0.00	2,364.21 5.43
101-000-581.000	COUNTY REVENUE SHARING	451.60	1,500.00	246.83	0.00	1,253.17 16.46
101-000-607.000	CHARGES FOR SERVICES	227.84	400.00	69.08	0.00	330.92 17.27
101-000-610.000	BUILDING DEPT REVIEW FEE	0.00	100.00	15.00	0.00	85.00 15.00
101-000-612.000	RECYCLING BINS	60.00	100.00	12.00	0.00	88.00 12.00
101-000-613.000	LAND DIVISION/CONSOLIDATION	0.00	500.00	0.00	0.00	500.00 0.00
101-000-614.000	PLANNER REVIEW FEES (NON-REFUND)	2,910.00	7,000.00	8,050.00	250.00	(1,050.00) 115.00
101-000-615.000	ZBA APPEAL FEE	0.00	2,500.00	2,800.00	600.00	(300.00) 112.00
101-000-625.000	NSF FEES	0.00	100.00	0.00	0.00	100.00 0.00
101-000-627.202	CONTRIBUTION/ADMIN FROM 202 MAJ	0.00	21,700.00	0.00	0.00	21,700.00 0.00
101-000-627.203	ADMIN CHARGES FROM 203 LOCAL S	0.00	9,300.00	0.00	0.00	9,300.00 0.00
101-000-627.247	ADMIN CHARGES FROM TIFA FUND	48,195.00	50,408.00	50,408.00	0.00	0.00 100.00
101-000-643.900	BOAT KEY-PARKS PORTION	120.00	200.00	80.00	0.00	120.00 40.00
101-000-656.000	DISTRICT COURT FINES	0.00	1,500.00	0.00	0.00	1,500.00 0.00
101-000-665.000	INTEREST	31,332.15	45,000.00	76,088.06	11,177.46	(31,088.06) 169.08
101-000-668.000	EQUIPMENT AND VEHICLE RENTAL	12,663.27	37,000.00	24,234.92	556.30	12,765.08 65.50
101-000-674.000	DONATIONS	0.00	250.00	0.00	0.00	250.00 0.00
101-000-674.012	PARKS & REC COMMUNITY EVENTS	1,726.00	1,000.00	122.00	0.00	878.00 12.20
101-000-674.013	DONATIONS GARDEN CLUB	45.00	300.00	25.00	25.00	275.00 8.33
101-000-674.014	DONATIONS BLOCK PARTY	786.00	600.00	0.00	0.00	600.00 0.00
101-000-675.000	COST REC- MISC/REIMBURSEMENT	7,508.90	10,000.00	13,238.18	19.29	(3,238.18) 132.38
101-000-675.003	COST RECOVERY - MMRMA	9,943.00	10,000.00	5,516.00	0.00	4,484.00 55.16
101-000-676.000	MISC REVENUE	0.00	0.00	39.11	39.11	(39.11) 100.00

PERIOD ENDING 01/31/2026
% Fiscal Year Completed: 58.90

GL NUMBER	DESCRIPTION	YTD BALANCE 01/31/2025	2025-26	YTD BALANCE 01/31/2026	ACTIVITY FOR	AVAILABLE BALANCE	% BDGT USED
			ORIGINAL BUDGET		MONTH 01/31/26		
Fund 101 - GENERAL FUND							
Revenues							
Total Dept 000 - UNCLASSIFIED		2,037,964.90	2,529,695.00	2,145,028.18	28,031.29	384,666.82	84.79
TOTAL REVENUES		2,037,964.90	2,529,695.00	2,145,028.18	28,031.29	384,666.82	84.79
Expenditures							
Dept 101 - CITY COUNCIL							
101-101-801.000	COUNCIL PAY	262.50	600.00	393.75	131.25	206.25	65.63
101-101-955.000	PROF DEVELOPMENT/TRAINING	0.00	2,000.00	0.00	0.00	2,000.00	0.00
Total Dept 101 - CITY COUNCIL		262.50	2,600.00	393.75	131.25	2,206.25	15.14
Dept 172 - CITY MANAGER							
101-172-702.000	WAGES-FULL TIME	55,961.55	102,000.00	57,640.35	7,685.38	44,359.65	56.51
101-172-711.000	FICA	4,451.74	7,803.00	4,580.25	610.70	3,222.75	58.70
101-172-711.005	RETIREMENT PLAN	5,692.35	10,200.00	5,764.05	768.54	4,435.95	56.51
101-172-711.006	LIFE INSURANCE	458.92	830.00	458.92	0.00	371.08	55.29
101-172-711.014	HEALTH INSURANCE OPT OUT	2,884.50	5,000.00	2,884.50	384.60	2,115.50	57.69
101-172-850.002	24/7 COMMUNICATION	1,166.69	2,000.00	1,166.68	166.66	833.32	58.33
101-172-955.000	PROF DEVELOPMENT/TRAINING	120.00	2,500.00	800.00	0.00	1,700.00	32.00
101-172-955.001	DUES & MEMBERSHIP	0.00	500.00	0.00	0.00	500.00	0.00
Total Dept 172 - CITY MANAGER		70,735.75	130,833.00	73,294.75	9,615.88	57,538.25	56.02
Dept 215 - CITY CLERK							
101-215-702.000	WAGES-FULL TIME	24,315.51	44,600.00	25,288.05	3,361.92	19,311.95	56.70
101-215-711.000	FICA	2,080.80	3,400.00	2,155.17	286.61	1,244.83	63.39
101-215-711.006	LIFE INSURANCE	294.76	500.00	267.40	0.00	232.60	53.48
101-215-711.014	HEALTH INSURANCE OPT OUT	2,884.65	5,000.00	2,884.65	384.62	2,115.35	57.69
101-215-862.000	MILEAGE REIMBURSEMENT	0.00	200.00	0.00	0.00	200.00	0.00
101-215-955.000	PROF DEVELOPMENT/TRAINING	315.00	2,000.00	120.00	35.00	1,880.00	6.00
101-215-955.001	DUES & MEMBERSHIP	0.00	500.00	50.00	0.00	450.00	10.00
Total Dept 215 - CITY CLERK		29,890.72	56,200.00	30,765.27	4,068.15	25,434.73	54.74
Dept 228 - INFORMATION TECHNOLOGY							
101-228-803.000	COMPUTER SERVICES	7,983.84	17,000.00	13,426.57	1,508.49	3,573.43	78.98
101-228-805.000	COMPUTER SUPPORT-BSA	0.00	3,000.00	527.00	0.00	2,473.00	17.57
101-228-805.001	COMPUTER SUPPORT-NON BSA	0.00	4,500.00	1,722.00	0.00	2,778.00	38.27
Total Dept 228 - INFORMATION TECHNOLOGY		7,983.84	24,500.00	15,675.57	1,508.49	8,824.43	63.98
Dept 253 - FINANCE/TREASURER							
101-253-702.000	WAGES-FULL TIME	28,498.91	24,400.00	13,572.07	1,872.00	10,827.93	55.62
101-253-711.000	FICA	1,918.08	1,845.00	903.70	125.26	941.30	48.98
101-253-711.004	HEALTH INSURANCE	11,679.13	13,200.00	7,483.94	1,009.78	5,716.06	56.70
101-253-711.006	LIFE INSURANCE	341.74	600.00	341.74	0.00	258.26	56.96
101-253-862.000	MILEAGE REIMBURSEMENT	0.00	200.00	191.80	0.00	8.20	95.90
101-253-955.000	PROF DEVELOPMENT/TRAINING	0.00	2,000.00	1,026.00	0.00	974.00	51.30
101-253-955.001	DUES & MEMBERSHIP	119.00	500.00	119.00	0.00	381.00	23.80

PERIOD ENDING 01/31/2026
% Fiscal Year Completed: 58.90

GL NUMBER	DESCRIPTION	YTD BALANCE 01/31/2025	2025-26 ORIGINAL BUDGET	YTD BALANCE 01/31/2026	ACTIVITY FOR MONTH 01/31/26	AVAILABLE BALANCE	% BGD USED
Fund 101 - GENERAL FUND							
Expenditures							
Total Dept 253 - FINANCE/TREASURER		42,556.86	42,745.00	23,638.25	3,007.04	19,106.75	55.30
Dept 257 - ASSESSING							
101-257-802.000	ASSESSING SERVICES	27,000.76	41,375.00	23,895.75	3,437.50	17,479.25	57.75
Total Dept 257 - ASSESSING		27,000.76	41,375.00	23,895.75	3,437.50	17,479.25	57.75
Dept 262 - ELECTIONS							
101-262-728.000	SUPPLIES	987.68	1,500.00	548.91	0.00	951.09	36.59
101-262-731.000	POSTAGE	500.00	600.00	0.00	0.00	600.00	0.00
101-262-800.000	SERVICES AND CHARGES	327.00	800.00	0.00	0.00	800.00	0.00
101-262-801.000	ELECTION WORKER PAY	1,485.00	800.00	753.00	0.00	47.00	94.13
101-262-862.000	MILEAGE REIMBURSEMENT	0.00	150.00	0.00	0.00	150.00	0.00
Total Dept 262 - ELECTIONS		3,299.68	3,850.00	1,301.91	0.00	2,548.09	33.82
Dept 265 - BUILDING & GROUNDS							
101-265-728.000	SUPPLIES	0.00	1,200.00	0.00	0.00	1,200.00	0.00
101-265-850.000	TELEPHONE	1,535.75	3,000.00	1,521.14	217.00	1,478.86	50.70
101-265-920.000	UTILITIES	7,518.18	13,500.00	8,243.86	1,494.36	5,256.14	61.07
101-265-930.000	MAINTENANCE AND REPAIRS	2,600.00	14,750.00	2,259.33	100.00	12,490.67	15.32
Total Dept 265 - BUILDING & GROUNDS		11,653.93	32,450.00	12,024.33	1,811.36	20,425.67	37.05
Dept 267 - GENERAL GOVERNMENT							
101-267-707.000	WAGES- PART TIME/SEASONAL	4,909.82	19,000.00	0.00	0.00	19,000.00	0.00
101-267-711.000	FICA	376.58	1,508.00	0.00	0.00	1,508.00	0.00
101-267-711.005	RETIREMENT - MERS DB	112,301.00	203,244.00	118,559.00	16,937.00	84,685.00	58.33
101-267-711.007	WORKERS COMP	0.00	2,000.00	0.00	0.00	2,000.00	0.00
101-267-711.008	UNEMPLOYMENT	10.12	500.00	19.14	2.27	480.86	3.83
101-267-711.015	RETIREMENT SUPPLEMENTAL	0.00	20,000.00	20,000.00	0.00	0.00	100.00
101-267-725.001	FUEL	0.00	200.00	0.00	0.00	200.00	0.00
101-267-728.000	SUPPLIES	4,228.07	7,300.00	3,545.06	188.98	3,754.94	48.56
101-267-731.000	POSTAGE	2,146.50	3,500.00	2,318.44	635.01	1,181.56	66.24
101-267-800.001	BANK SERVICE CHARGE	501.89	1,000.00	642.44	62.50	357.56	64.24
101-267-800.101	LEGAL FEES-GENERAL PERSONNEL	0.00	10,000.00	5,000.00	0.00	5,000.00	50.00
101-267-800.265	LEGAL FEES CITY ATTORNEY	49,606.80	75,000.00	27,008.70	2,937.60	47,991.30	36.01
101-267-802.000	PROFESSIONAL AND TECHNICAL SERV	56,041.50	120,000.00	114,834.05	17,726.58	5,165.95	95.70
101-267-802.203	STORMWATER	0.00	1,700.00	2,244.00	0.00	(544.00)	132.00
101-267-806.211	AUDIT SERVICES	0.00	16,500.00	14,350.00	0.00	2,150.00	86.97
101-267-827.000	INSURANCE-MMRMA	4,018.34	4,500.00	7,172.91	0.00	(2,672.91)	159.40
101-267-862.000	MILEAGE REIMBURSEMENT	0.00	520.00	18.20	0.00	501.80	3.50
101-267-900.000	PRINTING AND BINDING	2,764.28	3,200.00	2,046.15	0.00	1,153.85	63.94
101-267-901.000	PUBLICATION	1,175.77	2,500.00	1,467.60	0.00	1,032.40	58.70
101-267-944.001	COPIER & MAINTENANCE	829.51	1,700.00	799.80	104.00	900.20	47.05
101-267-955.000	PROF DEVELOPMENT/TRAINING	250.00	800.00	325.00	0.00	475.00	40.63
101-267-955.001	DUES & MEMBERSHIP	5,184.04	7,000.00	3,887.04	0.00	3,112.96	55.53
101-267-956.000	COSTS, FEES, AND CHARGES	0.00	500.00	1,508.08	1,508.08	(1,008.08)	301.62
Total Dept 267 - GENERAL GOVERNMENT		244,344.22	502,172.00	325,745.61	40,102.02	176,426.39	64.87

PERIOD ENDING 01/31/2026
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GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE 01/31/2026	ACTIVITY FOR MONTH 01/31/26	AVAILABLE BALANCE	% BDGT USED
		YTD BALANCE 01/31/2025	ORIGINAL BUDGET				
Fund 101 - GENERAL FUND							
Expenditures							
Dept 336 - FIRE PROTECTION							
101-336-814.000	TRI CITY FIRE SERVICES	276,993.00	380,772.00	285,579.00	0.00	95,193.00	75.00
Total Dept 336 - FIRE PROTECTION		276,993.00	380,772.00	285,579.00	0.00	95,193.00	75.00
Dept 371 - BUILDING INSPECTION SERVICES							
101-371-707.000	WAGES- PART TIME	19,071.98	36,350.00	20,139.00	2,688.00	16,211.00	55.40
101-371-711.000	FICA	1,554.81	2,790.00	1,732.53	229.18	1,057.47	62.10
101-371-711.006	LIFE INSURANCE	0.00	500.00	283.92	0.00	216.08	56.78
101-371-711.014	HEALTH INSURANCE OPT OUT	615.36	4,000.00	2,307.60	307.68	1,692.40	57.69
101-371-802.101	BUILDING PERMIT INSPECTION	6,400.00	9,800.00	8,030.00	1,000.00	1,770.00	81.94
101-371-802.102	MECHANICAL PERMIT INSPECTION	2,050.00	5,500.00	1,600.00	250.00	3,900.00	29.09
101-371-802.103	ELECTRICAL PERMIT INSPECTION	2,862.00	4,500.00	1,300.00	50.00	3,200.00	28.89
101-371-802.104	PLUMBING PERMIT INSPECTION	1,100.00	1,500.00	950.00	250.00	550.00	63.33
101-371-802.105	RENTAL INSPECTION	10,600.00	15,000.00	2,800.00	200.00	12,200.00	18.67
101-371-802.106	BLDG INSPECTION SERVICES	1,925.00	4,000.00	7,825.00	825.00	(3,825.00)	195.63
Total Dept 371 - BUILDING INSPECTION SERVICES		46,179.15	83,940.00	46,968.05	5,799.86	36,971.95	55.95
Dept 441 - DEPT OF PUBLIC WORKS							
101-441-702.000	WAGES-FULL TIME	22,177.30	60,000.00	35,787.04	7,616.20	24,212.96	59.65
101-441-704.000	OVERTIME	0.00	3,000.00	168.75	0.00	2,831.25	5.63
101-441-708.000	UNIFORM ALLOWANCE	242.00	500.00	91.00	0.00	409.00	18.20
101-441-711.000	FICA	1,867.46	5,200.00	2,450.65	581.13	2,749.35	47.13
101-441-711.004	HEALTH INSURANCE	0.00	11,000.00	7,541.93	1,695.72	3,458.07	68.56
101-441-711.005	RETIREMENT PLAN	3,751.16	9,400.00	6,559.68	968.46	2,840.32	69.78
101-441-711.006	LIFE INSURANCE	343.28	1,000.00	752.29	0.00	247.71	75.23
101-441-711.007	WORKERS COMP	0.00	800.00	0.00	0.00	800.00	0.00
101-441-711.008	UNEMPLOYMENT	2.49	400.00	1.26	1.26	398.74	0.32
101-441-711.014	HEALTH INSURANCE OPT OUT	2,307.60	4,000.00	2,307.60	307.68	1,692.40	57.69
101-441-725.000	FUEL	763.98	3,000.00	2,169.34	469.14	830.66	72.31
101-441-728.000	SUPPLIES	756.89	10,000.00	1,190.89	355.75	8,809.11	11.91
101-441-802.000	PROFESSIONAL AND TECHNICAL SERV.	0.00	1,000.00	0.00	0.00	1,000.00	0.00
101-441-804.000	DOLLAR LAKE BOAT RAMP KEYS	0.00	200.00	0.00	0.00	200.00	0.00
101-441-827.000	INSURANCE-MMRMA	16,073.40	19,800.00	15,566.60	0.00	4,233.40	78.62
101-441-850.002	24/7 COMMUNICATION	420.00	720.00	420.00	60.00	300.00	58.33
101-441-920.000	UTILITIES	4,676.13	10,900.00	6,930.04	1,255.15	3,969.96	63.58
101-441-930.000	MAINTENANCE AND REPAIRS	1,265.80	9,000.00	3,703.98	1,991.70	5,296.02	41.16
101-441-933.000	DPW GROUNDS & MAINTANCE	265.00	7,500.00	1,237.76	0.00	6,262.24	16.50
101-441-955.000	TRAINING	0.00	500.00	30.00	0.00	470.00	6.00
Total Dept 441 - DEPT OF PUBLIC WORKS		54,912.49	157,920.00	86,908.81	15,302.19	71,011.19	55.03
Dept 448 - STREET LIGHTING							
101-448-920.000	UTILITIES	40,745.25	77,000.00	41,365.17	6,114.65	35,634.83	53.72
Total Dept 448 - STREET LIGHTING		40,745.25	77,000.00	41,365.17	6,114.65	35,634.83	53.72
Dept 528 - REFUSE COLLECTION SERVICES							
101-528-808.000	REFUSE COLLECTION SERVICES	122,698.40	238,082.00	136,775.10	20,112.30	101,306.90	57.45
101-528-808.001	RECYCLE	0.00	7,500.00	0.00	0.00	7,500.00	0.00

PERIOD ENDING 01/31/2026
% Fiscal Year Completed: 58.90

GL NUMBER	DESCRIPTION	YTD BALANCE 01/31/2025	2025-26 ORIGINAL BUDGET	YTD BALANCE 01/31/2026	ACTIVITY FOR MONTH 01/31/26	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND							
Expenditures							
Total Dept 528 - REFUSE COLLECTION SERVICES		122,698.40	245,582.00	136,775.10	20,112.30	108,806.90	55.69
Dept 694 - CDBG PROJECTS							
101-694-850.000	CDBG EXPENDITURES	13,673.00	10,175.00	0.00	0.00	10,175.00	0.00
Total Dept 694 - CDBG PROJECTS		13,673.00	10,175.00	0.00	0.00	10,175.00	0.00
Dept 722 - CODE ENFORCEMENT							
101-722-707.100	WAGES-P/T CODE ENFORCEMENT	8,774.75	24,400.00	6,603.83	256.42	17,796.17	27.06
101-722-711.000	FICA	671.27	1,850.00	502.99	5.91	1,347.01	27.19
101-722-725.000	FUEL	390.96	700.00	191.38	7.00	508.62	27.34
101-722-930.000	MAINTENANCE AND REPAIRS	0.00	1,200.00	0.00	0.00	1,200.00	0.00
Total Dept 722 - CODE ENFORCEMENT		9,836.98	28,150.00	7,298.20	269.33	20,851.80	25.93
Dept 774 - RECREATION ACTIVITIES							
101-774-728.000	SUPPLIES	0.00	900.00	375.57	0.00	524.43	41.73
101-774-802.000	PROFESSIONAL AND TECHNICAL SERV.	145.00	2,300.00	179.95	0.00	2,120.05	7.82
101-774-863.000	BUS TRANSPORTATION	0.00	2,000.00	0.00	0.00	2,000.00	0.00
101-774-882.000	COMMUNITY EVENTS	1,769.26	3,000.00	2,876.94	681.77	123.06	95.90
101-774-890.003	EASTER EXPENDITURES	0.00	800.00	0.00	0.00	800.00	0.00
101-774-890.004	WINTER WONDERLAND	1,002.03	1,000.00	995.22	0.00	4.78	99.52
101-774-890.005	MEMORIAL DAY PARADE	0.00	1,000.00	0.00	0.00	1,000.00	0.00
101-774-890.006	BLOCK PARTIES	1,167.58	3,000.00	1,736.44	0.00	1,263.56	57.88
101-774-890.007	GARDEN CLUE/TREES	369.31	200.00	0.00	0.00	200.00	0.00
101-774-930.000	MAINTENANCE AND REPAIRS	0.00	2,000.00	0.00	0.00	2,000.00	0.00
Total Dept 774 - RECREATION ACTIVITIES		4,453.18	16,200.00	6,164.12	681.77	10,035.88	38.05
Dept 899 - TAX TRIBUNAL/OTHER REFUNDS ORDERED							
101-899-956.000	TAX TRIBUNALS	0.00	1,500.00	10.93	0.00	1,489.07	0.73
Total Dept 899 - TAX TRIBUNAL/OTHER REFUNDS ORDERED		0.00	1,500.00	10.93	0.00	1,489.07	0.73
Dept 990 - DEBT SERVICE							
101-990-991.000	OC BUILDING BOND 2010 PRINCIPAL	30,000.00	30,000.00	30,000.00	0.00	0.00	100.00
101-990-992.000	OC BUILDING BOND 2010 INTEREST	11,943.75	20,888.00	10,443.75	0.00	10,444.25	50.00
Total Dept 990 - DEBT SERVICE		41,943.75	50,888.00	40,443.75	0.00	10,444.25	79.48
Dept 995 - OTHER FINANCING USES							
101-995-999.207	TRANSFER OUT - POLICE FUND	350,000.00	624,006.00	400,000.00	150,000.00	224,006.00	64.10
101-995-999.401	TRANSFER OUT - CAPITAL PROJECT	0.00	34,000.00	24,000.00	0.00	10,000.00	70.59
Total Dept 995 - OTHER FINANCING USES		350,000.00	658,006.00	424,000.00	150,000.00	234,006.00	64.44
TOTAL EXPENDITURES		1,399,163.46	2,546,858.00	1,582,248.32	261,961.79	964,609.68	62.13

REVENUE AND EXPENDITURE REPORT FOR CITY OF KEEGO HARBOR

PERIOD ENDING 01/31/2026
% Fiscal Year Completed: 58.90

GL NUMBER	DESCRIPTION	YTD BALANCE	2025-26	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT
		01/31/2025	ORIGINAL BUDGET	01/31/2026	MONTH 01/31/26	BALANCE	USED
Fund 101 - GENERAL FUND							
Fund 101 - GENERAL FUND:							
	TOTAL REVENUES	2,037,964.90	2,529,695.00	2,145,028.18	28,031.29	384,666.82	84.79
	TOTAL EXPENDITURES	1,399,163.46	2,546,858.00	1,582,248.32	261,961.79	964,609.68	62.13
	NET OF REVENUES & EXPENDITURES	638,801.44	(17,163.00)	562,779.86	(233,930.50)	(579,942.86)	3,279.03

PERIOD ENDING 01/31/2026

% Fiscal Year Completed: 58.90

GL NUMBER	DESCRIPTION	YTD BALANCE 01/31/2025	2025-26	YTD BALANCE 01/31/2026	ACTIVITY FOR	AVAILABLE BALANCE	% BDGT USED
			ORIGINAL BUDGET		MONTH 01/31/26		
Fund 202 - MAJOR STREET FUND							
Revenues							
Dept 000 - UNCLASSIFIED							
202-000-546.000	ACT 51 REVENUES	125,076.99	217,482.00	123,386.90	13,860.80	94,095.10	56.73
202-000-665.000	INTEREST	0.00	10.00	0.00	0.00	10.00	0.00
Total Dept 000 - UNCLASSIFIED		125,076.99	217,492.00	123,386.90	13,860.80	94,105.10	56.73
Dept 450 - WINTER MAINTENANCE							
202-450-650.000	ROAD SALT	0.00	1,200.00	0.00	0.00	1,200.00	0.00
Total Dept 450 - WINTER MAINTENANCE		0.00	1,200.00	0.00	0.00	1,200.00	0.00
Dept 460 - ROUTINE STREET MAINTENANCE							
202-460-675.002	COST RECOVERY - REIMBURSEMENT	0.00	2,000.00	1,900.00	0.00	100.00	95.00
202-460-675.003	COST RECOVERY - MMRMA	0.00	5,000.00	0.00	0.00	5,000.00	0.00
202-460-675.004	COST RECOVERY - LIGHT POLE	24,240.00	1,000.00	0.00	0.00	1,000.00	0.00
Total Dept 460 - ROUTINE STREET MAINTENANCE		24,240.00	8,000.00	1,900.00	0.00	6,100.00	23.75
TOTAL REVENUES		149,316.99	226,692.00	125,286.90	13,860.80	101,405.10	55.27
Expenditures							
Dept 000 - UNCLASSIFIED							
202-000-812.101	ADMINISTRATIVE CHARGES-TO 101	0.00	21,700.00	0.00	0.00	21,700.00	0.00
Total Dept 000 - UNCLASSIFIED		0.00	21,700.00	0.00	0.00	21,700.00	0.00
Dept 450 - WINTER MAINTENANCE							
202-450-702.000	WAGES-FULL TIME	3,206.30	6,500.00	4,359.34	763.68	2,140.66	67.07
202-450-711.000	FICA	245.28	497.00	333.49	58.42	163.51	67.10
202-450-725.000	FUEL	0.00	500.00	43.43	0.00	456.57	8.69
202-450-728.000	SUPPLIES	4,267.00	7,500.00	3,524.75	1,285.03	3,975.25	47.00
202-450-930.000	MAINTENANCE AND REPAIRS	0.00	1,000.00	134.77	94.00	865.23	13.48
202-450-935.000	STREET MAINTENANCE & REPAIR	(198.80)	10,000.00	0.00	0.00	10,000.00	0.00
202-450-944.000	RENTAL OF EQUIPMENT	800.23	7,500.00	2,211.24	110.72	5,288.76	29.48
Total Dept 450 - WINTER MAINTENANCE		8,320.01	33,497.00	10,607.02	2,311.85	22,889.98	31.67
Dept 460 - ROUTINE STREET MAINTENANCE							
202-460-702.000	WAGES-FULL TIME	5,160.30	8,300.00	6,768.56	0.00	1,531.44	81.55
202-460-711.000	FICA	394.75	635.00	517.99	0.00	117.01	81.57
202-460-725.000	FUEL	122.81	400.00	88.20	0.00	311.80	22.05
202-460-728.000	SUPPLIES	80.94	2,000.00	0.00	0.00	2,000.00	0.00
202-460-802.000	PROFESSIONAL AND TECHNICAL SERV.	0.00	2,000.00	0.00	0.00	2,000.00	0.00
202-460-930.000	MAINTENANCE AND REPAIRS	75.90	10,000.00	161.57	0.00	9,838.43	1.62
202-460-930.004	MAINT & REPAIR-LIGHT POLE	24,240.00	2,000.00	0.00	0.00	2,000.00	0.00
202-460-944.000	RENTAL OF EQUIPMENT	4,748.22	12,000.00	4,938.11	0.00	7,061.89	41.15
Total Dept 460 - ROUTINE STREET MAINTENANCE		34,822.92	37,335.00	12,474.43	0.00	24,860.57	33.41
Dept 462 - TRAFFIC SERVICES							

PERIOD ENDING 01/31/2026
% Fiscal Year Completed: 58.90

GL NUMBER	DESCRIPTION	YTD BALANCE 01/31/2025	2025-26 ORIGINAL BUDGET	YTD BALANCE 01/31/2026	ACTIVITY FOR MONTH 01/31/26	AVAILABLE BALANCE	% BDGT USED
Fund 202 - MAJOR STREET FUND							
Expenditures							
202-462-806.000	CONTRACTED SERVICES	830.28	2,000.00	154.07	35.88	1,845.93	7.70
Total Dept 462 - TRAFFIC SERVICES		830.28	2,000.00	154.07	35.88	1,845.93	7.70
Dept 466 - ROAD PRESERVATION							
202-466-930.006	STREET PROJECT	0.00	65,000.00	0.00	0.00	65,000.00	0.00
Total Dept 466 - ROAD PRESERVATION		0.00	65,000.00	0.00	0.00	65,000.00	0.00
Dept 995 - OTHER FINANCING USES							
202-995-999.203	TRANSFER OUT LOCAL ROAD FUND	0.00	180,000.00	180,000.00	0.00	0.00	100.00
Total Dept 995 - OTHER FINANCING USES		0.00	180,000.00	180,000.00	0.00	0.00	100.00
TOTAL EXPENDITURES		43,973.21	339,532.00	203,235.52	2,347.73	136,296.48	59.86
Fund 202 - MAJOR STREET FUND:							
TOTAL REVENUES		149,316.99	226,692.00	125,286.90	13,860.80	101,405.10	55.27
TOTAL EXPENDITURES		43,973.21	339,532.00	203,235.52	2,347.73	136,296.48	59.86
NET OF REVENUES & EXPENDITURES		105,343.78	(112,840.00)	(77,948.62)	11,513.07	(34,891.38)	69.08

PERIOD ENDING 01/31/2026
% Fiscal Year Completed: 58.90

GL NUMBER	DESCRIPTION	YTD BALANCE 01/31/2025	2025-26 ORIGINAL BUDGET	YTD BALANCE 01/31/2026	ACTIVITY FOR MONTH 01/31/26	AVAILABLE BALANCE	% BDGT USED
Fund 203 - LOCAL STREET FUND							
Revenues							
Dept 000 - UNCLASSIFIED							
203-000-546.000	ACT 51 REVENUES	53,661.82	93,278.00	52,942.73	5,948.69	40,335.27	56.76
203-000-574.100	METRO ACT FUNDING	0.00	9,000.00	0.00	0.00	9,000.00	0.00
203-000-624.000	STATE GRANT	0.00	500,000.00	0.00	0.00	500,000.00	0.00
203-000-627.202	CONTRIBUTION/ADMIN FROM 202 MAJ	0.00	180,000.00	180,000.00	0.00	0.00	100.00
203-000-665.000	INTEREST	0.00	10.00	0.00	0.00	10.00	0.00
Total Dept 000 - UNCLASSIFIED		53,661.82	782,288.00	232,942.73	5,948.69	549,345.27	29.78
Dept 450 - WINTER MAINTENANCE							
203-450-650.000	ROAD SALT	0.00	5,000.00	0.00	0.00	5,000.00	0.00
Total Dept 450 - WINTER MAINTENANCE		0.00	5,000.00	0.00	0.00	5,000.00	0.00
TOTAL REVENUES		53,661.82	787,288.00	232,942.73	5,948.69	554,345.27	29.59
Expenditures							
Dept 000 - UNCLASSIFIED							
203-000-812.101	ADMINISTRATIVE CHARGES-TO 101	0.00	9,300.00	0.00	0.00	9,300.00	0.00
Total Dept 000 - UNCLASSIFIED		0.00	9,300.00	0.00	0.00	9,300.00	0.00
Dept 450 - WINTER MAINTENANCE							
203-450-702.000	WAGES-FULL TIME	2,610.88	5,300.00	5,027.56	1,145.52	272.44	94.86
203-450-711.000	FICA	199.74	406.00	507.70	99.80	(101.70)	125.05
203-450-725.000	FUEL	0.00	1,300.00	154.01	0.00	1,145.99	11.85
203-450-728.000	SUPPLIES	4,267.02	12,000.00	8,508.95	4,555.95	3,491.05	70.91
203-450-802.000	PROFESSIONAL SERVICES	0.00	1,500.00	0.00	0.00	1,500.00	0.00
203-450-930.000	MAINTENANCE AND REPAIRS	1,000.00	2,000.00	477.87	333.30	1,522.13	23.89
203-450-944.000	RENTAL OF EQUIPMENT	1,423.89	6,000.00	166.08	166.08	5,833.92	2.77
Total Dept 450 - WINTER MAINTENANCE		9,501.53	28,506.00	14,842.17	6,300.65	13,663.83	52.07
Dept 460 - ROUTINE STREET MAINTENANCE							
203-460-702.000	WAGES-FULL TIME	4,356.90	8,500.00	9,024.34	0.00	(524.34)	106.17
203-460-704.000	OVERTIME	0.00	1,000.00	0.00	0.00	1,000.00	0.00
203-460-711.000	FICA	333.30	688.00	863.35	0.00	(175.35)	125.49
203-460-725.000	FUEL	435.40	1,000.00	312.68	0.00	687.32	31.27
203-460-728.000	SUPPLIES	0.00	2,000.00	0.00	0.00	2,000.00	0.00
203-460-728.001	METRO ACT- RIGHT OF WAY	0.00	2,000.00	0.00	0.00	2,000.00	0.00
203-460-802.107	BRIDGE INSPECTION	0.00	3,500.00	0.00	0.00	3,500.00	0.00
203-460-930.000	MAINTENANCE AND REPAIRS	269.10	3,000.00	0.00	0.00	3,000.00	0.00
203-460-935.000	STREET MAINTENANCE & REPAIR	682.16	25,000.00	572.83	0.00	24,427.17	2.29
203-460-944.000	RENTAL OF EQUIPMENT	5,129.78	11,500.00	9,295.86	0.00	2,204.14	80.83
Total Dept 460 - ROUTINE STREET MAINTENANCE		11,206.64	58,188.00	20,069.06	0.00	38,118.94	34.49
Dept 466 - ROAD PRESERVATION							
203-466-930.006	STREET PROJECT	29,617.38	280,000.00	188,579.46	0.00	91,420.54	67.35
203-466-930.007	BRIDGE PROJECT	0.00	500,000.00	0.00	0.00	500,000.00	0.00

PERIOD ENDING 01/31/2026
% Fiscal Year Completed: 58.90

GL NUMBER	DESCRIPTION	YTD BALANCE 01/31/2025	2025-26 ORIGINAL BUDGET	YTD BALANCE 01/31/2026	ACTIVITY FOR MONTH 01/31/26	AVAILABLE BALANCE	% BDGT USED
Fund 203 - LOCAL STREET FUND							
Expenditures							
Total Dept 466 - ROAD PRESERVATION		29,617.38	780,000.00	188,579.46	0.00	591,420.54	24.18
TOTAL EXPENDITURES		50,325.55	875,994.00	223,490.69	6,300.65	652,503.31	25.51
Fund 203 - LOCAL STREET FUND:							
TOTAL REVENUES		53,661.82	787,288.00	232,942.73	5,948.69	554,345.27	29.59
TOTAL EXPENDITURES		50,325.55	875,994.00	223,490.69	6,300.65	652,503.31	25.51
NET OF REVENUES & EXPENDITURES		3,336.27	(88,706.00)	9,452.04	(351.96)	(98,158.04)	10.66

PERIOD ENDING 01/31/2026

% Fiscal Year Completed: 58.90

GL NUMBER	DESCRIPTION	YTD BALANCE 01/31/2025	2025-26	YTD BALANCE 01/31/2026	ACTIVITY FOR	AVAILABLE BALANCE	% BDGT USED
			ORIGINAL BUDGET		MONTH 01/31/26		
Fund 207 - POLICE FUND							
Revenues							
Dept 000 - UNCLASSIFIED							
207-000-402.000	CURRENT TAXES	425,259.30	459,200.00	444,587.10	1,249.18	14,612.90	96.82
207-000-528.003	STATE GRANT - MARINE	0.00	50,000.00	50,000.00	0.00	0.00	100.00
207-000-543.000	ACT 302 REVENUES	998.35	800.00	1,048.00	0.00	(248.00)	131.00
207-000-545.000	LIQUOR LICENSE	4,298.25	6,000.00	4,743.05	0.00	1,256.95	79.05
207-000-631.000	RESTITUTION-POLICE	80.00	500.00	0.00	0.00	500.00	0.00
207-000-632.000	COURT COST RECOVERY-OWI	156.00	1,200.00	2,669.09	143.51	(1,469.09)	222.42
207-000-634.000	SOR	165.00	200.00	121.49	0.00	78.51	60.75
207-000-635.000	POLICE REPORTS	134.73	700.00	261.84	0.00	438.16	37.41
207-000-636.000	FINGERPRINT/BREATHALYZER	5.00	750.00	0.00	0.00	750.00	0.00
207-000-637.000	IMPOUND	210.00	600.00	450.00	30.00	150.00	75.00
207-000-643.901	BOAT KEY-MARINE PORTION	120.00	100.00	80.00	0.00	20.00	80.00
207-000-670.000	TRAINING	5,000.00	500.00	5,397.50	0.00	(4,897.50)	1,079.50
207-000-675.000	COST REC- MISC/REIMBURSEMENT	0.00	900.00	896.25	0.00	3.75	99.58
207-000-699.101	TRANSFERS-IN FR GENERAL	350,000.00	624,006.00	400,000.00	150,000.00	224,006.00	64.10
Total Dept 000 - UNCLASSIFIED		786,426.63	1,145,456.00	910,254.32	151,422.69	235,201.68	79.47
TOTAL REVENUES		786,426.63	1,145,456.00	910,254.32	151,422.69	235,201.68	79.47
Expenditures							
Dept 000 - UNCLASSIFIED							
207-000-702.000	WAGES-FULL TIME	188,257.79	389,500.00	225,169.44	31,422.24	164,330.56	57.81
207-000-704.000	OVERTIME	24,471.91	32,000.00	25,270.68	5,010.65	6,729.32	78.97
207-000-706.000	HOLIDAY PAY (PD)	12,009.68	19,000.00	16,009.36	0.00	2,990.64	84.26
207-000-707.000	WAGES- PART TIME/SEASONAL	44,124.31	76,000.00	37,538.11	3,446.08	38,461.89	49.39
207-000-708.000	UNIFORM ALLOWANCE	8,980.94	10,000.00	3,088.60	536.95	6,911.40	30.89
207-000-710.000	MARINE PATROL	57,795.20	58,000.00	17,437.12	0.00	40,562.88	30.06
207-000-711.000	FICA	19,896.90	39,300.00	22,662.54	2,969.14	16,637.46	57.67
207-000-711.004	HEALTH INSURANCE	50,022.36	76,000.00	44,765.53	5,631.59	31,234.47	58.90
207-000-711.005	RETIREMENT PLAN	73,465.86	123,756.00	91,296.81	12,772.24	32,459.19	73.77
207-000-711.006	LIFE INSURANCE	1,587.36	3,100.00	2,295.68	0.00	804.32	74.05
207-000-711.007	WORKERS COMP	0.00	8,400.00	0.00	0.00	8,400.00	0.00
207-000-711.008	UNEMPLOYMENT	17.46	300.00	6.11	6.11	293.89	2.04
207-000-711.011	CELL PHONE ALLOWANCE	0.00	2,000.00	1,166.69	166.67	833.31	58.33
207-000-711.014	HEALTH INSURANCE OPT OUT	1,730.70	3,000.00	1,730.70	230.76	1,269.30	57.69
207-000-725.000	FUEL	8,162.58	16,000.00	9,525.72	1,400.55	6,474.28	59.54
207-000-728.000	SUPPLIES	5,085.24	10,000.00	2,171.35	60.00	7,828.65	21.71
207-000-730.001	EQUIPMENT - BODY CAMERAS	0.00	500.00	0.00	0.00	500.00	0.00
207-000-800.101	LEGAL FEES-GENERAL PERSONNEL	37,693.50	63,000.00	29,692.50	3,195.00	33,307.50	47.13
207-000-800.300	CONTRACTED SERVICE	948.70	1,500.00	0.00	0.00	1,500.00	0.00
207-000-813.000	INTERGOVERNMENTAL SERVICES AGREI	56,161.64	87,000.00	64,401.64	22,798.74	22,598.36	74.02
207-000-827.000	INSURANCE-MMRMA	60,275.26	63,000.00	68,218.49	0.00	(5,218.49)	108.28
207-000-850.000	TELEPHONE	1,535.76	2,500.00	1,521.13	216.99	978.87	60.85
207-000-920.000	UTILITIES	5,236.40	10,000.00	6,616.59	1,615.60	3,383.41	66.17
207-000-930.000	MAINTENANCE AND REPAIRS	2,878.20	8,000.00	5,410.59	2,437.05	2,589.41	67.63
207-000-944.001	COPIER & MAINTENANCE	0.00	500.00	0.00	0.00	500.00	0.00
207-000-954.000	ACT 302 TRAINING	0.00	2,000.00	0.00	0.00	2,000.00	0.00
207-000-955.000	PROF DEVELOPMENT/TRAINING	3,265.35	8,000.00	2,493.00	0.00	5,507.00	31.16
207-000-999.401	TRANSFERS OUT CAPITAL PROJECTS	0.00	33,100.00	19,200.00	0.00	13,900.00	58.01
Total Dept 000 - UNCLASSIFIED		663,603.10	1,145,456.00	697,688.38	93,916.36	447,767.62	60.91

REVENUE AND EXPENDITURE REPORT FOR CITY OF KEEGO HARBOR

PERIOD ENDING 01/31/2026

% Fiscal Year Completed: 58.90

GL NUMBER	DESCRIPTION	YTD BALANCE 01/31/2025	2025-26 ORIGINAL BUDGET	YTD BALANCE 01/31/2026	ACTIVITY FOR MONTH 01/31/26	AVAILABLE BALANCE	% BDGT USED
Fund 207 - POLICE FUND							
Expenditures							
TOTAL EXPENDITURES		663,603.10	1,145,456.00	697,688.38	93,916.36	447,767.62	60.91
Fund 207 - POLICE FUND:							
TOTAL REVENUES		786,426.63	1,145,456.00	910,254.32	151,422.69	235,201.68	79.47
TOTAL EXPENDITURES		663,603.10	1,145,456.00	697,688.38	93,916.36	447,767.62	60.91
NET OF REVENUES & EXPENDITURES		122,823.53	0.00	212,565.94	57,506.33	(212,565.94)	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF KEEGO HARBOR
PERIOD ENDING 01/31/2026
% Fiscal Year Completed: 58.90

GL NUMBER	DESCRIPTION	YTD BALANCE 01/31/2025	2025-26 ORIGINAL BUDGET	YTD BALANCE 01/31/2026	ACTIVITY FOR MONTH 01/31/26	AVAILABLE BALANCE	% BDGT USED
Fund 247 - TAX INCREMENT FINANCE AUTHOR FUND							
Revenues							
Dept 000 - UNCLASSIFIED							
247-000-402.000	CURRENT TAXES	307,332.64	337,700.00	305,805.46	6,586.54	31,894.54	90.56
247-000-573.000	LOCAL COMMUNITY STABILIZATION SI	2,457.92	2,500.00	0.00	0.00	2,500.00	0.00
Total Dept 000 - UNCLASSIFIED		309,790.56	340,200.00	305,805.46	6,586.54	34,394.54	89.89
TOTAL REVENUES		309,790.56	340,200.00	305,805.46	6,586.54	34,394.54	89.89
Expenditures							
Dept 000 - UNCLASSIFIED							
247-000-964.000	MISC EXPENSE	0.00	1,500.00	0.00	0.00	1,500.00	0.00
Total Dept 000 - UNCLASSIFIED		0.00	1,500.00	0.00	0.00	1,500.00	0.00
Dept 191 - ADMINISTRATION							
247-191-802.000	PROFESSIONAL AND TECHNICAL SERV	50,022.65	50,000.00	8,403.76	830.00	41,596.24	16.81
Total Dept 191 - ADMINISTRATION		50,022.65	50,000.00	8,403.76	830.00	41,596.24	16.81
Dept 693 - CASS LAKE ROAD							
247-693-702.000	WAGES-FULL TIME	0.00	32,500.00	28,242.26	159.10	4,257.74	86.90
247-693-711.000	FICA	0.00	3,060.00	2,160.34	12.17	899.66	70.60
247-693-711.004	HEALTH INSURANCE	0.00	10,000.00	5,646.08	0.00	4,353.92	56.46
247-693-711.005	RETIREMENT PLAN	0.00	2,600.00	1,015.40	0.00	1,584.60	39.05
247-693-711.006	LIFE INSURANCE	0.00	350.00	0.00	0.00	350.00	0.00
247-693-711.007	WORKERS COMP	0.00	400.00	0.00	0.00	400.00	0.00
247-693-812.000	ADMINISTRATION CHARGES	48,195.00	50,408.00	50,408.00	0.00	0.00	100.00
247-693-830.005	FACADE IMPROVEMENTS - PROGRAM	0.00	50,000.00	0.00	0.00	50,000.00	0.00
247-693-944.000	RENTAL OF EQUIPMENT	561.15	12,000.00	7,623.63	279.50	4,376.37	63.53
247-693-970.000	CAPITAL EXPENSES	26,934.77	150,000.00	14,901.62	0.00	135,098.38	9.93
Total Dept 693 - CASS LAKE ROAD		75,690.92	311,318.00	109,997.33	450.77	201,320.67	35.33
Dept 899 - TAX TRIBUNAL/OTHER REFUNDS ORDERED							
247-899-956.000	COSTS, FEES, AND CHARGES	347.40	700.00	172.86	0.00	527.14	24.69
Total Dept 899 - TAX TRIBUNAL/OTHER REFUNDS ORDERED		347.40	700.00	172.86	0.00	527.14	24.69
Dept 965 - APPROPRIATED TRANSFERS OUT							
247-965-999.353	TRANSFER OUT TO TIFA 2013 DEBT	781.38	0.00	0.00	0.00	0.00	0.00
Total Dept 965 - APPROPRIATED TRANSFERS OUT		781.38	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		126,842.35	363,518.00	118,573.95	1,280.77	244,944.05	32.62
Fund 247 - TAX INCREMENT FINANCE AUTHOR FUND:							
TOTAL REVENUES		309,790.56	340,200.00	305,805.46	6,586.54	34,394.54	89.89

REVENUE AND EXPENDITURE REPORT FOR CITY OF KEEGO HARBOR
PERIOD ENDING 01/31/2026
% Fiscal Year Completed: 58.90

GL NUMBER	DESCRIPTION	YTD BALANCE 01/31/2025	2025-26 ORIGINAL BUDGET	YTD BALANCE 01/31/2026	ACTIVITY FOR MONTH 01/31/26	AVAILABLE BALANCE	% BDGT USED
Fund 247 - TAX INCREMENT FINANCE AUTHOR FUND							
TOTAL EXPENDITURES		126,842.35	363,518.00	118,573.95	1,280.77	244,944.05	32.62
NET OF REVENUES & EXPENDITURES		182,948.21	(23,318.00)	187,231.51	5,305.77	(210,549.51)	802.95

REVENUE AND EXPENDITURE REPORT FOR CITY OF KEEGO HARBOR

PERIOD ENDING 01/31/2026
% Fiscal Year Completed: 58.90

GL NUMBER	DESCRIPTION	YTD BALANCE 01/31/2025	2025-26 ORIGINAL BUDGET	YTD BALANCE 01/31/2026	ACTIVITY FOR MONTH 01/31/26	AVAILABLE BALANCE	% BDGT USED
Fund 271 - LIBRARY MILLAGE FUND							
Revenues							
Dept 000 - UNCLASSIFIED							
271-000-402.000	CURRENT TAXES	34,524.04	37,100.00	35,872.80	89.88	1,227.20	96.69
Total Dept 000 - UNCLASSIFIED		34,524.04	37,100.00	35,872.80	89.88	1,227.20	96.69
TOTAL REVENUES		34,524.04	37,100.00	35,872.80	89.88	1,227.20	96.69
Expenditures							
Dept 790 - LIBRARY SERVICES							
271-790-813.000	INTERGOVERNMENTAL SERVICES AGREI	34,532.56	37,100.00	38,301.64	0.00	(1,201.64)	103.24
Total Dept 790 - LIBRARY SERVICES		34,532.56	37,100.00	38,301.64	0.00	(1,201.64)	103.24
TOTAL EXPENDITURES		34,532.56	37,100.00	38,301.64	0.00	(1,201.64)	103.24
Fund 271 - LIBRARY MILLAGE FUND:							
TOTAL REVENUES		34,524.04	37,100.00	35,872.80	89.88	1,227.20	96.69
TOTAL EXPENDITURES		34,532.56	37,100.00	38,301.64	0.00	(1,201.64)	103.24
NET OF REVENUES & EXPENDITURES		(8.52)	0.00	(2,428.84)	89.88	2,428.84	100.00

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GL NUMBER	DESCRIPTION	YTD BALANCE 01/31/2025	2025-26 ORIGINAL BUDGET	YTD BALANCE 01/31/2026	ACTIVITY FOR MONTH 01/31/26	AVAILABLE BALANCE	% BDGT USED
Fund 401 - CAPITAL PROJECTS FUND							
Revenues							
Dept 000 - UNCLASSIFIED							
401-000-695.001	SALE OF ASSETS-DPW	800.00	0.00	0.00	0.00	0.00	0.00
401-000-695.002	SALE OF ASSETS-POLICE	7,920.00	0.00	0.00	0.00	0.00	0.00
401-000-699.101	TRANSFERS-IN FR GENERAL	0.00	47,500.00	24,000.00	0.00	23,500.00	50.53
401-000-699.207	TRANSFER IN FROM POLICE FUND	0.00	19,600.00	19,200.00	0.00	400.00	97.96
401-000-699.300	APPROPRIATION FROM PY FUND BAL	0.00	20,000.00	0.00	0.00	20,000.00	0.00
Total Dept 000 - UNCLASSIFIED		8,720.00	87,100.00	43,200.00	0.00	43,900.00	49.60
TOTAL REVENUES		8,720.00	87,100.00	43,200.00	0.00	43,900.00	49.60
Expenditures							
Dept 101 - CITY COUNCIL							
401-101-970.000	CAPITAL EXPENSES	0.00	24,000.00	71,688.38	0.00	(47,688.38)	298.70
Total Dept 101 - CITY COUNCIL		0.00	24,000.00	71,688.38	0.00	(47,688.38)	298.70
Dept 207 - POLICE IN CAR COMPUTERS							
401-207-981.003	POLICE EQUIPMENT	435.64	33,100.00	21,627.48	2,488.43	11,472.52	65.34
Total Dept 207 - POLICE IN CAR COMPUTERS		435.64	33,100.00	21,627.48	2,488.43	11,472.52	65.34
Dept 441 - DEPT OF PUBLIC WORKS							
401-441-970.000	CAPITAL EXPENSES	0.00	30,000.00	0.00	0.00	30,000.00	0.00
Total Dept 441 - DEPT OF PUBLIC WORKS		0.00	30,000.00	0.00	0.00	30,000.00	0.00
TOTAL EXPENDITURES		435.64	87,100.00	93,315.86	2,488.43	(6,215.86)	107.14
Fund 401 - CAPITAL PROJECTS FUND:							
TOTAL REVENUES		8,720.00	87,100.00	43,200.00	0.00	43,900.00	49.60
TOTAL EXPENDITURES		435.64	87,100.00	93,315.86	2,488.43	(6,215.86)	107.14
NET OF REVENUES & EXPENDITURES		8,284.36	0.00	(50,115.86)	(2,488.43)	50,115.86	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF KEEGO HARBOR
PERIOD ENDING 01/31/2026
% Fiscal Year Completed: 58.90

GL NUMBER	DESCRIPTION	YTD BALANCE 01/31/2025	2025-26 ORIGINAL BUDGET	YTD BALANCE 01/31/2026	ACTIVITY FOR MONTH 01/31/26	AVAILABLE BALANCE	% BDGT USED
Fund 592 - WATER & SEWER FUND							
Revenues							
Dept 000 - UNCLASSIFIED							
592-000-451.120	MISC PERMIT	2,120.00	2,400.00	0.00	0.00	2,400.00	0.00
592-000-528.002	ARPA GRANT	0.00	125,000.00	0.00	0.00	125,000.00	0.00
592-000-528.004	CRITICAL INFRASTRUCTURE GRANT	0.00	100,000.00	41,948.61	41,948.61	58,051.39	41.95
592-000-601.000	WATER AND SEWER FLAT FEE	7,412.52	14,500.00	7,432.08	0.00	7,067.92	51.26
Total Dept 000 - UNCLASSIFIED		9,532.52	241,900.00	49,380.69	41,948.61	192,519.31	20.41
TOTAL REVENUES		9,532.52	241,900.00	49,380.69	41,948.61	192,519.31	20.41
Expenditures							
Dept 000 - UNCLASSIFIED							
592-000-930.000	MAINTENANCE AND REPAIRS	0.00	5,000.00	0.00	0.00	5,000.00	0.00
592-000-930.001	GENERAL CAPITAL OUTLAY	0.00	53,000.00	0.00	0.00	53,000.00	0.00
592-000-931.001	BEECHMONT DRAIN LIFT STATION	0.00	25,000.00	0.00	0.00	25,000.00	0.00
592-000-932.001	LSLR LEAD SER. LINE REPLACEMENT	0.00	200,000.00	0.00	0.00	200,000.00	0.00
Total Dept 000 - UNCLASSIFIED		0.00	283,000.00	0.00	0.00	283,000.00	0.00
TOTAL EXPENDITURES		0.00	283,000.00	0.00	0.00	283,000.00	0.00
Fund 592 - WATER & SEWER FUND:							
TOTAL REVENUES		9,532.52	241,900.00	49,380.69	41,948.61	192,519.31	20.41
TOTAL EXPENDITURES		0.00	283,000.00	0.00	0.00	283,000.00	0.00
NET OF REVENUES & EXPENDITURES		9,532.52	(41,100.00)	49,380.69	41,948.61	(90,480.69)	120.15
TOTAL REVENUES - ALL FUNDS							
TOTAL REVENUES - ALL FUNDS		3,389,937.46	5,395,431.00	3,847,771.08	247,888.50	1,547,659.92	71.32
TOTAL EXPENDITURES - ALL FUNDS		2,318,875.87	5,678,558.00	2,956,854.36	368,295.73	2,721,703.64	52.07
NET OF REVENUES & EXPENDITURES		1,071,061.59	(283,127.00)	890,916.72	(120,407.23)	(1,174,043.72)	314.67

**CITY OF KEEGO HARBOR
CITY COUNCIL MEETING MINUTES
Thursday, January 15, 2026, AT 6:30 PM
2025 Beechmont St.
Keego Harbor, MI 48320**

CALL THE MEETING TO ORDER:

Mayor Pro Tem Kalman called the meeting to order at 6:30 PM

ROLL CALL: Mayor Joel Ross, Mayor Pro Tem Rob Kalman, and Council Member Cristina Elsen

STAFF PRESENT: City Manager Tammy Neeb, Deputy Clerk Stacy Goodall, Detective Kevin Oliver, City Planner Emily Huhuman and City Attorney Tony Chubb

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Kalman read an official statement regarding the Roosevelt School.

PUBLIC COMMENT: (non-agenda items only)

Amir Daiza, Peg Hursley and Charles Molina made comments.

Council Member Dahl arrived at 6:47 pm.

ANNOUNCEMENTS:

- Mayor
- Planning Commission
- Parks and Recreation
- Police Chief
- City Attorney
- City Manager

APPROVAL OF AGENDA

Motion by Council Member Fletcher; supported by Mayor Ross to approve the agenda.

Unanimous Vote: Ayes: 5

Nays: 0

Motion Carries

CONSENT AGENDA: Resolution 26-01

Monthly Financial Report

1. Authorize Bill payments for December 2025
2. Revenue and Expenditure Report

Meeting Minutes

3. December 18, 2025, City Council Meeting Minutes
4. December 18, 2025, Closed Session Meeting Minutes

Miscellaneous

5. DPW Garage Door Repair Expenditure

Resolution by Mayor Pro Tem Kalman; supported by Council Member Fletcher to approve the consent agenda.

Roll call: Fletcher yes, Dahl yes, Ross yes, Kalman yes, Elsen yes.

Resolution Carries

REGULAR AGENDA:

Brock Street Canal: Fleis & Vandenbrink

Chris Hennessy from Fleis & Vandenbrink presented development concepts and funding opportunities for the city to reconstruct Brock Street and repair the seawall. Grants are available through Federal, State and the DNR. The City Manager will reach out to State Representative Noah Arbit and will work with Fleis & Vandenbrink to submit the grant application.

TIFA Main Street Application

City Planner Emily Huhuman explained that Oakland County suggested reducing the target area as proposed on the Main Street application, which was submitted in October. It will be beneficial to narrow the target area from the entire TIFA District to the area on Cass Lake Road between Orchard Lake Road and Hensmen Street. Oakland County also suggested scheduling a site visit with the TIFA Board and city staff, training with the TIFA board members and community leaders.

Motion by Council Member Fletcher; supported by Mayor Ross to approve the main street target area as presented.

Unanimous Vote: Ayes: 5 Nays: 0

Motion Carries

City Logo/Branding

Mckenna does have a graphic design team that can help with logo and branding. Julie O'Brien, as a community member, has volunteered great deal of her time and energy to develop a sample design. Involving the community is important. City Council would like to put out an RFI for professional guidance. This will come back before council in March.

Board Member Appointments

Motion by Council Member Fletcher; supported by Council Member Elsen to approve the re-appointment of Marilyn Svaluto to the Board of Review for a 3-year term ending 3/2029.

Unanimous Vote: Ayes: 5 Nays: 0

Motion Carries

Motion by Council Member Elsen; supported by Council Member Fletcher to approve Jaky Van Doo for a 3-year term on the Board of Review ending 3/2029.

Unanimous Vote: Ayes: 5 Nays: 0

Motion Carries

Motion by Council Member Fletcher; supported by Mayor Pro Tem Kalman to approve the re-appointment of Leslie Clark to the TIFA Board for a 3-year term ending 6/2029.

Unanimous Vote: Ayes: 5 Nays: 0

Motion Carries

2026 Michigan Week Nominations

Council Members discussed their nominations. The city will purchase a table for 8 to attend.

TIFA -Approval of Sunset Park Fence Repairs

Resolution by Council Member Elsen; supported by Mayor Ross to approve the expenditure from the TIFA budget for the repairs of the fence at Sunset Park not to exceed \$1,950.

Roll Call: Kalman yes, Dahl yes, Ross yes, Fletcher yes, Elsen yes.

Resolution Carries

2026 Tri-City Dispatch Agreement Increase

Resolution by Council Member Fletcher; supported by Council Member Elsen to approve the increase for the Tri-City dispatch services and to pay quarterly invoices starting January 1, 2026, in the amount of \$18,811.72.

Roll Call: Elsen yes, Fletcher yes, Dahl yes, Ross yes, Kalman yes.

Resolution Carries

2026 GWBCCC Budget

Resolution by Council Member Fletcher; supported by Mayor Ross to approve the Greater West Bloomfield Cable Communication budget as presented which is 34.11% less than previous years.

Roll Call: Kalman yes, Fletcher yes, Elsen yes, Dahl No, Ross yes.

Resolution Carries

2026 Goals and Objectives

Next month council would like to address the city hall repairs.

Motion by Council Member Fletcher; Mayor Pro Tem Kalman to go into close session.

Roll Call: Elsen yes, Kalman yes, Fletcher yes, Ross yes, Dahl yes.

Motion Carries

Closed Session 8:28 pm

Open Session 8:47 pm

Motion by Mayor Pro Tem Kalman; supported by Council Member Elsen to go back into open session.

Unanimous Vote: Ayes: 5 Nays: 0

Motion Carries

Council Member Dahl resigned from the City Council.

Motion by Mayor Pro Tem Kalman; supported by Council Member Fletcher to accept the resignation of Council Member Dahl effective January 16, 2026.

Roll Call: Fletcher yes, Ross yes, Kalman yes, Elsen yes, Dahl yes.

Motion Carries

COUNCIL COMMENTS

ADJOURNMENT

Mayor Pro Tem Kalman adjourned the meeting at 8:56 pm.

Rob Kalman
City of Keego Harbor, its Mayor Pro Tem

Stacy Goodall
City of Keego Harbor, its Deputy
Clerk

**CITY OF KEEGO HARBOR
CITY COUNCIL SPECIAL MEETING MINUTES
Wednesday, January 28, 2026, at 5:00 PM
2025 Beechmont St.
Keego Harbor, MI 48320**

CALL THE MEETING TO ORDER: Mayor Ross called the meeting to order at 5:00p.m.

ROLL CALL: Mayor Ross, Mayor Pro Tem Kalman, Council Member Fletcher, Council Member Elsen and One vacant seat

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT: None

NEW BUSINESS:

Motion by Council Member Elsen, supported by Council Member Fletcher to go into closed session at the request of City Attorney pursuant to MCL 15.268(1)(h) to discuss an attorney-client privileged memorandum exempt from disclosure pursuant to MCL 15.243(1)(g). at 5:03 p.m.

Roll Call: Ross yes, Kalman yes, Fletcher yes and Elsen yes. Motion carried

Motion by Council Member Elsen, supported by Mayor Pro Tem Kalman to go back into open session at 6:09 p.m.

Action on Closed Session Item:

Motion by Mayor Pro Tem Kalman, supported by Council Member Fletcher to move to approve the separation agreement discussed in closed session and in form approved by the City Attorney, and further authorize the Mayor to sign that agreement on behalf of the City.

Roll Call: Ross yes, Kalman yes, Fletcher yes and Elsen yes. Motion carried

ADJOURNMENT

Meeting adjourned at 6:14 p.m.

Tammy Neeb
City of Keego Harbor, its City Clerk

A RESOLUTION AFFIRMING SUPPORT FOR THE UNITED STATES CONSTITUTION
AND CONDEMNING CERTAIN TACTICS EMPLOYED BY U.S. IMMIGRATION AND
CUSTOMS ENFORCEMENT (ICE)

WHEREAS, the City Council of the City of Keego Harbor has a duty to uphold and defend the Constitution of the United States and the constitutional rights of all persons within its jurisdiction; and

WHEREAS, the Constitution guarantees due process of law, equal protection, freedom from unreasonable searches and seizures, and the fundamental right to be free from intimidation and coercion by government actors; and

WHEREAS, reports from across the nation have raised serious concerns regarding certain enforcement tactics used by U.S. Immigration and Customs Enforcement (ICE), including actions that may undermine due process, create fear within communities, and erode trust between residents and government institutions; and

WHEREAS, policies and practices that rely on broad surveillance, warrantless actions, racial or ethnic profiling, or the use of fear as a tool of enforcement are inconsistent with constitutional values and the principles of democratic governance; and

WHEREAS, community safety is best achieved when all residents—regardless of immigration status—feel safe accessing public services, reporting crimes, and participating in civic life without fear of arbitrary detention or retaliation; and

WHEREAS, local governments play a critical role in affirming constitutional norms, protecting civil liberties, and expressing the values of their communities;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Keego Harbor hereby reaffirms its unwavering support for the Constitution of the United States, the rule of law, and the civil and human rights guaranteed therein; and

BE IT FURTHER RESOLVED, that the City Council formally condemns any ICE tactics or enforcement practices that violate constitutional protections, undermine due process, rely on intimidation or profiling, or otherwise conflict with fundamental civil liberties; and

BE IT FURTHER RESOLVED, that the City Council calls upon federal authorities to ensure that immigration enforcement is conducted in a manner consistent with the Constitution, transparency, accountability, and respect for human dignity; and

BE IT FURTHER RESOLVED, that the City Council affirms its commitment to fostering a community where all residents can live, work, and engage with local government without fear, and where constitutional rights are respected and defended.

ADOPTED this 19th day of February, 2026

Joel Ross
Mayor, Keego Harbor, MI



To: City Council

Date: February 19, 2026

Subject: Willow Beach Bridge Rehabilitation

BACKGROUND:

HRC has provided information on the Bid.

City Council approved Option C at the December 17, 2024, meeting.

Resolution by Council Member Shimansky; supported by Council Member Kalman to approve City Manager Neeb to direct HRC to put the Willow Beach Street Bridge project out for bid.

Roll Call: Fletcher yes, Dahl yes, Ross yes, Kalman yes, Shimansky yes. Resolution Carries

Option C – Fascia Beam Replacement includes:

1. Removing and replacing the two (2) fascia beams including existing bridge railing.
2. Installing new bridge railing.
3. Installing cementitious patches to the ends of the interior beams to prolong the life of the life of the beams.
4. Removing asphalt wearing surface
5. Installing a waterproofing membrane to top of beams and beam ends to prolong the life of the beams.
6. Installing asphalt wearing surface over waterproofing membrane.
7. Cleaning out and resealing the end of deck joints to prolong the life of the beam ends.
8. Repairing the deteriorated abutment sheet piling and applying a protective coating system to maintain the approach slopes.

Option C -

Fascia Beam Replacement

Estimated cost: was \$600,000

RECOMMENDATION

Resolution to approve (or deny) the City Manager to enter into a contract with Z Contractors, Inc. for the Willow Beach Bridge Rehabilitation Project in the base bid amount of \$625,064.02, and to approve a 10% construction contingency, for a total project cost not to exceed \$687,570.42, subject to receipt of acceptable bonds and insurance in accordance with the contract documents.

Resolution to approve (or deny) funding for the project to be allocated from the City's reserve funds.



February 10, 2026

City of Keego Harbor
2025 Beechmont St.
Keego Harbor, MI 48320

Attention: Ms. Tammy Neeb, City Manager

Re: 2026 Willow Beach Bridge Rehabilitation Project
Bid Results & Evaluation

HRC Job No. 20231016

Dear Ms. Neeb,

Hubbell, Roth & Clark, Inc (HRC) has reviewed the bids received on February 5, 2026, for the subject project. There were three (3) bids received and publicly opened and read with the lowest bid being submitted by Z Contractors of Shelby Township, Michigan with a bid of \$625,064.02. Copies of the Bid Tab are enclosed for your reference and distribution. This bid was within 3% of the final pre-bid Engineer's Estimate for this bridge rehabilitation option.

Z Contractors, Inc. has satisfied the requirements of the specifications and submitted all the necessary information in order for the bid proposal to be considered complete and responsive. Z Contractors, Inc. is familiar with bridge rehabilitation projects of this size and complexity and has successfully completed numerous bridge rehabilitation projects within Southeast Michigan comparable to the subject project. HRC has worked with Z Contractors Inc. in the past and we have no reason to believe that they will have any difficulties fulfilling the contract requirements of this project.

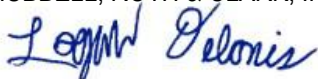
In addition to the base bid, an alternate bid was opened and publicity read. This alternate bid included the repair of existing sheet piling beneath the bridge. Z Contractors, Inc. bid for the alternate work was \$326 per square foot (sft) of sheet piling repair for an estimated 100 sft (for an estimated total of \$32,600.00). Based on the scope, complexity and timing of this proposed work and the comparison to the other alternate bids, HRC believes this to be a fair price, and the City should consider adding this work if funds are available. With the addition of the alternate bid, the total bid would be \$657,664.02.

Based on the information provided during the evaluation process and the past performance of the contractor, HRC has no objections to the City awarding the contract to Z Contractors, Inc. for the base bid amount of \$625,064.02, or the base bid plus the alternate amount of \$657,664.02, subject to receiving acceptable bonds and insurance in accordance with the contract documents. It is also recommended that the city approve a 10% construction contingency for a total approved construction budget of \$687,570.42 (or \$723,430.42 with the base bid plus alternate). Construction is anticipated to begin in the beginning of April and be completed by May 22, 2026, according to the contractor's preliminary schedule.

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Logan Delonis
Graduate Engineer I

Attachment

pc: City of Keego Harbor; Stacy Goodall
HRC; J. Burton, B. Shepler, File

Z Contractors, Inc.
 50500 Design Lane
 Shelby Township, MI 48315
 Phone: (586) 255-2421

C.A. Hull
 8177 Goldie Street
 Commerce Township, MI 48390
 Phone: (248) 363-2399

M-K Construction Co., Inc.
 18388 Dix Toledo Road
 Brownstown, MI 48193
 Phone: (734) 283-4637

Item	Quantity	Unit	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
1. Mobilization, Max 5%	1	LS	\$30,000.00	\$30,000.00	\$35,000.00	\$35,000.00	\$50,638.67	\$50,638.67
2. Color Audio-Video Route Survey	1	LS	\$825.00	\$825.00	\$825.00	\$825.00	\$2,310.80	\$2,310.80
3. HMA Surface, Rem	291	syd	\$18.00	\$5,238.00	\$10.00	\$2,910.00	\$30.02	\$8,735.82
4. HMA Ovly and Memb, Rem	130	syd	\$45.00	\$5,850.00	\$20.00	\$2,600.00	\$218.00	\$28,340.00
5. Structures Rem, Portions, Modified	1	LS	\$106,400.00	\$106,400.00	\$190,000.00	\$190,000.00	\$201,189.54	\$201,189.54
6. Excavation, Fdn	75	cyd	\$33.00	\$2,475.00	\$30.00	\$2,250.00	\$83.76	\$6,282.00
7. Underdrain, Fdn, 6 inch, Modified	220	ft	\$15.00	\$3,300.00	\$17.00	\$3,740.00	\$28.31	\$6,228.20
8. Prest Conc Box Beam, Furn, 17 inch	80	ft	\$890.00	\$71,200.00	\$900.00	\$72,000.00	\$1,171.75	\$93,740.00
9. Elastomeric Bearings	1160	sin	\$1.00	\$1,160.00	\$2.25	\$2,610.00	\$1.57	\$1,821.20
10. Prest Conc Box Beam, Erect, 17 inch	80	ft	\$50.00	\$4,000.00	\$90.00	\$7,200.00	\$689.65	\$55,172.00
11. Liquid Waterproofing Membrane System	275	sft	\$46.00	\$12,650.00	\$46.00	\$12,650.00	\$72.83	\$20,028.25
12. Post Tensioning Assembly	1	LS	\$45,000.00	\$45,000.00	\$25,000.00	\$25,000.00	\$30,516.94	\$30,516.94
13. Backfill, Structure, CIP	70	cyd	\$50.00	\$3,500.00	\$80.00	\$5,600.00	\$78.61	\$5,502.70
14. Conc Surface Coating	42	syd	\$169.50	\$7,119.00	\$169.50	\$7,119.00	\$255.48	\$10,730.16
15. Reinforcement Steel, Epoxy Coated	4,820	lb	\$2.59	\$12,483.80	\$2.50	\$12,050.00	\$3.27	\$15,761.40
16. Superstructure, Conc, Modified	14	cyd	\$175.00	\$2,450.00	\$250.00	\$3,500.00	\$817.50	\$11,445.00
17. Superstructure, Conc, Form, Finish and Cure	1	LS	\$15,000.00	\$15,000.00	\$25,000.00	\$25,000.00	\$50,328.94	\$50,328.94
18. Superstructure, Conc, Night Casting, Modified	22	cyd	\$250.00	\$5,500.00	\$400.00	\$8,800.00	\$1,511.14	\$33,245.08
19. Superstructure, Conc, Form Finish and Cure, Night Casting	1	LS	\$45,000.00	\$45,000.00	\$75,000.00	\$75,000.00	\$95,668.79	\$95,668.79
20. Bridge Ltg, Furn and Rem	1	LS	\$1.00	\$1.00	\$0.01	\$0.01	\$7,085.00	\$7,085.00
21. Bridge Ltg, Oper and Maintain	22	cyd	\$0.01	\$0.22	\$0.01	\$0.22	\$9.91	\$218.02
22. Bridge Railing, Modified	206	ft	\$535.00	\$110,210.00	\$525.00	\$108,150.00	\$781.88	\$161,067.28
23. Water Repellant Treatment, Penetrating	145	syd	\$44.00	\$6,380.00	\$44.00	\$6,380.00	\$47.96	\$6,954.20
24. Elec Grounding System	2	ea	\$3,600.00	\$7,200.00	\$5,000.00	\$10,000.00	\$7,439.25	\$14,878.50
25. Structural Crack Repair	200	ft	\$44.50	\$8,900.00	\$44.50	\$8,900.00	\$48.51	\$9,702.00
26. Concrete Repair	75	sft	\$190.00	\$14,250.00	\$175.00	\$13,125.00	\$389.53	\$29,214.75
27. Dr Structure, 24 inch Dia	2	ea	\$2,500.00	\$5,000.00	\$2,500.00	\$5,000.00	\$6,173.86	\$12,347.72
28. Sewer, Sch 80 PVC, 8 inch, Tr Det B2, Modified	50	ft	\$100.00	\$5,000.00	\$120.00	\$6,000.00	\$86.62	\$4,331.00
29. Sewer, Tap, 6 inch	2	ea	\$200.00	\$400.00	\$500.00	\$1,000.00	\$5,053.06	\$10,106.12
30. Sewer Tap, 8 inch	2	ea	\$250.00	\$500.00	\$500.00	\$1,000.00	\$5,598.06	\$11,196.12
31. Station Grading, Modified	2	sta	\$1,600.00	\$3,360.00	\$2,500.00	\$5,250.00	\$6,278.50	\$13,184.85
32. Subgrade Undercutting, Type IV (As Needed)	20	cyd	\$100.00	\$2,000.00	\$90.00	\$1,800.00	\$27.25	\$545.00
33. Aggregate Base, 21AA Limestone, Modified	60	ton	\$58.00	\$3,480.00	\$60.00	\$3,600.00	\$171.06	\$10,263.60
34. Curb Ending, Conc, Det E, Modified	8	ft	\$100.00	\$800.00	\$125.00	\$1,000.00	\$483.56	\$3,868.48
35. Spillway, Conc, Modified	10	cyd	\$650.00	\$6,500.00	\$400.00	\$4,000.00	\$428.35	\$4,283.50
36. HMA, 4EML, Mod	77	ton	\$275.00	\$21,175.00	\$225.00	\$17,325.00	\$299.75	\$23,080.75
37. Butt Joint	100	ft	\$7.50	\$750.00	\$30.00	\$3,000.00	\$8.18	\$818.00
38. Sanitary Structure, Adjust	2	ea	\$650.00	\$1,300.00	\$2,500.00	\$5,000.00	\$4,194.42	\$8,388.84
39. Sanitary Structure Frame and Cover	2	ea	\$1,000.00	\$2,000.00	\$1,000.00	\$2,000.00	\$9,099.52	\$18,199.04
40. Dr Structure, Adjust	2	ea	\$650.00	\$1,300.00	\$1,000.00	\$2,000.00	\$4,429.33	\$8,858.66
41. Dr Structure Cover, Type B	2	ea	\$900.00	\$1,800.00	\$750.00	\$1,500.00	\$445.98	\$891.96
42. Dr Structure Cover, Type K	2	ea	\$1,100.00	\$2,200.00	\$1,000.00	\$2,000.00	\$296.39	\$592.78
43. Temporary Safety Fence, 4 FT HT, Plastic, Orange, Stake Driven	200	ft	\$8.00	\$1,600.00	\$5.00	\$1,000.00	\$2.73	\$546.00

BID TABULATION
 2026 WILLOW BEACH BRIDGE REHABILITATION
 CITY OF KEEGO HARBOR
 OAKLAND COUNTY, MICHIGAN

Bids Due: Thursday, February 5, 2026 10:00 a.m.
 HRC Job #20231016

Z Contractors, Inc.
 50500 Design Lane
 Shelby Township, MI 48315
 Phone: (586) 255-2421

C.A. Hull
 8177 Goldie Street
 Commerce Township, MI 48390
 Phone: (248) 363-2399

M-K Construction Co., Inc.
 18388 Dix Toledo Road
 Brownstown, MI 48193
 Phone: (734) 283-4637

Item	Quantity	Unit	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
44. Maintaining Traffic	1	LS	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$12,535.00	\$12,535.00
45. Soil Erosion and Sedimentation Control	1	LS	\$2,000.00	\$2,000.00	\$7,500.00	\$7,500.00	\$26,522.17	\$26,522.17
46. Allowance for Permitting Fees	1	LS	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
47. Allowance fFor MDOT Level 1 Plant Inspection	1	LS	\$22,807.00	\$22,807.00	\$22,807.00	\$22,807.00	\$22,807.00	\$22,807.00
TOTAL BID AMOUNT				\$625,064.02		\$748,191.23		\$1,155,171.83
ALTERNATE A BID AMOUNT				\$32,600.00		\$60,000.00		\$260,088.00
TOTAL BID AMOUNT INCLUDING ALTERNATE A				\$657,664.02		\$808,191.23		\$1,415,259.83

ENGINEER: Logan Delonis, Engineer I
 Hubbell, Roth & Clark, Inc.
 555 Hulet Drive
 Bloomfield Hills, MI 48303

Tab 9

BID TABULATION
 2026 WILLOW BEACH BRIDGE REHABILITATION
 CITY OF KEEGO HARBOR
 OAKLAND COUNTY, MICHIGAN

Bids Due: Thursday, February 5, 2026 10:00 a.m.
 HRC Job #20231016

Z Contractors, Inc.
 50500 Design Lane
 Shelby Township, MI 48315
 Phone: (586) 255-2421

C.A. Hull
 8177 Goldie Street
 Commerce Township, MI 48390
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M-K Construction Co., Inc.
 18388 Dix Toledo Road
 Brownstown, MI 48193
 Phone: (734) 283-4637

Item	Quantity	Unit	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
1. Mobilization, Max 5%	1	LS	\$30,000.00	\$30,000.00	\$35,000.00	\$35,000.00	\$50,638.67	\$50,638.67
2. Color Audio-Video Route Survey	1	LS	\$825.00	\$825.00	\$825.00	\$825.00	\$2,310.80	\$2,310.80
3. HMA Surface, Rem	291	syd	\$18.00	\$5,238.00	\$10.00	\$2,910.00	\$30.02	\$8,735.82
4. HMA Ovly and Memb, Rem	130	syd	\$45.00	\$5,850.00	\$20.00	\$2,600.00	\$218.00	\$28,340.00
5. Structures Rem, Portions, Modified	1	LS	\$106,400.00	\$106,400.00	\$190,000.00	\$190,000.00	\$201,189.54	\$201,189.54
6. Excavation, Fdn	75	cyd	\$33.00	\$2,475.00	\$30.00	\$2,250.00	\$83.76	\$6,282.00
7. Underdrain, Fdn, 6 inch, Modified	220	ft	\$15.00	\$3,300.00	\$17.00	\$3,740.00	\$28.31	\$6,228.20
8. Prest Conc Box Beam, Furn, 17 inch	80	ft	\$890.00	\$71,200.00	\$900.00	\$72,000.00	\$1,171.75	\$93,740.00
9. Elastomeric Bearings	1160	sin	\$1.00	\$1,160.00	\$2.25	\$2,610.00	\$1.57	\$1,821.20
10. Prest Conc Box Beam, Erect, 17 inch	80	ft	\$50.00	\$4,000.00	\$90.00	\$7,200.00	\$689.65	\$55,172.00
11. Liquid Waterproofing Membrane System	275	sft	\$46.00	\$12,650.00	\$46.00	\$12,650.00	\$72.83	\$20,028.25
12. Post Tensioning Assembly	1	LS	\$45,000.00	\$45,000.00	\$25,000.00	\$25,000.00	\$30,516.94	\$30,516.94
13. Backfill, Structure, CIP	70	cyd	\$50.00	\$3,500.00	\$80.00	\$5,600.00	\$78.61	\$5,502.70
14. Conc Surface Coating	42	syd	\$169.50	\$7,119.00	\$169.50	\$7,119.00	\$255.48	\$10,730.16
15. Reinforcement Steel, Epoxy Coated	4,820	lb	\$2.59	\$12,483.80	\$2.50	\$12,050.00	\$3.27	\$15,761.40
16. Superstructure, Conc, Modified	14	cyd	\$175.00	\$2,450.00	\$250.00	\$3,500.00	\$817.50	\$11,445.00
17. Superstructure, Conc, Form, Finish and Cure	1	LS	\$15,000.00	\$15,000.00	\$25,000.00	\$25,000.00	\$50,328.94	\$50,328.94
18. Superstructure, Conc, Night Casting, Modified	22	cyd	\$250.00	\$5,500.00	\$400.00	\$8,800.00	\$1,511.14	\$33,245.08
19. Superstructure, Conc, Form Finish and Cure, Night Casting	1	LS	\$45,000.00	\$45,000.00	\$75,000.00	\$75,000.00	\$95,668.79	\$95,668.79
20. Bridge Ltg, Furn and Rem	1	LS	\$1.00	\$1.00	\$0.01	\$0.01	\$7,085.00	\$7,085.00
21. Bridge Ltg, Oper and Maintain	22	cyd	\$0.01	\$0.22	\$0.01	\$0.22	\$9.91	\$218.02
22. Bridge Railing, Modified	206	ft	\$535.00	\$110,210.00	\$525.00	\$108,150.00	\$781.88	\$161,067.28
23. Water Repellant Treatment, Penetrating	145	syd	\$44.00	\$6,380.00	\$44.00	\$6,380.00	\$47.96	\$6,954.20
24. Elec Grounding System	2	ea	\$3,600.00	\$7,200.00	\$5,000.00	\$10,000.00	\$7,439.25	\$14,878.50
25. Structural Crack Repair	200	ft	\$44.50	\$8,900.00	\$44.50	\$8,900.00	\$48.51	\$9,702.00
26. Concrete Repair	75	sft	\$190.00	\$14,250.00	\$175.00	\$13,125.00	\$389.53	\$29,214.75
27. Dr Structure, 24 inch Dia	2	ea	\$2,500.00	\$5,000.00	\$2,500.00	\$5,000.00	\$6,173.86	\$12,347.72
28. Sewer, Sch 80 PVC, 8 inch, Tr Det B2, Modified	50	ft	\$100.00	\$5,000.00	\$120.00	\$6,000.00	\$86.62	\$4,331.00
29. Sewer, Tap, 6 inch	2	ea	\$200.00	\$400.00	\$500.00	\$1,000.00	\$5,053.06	\$10,106.12
30. Sewer Tap, 8 inch	2	ea	\$250.00	\$500.00	\$500.00	\$1,000.00	\$5,598.06	\$11,196.12
31. Station Grading, Modified	2	sta	\$1,600.00	\$3,360.00	\$2,500.00	\$5,250.00	\$6,278.50	\$13,184.85
32. Subgrade Undercutting, Type IV (As Needed)	20	cyd	\$100.00	\$2,000.00	\$90.00	\$1,800.00	\$27.25	\$545.00
33. Aggregate Base, 21AA Limestone, Modified	60	ton	\$58.00	\$3,480.00	\$60.00	\$3,600.00	\$171.06	\$10,263.60
34. Curb Ending, Conc, Det E, Modified	8	ft	\$100.00	\$800.00	\$125.00	\$1,000.00	\$483.56	\$3,868.48
35. Spillway, Conc, Modified	10	cyd	\$650.00	\$6,500.00	\$400.00	\$4,000.00	\$428.35	\$4,283.50
36. HMA, 4EML, Mod	77	ton	\$275.00	\$21,175.00	\$225.00	\$17,325.00	\$299.75	\$23,080.75
37. Butt Joint	100	ft	\$7.50	\$750.00	\$30.00	\$3,000.00	\$8.18	\$818.00
38. Sanitary Structure, Adjust	2	ea	\$650.00	\$1,300.00	\$2,500.00	\$5,000.00	\$4,194.42	\$8,388.84
39. Sanitary Structure Frame and Cover	2	ea	\$1,000.00	\$2,000.00	\$1,000.00	\$2,000.00	\$9,099.52	\$18,199.04
40. Dr Structure, Adjust	2	ea	\$650.00	\$1,300.00	\$1,000.00	\$2,000.00	\$4,429.33	\$8,858.66
41. Dr Structure Cover, Type B	2	ea	\$900.00	\$1,800.00	\$750.00	\$1,500.00	\$445.98	\$891.96
42. Dr Structure Cover, Type K	2	ea	\$1,100.00	\$2,200.00	\$1,000.00	\$2,000.00	\$296.39	\$592.78
43. Temporary Safety Fence, 4 FT HT, Plastic, Orange, Stake Driven	200	ft	\$8.00	\$1,600.00	\$5.00	\$1,000.00	\$2.73	\$546.00

BID TABULATION
 2026 WILLOW BEACH BRIDGE REHABILITATION
 CITY OF KEEGO HARBOR
 OAKLAND COUNTY, MICHIGAN

Bids Due: Thursday, February 5, 2026 10:00 a.m.
 HRC Job #20231016

Z Contractors, Inc.
 50500 Design Lane
 Shelby Township, MI 48315
 Phone: (586) 255-2421

C.A. Hull
 8177 Goldie Street
 Commerce Township, MI 48390
 Phone: (248) 363-2399

M-K Construction Co., Inc.
 18388 Dix Toledo Road
 Brownstown, MI 48193
 Phone: (734) 283-4637

Item	Quantity	Unit	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
44. Maintaining Traffic	1	LS	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$12,535.00	\$12,535.00
45. Soil Erosion and Sedimentation Control	1	LS	\$2,000.00	\$2,000.00	\$7,500.00	\$7,500.00	\$26,522.17	\$26,522.17
46. Allowance for Permitting Fees	1	LS	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
47. Allowance fFor MDOT Level 1 Plant Inspection	1	LS	\$22,807.00	\$22,807.00	\$22,807.00	\$22,807.00	\$22,807.00	\$22,807.00
TOTAL BID AMOUNT				\$625,064.02		\$748,191.23		\$1,155,171.83
ALTERNATE A BID AMOUNT				\$32,600.00		\$60,000.00		\$260,088.00
TOTAL BID AMOUNT INCLUDING ALTERNATE A				\$657,664.02		\$808,191.23		\$1,415,259.83

ENGINEER: Logan Delonis, Engineer I
 Hubbell, Roth & Clark, Inc.
 555 Hulet Drive
 Bloomfield Hills, MI 48303



To: City Council

Date: February 19, 2026

Subject: Master Plan and 2025 Annual Planning Report

BACKGROUND:

Presented for review at Study Session

RECOMMENDATION:

Motion to approve (or deny) the Master Plan to move forward with the 62-day review period.



Memorandum

TO: Keego Harbor City Council

FROM: Paul Urbiel, AICP
Emily Huhman, AICP

SUBJECT: **Master Plan Draft, February 19th City Council Meeting**

DATE: February 11, 2026

For the February City Council meeting, we will present a summary and answer questions about the draft Keego Harbor Master Plan update, which is attached to this memo. This draft is aligned with the State of Michigan Statewide Housing plan and is reflective of what we heard from Keego Harbor residents and stakeholders through multiple methods of public engagement throughout the year.

At its January 28th meeting, the Planning Commission recommended City Council release the draft for the 63-day-minimum public comment period that is required by the Michigan Planning Enabling Act.

It is important to note that this document is still a draft. It incorporates comments received from the Planning Commission’s latest review. The document will not be final until it is adopted, after the required public comment period and a public hearing. We believe the draft is ready for the next steps and, pending your review and comments, are ready to move forward.

Below is a projected adoption schedule, which we can discuss during the meeting (in case it requires adjustment).

January 2026 Planning Commission meeting	<ul style="list-style-type: none"> Discuss complete draft Master Plan PC recommended City Council distribute per Michigan Planning Enabling Act requirements.
February 2026 City Council meeting	<ul style="list-style-type: none"> City Council considers distributing per Michigan Planning Enabling Act requirements (for review by required entities – neighboring jurisdictions, Oakland County, SEMCOG, etc.) 63-day comment period commences upon distribution
April 28th Joint PC/CC Meeting	<ul style="list-style-type: none"> Conduct required public hearing, McKenna reports on any comments received and recommended edits based on those comments. PC considers endorsing plan adoption. Council adopts plan.
ALTERNATE SCHEDULE	
April 2026 Planning Commission Meeting	<ul style="list-style-type: none"> Conduct required public hearing, McKenna reports on any comments received and recommended edits based on those comments. PC considers endorsing plan adoption.
May 2026 CC Meeting	<ul style="list-style-type: none"> Council adopts plan.
June 2026 → ???	<ul style="list-style-type: none"> Implement plan!



RECOMMENDED MOTION

The Planning Commission approved a motion that indicated their recommendation for the draft Master Plan is ready to be placed along the path towards adoption in its current state.

Should the City Council concur, the following motion would be appropriate to trigger “next steps”:

“I move to approve distribution of the draft Master Plan dated February 11, 2026 for public comment, per the requirements of Public Act 33 of 2008, as amended, “Michigan Planning Enabling Act.”

We look forward to discussing the draft plan with you at your meeting. Thank you.



Keego Harbor Master Plan Draft Walkthrough

Tuesday, February 17, 2026

MCKENNA



Master Plan Outline

MCKENNA

Chapter 1: Introduction

1. About the Master Plan
2. A User's Guide
 - ✓ When should this Master Plan be used?
3. Keego Harbor's History
4. Overview of the Public Engagement Process
 - ✓ Community Survey and Comment Map
 - 109 survey responses, 12 comment map comments
 - ✓ April 29, 2025 Community Workshop
5. Vision for Keego Harbor in 2050

10 City of Keego Harbor, MI 01 Introduction 11

About the Plan

Per the Michigan Planning Enabling Act (MPEA), a Master Plan must address land use and infrastructure issues, and all planning related elements that may be pertinent for the development of that community. In 2024, the MPEA was amended to require that local Master Plans also include a housing element. Such review, analysis, and projections may extend 10-20 years or more into the future. The Act requires that all zoning ordinances are based on a plan; the Master Plan therefore serves as the basis for zoning regulations to ensure that land use reflects the needs and priorities of the current and future population in Keego Harbor. In this way, the Master Plan offers guidance and promotes certainty and coordination among City leaders, residents, developers looking to make public investments in projects, programs, and policies that inform Keego Harbor's future. To support the process of updating the Master Plan to plan for the housing, transportation, and economic development needs of the City moving forward, Keego Harbor received a \$50,000 grant through the Michigan State Housing Development Authority's Housing Readiness Incentive Grant Program.

A User's Guide

A Master Plan is used as a guide to address land use decisions in Keego Harbor. The following matrix lists the major instances in which the plan should be used to guide these important decisions.

Table 1.1 Using Your Master Plan

WHEN TO USE THE MASTER PLAN	HOW TO USE THE MASTER PLAN				
	Data Reference	Setting Budget Priorities	Evaluating Land Uses	As Design Guidelines	Defense of Zoning Decisions
Rezoning	<ul style="list-style-type: none"> Check proposed use for compatibility with existing land uses around site. Check classification of roads serving site Check goals, objectives and actions related to site or area e.g. downtown. Are community facilities serving the site adequate? 		Is the proposed use consistent with future use of site and area on future land use map?		Does data, future land use map and goals, objectives and actions support zoning of site?
Zoning Ordinance Text Amendment			What implications does the amendment have on future land use and goals, objectives and actions?		Does data, future land use map and goals, objectives and actions support zoning text change? (e.g. required site improvements or standards)
Special Land Use and Site Plan Review	<ul style="list-style-type: none"> Does data in plan support the need for the use? Is proposed use compatible with surrounding existing uses? 		Is the use appropriate for the area based on goals, objectives and actions in the plan?	Check standards for the proposed use or surrounding area, e.g. paths, landscaping, corridor improvements that should be conditions of approval.	Does data, future land use map and goals, objectives and actions support conditions of special approval or site plan approval?
Capital Improvement Program	<ul style="list-style-type: none"> Check inventory of public facilities and demographic data for support of proposed projects. 	Are projects, expenditures, and priorities supported by goals, objectives and actions, or discussed elsewhere in plan?			
Special Programs: Economic Development; Parks, Trails, and Gateway Improvements; Etc.	<ul style="list-style-type: none"> Check inventory of public facilities. Use demographic data. Use economic data. Check description of funding sources. 	Are proposed improvements consistent with priorities in goals, objectives and actions?		Does project design/location conform to this Master Plan and other relevant adopted plans?	
Preparing Grant Applications	<ul style="list-style-type: none"> Use data and other descriptive information in preparing support documentation for grant request. 	Are projects, expenditures, and priorities supported by goals, objectives and actions, or discussed elsewhere in plan?			

Master Plan Update—2025

Chapter 2: Keego Harbor Today

1. Demographic Information

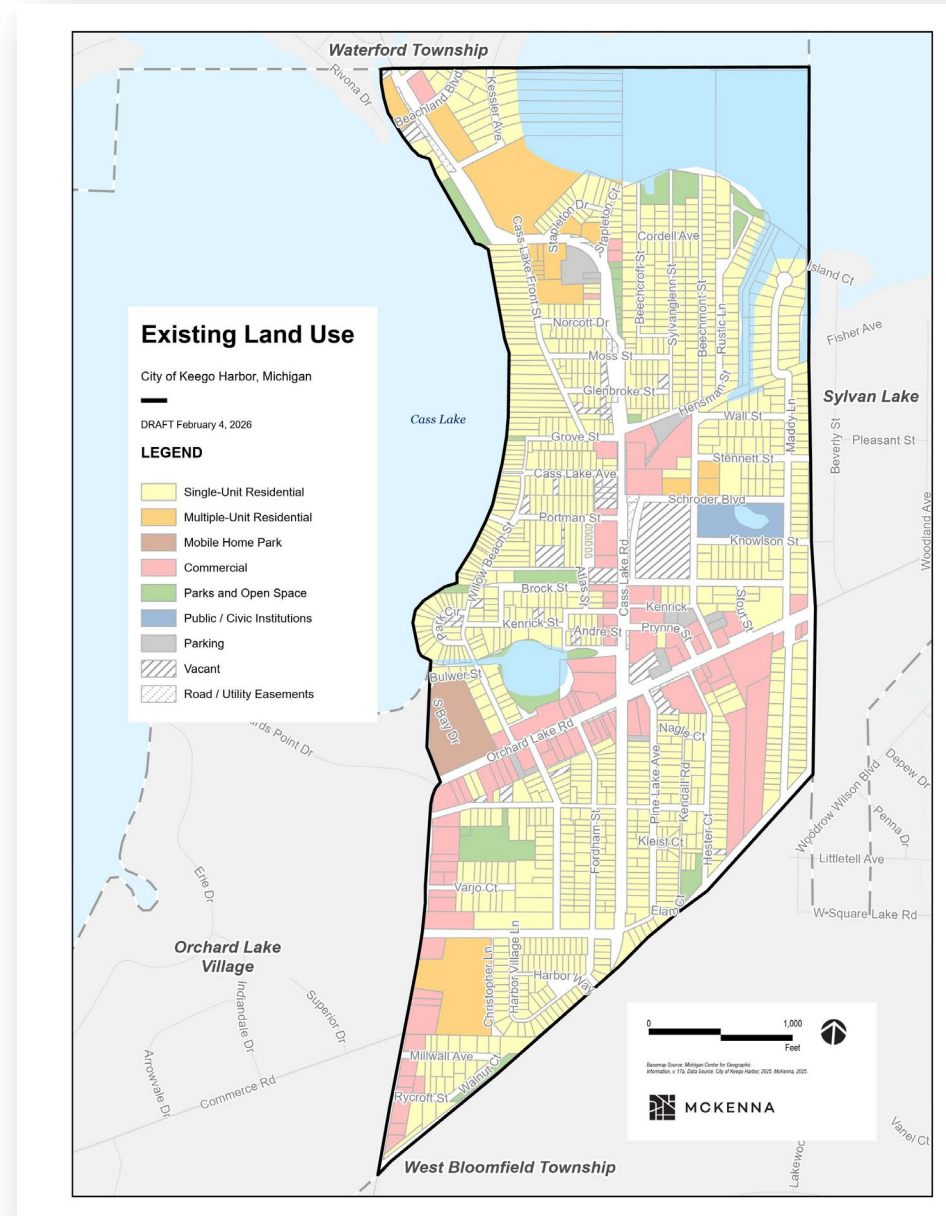
✓ Takeaways

- Projected population growth – return to 1990 population levels
- Aging population
- Income diversity among residents

2. Existing Land Use

3. Key Changes and Challenges

- ✓ Closure of Roosevelt and Rite Aid
- ✓ Commercial Vacancy
- ✓ Walkability
- ✓ Public Waterfront Access



Chapter 3: Community Goals and Objectives

1. Vision Statement (from Chapter 1)
2. Goals and Objectives for each topic area
 - ✓ Housing and Neighborhoods
 - ✓ Economic Development
 - ✓ Transportation and Mobility
 - ✓ Public Infrastructure, Facilities and Services
 - ✓ Natural Resources and Environment

Vision Statement

The City of Keego Harbor will continue to evolve as a compact collection of neighborhoods with a balance of residential, office, commercial, and public uses. The City will enhance its unique identity as a lakeside community with historic neighborhoods and ample recreational amenities by promoting development that emphasizes community connection through pedestrian-friendly roads and crossings, well-maintained sidewalks and paths, and beautified, environmentally sensitive streetscapes that provide space for motorized and non-motorized transportation.

Chapter 4: Housing and Neighborhoods

1. Existing Housing Data Snapshot

✓ Takeaways

- More housing diversity than surrounding communities
- Aging population
- Most residential lots are buildable

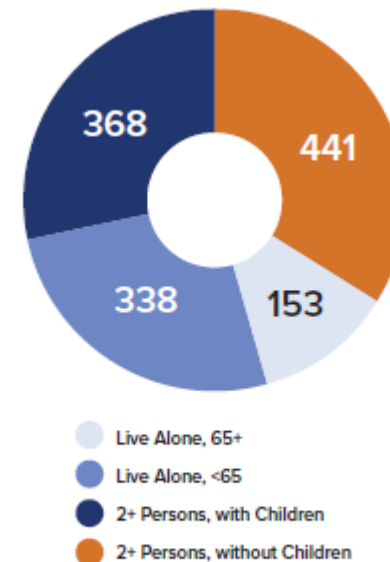
2. Results of Community Engagement related to Housing and Neighborhoods

3. Housing Opportunity Analysis (SWOT)

4. Connection with the State's Strategic Housing Priorities

5. Housing Financing Tools

Figure 4.1 Household Types, 2023

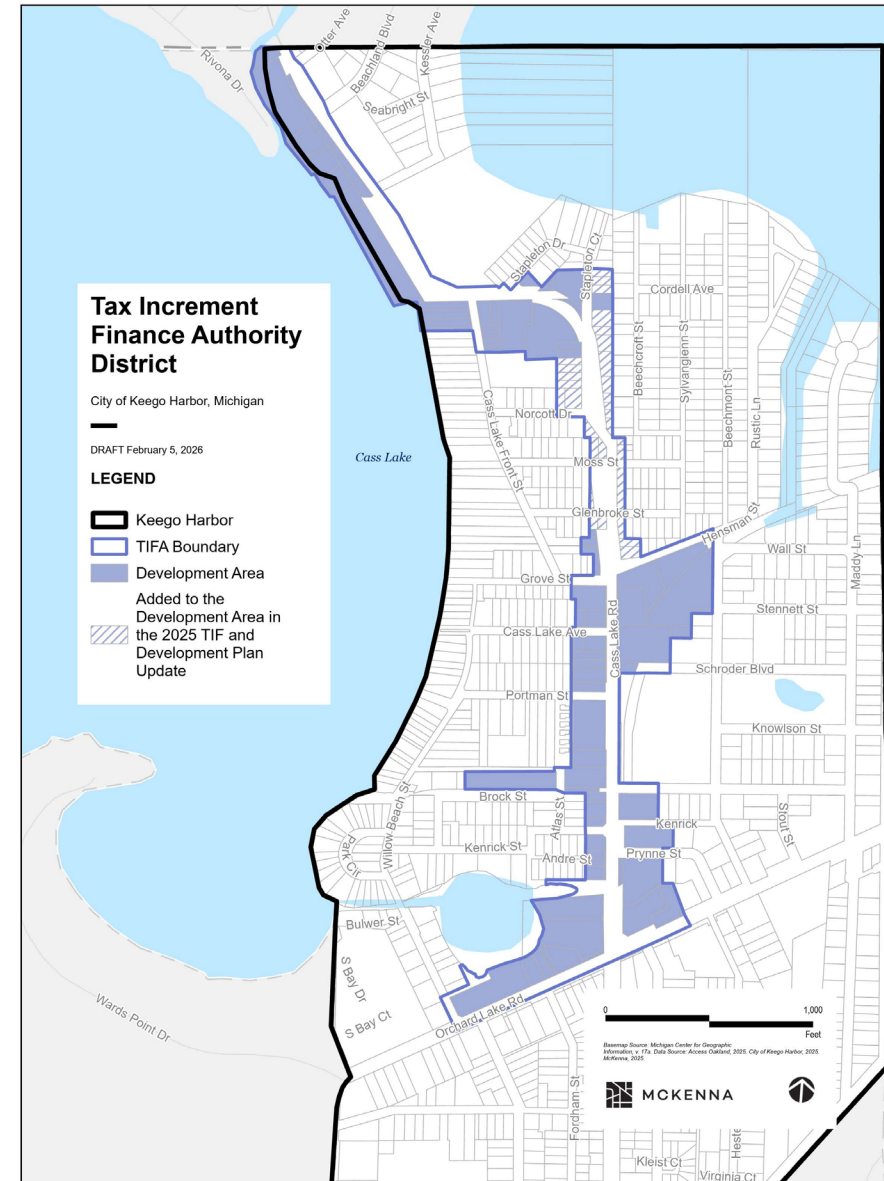


Source: US Census American Community Survey 5-year Estimates, 2023



Chapter 5: Economic Development

1. Characteristics of Existing Commercial Development
2. Keego Harbor TIFA
3. City-Owned Properties
4. Results of Community Engagement related to Economic Development
5. Priority Redevelopment Sites



Chapter 6: Transportation and Mobility

1. Existing Transportation Data Analysis
2. Local and Regional Transportation Plan Analysis
3. Results of Community Engagement related to Transportation and Mobility
4. Transportation Planning and Funding Tools

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Transportation Planning and Funding Tools

Transportation Alternatives Program (TAP)

The Transportation Alternatives Program (TAP) is a federally-funded program that supports local transportation improvement projects. SEMCOG administers TAP funding for Oakland County and the larger Southeast Michigan area. Eligible projects for TAP funding include pedestrian and bicycle infrastructure projects, including new shared-use paths, pedestrian-scale lighting, and similar projects. This program also supports Green Infrastructure projects to address water runoff issues and to improve water quality.

TAP funding has been used to fund dozens of transportation improvement projects across Southeast Michigan and the State as a whole. One of many examples includes the Livernois Complete Streets project, which installed on-street parking, bicycle lanes, buffer lanes, mid-block crosswalks with bump outs, off road bicycle storage facilities, and closed driveways on Livernois between 8 and 9 Mile Roads. SEMCOG awarded \$132,985 of TAP funding for the project with a local match of 28%.




Figure 6.4 The Complete Streets project on Livernois between 8 and 9 Mile Roads funded by TAP included bike lanes among other improvements.
Source: SEMCOG, 2025

Safe Streets and Roads for All (SS4A)

The Safe Streets and Roads for All (SS4A) is a federal grant program that provides funding to local units of government, Tribal governments, and metropolitan planning organizations (MPOs) to develop an eligible SS4A Action Plan or to implement projects identified in a community's SS4A Action Plan. SS4A funding aims to reduce serious-injury and fatal accidents by improving roadway safety for all modes of transportation. To receive grant funding for an implementation project, the community must have an approved SS4A Action Plan.

The City of Detroit is using SS4A funding for several projects across the City, encompassing a total of 31 miles of road improvements. Several projects mirror what Keego Harbor aims to accomplish for Cass Lake Road. For example, Detroit is proposing to use SS4A funding on one of their commercial corridors, Wyoming Avenue from Oakman Boulevard to 7 Mile Road, to add curb extensions, high-visibility crosswalks, road narrowing at specific locations, left turn traffic calming, and other interventions to reduce instances of speeding and improve overall safety. Keego Harbor should consider developing a SS4A Action Plan to be able to utilize this funding for future implementation projects.




Figure 6.5 The City of Detroit is using SS4A funding to implement several traffic calming measures on Wyoming Avenue, with construction expected to begin in 2028. The above photo shows the existing conditions of Wyoming Avenue.
Source: City of Detroit, 2025

Tax Increment Finance Authority (TIFA) Bonds

In addition to using TIF funds to support improvements to Cass Lake Road, TIFA can also take out bonds that are repaid with future TIF revenue to fund these projects. TIFA has previously incurred bond indebtedness from Michigan Transportation Fund Bonds to fund the widening of Cass Lake Road and make improvements to the Cass Lake Road and Orchard Lake Road intersection. This debt was paid off in December of 2024. TIFA can take out additional bonds with approval from City Council to help fund the improvements identified in the 2021 Cass Lake Road Village Plan.

Master Plan Update—2025

Chapter 7: Public Infrastructure, Facilities and Services

1. Overview of City Hall Complex, Parks and Recreation System, and Public Safety and Utilities
2. Resources and Strategies for high-quality public infrastructure, facilities, and community services
 - ✓ CIP
 - ✓ Coordination with public and quasi-public entities (WRC, West Bloomfield Fire Department, West Bloomfield School District, etc.)



Chapter 8: Natural Resources and Environment

1. Existing water resources and flood hazards
2. Improving public waterfront access
3. Potential funding sources
4. Green stormwater management techniques

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Green Stormwater Infrastructure

Green stormwater infrastructure describes stormwater strategies that take advantage of or mimic nature's methods of naturally managing stormwater. Green stormwater infrastructure can have long-term environmental and economic benefits for municipalities. Green infrastructure is often less expensive to design and construct in comparison to traditional "grey" stormwater infrastructure projects according to a 2007 study from the United States Environmental Protection Agency (EPA)¹ and can reduce long-term water treatment costs and capital infrastructure costs.² Using green infrastructure strategies would be especially beneficial in Keego Harbor given its unique water resources and high water table.

Green stormwater management techniques can range in complexity and cost. Some of these techniques include:

Bioswales: Bioswales are shallow, vegetated basins often found along the sides of streets and roadways. Bioswales reduce the amount of stormwater being released into municipal storm sewer systems, filter pollutants before the water moved further downstream, and recharge the groundwater table. Bioswales also double as a traffic calming measurement by narrowing the street at certain points to help slow speeds.



Figure 8.3 A bioswale in a residential neighborhood in Lake County, Illinois.
Photo Source: Lake County, Illinois



Figure 8.4 Bioswales can also be used to divert stormwater in commercial or public areas while beautifying the corridor, as was accomplished by the Indianapolis Cultural Trail.
Photo Source: Indianapolis Cultural Trail

¹ American Rivers, et al. *Banking on Green: A Look at How Green Infrastructure Can Save Municipalities Money and Provide Economic Benefits Community-Wide*. Apr. 2012, p. 9
² American Rivers, et al. *Banking on Green: A Look at How Green Infrastructure Can Save Municipalities Money and Provide Economic Benefits Community-Wide*. Apr. 2012, p.10

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Rain Gardens: Rain gardens are a cost effective stormwater management strategy that can be applied at both residential and commercial properties. Rain gardens function similarly to bioswales, as they collect stormwater that runs off of impervious surfaces and slow its flow into the storm sewer system while filtering pollutants.

Permeable Pavement: Permeable pavement is an alternative to traditional impervious surface materials, and include porous asphalt, concrete, and permeable interlocking concrete pavement (PICP). The porosity of these materials allow stormwater to infiltrate the pavement and into the ground. These materials are also used for permeable pavers, which are pavers made of permeable pavement and laid with gaps between each paver. These gaps are filled with aggregate, sand, and small stones, allowing water to infiltrate through both the gaps and the porous pavers. Permeable pavement and pavers have both residential and commercial applications and often require less long-term maintenance than traditional impervious surface materials. Permeable pavement is less prone to cracks and potholes and have an expected lifespan that is double that of tradition pavement in cold climate areas.³



Figure 8.5 A rain garden at the Ypsilanti District Library Whitaker Road Branch in Ypsilanti, Michigan.
Photo Source: Ypsilanti District Library

Keego Harbor's 2019 Stormwater System Asset Management Plan offered several of these green stormwater management strategies to implement in areas particularly prone to flooding, including:

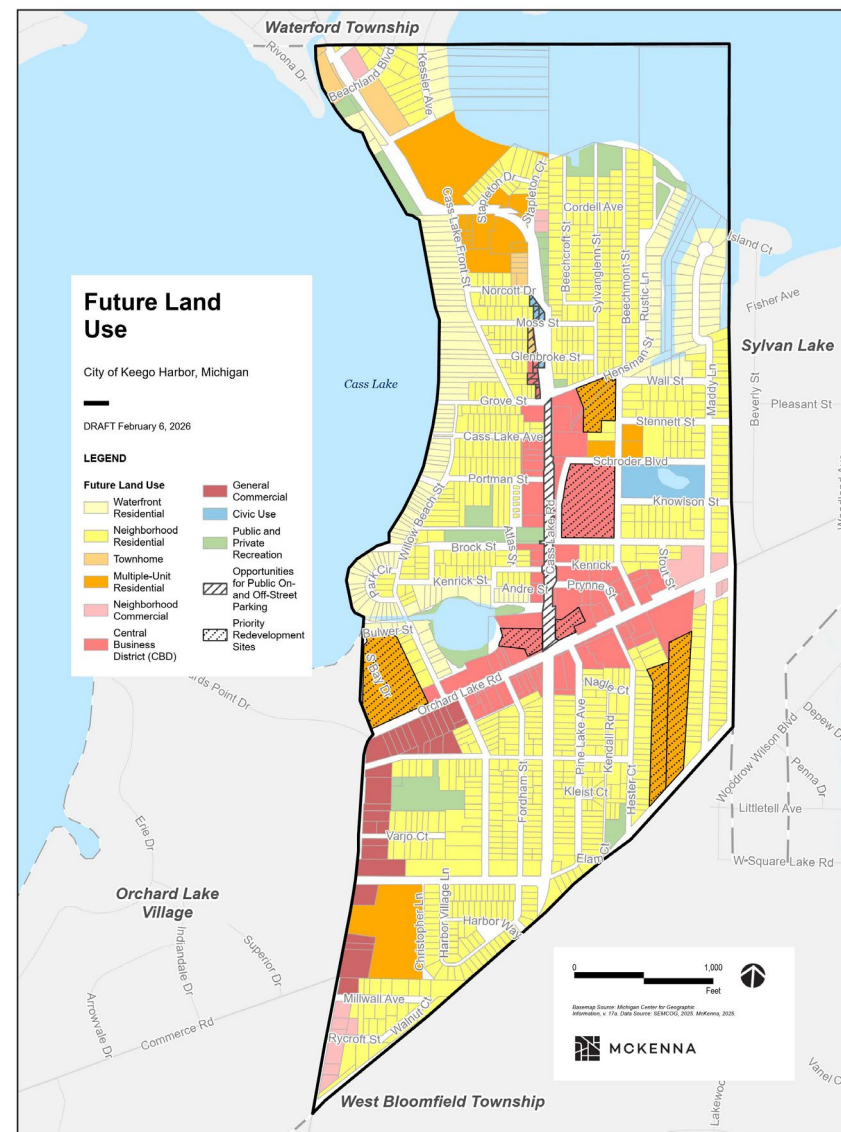
1. **Willow Beach Bridge:** Stabilize canal banks with riprap rock and native plants.
2. **Willow Beach Drain:** Stabilize banks with riprap rock and native plants, install 430 square foot rain garden, and install a pipe from the existing trench drain to the rain garden to divert stormwater to the rain garden.
3. **Schmid Drain (Dollar Lake):** Stabilize banks with riprap rock and native plants, install 1,500 square feet of dry grass swale, and install pervious pavement in the City-owned parking lot and riprap rock at the curb outlet.
4. **Grove Street Beach Swim Site:** Stabilize culvert outlet with geotextiles and aggregate.

The City should continue to implement these strategies to improve stormwater management and water quality in Keego Harbor.

³ U.S. Environmental Protection Agency. *Stormwater Best Management Practice Permeable Pavements Minimum Measure: Post Construction Stormwater Management in New Development and Redevelopment Subcategory: Infiltration*. Dec. 2021.

Chapter 9: Implementation Plan

1. Future Land Use Plan and Map
2. Implementation Matrix
 - ✓ Goals and Objectives from Chapter 3, along with strategies that are prioritized, have a time frame, and responsible parties
3. Zoning Plan and Potential Zoning Considerations





Next Steps

MCKENNA

Next Steps and Proposed Adoption Schedule

Consider joint meeting after required 63-day comment period to simplify the adoption process.

January 2026 Planning Commission meeting	<ul style="list-style-type: none"> Discuss complete draft Master Plan PC recommended City Council distribute per Michigan Planning Enabling Act requirements.
February 2026 City Council meeting	<ul style="list-style-type: none"> City Council considers distributing per Michigan Planning Enabling Act requirements (for review by required entities – neighboring jurisdictions, Oakland County, SEMCOG, etc.) 63-day comment period commences upon distribution
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May 2026 CC Meeting	<ul style="list-style-type: none"> Council adopts plan.
June 2026 → ???	<ul style="list-style-type: none"> Implement plan!

Draft 2026 City Planning and Development Work Plan includes high priority items in the Master Plan Draft Implementation Matrix



Questions?

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The background of the entire page is a solid blue color with a subtle, light-colored topographic map pattern. The map lines are irregular and wavy, creating a sense of depth and terrain. The lines are more densely packed in some areas and more spread out in others, typical of contour lines on a map.

City of Keego Harbor, MI

Master Plan Update 2025

Draft · February 11, 2026

Acknowledgements

City Council

Joel Ross Mayor
Robert Kalman Mayor Pro-Tem
John Fletcher Council Member
Ronnie Dahl Council Member
Cristina Elsen Council Member
Theresa Shimansky Council Member (through November 2025)

Planning Commission

Joel Yoder Chairperson
Corine Streng Vice Chairperson
Gino Santia Secretary
Kevin Douglass Commissioner
David Emerling Commissioner
Karen Meabrod Commissioner
Cristina Elsen City Council Liaison
Theresa Shimansky City Council Liaison (through November 2025)

City Administration

Tammy Neeb City Manager and City Clerk
Stacy Goodall Deputy City Clerk
Wendy Clufetos Building Department Clerk

Master Plan Update 2025

DRAFT—February 11, 2026

Adopted by the Keego Harbor City Council on MONTH DAY, YEAR

Prepared by



235 E. Main Street, Suite 105
Northville, MI 48167
mcka.com

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Executive Summary

The City of Keego Harbor is embarking on an exciting new chapter with the development of its updated Master Plan, a roadmap designed to guide the community's growth and development over the coming decades. As Keego Harbor evolves, the Master Plan will serve as a blueprint for making thoughtful, strategic decisions about land use, housing, transportation, and economic development. This plan is driven by a commitment to creating a vibrant, resilient, and inclusive community, that celebrates Keego Harbor's unique assets and supports the needs of all residents.

Throughout the engagement process, stakeholders expressed that Keego Harbor has a unique mix of access to natural resources, high-quality housing, and ample opportunity for commercial development, making Keego Harbor an exciting place to live. However, there is still room for improvements. Stakeholders noted concerns about commercial vacancy, the lack of public access to the waterfront, and ensuring that housing opportunities are available for households of all types and sizes. There is a desire for robust redevelopment, increased community gathering space, and a more diverse mixture of housing types.

This Plan lays the foundation to realize these desires in the following chapters:

Housing and Neighborhoods

Supporting housing opportunities for all income levels and household types that are sensitive to Keego Harbor's existing small lot sizes, floodplain areas, and narrow streets. Connecting existing residents with opportunities to repair and improve their homes.

Economic Development

Ensure development standards that ease the reoccupancy process while developing a strong business mix and promoting improvements for aging existing commercial buildings. Encourage the redevelopment of vacant and underutilized commercial properties in the City.

Transportation and Mobility

Improve walkability in Keego Harbor's commercial corridors. Develop a transportation system that promotes safety for both non-motorized and motorized transportation users.

Public Infrastructure, Facilities, and Services

Maintain the City's park network as an asset for all Keego Harbor neighborhoods. Offer recreational opportunities that are inclusive of the needs of all residents. Continue to offer high-quality police and public works.

Natural Resources and Environment

Increase public access to the waterfront. Encourage green infrastructure interventions that provide natural solutions to flooding issues in the City, especially along the Dollar Lake Canal. Enhance the City's ability to withstand the impacts of climate change.

01

Introduction

About the Plan

Per the Michigan Planning Enabling Act (MPEA), a Master Plan must address land use and infrastructure issues, and all planning related elements that may be pertinent for the development of that community. In 2024, the MPEA was amended to require that local Master Plans also include a housing element. Such review, analysis, and projections may extend 10–20 years or more into the future. The Act requires that all zoning ordinances are based on a plan; the Master Plan therefore serves as the basis for zoning regulations to ensure that land use reflects the needs and priorities of the current and future population in Keego Harbor. In this way, the Master Plan offers guidance and promotes certainty and coordination among City leaders, residents, developers looking to make public investments in projects, programs, and policies that inform Keego Harbor’s future. To support the process of updating the Master Plan to plan for the housing, transportation, and economic development needs of the City moving forward, Keego Harbor received a \$50,000 grant through the Michigan State Housing Development Authority’s Housing Readiness Incentive Grant Program.

A User’s Guide

A Master Plan is used as a guide to address land use decisions in Keego Harbor. The following matrix lists the major instances in which the plan should be used to guide these important decisions.

Table 1.1 Using Your Master Plan

WHEN TO USE THE MASTER PLAN	HOW TO USE THE MASTER PLAN				
	Data Reference	Setting Budget Priorities	Evaluating Land Uses	As Design Guidelines	Defense of Zoning Decisions
Rezoning	<ul style="list-style-type: none"> Check proposed use for compatibility with existing land uses around site. Check classification of roads serving site Check goals, objectives and actions related to site or area e.g. downtown. Are community facilities serving the site adequate? 		Is the proposed use consistent with future use of site and area on future land use map?		Does data, future land use map and goals, objectives and actions support zoning of site?
Zoning Ordinance Text Amendment			What implications does the amendment have on future land use and goals, objectives and actions?		Does data, future land use map and goals, objectives and actions support zoning text change? (e.g. required site improvements or standards.)

WHEN TO USE THE MASTER PLAN	HOW TO USE THE MASTER PLAN				
	Data Reference	Setting Budget Priorities	Evaluating Land Uses	As Design Guidelines	Defense of Zoning Decisions
Special Land Use and Site Plan Review	<ul style="list-style-type: none"> Does data in plan support the need for the use? Is proposed use compatible with surrounding existing uses? 		Is the use appropriate for the area based on goals, objectives and actions in the plan?	Check standards for the proposed use or surrounding area, e.g. paths, landscaping, corridor improvements that should be conditions of approval.	Does data, future land use map and goals, objectives and actions support conditions of special approval or site plan approval?
Capital Improvement Program	<ul style="list-style-type: none"> Check inventory of public facilities and demographic data for support of proposed projects. 	Are projects, expenditures, and priorities supported by goals, objectives and actions, or discussed elsewhere in plan?			
Special Programs: Economic Development; Parks, Trails, and Gateway Improvements; Etc.	<ul style="list-style-type: none"> Check inventory of public facilities. Use demographic data. Use economic data. Check description of funding sources. 		Are proposed improvements consistent with priorities in goals, objectives and actions?	Does project design/location conform to this Master Plan and other relevant adopted plans?	
Preparing Grant Applications	<ul style="list-style-type: none"> Use data and other descriptive information in preparing support documentation for grant request. 	Are projects, expenditures, and priorities supported by goals, objectives and actions, or discussed elsewhere in plan?			

Context and Location

History

Keego Harbor is on land located along the many shoreline trails where Native Americans, attracted to the natural beauty and bountiful lakes, enjoyed hunting and fishing. The first non-native residents came to the area around 1825–1830. These brave settlers, along with their families, were farmers, tradesmen, fishermen, domestic workers, and merchants. Prominent people from Pontiac also bought up large parcels of land along Cass Lake to farm and use for vacation homes.

In the 1890s the Detroit Urban Railway built a trolley line that ran from the City of Detroit to Pontiac, then to Farmington—all by way of the cities of Sylvan Lake and Keego Harbor. With a trolley stop located within the community, opportunities opened for Keego Harbor—allowed local merchants to provide transportation of goods and services, brought vacationers to enjoy the lakes, and helped grow the community from summer cottages to permanent homes. The trolley operated for many years, with Keego Harbor benefiting from its newfound accessibility, local commercial businesses and the residential community began to proliferate. Joseph E. Sawyer, a Pontiac lawyer and real estate tycoon, had his eye on the area for residential development as early as 1899. He bought and platted property on both sides of Orchard Lake and, by 1912, had dredged a canal from Dollar Lake to Cass Lake and declared that Dollar Lake was the harbor. Sawyer used the word “keego”, (meaning “fish” in Ojibwa) from the Longfellow Poem, Song of Hiawatha, and named the area, Keego Harbor.

In 1914, Keego Harbor’s first school was built, with Sawyer donating the land and the new school board funding the building. Then in 1926, the first Fire Department was organized. Those early years saw Keego Harbor grow in population and commerce.

Before the community now known as Keego Harbor became a city, it was part of West Bloomfield Township. On March 25, 1955, a Charter was approved by Governor G. Mennen Williams, which established Keego Harbor as a city governed by a five-member council (City Council) and removed it from the jurisdiction of West Bloomfield Township.

To guide and efficiently promote growth and responsible land use development within the City, on February 21, 1961, the City Council formally established the Planning Commission with that as their primary objective.



Photo Source: Greater West Bloomfield Historical Society



Photo Source: Greater West Bloomfield Historical Society

Figure 1.1 Orchard Lake Road looking east, date unknown. A car bridge over the canal from Cass Lake to Dollar Lake, circa 1920 to 1930.

Local Government

As discussed in the previous section, the City of Keego Harbor drafted its own City Charter after authorization from the City’s electors to remove itself from the jurisdiction of West Bloomfield Township. The Charter was approved by Governor G. Mennen Williams, on March 25, 1955.

The Charter provides for the creation of a local governing body consisting of five members known as the Council. Council members are elected by the residents of the City for a term of three years, and annually, the Council selects two of its members, one to serve as the City’s Mayor and one its Mayor Pro-Tem.

The Council is the legislative body responsible for overseeing the welfare of the City and its residents. Powers conferred upon the Council include the adoption of codes and ordinances; control and regulation of the use of streets and alleys; issuance of bonds to finance City improvements; maintenance of the park and recreation system; procurement of municipal water and sewer services; and the provision of police and fire protection. The Council also confirms citizen volunteers to a number of boards and commissions.

As per the City Charter, the City Council appoints the members of the City Planning Commission. Amongst their other duties, the Planning Commission acts upon problems affecting the growth and development of the community and effectuates the implementation of a Master Land Use Plan for the City once it is adopted. The citizens of Keego Harbor remain actively engaged in the planning and governing process of the City and step up to serve on this important commission



Photo Source: Greater West Bloomfield Historical Society

Figure 1.2 Keego Harbor Firemen, date unknown.

Overview: The Planning and Public Engagement Process

A strong Master Plan requires a comprehensive planning and public engagement process to ensure the Plan reflects the community’s strengths, accurately captures its challenges, and creates a collective vision for the future. The Keego Harbor Master Plan involved a community engagement process that worked to engage all residents, business owners, and other stakeholders. Community engagement results relating to Housing and Neighborhoods, Economic Development, and other planning topics are included in their respective chapters.



Community Workshop

On April 29, 2025, McKenna facilitated an open-house style public engagement visioning session at the Santia Banquet Center. For this event, poster boards were placed throughout the hall for attendees to interact with and contribute to. McKenna consultants were posted throughout the room, providing context and answering any questions from the attendees. As attendees reviewed the boards, they were encouraged to provide their feedback on sticky notes and discuss their thoughts. This community engagement event allowed residents and stakeholders to share ideas and collaborate on the future of Keego Harbor.

The information gathered from this event helped identify priority redevelopment locations, preferred housing types, and streetscape improvements desired by residents. These takeaways are provided throughout the Plan to validate the planning strategies recommended by this Plan.

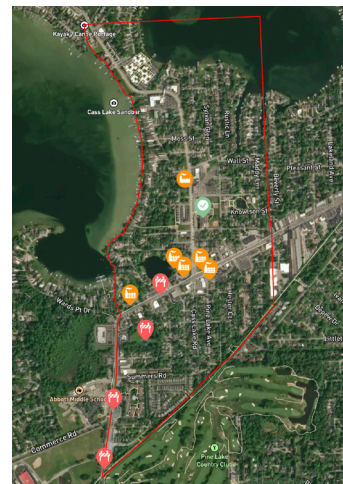


Figure 1.3 The online comment map provided an opportunity to call out specific locations that contributed to the current community character and highlight potential redevelopment sites.

Community Survey

Between March 2025 and May 2025, the Keego Harbor Master Plan Community Survey was available for people to provide their feedback, ideas, and comments on housing, economic development, transportation, and other planning considerations for Keego Harbor. The survey was available digitally with hard copies available at City Hall. Additionally, McKenna hosted an online comment map where people could identify specific locations in the City that are assets, have challenges, or represent a redevelopment opportunity.

In total, the City received 109 survey responses. The City also received 12 comments on the comment map from five different contributors. The responses gathered from this survey and comment map directly informed the vision, goals, and objectives in this Plan.

Vision for Keego Harbor in 2050

Throughout the Master Plan process, residents, business owners, City staff, and other stakeholders highlighted Keego Harbor’s lake access, quiet neighborhoods, and tight-knit community feel as important characteristics of life in Keego Harbor that should be protected and promoted through the Master Plan. Understanding this, Keego Harbor developed the following vision statement to guide this Master Plan:

“The City of Keego Harbor will continue to evolve as a compact collection of neighborhoods with a balance of residential, office, commercial, and public uses. The City will enhance its unique identity as a lakeside community with historic neighborhoods and ample recreational amenities by promoting development that emphasizes community connection through pedestrian-friendly roads and crossings, well-maintained sidewalks and paths, and beautified, environmentally sensitive streetscapes that provide space for motorized and non-motorized transportation.”

Postcards from the Future

At the Community Workshop, attendees were asked to write a “postcard to the future”, describing a Vision for Keego Harbor in 2050. Below includes select “postcards” that contributed to the development of Keego Harbor’s vision for 2050.



02

Keego Harbor Today

Creating a strong vision for the future of Keego Harbor requires knowledge of past and current data and trends. The following chapter outlines demographic and current land use trends in Keego Harbor, identifying existing planning concerns that add context to the vision, goals, objectives, and strategies outlined in this Master Plan.

Community Profile

Introduction

Demographics analysis provides important insights into the past and present makeup of Keego Harbor residents, and who is expected to live in Keego Harbor in the future. The data is important, as different demographic groups have different planning needs. For example, young families may require different types of housing, transportation, and services than retirees. Understanding the demographics of the community will allow Keego Harbor to identify planning strategies to support the needs of all residents.

Population Trends and Projections

Examining past and future projected populations can help a city determine if their existing infrastructure is adequate to support current and future residents. [Table 2.1](#) shows how population has changed in Keego Harbor and surrounding communities between 1990 and 2023 and projects the expected population in 2050.

Table 2.1 Population and Projections, City of Keego Harbor and Surrounding Communities, 1990–2050

MUNICIPALITY	1990	2000	2010	2020	2023	PROJECTED CHANGE 2023–2050		
						PROJECTED 2050	Number	Percent
City of Keego Harbor	2,932	2,769	2,970	2,764	2,747	2,940	193	7.03%
City of Orchard Lake Village	2,286	2,215	2,375	2,238	2,298	2,287	-11	-0.48%
City of Sylvan Lake	1,884	1,735	1,720	1,723	1,672	1,829	157	9.39%
City of Pontiac	71,166	66,337	59,515	61,606	61,914	65,595	3,681	5.95%
City of Bloomfield Hills	4,288	3,940	3,869	4,460	4,412	4,802	390	8.84%
Waterford Township	66,692	73,150	71,707	70,565	69,394	74,588	5,194	7.48%
West Bloomfield Township	54,516	64,860	64,690	65,888	65,123	68,402	3,279	5.04%
Commerce Township	26,955	34,764	40,186	43,058	43,378	43,454	76	0.18%

Source: US Decennial Census, 1990, 2000, 2010, 2020; US Census American Community Survey 2023 5-year Estimates; SEMCOG Community Profile 2050 Projections

The City of Keego Harbor has remained relatively steady between 1990 and 2023, with some fluctuations in population growth and decline approaching 10% of the population. By 2050, Keego Harbor is expecting to see population growth of over 7% from 2023, approaching the City’s population in 2010. Considering projected population is expected to be slightly less than the City’s population in 2010, Keego Harbor likely has the utility and public service capacity to accommodate this population. However, further analysis may need to be done to determine if existing housing and commercial development are sufficient to meet the needs of a growing population.

Age

Knowing how the age of Keego Harbor’s population is changing provides several takeaways for planning in the City, including the types of housing, transportation, and public services residents may demand over the next 20 years. [Table 2.2](#) shows the age of Keego Harbor’s population in 2018 and 2023.

Table 2.2 Age of Population, City of Keego Harbor, 2023

AGE	2018	2023	CHANGE 2018–2023	
			Number	Percent
Under 5 years	213	181	-32	-15.0%
5 to 9 years	126	180	54	42.9%
10 to 14 years	130	166	36	27.7%
15 to 19 years	87	86	-1	-1.1%
20 to 24 years	178	214	36	20.2%
25 to 29 years	320	221	-99	-30.9%
30 to 34 years	287	127	-160	-55.7%
35 to 39 years	344	129	-215	-62.5%
40 to 44 years	239	250	11	4.6%
45 to 49 years	196	104	-92	-46.9%
50 to 54 years	180	166	-14	-7.8%
55 to 59 years	239	174	-65	-27.2%
60 to 64 years	265	307	42	15.8%
65 to 69 years	148	178	30	20.3%
70 to 74 years	43	42	-1	-2.3%
75 to 79 years	68	67	-1	-1.5%
80 to 84 years	69	121	52	75.4%
85 years and over	64	34	-30	-46.9%
Median age (years)	37.2	41.4	3.9	—

Source: US Census American Community Survey 2018, 2023 5-year Estimates

In the past five years, Keego Harbor has experienced demographic shifts that indicate an aging population. Keego Harbor is losing population age 25 to 39, which represents the age bracket that is most likely to begin starting a family. Attracting those in their family-forming years can help the City maintain its population over the long term as elderly residents pass away.

Meanwhile, the population of school-age children aged 5 to 14 and seniors between 60 and 69 years old and 80 to 84 years old has grown. For housing, this may indicate that the City should identify aging-in-place strategies, like providing or referring seniors to assistance to make accessibility upgrades to their homes, that support an aging population. To support Keego Harbor’s growing school age population, Keego Harbor could support regulatory or procedural incentives to promote better access to childcare, such as relaxing zoning and local licensing requirements for childcare facilities. These policies may also attract more people in their family-forming years by improving access to childcare.

Race

Understanding race and ethnicity demographics will continue to allow Keego Harbor to better plan to address disparities in access to resources and opportunities among different racial and ethnic groups and promote inclusive decision-making processes and policies. Understanding the unique needs and challenges faced by various racial groups enables tailored strategies to effectively address them, fostering diversity, inclusion, and community cohesion. **Table 2.3** provides racial composition data for Keego Harbor in 2023.

Table 2.3 Racial Composition in Keego Harbor, 2023

	CITY OF KEEGO HARBOR		OAKLAND COUNTY	
	Number	Percent	Number	Percent
One Race	2,520	91.7%	1,189,113	93.5%
White	2,252	82.0%	897,702	70.6%
Black or African American	189	6.9%	165,635	13.0%
American Indian and Alaska Native	0	0.0%	1,932	0.2%
Asian	48	1.7%	104,287	8.2%
Native Hawaiian and Other Pacific Islander	0	0.0%	420	0.0%
Some Other Race	31	1.1%	19,137	1.5%
Two or More Races	227	8.3%	83,181	6.5%

Source: US Census American Community Survey, 2023 5-year Estimates

Keego Harbor is less racially diverse than Oakland County as a whole. 82.0% of residents are white, 6.9% of residents are Black or African American, and 8.3% of residents are two or more races.

Education & Earnings

Education and earnings provide important information for the City as they set goals and aspirations for the City. This data can help the City determine the types of housing that may be in greatest demand, the types of services residents may be looking for, and the level of transportation services they may require, among other needs. **Table 2.4** shows annual household incomes for Keego Harbor in 2023.

Table 2.4 Annual Household Income, City of Keego Harbor, 2023

HOUSEHOLD INCOME	NUMBER OF HOUSEHOLDS	PERCENT
Less than \$10,000	62	4.8%
\$10,000 to \$14,999	38	2.9%
\$15,000 to \$24,999	92	7.1%
\$25,000 to \$34,999	132	10.2%
\$35,000 to \$49,999	122	9.4%
\$50,000 to \$74,999	276	21.2%
\$75,000 to \$99,999	213	16.4%
\$100,000 to \$149,999	184	14.2%
\$150,000 to \$199,999	42	3.2%
\$200,000 or more	139	10.7%
Median household income	\$70,185	—

Source: US Census American Community Survey 2018, 2023 5-year Estimates

Keego Harbor has a diversity of income levels among its residents. The largest proportion of households make between \$50,000 and \$74,999 (21.2%). Another 16.4% of households make between \$75,000 and \$99,999 annually. 25% of Keego Harbor households make less than \$35,000 per year. The diversity of income levels corresponded to a median household income of \$70,185. This is over \$25,000 less than the median household income of the entirety of Oakland County of \$95,296. This data suggests that Keego Harbor should pursue opportunities for housing, transportation, and recreation accessible for all income levels. Prices of existing housing stock should be compared to these income levels to ensure that there are attainable housing options available for all income levels.

Table 2.5 Changes in Median Household and Per Capita Income, City of Keego Harbor, 2010–2023

INCOME (IN 2023 DOLLARS)	2010	2023	CHANGE 2010–2023	PERCENT CHANGE 2010–2023
Median Household Income	\$70,090	\$70,185	\$95	0.1%
Per Capita Income	\$38,194	\$41,854	\$3,660	9.6%

Source: US Census American Community Survey, 2010 and 2023 5-year Estimates

Median household income has remained relatively stable between 2010 and 2023. However, per capita income, or per-person income, has increased by 9.6% over the same period. This could be the result of decreasing household sizes. While individual workers are making more money today than they did in 2010, fewer household members may mean that the median household income did not increase. Data on household size changes in Keego Harbor are analyzed in [Chapter 4](#).

In addition to annual median and per capita household incomes themselves, the educational attainment within a community is a strong economic indicator, as higher education can increase the number and types of jobs available to residents. [Table 2.6](#) shows the educational attainment of those aged 25 years and over in Keego Harbor.

Table 2.6 Educational Attainment, City of Keego Harbor, 2023

	NUMBER	PERCENT
Population 25 years and over	1,920	100%
Less than 9th grade	32	1.7%
9th to 12th grade, no diploma	21	1.1%
High school graduate (includes equivalency)	372	19.4%
Some college, no degree	456	23.8%
Associate’s degree	229	11.9%
Bachelor’s degree	555	28.9%
Graduate or professional degree	255	13.3%
High school graduate or higher	1,867	97.2%
Bachelor’s degree or higher	810	42.2%

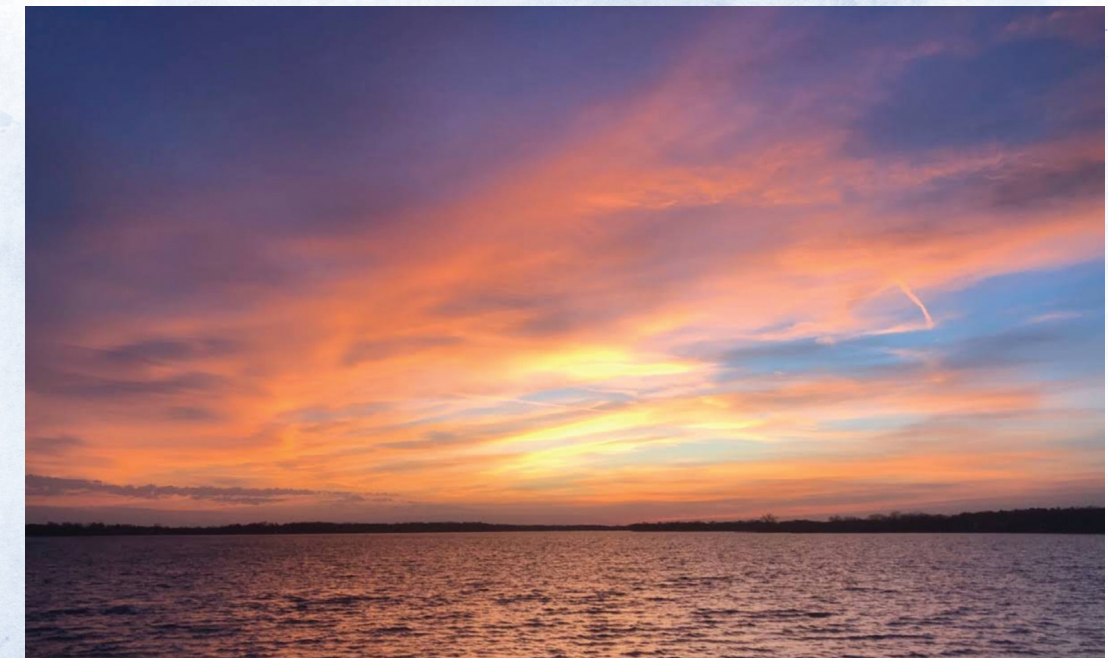
Source: US Census American Community Survey, 2023 5-year Estimates

Keego Harbor experiences high educational attainment. 28.9% of the population has obtained a bachelor’s degree, slightly higher than the rate for Oakland County of 28.4%. 97.2% of Keego Harbor residents are high school graduates or higher. This level of educational attainment can open up higher-paying jobs and other economic opportunities for Keego Harbor residents.

Summary

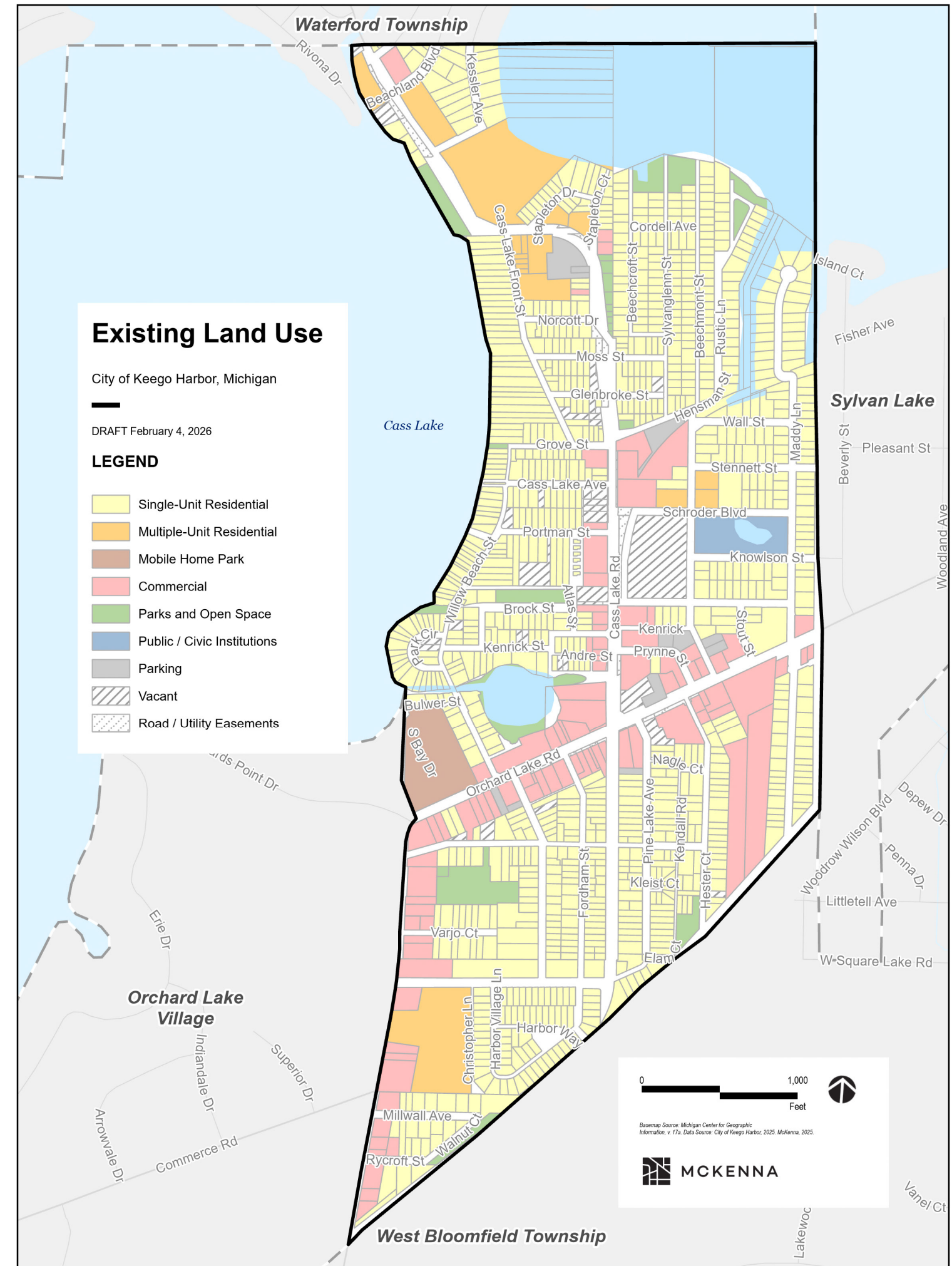
Based on this demographic analysis, the City can identify the following key takeaways:

- Keego Harbor has experienced some population decline between 1990 and 2023. However, SEMCOG projects that Keego Harbor’s population will return to its 1990 count by 2050. Maintaining existing infrastructure and public services as Keego Harbor returns to previous population levels can help support new Keego Harbor residents.
- Keego Harbor’s population is aging. The median age has increased by 3.9 years of age over the past five years. As a result, Keego Harbor may want to invest in strategies to support aging-in-place.
- Keego Harbor has diverse income levels within the City. As a result, attainable housing for all income levels, improved transportation access, and connecting residents to economic development and employment services are strong goals for the City to pursue.



Existing Conditions: Land Use

Existing land use describes how a piece of land is currently being used. This differs from its zoning classification—while a piece of land may be zoned for commercial use, the existing land use may not currently fit its zoning classification. Existing land use was determined by combining community knowledge with an analysis of recent aerial photographs to develop a comprehensive map showing how land use being used. **Map 2.1** shows the existing land use in Keego Harbor.



While the Existing Land Use map provides a visual of how land is being used in Keego Harbor, providing the percentage of land that is used by each land use classification can provide illuminating information. [Table 2.7](#) provides a breakdown of the percentage of land being used for each land use classification.

Table 2.7 Breakdown of Existing Land Use

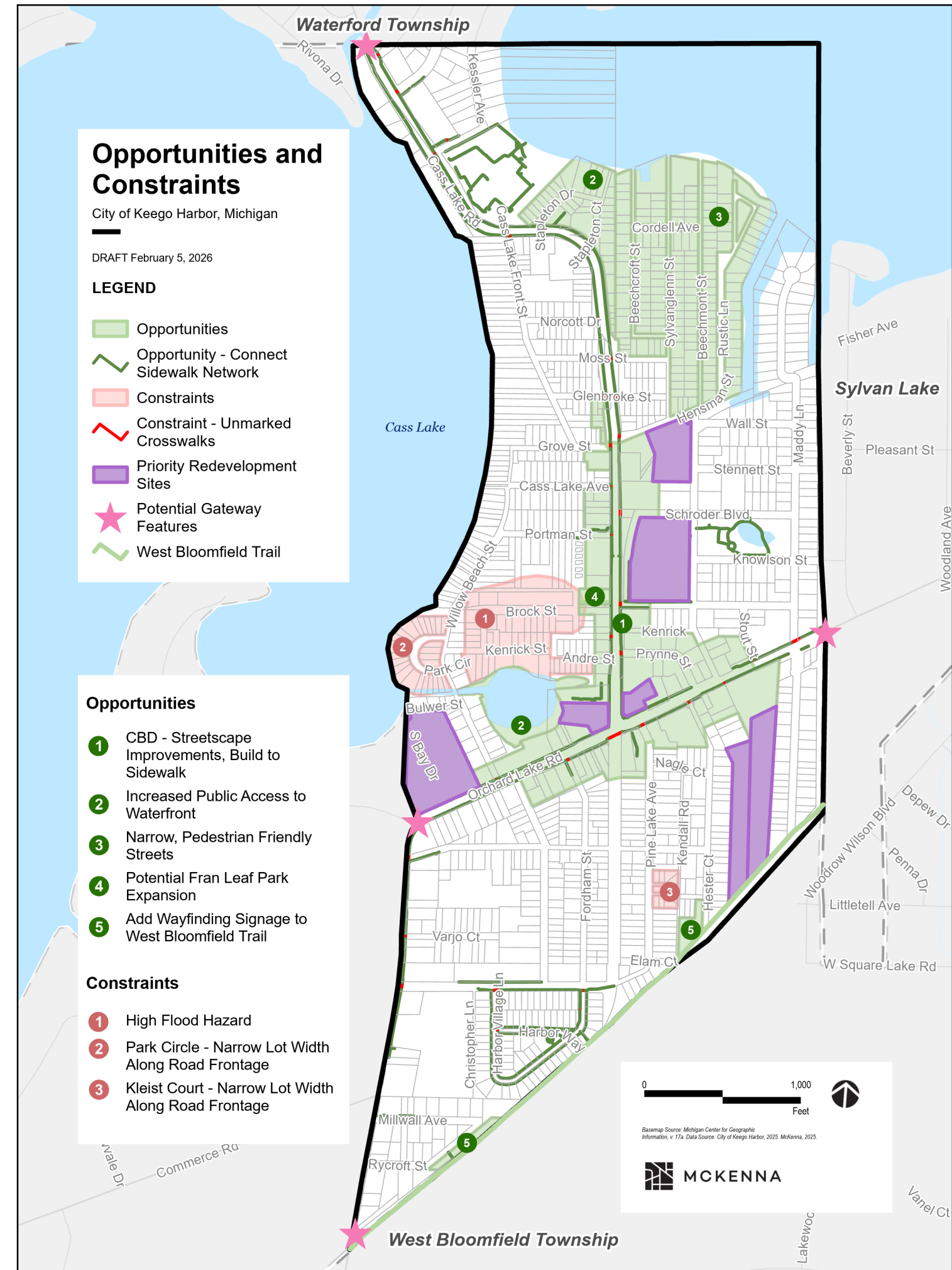
EXISTING LAND USE CATEGORY	NUMBER OF ACRES USED	PERCENTAGE OF LAND USED
Single-Unit Residential	200.42	65.8%
Multiple-Unit Residential	25.87	8.49%
Mobile Home Park	4.96	1.63%
Commercial	39.62	13.01%
Parks and Open Space	14.06	4.62%
Public and Civic Institutions	3.29	1.08%
Parking	3.72	1.22%
Vacant	10.55	3.46%
Road / Utility Easements	2.05	0.67%

Source: McKenna Calculations, 2025

Like many communities throughout Michigan, the majority of Keego Harbor’s land is used for single-unit homes. 13.01% of Keego Harbor’s land is being used for commercial activity. While this category mostly includes restaurants, services, and retail, more intensive commercial activity such as the Mobil Gas Station and Shecter Landscaping also takes place in these areas. 14.27 acres, or 4.68%, of land is either vacant or being used solely for parking. This land could be more efficiently used by adding housing, commercial, or mixed-uses, representing an opportunity to achieve the City’s development goals and create a more vibrant Keego Harbor.

Opportunities and Constraints

Planning for the future requires an understanding of the existing features in the City that have an opportunity to be enhanced, and constraints that cause challenges for future improvements. [Map 2.2](#) illustrates existing opportunities and constraints in Keego Harbor.



Keego Harbor has several opportunities that can be built upon. First, Keego Harbor’s Central Business District offers several opportunities. With the adoption of the Village Overlay District, redevelopment in the Central Business District can be built closer to the street, enhance the pedestrian environment through wider sidewalks, and introduce a more diverse business mix in the corridor. Second, developing a public park and boardwalk along Dollar Lake can increase the amount of public waterfront access and create a new community amenity that attracts visitors from around the region. Third, some neighborhoods offer narrow, pedestrian friendly streets that ease the ability of residents to walk around their neighborhoods. Fourth, Keego Harbor could pursue an expansion of Fran Leaf Park to the adjacent vacant parcel across Atlas Street as depicted in the 2021 Cass Lake Road Village Plan and the 2025 Amended TIF and Development Plan, which would connect Fran Leaf Park to the greater Cass Lake Road corridor. Keego Harbor also has an opportunity to expand the sidewalk network by connecting disjointed portions of the sidewalk network together.

However, several constraints may cause difficulties for planning improvements in the City. First, a significant flood hazard area exists north of Dollar Lake, threatening residential neighborhoods in the area. These flood hazard areas are also depicted in the Flood Hazard map in [Chapter 8](#). Second, some neighborhoods, such as the Park Circle neighborhood and the Kleist Court neighborhood, have very narrow lot frontages along the roadway, which can complicate the process of renovating or improving existing homes on these nonconforming lots. The City may consider amending the Zoning Ordinance to create particular standards for these lots. Finally, most crossings in the City are unmarked, reducing pedestrian safety throughout the City. Painting marked crosswalks removes this constraint on the pedestrian environment.

Key Changes and Challenges

Major Changes Since the 2018 Plan Update

CLOSURE OF ROOSEVELT SCHOOL

The Roosevelt School, an elementary school and historic building owned by the West Bloomfield School District, was closed in 2022. Demolition began on the building in December 2025. Redevelopment of this site will be an important part of the City’s future. A vision for this site as a mixed-use and community space is illustrated in [Chapter 5](#).



CLOSURE OF RITE AID

Additionally, in 2024, as part of Rite Aid’s closure of stores throughout Michigan, the Rite Aid location at 3000 Orchard Lake Road closed permanently. This commercial site is important for the development of Keego Harbor, as it is at the corner of the main Orchard Lake Road and Cass Lake Road corridors. It is also included as a priority redevelopment site in [Chapter 5](#).



Key Challenges

COMMERCIAL VACANCY

Keego Harbor is home to several strip shopping centers, many which have partial vacancies. Some of these strip centers have fallen into a state of disrepair. Furthermore, as strip-style commercial development has fallen out of favor as more walkable, traditional forms of commercial development became more desirable, the City may observe less demand from commercial tenants for these strip centers.



Figure 2.1 A “For Sale or Lease” sign in front of a vacant commercial building in Keego Harbor.

WALKABILITY

Throughout the community engagement process, residents have expressed a desire for a walkable commercial corridor and neighborhoods. However, the current character of the City’s commercial corridors and neighborhoods does not allow for the walkable environment Keego Harbor is striving to achieve. Key challenges that inhibit walkability include a lack of a buffer between the sidewalk and Orchard Lake and Cass Lake Roads, ongoing sidewalk repair issues, and limited marked street crossings.

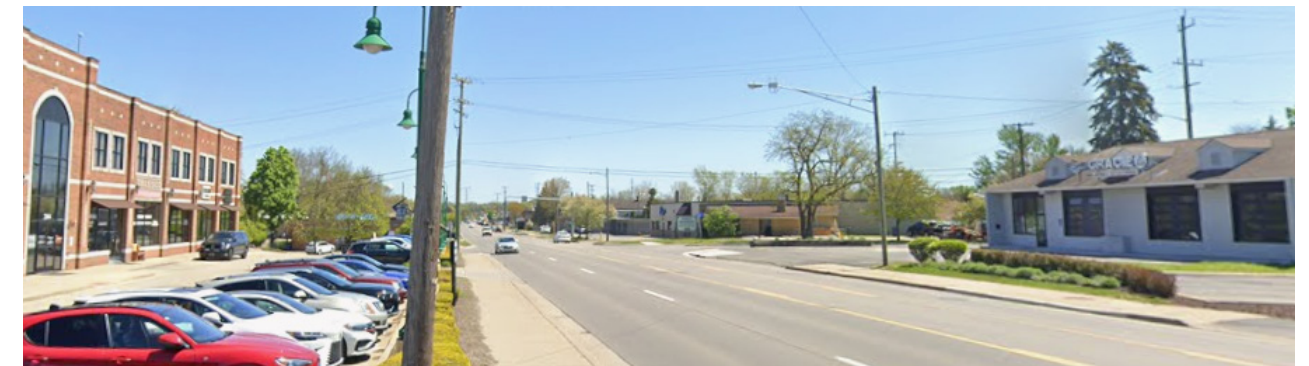


Figure 2.2 While sidewalks currently exist along both Orchard Lake Road and Cass Lake Road, some sections of sidewalk are not buffered from the road or are in need of repair, reducing safety in Keego Harbor’s pedestrian environment.

PUBLIC WATERFRONT ACCESS

While Keego Harbor is home to several water resources, including Cass Lake, Sylvan Lake, and Dollar Lake, there is little public access to its waterfront. There are two public swim sites on Cass Lake at the intersection of Willow Beach and Grove Street and on Willow Beach Street north of Kenrick Street. However, these swim sites offer little beach frontage, with the Grove Street site having 33 feet of beach frontage and the Willow Beach site hosting 46 feet of beach frontage. Keego Harbor also offers a boat launch on Dollar Lake. However, there is no public beach frontage and only three to four public parking spaces.



Figure 2.3 The Willow Beach Street Swim Site located on Willow Beach Street north of Kenrick Street is one of three public access points to the waterfront. These sites offer very little frontage along the water, as demonstrated in the picture above.



03

Community Goals and Objectives

The purpose of the Master Plan is to serve as a guide for City officials, residents, and landowners in making future land use decisions, as well as bringing the future vision for Keego Harbor to life. As such, an overall vision for the community must be identified. During the planning process, a public workshop, community survey, and a survey of Planning Commissioners and City Councilpersons were conducted to ensure that the vision, goals, and objectives of the Master Plan reflect the vision of City residents, representatives, and property owners.

Goals are general in nature and as related to community planning, are statements of ideals toward which the City wishes to strive. Goals also express a consensus of community direction to public and private agencies, groups and individuals. Goals are long-range considerations that should guide the development of specific objectives.

Objectives are a means to achieve the overall goals of the Plan. Objectives take the form of more measurable standards or identify the methods in which the goals of the plan may be realized. In some instances, they are specific statements which can be readily translated into detailed design proposals or action recommendations.

Together, the following goals and objectives provide the foundation of the Master Plan and a framework for future implementation strategies. The Implementation Plan in **Chapter 9** provides in-depth strategies and potential partnerships to help achieve this vision and these goals and objectives.



Vision Statement

The City of Keego Harbor will continue to evolve as a compact collection of neighborhoods with a balance of residential, office, commercial, and public uses. The City will enhance its unique identity as a lakeside community with historic neighborhoods and ample recreational amenities by promoting development that emphasizes community connection through pedestrian-friendly roads and crossings, well-maintained sidewalks and paths, and beautified, environmentally sensitive streetscapes that provide space for motorized and non-motorized transportation.

Housing and Neighborhoods

Goal #1

The City’s neighborhoods will continue to be dominated by quality traditional style single-family homes designed to fit on the range of existing platted lots within the City. The City’s waterfront residential lots will be developed in a manner that ensures adequate light and ventilation while recognizing the value of waterfront real estate. The City will continue to develop and maintain a range of housing types including townhomes and apartments that are designed to be compatible with the predominant single-family character of the community.

OBJECTIVES

- 1.1 Improve living amenities in all residential neighborhoods through high standards of housing design construction and access to usable and convenient parks. Continue to decrease the amount of visual clutter in front yards and encourage city-wide plantings and beautification efforts.
- 1.2 Develop clear and reasonable zoning standards to ensure that residential redevelopment occurs in a manner that is consistent with the platted lots sizes within the City and the traditional character of the existing homes within the City.
- 1.3 Continually monitor and encourage reinvestment in single-family homes, especially in blighted and lower income owner-occupied areas.
- 1.4 Continue to administer the City’s property maintenance code and rental registration program. Identify opportunities to offer or connect residents with assisted housing rehabilitation programs.
- 1.5 Protect all neighborhood areas from disruptive through traffic that should be directed onto collector and arterial roads.
- 1.6 Support affordable housing opportunities that are consistent with market conditions.
- 1.7 Promote single-family residential developments that preserve scenic views and vistas.
- 1.8 Encourage infill residential development that is architecturally compatible with existing residential structures.

Goal #2

The City will encourage additional housing opportunities that add vibrancy to the Central Business District and Keego Harbor as a whole by supporting mixed-use development and residential development on upper-stories of commercial buildings, and by identifying areas for higher-density housing development that still maintains the character of existing residential development in Keego Harbor, such as cottage court developments.

OBJECTIVES

- 2.1 Continue to support upper story residential development in commercial districts while expanding allowable residential uses in residential districts.
- 2.2 Collaborate with organizations like the Michigan State Housing Development Authority (MSHDA) and the Michigan Economic Development Corporation (MEDC) on future residential and mixed-use developments to identify financial incentives for developers.

Economic Development

Goal #1

Keego Harbor will continue to preserve and enhance the Central Business District as the center of neighborhood commercial and entertainment activities. The City will establish and maintain appropriate areas for small-scale neighborhood commercial uses that serve the needs of surrounding residential areas.

OBJECTIVES

- 1.1 Encourage a variety of mixed-use development and redevelopment in the Central Business District that is consistent with the scale and character of surrounding uses.
- 1.2 Enhance the appearance of the entire Cass Lake Road and Orchard Lake Road corridor through development of unified streetscape improvements and site improvement standards.
- 1.3 Direct incompatible vehicular-intensive commercial uses to appropriate areas outside of the historic Central Business District.
- 1.4 Assure comprehensive control over the location of commercial/office land uses through the use of zoning regulations and site plan review requirements.
- 1.5 Maintain high standards of site design for all commercial and office uses, including frontage beautification, buffering devices, landscaping, walkway linkages, controlled vehicular access, stormwater management, and attractive signage—all of which will promote long-term commercial stability.
- 1.6 Provide incentives and flexible mechanisms for commercial tenants and owners to upgrade existing commercial sites.
- 1.7 Support the development of public parking on publicly owned property.
- 1.8 Design and construct gateways (i.e., signs, monuments, landscaping) at strategic locations to mark the arrival into the City and planned business districts.



Transportation and Mobility

Goal # 1

Maintain a safe, efficient transportation and circulation system which minimizes conflicts among transportation users, promotes accessibility throughout the community, and accommodates the circulation needs of pedestrians within the City.

OBJECTIVES

- 1.1 Reduce the negative physical and psychological impacts of major thoroughfares cutting through the community through unified streetscapes, adequate street crossings, and smooth traffic flow.
- 1.2 Utilize and maintain safe pedestrian walkways, where possible, to link various land use types such as shopping and offices to residential areas, parks, and community activity centers.
- 1.3 Carefully use the site plan provisions of the zoning ordinance during the review of development plans to assure minimum traffic conflicts, adequate parking and loading areas, adequate on-site pedestrian circulation, proper signage, and reduced motorist confusion resulting from clutter.
- 1.4 Limit residential streets to local traffic, excluding through traffic as much as possible.
- 1.5 Assure that any expansion of major thoroughfares includes adequate buffering and landscaping for affected single-family residential and commercial areas.
- 1.6 If appropriate, implement complete streets ideals into street improvement projects to make City streets more accommodating for all types of users.



Public Infrastructure, Facilities, and Services

Goal #1

Continue to provide all segments of the population with high-quality and affordable community services and facilities.

OBJECTIVES

- 1.1 Maintain and, where possible, improve community services, including police and fire protection, regularly scheduled maintenance of street and utility systems, snow removal, senior citizen services, and other municipal activities.
- 1.2 Continue to maintain and improve the municipal building to adequately accommodate various civic functions.
- 1.3 Maximize the efficient use of all existing public facilities, through cooperative development and joint agreements with public providers such as the school district and other government entities.
- 1.4 Continue to seek opportunities for expanding public waterfront and park access for the residents of Keego Harbor.
- 1.5 Place emphasis on the development of attractive, high quality parks and recreation facilities in order to enhance local identity, image, and property values.

Goal #2

Ensure ongoing community planning and the implementation of Master Plan recommendations.

OBJECTIVES

- 2.1 Review, update, and amend the zoning and subdivision regulations to address the goals and objectives of the Master Plan.
- 2.2 Update the Master Plan on a regular basis to address changing conditions, redevelopment proposals, and the development of new needs by residents.
- 2.3 Cooperate with nearby communities through the exchange of information on development and redevelopment issues, and other shared interests, such as community facilities and services, and development along shared boundaries.
- 2.4 Continue public capital improvement efforts in the City, including street and sidewalk repair and placement, provision of needed street lights, and street trees.
- 2.5 Continue to involve the public in the decision-making process.
- 2.6 Implement measures to streamline the development review process.

Natural Resources and Environment

Goal #1

Preserve and enhance the natural environment and water quality.

OBJECTIVES

- 1.1 Encourage the preservation of existing woodlands and wetlands. Promote street tree planting to help preserve the natural setting for residential areas.
- 1.2 Maintain the trees and vegetation around the City's lakes, and prevent the encroachment of housing and other development closer to the lake edge.
- 1.3 Provide for the protection of the lakes from the dangers of pollution, run-off, overuse, and misuse.
- 1.4 Protect the vistas and overlooks provided to the residents and the public from vantage points along the lakes.
- 1.5 Allow and encourage low impact development within the City, including the development of stormwater best management practices to minimize the negative impacts development can have on runoff and water quality.



04

**Housing and
Neighborhoods**

The Housing and Neighborhoods Chapter of the City of Keego Harbor’s Master Plan seeks to provide a comprehensive understanding of the City’s current housing conditions, while identifying areas for growth and improvement. This chapter provides a Community Housing Snapshot outlining and analyzing existing data related to housing. Additionally, this chapter offers a Residential Lot Size Analysis, which analyzes the City’s existing and potential residential lots to determine buildability based on the current standards in the Zoning Ordinance. The Community Engagement section analyzes the responses from participants in the Community Workshop and in the Community Survey to further our understanding of existing housing.

In addition, this chapter provides a thorough assessment through a Housing Opportunity Analysis. This analysis identifies Strengths, Weaknesses, Opportunities, and Threats for housing that the City is experiencing today. The Planning for Diverse, Attainable, and Accessible Housing section breaks down housing strategies suggested by the MSHDA Statewide Housing Plan that have been identified as applicable to Keego Harbor.

Community Housing Snapshot

Data on current housing conditions can help the City identify current gaps in the housing stock and future housing needs to inform Keego Harbor’s housing goals. The following Community Housing Snapshot includes a variety of housing data, including household sizes, tenure, and age of housing stock, among other data points. **Table 4.1** shows how average household sizes have changed in Keego Harbor between 1990 and 2023.

Table 4.1 Average Household Size, City of Keego Harbor, 1990–2023

	YEAR					CHANGE, 1990–2023
	1990	2000	2010	2020	2023	
AVERAGE HOUSEHOLD SIZE	2.37	2.27	2.20	2.15	2.11	–0.26

Source: US Decennial Census, 1990, 2000, 2010, 2020; US Census American Community Survey 5-year Estimates, 2000, 2010, 2020, 2023

Keego Harbor has experienced declining household sizes since 1990, decreasing from 2.37 to 2.11 persons per household. This may be a result of an aging population and adult children moving out of households, among other demographic factors. Reducing household sizes may lead to a higher demand for smaller home sizes or attached homes that may require less maintenance.

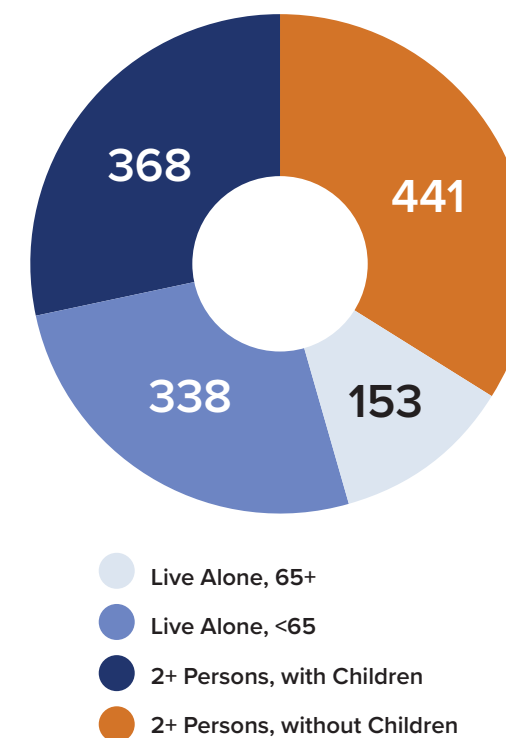
Like different household sizes, different household types are likely to have different housing preferences. **Table 4.2** provides the breakdown of different household types in Keego Harbor in 2010 and 2023, as well as SEMCOG’s projections on household types in Keego Harbor in 2050. **Figure 4.1** focuses on the breakdown of household types in 2023.

Table 4.2 Household Types

HOUSEHOLD TYPES	2010	2023	CHANGE 2010–2023	PERCENT CHANGE 2010–2023	SEMCOG PROJECTION 2050
Live Alone, 65+	90	153	63	70.00%	—
Live Alone, < 65	377	338	–39	–10.30%	—
2+ Persons, with Children	417	368	–49	–11.80%	265
2+ Persons, without Children	408	441	33	8.10%	628
Total Households	1,292	1,300	8	0.60%	1,358

Source: US Decennial Census, 2010; US Census American Community Survey 5-year Estimates, 2023; SEMCOG 2050 Regional Development Forecast

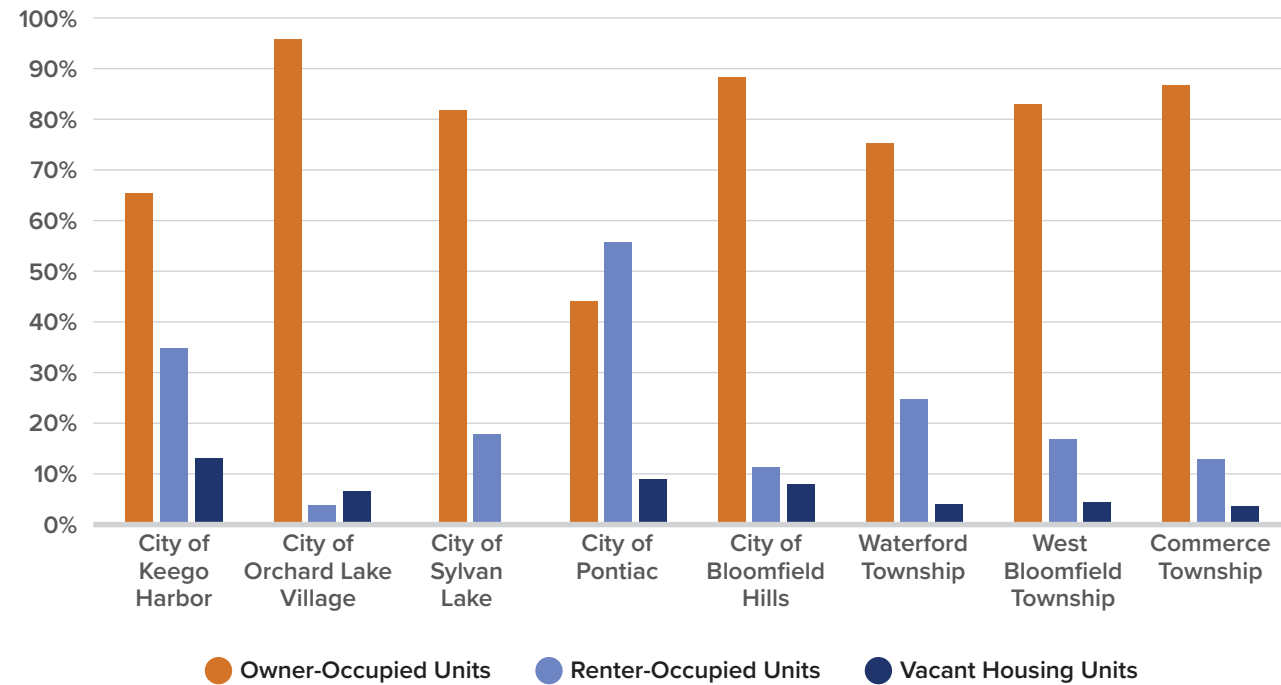
Figure 4.1 Household Types, 2023



Source: US Census American Community Survey 5-year Estimates, 2023

Keego Harbor has seen the largest increase in seniors aged 65 years and older living alone between 2010 and 2023. This supports the age breakdown data analyzed in **Chapter 2** that identifies a growing aging population. This increase may be due in part to the Magnolia by the Lakes senior living complex being constructed during this time period, which attracted seniors to move to Keego Harbor. In 2023, Keego Harbor’s largest household type was households of two or more people without children. SEMCOG projects this group to continue to grow to 628 households by 2050. This data, along with Keego Harbor’s decreasing household size, indicates that smaller housing units and housing types, like attached condominiums, that require less maintenance, may be in high demand moving forward.

Figure 4.2 Housing Tenure in Keego Harbor and Surrounding Communities, 2023



Source: US Census American Community Survey, 2023 5-year Estimates

Keego Harbor has a much higher diversity of housing tenure compared to surrounding communities, with the exception of the City of Pontiac. 65.3% of occupied homes are owner-occupied, while 34.7% of occupied homes are renter-occupied, with 13.2% of homes being vacant. Keego Harbor has the highest vacancy rate amongst surrounding communities, with its vacant rate being nearly 5% higher than the City of Pontiac, the community with the next highest vacancy rate. Factors that may be contributing to Keego Harbor’s high vacancy rate may be that the housing types available in Keego Harbor may not be what is demanded by the market, housing prices being unattainable for those in the area, the age or size of existing housing may be too difficult for home seekers to maintain, or homes are being occupied seasonally with vacancy occurring during winter months.

Table 4.3 Building Permits, 2010–2025

YEAR	SINGLE-UNIT	TWO-UNIT	ATTACHED CONDO	MULTI-UNIT	TOTAL UNITS	TOTAL DEMOS	NET TOTAL
2010	4	0	0	0	4	7	-3
2011	0	0	0	0	0	1	-1
2012	1	0	0	0	1	0	1
2013	2	0	0	0	2	0	2
2014	3	0	0	0	3	0	3
2015	2	0	0	0	2	0	2
2016	2	0	0	90	92	0	92
2017	3	0	0	0	3	1	2
2018	1	0	0	0	1	0	1
2019	0	0	0	0	0	1	-1
2020	4	0	0	0	4	3	1
2021	2	0	0	0	2	0	2
2022	4	0	0	0	4	2	2
2023	2	0	0	0	2	1	1
2024	1	0	0	0	1	1	0
2025	1	0	0	0	1	0	1
TOTAL	32	0	0	90	122	17	105

Source: SEMCOG Development, 2025

SEMCOG collects building permit data from Keego Harbor and other local governments across Southeast Michigan to determine how much and what types of new housing are being built. Between 2010 and 2025, Keego Harbor saw a net increase in 105 housing units, with most units being in multi-unit complexes. Another 32 new units were single-unit homes. The 90 multi-unit building permits issued in 2016 were for the Magnolia by the Lakes senior living facility, which offers a total of 125 assisted and independent living units for seniors.

Figure 4.3 Magnolia by the Lakes Senior Living Facility



Table 4.4 Median Housing Value and Median Gross Rent (in 2023 Dollars)

HOUSING VALUE (IN 2023 DOLLARS)	2010	2023	CHANGE 2010–2023	PERCENT CHANGE 2010–2023
Median housing value	\$232,294	\$246,300	\$14,006	6.0%
Median gross rent	\$1,211	\$1,125	-\$86	-7.1%

Source: US Census American Community Survey, 2010 and 2023 5-year Estimates

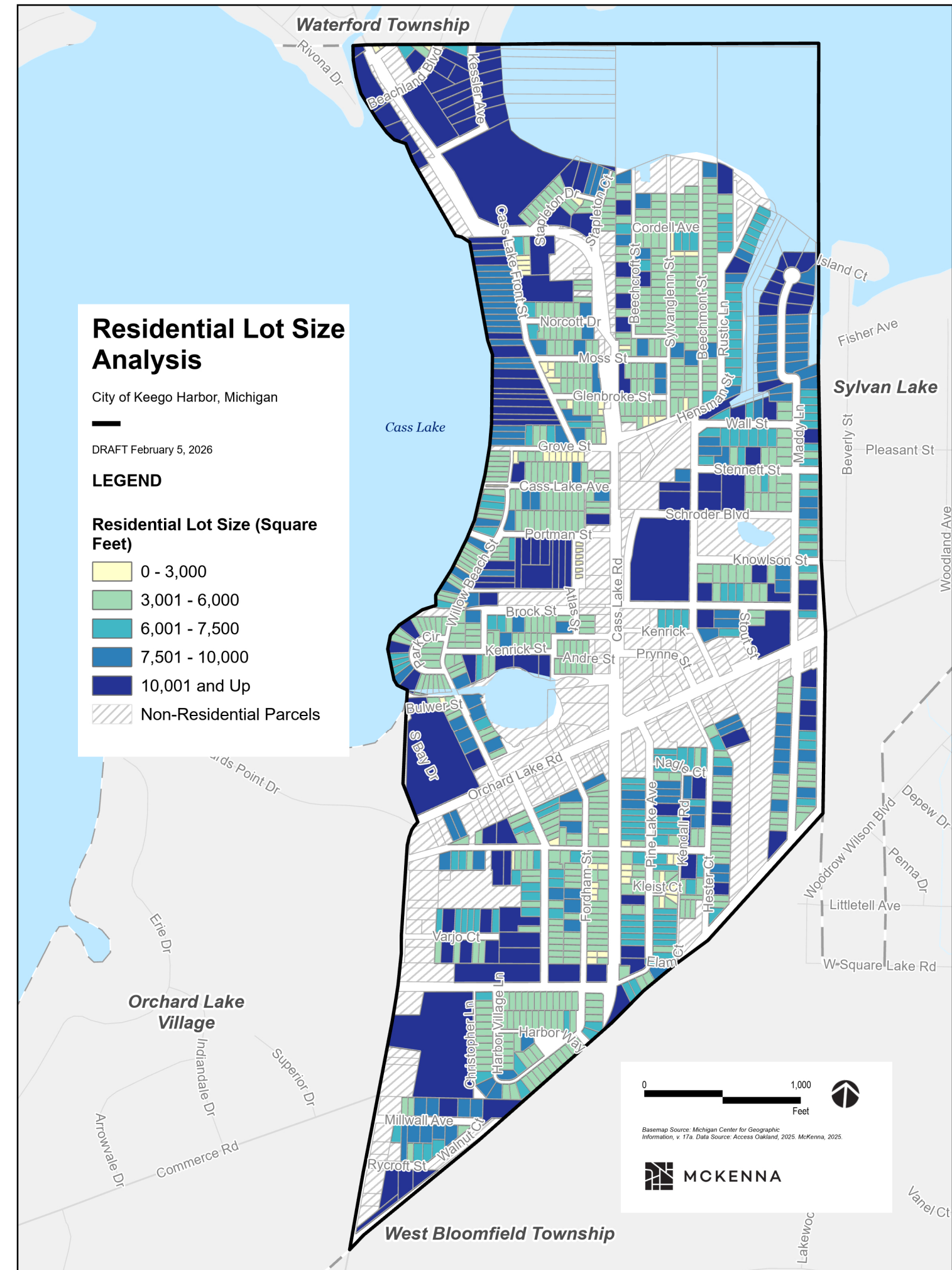
Median housing values have increased by 6.0% between 2010 and 2023, while median gross rents have decreased by 7.1% over the same period. Meanwhile, Oakland County as a whole has experienced median housing value increase of 5.9%, and median rents have increased by 2.3%.

Residential Lot Size Analysis

Map 4.1 identifies lots in Keego Harbor of varying sizes. In addition to residential parcels, this map also includes parcels that have the potential for a residential future in Keego Harbor. Included are sites currently used for single-unit and multi-unit homes, as well as the mobile home park.

The ranges displayed on the map were selected based on the current minimum lot sizes in the NR Neighborhood Residential District, which are 3,000 square feet for lots created before January 1, 2003, and 6,000 square feet for those created after January 1, 2003. There are notably very few that fall under 3,000 square feet.

Most residential parcels are between 3,001 and 7,500 square feet, suggesting that most residential lots are buildable based on the current standards in the NR District. Very few lots are below 3,000 square feet. Many of these lots are built-out residential parcels along Grove Street and Kleist Court. To become buildable, some of these parcels could be combined, or specific dimensional standards could be created to accommodate residential development on these lots. Considering that the majority of the parcels are under 10,000 square feet, much of the City is already built out and conducive to higher-density Single-Unit Residential, Multi-Unit Residential, and Mixed-Use land uses. Few larger sites are remaining, so thoughtful development is key.



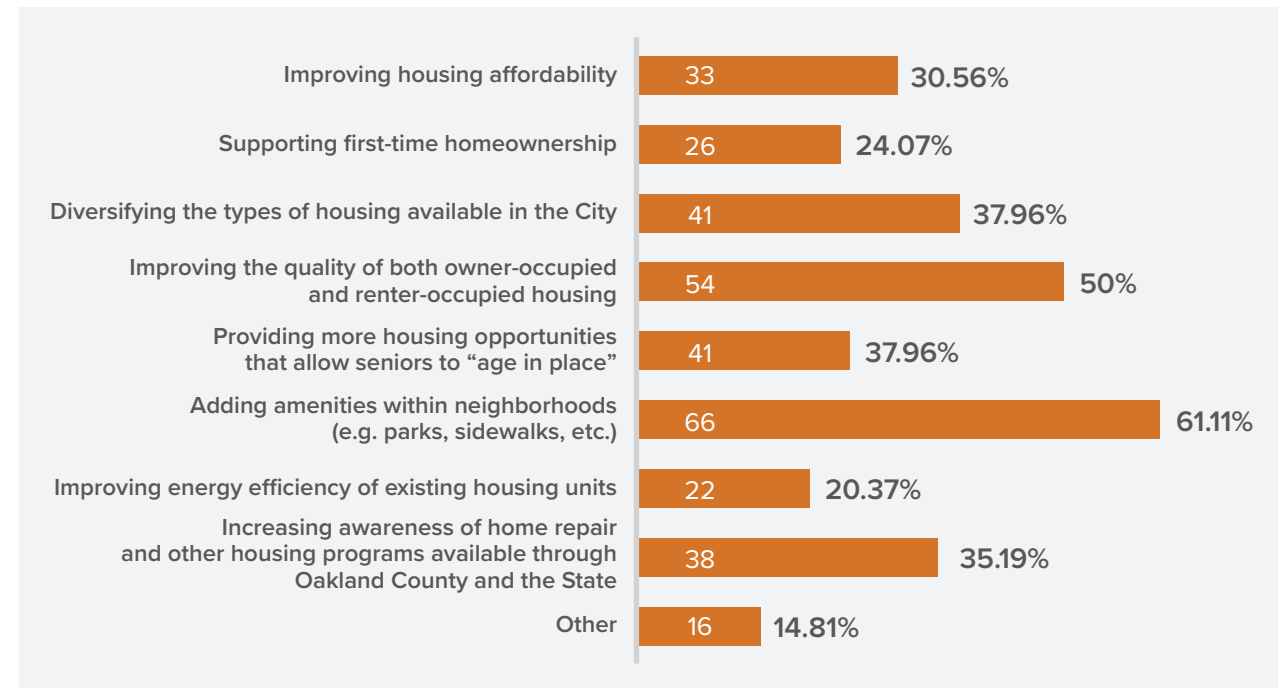
Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: Access Oakland, 2025. McKenna, 2025.



Community Engagement

Housing was one of many topics discussed at the April 29, 2025 Community Workshop and in the Community Survey. This Master Plan’s community engagement process clarified the community’s housing priorities and desired strategies that support these priorities, which are outlined in the following section. **Figure 4.4** shows the list of potential housing priorities provided to respondents of the Community Survey and the percentage of respondents that selected each priority.

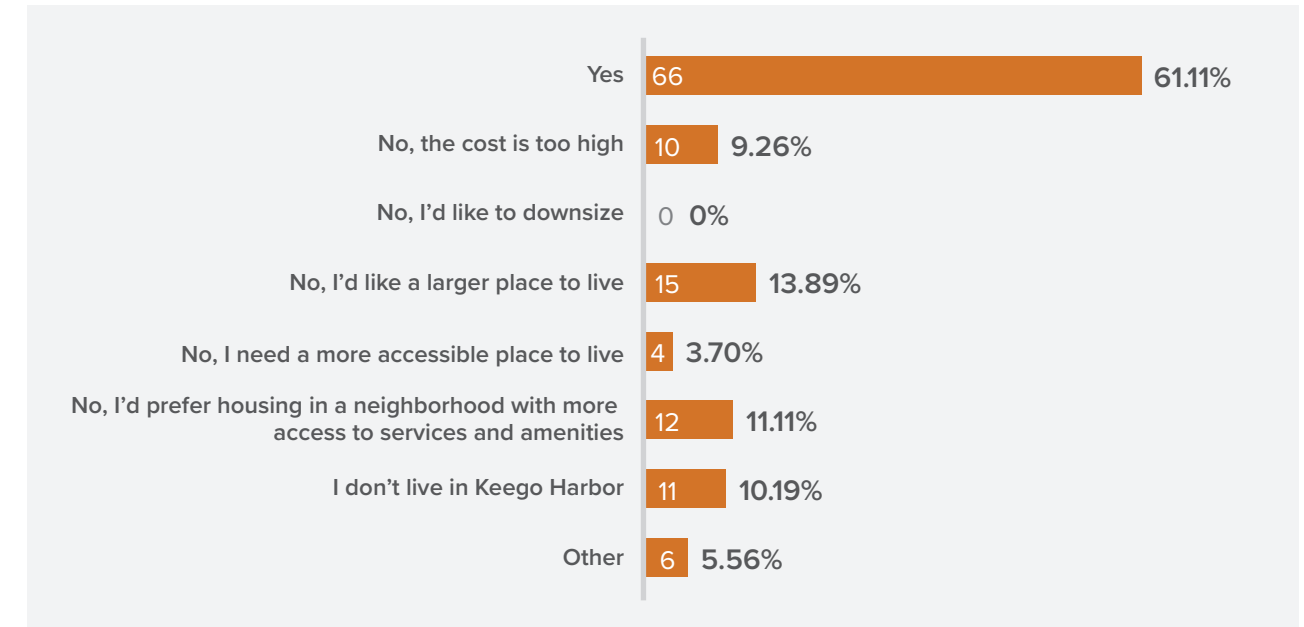
Figure 4.4 Housing Priorities



In the Community Survey, respondents expressed access and amenities, quality housing, and housing diversity as the most important housing priorities for Keego Harbor. “Adding amenities within neighborhoods (e.g. parks, sidewalks, etc.)” was selected as survey respondents’ top priority (66 respondents, 61.11%), followed by “Improve the quality of both owner-occupied and renter-occupied housing” (54 respondents, 50.00%) and “Diversifying the types of housing available in the City” (41 respondents, 37.96%). These housing priorities relate strongly to the housing trends identified during the analysis of community Census data. For example, Census data revealed that Keego Harbor’s large stock of three- and four-bedroom homes may not meet the needs of Keego Harbor’s declining household sizes, highlighting the need to explore housing strategies that can increase the supply of smaller units. The community’s expressed desire to see greater housing diversity validates this need identified through the data analysis.

Respondents were also asked to consider how Keego Harbor’s existing housing stock met their needs, which can help specify additional housing priorities. **Figure 4.5** shows how respondents answered the question “Do existing housing options in Keego Harbor meet your needs?”. For this question, respondents were able to select any option that applied to them.

Figure 4.5 Characteristics of Housing Supply Versus Housing Needs



Respondents largely felt that the existing housing options in Keego Harbor met their current needs (61.11%, 66 respondents). However, 13.89% of respondents (15 respondents) would like to move into a larger home, and another 11.11% of respondents (12 respondents) would like to live in a neighborhood with more access to services and amenities.

Attendees of the Community Workshop were also asked to provide their insight into existing housing needs and conditions in Keego Harbor. For one activity, attendees were provided with photos of different housing types and asked to place a dot sticker to indicate if they thought Keego Harbor had too much, not enough, or the right amount of each type of housing. **Table 4.5** provides the results of this activity.

Table 4.5 Housing Visual Preferences

HOUSING TYPES	MORE %	LESS %	RIGHT AMOUNT %
Single-unit home (N=16)	81%	0%	19%
“Missing Middle” Housing (N=14)	93%	0%	7%
Attached Townhouse or Row Houses (N=13)	54%	23%	23%
Apartments (N=10)	60%	10%	30%
Senior Living Facilities (N=15)	0%	60%	40%
Accessory Dwelling Units (ADU) (N=10)	70%	10%	20%
Upper-Story Residential/ Mixed-Use (N=20)	80%	15%	5%

Residents were most supportive of seeing more “Missing Middle” Housing (e.g. duplexes, triplexes, quadplexes, cottage court homes, and similar housing types) in the community. While many were also supportive of seeing more single-unit homes in Keego Harbor, nearly 20% of attendees felt like the existing amount of single-unit homes was sufficient. Attendees were also supportive of mixed-use developments with commercial uses on the ground floor with residential units above, with nearly 80% of stickers for this housing type indicating they would like to see more of this type of development.

Finally, attendees of the Community Workshop and respondents of the Community Survey were asked about locations in the City where they would like to see additional housing, including the Missing Middle Housing types above. Many of the comments focused on wanting to see more downtown housing options, affordable and safe housing, and specific types of housing along the lakes, emphasizing walkability and housing diversity. Select comments provided by workshop attendees and survey respondents are provided below:

Community Workshop & Survey Comments

Trailer park plan needs to go through—if this is developed into a park, apartment and parking place for Keego Harbor it could significantly improve the amount of traffic and economic stimulus Keego Harbor would get.

Right in downtown to create a downtown feel and increase density.

Housing in our community is an extreme...ultra rich and poor. We need a balance. Also, with cost of living, we need to be able to house multiple generations with mother-in-law suites above the garage.

Town houses, condos, smaller homes. More affordable, safe housing.

Some types could be infilled between existing single-family homes, others need bigger patches, like the south end of Beechmont. My thought is that we already are a center for low-moderate income housing, and there is a real shortage of that, so we should capitalize on it. More density means more efficiency from the standpoint of environmental impact. Shared walls and plumbing, etc. Not on a huge scale, but in keeping. So, a small apartment building is a lot better than 4 tiny homes on separate lots, and takes up about the same space as a McMansion.

Walkable area, close to public transit and small business establishments (not close to lake for more affordability).

Tiny homes along the water (like Dollar Lake). Downtown Apartments/Flats near the Orchard Lake/Cass Lake Road intersection.

I think being able to add apartments above retail stores is very cute and leads to a more walkable neighborhood. Rochester has that and it's very tastefully done as they stick to a city esthetic.

...We have lived in the Sylvan Lake area 30 years, and Keego Harbor for 11 years. It's home!!! Since selling our home, we are in an apartment in Keego now, but it is not senior friendly. We would love something priced comparable to Pine Lake Manor that is built with seniors in mind. We would stay another 20 years!

Redeveloping downtown with condos above businesses and tree lined safe walkways to shops and restaurants.

Would love to see the “starter home” style integrated within the neighborhoods to attract more young couples or families instead of the 2500+sf homes that keep being built. Downtown flats above retail along Cass Lake and/or Orchard Lake would be fabulous. Would also love to see more view shed restrictions in place along the waterfront. I think in-law suites built over detached garages should be allowed.

The city should be MORE walkable...The sections of Cass Lake Rd. leading up to Orchard Lake Rd. should be redeveloped into a mini “downtown” type area for the community to enjoy and bring together.

Summary

Based on the data and community engagement analysis of this chapter, the following key takeaways have been identified for Housing and Neighborhoods:

- Keego Harbor has much greater diversity of housing tenure than surrounding communities, helping meet the housing needs of a greater variety of people. However, Keego Harbor also has the highest vacancy rate among surrounding communities.
- Those age 65 and older who live alone is the fastest growing household type in the City. This data and the age breakdown data in [Chapter 4](#) indicate that housing strategies that support residents who want to age-in-place would be beneficial.
- Many existing residential lots are buildable based on the current standards of the Zoning Ordinance. Some nonconforming lots along Kleist Court and Grove Street may need to be combined to support additional residential development, or amended Zoning Ordinance standards relating to remaining nonconforming parcels could be considered to allow for innovative housing types, such as microhousing, to be constructed on these small lots.
- Keego Harbor residents are interested in seeing a wider variety of housing types in the community, including Missing Middle housing types and upper-story residential and mixed-use development. Community engagement takeaways related to housing are provided in the “Community Engagement” section of this Chapter.



Housing Opportunity Analysis

STRENGTHS		WEAKNESSES	
<ul style="list-style-type: none"> High-quality single-family and townhome residential development along the waterfront. Small lot sizes allow for increased residential density and more efficient use of land. Keego Harbor’s housing stock is more diverse in form than the housing stock of surrounding communities, which can support a larger variety of households and their needs. 	<ul style="list-style-type: none"> High residential vacancy—Keego Harbor’s residential vacancy rate is 5% higher than the City of Pontiac, the neighboring community with the next highest vacancy rate. 		
OPPORTUNITIES		THREATS	
<ul style="list-style-type: none"> Reinvigorating underutilized land—examine opportunities to use existing vacant and underutilized land Opportunities to add upper-story residential uses in existing commercial areas, as allowed by the current Zoning Ordinance. 	<ul style="list-style-type: none"> Landlocked location allows for little to no growth within and beyond municipal boundaries. 		

Planning for Diverse, Attainable, and Accessible Housing

Detailed housing strategies for the City of Keego Harbor offer an approach to accomplishing goals and objectives that not only address immediate housing needs but also support long-term sustainable changes. Enhancing this strategy through alignment with the Michigan Statewide Housing Plan provides a strategic framework to tackle the City’s housing challenges while leveraging state resources and best practices. By aligning local objectives with statewide priorities, Keego Harbor can work towards strengthening its efforts to increase access to affordable, equitable housing, improve housing supply, and enhance overall affordability for residents. This alignment also enables Keego Harbor to tap into broader state initiatives, foster collaboration, and implement innovative solutions that improve housing opportunities for all residents.

Strategic Housing Priorities

The Michigan Statewide Housing Plan outlines key priorities, goals, and strategies to address housing affordability and overcome barriers to housing. The priorities identified in the plan offer clear areas of focus for the effective implementation of housing strategies.

- Equity and Racial Justice
- Housing Ecosystem
- Preventing and Ending Homelessness
- Housing Stock
- Older Adult Housing
- Rental Housing
- Homeownership
- Communication and Education

Key Terms to Implement Housing Strategies

Accessible Housing	A dwelling that offers accommodations for people with disabilities to live barrier-free and safely.
Affordable Housing	Housing for which the occupant is paying no more than 30% of their gross income in housing costs, including utilities.
Area Median Income (AMI)	The middle amount of income for a community or region in a distribution of incomes. In other words, half of the population has an income below the AMI and half has an income above the AMI. This is used as a benchmark for determining the overall income levels of geographic areas.
Extremely Low-Income	A household whose annual income does not exceed the federal poverty level or 30% of the AMI, whichever number is higher.
Healthy Housing	Housing that provides its residents with a safe and sanitary place to live, reducing the risk of health problems such as asthma, lead poisoning, or other illness and injury.
Low-Income	A household whose annual income does not exceed 50% of the AMI
Marginalized Populations	Groups or categories of people who experience discrimination or exclusion from communities or opportunities due to imbalances of wealth or power.
Mixed-Income Housing	Housing that provides a range of options that people at various income levels can afford.
Moderate Income	A household whose annual income is between 50% and 80% AMI.
Workforce Housing	Housing that is affordable and typically created for workers in proximity to their jobs.

Source: MI Statewide Housing Plan Appendix B

Strategic Recommendations

To ensure alignment with statewide housing objectives, this section consolidates the goals and strategies outlined in the analysis of the Michigan Statewide Housing Plan and those strategies most relevant to Keego Harbor’s unique housing challenges and opportunities. By focusing on those strategies that directly support Keego Harbor’s needs, such as increasing affordable housing, enhancing housing supply, and improving equity in housing access.

Equity and Racial Justice

STRATEGY	ACTION
1.1.A	Establish a standing equity advisory committee including those with lived experience to review findings and housing equity concerns (e.g., access to affordable housing, accessibility, lead in drinking water/ paint, credit worthiness) and then provide recommendations to the statewide housing partnership responsible for implementation of the Statewide Housing Plan.
1.2.B	Identify disparate impacts resulting from typical application criteria or tools (e.g., residency requirements, credit scores, landlord references) and recommend changes, such as alternative documentation.
1.2.D	Incentivize landlords to participate in housing programs serving vulnerable populations who hold temporary or emergency vouchers or other assistance.
1.3.A	Promote universal and barrier-free design accessibility, while considering additional space for special needs and equipment and contextual factors (e.g., access to transit and amenities) that influence accessibility and visitability.
1.3.C	Incentivize increased numbers of accessible units, including for extremely low incomes, in new development projects.
1.4.D	Increase funding for rental support for returning citizens and justice-involved individuals.
1.5.B	Promote the use of community-benefit agreements that give voice, amenities, protections, and other assurances to residents affected by development projects.

Housing Ecosystem

STRATEGY	ACTION
2.1.A	Create and/or align regional networks to promote discourse, identify gaps, leverage resources, address systemic inequities, remove barriers, and collaborate on housing plans and projects; assess capacity of regional networks on a regular basis and fill gaps where appropriate.
2.5.A	Coordinate with others, including the MIHI (Michigan High-Speed Internet) Office, in working to improve access and affordability.

Preventing and Ending Homelessness

STRATEGY	ACTION
3.2.A	Incentivize development of affordable and accessible housing units for households at or below 30% AMI to increase supply.
3.3.A	Increase funding for supportive housing services that are evidence-based, aligned with quality measures, and focused on tenant outcomes.
3.5.C	Track supportive housing unit creation and annually re-evaluate unit projections by population to set and monitor unit production goals.

Housing Stock

STRATEGY	ACTION
4.1.A	Advocate at the federal and state levels for increased funding, including gap funding, to support affordable and attainable housing ranging from small- to large-scale housing development.
4.1.F	Implement recommendations of the Racial Equity Impact Assessment for the Low-Income Housing Tax Credit Program to increase more equitable, affordable, and attainable housing.
4.3.A	Streamline access to existing tools and funding sources to help with the added costs of developing energy-efficient housing.
4.3.B	To create more healthy housing, incentivize developers to use green building practices.
4.4.B	Support the establishment and use of guidelines for assessing the quality of housing stock.
4.4.C	Support the innovative conversion or repurposing of unused residential properties, commercial space, and other buildings, with accessibility modifications wherever possible.
4.5.A	Encourage local municipalities and others tasked with project oversight and inspection to coordinate to ensure resident health and safety concerns are addressed in housing rehabilitation.
4.6.A	Provide more incentives and fund income and appraisal gaps to support the development of missing middle housing types and workforce housing.
4.7.A	Provide capacity in the form of housing-related technical support for smaller municipalities.
4.7.C	Continue to provide funding for equitable and inclusive community master planning and zoning updates through the MEDC’s Redevelopment Ready Communities program technical assistance match funding.
4.8.C	Educate about and promote the use of community land trusts/shared-equity housing.

Older Adult Housing

STRATEGY	ACTION
5.1.A	Review and modify housing programs to remove barriers to expanding and improving older adult housing.
5.2.A	Develop or enhance local aging-in-place education and resources for older adults, their caregivers and families, and landlords through housing counseling agencies, Area Agencies on Aging, home and community services agencies, Program of All-Inclusive Care for the Elderly, and services that are near their homes or otherwise easily accessible.
5.2.B	Expand funding opportunities that would allow older adult homeowners and landlords to make modifications to units to support aging in place, accessibility, and visitability.
5.2.C	Support local zoning that is appropriate for older adult housing options, such as accessory dwelling units.
5.3.A	Work with regional and local government groups to develop best practices to help ensure that their older residents have access to a continuum of care in affordable and accessible facilities.

Rental Housing

STRATEGY	ACTION
6.1.A	Encourage early-intervention eviction-diversion and referral programming at the community level that engages landlords, property managers, tenants, utilities, and community service providers to identify those who are at risk before court action is needed, and if unavoidable, increase access to legal services for tenants in eviction proceedings.
6.2.A	Develop programs with landlords and their trade associations to remove barriers and provide incentives (e.g., screening criteria, rent guarantees).
6.2.D	Identify non-federal funding sources that address gaps between housing subsidies and market rents while reflecting local conditions (e.g., utility costs).
6.2.E	Establish a statewide housing mobility program targeted particularly to Housing Choice Voucher tenant participants and prospective landlords, including affordable supportive services and incentives for landlords renting properties in mixed-income areas.
6.3.A	Provide assistance to landlords who have financial hardships to make sure property is up to code, is weatherized and energy efficient, and/or maintained for quality, health, and safety, conditioned on maintaining unit affordability.
6.3.B	Provide shared resources and other support to municipalities to facilitate landlord registries, regular inspections, and code enforcement.

Homeownership

STRATEGY	ACTION
7.1.A	Expand programs that help households navigate the home-buying process with personalized, culturally responsive assistance.
7.1.C	Increase shared-equity programs where the homebuyer and funding organizations share equity in homes and thereby make mortgages more affordable for low-income buyers over a period of time.
7.2.A	Create a public-private lender collaborative, with involvement from CDFIs, to identify new ways to increase lending to low- and moderate-income homebuyers, including down payment assistance.
7.4.B	Develop a coaching program to assist first-time homeowners through their first few years.

Communication and Education

STRATEGY	ACTION
8.1.B	Meet people where they are when communicating with them through culturally appropriate, accessible delivery formats (including for people with disabilities), languages, and messengers.
8.2.B	Increase awareness, among housing providers and those who provide assistance, of the programs and services available.
8.2.C	Increase awareness of the process for qualifying, enrolling, and obtaining local- and state-subsidized housing, including waiting lists, among those needing assistance.
8.3.A	Increase fair housing education, promotion, testing, obligation, and enforcement through partnerships and resource-sharing through the Fair Housing Centers, local government, the Michigan Department of Civil Rights, and HUD.
8.3.B	Develop targeted educational materials specifically for populations with vulnerabilities such as those experiencing homelessness, immigrants, refugees, migrants, BIPOC, LGBTQ+, people with disabilities, etc., that outline their rights and communicate how to report suspected illegal or unethical landlord conduct.
8.4.A	With additional funding, expand the network of and outreach from providers who deliver financial literacy to support housing stability.
8.4.C	Help those people who are unbanked to establish relationships with financial institutions.

Housing Tools

To work towards the relevant Strategic Housing Priorities and Strategies from the Statewide Housing Plan and the strategies in the [Implementation Matrix](#) in [Chapter 9](#), more housing will need to be built that is attainable for all incomes and household types. This will require the use of several programs and financing sources that support housing construction. The following section outlines several programs and funding opportunities that the City and housing developers can use to support the housing goals and objectives of this plan.

Attainable Housing Facilities Exemption and Residential Housing Exemption

An Attainable Housing Facilities Exemption is a program enabled by Public Act 236 adopted in 2022. This program provides an Attainable Housing Exemption Certificate (AHEC) to qualified owners of a rental building with four units or less to provide tax incentives for up to 12 years to support renovations of aging buildings or the construction of new facilities. The rental units must be affordable for those earning at or below 120% of the area median income, and rents must not be more than 30% of the household’s modified household income.

A Residential Housing Exemption is a similar program established by Public Act 237 of 2022. However, this program applies to owners of a rental building more than four rental units.

For landlords to utilize these programs, Keego Harbor must establish an Attainable Housing District (AHD) and a Residential Housing District (RHD). A municipality can have one or more AHDs or RHDs, and an AHD or RHD can consist of one or more parcels.

Housing Tax Increment Financing (HTIF)

In 2023, the State of Michigan amended the Brownfield Redevelopment Financing Act to include reimbursement for the development of affordable housing for those making at or below 120% of the area median income or subsidized housing as an eligible use of Brownfield TIF funds. To use this tool, Keego Harbor would need to create a Brownfield Redevelopment Authority and submit a Brownfield Work Plan to be reviewed and approved by MSHDA. The Work Plan must demonstrate that the eligible activities it is proposing to utilize TIF funding for improves housing gaps and barriers identified in a housing needs assessment, a third-party market study, and aligns with the Statewide Housing Plan.

Payment in Lieu of Taxes (PILOT)

To encourage the development of attainable housing, the State of Michigan adopted Act 303, which permits municipalities to enter into PILOTs agreements with developers without leveraging state and federal tax credits. Rather than paying property taxes, a PILOT agreement allows the developer to pay an annual fixed service charge.

PILOTs can be a great tool for incentivizing affordable housing development and collaborating with a developer through the agreement negotiation process to maximize the public benefit of the development. However, it is important to ensure that the benefits secured by the PILOT agreement outweigh the cost of lost tax revenue. If the City chose to pursue PILOTs as a housing development tool, the City could consider adopting a PILOT ordinance that will clearly lay out how the City will approve PILOTs and monitor the agreements to ensure their terms are being met by both the City and the developer.



05

Economic Development

Commercial corridors are often considered the ‘heart’ of our communities. Economic development promotes the health and vibrancy of this ‘heart’ by developing job opportunities for residents and improving quality of life by ensuring the goods and services needed by residents are nearby. The following chapter provides data analysis on trends in the commercial market in Keego Harbor and the larger geographic submarket, describes opportunities for the development of City-owned properties, highlights community engagement results relating to economic development, and provides a vision for multiple priority redevelopment sites in Keego Harbor.

Characteristics of Commercial Development

Commercial market data such as occupancy rates, rental rates, construction, and building sales helps identify the opportunities and challenges for commercial development in Keego Harbor, which in turn, identifies economic development strategies to support economic vitality. Market inventory data from CoStar, a commercial real estate database, was gathered in June 2025 to provide insight into the existing commercial development in Keego Harbor.

It is important to note that market data regularly becomes outdated due to the fast-paced changes that take place in the commercial market sector. Additionally, CoStar may have gaps in certain types of data due to response issues from building owners and similar data collection concerns. However, this data can still provide important insights into Keego Harbor’s commercial market sector.

According to the June 2025 CoStar report, Keego Harbor offers 568,000 square feet of commercial inventory, of which 113,000 square feet, or 19.9%, are vacant. Commercial vacancy in Keego Harbor has increased by 10.7% over the past year, likely due to the closure of Rite Aid on the corner of Orchard Lake and Cass Lake Roads. Net absorption of commercial square footage over the past 12 months was –60,000 square feet, a decline of 557%. Net absorption describes the amount of square footage being newly vacated subtracted from the amount of square footage newly occupied. If net absorption is negative, it indicates that commercial space in that area is in low demand. These statistics are indicative of a declining commercial market sector in Keego Harbor.

Despite the trends of increasing vacancy rates, the market asking rent per square foot in Keego Harbor increased by 2.6% over the past year to \$24.95 per square foot. No new commercial construction has been completed over the past year. Much of Keego Harbor’s existing commercial stock includes strip centers, although there are some limited examples of single tenant commercial buildings.

It is important to compare Keego Harbor’s commercial stock to other commercial areas in the same commercial market. Markets rarely follow municipal boundaries, as people often travel between municipalities for the goods and services they need, and as a result, markets often include multiple municipalities in a geographic area. CoStar’s Lakes Area retail submarket includes Keego Harbor, Orchard Lake Village, Sylvan Lake, Lake Angelus, Clarkston, Waterford Township, Independence Township, and West Bloomfield Township.

The forecasted average vacancy rate for the Lakes Area retail submarket is 9.0%, with the vacancy rate for strip centers being 8.1% and 9.8% for general retail. These vacancy rates are significantly lower than those in Keego Harbor. One potential explanation for these lower vacancy rates may be that the asking market rents in the submarket are lower than those in Keego Harbor. The overall commercial market asking rent per square foot for the Lakes Area retail submarket is \$15.60 as of June 2025, equating to a growth rate of 0.7% over the previous 12 months. Lastly, the Lakes Area retail submarket saw approximately 18,951 square feet of new commercial construction in the past eight quarters, encompassing the last two quarters of 2022 through 2024. The submarket is expected to see 53,193 square feet in new construction from Quarter 2 of 2025 to Quarter 3 of 2027. Most of this new construction appears to be concentrated in the Clarkston and Independence Township area and along M-59 in Waterford Township.

Key Takeaways

Based on the data provided by the June 2025 CoStar report, we are able to provide the following key takeaways:

- Keego Harbor is experiencing high rates of commercial vacancy, which appear to be at risk of worsening, as net absorption of commercial square footage over the past 12 months was –60,000 square feet. These vacancy rates are significantly higher than those in the greater Lakes Area retail submarket.
- The average commercial market rent in Keego Harbor was \$24.95 per square foot compared to \$15.60 per square foot for the Lakes Area retail submarket. Further research and analysis would need to determine the factors relating to these large discrepancies in asking rent between Keego Harbor and the larger submarket.
- Unlike Keego Harbor, the Lakes Area retail submarket has seen new construction of commercial space over the past eight quarters. This new construction appears to be focused along major thoroughfares in Clarkston, Independence Township, and Waterford Township.

Tax Increment Finance Authority (TIFA)

In April 2025, the Keego Harbor City Council adopted the 2025 Amended Development and Tax Increment Financing (TIF) Plan to allow Keego Harbor Tax Increment Finance Authority (TIFA) to continue to collect tax increment revenue to support projects within the TIFA District’s Development Area. TIF supports economic development in Keego Harbor by investing the tax dollars collected from taxing jurisdictions and properties within the TIFA boundary, and reinvesting those tax dollars directly into the Development Area. As improvements in the Development Area are completed, property values in the TIFA boundary rise, leading to more property taxes collected, providing additional funding to support public improvements in the Development Area. [Map 5.1](#) provides the boundaries of the TIFA District in Keego Harbor and the Development Area where TIFA funds can be expended.



Development Area projects planned in the 2025 Amended Development and Tax Increment Financing Plan include road, street lighting, and streetscape improvements and road dieting interventions to support a vibrant downtown corridor on Cass Lake Road, a Façade Improvements Program for commercial businesses, and the addition of a public park along Dollar Lake. By implementing these projects, TIFA could see additional investment in the main commercial corridors of Keego Harbor.

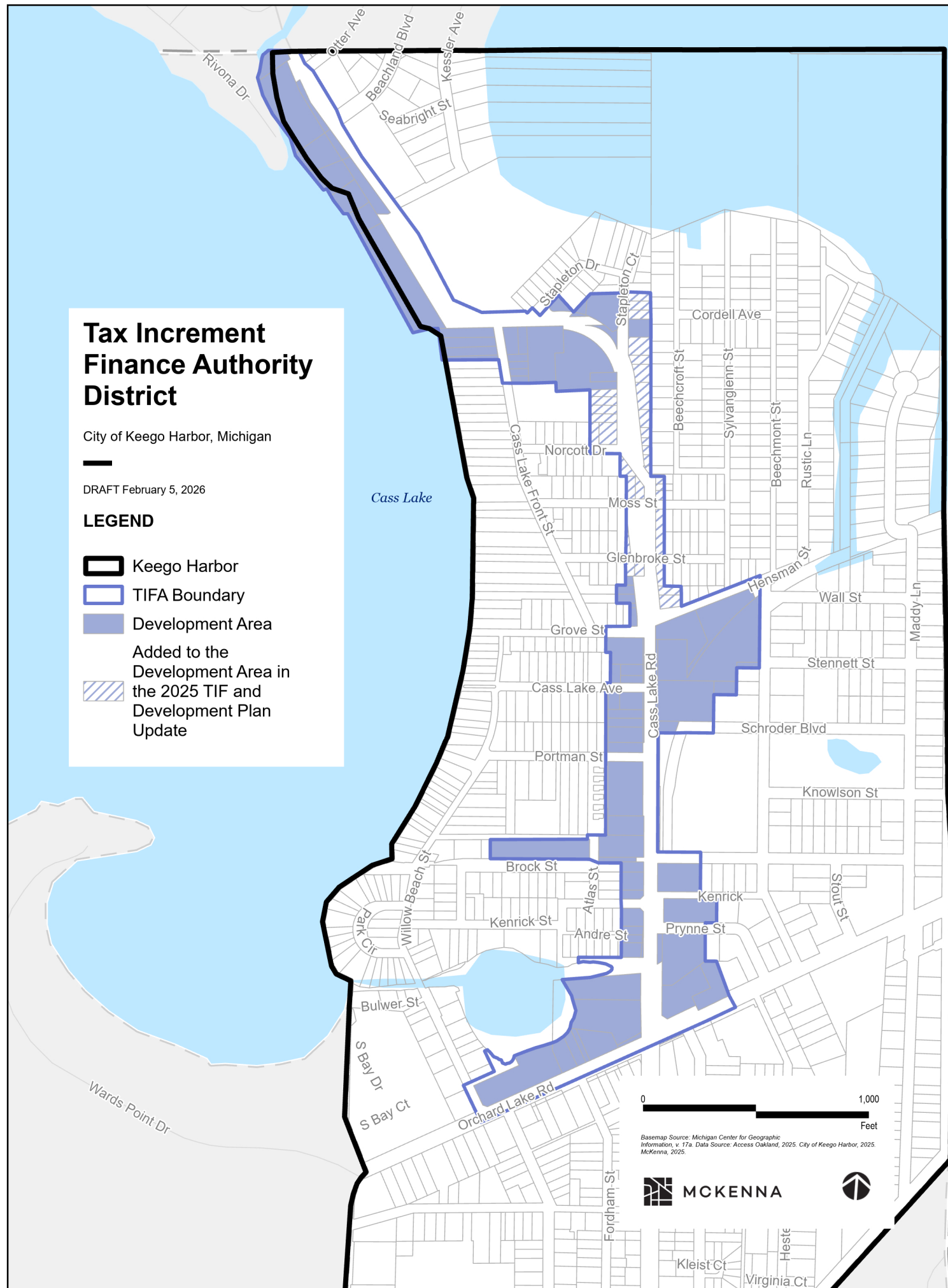
Tax Increment Finance Authority District

City of Keego Harbor, Michigan

DRAFT February 5, 2026

LEGEND

-  Keego Harbor
-  TIFA Boundary
-  Development Area
-  Added to the Development Area in the 2025 TIF and Development Plan Update



City-Owned Properties

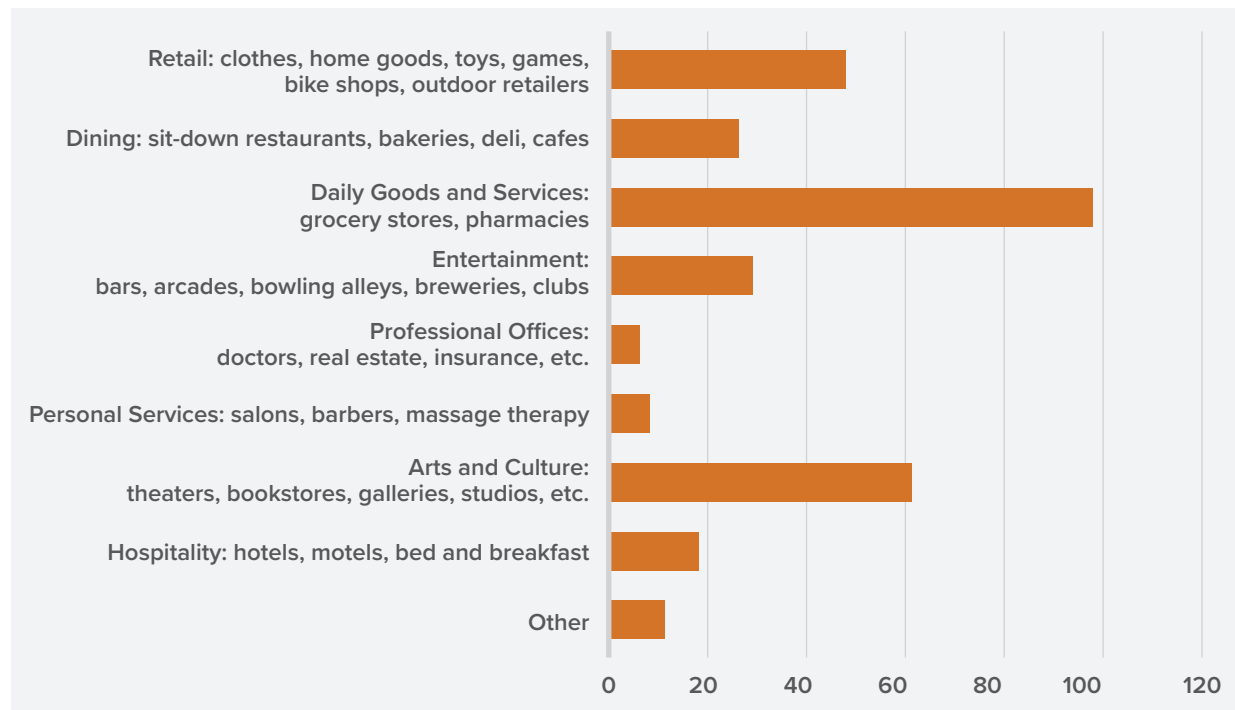
Like TIFA, responsible use and development of City-owned properties is an important tool for economic development. The City can take advantage of smaller parcels to support placemaking and accessible public space in the community, while the City can work with developers on developing larger City-owned parcels in a way that helps the City achieve its development goals.

The City of Keego Harbor owns 42 properties within the City's boundaries. Several of these parcels are City parks and road or utility easements. However, some of these parcels could be improved in ways that could add amenities to neighborhoods. [Map 5.2](#) shows all City-owned properties in Keego Harbor and categorizes them to identify which ones could be improved to support economic development in the City.

In this case, improvable properties are defined as City-owned properties that are not parks that could be used for community benefit. 13 parcels were identified as being improvable. Some parcels may need to be combined with adjacent parcels to be able to improve their development potential. For some vacant lots that are too small to develop and are adjacent to residential homes, the highest and best use for the lot may be to sell the lot to the adjacent homeowner. Some lots could benefit from being turned into pocket parks with community seating.

Q: What types of businesses do you feel are missing from Keego Harbor?

An important part of economic development is understanding what businesses are desired by residents and visitors in Keego Harbor. The top business options selected by survey respondents included “Daily goods and services: grocery stores, pharmacies” (32.1% of respondents), “Arts and culture: theaters, bookstores, galleries, studios, etc.” (20.0% of respondents), and “Retail: clothes, home goods, toys, games, bike shops, outdoor retailers” (15.7% of respondents). This information provides a basis for identifying the types of businesses the City should look to attract. These uses can also be kept in mind as the City plans a future for priority redevelopment sites in Keego Harbor. The vision for these sites are provided in detail in the following section.



Priority Redevelopment Sites

The following priority redevelopment sites are sites that are in prominent locations, such as the Orchard Lake Road and Cass Lake Road intersection, or are vacant buildings in key locations where improved development and activation will support the economic vitality of the City.

The vision for most of these sites comes from the 2021 Cass Lake Road Village Plan. This plan, adopted by the Keego Harbor Tax Increment Finance Authority in 2021, provided land use, street configuration and streetscape, and urban design recommendations that are intended to transform the auto-oriented Cass Lake Road and Orchard Lake Road corridors into a vibrant, walkable downtown area. This vision was supported by retail and residential market studies identifying the potential increase in demand for retail and residential space if a walkable downtown was created.

Corner Property

DESCRIPTION

Located at the prime Orchard Lake Road and Cass Lake Road corner, this site is a key part of creating a vibrant downtown area in Keego Harbor. The City aims for a downtown-style mixed-use site complete with pedestrian seating and other amenities, publicly-available parking, and attractive landscaping at this site. The site will be developed to the standards for the Village Overlay District. A mixed-use development will improve the City’s tax base through desirable commercial and residential space.

Alternatively, the City would support more dense development of this site to include additional downtown-style commercial buildings with residential use on upper floors to increase the City’s tax base.

Either proposal provides new life for this long-vacant parcel by adding desirable commercial space that will support Keego Harbor’s tax base.

ADDRESS	2980 Orchard Lake Road
CURRENT ZONING	C-2 General Business, Village Overlay District, Central Business District Context Zone
FUTURE LAND USE	Central Business District
ACREAGE	0.62 acres



Figure 5.1 The Corner Proper in 2023 as shown on Oakland County Property Gateway



Figure 5.2 Concept rendering illustrating desirable development of the Corner Property” but keep the second sentence. Also, this font looks darker than the other figure text, so I would just make sure everything matches. Here, the building is constructed close to the street, features large, transparent windows that attract shoppers to storefronts, and promotes placemaking through its signage, which is reminiscent of the marquis of the Keego Theatre.

Roosevelt Elementary School

DESCRIPTION

In 2022, the West Bloomfield School District closed the former Roosevelt Elementary School, which had served students in the community since 1920. Demolition of the school building began in November of 2025. Redevelopment of this site should include uses, spaces, and building forms that contribute to a vital Cass Lake Corridor, such as pedestrian-oriented commercial or mixed-use (residential over commercial) buildings fronting Cass Lake Road, public community space, and /or appropriately scaled and arranged residential units. This type of redevelopment would support the City by creating a community space, which the City currently lacks, attract more residents through high-quality residential development that is connected to neighborhood amenities and services, and provide additional commercial space in Keego Harbor. Rezoning is likely necessary to accomplish this vision for the Roosevelt Elementary School site.

ADDRESS

2065 Cass Lake Road

CURRENT ZONING

NR Neighborhood Residential, Village Overlay District, Cass Lake Road Context Zone

FUTURE LAND USE

Central Business District (CBD)

ACREAGE

4.43 acres



Figure 5.3 An aerial of the Roosevelt Elementary School site in 2023 as shown by Oakland County Property Gateway.



Figure 5.4 Roosevelt Elementary School as pictured in April 2025.

Rite-Aid

DESCRIPTION

This former Rite-Aid along Dollar Lake is another important parcel that will define the commercial character of Keego Harbor. The 2021 Cass Lake Road Village Plan envisions that this property will continue to be commercial in nature. The building could potentially be reoccupied or modified to appropriately contribute to the Cass Lake Rd. Corridor. Any future redevelopment of this site that involves new buildings should site the building closer to the street to encourage pedestrian activity, locate parking, preferably public, behind the building, and provide pedestrian amenities such as street furniture and bicycle racks. In comparison with this vision, this building is set back significantly from the street, locates private parking in front and on the sides of the building, and is sunken below the street grade, closing the site off from pedestrian activity.

ADDRESS

3000 Orchard Lake Road

CURRENT ZONING

C-2 General Business; Village Overlay District, Central Business District Context Zone

FUTURE LAND USE

Central Business District

ACREAGE

1.05 acres



Figure 5.5 The vision for 3000 Orchard Lake Road in the 2021 Cass Lake Road Corridor Plan compared to the existing conditions at the site.

2224 Beechmont Street

DESCRIPTION

Currently the site of Shecter Landscaping, these two parcels make up the largest residential opportunity site in Keego Harbor. They are surrounded by other residential properties. The high-intensity of the site's current use often impacts the surrounding neighborhood.

To ensure the use of these large parcels meets the needs of the greater community and has a better relationship with adjacent neighborhoods, this Master Plan recommends that any potential future redevelopment of this site includes for multiple-unit residential development. This development could include Missing Middle housing types, such as a cottage court development, small apartment buildings, or other residential configurations that promote density while capturing the quiet lake town feel in Keego Harbor.

ADDRESS

2224 Beechmont Street

CURRENT ZONING

NR Neighborhood Residential

FUTURE LAND USE

Multiple-Unit Residential

ACREAGE

5.83 acres



Figure 5.6 Shecter Landscaping

3170 Orchard Lake Road

DESCRIPTION

The Keego Harbor Manufactured Housing Community is located at the edge of the municipality's boundary touching the banks of Cass Lake. While this future land use category supports the continuation of this community, any potential future redevelopment of the site should consider the inclusion of multi-family residential and/or 'Missing Middle' housing types (such as townhomes, duplexes, or triplexes) that are appropriately sited in relation to Cass Lake. Buildings should be adequately set back from the shoreline to protect this important natural resource. Community space along the waterfront should also be provided, whether that community space is for residents of the complex only, or for the larger Keego Harbor community.

ADDRESS

3170 Orchard Lake Road

CURRENT ZONING

RMH Mobile Home Park

FUTURE LAND USE

Multiple-Unit Residential

ACREAGE

5.1 acres



Figure 5.7 Keego Harbor Manufactured Housing Community.

1985 Cass Lake Road Parking Lot

DESCRIPTION

The site of the parking lot behind the former Santia Banquet Center has been contemplated for redevelopment, as the expansive lot has significantly more parking than required for most commercial land uses. While some parking would be maintained to support commercial use on Cass Lake Road, the rear portion of this parking lot on the corner of Hensman Steet and Beechmont Street could be split off to support multiple-unit residential development, creating a vibrant, mixed-use environment.



Figure 5.8 1985 Cass Lake Road currently has an excess of parking for most commercial uses, as shown in the above aerial. A portion of this parking lot could be split and redeveloped into multiple-unit residential development.

ADDRESS

1985 Cass Lake Road

CURRENT ZONING

P-1 Parking, Village Overlay District, Cass Lake Road Context Zone

FUTURE LAND USE

Multi-Unit Residential

ACREAGE

1.99 acres
(Total Property)

06

Transportation and Mobility

The following chapter provides data on the existing nonmotorized and motorized transportation system in Keego Harbor, formalizes the vision for Cass Lake Road from the 2021 Cass Lake Road Village Plan into the Master Plan, provides takeaways relating to transportation from the public engagement process, and lists transportation resources the City may pursue to implement the vision outlined in this Master Plan.

Existing Transportation Analysis

To determine Transportation and Mobility priorities for Keego Harbor, understanding the existing conditions of transportation is key. The following section details existing transportation conditions in Keego Harbor.

Table 6.1 Number of Vehicles Available per Household, Keego Harbor, 2023

NUMBER OF VEHICLES AVAILABLE PER HOUSEHOLD	NUMBER	PERCENT
No vehicles available	86	6.6%
1 vehicle available	614	47.2%
2 vehicles available	456	35.1%
3 or more vehicles available	144	11.1%
Occupied housing units	1,300	100%

Source: US Census American Community Survey, 2023 5-year Estimates

93.4% of households have at least one vehicle available. Meanwhile, 6.6% of households do not have a vehicle available. To support households in Keego Harbor that do not have a vehicle available, and to encourage multi-modal transportation in Keego Harbor, the City could consider a number of transportation interventions that support public transportation and non-motorized transportation. Non-motorized transportation offers a strong community benefits, including promoting community health, reducing the environmental impacts of vehicle use, and creating a vibrant community for residents and businesses by offering multiple modes of transportation.

Traffic Volume

Traffic volume measures daily traffic on Keego Harbor’s major roads, specifically Cass Lake Road and Orchard Lake Road. Traffic volume is typically measured by the average annual daily traffic metric. AADT is calculated by taking the total volume of vehicle traffic throughout the year and dividing it by 365 days to get an average daily traffic volume. This metric is important to understand if the existing road infrastructure meets travel demand and to plan for road and infrastructure improvements. **Table 6.2** provides the AADTs for different sections of Cass Lake Road and Orchard Lake Road.

Table 6.2 Average Annual Daily Traffic, 2023

LOCATION	CASS LAKE ROAD FROM ORCHARD LAKE ROAD TO WATERFORD TOWNSHIP BORDER	ORCHARD LAKE ROAD FROM WEST BLOOMFIELD TRAIL TO COMMERCE ROAD	ORCHARD LAKE ROAD FROM COMMERCE ROAD TO CASS LAKE ROAD	ORCHARD LAKE ROAD FROM CASS LAKE ROAD TO SYLVAN LAKE BORDER
Average Annual Daily Traffic (AADT)	15,024	16,376	25,453	27,290

Source: SEMCOG, 2023

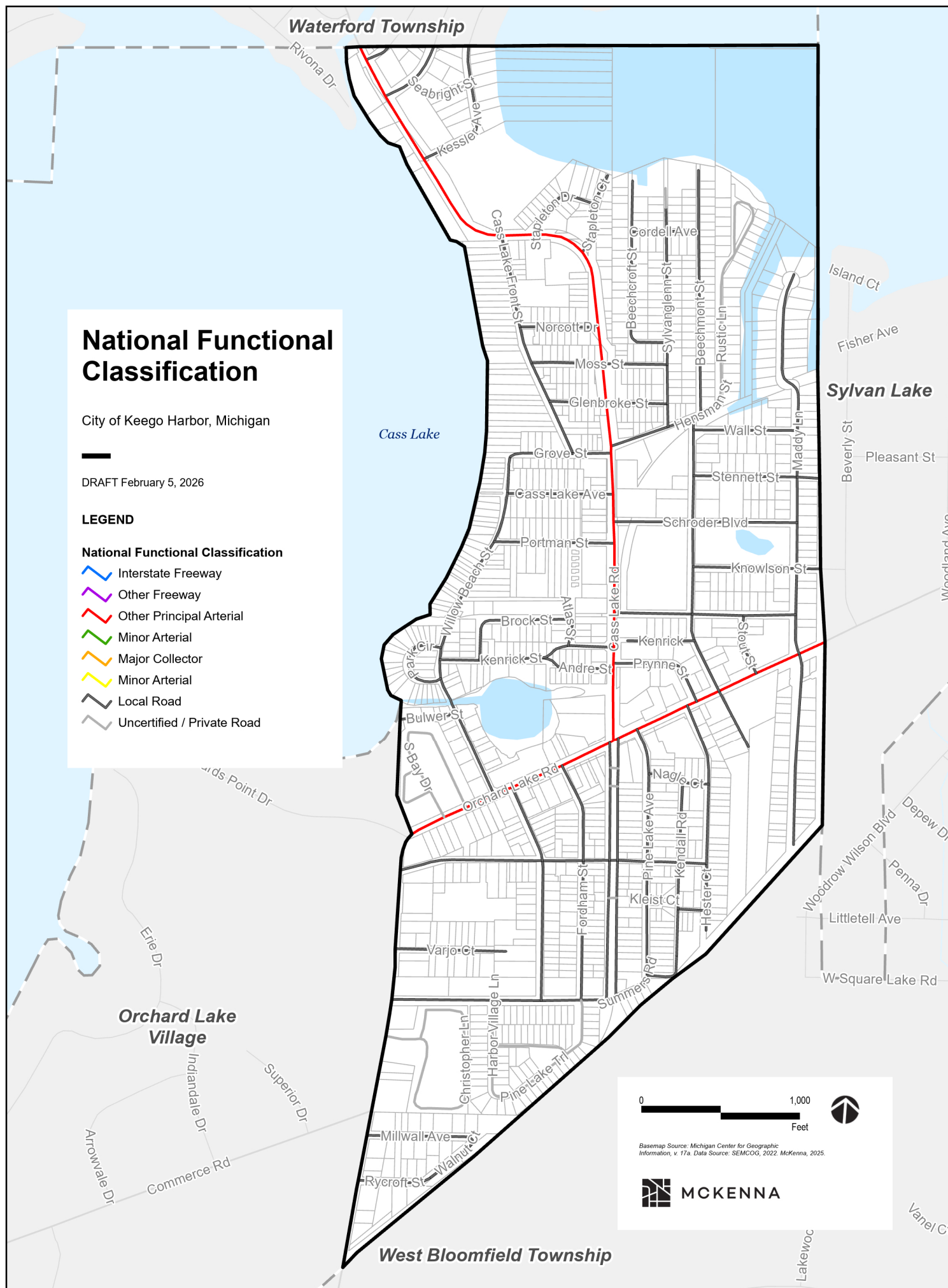
Overall, Orchard Lake Road experiences higher traffic volumes than Cass Lake Road. With an AADT of 15,024, Cass Lake Road may be a great candidate for road diet interventions, especially on the five lane section of Cass Lake Road.

National Functional Road Classification

National Functional Classification (NFC) of a community’s roads are an important aspect of transportation planning. NFC indicates the types of travel served by different roadways and determines which roadway projects are eligible for federal funding. **Map 6.1** shows the functional road classifications of all roads in Keego Harbor. Most roads in Keego Harbor are local roads. Local roads serve as travel routes within neighborhoods and are generally not meant for through traffic. Local roads typically connect to larger arterials that direct travel through a city.

Orchard Lake Road and Cass Lake Road are considered “other principal arterials”, which serve as the main corridors through the community and between commercial and residential areas. As principal arterials, Orchard Lake Road and Cass Lake Road are the only roads in the City eligible for federal funding.

Keego Harbor has some private roads in some subdivisions in the City and in the Keego Harbor Manufactured Housing Community. These roads are privately maintained by homeowners associations or similar organizations rather than the City.



Existing Public Transportation System

Keego Harbor has limited access to public transportation services. The Suburban Mobility Authority for Regional Transportation (SMART) services the greater Southeast Michigan area. However, SMART does not have a fixed route bus service within Keego Harbor. The Western Oakland Transportation Authority (WOTA) offers door-to-door public transportation services for a small fee to all Keego Harbor residents. This service is especially useful for seniors and disabled residents for transportation to medical appointments, the grocery store, and other activities of daily living both within and outside of Keego Harbor. **Figure 6.1** shows WOTA's service area, demonstrating the reach of their door-to-door transit service.

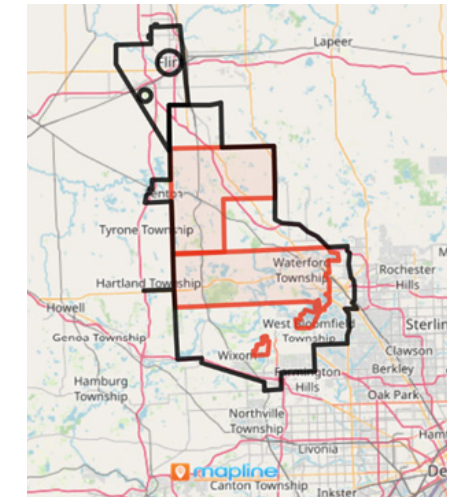


Figure 6.1 West Oakland Transportation Authority Service Area

Existing Non-Motorized Transportation System

Keego Harbor has an almost complete network of approximately five-foot sidewalks on Cass Lake and Orchard Lake Roads, with the exception of a sidewalk gap on the north side of Orchard Lake Road between Prynne and Stout Streets. Some local subdivisions and condominium associations, such as the Harbor Village Subdivision and the Sylvan Lake Condominium Association, have complete sidewalk networks in their neighborhoods as well. Some incomplete sidewalk segments are located throughout the City, such as on Summers Road, Millwall Avenue, and Beachland Boulevard.

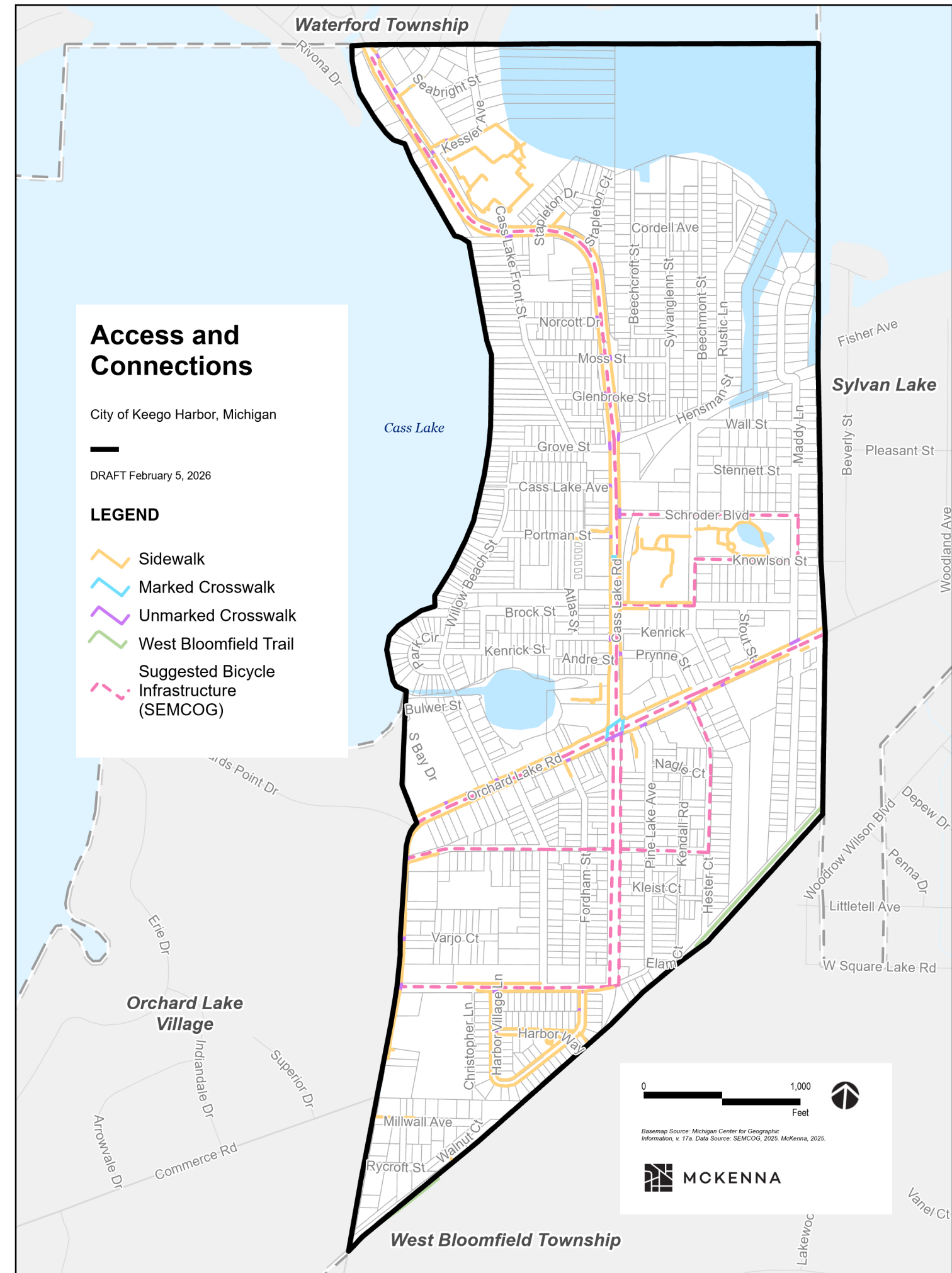
The majority of crosswalks in Keego Harbor are unmarked. Unmarked crosswalks include street crossings where the grade slopes to meet the street to allow pedestrians to cross, but lack painted stripes, a crossing signal, or signage that makes the crossing noticeable to vehicles. Three out of the four available crosswalks at the intersection of Orchard Lake and Cass Lake Roads are marked, and one marked crosswalk exists on Cass Lake Road just south of Portman Street.

While Keego Harbor does not have any bike lanes in its jurisdiction, the West Bloomfield Trail runs along the City's southern border. Keego Harbor residents have easy access to the West Bloomfield Trail through Tate-Optimist Park, Hester Court Park, and at the end of Maddy Lane to bike or walk the 6.8 mile trail and linear park. Keego Harbor has an opportunity to attract trail users to visit Keego Harbor by adding wayfinding signage for destinations in Keego Harbor at its connections to the West Bloomfield Trail.



Figure 6.2 The West Bloomfield Trail runs along Tate-Optimist Park, providing residents and visitors to an easily accessible bike and walking trail.

Map 6.2 shows the existing sidewalks and marked and unmarked crosswalks in Keego Harbor, as well as the West Bloomfield Trail. Additionally, **Map 6.2** shows potential bicycle paths suggested by the Southeastern Michigan Council of Governments (SEMCOG). This suggested bicycle path was developed as part of the planning process for SEMCOG’s Bicycle and Pedestrian Mobility Plan for Southeast Michigan, adopted in March of 2020. Along with this suggested bicycle infrastructure, this Plan also includes recommended best practices for universal design, Complete Streets, micromobility, among other topics.



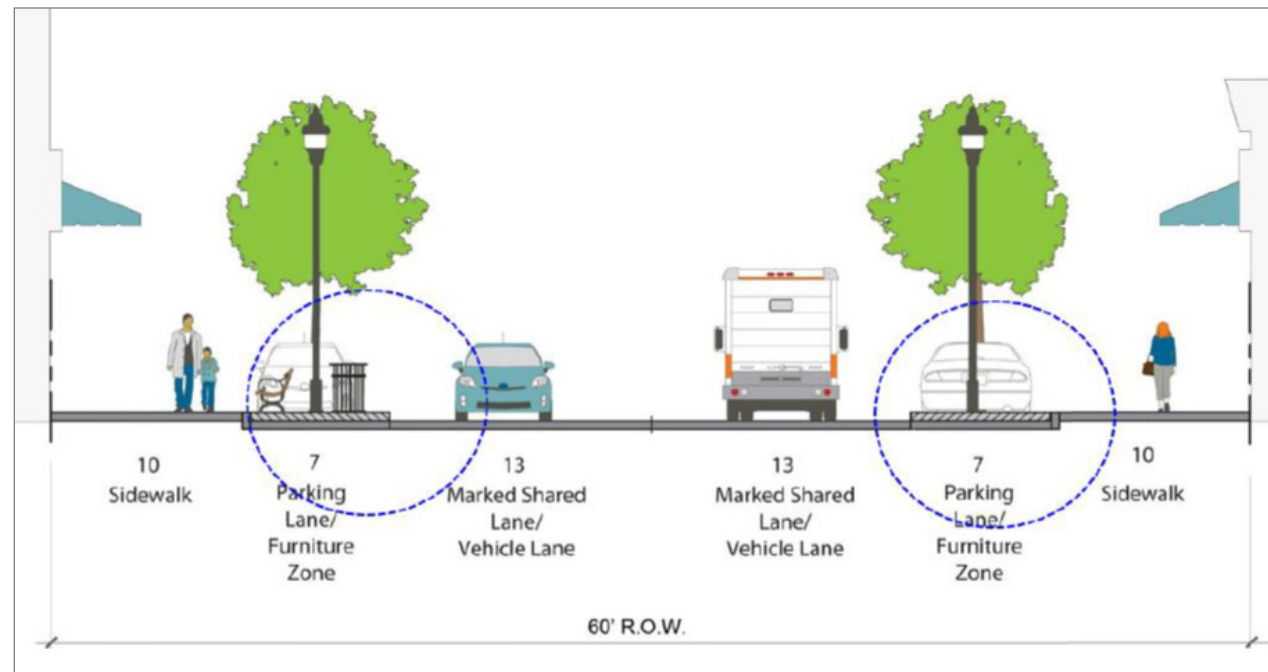
Relevant Local and Regional Plans

Cass Lake Road Village Plan

Seeing the potential for the Cass Lake Road Corridor as a more walkable, vibrant downtown area, the City's TIFA Board worked with Gibbs Planning Group to create the 2021 Cass Lake Road Village Plan. This Plan offered some redevelopment concepts for priority properties in the TIFA District, and street cross sections showing different configurations of Cass Lake Road that allowed for varying amounts of on-street parking. The redevelopment of Cass Lake Road and accommodation of on-street parking will be an important intervention to slow down speeds on Cass Lake Road, improving the safety of nonmotorized transportation users.

Figure 6.3 shows one of the cross sections of a potential Cass Lake Road configuration. While the current Cass Lake Road right-of-way is approximately 40 feet wide, this recommended configuration expands the road right-of-way to 60 feet to accommodate recommended road improvements. This cross section recommends that the existing sidewalks on Cass Lake Road are widened to ten feet, providing ample space for two-way pedestrian traffic and improved accessibility and pedestrian safety. The cross section also notes a seven-foot parking lane/street furniture zone on each side of Cass Lake Road. The City can opt to have one zone as on-street parking and one zone as a street furniture zone, or both zones as on-street parking.

Figure 6.3 Proposed Cass Lake Road Cross Section

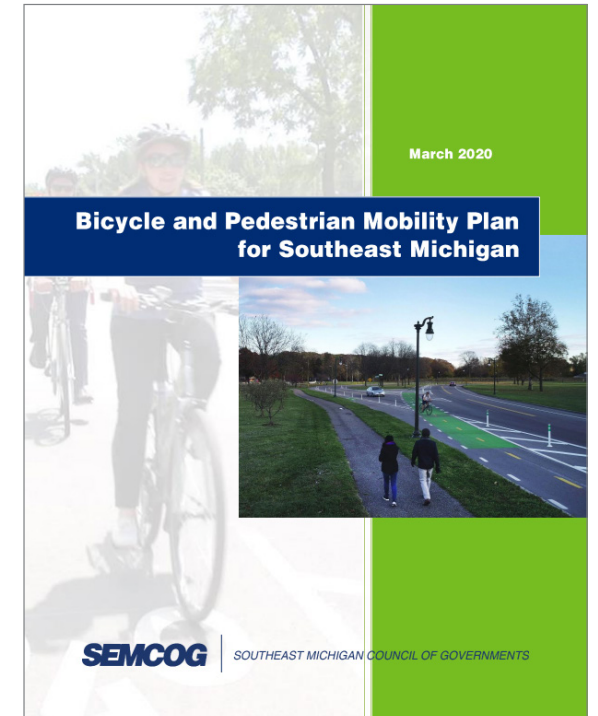


While the Cass Lake Road Village Plan provided a strong conceptual vision for this area, it lacked recommendations for implementation. As part of the Implementation Plan in Chapter 9, this Master Plan provides recommended strategies that can help the City achieve some of the recommendations in the Cass Lake Road Village Plan while furthering the goals and objectives detailed in Chapter 3 of this Plan.

SEMCOG's Bicycle and Pedestrian Mobility Plan for Southeast Michigan

SEMCOG adopted their Bicycle and Pedestrian Mobility Plan for Southeast Michigan in 2020. The Plan outlines regional priorities based on current bicycle and pedestrian mobility conditions. Local implementation strategies, infrastructure guidelines, and funding and maintenance best practices are also included. The Plan was guided by the following regional policies¹:

1. **Connect and expand the network** of walking and biking infrastructure in the region to provide a safe, comfortable, and convenient experience for people of all ages and abilities.
2. **Ensure equitable access** to core services and regional destinations for pedestrians and bicyclists, including connections to other transportation modes.
3. **Increase safety for pedestrians and bicyclists** with systemic approaches to roadway design, traffic operations, education, and enforcement.
4. **Promote healthy lifestyles and vibrant communities** with expanded options for pedestrian and bicycle mobility, recreation, and tourism.
5. **Provide education** to encourage broader participation and awareness of walking and biking issues.
6. **Ensure the sustainability** of the bicycle and pedestrian network with collaborative planning and adequate funding for development and maintenance.



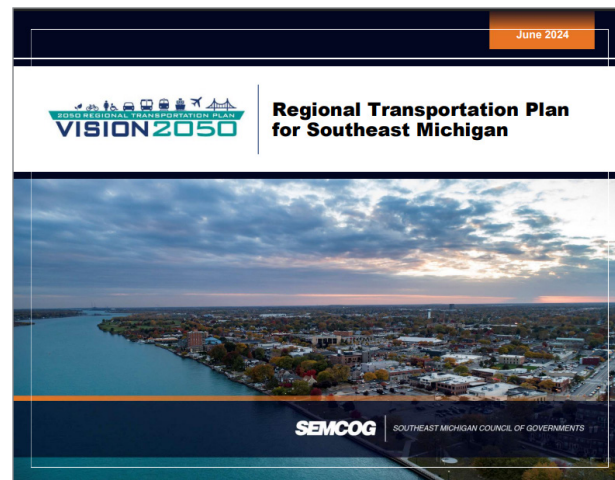
Through this planning process, several suggested bicycle paths around the region were developed. Bicycle paths suggested in Keego Harbor are shown in Map 6.2 on the previous page.

¹ Southeast Michigan Council of Governments. *Bicycle and Pedestrian Mobility Plan for Southeast Michigan*. Mar. 2020., p.2

SEMCOG's Vision2050 Regional Transportation Plan

The primary goal of this Plan is to grow and manage Southeast Michigan's multimodal transportation system in a way that centers equity so that all Southeast Michiganders have access to quality transportation. Vision2050 also addresses the impacts of emerging technologies, such as electric vehicle (EV) infrastructure. The Plan's project list includes \$38 billion dollars of transportation system improvements, with \$100 million of those dollars being allocated towards road operations, safety enhancements, bridge repairs, capacity changes, and non-motorized infrastructure². These improvements are guided by seven policies to create a safe and equitable transportation system, which include³:

- Education:** Educate and foster collaboration among local governments, transportation agencies, utility providers, and residents to enhance knowledge about and efficiency of the transportation system.
- Equity:** Ensure equitable access regardless of age, race, gender, ethnicity, national origin, physical or cognitive ability, or income.
- Funding:** Increase funding and broaden local options to ensure adequate resources and coordination for meeting regional transportation needs to achieve fiscal sustainability.
- Preservation:** Use asset management practices, technology, and cost-effective transportation solutions to preserve infrastructure.
- Resilience:** Integrate infrastructure coordination, equitable stormwater management, and comprehensive resiliency planning into the transportation system to achieve greater public health and environmental benefits.
- Safety:** Increase safety for all travelers, especially the most vulnerable road users.
- Shared Prosperity:** Promote a thriving regional economy by facilitating seamless movement of goods, efficient trade connections, enhancing labor mobility, and fostering tourism and local placemaking.



The vision for Cass Lake Road detailed in the 2021 Cass Lake Road Village Plan furthers several of SEMCOG's goals in the Vision2050 Plan. The addition of on-street parking will improve safety for all modes of transportation by improving buffering between moving traffic and the pedestrian realm. These improvements will also enhance shared regional prosperity by encouraging tourism and creating a sense of place, driving further economic growth to Keego Harbor and the region.

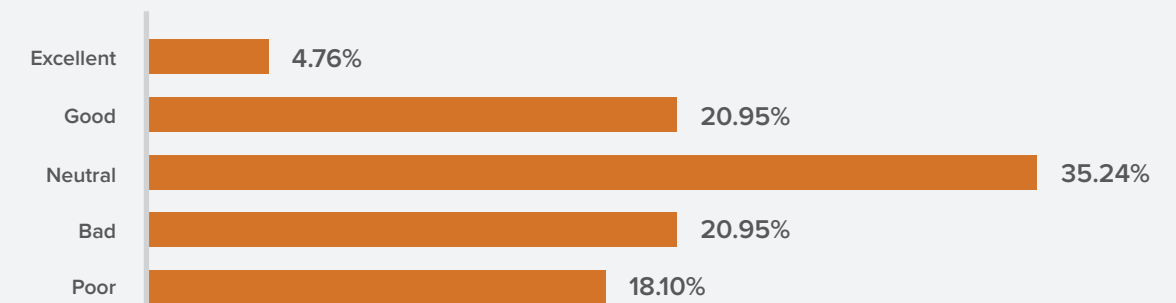
² Southeast Michigan Council of Governments. *Vision 2050: Regional Transportation Plan for Southeast Michigan*. June 2024., p.3

³ Southeast Michigan Council of Governments, *Vision 2050: Regional Transportation Plan for Southeast Michigan*, p.2

Community Engagement

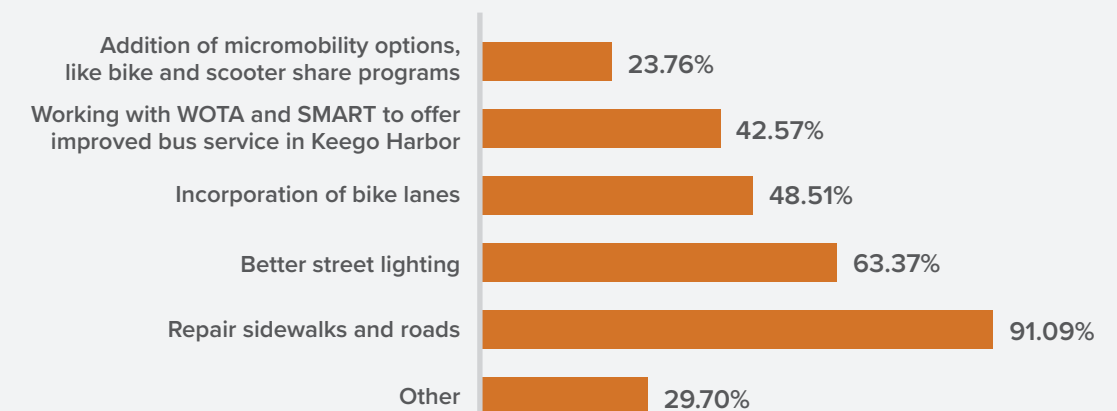
To understand how Keego Harbor residents, business owners, and visitors currently use transportation to meet their daily needs and identify transportation improvements that would be most impactful, several questions and prompts regarding transportation were asked in the Community Survey and the online Comment Map. Additionally, the April 2025 Community Workshop offered a "Pedestrian and Bicycle Infrastructure" activity to encourage the community to think about specific locations for pedestrian and bicycle infrastructure improvements. The following section outlines results and takeaways from these community engagement activities.

How would you rate access in Keego Harbor by walking, biking, or public transportation to daily activities and errands, such as grocery stores, banks, and other establishments?



Respondents of the Community Survey had varied ratings on their access to daily activities by public transportation. Respondents largely felt "Neutral" about their access to daily activities (37 responses, 35.24%). An equal amount of survey respondents rated their access as either "Good" or "Bad" (22 responses, 20.95%). Only 4.76% of respondents rated their access to daily activities by public transportation as "Excellent". This suggests that a robust transportation system that offers opportunities to walk, bike, bus, or drive to activities of daily living would meet the needs of Keego Harbor residents and visitors.

Which improvements to our transportation system would be most important to you? Choose your top 3 options.



Respondents were most concerned with improved maintenance of the current transportation system, with 91.09% of respondents selecting this option. "Better street lighting" was the second most selected option by respondents (63.37%), followed by the incorporation of bike lanes (48.51%).

Transportation Planning and Funding Tools

Transportation Alternatives Program (TAP)

The Transportation Alternatives Program (TAP) is a federally-funded program that supports local transportation improvement projects. SEMCOG administers TAP funding for Oakland County and the larger Southeast Michigan area. Eligible projects for TAP funding include pedestrian and bicycle infrastructure projects, including new shared-use paths, pedestrian-scale lighting, and similar projects. This program also supports Green Infrastructure projects to address water runoff issues and to improve water quality.

TAP funding has been used to fund dozens of transportation improvement projects across Southeast Michigan and the State as a whole. One of many examples includes the Livernois Complete Streets project, which installed on-street parking, bicycle lanes, buffer lanes, mid-block crosswalks with bump outs, off road bicycle storage facilities, and closed driveways on Livernois between 8 and 9 Mile Roads. SEMCOG awarded \$132,985 of TAP funding for the project with a local match of 28%.



Figure 6.4 The Complete Streets project on Livernois between 8 and 9 Mile Roads funded by TAP included bike lanes among other improvements.

Source: SEMCOG, 2025

Safe Streets and Roads for All (SS4A)

The Safe Streets and Roads for All (SS4A) is a federal grant program that provides funding to local units of government, Tribal governments, and metropolitan planning organizations (MPOs) to develop an eligible SS4A Action Plan or to implement projects identified in a community's SS4A Action Plan. SS4A funding aims to reduce serious-injury and fatal accidents by improving roadway safety for all modes of transportation. To receive grant funding for an implementation project, the community must have an approved SS4A Action Plan.

The City of Detroit is using SS4A funding for several projects across the City, encompassing a total of 31 miles of road improvements. Several projects mirror what Keego Harbor aims to accomplish for Cass Lake Road. For example, Detroit is proposing to use SS4A funding on one of their commercial corridors, Wyoming Avenue from Oakman Boulevard to 7 Mile Road, to add curb extensions, high-visibility crosswalks, road narrowing at specific locations, left turn traffic calming, and other interventions to reduce instances of speeding and improve overall safety. Keego Harbor should consider developing a SS4A Action Plan to be able to utilize this funding for future implementation projects.



Figure 6.5 The City of Detroit is using SS4A funding to implement several traffic calming measures on Wyoming Avenue, with construction expected to begin in 2026. The above photo shows the existing conditions of Wyoming Avenue.

Source: City of Detroit, 2025

Tax Increment Finance Authority (TIFA) Bonds

In addition to using TIF funds to support improvements to Cass Lake Road, TIFA can also take out bonds that are repaid with future TIF revenue to fund these projects. TIFA has previously incurred bond indebtedness from Michigan Transportation Fund Bonds to fund the widening of Cass Lake Road and make improvements to the Cass Lake Road and Orchard Lake Road intersection. This debt was paid off in December of 2024. TIFA can take out additional bonds with approval from City Council to help fund the improvements identified in the 2021 Cass Lake Road Village Plan.



07

**Public Infrastructure,
Facilities and Services**

Public infrastructure, community facilities, and municipal services are one of the most visible signs of a community's health. The conditions and availability of parks and recreation equipment, the accessibility to services such as police and fire, availability of special programs for youth and seniors, and the maintenance of roads and public facilities all reflect on the overall quality of life within a community. The City of Keego Harbor residents rely on several public and private entities, including the City government, for the provision of their public infrastructure and services. The following chapter outlines the existing condition of public infrastructure and services in Keego Harbor and provides recommendations to support improvements.

City Hall Complex



Keego Harbor's City Hall Complex

Keego Harbor's City Hall complex is located on Beechmont Street in the heart of the City. It includes the City Hall (constructed in 2008) and the Department of Public Works (constructed in 1968) surrounding Rose Sortor Park.

The City constructed a new City Hall with adequate space for the administrative functions of the City and the Police departments. The Department of Public Services is located on the east side of the City Hall complex.

Parks and Recreation

The City's existing parks and recreation facilities, as well as their needs, were explored more in depth through their Parks and Recreation Master Plan, adopted on January 19, 2023. In general, the City has adequate land for parks to serve its population. However, there is a demand for improved equipment at the parks, more parks located in the northern third of the City, and more usable public lakefront access for residents of the community.

There are currently five neighborhood parks, two pocket parks with beaches, five pocket parks, and one boat launch for a total of 13 public parks and recreation facilities within the City of Keego Harbor. These parks, public swim sites, and private parks include the following:

BAXTER-MORGAN PARK

Located on Pridham Street, Baxter-Morgan Park includes amenities like soccer nets, a disc golf course, a shelter for gatherings and small events, playground equipment, and benches. At 2.53 acres, Baxter-Morgan is one of the larger parks in Keego Harbor.



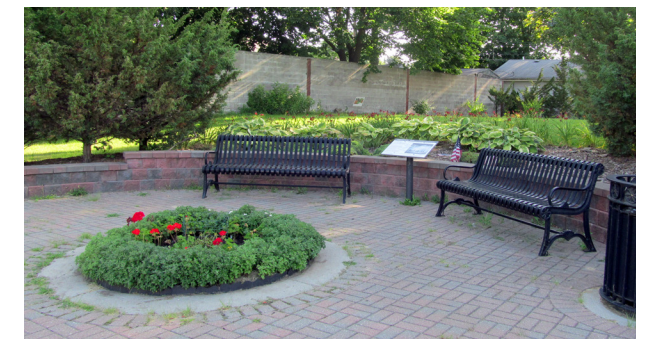
Baxter-Morgan Park

DOLLAR LAKE WATERFRONT ACCESS AND BOAT LAUNCH

The City maintains a public boat launch on the southern end of Dollar Lake off of Willow Beach Street. A key for the boat launch can be picked up at Keego Harbor City Hall. Additionally, small amounts of waterfront access exist on the north side of Dollar Lake off Andre Street and Kenrick Street.

FIRE FIGHTER'S PARK

Firefighter's Park is a pocket park on the corner of Cass Lake Road and Hensman Street that offers pedestrian-scale seating and landscaping with access to the sidewalk along Cass Lake Road.



Fire Fighter's Park

FRAN LEAF PARK

Amenities at Fran Leaf Park include a play structure and swing set, a shelter, picnic tables, and bench seating. Additionally, Fran Leaf Park has canal access, offering a serene water feature. The Park is one of few in the City with a designated parking lot, making it a great gather place for community events.



Fran Leaf Park

GROVE STREET SWIM SITE

The Grove Street Swim Site is a narrow park with beach access, picnic tables, and a grill. This swim site is located on the corner of Grove Street and Willow Beach Street.

HESTER COURT PARK

Hester Court Park offers playground equipment, a large playing field, a picnic shelter with tables, and bike racks. Parking for six to eight cars is available on site. Hester Court Park also offers direct access to the West Bloomfield Trail, which connects this park to other recreational amenities in the region.



Hester Court Park

ROSE SORTOR PARK

Rose Sortor Park is within the City Hall Complex and includes a picturesque pond and landscaping, a walking loop around the pond, and bench swings. Residents frequently enjoy fishing at the Park during summer months.



Rose Sortor Park

SUNSET PARK

Sunset Park is a small pocket park on the west side of Cass Lake Road in the northern portion of the City. The remaining parcel is privately owned by the Sylvan Lake Condominium Association. Sunset Park is primarily used as a resting place for walkers and bikers along Cass Lake Road. Visitors can use the benches to enjoy the view of Cass Lake.



Sunset Park

TATE-OPTIMIST PARK

Tate-Optimist Park includes play equipment for children, picnic benches, and a picnic shelter. Like Hester Court Park, Tate-Optimist Park offers access to the West Bloomfield Trail on the southern boundary of the park.



Tate-Optimist Park

VETERANS' MEMORIAL PLAZA

Veterans' Memorial Plaza includes seating and benches, a large boulder that honors the region's veterans, and landscaping. This plaza also serves to turn Cass Lake Road into a boulevard south of Orchard Lake Road, which helps to slow vehicle speeds as travelers continue south. Keego Harbor's Memorial Day Parade typically begins at the Plaza.



Veterans' Memorial Plaza

WEBB PARK

Located along Cass Lake Road as the road curves towards Waterford Township, Webb Park offers benches for pedestrians and cyclists to rest and enjoy the park's landscaping.



Webb Park

WILLOW BEACH STREET SWIM SITE

Located on Willow Beach Street just north of Kenrick Street, the Willow Beach Swim Site is a narrow linear park stretching along the canal to Cass Lake. The site offers a picnic table and a grill that is perfect for beach days. A footbridge over the canal connects the swim site to neighborhoods immediately north of the site.



Willow Beach Street Swim Site

West Bloomfield Trail

While not operated by Keego Harbor, the West Bloomfield Trail runs along the southern border of the City and connects to two City parks, highlighting the Trail's importance as a recreational amenity for residents. The West Bloomfield Trail runs for over six miles through West Bloomfield, Orchard Lake, Keego Harbor, and Sylvan Lake. Parking areas, restrooms, water fountains, and a bike repair station are scattered at trailheads along the Trail.

Figure 7.1 is a map from the West Bloomfield Parks and Recreation Commission showing the length of the West Bloomfield Trail, connections to other trails, and points of interest along the Trail.

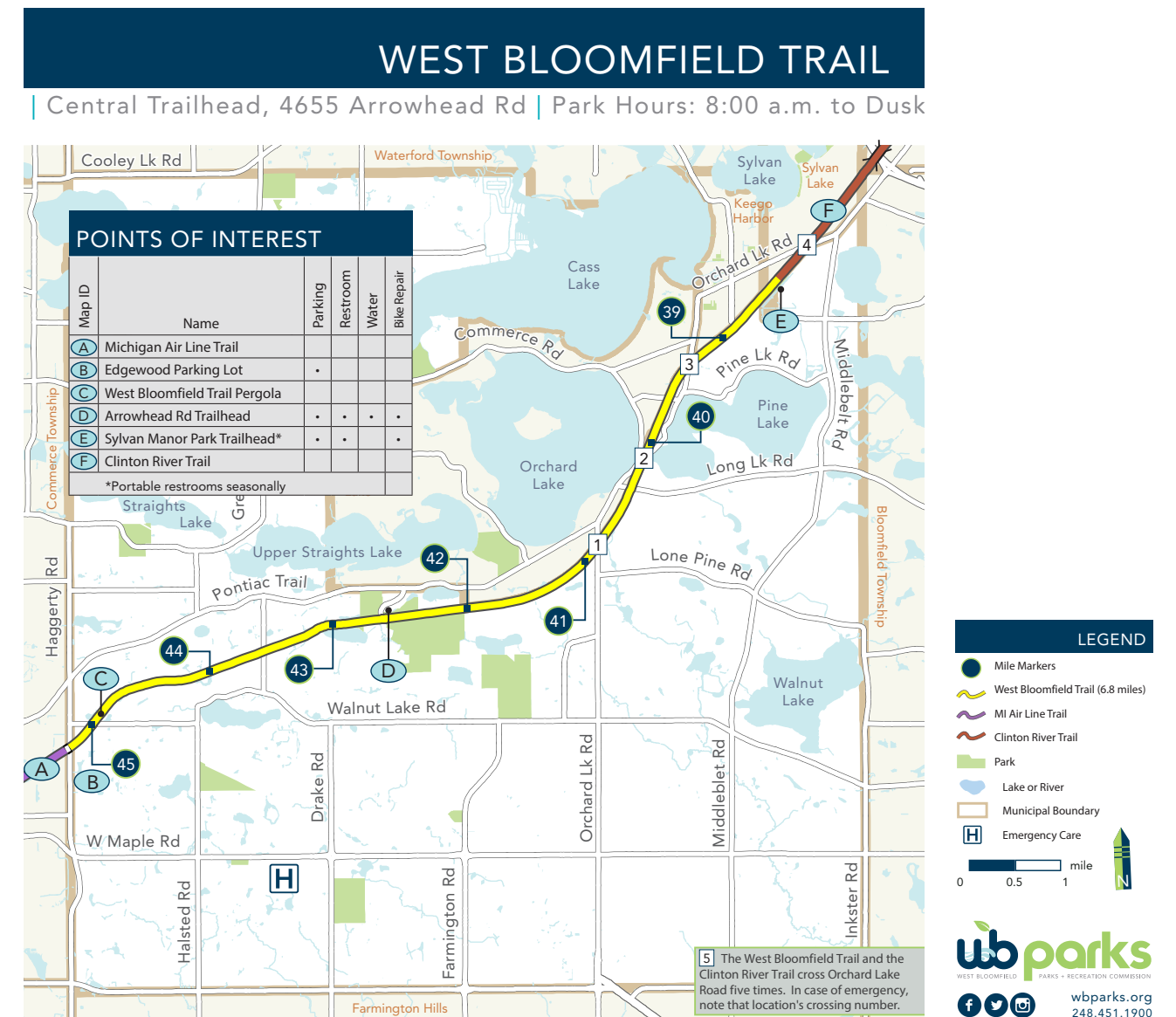


Figure 7.1 West Bloomfield Trail Map

Source: West Bloomfield Parks and Recreation Commission

School Sites with Recreational Amenities

Sheiko Elementary School, just outside of the City limits in Orchard Lake, is the only school facility that can be used by the Parks and Recreation Department. It has fields for team sports like baseball, soccer, football, and similar activities. Its fields are used by organized sports and so are not always available for casual play. A fee is required to use them.

The closure of Roosevelt School has removed access to previously available recreational amenities, such as the school's playground. However, the demolition of the former school may open the site up to future development possibilities that include recreational aspects, such as a community center.

Privately Owned Recreational Amenities

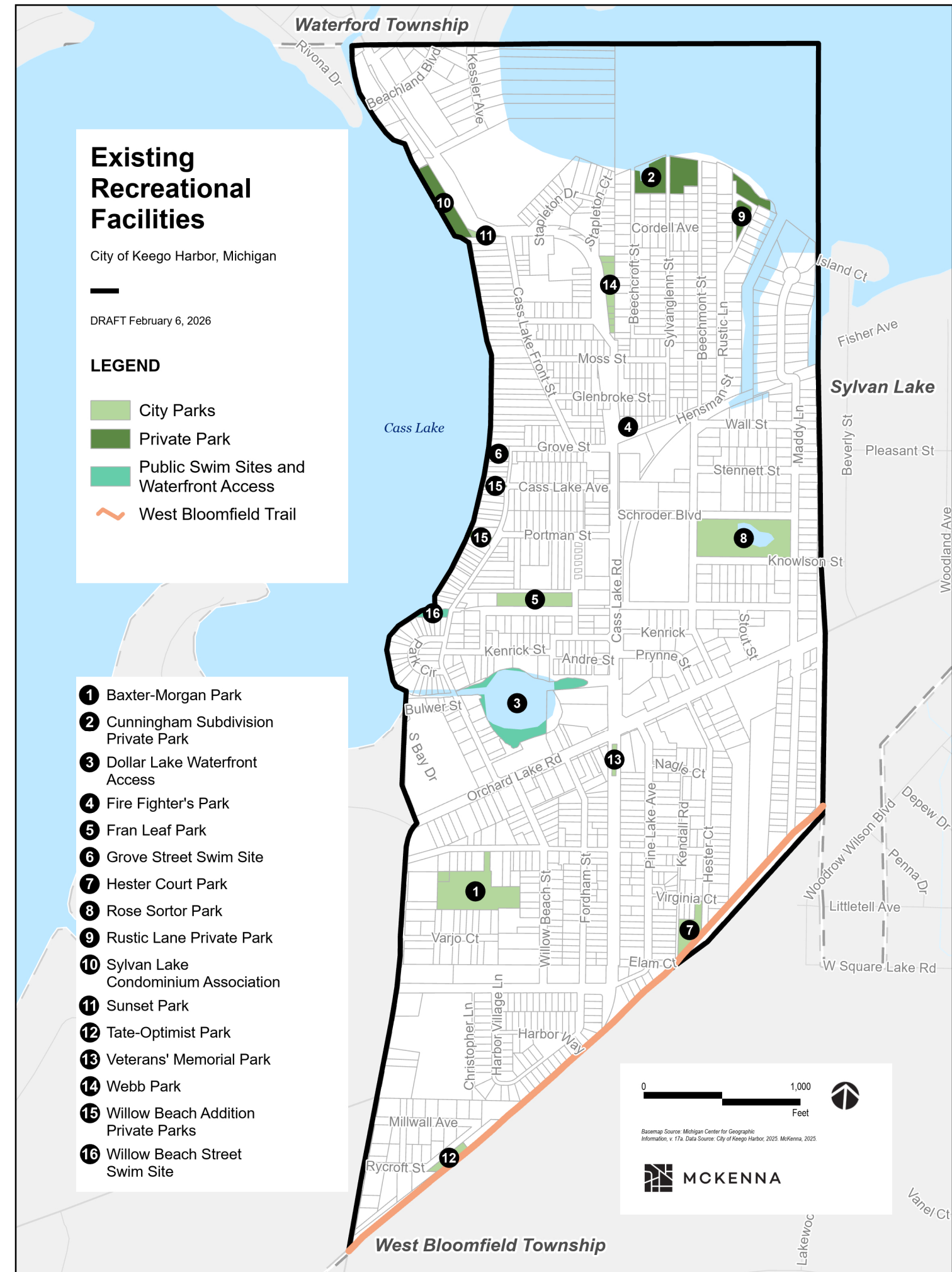
Several privately owned recreational facilities are located in the City of Keego Harbor or a neighboring community. Although use of these facilities is limited to those members of the association or who live in certain neighborhoods, they do address certain recreation needs.

PRIVATELY OWNED FACILITIES WITHIN A FIVE MILES RADIUS INCLUDE		
2 Bowling Alleys	2 Golf Courses open to the Public	3 Ice Arenas
7 Dance Studios	6 Martial Arts Schools	2 Batting Cage/Go-Kart/Driving Range/Mini-Golf Businesses
14 Gyms and Fitness Clubs	1 Archery Club	1 Wave Pool
4 Private (Members Only) Golf Courses	1 Members-Only Indoor Golf Simulator	2 Ski / Snowboard Slopes within 20 miles

Map 7.1 shows all existing recreational facilities in Keego Harbor, including City parks, public swim sites and waterfront access, privately-owned parks, and the West Bloomfield Trail.

Due to the size of the City of less than one square mile and its limited tax base, Keego Harbor does not have the resources to provide a full-time municipal employee to oversee recreation administration. Instead, the City relies heavily on volunteers on the Parks and Recreation Commission to provide direction and leadership regarding recreation issues.

The Parks and Recreation Commission is comprised of nine regular and three alternative Keego Harbor members who advise the City Council on various park and recreation issues and recommend regulations and updates to the operation of City parks. The Parks and Recreation Commission also hosts recreational events, including the Keego Block Party. Operational care of the parks is carried out by the Department of Public Works (DPW) in close cooperation with the Parks and Recreation Commission. Supplemental labor for the care of public landscaped areas is provided by the volunteers of the Keego Harbor Garden Club which operates under the direction of Parks and Recreation and in cooperation with the DPW.



0 1,000 Feet

Baseemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: City of Keego Harbor, 2025; McKenna, 2025

MCKENNA

Programs

Recreation programming available for Keego Harbor youth, adults, families, and seniors is largely provided by private organizations and larger neighboring communities. Annual special events held in Keego Harbor are sponsored by the Keego Harbor Parks and Recreation Commission, along with generous support of donations.

The City depends mainly on scouting programs like Boy Scouts of America, Girl Scouts, Campfire, and 4-H for youth programming. In addition to this, the non-profit West Bloomfield Youth Assistance Program (WBYA) offers professional counseling services and conducts prevention programs for youth and their families who live within the West Bloomfield School District. Keego Harbor residents can also access the West Bloomfield Township Public Library. In addition to its extensive book selection, the Library hosts several events, including an annual small maker mart, youth, teen, and senior events, and a local author fair. The Library also offers services for new parents, English language learning services, and online tutoring.

Public Safety

The City currently supports its own Police Department and contracts with West Bloomfield Fire Department to provide fire protection as Tri-City Fire Service, which is shared with Sylvan Lake and Orchard Lake.

Utilities

Water

Keego Harbor is served by the City of Detroit water through a system of pipes that are maintained by Oakland County Water Resource Commissioner (WRC) Water and Sewer Department. Conversations with representatives of WRC indicate that the water quality continues to be acceptable. In addition, Oakland County has indicated that they are on a revolving maintenance schedule of cleaning the system of pipes on an average of every five years and replacing damaged or broken pipes on an as-needed basis.

Keego Harbor purchases treated surface water from the Great Lakes Water Authority (GLWA). The WRC's office operates and maintains (O&M) the water system which consists of 12 miles of water main. Valve turning, hydrant inspections, water main break repair, cross connection inspections, meter maintenance, billing services, regulatory compliance, etc. is completed as part of WRC's O&M of the water system. Distribution system sampling of the excellent water quality provided by GLWA is completed by WRC and GLWA.

Sanitary Sewer

A sanitary sewer system was added to the City of Keego Harbor in 1962. All areas of the City currently have access to the system that is tributary to the Great Lakes Water Authority Recovery Facility in the City of Detroit. Because the number of households has not increased significantly since the inception of the sanitary system, there continues to be adequate capacity for the residents and businesses of Keego Harbor.

There are currently over 55,000 lineal feet of sanitary sewer in the City. As with the water system, the sanitary system is largely operated and maintained by the WRC. Most of the water and sewer system is located under the road network, making maintenance more difficult, but allows for the narrow road rights-of-way. The system is on an average seven-year cleaning schedule, and repairs to pipes and manholes are performed as needed. In 2018, approximately 95% of the sanitary system was cleaned and inspected utilizing grant funds distributed by the State of Michigan.

Storm Drainage

Because of the ongoing trend toward redevelopment within the City in recent years, and due to the fact that the City is primarily built out, compact, and low with minimal topography, stormwater management continues to be a concern. Instances of flooding along waterfront properties, particularly along the canals, have been reported, including recent flooding in the parking lot of Fran Leaf Park. Severe rainstorms in 2021 caused flooding in Keego Harbor highlighting the need to address stormwater management in the City¹. Keego Harbor has long been working to improve storm drainage in the City. The City's engineering consultants at Hubbell, Roth, and Clark, Inc. completed a Stormwater System Asset Management Plan in 2019. This Plan included a Capital Improvements Program that developed a prioritized list of repairs. In 2022, the Road Commission for Oakland County made stormwater improvements by replacing the culvert under Cass Lake Road and the storm sewer near the culvert. The City is also participating in the Voluntary Stormwater Management Program, which is a regional effort to control and manage water quality and stormwater.

Development and redevelopment impact the capacity and function of the City's stormwater system. As the trend toward larger homes, bigger driveways, and commercial redevelopment occurs, the City should review its Stormwater Asset Management Plan, evaluate any areas of the Plan requiring updates, and develop specific neighborhood/residential development standards for grading.

Gas and Electric

Consumers Power Company supplies natural gas for home heating and cooking. DTE Energy is the sole electricity provider, and Ameritech provides basic telephone service.

Other Utilities

In the coming years, American cities will likely see the provision of electricity, local telephone, and cable television opening up to competition among several providers. Local communities may not have significant regulatory authority in this emerging marketplace, but should cautiously exercise all governing authority that is provided to maintain service quality, avoid facility conflicts, and obtain franchising fees.

Cable television and internet connections are available from Comcast and AT&T. The City itself has access to high-speed internet via fiber optic cables provided by Oakland County. Digital subscriber line and high-speed internet access are currently available in Keego Harbor for businesses or citizens through a number of sources.

¹ Hermes, Grant, and Mara MacDonald. "Homes and Businesses Damaged throughout Metro Detroit after Severe Storms." *WDIV*, *WDIV ClickOnDetroit*, 25 July 2021, www.clickondetroit.com/news/local/2021/07/25/homes-and-businesses-badly-damaged-throughout-metro-detroit-after-severe-storms/. Accessed 21 Nov. 2025.

Resources and Strategies

The City should consider the following strategies in relation to public infrastructure, facilities, and community services:

- Develop a Capital Improvements Plan (CIP). A capital improvements plan prepares for infrastructure projects, equipment purchases, and other capital projects over a six-year period and identifies funding resources for these projects. A CIP helps cities plan out short-term and long-term expenses. The Michigan Planning Enabling Act (MPEA) requires Planning Commissions to adopt a CIP and update it annually, unless the Planning Commission is exempt from this requirement by its city charter.
- Foster and maintain strong working relationships with public service providers and operators of community facilities. The City can better achieve its long-range goals and objectives through cooperation with public and quasi-public entities. Although no organizations that own property in the City of Keego Harbor plan to spin-off any land holdings (such as the Roosevelt School site), plans do change. By maintaining good relationships with the organizations, the City will be better able to monitor and direct any possible development on community facilities sites.
- Involve community facilities in overall aesthetic or design plans. The City's community facilities must set the tone for all physical improvements within the City.
- Develop a consensus plan and implementation approach for the City Hall site. The City should develop the site as a strong and attractive focal point for the community and provide a variety of community activities and services on the site.
- Continually monitor and evaluate the quality of public services to residents. The City must continually evaluate the quality of its services to residents and provide the budgetary and organizational flexibility to make improvements or changes as required.

08

**Natural Resources
and Environment**

Topography, water access, land cover, and other natural features shape the way people interact with the land. The following chapter describes natural resources and the environment in Keego Harbor, potential environmental challenges that should be considered when planning in Keego Harbor, and strategies to address environmental concerns.

Water Resources

Keego Harbor has access to multiple inland lakes, which are community amenities for residents and visitors to enjoy and protect.

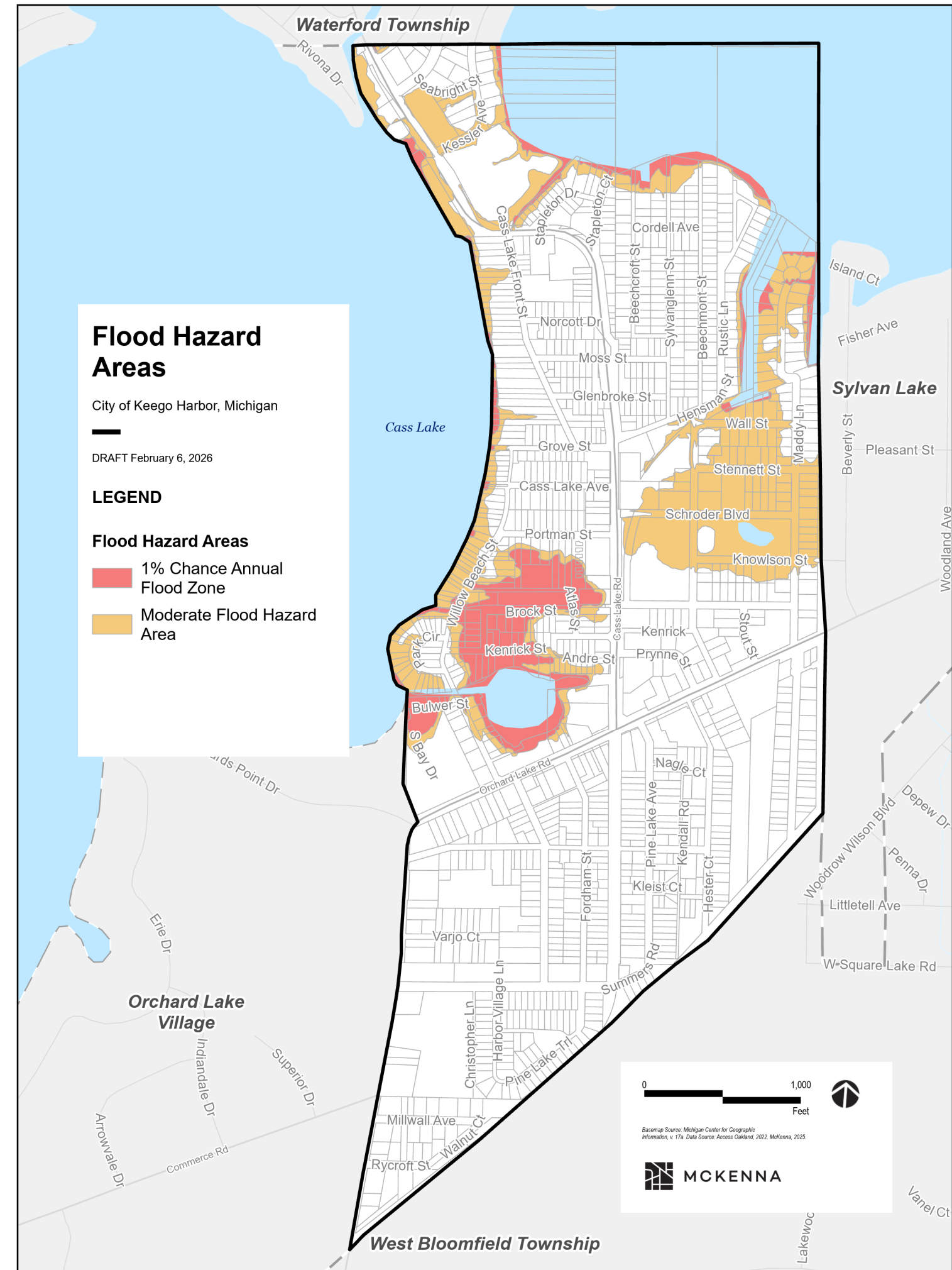
- Cass Lake
- Dollar Lake
- Dollar Lake Canal
- Fran Leaf Park Canal
- Sylvan Lake

While Keego Harbor is surrounded by ample water resources, there is little public access to this natural resource. As discussed in the previous chapter, the only public waterfront access in Keego Harbor consists of the two public swim sites and the boat launch on Dollar Lake. Looking for opportunities to increase public waterfront access in Keego Harbor is one of the goals of this Master Plan. Strategies to support this goal will be discussed later in this chapter.

Flood Hazards

As a community surrounded by precious water resources, including Cass Lake, Sylvan Lake, and Dollar Lake, preventing and increasing resiliency in flood events is an important consideration for Keego Harbor. Flood risk is often measured by Flood Insurance Rate Maps (FIRM), which shows areas that have a one percent chance or higher of experiencing a flood each year. **Map 8.1** shows areas of Keego Harbor that have a one percent or higher chance of experiencing a flood each year.

Keego Harbor has significant areas of land north of Orchard Lake Road that are considered flood hazard areas. The largest area under the 1% Chance Annual Flood Zone, which are considered high-risk flooding areas, surrounds Dollar Lake and extends north of Dollar Lake into the nearby residential area. Another large high-risk flooding area is located on the Cass Lake shoreline south of Park Circle. 1% Chance Annual Flood Zones are located in other areas along the lakeshore. Keego Harbor also has property in the Moderate Flood Hazard area. The largest Moderate Flood Hazard area is located between Cass Lake Road and the City's border with Sylvan Lake. While most of this land is residential in use, some commercial and public property is included in the 1% Chance Annual Flood Zone and the Moderate Flood Hazard area. As climate change continues to increase the number of severe weather events in Michigan, Keego Harbor should plan to address future flooding events. Keego Harbor should encourage the implementation of different green stormwater strategies for residential and commercial properties to prepare the City for future flooding events.



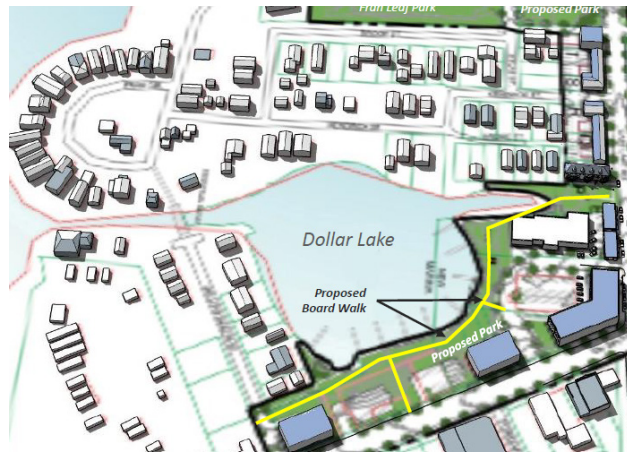


Figure 8.1 Rendering of the proposed public park and boardwalk on Dollar Lake as shown in the 2021 Cass Lake Road Village Plan.

Improving Public Waterfront Access

Throughout the Master Plan process, residents and stakeholders frequently expressed the desire to improve public access to Keego Harbor’s waterfront. The 2021 Cass Lake Road Village Plan sought to address this by proposing a public park and boardwalk along Dollar Lake.

The City currently owns the property along the banks of Dollar Lake, which removes one barrier for turning this space into a true public park and boardwalk. Additional steps would include working with the Department of Environment, Great Lakes, and Energy (EGLE), the City’s engineer, and the Parks and Recreation Department to develop a finalized design. To accomplish this project, the City would likely need to pursue grant funding resources.



Figure 8.2 The City of Detroit was successful in revitalizing land along the Detroit River to include ample public space along the waterfront, complete with play equipment, a riverfront café, and a walking path along the river. This transformation was accomplished through a partnership with the Detroit Riverfront Conservancy and the Detroit Economic Growth Corporation.

Photo Source: Great Lakes Now, 2025

Potential Funding Sources

RECREATION PASSPORT GRANT

This fund is available to local communities in the form of grants on a 25 percent local matching basis. Funds are provided from the sale of the Recreation Passport which replaces the resident Motor Vehicle Permit (MVP)—or window sticker—for state park entrance. Eligible projects should have the primary purpose of providing public recreation opportunities or facilities and infrastructure to support public recreation activity, including the development of new facilities and the renovation of aging recreation facilities.

LAND AND WATER CONSERVATION FUND

Michigan’s Land and Water Conservation Fund provide matching grants for land acquisition and development of outdoor recreation areas and facilities. To be eligible, the City must have an approved, up-to-date recreation plan that has been formally adopted by the City Council. Additionally, proposed projects should connect to the goals and objectives in Michigan’s 2023-2027 Statewide Comprehensive Outdoor Recreation Plan (SCORP). Facilities which may be developed with these funds include, but are not limited to, soccer fields, ball diamonds, tennis courts, playgrounds, fitness trails, picnic areas, archery ranges, and ice rinks.

MICHIGAN NATURAL RESOURCES TRUST FUND

The Michigan Natural Resources Trust Fund offers funding for projects that protect natural resources and add outdoor recreation opportunities. No less than 25% of the Natural Resources Trust Fund can be used to develop public recreational facilities. As a result, the Dollar Lake project could be a priority project for the Trust Fund. Projects eligible for funding include:

1. acquisition of land or rights to land for recreational uses or for protection of the land for environmental importance or scenic beauty;
2. development of public outdoor recreation or resource protection facilities (i.e., picnic areas, winter sports areas, playgrounds, ballfields, tennis courts, trails, etc.);
3. indoor facilities if their primary purpose is to support outdoor recreation. Eligible indoor facilities include nature interpretive buildings and park visitor centers. Also eligible are outdoor recreation support buildings such as restrooms, maintenance, and storage buildings.

As with the other MDNR grant opportunities, proposed local government fund recipients must have a recreation plan no more than five years old that is approved by the Michigan Department of Natural Resources.

Green Stormwater Infrastructure

Green stormwater infrastructure describes stormwater strategies that take advantage of or mimic nature’s methods of naturally managing stormwater. Green stormwater infrastructure can have long-term environmental and economic benefits for municipalities. Green infrastructure is often less expensive to design and construct in comparison to traditional “grey” stormwater infrastructure projects according to a 2007 study from the United States Environmental Protection Agency (EPA)¹ and can reduce long-term water treatment costs and capital infrastructure costs.² Using green infrastructure strategies would be especially beneficial in Keego Harbor given its unique water resources and high water table.

Green stormwater management techniques can range in complexity and cost. Some of these techniques include:

Bioswales: Bioswales are shallow, vegetated basins often found along the sides of streets and roadways. Bioswales reduce the amount of stormwater being released into municipal storm sewer systems, filter pollutants before the water moves further downstream, and recharge the groundwater table. Bioswales also double as a traffic calming measurement by narrowing the street at certain points to help slow speeds.



Figure 8.3 A bioswale in a residential neighborhood in Lake County, Illinois.

Photo Source: Lake County, Illinois



Figure 8.4 Bioswales can also be used to divert stormwater in commercial or public areas while beautifying the corridor, as was accomplished by the Indianapolis Cultural Trail.

Photo Source: Indianapolis Cultural Trail

Rain Gardens: Rain gardens are a cost-effective stormwater management strategy that can be applied at both residential and commercial properties. Rain gardens function similarly to bioswales, as they collect stormwater that runs off of impervious surfaces and slow its flow into the storm sewer system while filtering pollutants.

Permeable Pavement: Permeable pavement is an alternative to traditional impervious surface materials, and include porous asphalt, concrete, and permeable interlocking concrete pavement (PICP). The porosity of these materials allow stormwater to infiltrate the pavement and into the ground. These materials are also used for permeable pavers, which are pavers made of permeable pavement and laid with gaps between each paver. These gaps are filled with aggregate, sand, and small stones, allowing water to infiltrate through both the gaps and the porous pavers. Permeable pavement and pavers have both residential and commercial applications and often require less long-term maintenance than traditional impervious surface materials. Permeable pavement is less prone to cracks and potholes and have an expected lifespan that is double that of traditional pavement in cold climate areas.³

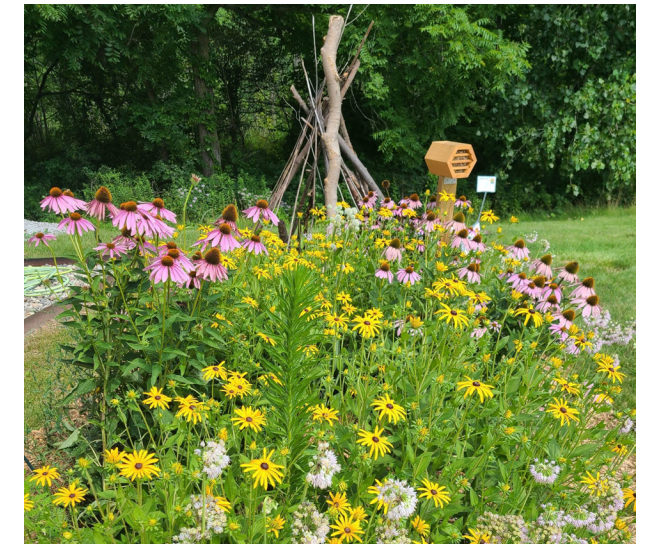


Figure 8.5 A rain garden at the Ypsilanti District Library Whittaker Road Branch in Ypsilanti, Michigan.

Photo Source: Ypsilanti District Library

Keego Harbor’s 2019 Stormwater System Asset Management Plan offered several of these green stormwater management strategies to implement in areas particularly prone to flooding, including:

1. **Willow Beach Bridge:** Stabilize canal banks with riprap rock and native plants.
2. **Willow Beach Drain:** Stabilize banks with riprap rock and native plants, install 430 square foot rain garden, and install a pipe from the existing trench drain to the rain garden to divert stormwater to the rain garden.
3. **Schmid Drain (Dollar Lake):** Stabilize banks with riprap rock and native plants, install 1,500 square feet of dry grass swale, and install pervious pavement in the City-owned parking lot and riprap rock at the curb outlet.
4. **Grove Street Beach Swim Site:** Stabilize culvert outlet with geotextiles and aggregate.

The City should continue to implement these strategies to improve stormwater management and water quality in Keego Harbor.

¹ American Rivers, et al. Banking on Green: A Look at How Green Infrastructure Can Save Municipalities Money and Provide Economic Benefits Community-Wide. Apr. 2012., p. 9
² American Rivers, et al. Banking on Green: A Look at How Green Infrastructure Can Save Municipalities Money and Provide Economic Benefits Community-Wide. Apr. 2012., p.10

³ U.S. Environmental Protection Agency. Stormwater Best Management Practice Permeable Pavements Minimum Measure: Post Construction Stormwater Management in New Development and Redevelopment Subcategory: Infiltration. Dec. 2021.



09

Implementation Plan

Future Land Use Plan

Future Land Use Categories

Waterfront Residential

Waterfront areas are those that have property lines adjacent to one of the lakes, canals, or rivers within the City. The following standards are intended to maintain the character and value of these lots, recognizing that property owners wish to maximize the development on these lots while understanding that over developing these lots or incompatible development of these lots will have an adverse impact on waterfront quality and access, property values, the character of the community and consequently, the health, safety and welfare of the community. This future land use category should be used to preserve existing waterfront residential properties; however, this category should be expanded to currently vacant waterfront properties. Vacant waterfront property should be preserved to better protect Keego Harbor’s prime lakefront and to add opportunities for public waterfront access.

APPROPRIATE LAND USE

Waterfront Residential uses are limited to low-density residential uses, such as single-unit homes and ADUs, as well as customary accessory uses.

LOT STANDARDS

Existing lots within this Future Land Use category are narrow in width. Several are below the absolute minimum lot width of 30 feet as required by the Zoning Ordinance. Despite how narrow these lots are, many of the Waterfront Residential lots have lot depths around 150 feet, and several residential parcels along Cass Lake Front Road have lot depths over 300 feet. Most existing Waterfront Residential parcels are between 3,001 and 10,000 square feet, as shown by [Map 4.1](#) in [Chapter 4](#). Based on past development trends and in the foreseeable future, the City recognizes that even the smallest, under-thirty-foot-wide lots have significant development value.

Currently, lot coverage includes all buildings and structures, both principal and accessory. The City has adopted ordinances to minimize paved surfaces on lots by minimizing driveway widths. This is important for aesthetic reasons, preventing full front yards from being paved, and to reduce the amount of impervious surface. Any future ordinance modifications to these standards must consider both of these issues. Furthermore, the City should explore alternative methods of providing for additional parking area without allowing for additional impervious surface. This can be accomplished by encouraging the use of permeable paver products.

The lot standards, including the existing 30% lot coverage and setbacks, is not expected to change from what is currently permitted in the Zoning Ordinance. The current standards prioritize responsible development of Waterfront Residential property by ensuring the new or substantially renovated residences maintain the existing building line set by existing waterfront homes, ensure water can drain properly by limiting lot coverage, and preserve waterfront views through the implementation of a clear vision triangle that limits where structures and plant materials can be placed. The City should continue to enforce the minimum waterfront setback of 50 feet to protect this important natural resource.

BUILDING PLACEMENT AND DESIGN

Building placement is critical for maintaining the pedestrian character of the City and providing adequate light and air. Building placement is how the buildings are placed on the site relative to the property lines.

Front building setbacks for new development or redevelopment should relate to desirable existing development patterns in the immediate vicinity. Waterfront residential areas have the unique distinction of facing both the water and the street. The side of the building facing the street should maintain a public facade that is not dominated by a garage door. Consequently, all attached garages should be recessed at least five feet behind the facade with the front door and the garage door should not occupy more than 50% of the building width at the front property line. The current point system in the Residential Architectural Review Checklist incentivizes this type of waterfront residential development by offering higher points for detached garages or garages recessed from the front building line, for front porches that create an inviting public façade and promote social interaction among neighbors, and for higher percentages of the façade made up of windows.



Figure 9.1 The above waterfront residential residence is an example of a lack of public façade facing the street. The garage in front of the home dominates the view from the street.



Figure 9.2 This waterfront residential property provides elements that improve the relationship between the home and the street, such as the front porch. These types of architectural elements improve the sense of community by increasing the amount of “semi-public” space, where neighbors can interact with each other.

The relationship between houses is largely determined by the side yard setbacks. Many of the houses along the waterfront have historically had small to no side yard setbacks. Keego has maintained minimum side yard setbacks based on 30% lot width. However, this standard has frequently been modified through the variance process. The Zoning Board of Appeals should only grant variances for the required side yard setback if all standards for a dimensional variance are met.

Side yard setbacks should continue to be based on the lot width with smaller setback required for smaller lots. However, creative approaches including “zero lot line” development should be explored. Rather than a home having two non-useable side yards, the total side yard could be applied to one side of the house, creating a useable courtyard and still maintaining adequate separation between units.

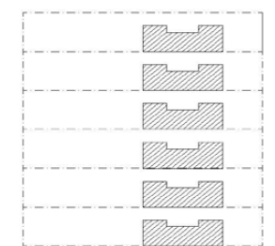


Figure 9.3 An example of a “zero lot line” development pattern.

Neighborhood Residential

While waterfront residential areas are defined by their relationship to the lakes, rivers, and canals of Keego Harbor, the Neighborhood Residential areas are defined by their collective character. In order to maintain this character, standards that ensure compatibility of size and style are critical. Historically, homes in Keego Harbor have either had no garages or detached garages. This greatly defines the character of the community as a pedestrian-friendly, walkable community.

APPROPRIATE LAND USE

Appropriate land uses in the Neighborhood Residential Future Land Use category include single-unit residential homes, Missing Middle Housing types such as duplexes, triplexes, quadplexes, cottage courts, and ADUs, and accompanying accessory uses.



Figure 9.4 In addition to supporting single-unit homes, the Neighborhood Residential Future Land Use District could also expand housing opportunity by permitting Missing Middle Housing types that fit the character of the surrounding neighborhood, like the duplex shown here.

LOT STANDARDS

Lot sizes in the Neighborhood Residential Future Land Use category vary widely. While most are above the minimum lot size of 3,000 square feet, there are several nonconforming residential lots throughout the City. As with the Waterfront Residential areas, it is anticipated that the existing platted lots will be considered useable and that specific standards will be incorporated into the zoning ordinance to allow redevelopment on all platted lots as a matter of right.

BUILDING PLACEMENT AND DESIGN

Most of the homes within the neighborhoods of Keego Harbor range from one to two stories. However, given the high water table in Keego Harbor, some redevelopments have sought relief from the finished first floor height standards to allow full finished basements, some of which project up to six feet above grade and are considerably out of character with the surrounding homes.

Maximum building heights have been established and consistently applied. Traditional homes, similar to those in Keego Harbor, have a finished floor elevation that is between 2.5 and 4 feet above the ground. This serves multiple purposes. First, it provides additional headroom for basement areas. Secondly, it provides a separation between the public areas of the front yard and street and the semi-public areas of the house. The element that makes this transition is typically a front porch. Front porches should be encouraged in all single-family districts by allowing them to encroach into the required front yard.

Front building setbacks for new development or redevelopment should relate to desirable existing development patterns in the immediate neighborhood. Like the Waterfront Residential areas, the side of the building facing the street should maintain a public facade that is not dominated by garage door. Consequently, all attached garages should be recessed at least five feet behind the facade while the front door and the garage door should not occupy more than 50% of the building width at the front property line. In the case of a thirty-foot-wide lot, this may require a one car garage, or a tandem two car garage where one car parks behind the other. Detached garages located on lots with double frontages should be setback a minimum of ten feet from the road and side loaded on lots forty feet or greater.

As with the Waterfront Residential areas, side yard setbacks should continue to be based on the lot width with smaller setback required for smaller lots. However, creative approaches including “zero lot line” development should be explored. Rather than a home having two non-useable side yards, the total side yard could be applied to one side of the house creating a useable courtyard and still maintaining adequate separation between units.



Figure 9.5 An existing home in the Neighborhood Residential Future Land Use District. The front porch and detached garage help improve the street presence of the home.

Townhome

Keego Harbor contains a diverse population. As a result, it is necessary to provide a diversity of housing options. While providing for a higher density of development, well designed townhouses create an image of a walkable, pedestrian friendly community, and can act as a transitional residential use between single-family uses and a major thoroughfare such as Cass Lake Road. Townhome development has been identified along several areas of Cass Lake Road and between the commercial areas and single-family residential areas as a transition.

APPROPRIATE LAND USE

Townhouse residential areas are limited to attached single-family residential uses, attached Missing Middle Housing types such as duplexes, triplexes, quadplexes, cottage courts, and ADUs, and accompanying accessory uses.

LOT STANDARDS

There are no set minimum lot size or width standards for the Townhome Future Land Use category to expand the number of lots that can support Townhome development. The site plan approval process and the setback standards in the Zoning Ordinance will likely determine the density and layout of a Townhome development. Generally, the density of the Townhome district will be between five and ten dwelling units per acre. Additional density may be warranted for projects that exhibit exceptional site layout and building design through the Planned Unit Development (PUD) process. Site layout should encourage walkability and connection to surrounding neighborhoods, parks, and commercial areas in Keego Harbor by including a sidewalk network within Townhome developments that connects Townhomes to each other and to Keego Harbor’s existing sidewalk network when feasible.

BUILDING PLACEMENT AND DESIGN

The Townhome District is intended to provide an alternative form of housing to the single-unit detached homes that are compatible in scale and character to the existing single-unit residential areas. It is anticipated that townhomes will continue to be limited to two stories or twenty-five feet. It is also anticipated that there will be a maximum number of units that may be attached in a single building. This provision is intended to provide for separation between buildings for adequate light and air as well as views.

Townhomes are considered a more urban form of housing. As a result, their placement can be closer to the road than single-family homes. Adequate separation between townhome buildings should be maintained to allow for window openings.

All garages and parking for townhomes are encouraged to be located at the rear of the buildings leaving the front of the building facing the street. When garages face a public road, they should be recessed a minimum of five feet behind the front building line. All townhome units should have a primary entrance onto a public road.

Porches or stoops are encouraged to provide the transition between the public areas of the street and the semipublic areas of the homes.



Figure 9.6 These townhomes near downtown Robbinsville, New Jersey play on the vibrant character of their downtown by increasing residential density and constructing the townhomes close to the street. Townhomes of a similar character are desired in appropriate areas near main thoroughfares, like Cass Lake Road.

Multiple-Unit Residential

Location of multiple-unit residential uses is determined by a number of factors, including, access to major road networks, surrounding uses, and community facilities. Therefore, the areas designated for multiple-unit uses largely follow established development patterns. This includes the existing apartment complex parcel located on the east side of Orchard Lake Road, south of Summers Road, condominiums located at the north-west corner of Summers Road and Willow Beach Avenue, apartments located north of Schroder Blvd., east of Cass Lake Road, the apartment complex on Cass Lake Front, the parcel occupied by the Sylvan Lake Condominiums, and the Magnolia by the Lakes Senior Living Facility. The Keego Harbor Mobile Home Park is also included in this Future Land Use category.

APPROPRIATE LAND USE

Multiple-Unit residential areas include apartment-style residential uses, Missing Middle housing developments, and customary accessory uses.

LOT STANDARDS

The Multiple-Unit Residential areas are intended to range between eight and 12 units per acre and generally represent the highest residential densities in the City. This Future Land Use Category also supports Manufactured Housing Community development as regulated by the Michigan Manufactured Housing Commission.

Pedestrian connections within these developments, including an internal sidewalk network that connects to the City’s existing sidewalk network where feasible, should be provided.



Figure 9.7 The Pine Lake Manor Apartments in Keego Harbor is an existing multiple-unit residential development in this Future Land Use category. The complex features an internal sidewalk network and other amenities, like a community swimming pool.

BUILDING PLACEMENT AND DESIGN

Because multiple-unit developments are more dense than single-unit or townhome developments, the use of open space within the development is critical. Multiple-unit developments should be located close to public open spaces and should include common open spaces for the residents of the development. Similarly, Manufactured Housing Communities should include ample open space to encourage connection between residents.

Building height for multiple-unit developments should be limited to two and one-half stories or 35 feet. Sufficient architectural detail should be provided to ensure that the development is compatible with the single-family character of the community. Homes within Manufactured Housing Communities should similarly be high-quality in design, but architectural standards will not exceed those in place by the Michigan Manufactured Housing Commission.

Developments within the Multiple-Unit Residential areas should face the street with any parking located behind the buildings to maintain the pedestrian orientation of the community. Adequate spacing should be provided between buildings for open space and to allow window openings. In Manufactured Housing Communities, parking is not required in the rear, however, manufactured homes should ensure minimally-wide driveways to minimize the impacts of extensive impervious surface on stormwater and water quality.

Neighborhood Commercial

The Neighborhood Commercial Future Land Use District boundaries are intended to support smaller, service-oriented commercial and mixed use that serves the needs of immediately adjacent residential neighborhoods. This District is concentrated at the entrances to the City, specifically on Orchard Lake Road at the eastern and southern City borders. A few parcels with this designation are also located in the northern portion of the City.

This future land use category is characterized by a combination of land use types that complement each other within a specific area. This could include anything from office uses to commercial retailers/restaurants with upper-story residential use. Development within this category may include a single project that features a mix of uses on the same property, or may also characterize an area of separately owned properties featuring a mix of land uses.

APPROPRIATE LAND USE

Appropriate land uses include small-scale commercial and mixed-use that supports the needs of immediately surrounding residential areas. These uses may include retail, restaurant, office, personal service, or residential uses.

LOT STANDARDS

There is no minimum lot size or width for the Neighborhood Commercial category. The site plan approval process and the setback standards in the Zoning Ordinance will likely determine the layout for sites in this future land use category. Sidewalks should be included on all street frontages to connect commercial sites. Installing pedestrian-scale streetscape amenities, such as benches, bike racks, and trash receptacles are strongly encouraged.

BUILDING PLACEMENT AND DESIGN

Most Neighborhood Commercial sites have existing buildings that are set back from the road and include off-street parking in front of the building. Projects including new construction or substantial redevelopment should require that buildings be placed close to the street and should prioritize connectivity between the site and adjacent residential uses so residents can easily access goods and services.



Figure 9.8 Complete Insurance on Cass Lake Road is a current example of a commercial use that services the day-to-day needs of the immediate neighborhood. The Neighborhood Commercial Future Land Use Category aims to support these types of commercial uses.

Central Business District (CBD)

This land use category is designed to establish a special district for retail, service, and office type uses, with more than one use occupying a building. Generally, development in this district would include specialty shops, personal service establishments, professional office type uses, and small retail uses. Multi-use buildings with retail or service use on the first floor and residential use on the second floor with innovative design characteristics are encouraged.

The intent is to establish the Central Business District as a primary focal point in the City, which would contribute to creating a unique community identity. This District is focused around the Cass Lake Road and Orchard Lake Road intersection. Emphasis should be placed on encouraging commercial uses, assuring adequate parking, recommending high design standards, providing for pedestrian circulation, landscape and hardscape elements. This district should become the central point of the City, reflecting the small town recreational character of the City. Large-scale or intense traffic-oriented uses or uses that require high visibility would be incompatible and should be discouraged.

APPROPRIATE LAND USE

Appropriate land uses include properly scaled commercial and mixed-uses that will attract residents and visitors to the District. This includes, but is not limited to, retail, personal service, food and beverage, and upper-story residential uses.

LOT STANDARDS

There is no minimum lot size or width for the CBD category. Like projects in the Neighborhood Commercial future land use category, the site plan review process for individual projects will likely guide site layout. Considering the intent of this District is to create a walkable, pedestrian-scale downtown environment, pedestrian connectivity and amenities will be encouraged and prioritized, especially for new developments.

BUILDING PLACEMENT AND DESIGN

Buildings in this District should be placed close to the street to create a pedestrian-scale downtown environment. Similar to other downtowns across Michigan, buildings can be built to the side lot lines on both sides. Facades should have visual subdivisions through the use of windows, columns, and similar architectural elements. Off-street parking should be located behind the building to promote a safe pedestrian environment along the street.



Figure 9.9 Sage Green Floral Shoppe on the corner of Orchard Lake Road and Prynne Street is an existing building in the CBD Future Land Use District that contributes to an “old town” feel through the traditional downtown architecture, is built close to the street, and attracts customers through a business mix that includes retail and personal services.

General Commercial

The General Commercial Future Land Use District accommodates commercial uses that are higher intensity in terms of vehicle traffic and typically require easy accessibility and high visibility. This District stretches along the eastern side of Orchard Lake Road and along the curve of Orchard Lake Road, terminating at the Willow Beach Street intersection. This area has tremendous potential for redevelopment and creates the first impression of the City before reaching the CBD. Provision of adequate parking, addressing outdoor storage, on-site lighting, signage, architectural design, and landscaping are key components of designing a site located in this area.

APPROPRIATE LAND USE

This future land use category can accommodate a variety of higher-intensity commercial uses, including event halls and indoor recreation centers (e.g. bowling alleys, arcades, and similar uses). Auto-oriented commercial uses, such as drive-thru establishments, automobile service shops, and gas stations may be permitted by special land use.

LOT STANDARDS

Like the other commercial future land use categories, there are no minimum lot size or width standards to accommodate development on existing lots. Access from the street should be thoughtfully designed to minimize traffic congestion and reduce vehicle and pedestrian conflicts along Orchard Lake Road. Parking lots located along the street should be accompanied by an adequate landscaping buffer.

BUILDING PLACEMENT AND DESIGN

These uses may be set back further from the street to promote adequate site circulation and safety. Building design should be architecturally cohesive with surrounding buildings. Signage, lighting, landscaping should be designed to attract travelers while ensuring that they do not cause nuisances to surrounding property owners or represent hazards to drivers.

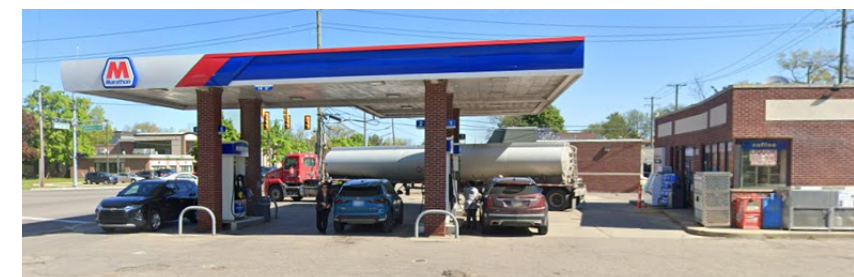


Figure 9.10 Marathon Gas Station on the corner of Orchard Lake Road and Commerce Road.

Civic Use

This category was established to embrace all developed or undeveloped lands owned by various governmental, public, and semi-public agencies. Currently, this future land use category includes the City Hall site and road and utility easements along Cass Lake Road.

APPROPRIATE LAND USE

Appropriate land uses include government buildings, schools, libraries, community centers, and other public and civic uses.

LOT STANDARDS

Site layout and design will be based on individual site plan review processes. As public uses, these sites will be adequately connected to pedestrian networks and nearby neighborhoods.

BUILDING PLACEMENT AND DESIGN

While this Future Land Use category does not have specific building placement and design standards, building design and placement should highlight the site's civic use.



Figure 9.11 Keego Harbor City Hall on election day.
Photo Source: C&G Newspapers

Public and Private Recreation

The Public and Private Recreation category includes privately and publicly owned properties that are primarily used for active recreational or open space purposes. Other sites are existing vacant waterfront sites that could be acquired by the City to expand public waterfront access. A vacant parcel along Cass Lake Road immediately east of Fran Leaf Park could also be used to expand Fran Leaf Park and give it frontage along Cass Lake Road. This is reflected in the Future Land Use Map. It is intended that these areas continue to serve as recreational and open space, offering both active and passive recreation opportunities. As shown on the Future Land Use Map, this category includes the areas that are generally scattered throughout the City.

APPROPRIATE LAND USE

Appropriate land uses for this future land use category include parks, open space, and customary accessory uses.

LOT STANDARDS

There are no lot standards for this future land use category to accommodate recreational spaces of all sizes in Keego Harbor.

BUILDING PLACEMENT AND DESIGN

Any accessory buildings and structures, such as gazebos, should be of high-quality and ornamental design to attract residents and visitors to these parks.



Figure 9.12 Hester Court Park

Industrial

No industrial land uses were identified or designated on the future land use plan for the City. The limited availability of land and the lack of access to major freeways makes the City unsuitable for uses of an industrial nature. These uses are incompatible with the small-town pedestrian community character that is envisioned for the future of Keego Harbor. The benefits of these types of uses such as employment opportunities are available to the citizens of Keego Harbor within close proximity.

Priority Redevelopment Sites

While “Priority Redevelopment Sites” are not meant to represent its own future land use category, the development of these priority redevelopment sites will have a large impact on the overall fabric of the City and greater region. To further its development goals of increasing walkable commercial, residential, and mixed-use development, creating a unified streetscape, and improving public waterfront access, the City is open to utilizing tools for flexible development, such as Planned Unit Developments (PUDs), on priority redevelopment sites. Developments should benefit from flexibility only when they demonstrate a clear benefit to the City through achieving the following goals:

1. Encourage the use of land in accordance with its character and adaptability;
2. Conserve natural resources and energy;
3. Encourage innovation in land use planning;
4. Provide enhanced housing, employment, shopping, traffic circulation and recreational opportunities for the people of the City; and,
5. Bring about a greater compatibility of design and use.

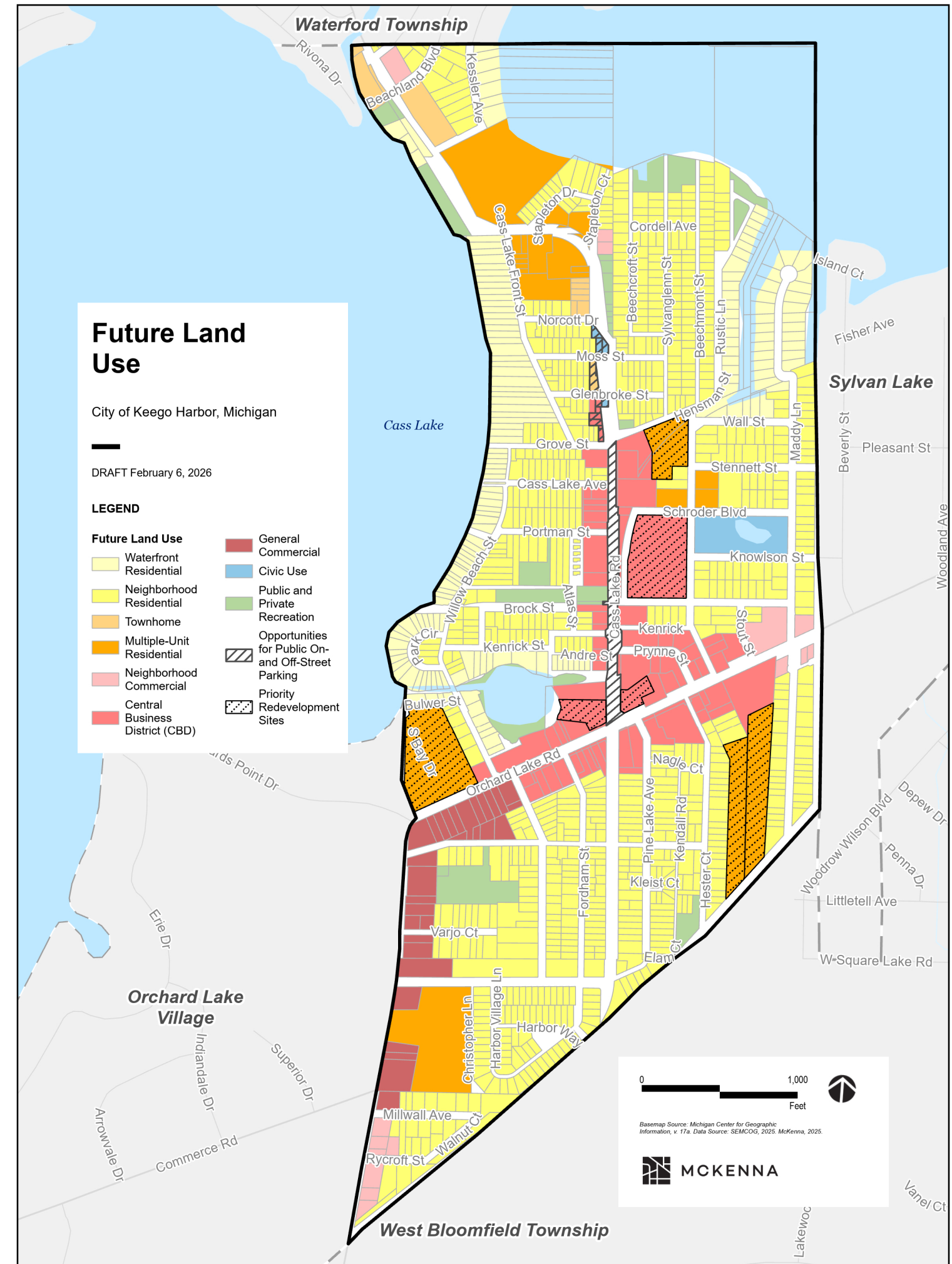
Future redevelopment of the priority redevelopment sites should correspond with the concept visions for these sites described in [Chapter 5](#).

Opportunities for Public On- and Off-Street Parking

As detailed in [Chapter 6](#), the City aims to add on-street parking on Cass Lake Road to add amenities to the Central Business District and create a buffer between moving vehicle traffic and the pedestrian environment. To support this vision, the City has identified potential locations where on-street and off-street parking can be located. Some of these parcels are currently City-owned, others are dedicated road and utility easements, and others are privately-owned. Additional right-of-way would need to be secured to accommodate on-street parking spaces in these locations.

In the event that locating on-street parking on these parcels becomes infeasible, these parcels should be developed according to the recommendations for the underlying future land use category. Parcels with an underlying future land use designation of “Civic Use” are existing road and utility easements, and will continue to remain in their existing condition.

Map 9.1 categorizes all land in Keego Harbor by the Future Land Use designations described above.



Implementation Matrix

The Keego Harbor Master Plan serves as the guiding framework for future policy and land use and development decisions in the City. Implementation of the goals and objectives outlined in [Chapter 3](#) will require coordinated efforts between the Planning Commission, City Council, Tax Increment Finance Authority, other Board and Commissions, City staff, businesses, residents, property owners, and other key community stakeholders.

After the adoption of the Master Plan, City staff will work with the appropriate departments and responsible boards and commissions to implement the goals, objectives, and strategies outlined in the Implementation Matrix. The Implementation Matrix is a commonly used tool that helps to implement the adopted Master Plan by identifying the specific actions to accomplish, assigning responsible parties, establishing priorities, setting timelines, and identifying funding sources for each action, as applicable. **Some strategies are repeated amongst multiple objectives if that strategy promotes the completion of those objectives.** The Matrix helps to coordinate long-term and short-term projects to ensure completion and success.

The priority level for each strategy does not exclusively identify projects that need to be completed first. Rather, the priority level categorizes projects that could begin and be completed within the designated timeframe. For example, zoning ordinance amendments can be facilitated by Keego Harbor staff and do not require coordination and cooperation with outside agencies. Therefore, it could be completed within 1–3 years (high priority). However, collaboration projects with multiple governments or agencies that may require grant funding will take longer to complete and may continue beyond the span of this Master Plan (low priority).

THE PRIORITY LEVELS IN THIS IMPLEMENTATION MATRIX ARE AS FOLLOWS		PARTNERSHIPS ARE INDICATED ON THE IMPLEMENTATION MATRIX USING THE FOLLOWING KEY	
A	Most Important	City Staff and Boards and Commissions	
B	Very Important	BD = Building Department	CC = City Council
C	Important	ED = Economic Development	PC = Planning Commission
		CS = City Staff	TIFA = Tax Increment Finance Authority
		DPW = Department of Public Works	PR = Parks & Recreation Commission
		KHPD = Keego Harbor Police Department	
		Inter-Community Entities/Boards	
		WBFD = West Bloomfield Fire Department	GWBHS = Greater West Bloomfield Historical Society
		County/Regional Entities	
		OCP = Oakland County Planning	ONDD = Oakland County Neighborhood Development Division
		RCOC = Road Commission for Oakland County	OWRC = Oakland County Water Resources Commissioner
		WOTA = Western Oakland Transportation Authority	SEMCOG = Southeastern Michigan Council of Governments
		MDOT = Michigan Department of Transportation	MSHDA = Michigan State Housing Development Authority
		MEDC = Michigan Economic Development Corporation	EGLE = Department of Environment, Great Lakes, and Energy
		MDNR = Michigan Department of Natural Resources	
		Private Entities	
		HO = Homeowners	PD = Private Developers
		BO = Business Owners	U = Utility Companies

The Implementation Matrix indicates whether public, private, or TIF funding would be needed to complete that strategy. Information on specific funding sources that may be available for specific strategies is in their respective chapters. For example, details on public or private transportation funding to support the transportation strategies in this Matrix are found in [Chapter 6](#).

The Implementation Matrix should be updated to showcase project accomplishments, both large and small, and changes in timelines, as appropriate. The Matrix should be reviewed by the Planning Commission a minimum of five years after the adoption of the Master Plan, in compliance with the Michigan Planning Enabling Act, to determine if the Master Plan needs to be amended or updated.

Housing and Neighborhoods

Goal #1:

The City's neighborhoods will continue to be dominated by quality traditional style single-family homes designed to fit on the range of existing platted lots within the City. The City's waterfront residential lots will be developed in a manner that ensures adequate light and ventilation while recognizing the value of waterfront real estate. The City will continue to develop and maintain a range of housing types including townhomes and apartments that are designed to be compatible with the predominant single-family character of the community.

OBJECTIVE 1.1

Improve living amenities in all residential neighborhoods through high standards of housing design construction and access to usable and convenient parks. Continue to decrease the amount of visual clutter in front yards and encourage city-wide plantings and beautification efforts.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP			FUNDING		
			City	Other Govt	Private	Public	Private	TIF
Expand the sidewalk network into residential neighborhoods to promote pedestrian access to parks and commercial areas.								
Consider implementing a residential tree planting program to incentivize tree-lined residential streets and an improved tree canopy in residential neighborhoods.								
Review Residential Architectural Review Checklist annually to ensure the standards reflect the most recent standards in accessible and high-quality housing design.	A	3–5 years	DPW PC CC	—	—	×	×	—
Evaluate and amend the Neighborhood Residential District standards to support maintenance and improvements of existing nonconforming neighborhoods, like the Kleist Court neighborhood.								

OBJECTIVE 1.2

Develop clear and reasonable zoning standards to ensure that residential redevelopment occurs in a manner that is consistent with the platted lots sizes within the City and the traditional character of the existing homes within the City.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP				FUNDING	
			City	Other Govt	Private	Public	Private	TIF
Evaluate and amend the Neighborhood Residential District standards to support maintenance and improvements of existing nonconforming neighborhoods, like the Kleist Court neighborhood.	A	1-3 years	PC	-	-	X	-	-
Review Residential Architectural Review Checklist annually to ensure the standards reflect the most recent standards in accessible and high-quality housing design.			CC	-	-	X	-	-

OBJECTIVES 1.3

Continually monitor and encourage reinvestment in single-family homes, especially in blighted and lower income owner-occupied areas.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP				FUNDING	
			City	Other Govt	Private	Public	Private	TIF
Support energy-efficient upgrades to homes, such as the residential solar panel installation, to improve long-term energy costs for homeowners.	B	1-3 years	BD	ONDD	HO	X	X	-
Support homeowners interested in aging-in-place by connecting them to grant programs that can assist with accessibility upgrades, such as ramp or grab bar installation.			MSHDA					
Refer low-income homeowners to foreclosure assistance programs when necessary to help keep homeowners in their homes.								
Connect residents to home improvement programs offered by Oakland County and the State of Michigan.								

OBJECTIVE 1.4

Continue to administer the City’s property maintenance code and rental registration program. Identify opportunities to offer or connect residents with assisted housing rehabilitation programs.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP				FUNDING	
			City	Other Govt	Private	Public	Private	TIF
Establish an exterior inspection process for when properties transfer ownership to promote compliance with current building codes.	C	1-3 years	BD	ONDD	-	X	-	-
Work with Oakland County Neighborhood Development Division and the Fair Housing Center of Metropolitan Detroit to promote understanding of fair housing laws to landlords.								

OBJECTIVE 1.5

Protect all neighborhood areas from disruptive through traffic that should be directed onto collector and arterial roads.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP				FUNDING	
			City	Other Govt	Private	Public	Private	TIF
Add wayfinding signage to encourage through traffic to appropriate throughfares.	C	3-5 years	DPW	OCP	-	X	X	X
Consider installing traffic calming measures like speed bumps or radar speed signs when necessary on residential streets with identified speeding concerns.			KHPD	MEDC				
			TIFA					

OBJECTIVE 1.6

Support affordable housing opportunities that are consistent with market conditions.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP				FUNDING	
			City	Other Govt	Private	Public	Private	TIF
Conduct a housing needs assessment and to clearly quantify housing needs and identify appropriate housing strategies.	B	3-5 years	DPW	OCP	-	X	X	X
Consider amendments to the Zoning Ordinance to allow “Missing Middle” housing types, such as duplexes, ADUs, and cottage courts in the Neighborhood Residential District.			KHPD	MEDC				
Incentivize landlords to participate in housing programs serving vulnerable populations who hold temporary or emergency vouchers or other assistance.			TIFA					

OBJECTIVE 1.7

Promote single-family residential developments that preserve scenic views and vistas.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP			FUNDING		
			City	Other Govt	Private	Public	Private	TIF
Continue to implement the waterfront setback and daylight plane on waterfront properties to ensure that daylight and waterfront views are not blocked.	A	3–5 years						
Establish an impervious surface maximum in all residential zoning districts to reduce the negative impacts of impervious surface on stormwater management, residential flooding, and the creation of urban heat island effects.			PC CC	EGLE	HO	—	X	—
Encourage the use of “bioengineering” strategies such as the installation of low-lying native plants, erosion blankets, and similar strategies on waterfront properties rather than seawalls to reduce flooding and erosion concerns on waterfront property while preserving waterfront views.								

OBJECTIVE 1.8

Encourage infill residential development that is architecturally compatible with existing residential structures.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP			FUNDING		
			City	Other Govt	Private	Public	Private	TIF
Consider reducing residential minimum floor areas in residential districts to support the development of microhousing and similar infill solutions.	B	1–3 years						
Establish design standards for residential infill and redevelopment to promote walkability and connectivity to amenities, commercial areas, and other residential neighborhoods.			PC CC	—	—	X	—	—
Consider amendments to the Zoning Ordinance to allow “Missing Middle” housing types, such as duplexes, ADUs, and cottage courts in the Neighborhood Residential District.								

Goal #2

The City will encourage additional housing opportunities that add vibrancy to the Central Business District and Keego Harbor as a whole by supporting mixed-use development and residential development on upper-stories of commercial buildings, and by identifying areas for higher-density housing development that still maintains the character of existing residential development in Keego Harbor, such as cottage court developments.

OBJECTIVE 2.1

Continue to support upper story residential development in commercial districts while expanding allowable residential uses in residential districts.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP			FUNDING		
			City	Other Govt	Private	Public	Private	TIF
Consider amendments to the Zoning Ordinance to allow “Missing Middle” housing types, such as duplexes, ADUs, and cottage courts in the Neighborhood Residential District.	A	1–3 years	PC CC TIFA	MEDC MSHDA	—	X	—	X
Consider developing and offering pre-approved housing plans for single-unit and multi-unit housing types to encourage additional residential development.								

OBJECTIVES 2.3

Collaborate with organizations like the Michigan State Housing Development Authority (MSHDA) and the Michigan Economic Development Corporation (MEDC) on future residential and mixed-use developments to identify financial incentives for developers.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP			FUNDING		
			City	Other Govt	Private	Public	Private	TIF
Require a conceptual meeting to understand the scope of the project so that connections between developers and potential funders can be made early.	A	1–3 years	PC CC ED	OCP ONDD MEDC MSHDA	PD	X	X	—
Provide concept plans for priority redevelopment sites listed in this Master Plan to encourage developers to pursue the community’s desired vision for these sites.								

Economic Development

Goal #1

Keego Harbor will continue to preserve and enhance the Central Business District as the center of neighborhood commercial and entertainment activities. The City will establish and maintain appropriate areas for small-scale neighborhood commercial uses that serve the needs of surrounding residential areas.

OBJECTIVE 1.1

Encourage a variety of mixed-use development and redevelopment in the Central Business District that is consistent with the scale and character of surrounding uses.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP			FUNDING		
			City	Other Govt	Private	Public	Private	TIF
Analyze the Cass Lake Road and Orchard Lake Road corridors to identify appropriate opportunities for increased density.	A	3–5 years	PC CC ED	OCP	BO PD	X	X	X
Review building height maximums in the Village Overlay District to ensure they provide avenues for increased density while maintaining a small village character.								
Provide a vacant commercial properties database that includes the desired development vision on the City's website to market available properties while ensuring Keego Harbor's development goals are being met.								
Connect existing residential neighborhoods to commercial corridors through an improved sidewalk network and site access.								

OBJECTIVE 1.2

Enhance the appearance of the entire Cass Lake Road and Orchard Lake Road corridor through development of unified streetscape improvements and site improvement standards.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP			FUNDING		
			City	Other Govt	Private	Public	Private	TIF
Review the Commercial Architectural Standards and Checklist and the Village Overlay District Permitted Materials List annually to ensure that it reflects up-to-date building design and materials.	A	3–5 years	PC CC TIFA ED	—	—	X	X	X
Encourage the installation of pedestrian and non-motorized amenities, such as benches and bike racks, on commercial property.								
Use TIF funds to add on-street parking, widened sidewalks, curb extensions, and similar road diet interventions onto Cass Lake Road to support the vibrancy and economic vitality of Keego Harbor's commercial corridors.								
Create a branding guide, including a logo refresh, color palette, and typography to support a coordinated brand for Keego Harbor's commercial districts and for the City as a whole.								

OBJECTIVE 1.3

Direct incompatible vehicular-intensive commercial uses to appropriate areas outside of the historic Central Business District.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP			FUNDING		
			City	Other Govt	Private	Public	Private	TIF
Continue to prohibit auto-oriented uses in the Village Overlay District, such as gas stations and car washes, and implement special land use standards for uses that have the potential to increase vehicle traffic.	B	1–3 years	PC CC	—	—	X	X	—
In areas where vehicle-intensive uses are permitted, require site design standards that promote safety for pedestrian and non-motorized transportation users.								

OBJECTIVE 1.4

Assure comprehensive control over the location of commercial/office land uses through the use of zoning regulations and site plan review requirements.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP			FUNDING		
			City	Other Govt	Private	Public	Private	TIF
Overview site plan review processes to identify ways to streamline this process, especially for projects that involve reoccupying an existing building.	C	1-3 years	PC	—	—	×	—	—
Evaluate the Table of Permitted Uses in the Zoning Ordinance to ensure it reflects the desired uses and development goals for commercial areas in Keego Harbor.			CC	—	—	×	—	—

OBJECTIVE 1.5

Maintain high standards of site design for all commercial and office uses, including frontage beautification, buffering devices, landscaping, walkway linkages, controlled vehicular access, stormwater management, and attractive signage – all of which will promote long-term commercial stability.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP			FUNDING		
			City	Other Govt	Private	Public	Private	TIF
Review the Commercial Architectural Standards and Checklist and the Village Overlay District Permitted Materials List annually to ensure that it reflects up-to-date building design and materials.	A	3-5 years	PC CC ED TIFA	RCOC OCP SEMCOG	BO	×	×	×
Examine opportunities to develop a pilot program in the TIFA District to support property owners in increasing the sidewalk width along Cass Lake Road and developing additional sidewalk and walkway connections.								
Encourage the installation of public art on commercial and mixed-use property, such as murals, sculptures, and similar installations.								
Encourage the use of green infrastructure elements, such as bioswales, rain gardens, and permeable pavers in parking lots to reduce the negative stormwater impacts of parking lots and other impervious surface.								

OBJECTIVE 1.6

Provide incentives and flexible mechanisms for commercial tenants and owners to upgrade existing commercial sites.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP			FUNDING		
			City	Other Govt	Private	Public	Private	TIF
Continue to support a façade improvements program for commercial properties in the TIFA District.	A	1-3 years	PC CC ED TIFA	—	BO	×	×	×
Consider instituting a revolving loan fund to provide funding for commercial property owners to make improvements to their building.								
Create informational handouts on common commercial improvement projects, such as building additions, outdoor dining, and the Commercial Architectural Review process.								
Create a small business guide outlining the process for opening a small business in Keego Harbor.								

OBJECTIVE 1.7

Support the development of public parking on publicly owned property.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP			FUNDING		
			City	Other Govt	Private	Public	Private	TIF
Remove the P-1 Parking District from the Zoning Ordinance and rezone all properties appropriately to discourage turning existing private residential and commercial uses into parking.	A	3-5 years	PC CC TIFA	RCOC MDOT SEMCOG MEDC MSHDA	—	×	—	×
Use TIF funds to add on-street parking to Cass Lake Road.								
Encourage redevelopment of the City-owned Corner Property to include public parking as part of a new mixed-use development.								

OBJECTIVE 1.8

Design and construct gateways (i.e., signs, monuments, landscaping) at strategic locations to mark the arrival into the City and planned business districts.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP			FUNDING		
			City	Other Govt	Private	Public	Private	TIF
Work with programs like Oakland County Main Street and programs offered by the Michigan Economic Development Corporation to add wayfinding signage and other placemaking interventions in the TIFA District and at entrance and exit points in the City.	B	1-3 years	PC CC TIFA	OCP SEMCOG MEDC	—	×	—	×
Create a branding guide, including a logo refresh, color palette, and typography to support a coordinated brand for Keego Harbor's commercial districts and for the City as a whole.								

Transportation and Mobility

Goal # 1

Maintain a safe, efficient transportation and circulation system which minimizes conflicts among transportation users, promotes accessibility throughout the community, and accommodates the circulation needs of pedestrians within the City.

OBJECTIVE 1.1

Reduce the negative physical and psychological impacts of major thoroughfares cutting through the community through unified streetscapes, adequate street crossings, and smooth traffic flow.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP			FUNDING		
			City	Other Govt	Private	Public	Private	TIF
Connect with RCOC and MDOT to explore options to add marked and signaled crosswalks along Cass Lake Road and Orchard Lake Road to improve the pedestrian safety on major thoroughfares.	A	1-3 years	PC CC	RCOC SEMCOG MDOT	—	×	—	×
Consider completing a Feasibility Study to support on-street parking and other road diet interventions on Cass Lake Road.								

OBJECTIVE 1.2

Utilize and maintain safe pedestrian walkways, where possible, to link various land use types such as shopping and offices to residential areas, parks, and community activity centers.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP			FUNDING		
			City	Other Govt	Private	Public	Private	TIF
Maintain sidewalks along Cass Lake and Orchard Lake Road and improve when feasible to widen sidewalks and add buffers between the sidewalks and the road to improve pedestrian and nonmotorized safety along main corridors.	A	3-5 years	PC CC TIFA	RCOC SEMCOG MDOT	—	×	×	×
Work with SEMCOG to consider the feasibility of their suggested bicycle path in Keego Harbor as shown in their 2020 Bicycle and Pedestrian Mobility Plan.								
Maintain an inventory of sidewalk gaps and prioritize locations to expand the sidewalk network based on their ability to connect residents to commercial areas, parks, and other community assets.								

OBJECTIVE 1.3

Carefully use the site plan provisions of the zoning ordinance during the review of development plans to assure minimum traffic conflicts, adequate parking and loading areas, adequate on-site pedestrian circulation, proper signage, and reduced motorist confusion resulting from clutter.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP			FUNDING		
			City	Other Govt	Private	Public	Private	TIF
Continue to require a Traffic Impact Analysis for special land uses to ensure minimum traffic conflicts.	B	3-5 years						
Consider amending the Zoning Ordinance to require cross-connecting driveways between compatible land uses when feasible to reduce the number of driveways onto main arterials.								
Continue to encourage the relocation of off-street parking behind the building for new construction and substantial redevelopment projects to promote improved traffic circulation and to promote a more pedestrian-friendly environment.			PC CC	—	×	×	—	—
Consider amending the Zoning Ordinance to institute parking maximums to reduce unnecessarily large parking areas for commercial businesses.								

OBJECTIVE 1.4

Limit residential streets to local traffic, excluding through traffic as much as possible.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP			FUNDING		
			City	Other Govt	Private	Public	Private	TIF
Install wayfinding signage to encourage through traffic to appropriate thoroughfares.	C	3-5 years	ED DPW TIFA	OCP MEDC	—	×	—	×
Consider installing traffic calming measures like speed bumps or radar speed signs if necessary on residential streets with identified speeding concerns.								

OBJECTIVE 1.5

Assure that any expansion of major thoroughfares includes adequate buffering and landscaping for affected single-family residential and commercial areas.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP				FUNDING	
			City	Other Govt	Private	Public	Private	TIF
Continue to require buffering between commercial and residential uses, allowing landscaped buffers where appropriate.	A	3–5 years	PC CC ED TIFA	RCOC OCP SEMCOG	BO	X	X	X
Require the installation of landscaped medians, bioswales, street trees, and similar buffering measures between the road and the pedestrian environment to improve safety for all modes of transportation.								

OBJECTIVE 1.6

If appropriate, implement complete streets ideals into street improvement projects to make City streets more accommodating for all types of users.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP				FUNDING	
			City	Other Govt	Private	Public	Private	TIF
Consider creating a Complete Streets Action Plan to support safety for all modes of transportation.	A	1–3 years	PC CC	RCOC WOTA SEMCOG MDOT	—	X	—	X
Work with WOTA to expand public transportation access in Keego Harbor, including examining the feasibility of adding fixed route bus service.								

Public Infrastructure, Facilities, and Services

Goal #1

Continue to provide all segments of the population with high-quality and affordable community services and facilities.

OBJECTIVE 1.1

Maintain and, where possible, improve community services, including police and fire protection, regularly scheduled maintenance of street and utility systems, snow removal, senior citizen services, and other municipal activities.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP				FUNDING	
			City	Other Govt	Private	Public	Private	TIF
Develop a Capital Improvements Plan to prioritize and identify funding for capital projects over the next six years.	A	1–3 years	PC CC BD ED CT DPW TIFA PR KHPD	RCOC SEMCOG MDOT WOTA MEDC	—	X	X	X
Work with local community service organizations to connect seniors, veterans, and other residents to resources and support.								
Work with WOTA to expand public transportation access in Keego Harbor, including examining the feasibility of adding fixed route bus service.								

OBJECTIVE 1.2

Continue to maintain and improve municipal buildings to adequately accommodate various civic functions.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP				FUNDING	
			City	Other Govt	Private	Public	Private	TIF
Develop a Capital Improvements Plan to prioritize and identify funding for capital projects over the next six years.	A	1–3 years	PC CC BD ED CT DPW TIFA PR KHPD	RCOC SEMCOG MDOT WOTA MEDC	—	X	X	X
Continue community events like the Parks & Recreation Board's Block Party and increase community events where feasible.								
Add a bike rack at City Hall and Rose Sortor Park.								

OBJECTIVE 1.3

Maximize the efficient use of all existing public facilities, through cooperative development and joint agreements with public providers such as the school district and other government entities.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP				FUNDING	
			City	Other Govt	Private	Public	Private	TIF
Consider creating a joint agreement with neighboring communities to allow shared access of recreational facilities.	B	1–3 years						
Collaborate with neighboring communities and organizations, such as the West Bloomfield Township Public Library or the Greater West Bloomfield Historical Society, to host larger community events.			PC CC PR	OCP SEMCOG	—	X	—	—
Consider the feasibility of SEMCOG's suggested bicycle path as shown in the 2020 Bicycle and Pedestrian Mobility Plan to improve connections between existing public facilities, parks, and the West Bloomfield Trail.								

OBJECTIVE 1.4

Continue to seek opportunities for expanding public waterfront and park access for the residents of Keego Harbor.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP				FUNDING	
			City	Other Govt	Private	Public	Private	TIF
Work with EGLE, SEMCOG, Oakland County Planning, and other relevant bodies to improve create a park and public boardwalk along Dollar Lake.	A	3–5 years						
Discourage development on remaining vacant waterfront parcels to increase public waterfront access.			PR PC CC TIFA	EGLE, SEMCOG	—	X	—	X

OBJECTIVE 1.5

Place emphasis on the development of attractive, high quality parks and recreation facilities in order to enhance local identity, image, and property values.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP				FUNDING	
			City	Other Govt	Private	Public	Private	TIF
Continue to pursue Michigan Department of Recreation grants to pursue park projects that improve amenities and accessibility in Keego Harbor's parks.	A	3–5 years						
Add placemaking elements, such as wayfinding signage, public art, and seating in Keego Harbor's parks.			PR CC TIFA	MDNR EGLE	—	X	X	X
Preserve wetland areas and park land along the canal by encouraging natural engineering strategies that reduce erosion and flooding.								

Goal #2

Ensure ongoing community planning and the implementation of Master Plan recommendations.

OBJECTIVE 2.1

Review, update, and amend the zoning and subdivision regulations to address the goals and objectives of the Master Plan.”

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP				FUNDING	
			City	Other Govt	Private	Public	Private	TIF
Complete a Zoning Ordinance audit to identify necessary text amendments to support the goals and objectives of this Master Plan.	A	1–3 years						
After completing a Zoning Ordinance audit, create a prioritization schedule and budget for Zoning Ordinance amendments.			PC CC BD ED	—	—	X	—	—

OBJECTIVE 2.2

Update the Master Plan on a regular basis to address changing conditions, redevelopment proposals, and the development of new needs by residents.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP				FUNDING	
			City	Other Govt	Private	Public	Private	TIF
Select priority strategies from this Implementation Matrix each year to review in the Planning Commission's Annual Planning Program and implement for the upcoming year.	A	1–3 years						
Review this Master Plan a minimum of every 5 years to ensure the Master Plan still reflects Keego Harbor's strengths, opportunities, and development goals.			PC	—	—	X	—	—

OBJECTIVE 2.3

Cooperate with nearby communities through the exchange of information on development and redevelopment issues, and other shared interests, such as community facilities and services, and development along shared boundaries.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP				FUNDING	
			City	Other Govt	Private	Public	Private	TIF
Host an annual meeting with Orchard Lake, Sylvan Lake, Waterford Township, and West Bloomfield Township to exchange information on development projects and identify shared planning priorities.	B	3–5 years						
Consider opportunities for joint grant applications to support shared recreation, community service, and transportation goals.			PC CC PR	GWBHS OCP SEMCOG	—	X	—	—

OBJECTIVE 2.4

Continue public capital improvement efforts in the City, including street and sidewalk repair and placement, provision of needed street lights, and street trees.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP				FUNDING				
			City	Other Govt	Private	Public	Private	TIF			
Develop a Capital Improvements Plan to prioritize and identify funding for capital projects over the next six years.	A	3–5 years	PC	RCOC SEMOG MDOT WOTA MEDC	—	X	—	—			
Encourage street trees and landscaping on commercial properties along Cass Lake and Orchard Lake Road.			CC						—	—	X
Use TIF funds to widen sidewalks, support road diet interventions, and maintain street lights along Cass Lake Road.			BD ED CS DPW TIFA PR KHPD								

OBJECTIVE 2.5

Continue to involve the public in the decision-making process.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP				FUNDING	
			City	Other Govt	Private	Public	Private	TIF
Develop a Public Participation Plan meeting the requirements of MEDC's Redevelopment Ready Communities (RRC) Program.	A	1–3 years	PC	—	—	X	—	—
Ensure the Zoning Ordinance, Zoning Map, and all planning documents and ongoing project information is available on the City's website in a clear location.			CC					

OBJECTIVE 2.6

Implement measures to streamline the development review process.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP				FUNDING	
			City	Other Govt	Private	Public	Private	TIF
Create development process flow charts for different review processes (administrative review, site plan review, special land use review, etc.) to clearly communicate these processes and requirements to the public.	B	1–3 years	PC	—	—	X	—	—
Continue to develop handouts outlining the process and relevant provisions of the Zoning Ordinance for common types of development projects.			CC BD					

Natural Resources and Environment

Goal #1

Preserve and enhance the natural environment and water quality.

OBJECTIVE 1.1

Encourage the preservation of existing woodlands and wetlands. Promote street tree planting to help preserve the natural setting for residential areas.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP				FUNDING	
			City	Other Govt	Private	Public	Private	TIF
Encourage the use of bioengineering strategies on waterfront properties to prevent flooding and erosion, rather than infrastructure like seawalls that can cause increased flooding and erosion over time.	A	1–3 years	PC CC DPW	EGLE MDNR	—	X	—	—
Consider implementing a residential tree planting program to incentivize tree-lined residential streets and an improved tree canopy in residential neighborhoods.								
Explore adopting a tree preservation ordinance to protect existing healthy trees in Keego Harbor.								
Address drainage problems on impervious surfaces near wetland areas through green infrastructure solutions.								

OBJECTIVE 1.2

Maintain the trees and vegetation around the City's lakes, and prevent the encroachment of housing and other development closer to the lake edge.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP				FUNDING	
			City	Other Govt	Private	Public	Private	TIF
Collaborate with the Parks & Recreation Commission to improve tree plantings in existing City Parks.	B	1–3 years	PC CC PR	—	—	X	—	—
Continue to enforce a minimum 50-foot waterfront setback to prevent the encroachment of development on lakefront property.								
Preserve remaining waterfront property as public space.								

OBJECTIVE 1.3

Provide for the protection of the lakes from the dangers of pollution, run-off, overuse, and misuse.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP				FUNDING		
			City	Other Govt	Private	Public	Private	TIF	
Encourage the use of bioengineering strategies on waterfront properties to prevent flooding and erosion, rather than infrastructure like seawalls that can cause increased flooding and erosion over time.	B	3–5 years	PC CC PR DPW	EGLE	—	X	—	—	
Implement the green stormwater infrastructure projects identified in Keego Harbor’s 2019 Stormwater System Asset Management Plan.									

OBJECTIVE 1.4

Protect the vistas and overlooks provided to the residents and the public from vantage points along the lakes.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP				FUNDING		
			City	Other Govt	Private	Public	Private	TIF	
Work with EGLE, SEMCOG, Oakland County Planning, and other relevant bodies to improve create a park and public boardwalk along Dollar Lake.	A	3–5 years	PR PC PR CC TIFA	EGLE SEMCOG	—	X	—	X	
Continue to implement the waterfront setback, daylight plane, and clear vision triangle on waterfront properties to ensure that daylight and waterfront views are not blocked.									
Discourage development on remaining vacant waterfront parcels to increase public waterfront access.									

OBJECTIVE 1.5

Allow and encourage low impact development within the City, including the development of stormwater best management practices to minimize the negative impacts development can have on runoff and water quality.

STRATEGY	PRIORITY	TIMEFRAME	PARTNERSHIP				FUNDING		
			City	Other Govt	Private	Public	Private	TIF	
Institute an impervious surface maximum for each Zoning District.	B	3–5 years	PC ED CC	EGLE	PD	X	X	—	
Consider offering density bonus for development in exchange for the implementation of green stormwater solutions, such as green roofs, permeable pavers, and bioswales in the development.									

Zoning Plan

The Zoning Ordinance is Keego Harbor’s main tool for implementing the Future Land Use Map and the goals, objectives, and strategies of this Master Plan. While the Master Plan is a policy document, the Zoning Ordinance is the law. The Zoning Ordinance enforces requirements for land use, building dimensions, minimum parking standards, and landscaping, to name a few, for almost all new construction or redevelopment in the City. The Zoning Ordinance enacts the desired development strategies which are outlined in the Master Plan.

Existing Zoning Map Designations and the Future Land Use Map

The categories demonstrated on the Future Land Use Map and the corresponding descriptions of each classification from Chapter 9 form the basis for evaluation of future land uses and the corresponding development associated with those uses. Not all the Future Land Use categories will match up directly with the current location or regulations of their corresponding districts. Zoning Ordinance text amendments, Zoning Map amendments, or new or consolidated zoning districts may be necessary in order to implement the Future Land Use Plan. The key recommended revisions to the Zoning Ordinance are provided in the following section.

The following table represents Keego Harbor’s current zoning districts, as applied to the proposed Future Land Use categories within this Plan.

FUTURE LAND USE DESIGNATION	ZONING CORRELATION
Waterfront Residential	NR Neighborhood Residential District
Neighborhood Residential	NR Neighborhood Residential District
Townhome	R-T Townhouse Residential District
Multiple-Unit Residential	R-M Multiple Family Residential District
	R-MH Residential Mobile Home Park District
Neighborhood Commercial	C-1 Local Business District
Central Business District (CBD)	Village Overlay District
	C-1 Local Business District
General Commercial	C-2 General Commercial
Civic Use	All Zoning Districts
Public and Private Recreation	All Zoning Districts
Industrial	M-1 Light Industrial District

Planned Unit Developments (PUD)

Planned unit developments are a zoning tool that permits some flexibility in the land development regulations in exchange for an innovative development that offers a clear public benefit and is responsive to the site's existing natural features and the City's public utility capacity. Keego Harbor offers a PUD process in their Zoning Ordinance. PUDs in Keego Harbor must demonstrate a recognizable and material benefit to the users of the project and the broader community, preserve existing natural resources and features, or make an existing use nonconforming to Zoning Ordinance standards more conforming. A PUD must also be consistent with the goals of this Master Plan.

Developments in Keego Harbor completed through the PUD process include the Magnolia by the Lakes Senior Living Facility and Harbor Village. The townhomes on Wayward Avenue along Cass Lake Road were also approved through a PUD process, but the project was only partially completed.

Potential Zoning Considerations

The following recommendations for amending the Zoning Ordinance are based on the goals, objectives, and strategies in this Plan and the Future Land Use Plan:

- Allow "Missing Middle Housing" Types, including, but not limited to, duplexes, triplexes, fourplexes, and accessory dwelling units (ADUs) in the NR Neighborhood Residential District.
- Permit all foster care, adult foster care, and child care homes in the Village Overlay District.
- Consider increasing the maximum allowable height in the Village Overlay District to better accommodate multi-story mixed-use development.
- Consider reducing required front yard setbacks in the C-1 Local Business to match that of the Village Overlay District to create continuity between these two districts and to increase the opportunity to locate off-street parking behind commercial buildings.
- Remove the P1 Parking District and rezone all properties appropriately.
- Consider an impervious surface limit for each Zoning District.
- Consider granting additional points for projects that use permeable pavers, rain gardens, and similar green infrastructure interventions in both the Residential and Commercial Architectural Review processes. For commercial projects that install green infrastructure, consider offering density bonuses.
- Establish a Tree Preservation Ordinance, either within the Zoning Ordinance or separately, to protect Keego Harbor's mature trees.

www.KeegoHarbor.com

2025 Master Plan

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Susan Knipper Graphic Design

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**MCKENNA**

Memorandum

TO: City of Keego Harbor City Council

FROM: Paul Urbiel, AICP, Senior Principal Planner
Emily Huhman, AICP, Associate Planner

SUBJECT: **Planning Commission 2025 Annual Planning Report and 2026 City Planning and Development Work Plan to City Council**

DATE: February 11, 2026

Enclosed, please find the Planning Commission's 2025 Annual Planning Report to City Council, in addition to the 2026 City Planning and Development Proposed Work Plan. At their January 27th, 2026 meeting, the Planning Commission discussed this Report and Work Plan and approved a motion to transmit it to Council.

In accordance with the Michigan Zoning Enabling Act, PA 110 of 2006, and the Planning Enabling Act, PA 33 of 2008, as amended, the Planning Commission is required to prepare and submit a summary of the previous year activities and anticipated work plan to City Council.

In collaboration with the administration and the Planning Commission, McKenna has prepared this report and work plan for your review and discussion. Please note that the 2026 Work Plan is intended to further the goals, objectives, and strategies in the City's draft Master Plan and reflects our understanding of the City's current priorities.

Planning Commission 2025 Annual Planning Report and 2026 City Planning and Development Work Plan to City Council

City of Keego Harbor, MI

The Commission's Annual Report is intended to serve as a planning document that outlines the work plan for the next fiscal year and is a communication tool to share recent achievements and plans for future goals to the community.

MEMBERSHIP

The following Commission members served the City of Keego Harbor on the Planning Commission in 2025:

- Joel Yoder, Chairperson
- Corine Streng, Vice Chairperson
- Gino Santia, Secretary
- Kevin Douglass, Commissioner
- David Emerling, Commissioner
- Karen Meabrod Commissioner
- Theresa Shimansky, City Council Liaison (through November 2025)
- Cristina Elsen, City Council Liaison (beginning December 2025)

INTRODUCTION AND PURPOSE

As required by the Michigan Planning Enabling Act (MPEA) Act 33 of 2008, as amended, Planning Commissions shall submit a report of its annual activities.

"A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development."

In addition to fulfilling this requirement, the Annual Report and Work Plan increases information-sharing between staff, boards, commissions, and the governing body and anticipates upcoming priorities, allowing the city to prepare and budget.

MEETINGS

The Planning Commission met eleven (11) times in 2025.

1. Tuesday, January 28, 2025
2. Tuesday, March 11, 2025
3. Tuesday, March 25, 2025
4. Tuesday, April 22, 2025
5. Tuesday, May 27, 2025
6. Tuesday, June 24, 2025
7. Tuesday, July 22, 2025
8. Tuesday, August 26, 2025
9. Tuesday, September 30, 2025
10. Tuesday, October 28, 2025
11. Tuesday, December 2, 2025

2025 in Review

The following tables outline various Planning Commission activities, including development reviews (site plan, special land use, etc.), and Zoning Ordinance and map amendments (rezonings) that were considered by the City in 2025.

Meeting Date	Project Type	Location	Project Description	Request	Planner's Report	Planning Commission Motion / Result	City Council Result
January 28	2024 Annual Planning Report and 2025 Work Plan	-	Reviewed activities completed in 2024 and 2025 goals, including drafting the Master Plan update to adopt in 2026, exploring the Cass Lake Road Redesign, updating the Sign Ordinance, and attracting development.	-	-	-	-
March 11	Master Plan Update	-	Reviewed public engagement plan and draft community engagement survey.	-	-	Survey was edited and released to the public on March 13 th .	-
	Zoning Ordinance Amendments	-	Discussion on Sign, Exterior Lighting, and Carports standards, and rezoning the Keego Harbor Manufactured Housing	-	-	Recommended further discussion at the March 25 Planning Commission meeting.	-
March 25	Zoning Ordinance Update	-	Discussion on updated Sign, Exterior Lighting, and Carports standards.	-	-	Planning Commission requested edits to the drafted standards for carports in the NR District and additional research on sign and lighting standards.	-

Meeting Date	Project Type	Location	Project Description	Request	Planner's Report	Planning Commission Motion / Result	City Council Result
April 22	Site Plan Review	2094 Cass Lake Rd	Site plan review for the demolition of two commercial garage and the construction of a garage with a second floor loft space.	Applicant requested site plan approval as presented.	Revisions to building materials necessary to meet Ordinance requirements, and information on landscaping and exterior lighting being installed are needed.	Approval on the condition of submitting required materials to determine compliance with architectural and exterior lighting standards. Planning Commission waived landscaping requirements.	-
	Zoning Ordinance Amendments	-	Discussion on updated Sign, Exterior Lighting, and Carports standards.	-	-	Planning Commission motioned to schedule a public hearing for the draft exterior lighting and carports standards as presented. Tabled Sign Ordinance and requested additional information for the May 27 th meeting.	-
May 27	Master Plan Update	-	Overview of community engagement results summary from the April 29 th Community Engagement Workshop and the Community Survey.	-	-	-	-
	Progress Report (Planned Unit Development)	1502 Wayward Dr	Planned Unit Development for 16 townhome units.	-	Planner overviewed progress made by applicant since December 5, 2024 Planning Commission Meeting.	-	-

Meeting Date	Project Type	Location	Project Description	Request	Planner's Report	Planning Commission Motion / Result	City Council Result
	Zoning Ordinance Amendments	-	Discussion on updated Sign standards and Village Overlay District Architectural standards.	-	-	Motion to schedule a public hearing for the Sign Ordinance at July 22 nd Planning Commission meeting. Requested draft language for Village Overlay District Architectural Standards.	-
June 24	Zoning Ordinance Amendments – Public Hearing	-	Carports and Exterior Lighting Standards	-	-	Motion to recommend that City Council approve the recommendations as presented at the July 17 th City Council meeting.	City Council tabled these amendments to provide time for the planner to make recommended edits to be presented at an upcoming City Council meeting. Adopted amendments for carports at the September 18 th City Council meeting.

Meeting Date	Project Type	Location	Project Description	Request	Planner's Report	Planning Commission Motion / Result	City Council Result
	Zoning Ordinance Amendments	-	Village Overlay District Architectural Standards and Sign Ordinance	-	-	Motion to schedule a public hearing for the Village Overlay District Architectural Standards for the July 22 nd Planning Commission meeting. Tabled discussion on the Sign Ordinance and requested additional information on temporary sign standards.	-
July 22	Special Land Use	3335 Orchard Lake Road	Special land use review for an indoor golf simulator	Request by applicant to approve the special land use as presented.	Approval must be conditioned on Planning Commission determining appropriateness of special land use and submitting additional information to determine compliance with screening, landscaping, and exterior lighting requirements.	Recommended conditional approval to allow the administrative resolution of screening, landscaping, and exterior lighting requirements.	Approved with Planning Commission's conditions.
	Zoning Ordinance Amendments – Public Hearing	-	Village Overlay District – Architectural Standards	-	-	Motion to recommend City Council approve the draft language as proposed.	Adopted by City Council at the August 21 st City Council meeting as presented.
	Zoning Ordinance Amendments – Public Hearing	-	Sign Ordinance	-	-	Motion to table discussion to allow additional research to be done on mural standards in other municipalities.	-

Meeting Date	Project Type	Location	Project Description	Request	Planner's Report	Planning Commission Motion / Result	City Council Result
August 26	Special Land Use	3000 Orchard Lake Road	Special land use for proposed event hall	Request by applicant to approve the preliminary site plan as presented.	<p>Applicant has not sufficiently demonstrated compliance with special land use standards.</p> <p>Applicant should submit landscaping plan, information on proposed outdoor patio, exterior lighting plan, and other information necessary to determine compliance with special land use standards and other relevant Zoning Ordinance standards.</p>	<p>Motion to table to allow applicant to address comments.</p> <p>Applicant withdrew application.</p>	-
	Planned Unit Development - Final Site Plan Review #2	1502 Wayward Dr	Planned Unit Development for 16 townhome units.	-	Applicant must submit updated final site plan by September 30 th .	<p>Motion to schedule public hearing for October 28th Planning Commission meeting pending submission of applicant's updated final site plan.</p> <p>Applicant did not submit updated final site plan by the deadline.</p>	-
September 30	Site Plan Review	2004 Cass Lake Road	Site plan review for a new construction chiropractor's office.	-	Project does not meet architectural standards	Tabled to allow the applicant to revise plans	-

Meeting Date	Project Type	Location	Project Description	Request	Planner's Report	Planning Commission Motion / Result	City Council Result
	Zoning Ordinance Amendments	-	Sign Ordinance	-	-	Motion to schedule a public hearing at the November Planning Commission meeting (moved to December 2)	-
	Master Plan Update	-	Overview of draft Housing and Neighborhoods chapter.	-	-	Planning Commission suggested edits which were implemented by the City Planner.	-
October 28	Site Plan Review	2091 Cass Lake Road	Site plan review for a reoccupancy of a wine retailer in former church building.	-	-	Approved on the condition of administrative approval of redesigned landscaping plan, confirmation that the rear façade will be painted, and providing liquor license. Applicant provided required information to City Planner who provided administrative approval of the outstanding items,	-
	Master Plan Update	-	Overview of collaboration meeting on the Cass Lake Corridor and next steps.	-	-	-	-
December 2	Master Plan Update	-	Discussion on next steps that need to be taken by the City for the Cass Lake Corridor Redesign.	-	-	-	-
	Zoning Ordinance Amendments – Public Hearing	-	Sign Ordinance	-	-	Motion to table the public hearing for the January 2026 meeting.	-

Meeting Date	Project Type	Location	Project Description	Request	Planner's Report	Planning Commission Motion / Result	City Council Result
	Zoning Ordinance Amendments – Temporary Structures	-	Discussion on additional regulations for temporary structures.	-	-	Tabled to allow City Planner to implement suggested edits and allow additional Planning Commission discussion.	-
	Zoning Ordinance Amendments – Village Overlay District Building Heights	-	Discussion on amending the maximum building height in the Village Overlay District from 36 feet to 48 feet.	-	-	Motion to set a public hearing for the March 3 rd Planning Commission meeting.	-

VARIANCES (ZONING BOARD OF APPEALS)

Date	Location / Project	Description	Status
August 21, 2025	Parcel #36-18-02-276-010	Request to reduce the maximum fence height requirement and reduce the required accessory structure side yard setback.	Denied
August 21, 2025	Parcel #36-18-02-428-021	Request to permit a driveway between the front of the home and the front lot line.	Approved
November 20, 2025	Parcel #36-18-01-356-001	Request to waive the screening wall requirement to allow a seven-foot wooden fence.	Tabled to allow the applicant to submit amended fencing specifications.
November 20, 2025	Parcel #36-18-02-427-073	Request to waive the screening wall requirement to allow a six-foot wooden fence.	Denied.

REZONINGS (CITY COUNCIL)

Date	Location / Project	Description	Status
-	-	There were no requested rezonings in 2025.	-

SPECIAL LAND USES (CITY COUNCIL)

Date	Location / Project	Description	Status
August 21, 2025	3335 Orchard Lake Road	Special land use request for an indoor golf simulator open 24 hours per day.	Approved

MASTER PLAN

A draft of the Master Plan Update was completed in December, with the draft to be presented at the January 27th, 2026 Planning Commission meeting. The City Planner will request that the draft Master Plan be recommended to City Council to release the Plan for the required 63-day public comment period at this Planning Commission meeting.

Looking Ahead: 2026 Goals and Work Plan

The following are projects for the Planning Department and Commission to accomplish in the upcoming year:

Task	Lead	Involved	Priority	Estimated Budget
Cass Lake Road Streetscape Improvements Develop design and placemaking concepts to transform the public realm on Cass Lake Road to support a walkable and vibrant commercial corridor.	Planning Engineering Economic Development	Tax Increment Finance Authority, Planning Commission, City Council, City Staff	High	\$20,000 - \$30,000
Online Permitting System Evaluate and select an online permitting system, BS&A's Planning, Engineering, and Zoning Module, Cloudpermit, or a similar service to streamline permitting processes.	Planning Zoning Engineering Building Department	Planning Commission, City Council, City Staff	High	\$10,000
Sign Ordinance Rewrite Complete the comprehensive review and rewrite of the Sign Ordinance.	Planning Zoning	Planning Commission, City Council	High	\$1,000
Bi-Annual Joint Meeting Increase collaboration with City Council through a bi-annual joint meeting.	City Staff	Planning Commission, City Council	High	-
Capital Improvements Plan Adopt a Capital Improvements Plan in accordance with Michigan Planning Enabling Act.	Planning	Tax Increment Finance Authority, Planning Commission, Parks and Recreation Commission, City Council, All City Staff and Departments	High	\$15,000
Development Process Clarification and Streamlining Clarify discretionary review processes, such as waiver processes, in the Zoning Ordinance.	Planning Zoning	Planning Commission, City Council	Medium	TDB, depending on scope of work

Identify strategies to clarify and streamline development processes for residential and commercial property owners, including continuing to develop quick reference guides and potential pre-approved housing plans.

Roosevelt School Concept Plan

Consider developing a concept plan showing the ideal development of the former Roosevelt School site to encourage responsible redevelopment of the site.

Planning
Zoning
Economic
Development
Engineering

Tax Increment
Finance Authority,
Planning Commission,
City Council, City Staff

Medium

\$25,000

Utilizing City Property

Release a Request for Proposals to redevelop the Corner Property in accordance with the adopted Master Plan.

Economic
Development
Planning
Zoning

Planning Commission,
Tax Increment
Finance Authority, City
Council

High

-

Vacant Commercial Property Marketing Sheets

Create marketing sheets highlighting important information for developers about each vacant commercial property in the City to encourage reoccupancy and redevelopment.

Economic
Development
Planning
Zoning

Planning Commission,
Tax Increment
Finance Authority, City
Council

Medium

\$250 per
sheet

Annual Review of Residential, Commercial, and Village Overlay District Architectural Review Standards

Review standards to ensure building materials list is up to date and identify any potential process improvements.

Planning
Zoning

Planning Commission,
City Council

Medium

\$2,000



To: City Council
Date: February 19, 2026
Subject: Memorial Day Bus Credits

BACKGROUND:

The Parks and Recreation Memorial Day Parade Committee would like to utilize SMART Credits for 2 buses to transport participants to and from the starting point of the parade. The estimated cost of the buses from Waterford will be \$650. This request is considered a standing order annually.

RECOMMENDATION

This item will appear on the Consent Agenda, as the City Council approves this item every year.



To: City Council

Date: February 19, 2026

Subject: 2026 Recycling Events Agreement with West Bloomfield

BACKGROUND:

West Bloomfield will be holding 2 hazardous waste drop-off events and 2 shredding drop-off events in 2026. The total cost to participate in the events would be \$7,500, this is the same rate as the 2025 agreement. Payment is due February 28, 2026. If approved, this will be the fifth year the city has participated in these events. This rate of \$7.82 will be included on the summer tax bill. This cost would include administrative fees and eliminate per-vehicle fees.

NEW LOCATION

**The J
6600 W. Maple Road
West Bloomfield, Michigan 48322**

2026 Household Hazardous Waste Collection Event & Shredding Event Dates

Spring Event: May 2, 2026 (Senior Drop-Off & Shut-Ins May 1, 2026)

Fall Event: September 19, 2026 (Senior Drop-Off & Shut-Ins September 18, 2026)

Friday Event Times: **4:00 pm – 6:00 pm**

Saturday Event Times: **9:00 am – 12:00 pm**

RECOMMENDATION

Resolution to approve (or deny) the participation in the 2026 Hazard Waste / Shredding Events in the amount of \$7,500 and allow Manager Neeb to sign the Participation Contract with West Bloomfield.



PARTICIPATION CONTRACT

2026 CHARTER TOWNSHIP OF WEST BLOOMFIELD RECYCLING EVENTS

This Contract shall be effective as of the date of the last signature and is between the **Charter Township of West Bloomfield**, whose address is 4550 Walnut Lake Road, West Bloomfield, Michigan 48323 (“Township”), and the **City of Keego Harbor** whose address is 2025 Beechmont Street, Keego Harbor, Michigan 48320 (“City”).

Events. 2026 recycling events to be held in both the spring and fall of the calendar year. The *Events* include both:

Household Hazardous Waste & Electronic Recycling Collection: a legal and cost-free way to dispose of unwanted chemicals and electronics that cannot be disposed of in the regular curbside collection.

On-Site Shredding Event: Secure on-site destruction of personal household documents.

Dates of Events. (Township Board Approval attached)

Location. This Contract is for authorized participation in the *Events* held within the year 2026 at the: The J, 6600 W. Maple Road, West Bloomfield, Michigan 48322.

City Resident Participation. For and in consideration of payment by the *City* to the *Township* as provided under the *Payment* Section of this Contract, residents of dwelling units in the *City* may present acceptable residential items to the *Events* upon first presenting the Township with photo identification or other reliable written proof of said residency.

Payment. The *City* agrees to pay the *Township* the lump sum of \$ 7,500.00, upon signing this agreement as compensation for the *Township’s* expenses administration and legal costs incurred in accommodating *City* residents’ participation in the *Events*. *Payment* is due February 28, 2026. Payment shall be sent to: West Bloomfield Township, Attn: Karen Fox 4550 Walnut Lake Road, West Bloomfield, 48323.

CHARTER TOWNSHIP OF WEST BLOOMFIELD

Date: _____

By: Jonathan Warshay
Its: Supervisor, West Bloomfield Township

CITY OF KEEGO HARBOR

Date: _____

By: Tammy Neeb
Its: City Manager / City Clerk

APPROVED

By Debbie Binder - Township Clerk
West Bloomfield Township 11-10-2025



Charter Township
Planning & Development Services

Building, Engineering, Environmental, Planning & Zoning
4550 Walnut Lake Road
West Bloomfield, MI 48323
Phone: 248.451.4818 - Fax: 248-451-4871
www.wbtownship.org

MEMORANDUM

To: Township Board
CC: Amy Neary, Planning & Development Services Director
From: Karen Fox, Office Manager
Date: November 5, 2025
Agenda: December 1, 2025

Regarding: 2026 Household Hazardous Waste Collection Event & Shredding Event Dates

The Planning & Development Services Department respectfully requests Township Board approval of the 2026 Household Hazardous Waste Collection (HHW) and Shredding events. The location, dates and times of the event is as follows:

The J
6600 W. Maple Road
West Bloomfield, Michigan 48322

Spring Event: May 2, 2026 (Senior Drop-Off & Shut-Ins May 1, 2026)

Fall Event: September 19, 2026 (Senior Drop-Off & Shut-Ins September 18, 2026)

Friday Event Times: **4:00 pm – 6:00 pm**
Saturday Event Times: **9:00 am – 12:00 pm**

In addition, we would like to once again extend a participation agreement to Orchard Lake, Sylvan Lake and Keego Harbor for our HHW and Shredding events incorporating a one-time payment of \$7,500.00 for participation. This cost would include administrative fees and eliminate per vehicle fees. Residents would be able to attend the Friday drop off for seniors but would not be eligible for the Shut-In service.

The Planning and Development Services Department would also like to thank the Parks & Recreation staff who have volunteered to assist with shut-in appointments in order to extend the service to more of our residents.



To: City Council

Date: February 19, 2026

Subject: Oakland County P25 Simulcast System; Interlocal Agreement

BACKGROUND:

Since approximately 2004, the City of Keego Harbor has participated in Oakland County's countywide public safety radio communications system through an interlocal agreement. That legacy system has reached end-of-life and is being replaced by the Oakland County P25 Simulcast System, which is integrated with the Michigan Public Safety Communications System (MPSCS).

Oakland County has constructed and implemented this new system to ensure continued interoperability, reliability, and compliance with current public safety communications standards. In order for the City to continue using the countywide system, a new interlocal agreement is required. This agreement replaces and formally terminates the prior 2004 interlocal agreement.

SUMMARY OF AGREEMENT:

The proposed Interlocal Agreement outlines the respective roles and responsibilities of Oakland County and the City, including but not limited to:

- Oakland County ownership, operation, maintenance, and FCC licensing of the P25 Simulcast System infrastructure
- City authorization to use the system in accordance with system policies and applicable laws
- Establishment of a System Technical & Policy Committee to provide guidance and oversight
- Financial responsibilities, including quarterly invoicing for system use and subscriber-related costs as set forth in the System Policies
- Termination provisions, liability limitations, and dispute resolution procedures
- Continuation of interoperable public safety communications essential for police, fire, and emergency services

The agreement is authorized under the Michigan Urban Cooperation Act and requires approval by the governing bodies of both parties.

Costs associated with system use, subscriber equipment, and related services will be billed quarterly in accordance with the System Policies. These costs are consistent with existing public safety communications expenses and will be addressed within the adopted budget.

Approval of this Interlocal Agreement is necessary for the City to maintain uninterrupted access to Oakland County's public safety radio system and to ensure continued interoperability with county, regional, and state public safety agencies.

RECOMMENDATION:

Approve (or deny) the Oakland County P25 Simulcast System Interlocal Agreement and authorize the City Manager to execute the agreement on behalf of the City of Keego Harbor.

**OAKLAND COUNTY P25 SIMULCAST SYSTEM
INTERLOCAL AGREEMENT
BETWEEN
OAKLAND COUNTY AND KEEGO HARBOR**

This Agreement ("the Agreement") is made between Oakland County, a Constitutional and Municipal Corporation, 1200 North Telegraph, Pontiac, Michigan 48341 ("County"), and Keego Harbor, 2025 Beechmont St., Keego Harbor, MI 48320 ("Public Body"). In this Agreement the County and the Public Body may also be referred to individually as "Party" or jointly as "Parties."

INTRODUCTION/PURPOSE OF AGREEMENT.

Since approximately 2004, the County has operated and maintained a County-wide interoperable public safety communications system for use by the County and for use by governmental entities and private public safety entities located within Oakland County ("2004 System"). The County was the owner of the 2004 System. To properly operate, manage, maintain, and repair the 2004 System, the County entered into interlocal agreements with the governmental entities using the 2004 System--delineating the relationship and responsibilities of the parties. That interlocal agreement was approved by the Oakland County Board of Commissioners in Miscellaneous Resolution #05158.

The 2004 System is now end of life and since 2020, the County has been constructing and implementing a new public safety P25 Simulcast System, which is integrated with the Michigan Public Safety Communications System. The P25 Simulcast System replaces the 2004 System. To properly operate, manage, maintain, and repair the P25 Simulcast System, the Parties must enter into an Interlocal Agreement that will terminate the interlocal agreement concerning the 2004 System and delineate the relationship and responsibilities of the Parties regarding the operation, management, maintenance, and repair of the P25 Simulcast System.

Accordingly, pursuant to the Urban Cooperation Act of 1967, 1967 PA7, MCL 124.501, *et seq.*, the County and the Public Body enter into this Agreement for the purposes set forth herein. In addition, through this Agreement and the operation of the P25 Simulcast System, each Party will be better prepared to serve and to provide aid to citizens of and persons in Oakland County, Michigan.

In consideration of the mutual promises, obligations, representations, and assurances in this Agreement, the Parties agree to the following:

1. **DEFINITIONS.** The following words and expressions used throughout this Agreement, whether used in the singular or plural, within or without quotation marks, or possessive or nonpossessive, shall be defined, read, and interpreted as follows.

- 1.1. **Agreement** means the terms and conditions of this Agreement, the Exhibits hereto, and any other mutually agreed to written and executed modification, amendment, or addendum.
- 1.2. **Public Body** means **Keego Harbor**, including, but not limited to, its Council, Board, any and all of its departments, its divisions, elected and appointed officials, directors, board members, council members, commissioners, authorities, committees, employees, agents, subcontractors, volunteers, and/or any such persons' successors. Public Body may be referred to as Public Agency or Agency in the System Policies.
- 1.3. **Claim** means any alleged losses, claims, complaints, demands for relief or damages, lawsuits, causes of action, proceedings, judgments, deficiencies, liabilities, penalties, litigation, costs, and expenses, including, but not limited to, reimbursement for reasonable attorney fees, witness fees, court costs, investigation expenses, litigation expenses, amounts paid in settlement, and/or other amounts or liabilities of any kind which are incurred by or asserted against the County or the Public Body, or for which the County or the Public Body may become legally and/or contractually obligated to pay or defend against; whether direct, indirect or consequential; whether based upon any alleged violation of the federal or the state constitution, any federal or state statute, rule or regulation, or any alleged violation of federal or state common law; whether any such claims are brought in law or equity, tort, contract, or otherwise; and/or whether commenced or threatened.
- 1.4. **County** means Oakland County, a Municipal and Constitutional Corporation including, but not limited to, all of its departments, divisions, the County Board of Commissioners, elected and appointed officials, directors, board members, council members, commissioners, authorities, committees, employees, agents, volunteers, and/or any such persons' successors.
- 1.5. **Day** means any calendar day beginning at 12:00 a.m. and ending at 11:59 p.m.
- 1.6. **Exhibits** mean the following exhibit(s) and their properly promulgated amendments, which are incorporated by reference into this Agreement:
 - 1.6.1. **Exhibit A**. The System Policies.
- 1.7. **FCC** means the Federal Communications Commission.
- 1.8. **Infrastructure Equipment** means all base stations (receivers and transmitters), combiners, antennae, amplifiers, coaxial cable, generators, shelters, network switches and all associated servers and routers (Network Switching center), network connectivity, software for the operation and management of the System, consoles at public safety answering points and back-up public safety answering points, and gateways.

- 1.9. **Michigan Public Safety Communications System (“MPSCS”)** means a statewide multicast digital radio system operated by the Michigan Department of Technology, Management, and Budget.
- 1.10. **Oakland County Department of Information Technology (“OCDIT”)** means the County Department, which operates and manages the System.
- 1.11. **Oakland County P25 Simulcast System or “System”** means the County-wide interoperable 700/800 MHZ voice/data radio system, which is owned by the County and integrated with the MPSCS—including the Infrastructure and Subscriber Equipment.
- 1.12. **System Policies and Procedures (“System Policies”)** means the Oakland County P25 Simulcast System User Guide and Policy Manual and any amendments thereto created by the Technical & Policy Committee and approved by the Oakland County Chief Information Officer (“OCCIO”), which shall govern the management, operation, and use of the System.
- 1.13. **System Technical and Policy Committee (“Technical & Policy Committee”)** means the committee created pursuant to this Agreement, comprised of the individuals set forth in Section 7 and having the responsibilities set forth herein. The Technical & Policy Committee is neither a separate legal entity nor a department, division, or office of the County, but is an advisory group of subject matter experts created with the intent to provide direction, counsel, and recommendations regarding System management, operation, use and having the responsibilities listed herein. The Technical and Policy Committee is the successor committee to the CLEMIS Radio Oversight Committee (also referred to as the Radio Oversight Committee or Radio Policy Committee).
- 1.14. **Subscriber Equipment** means mobile and portable radios and all accessories thereto, 800 MHZ pagers, control stations, and emergency responder communication enhancement systems (“ERCES”), including but not limited to, bi-directional amplifiers (“BDA”), Wireless Access Point (“WAP”), and vehicle repeater systems (“VRS”).
2. **ENTITIES PERFORMING UNDER THIS AGREEMENT.** All County responsibilities and obligations set forth in this Agreement shall be performed by OCDIT. All Public Body responsibilities and obligations set forth in this Agreement shall be performed by **[INSERT NAME OF DEPARTMENT]**. The Technical & Policy Committee shall provide direction, counsel, and recommendations to OCDIT concerning System management, operation, and use.
3. **COUNTY RESPONSIBILITIES.**
- 3.1. **Compliance.** The County shall comply with the following: all applicable federal and state laws, regulations, and rules, the System Policies, this Agreement, and any amendments to the proceeding.

- 3.2. **Access to and Disclosure of Information.** The County may access, use, and disclose to third parties information, records, and any other content to comply with the law, including but not limited to, a subpoena, court order, or Freedom of Information Act request.
- 3.3. **County Point of Contact.** The County Point of Contact is the County Radio Communications Supervisor or successor position. The County Point of Contact will act as a liaison between the Public Body and the County regarding the management, operation, and use of the System. Communication protocols and procedures regarding the operation, management, maintenance, and repair of the System shall be set forth in the System Policies.

4. **PUBLIC BODY RESPONSIBILITIES.**

- 4.1. **Compliance.** The Public Body shall comply with the following: all applicable federal and state laws, regulations, and rules, the System Policies, this Agreement, and any amendments to the proceeding. The Public Body shall require its employees, agents, and volunteers to comply with the following: all applicable federal and state laws, regulations, and rules, the System Policies, this Agreement, and any amendments to the proceeding.
- 4.2. **Public Body Point of Contact.** The Public Body shall designate at least one person and an alternate to be a Point of Contact. The Public Body Point of Contact will act as a liaison between the Public Body and the County regarding the management, operation, and use of the System. The name of Public Body Point of Contact and alternate shall be conveyed to the County Point of Contact. Communication protocols and procedures regarding the operation, management, maintenance, and repair of the System shall be set forth in the System Policies.
- 4.3. **Facilities.** At no cost to the County, the Public Body shall provide space in buildings/facilities under the control of or owned by the Public Body to locate and house Infrastructure Equipment and Application Programming interfaces (“API”) for the System. The location of this space shall be mutually agreed to by the Parties and memorialized in writing; provided that an amendment to this Agreement shall not be needed to memorialize the location of the space. The Parties may change the location at any time pursuant to this Section.
- 4.4. **Access.** The County, the MPSCS, and County contractors shall have 24/7 access to Public Body-owned or controlled buildings/facilities necessary to access Infrastructure Equipment and API for maintenance, repair, and replacement. The Parties acknowledge that the Infrastructure Equipment or API may be located in non-public areas and that the Public Body, at its discretion, may require the County to contact the Public Body Point of Contact prior to arrival; provided that Parties agree that in an emergency situation the County may not be able to contact the Public Body Point of Contact prior to arrival.

5. **OPERATION AND USE OF SYSTEM AND INFRASTRUCTURE EQUIPMENT.**

- 5.1. **System/Infrastructure Equipment Ownership.** Except for otherwise provided herein concerning Subscriber Equipment, the County is the owner of the System.
- 5.2. **System Licenses.** The County is the FCC license holder for all 700/800 MHZ frequencies used in the System. The County shall maintain these licenses and/or modify the licenses as required to manage, operate, and use the System.
- 5.3. **Public Body Use of System.** The County authorizes the Public Body to use the System according to the terms and conditions of this Agreement, the System Policies, all applicable laws, regulations, and rules, and any amendments to the preceding.
- 5.4. **Legacy/Conventional Frequencies.** The Public Body shall be the FCC license holder and maintain any legacy conventional frequencies used by the Public Body, including those interfaced through the System consoles and/or gateways.
- 5.5. **System Maintenance and Repair.** The County shall operate, manage, maintain, and repair the Infrastructure Equipment and System in good order and consistent with industry standards, this Agreement, the System Policies, all applicable laws, regulations, and rules, and any amendments to the proceeding.
- 5.6. **Insurance.** The County shall insure or self-insure the System and all County-owned Infrastructure Equipment in the manner and in the amount it deems necessary.
- 5.7. **Audit/Monitor of System.**
 - 5.7.1. **Monitoring of Use of System.** The County and the County's contractors/subcontractors may monitor and audit the Public Body's use of the System and compliance with the System Policies, this Agreement, and applicable federal and state laws, regulations, and rules. The monitoring and auditing of the System may be performed periodically at the discretion of the County and at the sole expense of the County.
 - 5.7.2. **Monitoring by MPCSC.** The MPCSC shall monitor System functionality to make sure the System is operating pursuant to this Agreement and MPCSC standards.
- 5.8. **Training.** The policies and procedures concerning initial and continual training regarding the use of the System will be set forth in the System Policies.

5.9. **Disclaimer of Warranties.**

5.9.1. THE SYSTEM, INFRASTRUCTURE EQUIPMENT, SUBSCRIBER EQUIPMENT, OR OTHER ITEMS, WHICH ARE PROVIDED TO PUBLIC BODY UNDER THIS AGREEMENT, ARE PROVIDED ON AN "AS IS" AND "AS AVAILABLE" BASIS, "WITH ALL FAULTS."

5.9.2. THE COUNTY EXPRESSLY DISCLAIMS ALL WARRANTIES OF ANY KIND, WHETHER EXPRESS, IMPLIED, OR STATUTORY, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, AND NON- INFRINGEMENT.

5.9.3. THE COUNTY MAKES NO WARRANTY THAT: (I) THE SYSTEM WILL MEET PUBLIC BODY'S REQUIREMENTS OR NEEDS OR (II) THE SYSTEM WILL BE UNINTERRUPTED, TIMELY, SECURE, ACCURATE, OR ERROR-FREE.

6. **OPERATION AND USE OF SUBSCRIBER EQUIPMENT.**

6.1. **Subscriber Equipment Policies/Procedures.** The policies and procedures for the purchase, operation, programming, repair, replacement, and maintenance of Subscriber Equipment will be set forth in the System Policies.

6.2. **Ownership of Subscriber Equipment.** Subscriber Equipment purchased by the County shall remain the property of the County (regardless of user). As further described and defined in the System Policies, the County shall pay for the maintenance and repair of County-owned Subscriber Equipment (regardless of user), but shall not pay for the replacement of County-owned Subscriber Equipment for whatever reason. Subscriber Equipment purchased by the Public Body shall remain the property of the Public Body and shall be maintained, repaired and replaced by the Public Body pursuant to the System Policies and at its sole cost.

6.3. **Insurance for Subscriber Equipment or Public Body Owned-Facilities.** The County shall not provide insurance for the Subscriber Equipment or Public Body-owned Facilities.

7. **SYSTEM TECHNICAL AND POLICY COMMITTEE.**

7.1. **Creation, Composition and Appointment of Technical & Policy Committee.** The Technical & Policy Committee is created as set forth herein. The Technical & Policy Committee shall be comprised of the following individuals ("Committee Members"):

7.1.1. The County Radio Communications Supervisor or successor position and one alternate designated by the Radio Communications Supervisor;

- 7.1.2. The OCCIO or successor position and an alternate designated by the OCCIO.
 - 7.1.3. One individual appointed by the Oakland County Medical Control Authority (“OCMCA”) and one alternate designated by the OCMCA.
 - 7.1.4. Three individuals appointed by the Oakland County Police Chiefs Association and three alternates designated by the Oakland County Police Chiefs Association;
 - 7.1.5. One individual appointed by the Oakland County Sheriff and one alternate designated by the Oakland County Sheriff;
 - 7.1.6. The Oakland County 911 Coordinator and one alternate designated by the Oakland County 911 Coordinator;
 - 7.1.7. One individual appointed by MABAS 3202 and one alternate designated by MABAS 3202;
 - 7.1.8. Two individuals appointed by MABAS 3201 and two alternates designated by MABAS 3201. One individual and one alternate must be from a Public Safety Department.
 - 7.1.9. The County Public Safety Business Relationship Manager or successor position and one alternate designated by the County Public Safety Business Relationship Manager.
- 7.2. **Term of Committee Members/Vacancy/Replacement.**
- 7.2.1. Each Committee Member shall be appointed for a term of three (3) years, unless the Committee Member is appointed to fill a vacancy caused for a reason other than the expiration of a term.
 - 7.2.2. If a Committee Member position becomes vacant, for a reason other than expiration of term, then the entity or individual that appointed such individual shall appoint an individual to fulfill the remainder of the vacating member’s unexpired term within fourteen (14) Days. The designated alternate does not automatically replace the vacating member’s position.
 - 7.2.3. A Committee Member may be removed from the Technical & Policy Committee at the will of the entity or individual that appointed the Committee Member.
- 7.3. **Quorum/Voting.** A quorum of the Technical & Policy Committee is a majority of those in office. In order to hold a Technical & Policy Committee meeting a quorum must be present. The Policy & Technical Committee shall act and perform its responsibilities by a majority vote of the quorum present at a meeting. Committee Members shall not vote by proxy.

7.4. **Committee Responsibilities.**

7.4.1. The Technical & Policy Committee shall provide direction, counsel, and recommendations to OCDIT regarding the management, operation, and use of the System. The Technical and Policy Committee is the successor committee to the CLEMIS Radio Oversight Committee (also referred to as the Radio Oversight Committee or Radio Policy Committee).

7.4.2. The Technical & Policy Committee shall meet at least twice a year or as needed at the call of the Technical & Policy Committee Chairperson.

7.4.3. At the first meeting of the Technical & Policy Committee meeting each calendar year, the Committee shall elect a Chairperson, Vice-Chairperson, and Secretary (collectively “the Officers”). Notwithstanding any other provision, the Officers shall continue to serve in their capacities until the next Officers are elected. The Officers shall have the duties and responsibilities set forth below:

7.4.3.1. Chairperson: (1) preside over meetings; (2) set dates, times, and locations for meetings; (3) create and set meeting agendas (4) respond to correspondence received by the Technical & Policy Committee or directs the Secretary to respond, as needed; and (5) ensure Committee Member and alternate appointments are timely received and filled by their appointing bodies/individuals and names are sent to the County Point of Contact.

7.4.3.2. Vice-Chairperson: shall assume the duties of the Chairperson, if the Chairperson is absent or unavailable for any reason.

7.4.3.3. Secretary: (1) sends out meeting notices and agendas; (2) responds to correspondence as directed by Chairperson; (3) keeps records and meeting minutes and disperses records and meeting minutes to Committee Members; and (4) keeps records of Committee Member appointments and terms and advises the Chairperson of these records on a regular basis.

7.4.4. The Technical & Policy Committee shall draft the System Policies that govern the management, operation, and use of the System. The System Policies shall be approved by a quorum of the Technical & Policy Committee. The Technical & Policy Committee shall present the System Policies to the OCCIO for approval and implementation. If the OCCIO does not approve the System Policies, then the System Policies shall be returned to the Technical & Policy Committee for review and revision and then re-submitted to the OCCIO. This process shall be repeated until the OCCIO approves the System Policies. Approval by the OCCIO shall not be unreasonably withheld. After approval by the OCCIO, OCDIT shall compile and assemble the System Policies and send them to the Public

Body. Any changes or amendments to the System Policies shall be drafted, approved, and distributed in accordance with this Section.

7.4.5. The Technical & Policy Committee shall review the System Policies at least once a year to determine if changes or amendments are necessary.

8. **FINANCIAL RESPONSIBILITIES.**

- 8.1. The costs and fees associated with the management, operation, and use of the System, the maintenance of the Subscriber Equipment, and the repair, replacement, or purchase of the new Subscriber Equipment shall be set forth in the System Policies. The County shall invoice the Public Body the costs and fees set forth in the System Policies on a quarterly basis, based on calendar year, and the Public Body shall pay such invoice within forty-five (45) Days.
- 8.2. **Cost/Fee Set-Off.** In the event there are any costs or fees imposed and due to the County by the Public Body in connection with this Agreement and/or for the use, operation, or maintenance of the System, the County has the right to offset any amount past due and retain any amount of money due to the Public Body from the County equal to the past due amount, including, but not limited to, distributions from the Delinquent Tax Revolving Fund (DTRF).
- 8.3. **Possible Additional Services and Costs.** If the County is requested by the Public Body or is legally obligated for any reason, e.g. subpoena, court order, or Freedom of Information Act request, to search for, identify, produce or testify regarding the Public Body's records, data, or information that is stored by or possessed by the County relating to the System, then the Public Body shall reimburse the County for all reasonable costs the County incurs in searching for, identifying, producing or testifying regarding such records, data, or information. The County may waive this requirement in its sole discretion.

9. **DURATION OF INTERLOCAL AGREEMENT.**

- 9.1. The Agreement and any amendments hereto shall be effective when executed by both Parties with resolutions passed by the governing bodies of each Party. The approval and terms of this Agreement and any amendments hereto shall be entered in the official minutes of the governing bodies of each Party. An executed copy of this Agreement and any amendments shall be filed by the County Clerk with the Secretary of State.
- 9.2. This Agreement shall remain in effect until cancelled or terminated by either Party pursuant to Section 11.

10. ASSURANCES/LIABILITY.

- 10.1. **Responsibility for Claims.** Each Party shall be responsible for any Claims made against that Party by a third party and for the acts or omissions of its employees, agents, or volunteers arising under or related to this Agreement.
- 10.2. **Responsibility for Attorney Fees and Costs.** Except as provided in this Agreement, for any Claim that may arise from the performance of this Agreement, each Party shall seek its own legal representation and bear the costs associated with such representation, including judgments and attorney fees.
- 10.3. **No Indemnification.** Except as otherwise provided for in this Agreement, neither Party shall have any right under this Agreement or under any other legal principle to be indemnified or reimbursed by the other Party or any of its agents in connection with any Claim.
- 10.4. **Costs, Fines, and Fees for Noncompliance.** Each Party shall be solely responsible for all costs, fines, penalties, assessments, and fees associated with its acts or omissions related to this Agreement and/or for noncompliance with this Agreement.
- 10.5. **Governmental Function/Reservation of Rights.**
 - 10.5.1. The Parties acknowledge that the performance of this Agreement is a governmental function, which function is to provide a public safety communications system to serve and to provide aid for the residents and persons in Oakland County, Michigan.
 - 10.5.2. This Agreement does not, and is not intended to, impair, divest, delegate or contravene any constitutional, statutory, and/or other legal right, privilege, power, obligation, duty, or immunity of the Parties. Nothing in this Agreement shall be construed as a waiver of governmental immunity for either Party.
- 10.6. **Authorization and Completion of Agreement.** The Parties have taken all actions and secured all approvals necessary to authorize and complete this Agreement. The persons signing this Agreement on behalf of each Party have legal authority to sign this Agreement and bind the Parties to the terms and conditions contained herein.
- 10.7. **Limitation of Liability.** IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER PARTY OR ANY OTHER PERSON, FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, SPECIAL, AND/OR PUNITIVE DAMAGES ARISING OUT OF THIS AGREEMENT, REGARDLESS OF WHETHER THE OTHER PARTY HAS BEEN INFORMED OF THE POSSIBILITY OF SUCH DAMAGES.
- 10.8. **Permits And Licenses.** Each Party shall be responsible for obtaining and maintaining, throughout the term of this Agreement, all licenses, permits, certificates, and governmental authorizations necessary to perform all its

responsibilities under this Agreement. Upon request, a Party shall furnish copies of any permit, license, certificate or governmental authorization to the requesting Party.

11. **TERMINATION OR CANCELLATION OF AGREEMENT.**

11.1. The Public Body may terminate or cancel this Agreement for any reason upon sixty (60) Days written notice to the County. Within Sixty (60) Days of termination or cancellation of this Agreement, the Public Body must return all Subscriber Equipment (not purchased by the Public Body), all consoles, all control stations, all consolettes, and all ancillary appurtenances to such equipment to the County.

11.2. If Public Body breaches this Agreement, upon sixty (60) Days written notice to the Public Body, the County may terminate or cancel this Agreement upon recommendation by the Technical & Policy Committee, or if in the opinion of the County the System is no longer operational.

11.3. The Interlocal Agreement governing the 2004 System shall terminate upon full execution of this Agreement and this Agreement shall govern the operation and management of the System.

12. **SUSPENSION OF SERVICES.** County, through the OCCIO and upon recommendation of the Technical & Policy Committee, may immediately suspend Public Body's use of the System for any of the following reasons: (i) requests by law enforcement or other governmental agencies; (ii) engagement by Public Body in fraudulent or illegal activities relating to use of this System; (iii) breach of the terms and conditions of this Agreement; or (iv) unexpected technical or security issues. The right to suspend Services is in addition to the right to terminate or cancel this Agreement according to the provisions in Section 11. County shall not incur any penalty, expense or liability if the Public Body's use of the System is suspended under this Section.

13. **NO THIRD PARTY BENEFICIARIES.** Except as provided for the benefit of the Parties, this Agreement does not and is not intended to create any obligation, duty, promise, contractual right or benefit, right to indemnification, right to subrogation, and/or any other right, in favor of any other person or entity.

14. **DISCRIMINATION.** The Parties shall not discriminate against their employees, agents, applicants for employment, or another persons or entities with respect to hire, tenure, terms, conditions, and privileges of employment, or any matter directly or indirectly related to employment in violation of any federal, state or local law.

15. **FORCE MAJEURE.** Each Party shall be excused from any obligations under this Agreement during the time and to the extent that a Party is prevented from performing due to causes beyond such Party's control, including, but not limited to, an act of God, war, acts of government (other than the Parties'), fire, strike, labor disputes, civil disturbances, reduction of power source, or any other circumstances

beyond the reasonable control of the affected Party. Reasonable notice shall be given to the affected Party of any such event.

16. **DELEGATION/SUBCONTRACT/ASSIGNMENT**. The Public Body shall not delegate, subcontract, and/or assign any obligations or rights under this Agreement without the prior written consent of the County.
17. **NO IMPLIED WAIVER**. Absent a written waiver, no act, failure, or delay by a Party to pursue or enforce any rights or remedies under this Agreement shall constitute a waiver of those rights with regard to any existing or subsequent breach of this Agreement. No waiver of any term, condition, or provision of this Agreement, whether by conduct or otherwise, in one or more instances, shall be deemed or construed as a continuing waiver of any term, condition, or provision of this Agreement. No waiver by either Party shall subsequently effect its right to require strict performance of this Agreement.
18. **SEVERABILITY**. If a court of competent jurisdiction finds a term, or condition, of this Agreement to be illegal or invalid, then the term, or condition, shall be deemed severed from this Agreement. All other terms, conditions, and provisions of this Agreement shall remain in full force.
19. **CAPTIONS**. The section and subsection numbers, captions, and any index to such sections and subsections contained in this Agreement are intended for the convenience of the reader and are not intended to have any substantive meaning. The numbers, captions, and indexes shall not be interpreted or be considered as part of this Agreement. Any use of the singular or plural number, any reference to the male, female, or neuter genders, and any possessive or nonpossessive use in this Agreement shall be deemed the appropriate plurality, gender or possession as the context requires.
20. **NOTICES**. Notices given under this Agreement shall be in writing and shall be personally delivered, sent by express delivery service, certified mail, or first class U.S. mail postage prepaid, and addressed to the person listed below. Notice will be deemed given on the date when one of the following first occur: (1) the date of actual receipt; (2) the next business day when notice is sent express delivery service or personal delivery; or (3) three days after mailing first class or certified U.S. mail.
 - 20.1. If Notice is sent to the County, it shall be addressed and sent to: Oakland County Department of Information Technology, **Radio Communications Supervisor**, 1200 North Telegraph Road, Building #49 West, Pontiac, Michigan, 48341 and Chairperson of the Oakland County Board of Commissioners, 1200 North Telegraph, Pontiac, Michigan 48341.
 - 20.2. If Notice is sent to the Public Body, it shall be addressed to: **City Manager, City of Keego Harbor, Keego Harbor, MI 48320**
 - 20.3. Either Party may change the address and/or individual to which Notice is sent by notifying the other Party in writing of the change.

21. **DISPUTE RESOLUTION.** All disputes relating to the execution, interpretation, performance, or nonperformance of this Agreement involving or affecting the Parties must first be submitted to the OCCIO and Public Body's **City Manager**. The OCCIO and Public Body's **City Manager** shall promptly meet and confer in an effort to resolve such dispute. If they cannot resolve the dispute in ten (10) business days, the dispute shall be submitted to the chief executive officials of each Party or their designees. The chief executive officials or their designees shall meet promptly and confer in an effort to resolve such dispute.
22. **GOVERNING LAW/CONSENT TO JURISDICTION AND VENUE.** This Agreement shall be governed, interpreted, and enforced by the laws of the State of Michigan. Except as otherwise required by law or court rule, any action brought to enforce, interpret, or decide any Claim arising under or related to this Agreement shall be brought in the 6th Judicial Circuit Court of the State of Michigan, the 50th District Court of the State of Michigan, or the United States District Court for the Eastern District of Michigan, Southern Division, as dictated by the applicable jurisdiction of the court. Except as otherwise required by law or court rule, venue is proper in the courts set forth above.
23. **AGREEMENT MODIFICATIONS OR AMENDMENTS.** Any modifications, amendments, recessions, waivers, or releases to this Agreement must be in writing and agreed to by both Parties. Unless otherwise agreed, the modification, amendment, recession, waiver, or release shall be signed by the same persons who signed the Agreement or other persons as authorized by the Parties' governing body.
24. **SURVIVAL OF TERMS.** The following terms and conditions shall survive and continue in full force beyond the termination or cancellation of this Agreement (or any part thereof) until the terms and conditions are fully satisfied or expire by their nature: Definitions (Section 1); Disclaimer of Warranties (Section 5.9); Assurances/Liability (Section 10); and Dispute Resolution (Section 21).
25. **ENTIRE AGREEMENT.** This Agreement represents the entire Agreement and understanding between the Parties. This Agreement supersedes all other oral or written Agreements between the Parties. The language of this Agreement shall be construed as a whole according to its fair meaning and not construed strictly for or against any Party.
26. **COUNTERPARTS.** This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.
27. **AUTHORIZATION.** The Parties certify and warrant that their respective signatories have the requisite authority to execute and bind them to this Agreement and the duties and responsibilities contained herein.

IN WITNESS WHEREOF, City Manager acknowledges that he/she has been authorized by resolution of the City Manager, City of Keego Harbor, to execute this Agreement on behalf of the Public Body and accepts and binds the Public Body to the terms and conditions of this Agreement.

EXECUTED: _____ DATE: _____
Tammy Neeb, City Manager
City of Keego Harbor

WITNESSED: _____ DATE: _____

IN WITNESS WHEREOF, David T. Woodward, Chairperson, Oakland County Board of Commissioners, acknowledges he has been authorized by resolution of the Oakland County Board of Commissioners, to execute this Agreement on behalf of Oakland County and accepts and binds the Oakland County to the terms and conditions of this Agreement.

EXECUTED: _____ DATE: _____
David T. Woodward, Chairperson
Oakland County Board of Commissioners

WITNESSED: _____ DATE: _____



To: City Council

Date: February 19, 2026

Subject: Boards and Commissions

BACKGROUND:

Planning Commission – 2 Seats 3 Year Term ending 3/2029

1. Joel Yoder – Has served on the Planning Commission for many years. No interviews were held due to Mr. Yoder's length of service on the Planning Commission and a lack of other applicants.

Parks and Recreation – 2 Seats 3 Year Term ending 3/2029

1. Dan Harrington – Has served on Parks and Recreation for many years. No interviews were held due to Mr. Harrington's length of service on Parks and Recreation and lack of other applicants.

Open seat- Robin LaFrance – is not reapplying for the 3-year seat.

TIFA

Ethan Drain- Mr. Drain was interviewed by TIFA Members, who enthusiastically support his appointment to the TIFA Board.

RECOMMENDATION:

1. Approve (or deny) the re-appointment of Planning Commission Member Joel Yoder to a 3- Year Term ending 3/2029.

2. Approve (or deny) the re-appointment of Parks and Recreation Member Dan Harrington to a 3-Year Term ending 3/2029.

4. Motion to Approve (or deny) Ethan Drain to the TIFA Board for a 3-Year Term ending 6/2029.

City of Keego Harbor

Tab 14

Application for Board, Commission or Committee

Please Print or Type

RECEIVED

FEB - 2 2026

PARKS AND RECREATION

Name of Board, Commission or Committee

CITY OF KEEGO HARBOR

DANIEL
~~DANIEL~~

First Name

HARRINGTON

Last Name

[REDACTED]

Home and Business Telephone Number

35872 Downstown Rd. Farm

Address

Bonnie.Danvy@SBCGLOBAL.NET

Email

RETIRED

Occupation

N/A

Company

Are you a blood or in-law relative of any City of Keego Harbor elected official or the City Manager?

Check One: Yes or No If YES, please list below:

Have you ever served on or are you presently serving on any other City of Keego Harbor board, commission or committee?

Check One: Yes or No If YES, please list below:

Please tell us why you would like to serve on the board, commission or committee you are applying for:

Reapplying

List any education qualifications, work experience, community or volunteer experience or other qualifications that would help you serve on the board, commission or committee you are applying for:

OVER TWENTY YEARS ON THE BOARD.

Donald A. Harrington

Signature

2-2-26

Date

City Clerk's Office Use Only
Date application received:
Referred to Liaison/Chair:

City of Keego Harbor
Application for Board, Commission or Committee
Please Print or Type

TIFA Board

Name of Board, Commission or Committee

Ethan

Drain



First Name

Last Name

Home and Business Telephone Number

2047 Harbor Way, Keego Harbor, MI, 48320

ethanmdrain@gmail.com

Address

Email

Medical Billing

Health Care Reimbursement Solutions

Occupation

Company

Are you a blood or in-law relative of any City of Keego Harbor elected official or the City Manager?

Check One: [] Yes or [x] No If YES, please list below:

Have you ever served on or are you presently serving on any other City of Keego Harbor board, commission or committee? Check One: [] Yes or [x] No If YES, please list below:

Please tell us why you would like to serve on the board, commission or committee you are applying for:

I would like to serve on the TIFA board primarily because I want to get involved in my community government in some way. Also, I want to see Keego Harbor grow and become more prosperous.

Further, I would like to run for city council at some point in the future.

List any education qualifications, work experience, community or volunteer experience or other qualifications that would help you serve on the board, commission or committee you are applying for:

I am a 2012 graduate of Central Michigan University with a Bachelor of Science degree

I currently serve on my neighborhood HOA board

Handwritten signature

01/15/2026

Signature

Date

City Clerk's Office Use Only RECEIVED
Date application received: JAN 15 2026
Referred to Liaison/Chair: CITY OF

KEEGO HARBOR

City of Keego Harbor
Application for Board, Commission or Committee
Please Print or Type

Name of Board, Commission or Committee

First Name

Last Name

Home and Business Telephone Number

Address

Email

Occupation

Company

Are you a blood or in-law relative of any City of Keego Harbor elected official or the City Manager?

Check One: **Yes or** **No** **If YES,** please list below:

Have you ever served on or are you presently serving on any other City of Keego Harbor board,

commission or committee? **Check One:** **Yes or** **No** **If YES,** please list below:

Please tell us why you would like to serve on the board, commission or committee you are applying for:

List any education qualifications, work experience, community or volunteer experience or other qualifications that would help you serve on the board, commission or committee you are applying for:

Joel Yoder

Signature

Date

City Clerk's Office Use Only

Date application received:

Referred to Liaison/Chair:



To: City Council

Date: February 19, 2026

Subject: RFI Discussion: 2890 Orchard Lake Rd

BACKGROUND:

The city received one response to the RFI:

Overall, the response aligns well with the intent of the RFI as an exploratory exercise. Rather than proposing a specific development, Progressive frames a process-driven approach focused on due diligence, market testing, and positioning the site for a future RFP. The submittal is particularly strong in identifying site constraints, market considerations, and applicable incentive tools, and could be useful if the City is interested in taking a more structured, pre-RFP approach to advancing the property. That said, because the response is advisory in nature, it may be helpful to discuss if/how these fits with the City's desired next step for the site and whether additional information or direction is needed.

RECOMMENDATION:

Discussion



Request for Information
December 5, 2025

City of Keego Harbor

RFI Response - 2980 Orchard Lake Road Redevelopment





Passionately employing
community-centric
solutions through
active listening and
multidisciplinary expertise.

December 5, 2025

City of Keego Harbor
Attn: Tammy Neeb, City Manager

RE: 2980 Orchard Lake Road RFI Response

Dear Ms. Neeb and Members of the City Team,

Progressive Companies is pleased to submit this response to the City of Keego Harbor's Request for Information for 2980 Orchard Lake Road. We appreciate the City's thoughtful approach to this site and the opportunity to share how our team can support you as a partner in planning, design, and development strategy. We recently had a great conversation with your economic development consultant Samantha Mariuz at Fleis & VandenBrink, and it reinforced how much potential this site has when aligned with the City's broader redevelopment priorities.


Our Urban Design and Planning Practice works every day at the intersection of community vision, market feasibility, and implementation. We understand that small, highly visible parcels like 2980 Orchard Lake Road play an outsized role in shaping the identity and momentum of a corridor. They also require a careful balance of creativity and pragmatism, matching community aspirations with market realities and real development pathways.

Rather than proposing a specific project at this stage, our interest is in helping the City position this site for success. We would work alongside your team to complete the necessary due diligence, evaluate market demand, identify opportunities and constraints, and frame a clear, compelling vision for the site. From there, we would help craft an RFP that communicates the City's goals and expectations while inviting innovative, feasible proposals from the development community.

Our approach is collaborative and grounded in practical experience. We bring expertise in zoning, urban design, real estate development, housing strategy, brownfield finance, and public/private partnerships: tools that can help the City translate its goals into a development-ready opportunity. We enjoy partnering with communities that value design excellence and long-term stewardship.

Thank you for the opportunity to share our perspective. We look forward to supporting the City in shaping what comes next for 2980 Orchard Lake Road and would welcome a conversation at your convenience. For any questions or additional information, please contact me at 616.822.1020 or sschulz@weareprogressive.com.

Sincerely,



Suzanne Schulz, FAICP
Urban Planning Practice Leader
616.822.1020 m

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23	Timeline



Statement of Interest

Progressive Companies' Urban Design and Planning Practice understands the design, finance, and policy decisions that make projects like 2980 Orchard Lake Road possible. Our team brings deep experience in the full development process, from municipal planning and zoning administration to private-sector development finance, which allows us to evaluate a site for barriers to redevelopment while working collaboratively with public and private partners to shape concepts that are both leading-edge and grounded in market reality.

We are particularly interested in working collaboratively with the City of Keego Harbor and potential developers because this site represents the type of small-site, infill redevelopment opportunity our interdisciplinary strengths provide immediate value. The City's goals, including mixed-use vitality, expanded housing options, corridor-serving commercial uses, and public-realm improvements, align directly with our practice's core expertise in downtown redevelopment strategy, brownfield and TIF financing, missing-middle housing, and corridor planning. Our team has recently delivered redevelopment strategies and implementation tools for similarly constrained parcels and corridors across Michigan, with a focus on helping municipalities translate policy goals into feasible development programs.

Progressive Companies is well-positioned to support the City of Keego Harbor and its TIFA by providing a market-informed, implementation-oriented perspective. We regularly prepare development concepts, financial structures, and incentive strategies for sites of similar sizes, zoning, infrastructure, and market profiles. Our work emphasizes strong urban design, high-quality site planning, and context-sensitive commercial and residential formats that contribute to corridor vitality.

We view this RFI as a meaningful opportunity to help the City explore what is possible on this prominent site, identify practical pathways to redevelopment, and articulate concepts that support community goals while resonating with developer interest and market feasibility. We appreciate the City's leadership in seeking early, creative input and look forward to contributing a thoughtful conceptual approach that reflects both the site's constraints and its potential.

We look forward to working with you and appreciate your consideration.

Sincerely,

Suzanne Schulz, FAICP
Urban Planning Practice Leader
616.822.1020 m

Transforming Spaces. Empowering People.



Progressive Companies is a multidisciplinary national design firm that connects people, places, and communities through transformative spaces, structures, pathways, and environments. We believe innovation is more than leading with the best technologies and latest trends – it’s a creative process beginning with curiosity and diving deep into understanding your world. As problem-solvers, our team of designers, planners, architects, and engineers enthusiastically work alongside you to envision a bold, new future.

From modest beginnings of four original engineering partners in 1962, to over 350 employees serving clients across the nation today, Progressive Companies has always thrived on an entrepreneurial mindset. As an employee-owned business, individuals take personal accountability for representing the firm’s values of leadership, learning, trust, and diversity.

Our talented workforce brings decades of expertise in all facets of architecture, engineering construction, and planning – with a broad and deep portfolio representing 12 markets and projects in 49 states. Strategically located in Grand Rapids, MI; Detroit, MI; Asheville, NC; Charlotte, NC; Durham, NC; and Greenville, NC, our teams are poised to help you reach new heights from a strong foundation.

Expertise

- Architecture
- Civil Engineering
- Community Engagement
- Construction Management
- Controlled Environments
- Electrical Engineering
- Healthcare Planning
- Interior Design
- Landscape Architecture
- Lighting Design
- Logistics
- Master Planning
- Mechanical Engineering
- Program Design and Delivery
- Roads and Utilities
- Structural Engineering
- Sustainable Design
- Traffic Engineering
- Universal Design
- Workplace Strategy
- Zoning

Markets

- Automotive
- Civic
- Education
- Health and Wellness
- Mixed Use
- Science and Industry
- Transportation
- Urban Design and Planning
- Water Resources
- Workplace



Urban Design & Planning

At Progressive Companies, we excel in the Urban Design and Planning market by helping our public sector clients assess existing conditions, facilitate meaningful stakeholder engagement, and establish clear priorities for investment so that we collectively arrive at a clear road map of where and how growth and development should happen in the future.

We approach each project with curiosity and empathy. To us, design thinking means a holistic, people-first approach – boldly seeking the simplest and most cost-effective solutions, while also the right ones for the community. We walk alongside community leaders to face difficult and complicated challenges – and honestly, we have fun doing it! We are creative problem-solvers who use our expertise to make the world better.

Our goal? To create beautifully integrated, sustainable environments that are meaningful, measurable, and vital for generations to come.



Partners in Placemaking

We proudly serve communities throughout Michigan as their implementation partner. Our team would love the opportunity to bring your vision to life!

Commitment to Community Engagement

To ensure clarity throughout the planning process, we work closely with you, key stakeholders, and your community. Adherence to our meticulous discovery process enables our team to gather feedback and make informed, creative decisions. **Community engagement sessions provide an opportunity for two-way discussion and active engagement in the planning process.**

Through the use of discussion panels, focus groups, design charrettes, interactive games, pop-up events, kids' activities, virtual presentations, social media, surveys, and other techniques, our team will help you develop an inspirational vision that leads to new investment.

We have a passion for community-based projects and have worked on projects for a variety of clients including:

- Ada Township, Envision Ada Master Plan – 2013
- Ada Township, Connect Ada Plan - 2020
- Ada Township, Comprehensive Master Plan - 2023
- East Grand Rapids, Mobility-Bike Action Plan – 2020
- Village of Lawton, Downtown Streetscape Plan – 2020
- Downtown Grand Rapids, Inc. Wayfinding Project – 2021
- Dwelling Place, Michigan Community Land Trust – 2021
- City of Grand Haven Master Plan Update – 2022
- City of Traverse City, Mobility Action Plan – 2022
- City of Houghton, Downtown Placemaking – 2023
- Traverse City, TART Trails Expansion – 2023
- Habitat for Humanity, Pleasant Hills Development – 2024
- Grand Action 2.0, Acrisure Amphitheater & Amway Stadium Engagement – 2023-24
- Village of Lawton, Community Master Plan – 2024
- Village of Lawton Zoning Ordinance - 2024
- City of Danville Comprehensive Plan – 2024
- Plainfield Township, Community Master Plan – 2024
- Plainfield Township, Reimagine Plainfield Plan - 2021
- Plainfield Township, Plainfield Avenue Zoning Amendments - 2022
- Plainfield Township, Zoning Ordinance - 2025 (in process)
- City of Dearborn, Housing Needs Assessment – 2024
- City of Grand Rapids, Oxford Trails Redesign – 2024
- City of Grand Rapids, Zoning Amendments - 2023 - 2024
- City of Kalamazoo, 2-Way Street Conversion –2025
- City of Battle Creek, Beckley Road Corridor Plan – 2025
- City of Mt. Pleasant, Mission Street Corridor Plan – 2025
- City of Marshall, Economic Development, Non-Motorized, & Master Plan – Ongoing
- City of North Muskegon, Master Plan - 2022
- City of North Muskegon, Zoning Ordinance - 2024
- City of Portage, Portage Road Street Redesign – Ongoing
- City of Pottersville, Zoning Ordinance - 2025
- West Michigan Shoreline Regional Development Commission, Trail Planning – Ongoing
- Oshtemo Township, Master Plan – Ongoing
- Oshtemo Township, Transportation & Mobility Ordinance - 2024

To accomplish successful community engagement facilitation and implementation, we have found the following approaches to be critical:

Proximity & Trusted Advisors

Building authentic relationships within the community and collaborating with trusted neighborhood gatekeepers.

Education & Acknowledgment

We recognize that complex projects sometimes require education to achieve equitable outcomes. To co-create a shared vision, we educate participants about the past, inform them of current opportunities, and engage in ongoing dialogue about the future.

Collaboration & Curiosity

Working with the City and stakeholders, believing no one entity can lead a community alone.

Reporting & Feedback Loops

Continuously engaging with the community to confirm our understanding and improve the planning process. Feedback loops play a crucial role in understanding the needs of the neighborhood, boosting productivity in the planning process and fostering innovation.

Power Sharing & Transparency

Empowering neighbors through shared power to be a part of the process. We communicate with integrity and transparency emphasizing clear and accessible communication for diverse audiences.



City of East Grand Rapids Community Engagement

Suzanne Schulz, FAICP

URBAN PLANNING
PRACTICE LEADER



CONTACT

616.988.4809
sschulz@weareprogressive.com

EDUCATION

Michigan State University
Bachelor of Science, Urban Planning

CREDENTIALS

Certified Planner

As an experienced change agent and community leader, Suzanne confidently listens, guides, and respectfully challenges the status quo. She has 30 years of experience in urban planning, community engagement, transportation planning, and policy development. Whether working with institutions, developers, non-profits, schools, business owners, or neighborhoods, she believes everyone has a voice and diverse viewpoints improve development projects and communities.

Suzanne possesses extensive knowledge in local government and development, having served the City of Grand Rapids for 20 years as Planning Director and Managing Director of Design and Development, where she oversaw the City's Development Center. She was instrumental in leading community-led processes for the 2002 Master Plan, Green Grand Rapids, Vital Streets Plan and Design Guidelines, Michigan Street Corridor Plan, and Zone Grand Rapids.

Her work at Progressive Companies has included being the principal author of the Zoning Reform Toolkit: 15 Tools to Expand Housing Choice + Supply for the Michigan Association of Planning, modifying zoning language to support development efforts, facilitating project entitlements for private sector clients, and creating place-based master plans and zoning ordinances.

Recognized as an expert in her field, Suzanne was appointed by Governor Gretchen Whitmer to join the State Transportation Commission in October 2023. She was inducted as a Fellow into the AICP College of Fellows in 2022, an honor bestowed upon only 1% of all AICP-certified planners in the country and a designation held by only six practicing planners in Michigan.

“Our team's passion is implementation. Very few things are as rewarding as seeing a vision come to life. We help make policies and plans become projects.”

Chris Zull, PE

TRANSPORTATION
PRACTICE LEADER



CONTACT

616.988.4867
czull@weareprogressive.com

EDUCATION

Michigan State University
Bachelor of Science, Civil Engineering

Michigan State University
Master of Science, Civil Engineering

CREDENTIALS

Licensed Engineer

As the firm's transportation practice leader, Chris works collaboratively with clients to build and transform cities. From supporting the early phases of a project through ideation, public engagement, and setting strategy, to helping navigate construction logistics, Chris leads community clients to successful outcomes.

First and foremost, Chris seeks to understand. By asking questions, listening intently, investigating, and continually learning, he develops a deep appreciation for the problems and challenges clients are trying to solve. This information is then used to drive decisions and design purposeful spaces and places that make communities unique. For over 15 years, Chris worked as both a traffic engineer and traffic safety manager for the City of Grand Rapids. His firsthand experience navigating political, public, and budgeting demands within a municipality allows Chris to empathize with clients and share targeted insight.

City of Grand Rapids, Michigan Street Corridor Plan

A regional corridor of significance that has experienced over \$1 billion of development over the last 10 years. The road needed a transportation plan to accommodate its growing future. Recommendations related to traffic included a 20 year plan with a target to shift 40% of traffic to transit or other non-motorized modes, bike routing through neighborhoods rather than on Michigan Street, on-street parking management where appropriate, planning for future transit only lanes, improving the pedestrian and bike environment. The overall study included placemaking, accommodating a wide variety of land uses, quality of life, community health, public art, climate resiliency, and promote organized economic investment and job growth.

City of Grand Rapids Turner Avenue Resurfacing

Team Leader for \$1.9M resurfacing project on Turner Avenue from Ann Street south to 4th Street with addition of dedicated separated 2-way cycling facility along this one-way street that parallels US-131. This project received Federal funds and is being bid via the MDOT Local Agency process with construction planned in 2023.

**Josh
Manion, PE**
SENIOR CIVIL ENGINEER



**Lauren
Pedigo, AIA**
SENIOR URBAN DESIGNER



CONTACT

616.447.3455
jmanion@weareprogressive.com

EDUCATION

Calvin College
Bachelor of Science, Civil Engineering

CREDENTIALS

Licensed Engineer
LEED Accredited Professional

Josh Manion brings over 20 years of experience in civil engineering, with a strong passion for green infrastructure, sustainable solutions, and low-impact development practices. His expertise lies in engineering design, analysis, entitlement, and permitting for land development and municipal improvement projects. Josh has worked extensively on infrastructure and site development across various land uses, with a particular focus on water resources—specifically drainage, grading, and stormwater management. His comprehensive experience also includes designing utility systems such as stormwater systems, water distribution systems, and wastewater collection and pump stations.

John Ball Zoo Multiple Projects

Josh led the civil engineering for multiple projects at John Ball Zoo including the Treehouse, Funicular, and Amur Tiger Exhibit. Most recently, he guided the design of the major parking expansion featuring a new Butterworth access road, bus circulation, and solar canopy structures. With a focus on sustainability and user experience, Josh led the design integration for green infrastructure including permeable pavers, bio-retention systems, and solar energy - highlighting the Zoo’s commitment to conservation, innovation and education.

Amway Stadium Grand Rapids

As lead civil engineer, Josh played a pivotal role in shaping the future of downtown Grand Rapids through the development of the Amway Stadium. He led the complex relocation of underground watermain, sanitary sewer and 48” storm sewer utilities needed for right-of-way vacation - making way for the stadium’s construction. Through active engagement with the community and city officials, he helped identify and embed priorities like transit access planning and pedestrian-focused experience into the project. His close collaboration with the stadium architects resulted in an engaging pedestrian environment that includes multi-modal transit features, vibrant streetscapes, and a welcoming public plaza.

CONTACT

810.423.9347
lpedigo@weareprogressive.com

EDUCATION

Lawrence Technological University
Bachelor of Science, Architecture

Lawrence Technological University
Master of Architecture

CREDENTIALS

Licensed Architect

AIA Michigan Board of Directors

Urban Land Institute Larson Center for Leadership

Lauren brings a decade of experience in architecture and urban design, working with public and private clients on projects including neighborhood plans, opportunity assessments, adaptive reuse, and mixed-use development. Her work integrates intuitive creativity and analytical methods to yield transformative impacts for clients, stakeholders, and communities. She carries technical and creative skill sets to execute high-quality design and strategy concepts, implementation-based solutions and storytelling through inclusive and accessible plans and visuals.

Traverse City Rotary Square

Lauren led community engagement and supported project management for Rotary Square — a catalytic downtown public space envisioned as a year-round “everyday” park for residents, businesses, and visitors. She coordinated a collaborative design process with the City, Downtown Development Authority, and community stakeholders, guiding the project through multiple rounds of feedback, surveys, and public events to shape a design that reflects community goals.

Hamtramck DDA Joe Louis Greenway Alleyway Improvements

Project manager and urban designer transforming a key alleyway corridor into a safe, inclusive, and vibrant urban greenway. Building on earlier efforts to secure a SPARK Grant for the project, Lauren is guiding the design and implementation of this high-impact placemaking and mobility initiative. Her role emphasizes inclusive engagement, coordination with local businesses, and the integration of traffic calming, accessibility, and placemaking strategies that reflect Hamtramck’s unique cultural identity.

Lakeview Square Mall Redevelopment Plan, City of Battle Creek

Leading with green infrastructure, the area’s redevelopment plan will strategize suburban retrofitting for an aging, auto-oriented commercial corridor on the southern boundary of the City of Battle Creek. The plan will provide redevelopment concepts, fiscal impact analyses, green infrastructure and placemaking elements, and a new non-motorized trail network, along with detailed implementation and financing strategies.

Eric Kehoe, AICP
SENIOR PLANNER



CONTACT

616.447.3332
ekehoe@weareprogressive.com

EDUCATION

Wayne State University
Masters in Urban Planning

Grand Valley State University
Bachelor of Arts

AFFILIATIONS

Urban Land Institute Larson Center for Leadership

Urban Land Institute Local Product Council, Housing and Community Development

Peter H. Brink Leadership Fund Awardee, National Trust for Historic Preservation

Certified Planner

With nearly fifteen years of experience in planning and development, Eric brings a unique blend of technical, financial, and design expertise to complex public projects. His work focuses on transforming underutilized land into resilient, people-centered places that support housing, recreation, and long-term community health. Eric's background spans both public and private sectors, from managing multimillion-dollar workforce housing developments to leading urban design, redevelopment, and resiliency planning efforts across Michigan. Before joining Progressive, Eric served as Real Estate Development Manager with Michigan Community Capital, where he advanced award-winning mixed-use housing projects totaling more than \$100 million statewide.

At Progressive Companies, Eric leads projects that connect community vision to funding and implementation. His approach blends data-driven analysis, authentic engagement, and strong understanding of policy and finance. He is skilled in leveraging tools such as tax increment financing, state incentives, and layered grant strategies to move plans from vision to reality.

City of Battle Creek – Lakeview Square Mall Redevelopment Plan

Led suburban retrofit plan integrating green infrastructure, creek daylighting, fiscal strategy, and adaptive reuse concepts.

City of Flint – Pre-Reviewed Plans and Market Study

Led creation of pre-reviewed infill housing plans and a HUD market study supporting the Choice Neighborhoods program.

City of Dearborn – Housing Analysis and Concept Plan

Directed housing market analysis and financial feasibility for a 50-acre traditional neighborhood plan.

Calhoun County – Master Plan and Resiliency Framework

Supported scenario and resiliency planning to guide sustainable growth and infrastructure investment.

Experience

Battle Creek Suburban Retrofit

Battle Creek, MI

Progressive Companies played a pivotal role in reshaping the vision for the Lakeview Downtown Development Authority (LDDA) district in Battle Creek, solving long-standing challenges and setting the stage for a vibrant future. Starting in October 2023, Progressive Companies partnered with the City of Battle Creek, the LDDA, and a dedicated Steering Committee to address the district's critical issues: aging infrastructure, car dependency, an under-performing retail landscape, and a lack of housing diversity.

Through extensive stakeholder engagement, land use and market analysis, and community outreach, Progressive Companies identified three key themes to guide the redevelopment: enhancing green infrastructure, fostering placemaking, and reducing car dependence. By leveraging the Brickyard Creek Trail as a central asset, the plan reimagines the district with vibrant public spaces, improved stormwater management, and a transformation of vast surface parking areas into green, people-friendly environments.

Progressive Companies also tackled the car-centric nature of the area by proposing a network of non-motorized pathways, better transit infrastructure, and road redesigns to prioritize pedestrian and cyclist safety. A groundbreaking suburban retrofit strategy outlined compact, mixed-use developments that integrate diverse housing types with walkable amenities, creating a more livable and connected neighborhood.

Crucially, the plan addresses the economic and environmental challenges posed by the aging Lakeview Square Mall. Progressive Companies proposed a phased redevelopment approach, integrating housing, public parks, and commercial spaces while daylighting Brickyard Creek to mitigate flooding and enhance ecological sustainability.

This comprehensive, forward-thinking plan has positioned the LDDA as a model for suburban retrofitting, turning a once-struggling area into an opportunity-rich district poised for long-term success. The firm's leadership and innovative strategies have made them the City's hero in revitalizing the heart of Battle Creek.

Reference: Ted Dearing, Assistant City Manager, tedearing@battlecreekmi.gov, 269.966.3355



Conceptual plan to replace underutilized surface parking with missing middle housing

City of Dearborn Housing Study & Zoning Amendments

Dearborn, MI

Progressive Companies played a pivotal role in addressing the City of Dearborn's housing challenges through a multi-phase housing strategy. We conducted a comprehensive study to assess housing demand, demographic trends, absorption rates, and financial viability for a variety of housing types. This work also included detailed site concepts for potential housing development sites across Dearborn. The analysis provided critical, publicly accessible data that quantified the city's housing needs, offering a foundation for informed decisions by developers and policymakers.

One of the key findings from the market analysis was that Dearborn needed 1,500 new housing units over the next decade, but had averaged only 26 per year in the past decade. To build on the understanding of the housing market in Dearborn, Progressive Companies then focused on implementing City strategies that can boost housing availability citywide. Specifically, we worked on revising Dearborn's residential zoning districts and planned unit development ordinances. These updates were strategically timed to align with the City's Master Land Use Plan, ensuring a cohesive approach to housing development and urban planning. Additionally, Progressive created a site plan for one of the few vacant sites in the City, working alongside the city to provide an overview of available tax incentives—including Housing Tax Increment Financing—and creating RFQ packages to lure developers to the city.

The impact of Progressive's work on Dearborn's housing landscape will be significant. By streamlining housing ordinances and providing accurate data on housing needs, the initiative demonstrated housing demand and incentivized the construction of new housing units. This will not only address immediate housing shortages, but also set the stage for long-term, sustainable development in Dearborn.

Reference: Jordan Twardy, Director of Economic Development, City of Dearborn, jtwardy@dearborn.gov, 313.542.5186



Flint Zoning Analysis

Flint, MI

Progressive Companies led a comprehensive zoning analysis and pre-approved housing plan process for the Smith Village neighborhood in Flint, Michigan, aimed at unlocking the potential of vacant and underutilized land. The project focused on identifying regulatory barriers to redevelopment, testing fit solutions for attainable housing, and recommending zoning changes to facilitate growth.



Zoning

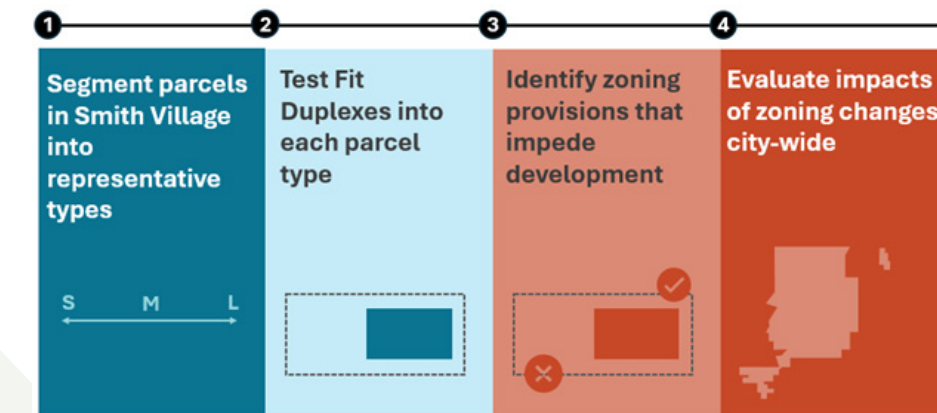
We conducted a detailed parcel analysis, segmenting lots into small, medium, and large categories to determine their development feasibility. The study focused on GN-1 (Green Neighborhood) and TN-2 (Traditional Neighborhood) zoning districts, which collectively cover 42% of Flint's land area. Over 6,338 GN-1 parcels and 3,277 TN-2 parcels are publicly owned, presenting a significant opportunity for reinvestment.

Using a test-fit methodology, we evaluated the placement of duplex housing on representative parcels, assessing how existing zoning regulations—such as excessive lot size minimums, restrictive setbacks, and parking mandates—hinder development. Key findings revealed that reducing minimum lot size requirements, revising impervious surface limitations, and allowing on-street parking could enable the development of over 700 acres of new housing.

Pre-Approved Plans

Pre-approved plans encourage infill development, reduce construction costs, and accelerate housing production—especially for missing middle housing like duplexes and backyard cottages. They also promote context-sensitive design, ensuring new construction fits the existing development pattern. By lowering regulatory barriers and reducing uncertainty, pre-approved plans make it easier to address housing shortages and revitalize underutilized land efficiently.

Working with the City's Building and Safety Inspections Department, we created a duplex plan set that could be pre-approved by the City, saving developers time and money, and streamlining the approval process for the City.



Plainfield Township DDA, CIA, Corridor Plan, & Master Plan

Plainfield Township, MI

Plainfield Avenue, also known as M-44, is an arterial in Kent County, Michigan, carrying nearly 36,000 cars per day. Once dubbed the “Motor Mile,” this post-World War II corridor has many tired and vacant buildings and parcels, with its commercial property taxes remaining stagnant for a decade. Plainfield Charter Township hired Progressive Companies to create a corridor plan to chart the next chapter in Plainfield Avenue’s history.

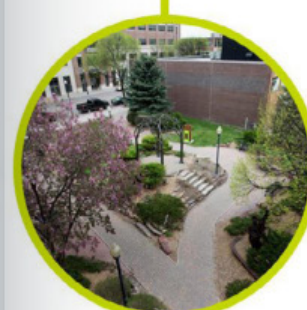
The Reimagine Plainfield Plan process included listening and learning about factors affecting the corridor and its people. In conjunction with Disability Advocates of Kent County (DAKC), Steering Committee members were able to experience the corridor from the perspective of someone who is restricted to a wheelchair or is sight impaired.

Additionally, focus group sessions included meeting with the real estate and development community; MDOT, County Road Commission, and the Rapid (transit authority); the Lower Grand River Organization of Watersheds (LGROW) to discuss stormwater; and interacting with Planning staff on the development approval process. Community input was solicited through a series of surveys during Covid.

A series of development scenarios were developed for key locations. The scenarios informed modifications to the Township’s Zoning Ordinance, which included a new mixed-use zone district that allows by-right development to create pedestrian-oriented mixed-use areas, design and landscape standards, and provisions that allow the corridor to transition over time through the use of flexible non-conforming standards and administrative departures.

The Reimagine Plainfield process led to a series of zoning ordinance amendments to actualize the vision of a mixed-use corridor along Plainfield Avenue. Later, Progressive Companies worked to update the entire Master Plan for Plainfield Township. Zoning Ordinance amendments to implement the Master Plan are currently underway.

Reference: Cameron Van Wyngarden, Township Superintendent, Plainfield Township, vanwyngardenc@plainfieldmi.org, 616.264.8466



City of Marshall 2024-2025 Plan Updates

Marshall, MI

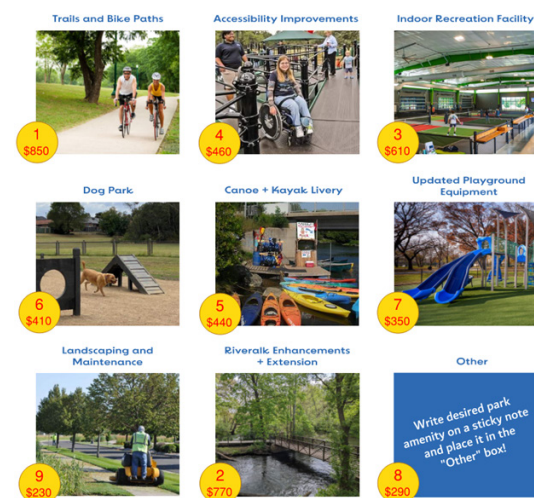
Progressive Companies was selected by the City of Marshall to lead a comprehensive update of several community plans in 2024. With the anticipated opening of Ford's Blue Oval battery plant in 2025-2026, which will house over 1,800 jobs in its first phase, the community is committed to ensuring that its historic downtown maintained its vibrancy and that the city continues to provide an outstanding quality of life for its residents.

Progressive Companies was contracted by the city to update or create its Five-Year Parks and Recreation Plan, RRC Public Participation Plan, Master Plan, Non-Motorized Transportation Plan, and Economic Development & Marketing Plan.

Robust public engagement and outreach was identified as a critical component of the process. To ensure effective representation of the community, Progressive Companies worked with city staff to create a project steering committee composed of elected and appointed officials and key stakeholders to guide the planning process, and then worked with the steering committee to conduct outreach and engagement throughout the community. Pop-Up events were held during local concerts and at the Farmer's Market, Marshall Middle School students participated in project surveys and outreach, and open house events were held in the city's library, a local brewery, and city hall.

As of January 2025, the project is ongoing, with the final public open house scheduled for early February and adoption of the Master Plan and Economic Development & Marketing Plan anticipated in spring 2025.

Reference: Derek Perry, City Manager, City of Marshall, dperry@cityofmarshall.com, 269-558-0315



Mission Street Corridor Study

Mt. Pleasant, MI

The City of Mt. Pleasant hired Progressive Companies in March 2024 to assist in the creation of the Mission Street Corridor Improvement Plan. Mission Street, which operates as Business 127 through Mt. Pleasant is a 3-mile Corridor that bisects the community. The corridor borders Central Michigan University, heavy regional commercial developments, and local businesses. Multiple public schools, a regional hospital, senior housing, new housing developments, and high-quality historic neighborhoods are located within ¼ mile of Mission Street.

The planning process for the Corridor has included successful public engagement with a wide range of stakeholders, including a steering committee with strong representation from the local business community as well as college students, the disability community, local elected officials, and the Michigan Department of Transportation. A public survey created for the project received over 1,500 responses and we have hosted pop-up engagement events at the local farmers market, Central Michigan University, and City Hall.

Because Mission Street is a MDOT roadway, the project has emphasized prioritizing desired improvements from the community desires, balanced with MDOT design constraints and the needs of local businesses and institutions for access. As of October 2024, the project is entering a final phase of design and alternative development to address a series of themes that were established by the project steering committee based on community feedback.

Reference: Manuela Powidayko, Director of Planning & Community Development, City of Mount Pleasant, mpowidayko@mt-pleasant.org, 989.779.5346



400 Rose Apartment Building

Kalamazoo, MI

400 Rose is a unique four-story wooden apartment building nestled in the heart of downtown Kalamazoo, Michigan, at the intersection of Cedar and Park Street. The building boasts an underground parking lot and 101 residential units, along with 45 additional surface parking spaces.

The construction of Phase II follows the same architectural aesthetic and style of Phase I, with the same structural system, mechanical, electrical, and plumbing systems in place. The building features spacious indoor and outdoor amenities, including a fully equipped fitness center, a rooftop terrace with a breathtaking view of the city skyline, and a courtyard with a place for outdoor games and fireplaces.

Residential units feature high ceilings, large main bedrooms, in-unit washers and dryers, tiled walk-in showers, and private balconies, making it a perfect blend of comfort and convenience, providing residents with the ideal urban living experience. The indoor amenities include a coffee bar and lounge, as well as huddle rooms available to residents for work or study.

Reference: Greg Dobson, Chief Operating Officer and Project Principal, AVB, gdobson@avbinc.com, 269.217.5477



Block 600 Lofts - Capital City Market

Lansing, MI

The BLOCK600 development is a transformative project located in downtown Lansing along Michigan Avenue, directly across from Lumnut Stadium. Completed in 2020, this 37,000 square-foot mixed-use development enhances the livability of Lansing's Stadium District. BLOCK600 features 35 residential apartments known as BLOCK600 Lofts, Meijer's Capital City Market—their third neighborhood market in Michigan—offering easier access to groceries and fresh produce, and a 122-room Courtyard by Marriott hotel, catering to both visitors and residents.

This \$18.2 million project brings much-needed amenities and accommodations to the downtown area, making it a vibrant hub for both locals and visitors. Progressive Companies provided architecture, mechanical and electrical engineering, and residential interior design services for the development, creating a welcoming and functional space that enhances the community.



Conceptual Redevelopment Approach

Progressive Companies proposes a collaborative, phased approach focused on helping the City clarify a market-aligned vision for 2980 Orchard Lake Road and prepare for a successful disposition process. Rather than advancing a single development concept, our role would be to support the City in defining the feasible range of redevelopment options, identifying key constraints, and shaping an RFP that communicates a clear, realistic, and compelling direction to the development community.



Preliminary Due Diligence & Site Feasibility Scan

Working directly with City staff and the TIFA, we would begin by conducting a focused due diligence review to establish baseline feasibility. This includes evaluation of zoning, environmental conditions, infrastructure capacity, parcel configuration, access, and potential use constraints. We would also assess the eligibility and applicability of key incentive tools (e.g., Brownfield, TIF, MEDC programs) to understand how they may influence site economics.

Market Scan & Program Testing

Using Keego Harbor's prior retail and residential market analyses as a foundation, we would prepare a concise market scan to identify the most viable use categories for the site, given its size, corridor context, traffic volumes, and surrounding land use patterns. This step allows us to test various development programs—mixed-use, small-format commercial, missing-middle housing, or hybrid options—to determine which formats and densities align with market absorption, financial feasibility, and the City's broader vision for downtown vibrancy. This ensures that any future direction is grounded in real demand, realistic pricing, and implementable building types.



Peerless Flats, Grand Haven, MI

Vision Framing & Public-Interest Priorities

Progressive Companies would work with the City to articulate a high-level vision framework for the site that balances community goals with market realities. This might include desired public realm improvements, quality and design expectations, preferred building forms or scales, strategic uses, or sustainability aspirations. We emphasize flexible guidance rather than prescriptive design so as not to exclude creative developer proposals.



Joe Louis Greenway Alleyway Improvements, Hamtramck, MI

RFP Preparation & Development Community Positioning

Building on the feasibility and vision work, we would draft a developer-ready Request for Proposals that clearly communicates:

- The City's objectives and priorities for the site
- The range of feasible development approaches
- Available incentives and partnership expectations
- Relevant due-diligence information
- Submission requirements that help the City evaluate proposals efficiently

Our goal is to package the site strategically, setting a clear direction while still inviting innovative, market-supported responses.



Ada Village, Ada, MI

Support Through the RFP Process

Progressive Companies can facilitate developer outreach, answer technical questions, and assist the City with evaluation of responses, ensuring alignment between proposals, market conditions, and community goals.

Market Rationale

The feasibility of redevelopment at 2980 Orchard Lake Road is supported by several clear market fundamentals. The site benefits from high visibility along Orchard Lake Road, with over 30,000 vehicles passing by daily, and is strategically positioned within a corridor that already attracts commercial activity, offering proximity to strong residential neighborhoods and lakefront amenities. Prior market studies prepared for Keego Harbor indicate measurable demand for both neighborhood-serving retail and a range of residential formats, particularly smaller-scale, walkable, mixed-use environments. These findings suggest that a well-designed, right-sized development at this location would benefit from both local demand and regional momentum.

Additionally, the site's modest scale (0.57 acres) makes it well-suited to incremental redevelopment formats that have proven feasible in comparable Oakland County markets. With appropriate due diligence, incentive structuring, and guidance on building form, the City can position the site for a development aligned with both community goals and realistic market absorption.

Preliminary Financial / Partnership Structure

We believe this site can be developed without local incentives. However, the utilization of local financial incentives could be used to ensure the City's goals and vision for the site are realized. Progressive Companies would collaborate with the City and Fleis & VandenBrink to evaluate and package the most relevant tools, which may include:

- **Brownfield Redevelopment Tools:** Eligible activities and Brownfield TIF to offset environmental or site-preparation costs.
- **Corridor or Facade Programs:** Local façade grants or TIFA-supported improvements to elevate design and corridor coherence.
- **IFTA or Commercial Rehabilitation Exemptions:** To reduce upfront operating cost burdens for mixed-use or commercial components.
- **MEDC Programs:** Including Match on Main, Community Revitalization Program (CRP), or gap-financing tools appropriate for small-site infill.

Our recommended structure is for the City to complete initial due diligence, articulate a clear vision through the RFP, and then invite developers to respond with conceptual programs and financial models. This reduces uncertainty for respondents, increases developer interest, and helps ensure that proposed projects reflect both the community's priorities and real-world financial constraints.

Key Barriers or Considerations

Several site-specific factors will influence redevelopment feasibility:

- **Parcel Size and Geometry:** At just over half an acre, the site requires a compact building footprint and efficient parking/loading strategies.
- **Zoning Alignment:** Current C-2 zoning allows flexibility but may require adjustments or a PUD-like process depending on the final program, especially if residential uses or mixed-use formats are prioritized.
- **Access & Circulation:** Direct frontage on Orchard Lake Road offers visibility but may require coordination with transportation agencies to ensure safe ingress/egress and accommodate multimodal access.
- **Environmental Due Diligence:** The site is Brownfield-eligible, suggesting the need for updated environmental assessments to confirm conditions and quantify incentive opportunities.
- **Parking Requirements:** Right-sizing parking will be a key determinant of development scale given the limited acreage.

These considerations reinforce the importance of the due-diligence and market-framing steps prior to issuing an RFP.

Timeline Considerations

A realistic timeline for this redevelopment effort involves several coordinated phases:

- **Due Diligence + Market Scan (1–2 months)**
 - Environmental review, zoning analysis, infrastructure verification, and a concise market assessment to define feasible building types and uses.
- **Visioning & RFP Development (1–2 months)**
 - Progressive works with City staff and the TIFA to define desired outcomes, prepare RFP materials, specify incentive packages, and assemble all due-diligence information for developers.
- **RFP Release + Developer Response Window (2–3 months)**
 - Allow sufficient time for respondents to conduct concept-level site planning, preliminary costing, and incentive evaluation.
- **Evaluation + Negotiation (1–2 months)**
 - City selects preferred developer(s), negotiates terms, and finalizes the development agreement structure.
- **Design & Approvals (variable, typically 4–9 months)**
 - Planning, engineering, incentive approvals, and permitting.
- **Construction Start (following approvals)**
 - Dependent on financing timelines and weather, typical for small-site infill: 12–18 months build-out.

This timeline is flexible, but reflects the pacing needed to reduce uncertainty, attract strong development partners, and ensure high-quality outcomes.



To: City Council

Date: February 19, 2026

Subject: Police Department Vehicle Purchase

BACKGROUND:

Bid specifications for 2 outfitting packages (Tahoe & Silverado) are included in the packet. Chief Barnes has not received the official quotes for:

- 2026 Chevrolet Tahoe
- 2026 Chevrolet Silverado
- 2026 Dodge Durango

RECOMMENDATION:

Discussion

BID PER ENCLOSED SPECIFICATIONS

Cost per vehicle \$55,481.00

Number of units 1

\$55,481.00

Vehicle Description:

Year 2026

Make Chevrolet

Model Tahoe 4wd
police package

Vendor:

Berger Chevrolet Inc.

Address 2525 28th Street S.E.

Grand Rapids, MI 49512

Phone (616) 575-9629

Fax (616) 988-9178

Bid Prepared For :

Keego Harbor

Price includes title fee and delivery. Price based on
Municipal discount in the State of Michigan.

Signature *Robert Evans*

Printed Signature Robert M. Evans

Date 1/9/2026



1463 Combermere Drive - Troy Michigan 48083
 Phone 248-298-3855 - Toll Free 800-491-9350
 Fax 248-298-3859

Estimate 32970

Date
1/14/2026

Bill To:

Keego Harbor Police Dept.
 2025 Beechwod St P.O. Box 665
 Keego Harbor, Michigan 48320

Ship To:

Keego Harbor Police Dept.
 2025 Beechwod St P.O. Box 665
 Keego Harbor, Michigan 48320

		Vehicle #	Rep	
			CHSI	
Qty	Item	Description	Cost	Total
		Kevin Oliver Keego Harbor Police Department 2025 Beechmont Street Keego Harbor, Michigan 48320 Office (248) 682-3030 Cell# 248-802-2895 Fax (248) 682-1635 Please accept the following quote to build the customers new Chevrolet Tahoe PPV a 2025 Chevrolet Tahoe - The equipment quoted is for a slick top configuration with interior RST & FST light bars and rocker panel tracers in a red/blue "DUO" configuration - We will be stripping a Ford Interceptor utility to get the necessary electronics to build this vehicle. All lighting and siren controls have been quoted for replacement. The last Tahoe that we built utilized a bunch of old CODE 3 parts and was a mess to build using old not compatible parts. We will also add Whelen dual tone and vehicle sync and a drivers side Tiger Tough seat cover to protect the seat from daily officer use ** labor**		
1	Install	Installation - Build 2025 Chevrolet PPV Semi marked Tahoe - Includes Lifetime Warranty	5,000.00	5,000.00
1	Labor	Labor - Strip Ford Interceptor Utility	1,100.00	1,100.00
1	Labor	Labor - Graphics Removal Ford Interceptor includes eraser wheel and rapid remover **Shop Supplies & Power Distribution**	350.00	350.00
Total				



1463 Combermere Drive - Troy Michigan 48083
 Phone 248-298-3855 - Toll Free 800-491-9350
 Fax 248-298-3859

Estimate 32970

Date
1/14/2026

Bill To:

Keego Harbor Police Dept.
 2025 Beechwod St P.O. Box 665
 Keego Harbor, Michigan 48320

Ship To:

Keego Harbor Police Dept.
 2025 Beechwod St P.O. Box 665
 Keego Harbor, Michigan 48320

			Vehicle #	Rep
				CHSI
Qty	Item	Description	Cost	Total
1	Ch26.2.20.Sta...	CH26 Power Distribution with Single Stage Timer and 20ft Harness - Replaces the Charge Guard, fuse blocks, terminal strips, relays Etc.	1,200.00	1,200.00
1	CEM16FLH	Front Lighting Harness w/ Quick Disconnect for CEM16 (8 Outputs + Dual Speakers to PBQD , 8 Outputs Body Side)	350.00	350.00
1	Shop Supplies	Installation & General Shop Supplies	500.00	500.00
1	C-SBX-101	Rear Partition Mount Equipment & Power Distribution Box	855.95	855.95
		Push Bumper & Fender Protection		
1	36-4045	Push Bumper for 2024 Chevy Tahoe PPV	808.92	808.92
1	36-6005W2	Top Channel-Whelen 2 Lights ION	54.00	54.00
1	36-4045PB	Pit Bar for 2024 Tahoe PPV	528.00	528.00
		Center Console		
1	C-VSW-1012-...	Havis vehicle specific angled console 22"-2025 Tahoe Police Pursuit Vehicle	924.00	924.00
1	C-HDM-214	8.5" HEAVY DUTY TELESCOPING POLE	196.00	196.00
1	C-APW-1258	ACCESSORY POCKET	59.00	59.00
2	C-MCB	Mic Clip Mounts	15.58	31.16
1	CUP2-1001	Self Adjusting Double Cup Holder	73.00	73.00
1	C-ARM-102	Arm Rest - Added to the console configuration	115.00	115.00
1	C-AP-0625-1	6" Accessory Pocket, 2.5 Deep	68.00	68.00
2	MM1	Magnetic Mic Hanger (Order Group Part# MMBP25) - Radio Mic and PA Mic	54.50	109.00
1	T0612013BLK	2021-2025 Chevrolet Tahoe PPV Drivers Seat Black Tactical Seat Cover	299.00	299.00
		Rear Prisoner Seating & Cargo Partition		
1	CT5503-RBLM	Laguna 3P Chevy Tahoe Seat with Ready Buckle Dual Switching Retractor / Metal Mesh/Poly Combo	1,441.00	1,441.00
Total				



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Ship To:

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 Keego Harbor, Michigan 48320

Qty	Item	Description	Cost	Total	Vehicle #	Rep
						CHSI
	ECVDMLTST4	3 x 6 LED Rear Lift Gate Lighting Interior Dome W/ LED Lighted Rocker Switch	100.00	100.00		
1	GP-IN2148	**Antenna Systems Radio & MDC** Reef Panorama Antenna w/ Radio Whip (Motorola 800Mhz)	399.00	399.00		
1	KIT-TP-SL6-2...	** Prisoner Partition Protection & Door Panels & Window Guards** 2021-22 Tahoe 2021-22 Suburban Partition Kit (TP-E-SM6-FS-SS, PM-21TH-BF, KP-21TH-BF-SS) 2021+ Tahoe PPV	1,315.00	1,315.00		
1	DK0100TAH21	Door PanelTPO Plastic BlackInstalls Over OEM Door Panels	339.00	339.00		
1	WK0595TAH21	Window Barrier Polycarbonate*FOR USE WITH: -Stock Door Panels -SETINA TPO Door Panels	359.00	359.00		
1	BSFW54X	**Emergency Lighting & Siren Controller** WeCanX Inner Edge DUO FST/RST Promo with CORE, CCTL7, Siren Speaker & Bracket, CAN Port Cable for 2021 + Chevy Tahoe - Using "DUO" will get us interior full front scene and amber traffic advisor tio the rear in the back of the truck	5,000.00	5,000.00		
2	TCRWX5	Tracer Running Board Light 5 Segment - DUO Red / Blue - White Scene - includes Tahoe brackets	1,300.00	2,600.00		
2	TCRB54A	TRACER MTG KIT 2021 TAHOE - Included	0.00	0.00		
Total						



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Qty	Item	Description	Cost	Total	Vehicle #	Rep
						CHSI
1	SA315P	Siren Speaker - Needed for dual tone (1) included with the FST/RST promo	378.00	378.00		
1	SAK9	Siren Speaker Bracket - Included	53.00	53.00		
2	TLI2J	ION T Series - Blue / Red - Rear Doors on the Window Guards Slim Line	138.55	277.10		
4	I2J	ION DUO Blue/Red - / Lift Gate / Rear Quarterglass - Blue/Red Warning	174.00	696.00		
1	I2E	ION DUO Blue/White - Push Bumper Blue With White Scene	206.00	206.00		
1	I2D	ION Duo Red/White - Push Bumper Red With White Scene	206.00	206.00		
1	CEXAMP	Dual Tone Siren Amplifier	303.50	303.50		
1	CV2V	Vehicle to Vehicle Sync Module	371.00	371.00		
1	CAT5E-25	25Ft CAT5E Patch Cable	25.00	25.00		
1	LINV2B	LINZ V Series Light Blue w/Puddle - Mirror	290.00	290.00		
1	LINV2R	LINZ V-Series Light Red w/White Puddle -Mirror	290.00	290.00		
1	PMP2BKUMB...	UNDER MIRROR BRACKET INTERSECTOR 2021 TAHOE - Drivers	43.00	43.00		
1	PMP2BKUMB...	UNDER MIRROR BRACKET INTERSECTOR 2021 TAHOE - Passenger	43.00	43.00		
1	Inbound Shippi...	**Shipping In Bound Freight** Inbound Shipping/Handling Expense	500.00	500.00		
Total					\$27,855.63	

BID PER ENCLOSED SPECIFICATIONS

Cost per vehicle \$45,989.00

Number of units 1

\$45,989.00

Vehicle Description:

Year ~~2024~~ 2026

Make Chevrolet

Model Silverado 4wd
crew cab police package

Vendor:

Berger Chevrolet Inc.

Address 2525 28th Street S.E.

Grand Rapids, MI 49512

Phone (616) 575-9629

Fax (616) 988-9178

Bid Prepared For :

Keego Harbor

Price includes title fee and delivery. Price based on
Municipal discount in the State of Michigan.

Signature *Robert Evans*

Printed Signature Robert M. Evans

Date 1/9/2026



1463 Combermere Drive - Troy Michigan 48083
 Phone 248-298-3855 - Toll Free 800-491-9350
 Fax 248-298-3859

Estimate 32971

Date
1/15/2026

Bill To:

Keego Harbor Police Dept.
 2025 Beechwod St P.O. Box 665
 Keego Harbor, Michigan 48320

Ship To:

Keego Harbor Police Dept.
 2025 Beechwod St P.O. Box 665
 Keego Harbor, Michigan 48320

		Vehicle #	Rep	
			CHSI	
Qty	Item	Description	Cost	Total
		Kevin Oliver Keego Harbor Police Department 2025 Beechmont Street Keego Harbor, Michigan 48320 Office (248) 682-3030 Cell# 248-802-2895 Fax (248) 682-1635 Please accept the following quote to build the customers new 2026 Chevrolet Silverado PPV - The equipment quoted is for a slick top configuration with interior RST & FST light bars and rocker panel tracers in a red/blue "DUO" configuration - We will be stripping a Ford Interceptor utility to get the necessary electronics to build this vehicle. All lighting and siren controls have been quoted for replacement. The last Tahoe that we built utilized a bunch of old CODE 3 parts and was a mess to build using old not compatible parts. We will also add Whelen dual tone and vehicle sync and a drivers side Tiger Tough seat cover to protect the seat from daily officer use ** labor**		
1	Install	Installation - Build 2026 Chevrolet PPV Semi marked Silverado - Includes Lifetime Warranty	5,000.00	5,000.00
1	Labor	Labor - Strip Ford Interceptor Utility	1,100.00	1,100.00
1	Labor	Labor - Graphics Removal Ford Interceptor includes eraser wheel and rapid remover **Shop Supplies & Power Distribution**	350.00	350.00
Total				



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			Vehicle #	Rep
				CHSI
Qty	Item	Description	Cost	Total
1	Ch26.2.20.Sta...	CH26 Power Distribution with Single Stage Timer and 20ft Harness - Replaces the Charge Guard, fuse blocks, terminal strips, relays Etc.	1,200.00	1,200.00
1	CEM16FLH	Front Lighting Harness w/ Quick Disconnect for CEM16 (8 Outputs + Dual Speakers to PBQD , 8 Outputs Body Side)	350.00	350.00
1	Shop Supplies	Installation & General Shop Supplies	500.00	500.00
1	C-SBX-101	Rear Partition Mount Equipment & Power Distribution Box **Push Bumper & Fender Protection**	855.95	855.95
1	36-52135	Westin Push Bumper Elite 2024 Silverado PPV	834.00	834.00
1	36-6005W2	Top Channel-Whelen 2 Lights ION	54.00	54.00
1	36-52135PB	Westin Push Bumper Elite Pit bars 2024 Silverado PPV **Center Console**	545.00	545.00
1	C-VSW-2600-...	12.5" Wide Flat 26" Vehicle-Specific Console for 2019-2026 Chevrolet Silverado and GMC Sierra	970.00	970.00
1	C-HDM-214	8.5" HEAVY DUTY TELESCOPING POLE	196.00	196.00
1	C-APW-1258	ACCESSORY POCKET	59.00	59.00
2	C-MCB	Mic Clip Mounts	15.58	31.16
1	CUP2-1001	Self Adjusting Double Cup Holder	73.00	73.00
1	C-ARM-102	Arm Rest - Added to the console configuration	115.00	115.00
1	C-AP-0625-1	6" Accessory Pocket, 2.5 Deep	68.00	68.00
2	MM1	Magnetic Mic Hanger (Order Group Part# MMBP25) - Radio Mic and PA Mic	54.50	109.00
1	T0612013BLK	2021-2025 Chevrolet Tahoe PPV Drivers Seat Black Tactical Seat Cover	299.00	299.00
Total				



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			Vehicle #	Rep
				CHSI
Qty	Item	Description	Cost	Total
1	PS-21S1-OSP...	**Rear Prisoner Seating & Cargo Partition & Prisoner Partition - Window Guards & Door Panels** Troy Products - 2021-25 Silverado 1500 Bench plastic seat with OS belt system, dual storage seat box and cab window screen.	4,825.00	4,825.00
1	KIT-TP-SL6-2...	Troy Products 2025-26 Silverado PPV 1500 Partition Kit w/ Recessed Panel and Sliding Window w/ Anti Crawl Thru Screen Metal Mesh	1,258.00	1,258.00
1	AC-CHV19-SET	Troy Products - 2019-2025 Silverado 1500 Window Screens	226.80	226.80
1	DP-CHV19-SET	Troy Products - 2019-2025 Silverado Door Panel Set	298.00	298.00
	ECVDMLTST4	3 x 6 LED Rear Lift Gate Lighting Interior Dome w/ LED Lighted Rocker Switch	100.00	100.00
1	Inbound Freight	Freight Expense - Troy Products In Bound Freight	575.00	575.00
1	GP-IN2148	**Antenna Systems Radio & MDC** Reef Panorama Antenna w/ Radio Whip (Motorola 800Mhz)	399.00	399.00
1	BSFW54X	**Emergency Lighting & Siren Controller** WeCanX Inner Edge DUO FST/RST Promo with CORE, CCTL7, Siren Speaker & Bracket, CAN Port Cable for 2021 + Chevy Tahoe - Using "DUO" will get us interior full front scene and amber traffic advisor tie to the rear in the back of the truck	5,000.00	5,000.00
Total				



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 Keego Harbor, Michigan 48320

Qty	Item	Description	Vehicle #	Rep
				CHSI
			Cost	Total
2	TCRWX5	Tracer Running Board Light 5 Segment - DUO Red / Blue - White Scene - includes Tahoe brackets	1,300.00	2,600.00
2	TCRB54A	TRACER MTG KIT 2021 TAHOE - Included	0.00	0.00
1	SA315P	Siren Speaker - Needed for dual tone (1) included with the FST/RST promo	378.00	378.00
1	SAK9	Siren Speaker Bracket - Included	53.00	53.00
2	TLI2J	ION T Series - Blue / Red - Rear Doors on the Window Guards Slim Line	138.55	277.10
4	I2J	ION DUO Blue/Red - / Lift Gate / Rear Quarterglass - Blue/Red Warning	174.00	696.00
1	I2E	ION DUO Blue/White - Push Bumper Blue With White Scene	206.00	206.00
1	I2D	ION Duo Red/White - Push Bumper Red With White Scene	206.00	206.00
2	M4J	M4 LED Flasher Red/Blue - Side of the Push Bumper	242.90	485.80
1	CEXAMP	Dual Tone Siren Amplifier	303.50	303.50
1	CV2V	Vehicle to Vehicle Sync Module	371.00	371.00
1	CAT5E-25	25Ft CAT5E Patch Cable	25.00	25.00
1	LINV2B	LINZ V Series Light Blue w/Puddle - Mirror	290.00	290.00
1	LINV2R	LINZ V-Series Light Red w/White Puddle -Mirror	290.00	290.00
1	PMP2BKUMB...	UNDER MIRROR BRACKET INTERSECTOR 2021 TAHOE - Drivers	43.00	43.00
1	PMP2BKUMB...	UNDER MIRROR BRACKET INTERSECTOR 2021 TAHOE - Passenger **Shipping In Bound Freight**	43.00	43.00
1	Inbound Shippi...	Inbound Shipping/Handling Expense ***Rear Bed Storage Decked System***	300.00	300.00
Total				



1463 Combermere Drive - Troy Michigan 48083
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 Fax 248-298-3859

Estimate 32971

Date
1/15/2026

Bill To:

Keego Harbor Police Dept.
 2025 Beechwod St P.O. Box 665
 Keego Harbor, Michigan 48320

Ship To:

Keego Harbor Police Dept.
 2025 Beechwod St P.O. Box 665
 Keego Harbor, Michigan 48320

			Vehicle #	Rep
				CHSI
Qty	Item	Description	Cost	Total
1	XG7	DECKED Drawer System for 2024 Chevy Silverado w/ 6.6' Bed	1,932.61	1,932.61
Total				\$33,890.92



To: City Council

Date: February 19, 2026

Subject: Digital Monitor- City Hall Lobby

BACKGROUND:

The digital monitor will be used to display city information, including taxes, deadlines, events, and City Council updates. It will be updated as needed.

RECOMMENDATION:

Approve (or deny) to authorize City Manager Neeb to enter into an agreement with Nerds Xpress to purchase and install a digital monitor for City Hall, at a cost not to exceed \$960.00.



We have prepared a quote for you

Keego Harbor - Digital Signage

Quote # 004475
Version 1

Prepared for:

City of Keego Harbor

Prepared by:

Nerds Xpress



Digital Signage

Description	Price	Qty	Ext. Price
SAMSUNG 43" QET Series LFD Display Integrated MagicInfo Lite Player, Crystal 4K Processor and UHD Resolution, 8ms Response Time, 300 nit, Home UI, Built-in Speakers,	\$514.91	1	\$514.91
Rotating TV Wall Mount 180° Landscape to Vertical, Heavy Duty Long Arm TV Wall Mount Full Motion	\$134.99	1	\$134.99
LABOR Installation of Digital Signage Display, walkthrough of USB slideshow - Electrical to be provided by others	\$87.50	3	\$262.50
256-FD 256 GB USB 3.0 Flash Drive - 2 pack	\$41.49	1	\$41.49
Subtotal:			\$953.89



Keego Harbor - Digital Signage

Quote Information:

Quote #: 004475

Version: 1

Delivery Date: 01/15/2026

Expiration Date: 02/12/2026

Prepared for:

City of Keego Harbor

2025 Beechmont St.

Keego Harbor, MI 48320

Tammy Neeb

(248) 682-1930

manager@keegoharbor.org

Prepared by:

Nerds Xpress

Dustin Barlow

313-460-0407

Fax 313-887-1336

dbarlow@nerdsxpress.com



Quote Summary

Description	Amount
Digital Signage	\$953.89
Total:	\$953.89

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

Nerds Xpress

Signature: 

Name: Dustin Barlow

Title: Principal

Date: 01/15/2026

City of Keego Harbor

Signature: _____

Name: Tammy Neeb

Date: _____



To: City Council

Date: February 19, 2026

Subject: Oakland County RAPP Grant Application

BACKGROUND:

The City of Keego Harbor Parks & Recreation Department has submitted a wish list application for the Oakland County Parks Recreation Assistance Program (RAPP) grant to support three summer block party events at **Rose Sortor Park**, located behind City Hall.

Event Details:

Event	Date	Package Requested	Alternative Package	Start Time	Expected Attendance
June Block Party (#1)	6/19/2026	Jump N Jam	Putt-It	6:00 PM	40-120
July Block Party (#2)	7/17/2026	Blast-Off Bouncer	Stick-It Archery	6:00 PM	40-120
August Block Party (#3)	8/21/2026	Putt-It	Jump N Jam	6:00 PM	40-120

Each event is planned as a **two-hour program**, with activities held near the gazebo in Rose Sortor Park.

The RAPP grant provides funding to assist communities in offering recreational opportunities and enhancing public park programs. Award of this grant would allow the City to provide engaging, family-friendly activities throughout the summer at no cost.

We respectfully request Council acknowledgment of the grant application and support for the 2026 summer block parties.

RECOMMENDATION:

Approve (or deny) authorizing City Manager Neeb to enter into the 2026 Oakland County Parks RAPP grant agreement and take any necessary actions to implement the grant.

Oakland County Parks RAPP Application

Submitted at 2026-01-13 08:55:35

Organization Information

Name: Keego Harbor Parks & Recreation

Type: Parks & Recreation

Address: 2025 Beechmont St, Keego Harbor, 48320

Phone Number: 2482179262

Email Address: obrien.julieb@gmail.com

How would you like to structure your visits? Three different 2-hour events on different days

Additional Notes: All Events: held at Rose Sortor Park near the gazebo, behind city hall.

Event 1 Request:

Event Name: June Block Party (#1)

Package(s) Requested: ["Jump N Jam"]

Alternative Package(s) Requested: ["Putt-It"]

Event Date: 2026-06-19

Alternative Date:

Start Time: 6:00PM

Event Address: 2025 Beechmont St, Keego Harbor MI 48320

Day of Event Phone Number: 2482179262

Expected Attendance: varies anywhere from ~40-120

Event 2 Request (if applicable):

Event Name: July Block Party (#2)

Package(s) Requested: ["Blast-Off Bouncer "]

Alternative Package(s) Requested: ["Stick-It Archery"]

Event Date: 2026-07-17

Alternative Date:

Start Time: 6:00PM

Event Address: 2025 Beechmont St, Keego Harbor MI 48320

Day of Event Phone Number: 2482179262

Expected Attendance: varies anywhere from ~40-120

Event 3 Request (if applicable):

Event Name: August Block Party (#3)

Package(s) Requested: ["Putt-It"]

Alternative Package(s) Requested: ["Jump N Jam"]

Event Date: 2026-08-21

Alternative Date:

Start Time: 6:00PM

Event Address: 2025 Beechmont St, Keego Harbor MI 48320

Day of Event Phone Number: 2482179262

Expected Attendance: varies anywhere from ~40-120



To: City Council
Date: February 19, 2026
Subject: City Council Applicants

BACKGROUND:

Interviews will be conducted at the beginning of Study Session on February 17, 2026:

Michael Karson 6:05p.m.

Corine Streng 6:15 p.m.

Trevor Stark 6:25 p.m.

Amir Daiza 6:35 p.m.

Theresa Shimansky 6:45 p.m.

RECOMMENDATION:

City council will vote on filling the vacant seat at the end of the regular City Council Meeting on February 19, 2026.

RECEIVED

JAN 22 2026

CITY OF
KEEGO HARBOR

1:31 PM

TN

January 22, 2026

Dear Mayor and members of the Keego Harbor City Council,

I am writing to formally express my interest in being considered for the open seat on the Keego Harbor City Council. I am a committed resident of Keego Harbor and have a strong interest in contributing my time, skills, and perspective to serve our city. As a former council member, I bring an understanding of the council's role and the city's needs. I know my experience will bring value to the city government.

Thank you for the opportunity to submit my letter of interest and for your consideration of serving the council once again.

Respectfully,



Michael Karson

City of Keego Harbor
Application for Board, Commission or Committee
Please Print or Type

Keego Harbor City Council
Name of Board, Commission or Committee

Michael Karson [REDACTED]
First Name Last Name Home and Business Telephone Number
2010 Harbor Village Ave K.H.
Address
Healthcare Executive Arcways
Occupation Company

Are you a blood or in-law relative of any City of Keego Harbor elected official or the City Manager?
Check One: Yes or No If YES, please list below:

Have you ever served on or are you presently serving on any other City of Keego Harbor board, commission or committee?
Check One: Yes or No If YES, please list below:

City Council

Please tell us why you would like to serve on the board, commission or committee you are applying for:

I bring a great deal of experience of Management and would be an excellent council member as related to my past three years on K.H. City Council

List any education qualifications, work experience, community or volunteer experience or other qualifications that would help you serve on the board, commission or committee you are applying for:

Three years as Keego Harbor City Council
46 years Law Enforcement
12.5 years Walled Lake Consolidated Schools Board. See Resumes

[Signature]
Signature

01/21/26
Date

City Clerk's Office Use Only
Date application received:
Referred to Liaison/Chair:

MICHAEL KARSON, DHA, MBA

Keego Harbor, MI • 248-709-2121 • mkarson1@gmail.com
www.linkedin.com/in/michael-karson-dha-mba/

CHIEF EXECUTIVE OFFICER ~ VICE PRESIDENT OF HEALTHCARE OPERATIONS

Strategic Planning & Execution / Healthcare & Long-Term Care Operations / Patient Care Experience Improvement

Analytical, collaborative, and caring senior executive with 20+ years of progressive leadership experience directing Healthcare and Long-term Care operations ensuring optimal clinical patient care, financial performance, and senior program management. Strategic leader with extensive experience within Prepaid Ambulatory Health Plan (PAHP's) Medicare / Medicaid Dual Demonstration, Medicare Advantage models, reimbursement programs, assisted living, independent living, memory care, and sub-acute rehabilitation exceeding annual revenue goals. Effective communicator with success building highly functional and dedicated teams delivering on goals while creating profitable business outcomes in diverse fast-paced environments.

CORE QUALIFICATIONS

- ❖ Leadership & Team Building
- ❖ Senior Customer Service
- ❖ Staff Coaching & Mentoring
- ❖ Data Analytics & Research
- ❖ Operational Efficiency & Clinical Care
- ❖ Performance Measurement
- ❖ Board Relations & Communications
- ❖ Full Lifecycle Project Management
- ❖ Financial Modeling & Analysis
- ❖ Client Relationship Building
- ❖ Budgeting & Cost Reduction
- ❖ Process Improvement

CAREER HIGHLIGHTS

- Redesigned senior healthcare and community programs as well as care delivery for Area Agency on Aging 1-B removing probation status and saving agency \$9M during tenure.
- Surpassed gross revenue by \$57M for Brookdale Senior Living and increased net revenues 9% by implementing 5% reduction in overall operating costs via consolidation of variable expenses exceeding forecasted EBITDA.
- Expanded Henry Ford Health System PACE program (Program of All-Inclusive Care for the Elderly) for 2 additional counties in Southeast Michigan leading to development of largest PACE in Michigan.
- Created specialty care facility for Leisure Village supporting mental health patients at all levels of care turning operation around from low census / consideration of filing for bankruptcy to 100% census and \$1M annual profit.

PROFESSIONAL EXPERIENCE

AREA AGENCY ON AGING 1-B, Southfield, MI

2017 – Present

Non-profit 501(c)3 provider of home and community-based services with 200+ employees.

PRESIDENT / CHIEF EXECUTIVE OFFICER

Manage all aspects of agency operations spanning 6 counties in Southeast Michigan with 1M+ seniors, including Healthcare Operations, Nursing, Finance, Communications, Advocacy, Compliance, and Human Resources functions with 6 direct / 200 indirect reports and \$75M budget. Oversee all state and federal programs providing care and services to help maintain seniors in personal residences with highest level of independence. Champion additional programs and services with 25 fund sources (\$60M+ annual revenue) encompassing Prepaid Ambulatory Health Plan (PAHP's) Full Risk Medicaid Waiver Program, Community Living Program / Community Care, Veterans Directed Home / Community Services, Mi Health Link, Direct Services (Care Management, Assessments, and Care Transitions), and Contracted Services (Adult Day Health Centers, Congregate Meals, Meals on Wheels, Transportation, Home Injury Control, Call Center, and Advocacy).

- Grew agency 17% within 24 months. Built agency leadership team, restructured clinical care operations, and resolved state probation. Established financial resources and practices ensuring accurate performance measurement, reporting, and reimbursement.
- Reduced costs 9% via vendor negotiations, renamed agency, and developed / implemented program processes, policies, training programs, and compliance monitors. Adapted Integrated Care Bridge and adjusted operations to needs of capitated model of care and reporting requirements.
- Slashed risks 25% by transforming accounting practices and implementing corporate compliance program. Improved relationship with Board of Directors providing full operational transparency.

OPTUM / UNITEDHEALTH GROUP, Chicago, IL

2015 – 2017

Healthcare service provider offering technology, pharmacy care, and direct healthcare services with 165K employees. Division of UnitedHealth Group.

VICE PRESIDENT OF OPERATIONS

Championed complex healthcare delivery within Illinois, including Institutional Special Needs Plan, Transitions to Skilled, Bundled Payments, and Care Plus Community with 5 direct reports and \$36M budget. Led Network, Contracting, Sales, (Medicare Advantage Plans), New Facility Implementation, Clinical Oversight, Budgeting, and P&L Ownership.

- Grew revenue 14% over budget and contribution margin 111% exceeding annual budget with positive IOI of 99%. Reduced hospital admissions 45%, emergency room visits 50%, and expenses 17% with focus on medical expense. Implemented acute change of conditions to residents (treat in place model).
- Generated 15% sales increase within 1 year via sales leadership, as Sales team of the year. Recognized with top Medicare scores in the company. Served as test market for new clinical programs driving new business development.
- Increased revenue 9% within 12 months by recruiting Medicare Coder to maximize billing submissions. Established sales direction and built partner relations. Launched and analyzed employee engagement surveys.

HENRY FORD HEALTH SYSTEM / HEALTH ALLIANCE PLAN (HAP), Southfield, MI

2011 – 2015

Leading health care and medical services provider and health plan for Medicare and Medicaid patients. Center for Senior Independence is a program for All Inclusive Care for the elderly.

DIRECTOR OF INTEGRATED CARE (2013 – 2015)

Launched new Medicare and Medicaid trial program with 5 team members and \$45M budget. Aligned physical and behavioral healthcare via integrated model of care as part of Medicare Medicaid Plan (MMP) servicing 15K enrollees in supportive residential assisted living plan. Led strategic planning and development of innovative healthcare delivery approaches for sustainable, high quality, and patient-centered care with full P&L accountability. Built and enhanced relationships with provider networks for physical and mental health services in the region. Developed models focused on care around CMS quality-driven measures and pay-for-performance systems. Ensured quality outcomes and program compliance with federal and state rules.

- Built and launched new program in health system and designed reimbursement / billing and network development. Passed state of Michigan desk survey and online survey. Developed policies and procedures for new program.
- Established budgeting and staffing models based on Medicare / Medicaid capitated reimbursement.

PRESIDENT / CHIEF EXECUTIVE OFFICER, CENTER OF SENIOR INDEPENDENCE, Detroit, MI (2011 – 2013)

Led Program of All-Inclusive Care for the Elderly, Medicare / Medicaid Dual Eligible Program for Southeast Michigan managing healthcare operations, planning, health systems relationship building, Board of Directors development, and strategic growth with 10 team members and \$25M budget. Incorporated capitated Medicare and Medicaid reimbursements. Designed, implemented, and evaluated person-centered health care delivery programs to meet needs of patients and populations.

- Decreased operating expenses 3% and surpassed gross revenue targets \$28M with positive net revenue of 5% annually. Expanded program into 2 additional counties. Launched new Clinical / Care Center and partnered with senior housing group. Negotiated joint venture with health system and senior residential partner.
- Recognized by CMS and Michigan Department of Community Health with 5-Star performance outcomes.

Prior tenures included:

REGIONAL DIRECTOR OF OPERATION, MICHIGAN REGION, BROOKDALE SENIOR LIVING, Milwaukee, MI

CHIEF OPERATING OFFICER / MANAGING PARTNER, WILLOW CREEK ASSISTED LIVING, Wayne, MI

ADMINISTRATOR, LEISURE VILLAGE, INC., Wayne, MI

EDUCATION / CREDENTIALS

DOCTOR OF HEALTH ADMINISTRATION, VIRGINIA UNIVERSITY OF LYNCHBURG, Lynchburg, VA

MASTER OF BUSINESS ADMINISTRATION, LAWRENCE TECHNOLOGICAL UNIVERSITY, Southfield, MI

BACHELOR OF SCIENCE, HEALTH ADMINISTRATION & GERONTOLOGY, MADONNA UNIVERSITY, Livonia, MI

NURSING HOME ADMINISTRATOR LICENSE, MICHIGAN STATE UNIVERSITY, East Lansing, MI

PROFESSIONAL AFFILIATIONS AND ACTIVITIES

City Council Member, CITY OF KEEGO HARBOR

Police Officer (Part Time), CITY OF SYLVAN LAKE

Community Council Member, ASCENSION HEALTH SYSTEM

Board Member, MICHIGAN ASSOCIATION OF AREA AGENCIES ON AGING

Member, AMERICAN COLLEGE OF HEALTHCARE EXECUTIVES

Member, MICHIGAN ASSISTED LIVING ASSOCIATION

January 26, 2026

RECEIVED

JAN 26 2026

CITY OF
KEEGO HARBOR

12:40 pm

Dear City Manager,

I am writing to express my interest in serving on the Keego Harbor City Council. Having served on the planning commission, I would like to continue to give back in a meaningful and constructive way by serving on the city council.

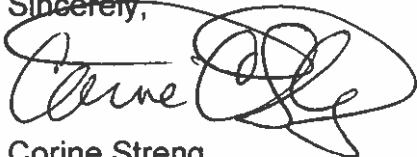
I have served on the Zoning Board of Appeals and most recently as the Vice Chairperson of the Planning Commission. In my professional life, I have held strategic leadership roles as a Vice President of the largest automotive rep firm in the world, as well as a sales leader at pharmaceutical giants like Merck. Currently, I work in oncology diagnostics helping physicians find targeted therapies for metastatic cancer patients.

In recent years, I have witnessed loud and often inaccurate attacks directed at the city, the council, and members of the planning commission. Although I do not invest much energy or time in social media, I have still seen how these narratives can overshadow the genuine hard work and dedication of those who serve. It saddens — and at times angers — me to see our city spoken about in a way that doesn't bind us together or move us forward.

Throughout my life and career, I have been known as a team player and a steady, clear-thinking leader. I approach challenges with calm, fairness, and a commitment to collaboration. I am motivated to work alongside the council members and city leaders to capture the opportunities for growth ahead of us while managing the challenges that may impede us. I believe that respectful dialogue, accurate information, and a shared commitment to progress are essential to strengthening our community. I come from a legacy of community service from my parents, Dr. Donald and Sharyl Lubbers.

Thank you for considering my application. I would welcome the opportunity to discuss my interest further and answer any questions you may have. I look forward to the possibility of contributing to the continued success of our community.

Sincerely,



Corine Streng
(248) 622-3412

RECEIVED

JAN 26 2025

CITY OF
KEEGO HARBOR

City of Keego Harbor
Application for Board, Commission or Committee
Please Print or Type

City Council

Name of Board, Commission or Committee

Corine

Streng

[REDACTED]

First Name

Last Name

Home and Business Telephone Number

1554 Kessler Avenue

corinestreng5@gmail.com

Address

Email

Account Executive II

Foundation Medicine

Occupation

Company

Are you a blood or in-law relative of any City of Keego Harbor elected official or the City Manager?

Check One: Yes or No If YES, please list below:

Have you ever served on or are you presently serving on any other City of Keego Harbor board, commission or committee? Check One: Yes or No If YES, please list below:

Planning Commission and ZBA

Please tell us why you would like to serve on the board, commission or committee you are applying for:

I've lived in Keego Harbor most of my life and I love our little city. It's full of potential and I'd like to further contribute to supporting growth and progress.

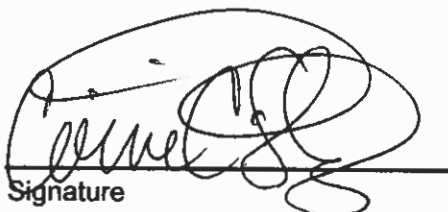
Please see my email which expresses my intention + additional information

List any education qualifications, work experience, community or volunteer experience or other qualifications that would help you serve on the board, commission or committee you are applying for:

Work: Vice President in global sales, a sales manager and team player

Volunteer/supporter of American Cancer Society and youth sports coach

Repeated VP and Masters Sales awards, and in Merck Sales Hall of Fame


Signature

1/24/2026

Date

City Clerk's Office Use Only

Date application received:

Referred to Liaison/Chair:

RECEIVED

FEB - 9 2026

5:14pm

Trevor Stark

3105 Varjo Ct, Keego Harbor, MI

Email: trevorstark@wayne.edu

Phone: [REDACTED]

CITY OF
Education
KEEEO HARBOR

Wayne State Law School
Eastern Michigan University
International Academy Okma

J.D. Candidate, GPA: 3.62
BA, Political Science
IB Diploma

Work Experience

Board Member & Director of Compliance | Monster Box Theatre April 2020 - Current

- Board member of a 501(c)(3) live theater company
- Oversee legal compliance, local lobbying, and bylaws management

Paralegal | Babut Law Offices May 2022 - January 2025

- Real estate, bankruptcy, estate planning, probate, and SSDI law
- Conduct legal research and draft motions, memos, and other legal documents
- Communicate directly with clients, courts, and expert witnesses daily

Law Clerk | A-M Law Beginning May 2026

- Insurance defense law

Teacher | Monster Box Theatre August 2020 - August 2024

- Taught acting, improv comedy, and public speaking for business professionals

Others:

- Truck Driver, Furniture Mover, Bartender, Golf Caddie, Camp Counselor, etc.

Extracurriculars

Volunteer ("Student Attorney")

- Provide free legal services to small businesses and nonprofits in Metro Detroit

Asset Management

- Manage a 6 figure investment portfolio (real estate, stocks, Bitcoin, etc.)

Civic Involvement

- Support multiple local, state, and federal election campaigns
- Assist with community outreach, volunteer coordination, and event planning
- Graduated top of class from a nationally renowned leadership training institute

Public Speaking

- Actor, director, and improv comedy performer with extensive public speaking experience

Others:

- Community gardening, Federalist Society, Federal Reserve Challenge, etc.

Special Areas of Interest

- Finance
- Increasing Local Political Engagement
- Economic & Monetary Policy
- Infrastructure Development
- Cybersecurity
- Healthcare Policy
- Artificial Intelligence Innovations
- History

Trevor Stark
248-787-2824
trevorstark02@gmail.com

02/09/2026

Dear Members of the Council,

I am writing to express my interest in the vacant Keego Harbor City Council seat. I've been a resident of Keego Harbor my entire life and I meet all eligibility requirements.

I'm particularly interested in serving Keego Harbor because of my lifelong connection to this community. I grew up here, attended Roosevelt Elementary and Abbott Middle School, and my family still lives here. I'm following the council's current work closely, including the Willow Beach Street Bridge project and water asset management initiatives. These projects align well with my background in capital management and regulatory compliance.

I believe that municipal leadership is most effective when it is grounded, nonpartisan, fiscally responsible, and seeks only to protect the interests of its constituents. I'm confident that my professional experience positions me to uphold these principles effectively.

I bring strong experience in legal drafting, regulatory compliance, and local ordinances. This prepares me to support the council in creating and interpreting the legal frameworks that guide city operations. My experience managing capital has given me practical skills in evaluating long-term financial trends, assessing risk, and making sound fiscal decisions - all of which are critical for council budget oversight.

As a board member of a 501(c)(3) nonprofit, I have direct experience with regulatory compliance, bylaws, and formal meeting procedures central to council work. I understand the responsibilities and expectations that come with serving as part of a deliberative, public body.

I'm eager to serve Keego Harbor in this capacity and contribute to the council's work on behalf of our community. Thank you for your time and consideration.

Please let me know if you need anything else.

Thank you,
Trevor Stark

City of Keego Harbor
Application for Board, Commission or Committee
Please Print or Type

RECEIVED

FEB 10 2026

2:58 pm

Keego Harbor City Council
Name of Board, Commission or Committee

CITY OF
KEEGO HARBOR

Amir Daiza [REDACTED]
First Name Last Name Home and Business Telephone Number

2132 Park Circle Keego Harbor MI
Address

Business Owner - Entertainment, Hospitality, Historic Property, Operations
Occupation Company

Are you a blood or in-law relative of any City of Keego Harbor elected official or the City Manager?
Check One: Yes or No If YES, please list below:

Have you ever served on or are you presently serving on any other City of Keego Harbor board, commission or committee?
Check One: Yes or No If YES, please list below:

Please tell us why you would like to serve on the board, commission or committee you are applying for:

Attached

List any education qualifications, work experience, community or volunteer experience or other qualifications that would help you serve on the board, commission or committee you are applying for:

Attached

[Signature]
Signature

Feb 9 2026
Date

City Clerk's Office Use Only
Date application received:
Referred to Liaison/Chair:

List any education qualification, work experience, community or volunteer experience or other qualifications that would help you serve on the board, commission or committee you are applying for

I bring more than five decades of real-world business, redevelopment, and community experience across multiple industries, including music and entertainment operations, hospitality, retail, historic property restoration, and specialty business ventures. I have owned and operated concert and entertainment venues, restaurants, clothing and retail businesses, a high-end furniture store, a micro-brew concept before it became mainstream, and have owned and restored six historic buildings. Each of these businesses required hands-on leadership, regulatory compliance, budgeting, staff management, public safety responsibility, customer service standards, and long-term financial discipline.

Across every business I have operated, I learned a foundational principle that directly applies to public service: success is not built by chasing profit first; it's built by delivering value, trust, and a high-quality experience to the people you serve. When service quality leads, sustainability follows. That customer-first mindset translates directly into how I view municipal governance: residents come first, transparency matters, and outcomes must be measurable.

For nearly five decades I have also worked in the music and live entertainment field, where I've seen firsthand how culture, events, and shared experiences bring diverse communities together across social, economic, and political lines. Producing safe, well-run events requires coordination with city departments, licensing, safety planning, neighborhood impact awareness, and stakeholder communication, all directly relevant to local government responsibilities.

My historic preservation and redevelopment work required navigating zoning, planning processes, code requirements, contractor oversight, and long-term asset stewardship. That experience gave me practical knowledge of how municipal decisions affect property owners, investors, small businesses, and neighborhoods. I believe leadership, whether in business or government, is about stewardship, accountability, and service, not position or title. My background reflects long-term operational responsibility, community engagement, redevelopment experience, and a service-driven philosophy that I would bring to the council role.



Feb 9, 2026

2 of 3

Please tell us why you would like to serve on the board, commission or committee you are applying for

I am seeking to serve on the Keego Harbor City Council because I believe deeply in responsible local government, transparency, and long-term stewardship of our community. Whether the current council selects me to fill the open seat or not, my commitment remains the same — I intend to continue serving and will be a candidate in the November election when the three seats are on the ballot. My interest in serving is not situational; it is rooted in sustained civic involvement and firsthand observation.

Over the past several years — particularly during my efforts related to historic preservation and community redevelopment — I have spent significant time working through city processes, reviewing plans, attending meetings, and communicating with officials and residents. Through that experience, I have seen where procedures work well and where they fall short. I have also seen areas where greater transparency, clearer communication, stronger oversight, and more accountable management practices would better serve residents and taxpayers.

My goal is not criticism for its own sake — it is correction and improvement. Local government works best when decisions are made in the open, when information is easy for residents to access and understand, and when leadership is willing to evaluate outcomes honestly and adjust course when needed. I want to help strengthen those practices.

I bring private-sector experience as a business owner, property redeveloper, and venue operator, where budgeting, risk management, regulatory compliance, and public accountability are daily responsibilities. I understand how decisions affect stakeholders, how to measure performance, and how to operate with financial discipline and transparency.

I want to serve to help make city governance more open, more accountable, more performance-driven, and more responsive to residents — while protecting Keego Harbor's history, improving its economic base, and planning responsibly for its future. My focus is practical: clear communication, sound oversight, and measurable results.

Service on the council is not about position — it is about responsibility. I am prepared to take that responsibility seriously.

 Feb 9 2020

3 of 3

City of Keego Harbor
Application for Board, Commission or Committee
Please Print or Type

RECEIVED

FEB 11 2026

9:56 AM

City Council
Name of Board, Commission or Committee

CITY OF
KEEGO HARBOR

Theresa Shimensky
First Name Last Name Home and Business Telephone Number

2340 Fordham St. Keego Harbor, MI
Address

Accountant Self employed
Occupation Company

Are you a blood or in-law relative of any City of Keego Harbor elected official or the City Manager?
Check One: Yes or No If YES, please list below:

Have you ever served on or are you presently serving on any other City of Keego Harbor board, commission or committee?
Check One: Yes or No If YES, please list below:
City Council, ZBA, Board of Review, Planning Commission

Please tell us why you would like to serve on the board, commission or committee you are applying for:
see attached letter of intent -
I beleve in being an active part of the community.

List any education qualifications, work experience, community or volunteer experience or other qualifications that would help you serve on the board, commission or committee you are applying for:
B.S. Business Management MA Organizational Management
31 years in Accounting - understanding of budgets. and
Planning Commission: ZBA gave additional knowledge on inner workings of city. City Council - understanding of how governments operate, rules & regulations.

[Signature] 2/10/2024
Signature Date

City Clerk's Office Use Only
Date application received:
Referred to Liaison/Chair:

Theresa Shimansky
2340 Fordham St.
Keego Harbor, MI 48320
248-568-7658
tshimansky@precisionappraisalsinc.biz

RECEIVED

FEB 11 2026

9:56 AM

CITY OF
KEEGO HARBOR

February 10, 2026

Tammy Neeb, City Manager
Joel Ross, Mayor
City Council, City of Keego Harbor, Michigan

Subject: Letter of Intent - Open City Council Seat

Dear Ms. Neeb, Mayor Ross, and Council Members,

I am writing to formally express my interest in the open seat on City Council. As you are aware, I previously served two non-consecutive terms on council and had intended to run for office this past November. However, due to a technicality, I was unable to be placed on the ballot.

When I learned that a council seat had opened, I carefully considered whether to apply and the responsibilities involved if selected. After thoughtful discussions with my family and colleagues about the personal and professional commitments required, I decided to submit my application.

As noted above, I have served two terms on council and have a clear understanding of the role and its responsibilities. Having only recently completed my service, I am also familiar with many of the current issues before council. In addition, my experience on the Planning Commission, Zoning Board, and Board of Review has provided me with a broad and informed perspective on city matters.

I am fully aware of the time commitment this position requires and am prepared to adjust my schedule accordingly. During my prior terms, I rarely missed meetings and made myself available for special council meetings, check signing, and other duties as needed. I would continue to do so if given the opportunity to serve again.

Thank you for your consideration.

Sincerely,

