CHECK REGISTER FOR CITY OF KEEGO HARBOR
CHECK NUMBERS 65886 - 65920

CA-A

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank APCHS ACCOUNTS PAYABLE						
09/08/2026	APCHS	65886	AT & T	AT & T	JULY-SEPT INTERNET AND PHONE	240.29
09/08/2026	APCHS	65887	BS&A	BS&A SOFTWARE	UPGRADE IMPLEMENTATION-PAY1	8,700.00
09/08/2026	APCHS	65888	CARDMEMBER	CHASE CARD SERVICES	AUGUST CARD PURCHASE -COPY PAPER, JOINT	1,135.50
09/08/2026	APCHS	65889	CIVICPLUS	CIVIC PLUS	AMM SELECT PRO IMPLEMENTATION- DOWN PAYM	6,362.50
09/08/2026	APCHS	65890	HILLS, DAV	DAVE HILLS	AUGUST INSPECTIONS	5,537.50
09/08/2026	APCHS	65891	FORD PRO	FORD PRO	AUGUST PD TELEMATICS	60.00
09/08/2026	APCHS	65892	GACIOCH	GACIOCH CIVIC ADVISORY	AUGUST RETAINER AND REIMBURSEABLE MEETIN	13,650.46
09/08/2026	APCHS	65893	GMH	GIRAMARCO,MULLINS & HORTON, P.C.	AUGUST PROFESSIONAL SERVICES AND MILEAGE	2,520.30
09/08/2026	APCHS	65894	GMH	GIRAMARCO,MULLINS & HORTON, P.C.	AUGUST LABOR & EMPLOYMENT	1,455.00
09/08/2026	APCHS	65895	GMH	GIRAMARCO,MULLINS & HORTON, P.C.	AUGUST PROSECUTIONS	4,170.00
09/08/2026	APCHS	65896	HSA PD	HEALTH EQUITY	OFFC PAUL BANKS	2,500.00
09/08/2026	APCHS	65897	HRC	HUBBELL, ROTH, & CLARK INC	2004 CASS LAKE RD STUDY PLAN REVIEW	798.90
09/08/2026	APCHS	65898	HRC	HUBBELL, ROTH, & CLARK INC	JULY WATER RELIABILITY STUDY	1,407.91
09/08/2026	APCHS	65899	HRC	HUBBELL, ROTH, & CLARK INC	SANITARY SEWER SYSTEM PLANNING	671.19
09/08/2026	APCHS	65900	HRC	HUBBELL, ROTH, & CLARK INC	WATER QUALITY PLANNING	8,311.55
09/08/2026	APCHS	65901	HRC	HUBBELL, ROTH, & CLARK INC	1784 CASS LAKE FRONT CONSUMERS ROW PERMI	220.36
09/08/2026	APCHS	65902	HRC	HUBBELL, ROTH, & CLARK INC	1966 WILLOW BEACH CONSUMERS ROW PERMIT	252.74
09/08/2026	APCHS	65903	BORYCZ	KEN BORYCZ	AUGUST INSPECTIONS	150.00
09/08/2026	APCHS	65904	MISC	KENNEDY LAWN MAINTENANCE	LAWN SERVICE MONTH 5 OF 7	3,000.00
09/08/2026	APCHS	65905	KMH	KMH CLEANING SERVICES	AUGUST CITY HALL CLEANING SERVICE	540.00
09/08/2026	APCHS	65906	MISC	MACOMB COUNTY PUBLIC WORKS	CLINTON RIVER SPILLWAY OPERATIONS-PAY1	304.20
09/08/2026	APCHS	65907	MCCALLUM G	MCCALUM, GERRY	AUGUST INSPECTIONS	50.00
09/08/2026	APCHS	65908	MAP	MICHIGAN ASSOCIATION OF POLICE	SEPTEMBER UNION DUES	306.00
09/08/2026	APCHS	65909	MUNETRIX	MUNETRIX LLC	ANNUAL CONTRACTED SUBSCRIPTION	8,748.00
09/08/2026	APCHS	65910	NERDS	NERDS XPRESS	SEPTEMBER MANAGED SERVICES	1,508.49
09/08/2026	APCHS	65911	NYE UNIFOR	NYE UNIFORM	OFFC. BANKS UNIFORM BOOTS	466.00
09/08/2026	APCHS	65912	PRIORITY	PRIORITY WASTE	SEPTEMBER CURBSIDE COLLECTION SERVICES	20,112.30
09/08/2026	APCHS	65913	RAYMER, PA	PAUL RAYMER	AUGUST INSPECTIONS	250.00
09/08/2026	APCHS	65914	USBANK	US BANK EQUIPMENT FINANCE	AUGUST COPIER CONTRACT PAYMENT	297.19
09/08/2026	APCHS	65915	WEX	WEX BANK	AUGUST PD/DPW FUEL	1,668.58
09/08/2026	APCHS	65916	WRC	WRC	DPW QUARTERLY WATER BILLING	233.05
09/08/2026	APCHS	65917	WRC	WRC	VETERANS PARK QUARTERLY WATER BILLING	102.60
09/08/2026	APCHS	65918	WRC	WRC	CITY HALL QUARTERLY WATER BILLING	458.22
09/08/2026	APCHS	65919	WRC	WRC	1965 CLR-FIREFIGHTER'S PARK WATER BILLIN	102.60
09/08/2026	APCHS	65920	WRC	WRC	WEBB PARK QUARTERLY WATER BILLING	102.60

APCHS TOTALS:

Total of 35 Checks:	96,394.03
Less 0 Void Checks:	0.00
Total of 35 Disbursements:	96,394.03

CHECK REGISTER FOR CITY OF KEEGO HARBOR
CHECK NUMBERS 65921 - 65955

Bank APCHS ACCOUNTS PAYABLE

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
09/23/2026	APCHS	65921	C&G NEWS	C & G NEWSPAPERS	PUBLIC HEARING STORMWATER ORDINANCE	105.60
09/23/2026	APCHS	65922	COMCAST	COMCAST	SEPTEMBER DPW INTERNET	127.90
09/23/2026	APCHS	65923	CONSUMERS	CONSUMERS ENERGY	AUGUST SERVICE CITY HALL	24.64
09/23/2026	APCHS	65924	CONSUMERS	CONSUMERS ENERGY	AUGUST SERVICE DPW	21.00
09/23/2026	APCHS	65925	COPS HEALT	COPS HEALTH TRUST	OCTOBER DENTAL COVERAGE	396.85
09/23/2026	APCHS	65926	ELSEN, CRI	CRISTINA ELSEN	ZBA COURSE REIMBURSEMENT	125.00
09/23/2026	APCHS	65927	DTE ENERGY	DTE ENERGY	FRAN LEAF PARK	517.18
09/23/2026	APCHS	65928	DTE ENERGY	DTE ENERGY	VETERANS MEMORIAL	26.43
09/23/2026	APCHS	65929	DTE ENERGY	DTE ENERGY	1768 CLF STREET LIGHT	67.22
09/23/2026	APCHS	65930	DTE ENERGY	DTE ENERGY	1765 CLF STREET LIGHT	71.81
09/23/2026	APCHS	65931	DTE ENERGY	DTE ENERGY	SUNSET PARK	17.66
09/23/2026	APCHS	65932	DTE ENERGY	DTE ENERGY	ROSE SORTOR PARK	21.36
09/23/2026	APCHS	65933	DTE ENERGY	DTE ENERGY	AUGUST CITY HALL	919.26
09/23/2026	APCHS	65934	DTE ENERGY	DTE ENERGY	AUGUST DPW	487.59
09/23/2026	APCHS	65935	EDISON	DTE ENERGY	AUGUST STREET LIGHT	6,364.44
09/23/2026	APCHS	65936	FISH WINDO	FISH WINDOW CLEANING	WINDOW CLEANING SERVICE	150.00
09/23/2026	APCHS	65937	MISC	FLEIS & VANDENBRINK	AUGUST PROFESSIONAL SERVICES	805.50
09/23/2026	APCHS	65938	FORSTER	FORSTER PARRY SYLVAN LLC	AUGUST PD CAR WASH	9.00
09/23/2026	APCHS	65939	GACIOCH	GACIOCH CIVIC ADVISORY	SEPTEMBER FINAL CONSULTANT PAYMENT	10,830.00
09/23/2026	APCHS	65940	MISC	GORNO FORD, INC	2026 FORD F250 DPW TRUCK	47,873.00
09/23/2026	APCHS	65941	HARBORGPHX	HARBOR GRAPHX	DEVELOPER DAY SIGNS	105.00
09/23/2026	APCHS	65942	HOME DEPOT	HOME DEPOT CREDIT SERVICES	DPW SUPPLIES, FLAG POLE REPAIRS	259.14
09/23/2026	APCHS	65943	HRC	HUBBELL, ROTH, & CLARK INC	STUDY PLAN REVIEW 3091 CLA	431.76
09/23/2026	APCHS	65944	HRC	HUBBELL, ROTH, & CLARK INC	WATER RELIABILITY STUDY	1,016.10
09/23/2026	APCHS	65945	HRC	HUBBELL, ROTH, & CLARK INC	WATER QUALITY PLANNING	3,652.22
09/23/2026	APCHS	65946	MISC	JOSEPH D SARKODY	ELECTRONIC BALLAST INSTALLED IN AV ROOM	165.00
09/23/2026	APCHS	65947	MCKENNA	MCKENNA	AUGUST PROFESSIONAL SERVICES	5,940.00
09/23/2026	APCHS	65948	MISC	MICHIGAN DIGITAL	AUGUST CITY COUNCIL -4HRS	120.00
09/23/2026	APCHS	65949	MMRMA	MICHIGAN MUNICIPAL RISK MANAGEMENT	ANNUAL GENERAL FUND CONTRIBUTION	14,672.50
09/23/2026	APCHS	65950	MMRMA	MICHIGAN MUNICIPAL RISK MANAGEMENT	ANNUAL RETENTION FUND CONTRIBUTION	8,750.00
09/23/2026	APCHS	65951	MISC	SCOTT'S LOCK & KEY SHOP	10 HIGH SECURITY LAUNCH KEYS	150.00
09/23/2026	APCHS	65952	STANDARD	STANDARD INSURANCE COMPANY	OCTOBER LIFE INSURANCE PREMIUMS	463.05
09/23/2026	APCHS	65953	TRI CITY	TRI-CITY FIRE DEPARTMENT	TRI CITY FIRE SERVICES	97,743.00
09/23/2026	APCHS	65954	VERIZON	VERIZON	AUGUST PHONE	434.22
09/23/2026	APCHS	65955	WATERFORD	WATERFORD TOWNSHIP	SEPTEMBER PROPERTY ASSESSMENT	3,437.50

APCHS TOTALS:

Total of 35 Checks:	206,300.93
Less 0 Void Checks:	0.00
Total of 35 Disbursements:	206,300.93

REVENUE AND ESPENDITURE REPORT FOR CITY OF KEEGO HARBOR
PERIOD ENDING 9.30.26

		2026-2027 Budget	YTD Balance as of 9/2026	Activity for Month	Available Balance	% Budget Used
TOTAL Fund 101	**General Fund**					
	Revenue	$ 2,672,192.00	$ 1,860,189.98	$ 1,430,612.92	$ 812,002.02	69.61
	Expenditure	$ 2,672,192.00	$ 861,667.97	$ 258,110.25	$ 1,810,524.03	32.25
TOTAL Fund 202	**Major Streeet Fund**					
	Revenue	$ 252,787.00	$ 82,901.05	$ 42,703.13	$ 169,885.95	32.79
	Expenditure	$ 157,898.00	$ 3,862.56	$ 22.88	$ 154,035.44	2.45
TOTAL Fund 203	**Local Street Fund**					
	Revenue	$ 129,842.00	$ 35,587.00	$ 18,334.61	$ 94,255.00	27.41
	Expenditure	$ 103,490.00	$ 20,775.03	$ 81.12	$ 82,714.97	20.07
TOTAL Fund 207	**Police Fund**					
	Revenue	$ 1,215,336.00	$ 754,707.29	$ 409,647.93	$ 460,628.71	62.1
	Expenditure	$ 1,215,336.00	$ 330,227.98	$ 80,444.58	$ 885,108.02	27.17
TOTAL Fund 247	**TIFA**					
	Revenue	$ 330,705.00	$ 284,334.28	$ 245,056.43	$ 46,370.72	85.98
	Expenditure	$ 392,402.00	$ 22,599.51	$ 3,805.50	$ 369,802.49	5.76
TOTAL Fund 271	**Library**					
	Revenue	$ 38,531.00	$ 35,743.48	$ 29,341.36	$ 2,787.52	92.77
	Expenditure	$ 38,531.00	$ -	$ -	$ 38,531.00	0.00
TOTAL Fund 401	**Capital Improvements**					
	Revenue	$ 16,400.00	$ -	$ -	$ 16,400.00	0.00
	Expenditure	$ 16,400.00	$ -	$ -	$ 16,400.00	0.00
TOTAL Fund 592	**Water & Sewer Fund**					
	Revenue	$ 74,951.00	$ 3,709.52	$ 3,709.52	$ 71,241.48	4.95
	Expenditure	$ 258,051.00	$ 10,390.65	$ 10,390.65	$ 247,660.35	4.03
TOTAL	Revenue	$ 4,730,744.00	$ 3,057,172.60	$ 2,179,405.90	$ 1,673,571.40	64.62
	Expenditure	$ 4,854,300.00	$ 1,249,523.70	$ 352,854.98	$ 3,604,776.30	25.74

REVENUE AND EXPENDITURE REPORT FOR CITY OF KEEGO HARBOR
PERIOD ENDING 09/30/2026
% Fiscal Year Completed: 25.21

GL NUMBER	DESCRIPTION	YTD BALANCE 09/30/2025	2026-27 ORIGINAL BUDGET	YTD BALANCE 09/30/2026	ACTIVITY FOR MONTH 09/30/26	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND							
Revenues							
Dept 000 - UNCLASSIFIED							
101-000-402.000	CURRENT TAXES	1,306,265.14	1,475,478.00	1,337,438.89	1,091,684.99	138,039.11	90.64
101-000-402.100	PUBLIC ACT 359 OF 1925	47,017.56	50,000.00	46,080.42	37,826.86	3,919.58	92.16
101-000-403.000	PRE DENIAL INT & PENALTY FR CO	0.00	300.00	0.00	0.00	300.00	0.00
101-000-404.000	NON CURRENT PROPERTY TAXES	0.00	2,250.00	88.30	65.30	2,161.70	3.92
101-000-434.000	TRAILER TAX-CITY PORTION	63.00	400.00	22.00	0.00	378.00	5.50
101-000-445.000	PENALTIES AND INTEREST ON TAXES	1,400.00	24,000.00	2,086.53	1,086.53	21,913.47	8.69
101-000-446.000	PROPERTY TRANSFER PENALTY	0.00	1,800.00	6,920.00	6,920.00	(5,120.00)	384.44
101-000-447.000	PROPERTY TAX ADMIN FEE	61,083.78	69,500.00	63,111.96	51,688.90	6,388.04	90.81
101-000-448.000	REFUSE COLLECTION	234,850.69	247,452.00	260,016.24	214,854.43	(12,564.24)	105.08
101-000-448.100	REFUSE COLLECTION ADMIN FEE	19,160.00	38,320.00	0.00	0.00	38,320.00	0.00
101-000-448.101	RECYCLING	4,394.65	5,000.00	4,362.69	3,604.94	637.31	87.25
101-000-449.000	WEED CUTTING	1,185.96	1,500.00	782.48	782.48	717.52	52.17
101-000-451.100	CONTRACTOR REGISTRATION FEE	220.00	1,500.00	700.00	280.00	800.00	46.67
101-000-451.101	BUILDING PERMIT FEE	10,573.13	36,000.00	14,874.70	4,237.01	21,125.30	41.32
101-000-451.102	MECHANICAL PERMIT FEE	1,675.00	6,500.00	2,690.00	870.00	3,810.00	41.38
101-000-451.103	ELECTRICAL PERMIT FEE	1,537.00	6,500.00	3,087.00	1,732.00	3,413.00	47.49
101-000-451.104	PLUMBING PERMIT FEE	2,515.00	5,200.00	1,195.00	815.00	4,005.00	22.98
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	3,500.00	4,000.00	4,890.00	260.00	(890.00)	122.25
101-000-451.108	DEMOLITION PERMIT FEE	0.00	600.00	0.00	0.00	600.00	0.00
101-000-452.000	RENTAL REGISTRATION FEE	1,125.00	32,000.00	11,800.00	3,550.00	20,200.00	36.88
101-000-452.001	RENTAL REINSPECTION FEE	125.00	2,000.00	910.00	390.00	1,090.00	45.50
101-000-453.000	BUSINESS LICENSE	225.00	6,500.00	675.00	225.00	5,825.00	10.38
101-000-460.000	CABLE FRANCHISE FEE	9,540.25	30,000.00	8,508.99	0.00	21,491.01	28.36
101-000-477.000	PET LICENSE-CITY PORTION	0.00	100.00	0.00	0.00	100.00	0.00
101-000-529.000	CDBG REVENUE	0.00	30,000.00	0.00	0.00	30,000.00	0.00
101-000-541.000	SMART	0.00	2,500.00	0.00	0.00	2,500.00	0.00
101-000-569.001	STATE GRANTS - OTHER	0.00	0.00	64.82	0.00	(64.82)	100.00
101-000-573.000	LOCAL COMMUNITY STABILIZATION SI	2,382.53	12,000.00	0.00	0.00	12,000.00	0.00
101-000-574.000	STATE REVENUE SHARING	56,406.00	320,954.00	48,698.00	0.00	272,256.00	15.17
101-000-576.000	STATE-ELECTION REIMBURSEMENT	0.00	4,500.00	0.00	0.00	4,500.00	0.00
101-000-581.000	COUNTY REVENUE SHARING	138.58	1,000.00	0.00	0.00	1,000.00	0.00
101-000-607.000	CHARGES FOR SERVICES	0.00	400.00	0.00	0.00	400.00	0.00
101-000-610.000	BUILDING DEPT REVIEW FEE	15.00	100.00	0.00	0.00	100.00	0.00
101-000-612.000	RECYCLING BINS	0.00	100.00	0.00	0.00	100.00	0.00
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-REFUNDA	4,425.00	10,000.00	2,225.00	750.00	7,775.00	22.25
101-000-615.000	ZBA APPEAL FEE	800.00	2,500.00	600.00	600.00	1,900.00	24.00
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	24,357.00	0.00	0.00	24,357.00	0.00
101-000-627.203	ADMIN CHARGES FROM 203 LOCAL S'	0.00	11,500.00	0.00	0.00	11,500.00	0.00
101-000-627.247	ADMIN CHARGES FROM TIFA FUND	0.00	49,231.00	0.00	0.00	49,231.00	0.00
101-000-643.900	BOAT KEY-PARKS PORTION	80.00	200.00	80.00	60.00	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	33,149.60	99,000.00	27,556.79	8,254.48	71,443.21	27.84
101-000-668.000	EQUIPMENT AND VEHICLE RENTAL	14,188.34	35,000.00	2,206.42	0.00	32,793.58	6.30
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	122.00	1,000.00	0.00	0.00	1,000.00	0.00
101-000-674.013	DONATIONS GARDEN CLUB	0.00	100.00	25.00	0.00	75.00	25.00
101-000-674.014	DONATIONS BLOCK PARTY	0.00	500.00	169.00	0.00	331.00	33.80
101-000-675.000	COST REC- MISC/REIMBURSEMENT	3,264.80	10,000.00	1,082.75	75.00	8,917.25	10.83
101-000-675.002	COST RECOVERY - COOKBOOKS	0.00	0.00	12.00	0.00	(12.00)	100.00
101-000-675.003	COST RECOVERY - MMRMA	5,516.00	7,000.00	7,230.00	0.00	(230.00)	103.29

REVENUE AND EXPENDITURE REPORT FOR CITY OF KEEGO HARBOR
PERIOD ENDING 09/30/2026
% Fiscal Year Completed: 25.21

GL NUMBER	DESCRIPTION	YTD BALANCE 09/30/2025	2026-27 ORIGINAL BUDGET	YTD BALANCE 09/30/2026	ACTIVITY FOR MONTH 09/30/26	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND							
Revenues							
Total Dept 000 - UNCLASSIFIED		1,826,944.01	2,672,192.00	1,860,189.98	1,430,612.92	812,002.02	69.61
TOTAL REVENUES		1,826,944.01	2,672,192.00	1,860,189.98	1,430,612.92	812,002.02	69.61
Expenditures							
Dept 101 - CITY COUNCIL							
101-101-801.000	COUNCIL PAY	131.25	600.00	0.00	0.00	600.00	0.00
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		131.25	2,600.00	0.00	0.00	2,600.00	0.00
Dept 172 - CITY MANAGER							
101-172-702.000	WAGES-FULL TIME	26,898.83	34,300.00	27,475.79	8,262.34	6,824.21	80.10
101-172-711.000	FICA	2,137.45	2,621.00	2,101.93	632.08	519.07	80.20
101-172-711.005	RETIREMENT PLAN	2,305.62	0.00	0.00	0.00	0.00	0.00
101-172-711.006	LIFE INSURANCE	262.24	0.00	0.00	0.00	0.00	0.00
101-172-711.014	HEALTH INSURANCE OPT OUT	1,346.10	0.00	0.00	0.00	0.00	0.00
101-172-850.002	24/7 COMMUNICATION	500.01	0.00	0.00	0.00	0.00	0.00
101-172-955.000	PROF DEVELOPMENT/TRAINING	0.00	2,000.00	0.00	0.00	2,000.00	0.00
101-172-955.001	DUES & MEMBERSHIP	0.00	500.00	0.00	0.00	500.00	0.00
Total Dept 172 - CITY MANAGER		33,450.25	39,421.00	29,577.72	8,894.42	9,843.28	75.03
Dept 191 - ADMINISTRATION							
101-191-728.000	SUPPLIES	0.00	0.00	360.00	0.00	(360.00)	100.00
101-191-956.000	COSTS, FEES, AND CHARGES	0.00	0.00	259.98	0.00	(259.98)	100.00
Total Dept 191 - ADMINISTRATION		0.00	0.00	619.98	0.00	(619.98)	100.00
Dept 215 - CITY CLERK							
101-215-702.000	WAGES-FULL TIME	11,632.57	49,200.00	16,018.90	4,087.58	33,181.10	32.56
101-215-711.000	FICA	992.84	3,764.00	1,225.43	312.70	2,538.57	32.56
101-215-711.004	HEALTH INSURANCE	0.00	8,000.00	1,467.30	0.00	6,532.70	18.34
101-215-711.006	LIFE INSURANCE	152.80	450.00	152.80	38.20	297.20	33.96
101-215-711.014	HEALTH INSURANCE OPT OUT	1,346.17	0.00	0.00	0.00	0.00	0.00
101-215-806.000	CONTRACTED SERVICES	0.00	0.00	6,362.50	6,362.50	(6,362.50)	100.00
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	40.00	2,000.00	60.00	0.00	1,940.00	3.00
101-215-955.001	DUES & MEMBERSHIP	50.00	500.00	0.00	0.00	500.00	0.00
Total Dept 215 - CITY CLERK		14,214.38	64,114.00	25,286.93	10,800.98	38,827.07	39.44
Dept 228 - INFORMATION TECHNOLOGY							
101-228-803.000	COMPUTER SERVICES	1,143.51	20,000.00	4,525.47	1,508.49	15,474.53	22.63
101-228-805.000	COMPUTER SUPPORT-BSA	527.00	4,000.00	9,241.00	8,700.00	(5,241.00)	231.03
101-228-805.001	COMPUTER SUPPORT-NON BSA	0.00	8,500.00	8,748.00	8,748.00	(248.00)	102.92
Total Dept 228 - INFORMATION TECHNOLOGY		1,670.51	32,500.00	22,514.47	18,956.49	9,985.53	69.28
Dept 253 - FINANCE/TREASURER							

GL NUMBER	DESCRIPTION	YTD BALANCE 09/30/2025	2026-27 ORIGINAL BUDGET	YTD BALANCE 09/30/2026	ACTIVITY FOR MONTH 09/30/26	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND							
Expenditures							
101-253-702.000	WAGES-FULL TIME	6,300.05	25,220.00	6,552.00	1,872.00	18,668.00	25.98
101-253-711.000	FICA	419.16	1,927.00	428.40	122.40	1,498.60	22.23
101-253-711.004	HEALTH INSURANCE	3,741.97	20,800.00	3,111.39	(206.01)	17,688.61	14.96
101-253-711.006	LIFE INSURANCE	195.28	550.00	195.28	48.82	354.72	35.51
101-253-862.000	MILEAGE REIMBURSEMENT	0.00	200.00	0.00	0.00	200.00	0.00
101-253-955.000	PROF DEVELOPMENT/TRAINING	399.00	2,000.00	0.00	0.00	2,000.00	0.00
101-253-955.001	DUES & MEMBERSHIP	0.00	500.00	0.00	0.00	500.00	0.00
Total Dept 253 - FINANCE/TREASURER		11,055.46	51,197.00	10,287.07	1,837.21	40,909.93	20.09
Dept 257 - ASSESSING							
101-257-802.000	ASSESSING SERVICES	10,145.75	41,375.00	13,750.00	3,437.50	27,625.00	33.23
Total Dept 257 - ASSESSING		10,145.75	41,375.00	13,750.00	3,437.50	27,625.00	33.23
Dept 262 - ELECTIONS							
101-262-728.000	SUPPLIES	0.00	2,500.00	1,718.87	0.00	781.13	68.75
101-262-731.000	POSTAGE	0.00	900.00	0.00	0.00	900.00	0.00
101-262-800.000	SERVICES AND CHARGES	0.00	4,500.00	0.00	0.00	4,500.00	0.00
101-262-801.000	ELECTION WORKER PAY	0.00	3,000.00	1,222.00	0.00	1,778.00	40.73
101-262-862.000	MILEAGE REIMBURSEMENT	0.00	150.00	0.00	0.00	150.00	0.00
Total Dept 262 - ELECTIONS		0.00	11,050.00	2,940.87	0.00	8,109.13	26.61
Dept 265 - BUILDING & GROUNDS							
101-265-728.000	SUPPLIES	0.00	1,000.00	0.00	0.00	1,000.00	0.00
101-265-850.000	TELEPHONE	652.65	3,000.00	759.89	325.67	2,240.11	25.33
101-265-920.000	UTILITIES	3,237.77	14,000.00	3,592.41	1,397.27	10,407.59	25.66
101-265-930.000	MAINTENANCE AND REPAIRS	1,855.00	14,500.00	1,870.00	690.00	12,630.00	12.90
Total Dept 265 - BUILDING & GROUNDS		5,745.42	32,500.00	6,222.30	2,412.94	26,277.70	19.15
Dept 267 - GENERAL GOVERNMENT							
101-267-707.000	WAGES- PART TIME/SEASONAL	0.00	20,800.00	1,472.00	0.00	19,328.00	7.08
101-267-711.000	FICA	0.00	1,591.00	0.00	0.00	1,591.00	0.00
101-267-711.005	RETIREMENT - MERS DB	50,811.00	217,944.00	54,486.00	18,162.00	163,458.00	25.00
101-267-711.007	WORKERS COMP	0.00	1,200.00	0.00	0.00	1,200.00	0.00
101-267-711.008	UNEMPLOYMENT	14.99	500.00	3.45	0.00	496.55	0.69
101-267-711.015	RETIREMENT SUPPLEMENTAL	0.00	20,000.00	0.00	0.00	20,000.00	0.00
101-267-725.001	FUEL	0.00	200.00	0.00	0.00	200.00	0.00
101-267-728.000	SUPPLIES	1,215.44	7,500.00	2,272.50	1,305.52	5,227.50	30.30
101-267-731.000	POSTAGE	635.00	4,200.00	645.48	0.00	3,554.52	15.37
101-267-800.001	BANK SERVICE CHARGE	162.50	1,200.00	62.50	57.50	1,137.50	5.21
101-267-800.101	LEGAL FEES-GENERAL PERSONNEL	0.00	10,000.00	0.00	0.00	10,000.00	0.00
101-267-800.265	LEGAL FEES CITY ATTORNEY	13,725.10	70,000.00	11,155.60	3,855.30	58,844.40	15.94
101-267-802.000	PROFESSIONAL AND TECHNICAL SERV	36,842.41	198,100.00	78,162.98	35,525.63	119,937.02	39.46
101-267-802.203	STORMWATER	2,244.00	3,500.00	0.00	0.00	3,500.00	0.00
101-267-806.211	AUDIT SERVICES	0.00	15,500.00	0.00	0.00	15,500.00	0.00
101-267-827.000	INSURANCE-MMRMA	6,035.93	8,200.00	8,513.37	1,171.12	(313.37)	103.82
101-267-862.000	MILEAGE REIMBURSEMENT	0.00	500.00	0.00	0.00	500.00	0.00
101-267-900.000	PRINTING AND BINDING	928.49	3,200.00	987.32	0.00	2,212.68	30.85
101-267-901.000	PUBLICATION	562.40	2,600.00	458.92	105.60	2,141.08	17.65

GL NUMBER	DESCRIPTION	YTD BALANCE 09/30/2025	2026-27 ORIGINAL BUDGET	YTD BALANCE 09/30/2026	ACTIVITY FOR MONTH 09/30/26	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND							
Expenditures							
101-267-944.001	COPIER & MAINTENANCE	356.45	3,500.00	941.37	297.19	2,558.63	26.90
101-267-955.000	PROF DEVELOPMENT/TRAINING	325.00	500.00	125.00	125.00	375.00	25.00
101-267-955.001	DUES & MEMBERSHIP	1,594.00	7,500.00	615.00	0.00	6,885.00	8.20
101-267-956.000	COSTS, FEES, AND CHARGES	0.00	1,705.00	0.00	0.00	1,705.00	0.00
Total Dept 267 - GENERAL GOVERNMENT		115,452.71	599,940.00	159,901.49	60,604.86	440,038.51	26.65
Dept 336 - FIRE PROTECTION							
101-336-814.000	TRI CITY FIRE SERVICES	190,386.00	390,972.00	195,486.00	97,743.00	195,486.00	50.00
Total Dept 336 - FIRE PROTECTION		190,386.00	390,972.00	195,486.00	97,743.00	195,486.00	50.00
Dept 371 - BUILDING INSPECTION SERVICES							
101-371-707.000	WAGES- PART TIME	9,387.00	36,700.00	8,694.75	2,944.00	28,005.25	23.69
101-371-711.000	FICA	815.81	2,532.00	738.22	225.20	1,793.78	29.16
101-371-711.006	LIFE INSURANCE	162.24	500.00	58.05	0.00	441.95	11.61
101-371-711.014	HEALTH INSURANCE OPT OUT	1,076.88	4,000.00	1,076.88	307.68	2,923.12	26.92
101-371-802.101	BUILDING PERMIT INSPECTION	3,530.00	11,500.00	1,795.00	1,150.00	9,705.00	15.61
101-371-802.102	MECHANICAL PERMIT INSPECTION	600.00	3,000.00	400.00	50.00	2,600.00	13.33
101-371-802.103	ELECTRICAL PERMIT INSPECTION	650.00	4,000.00	400.00	250.00	3,600.00	10.00
101-371-802.104	PLUMBING PERMIT INSPECTION	300.00	1,500.00	250.00	100.00	1,250.00	16.67
101-371-802.105	RENTAL INSPECTION	900.00	13,000.00	2,800.00	2,600.00	10,200.00	21.54
101-371-802.106	BLDG INSPECTION SERVICES	3,625.00	4,000.00	3,387.50	1,837.50	612.50	84.69
Total Dept 371 - BUILDING INSPECTION SERVICES		21,046.93	80,732.00	19,600.40	9,464.38	61,131.60	24.28
Dept 441 - DEPT OF PUBLIC WORKS							
101-441-702.000	WAGES-FULL TIME	13,733.19	40,600.00	11,346.07	5,294.40	29,253.93	27.95
101-441-704.000	OVERTIME	168.75	1,000.00	0.00	0.00	1,000.00	0.00
101-441-708.000	UNIFORM ALLOWANCE	0.00	300.00	0.00	0.00	300.00	0.00
101-441-711.000	FICA	1,073.93	3,106.00	1,242.46	428.56	1,863.54	40.00
101-441-711.004	HEALTH INSURANCE	3,535.22	4,000.00	258.08	129.04	3,741.92	6.45
101-441-711.005	RETIREMENT PLAN	2,744.07	7,100.00	1,606.52	547.64	5,493.48	22.63
101-441-711.006	LIFE INSURANCE	429.88	1,000.00	154.20	54.94	845.80	15.42
101-441-711.007	WORKERS COMP	0.00	800.00	0.00	0.00	800.00	0.00
101-441-711.008	UNEMPLOYMENT	0.00	300.00	0.92	0.00	299.08	0.31
101-441-711.014	HEALTH INSURANCE OPT OUT	1,076.88	4,000.00	1,076.88	307.68	2,923.12	26.92
101-441-725.000	FUEL	717.15	3,500.00	111.00	7.00	3,389.00	3.17
101-441-728.000	SUPPLIES	521.13	9,500.00	280.76	280.76	9,219.24	2.96
101-441-802.000	PROFESSIONAL AND TECHNICAL SERV	0.00	900.00	165.00	165.00	735.00	18.33
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	11,018.70	19,800.00	14,053.50	4,684.50	5,746.50	70.98
101-441-850.002	24/7 COMMUNICATION	180.00	720.00	180.00	60.00	540.00	25.00
101-441-920.000	UTILITIES	2,123.89	12,500.00	3,094.38	1,298.77	9,405.62	24.76
101-441-930.000	MAINTENANCE AND REPAIRS	966.52	5,000.00	2,485.66	63.36	2,514.34	49.71
101-441-933.000	DPW GROUNDS & MAINTANCE	120.00	8,500.00	0.00	0.00	8,500.00	0.00
101-441-955.000	TRAINING	30.00	500.00	0.00	0.00	500.00	0.00
101-441-970.000	EQUIPMENT	0.00	1,000.00	0.00	0.00	1,000.00	0.00
Total Dept 441 - DEPT OF PUBLIC WORKS		38,439.31	124,326.00	36,055.43	13,321.65	88,270.57	29.00
Dept 448 - STREET LIGHTING							

GL NUMBER	DESCRIPTION	YTD BALANCE 09/30/2025	2026-27 ORIGINAL BUDGET	YTD BALANCE 09/30/2026	ACTIVITY FOR MONTH 09/30/26	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND							
Expenditures							
101-448-920.000	UTILITIES	17,352.83	82,000.00	19,193.20	6,364.44	62,806.80	23.41
Total Dept 448 - STREET LIGHTING		17,352.83	82,000.00	19,193.20	6,364.44	62,806.80	23.41
Dept 465 - WATERSHED/STORM WATER							
101-465-802.203	STORMWATER	0.00	0.00	304.20	304.20	(304.20)	100.00
Total Dept 465 - WATERSHED/STORM WATER		0.00	0.00	304.20	304.20	(304.20)	100.00
Dept 528 - REFUSE COLLECTION SERVICES							
101-528-808.000	REFUSE COLLECTION SERVICES	58,331.40	247,452.00	60,336.90	20,112.30	187,115.10	24.38
101-528-808.001	RECYCLE	0.00	7,500.00	0.00	0.00	7,500.00	0.00
Total Dept 528 - REFUSE COLLECTION SERVICES		58,331.40	254,952.00	60,336.90	20,112.30	194,615.10	23.67
Dept 694 - CDBG PROJECTS							
101-694-850.000	CDBG EXPENDITURES	0.00	40,000.00	456.75	0.00	39,543.25	1.14
Total Dept 694 - CDBG PROJECTS		0.00	40,000.00	456.75	0.00	39,543.25	1.14
Dept 722 - CODE ENFORCEMENT							
101-722-707.100	WAGES-P/T CODE ENFORCEMENT	4,152.21	24,800.00	7,016.88	3,553.50	17,783.12	28.29
101-722-711.000	FICA	317.67	1,897.00	658.68	295.38	1,238.32	34.72
101-722-725.000	FUEL	93.92	500.00	21.00	7.00	479.00	4.20
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		4,563.80	28,397.00	7,696.56	3,855.88	20,700.44	27.10
Dept 774 - RECREATION ACTIVITIES							
101-774-728.000	SUPPLIES	105.57	900.00	385.70	0.00	514.30	42.86
101-774-802.000	PROFESSIONAL AND TECHNICAL SERV	0.00	2,300.00	0.00	0.00	2,300.00	0.00
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	1,415.04	4,000.00	0.00	0.00	4,000.00	0.00
101-774-890.003	EASTER EXPENDITURES	0.00	800.00	0.00	0.00	800.00	0.00
101-774-890.004	WINTER WONDERLAND	0.00	400.00	0.00	0.00	400.00	0.00
101-774-890.005	MEMORIAL DAY PARADE	0.00	500.00	0.00	0.00	500.00	0.00
101-774-890.006	BLOCK PARTIES	1,736.44	3,000.00	1,000.00	0.00	2,000.00	33.33
101-774-890.007	GARDEN CLUB/TREES	0.00	500.00	52.00	0.00	448.00	10.40
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		3,257.05	16,400.00	1,437.70	0.00	14,962.30	8.77
Dept 899 - TAX TRIBUNAL/OTHER REFUNDS ORDERED							
101-899-956.000	TAX TRIBUNALS	10.93	300.00	0.00	0.00	300.00	0.00
Total Dept 899 - TAX TRIBUNAL/OTHER REFUNDS ORDERED		10.93	300.00	0.00	0.00	300.00	0.00
Dept 990 - DEBT SERVICE							
101-990-991.000	OC BUILDING BOND 2010 PRINCIPAL	0.00	30,000.00	0.00	0.00	30,000.00	0.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF KEEGO HARBOR
PERIOD ENDING 09/30/2026
% Fiscal Year Completed: 25.21

GL NUMBER	DESCRIPTION	YTD BALANCE 09/30/2025	2026-27 ORIGINAL BUDGET	YTD BALANCE 09/30/2026	ACTIVITY FOR MONTH 09/30/26	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND							
Expenditures							
101-990-992.000	OC BUILDING BOND 2010 INTEREST	0.00	18,638.00	0.00	0.00	18,638.00	0.00
Total Dept 990 - DEBT SERVICE		0.00	48,638.00	0.00	0.00	48,638.00	0.00
Dept 995 - OTHER FINANCING USES							
101-995-999.207	TRANSFER OUT - POLICE FUND	100,000.00	720,778.00	250,000.00	0.00	470,778.00	34.68
101-995-999.401	TRANSFER OUT - CAPITAL PROJECT	0.00	10,000.00	0.00	0.00	10,000.00	0.00
Total Dept 995 - OTHER FINANCING USES		100,000.00	730,778.00	250,000.00	0.00	480,778.00	34.21
TOTAL EXPENDITURES		625,253.98	2,672,192.00	861,667.97	258,110.25	1,810,524.03	32.25
Fund 101 - GENERAL FUND:							
TOTAL REVENUES		1,826,944.01	2,672,192.00	1,860,189.98	1,430,612.92	812,002.02	69.61
TOTAL EXPENDITURES		625,253.98	2,672,192.00	861,667.97	258,110.25	1,810,524.03	32.25
NET OF REVENUES & EXPENDITURES		1,201,690.03	0.00	998,522.01	1,172,502.67	(998,522.01)	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF KEEGO HARBOR
PERIOD ENDING 09/30/2026
% Fiscal Year Completed: 25.21

GL NUMBER	DESCRIPTION	YTD BALANCE 09/30/2025	2026-27 ORIGINAL BUDGET	YTD BALANCE 09/30/2026	ACTIVITY FOR MONTH 09/30/26	AVAILABLE BALANCE	% BDGT USED
Fund 202 - MAJOR STREET FUND							
Revenues							
Dept 000 - UNCLASSIFIED							
202-000-546.000	ACT 51 REVENUES	40,404.11	243,577.00	82,901.05	42,703.13	160,675.95	34.03
202-000-665.000	INTEREST	0.00	10.00	0.00	0.00	10.00	0.00
Total Dept 000 - UNCLASSIFIED		40,404.11	243,587.00	82,901.05	42,703.13	160,685.95	34.03
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	3,000.00	0.00	0.00	3,000.00	0.00
202-460-675.003	COST RECOVERY - MMRMA	0.00	4,000.00	0.00	0.00	4,000.00	0.00
202-460-675.004	COST RECOVERY - LIGHT POLE	0.00	1,000.00	0.00	0.00	1,000.00	0.00
Total Dept 460 - ROUTINE STREET MAINTENANCE		0.00	8,000.00	0.00	0.00	8,000.00	0.00
TOTAL REVENUES		40,404.11	252,787.00	82,901.05	42,703.13	169,885.95	32.79
Expenditures							
Dept 000 - UNCLASSIFIED							
202-000-812.101	ADMINISTRATIVE CHARGES-TO 101	0.00	24,350.00	0.00	0.00	24,350.00	0.00
Total Dept 000 - UNCLASSIFIED		0.00	24,350.00	0.00	0.00	24,350.00	0.00
Dept 450 - WINTER MAINTENANCE							
202-450-702.000	WAGES-FULL TIME	0.00	6,500.00	0.00	0.00	6,500.00	0.00
202-450-711.000	FICA	0.00	521.00	0.00	0.00	521.00	0.00
202-450-725.000	FUEL	0.00	500.00	0.00	0.00	500.00	0.00
202-450-728.000	SUPPLIES	0.00	7,500.00	0.00	0.00	7,500.00	0.00
202-450-930.000	MAINTENANCE AND REPAIRS	0.00	1,000.00	0.00	0.00	1,000.00	0.00
202-450-935.000	STREET MAINTENANCE & REPAIR	0.00	10,000.00	0.00	0.00	10,000.00	0.00
202-450-944.000	RENTAL OF EQUIPMENT	0.00	7,000.00	0.00	0.00	7,000.00	0.00
Total Dept 450 - WINTER MAINTENANCE		0.00	33,021.00	0.00	0.00	33,021.00	0.00
Dept 460 - ROUTINE STREET MAINTENANCE							
202-460-702.000	WAGES-FULL TIME	4,923.00	9,000.00	1,988.75	0.00	7,011.25	22.10
202-460-711.000	FICA	376.80	727.00	152.14	0.00	574.86	20.93
202-460-725.000	FUEL	71.35	300.00	60.94	22.88	239.06	20.31
202-460-728.000	SUPPLIES	0.00	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	84.65	8,000.00	0.00	0.00	8,000.00	0.00
202-460-930.004	MAINT & REPAIR-LIGHT POLE	0.00	2,000.00	0.00	0.00	2,000.00	0.00
202-460-944.000	RENTAL OF EQUIPMENT	3,630.89	10,000.00	1,633.22	0.00	8,366.78	16.33
Total Dept 460 - ROUTINE STREET MAINTENANCE		9,086.69	34,027.00	3,835.05	22.88	30,191.95	11.27
Dept 462 - TRAFFIC SERVICES							

REVENUE AND EXPENDITURE REPORT FOR CITY OF KEEGO HARBOR
PERIOD ENDING 09/30/2026
% Fiscal Year Completed: 25.21

GL NUMBER	DESCRIPTION	YTD BALANCE 09/30/2025	2026-27 ORIGINAL BUDGET	YTD BALANCE 09/30/2026	ACTIVITY FOR MONTH 09/30/26	AVAILABLE BALANCE	% BDGT USED
Fund 202 - MAJOR STREET FUND							
Expenditures							
202-462-806.000	CONTRACTED SERVICES	55.02	1,500.00	27.51	0.00	1,472.49	1.83
Total Dept 462 - TRAFFIC SERVICES		55.02	1,500.00	27.51	0.00	1,472.49	1.83
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
TOTAL EXPENDITURES		9,141.71	157,898.00	3,862.56	22.88	154,035.44	2.45
Fund 202 - MAJOR STREET FUND:							
TOTAL REVENUES		40,404.11	252,787.00	82,901.05	42,703.13	169,885.95	32.79
TOTAL EXPENDITURES		9,141.71	157,898.00	3,862.56	22.88	154,035.44	2.45
NET OF REVENUES & EXPENDITURES		31,262.40	94,889.00	79,038.49	42,680.25	15,850.51	83.30

REVENUE AND EXPENDITURE REPORT FOR CITY OF KEEGO HARBOR
PERIOD ENDING 09/30/2026
% Fiscal Year Completed: 25.21

GL NUMBER	DESCRIPTION	YTD BALANCE 09/30/2025	2026-27 ORIGINAL BUDGET	YTD BALANCE 09/30/2026	ACTIVITY FOR MONTH 09/30/26	AVAILABLE BALANCE	% BDGT USED
Fund 203 - LOCAL STREET FUND							
Revenues							
Dept 000 - UNCLASSIFIED							
203-000-546.000	ACT 51 REVENUES	17,340.40	115,832.00	35,587.00	18,334.61	80,245.00	30.72
203-000-574.100	METRO ACT FUNDING	0.00	9,000.00	0.00	0.00	9,000.00	0.00
203-000-665.000	INTEREST	0.00	10.00	0.00	0.00	10.00	0.00
Total Dept 000 - UNCLASSIFIED		17,340.40	124,842.00	35,587.00	18,334.61	89,255.00	28.51
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		17,340.40	129,842.00	35,587.00	18,334.61	94,255.00	27.41
Expenditures							
Dept 000 - UNCLASSIFIED							
203-000-812.101	ADMINISTRATIVE CHARGES-TO 101	0.00	11,500.00	0.00	0.00	11,500.00	0.00
Total Dept 000 - UNCLASSIFIED		0.00	11,500.00	0.00	0.00	11,500.00	0.00
Dept 450 - WINTER MAINTENANCE							
203-450-702.000	WAGES-FULL TIME	0.00	6,300.00	0.00	0.00	6,300.00	0.00
203-450-704.000	OVERTIME	0.00	100.00	0.00	0.00	100.00	0.00
203-450-711.000	FICA	0.00	689.00	0.00	0.00	689.00	0.00
203-450-725.000	FUEL	0.00	500.00	0.00	0.00	500.00	0.00
203-450-728.000	SUPPLIES	0.00	15,000.00	0.00	0.00	15,000.00	0.00
203-450-802.000	PROFESSIONAL SERVICES	0.00	1,000.00	0.00	0.00	1,000.00	0.00
203-450-930.000	MAINTENANCE AND REPAIRS	0.00	1,500.00	0.00	0.00	1,500.00	0.00
203-450-944.000	RENTAL OF EQUIPMENT	0.00	2,000.00	0.00	0.00	2,000.00	0.00
Total Dept 450 - WINTER MAINTENANCE		0.00	27,089.00	0.00	0.00	27,089.00	0.00
Dept 460 - ROUTINE STREET MAINTENANCE							
203-460-702.000	WAGES-FULL TIME	6,096.90	14,500.00	5,313.94	0.00	9,186.06	36.65
203-460-704.000	OVERTIME	0.00	500.00	0.00	0.00	500.00	0.00
203-460-711.000	FICA	448.15	1,101.00	114.41	0.00	986.59	10.39
203-460-725.000	FUEL	252.96	800.00	216.06	81.12	583.94	27.01
203-460-728.000	SUPPLIES	0.00	1,500.00	0.00	0.00	1,500.00	0.00
203-460-728.001	METRO ACT- RIGHT OF WAY	0.00	1,500.00	0.00	0.00	1,500.00	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	0.00	3,000.00	0.00	0.00	3,000.00	0.00
203-460-935.000	STREET MAINTENANCE & REPAIR	300.10	25,000.00	0.00	0.00	25,000.00	0.00
203-460-944.000	RENTAL OF EQUIPMENT	5,452.42	13,500.00	4,495.39	0.00	9,004.61	33.30
Total Dept 460 - ROUTINE STREET MAINTENANCE		12,550.53	64,901.00	10,139.80	81.12	54,761.20	15.62
Dept 466 - ROAD PRESERVATION							
203-466-930.006	STREET PROJECT	17,228.28	0.00	0.00	0.00	0.00	0.00
203-466-930.007	BRIDGE PROJECT	7,557.74	0.00	10,635.23	0.00	(10,635.23)	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF KEEGO HARBOR
PERIOD ENDING 09/30/2026
% Fiscal Year Completed: 25.21

GL NUMBER	DESCRIPTION	YTD BALANCE 09/30/2025	2026-27 ORIGINAL BUDGET	YTD BALANCE 09/30/2026	ACTIVITY FOR MONTH 09/30/26	AVAILABLE BALANCE	% BDGT USED
Fund 203 - LOCAL STREET FUND							
Expenditures							
Total Dept 466 - ROAD PRESERVATION		24,786.02	0.00	10,635.23	0.00	(10,635.23)	100.00
TOTAL EXPENDITURES		37,336.55	103,490.00	20,775.03	81.12	82,714.97	20.07
Fund 203 - LOCAL STREET FUND:							
TOTAL REVENUES		17,340.40	129,842.00	35,587.00	18,334.61	94,255.00	27.41
TOTAL EXPENDITURES		37,336.55	103,490.00	20,775.03	81.12	82,714.97	20.07
NET OF REVENUES & EXPENDITURES		(19,996.15)	26,352.00	14,811.97	18,253.49	11,540.03	56.21

REVENUE AND EXPENDITURE REPORT FOR CITY OF KEEGO HARBOR
PERIOD ENDING 09/30/2026
% Fiscal Year Completed: 25.21

GL NUMBER	DESCRIPTION	YTD BALANCE 09/30/2025	2026-27 ORIGINAL BUDGET	YTD BALANCE 09/30/2026	ACTIVITY FOR MONTH 09/30/26	AVAILABLE BALANCE	% BDGT USED
Fund 207 - POLICE FUND							
Revenues							
Dept 000 - UNCLASSIFIED							
207-000-402.000	CURRENT TAXES	435,871.53	479,378.00	495,755.74	404,660.83	(16,377.74)	103.42
207-000-543.000	ACT 302 REVENUES	0.00	800.00	0.00	0.00	800.00	0.00
207-000-545.000	LIQUOR LICENSE	4,736.60	6,000.00	4,731.10	4,731.10	1,268.90	78.85
207-000-631.000	RESTITUTION-POLICE	0.00	500.00	176.00	16.00	324.00	35.20
207-000-632.000	COURT COST RECOVERY-OWI	2,258.58	2,500.00	3,769.45	0.00	(1,269.45)	150.78
207-000-634.000	SOR	0.00	200.00	0.00	0.00	200.00	0.00
207-000-635.000	POLICE REPORTS	160.21	700.00	15.00	0.00	685.00	2.14
207-000-636.000	FINGERPRINT/BREATHALYZER	0.00	400.00	120.00	120.00	280.00	30.00
207-000-637.000	IMPOUND	90.00	600.00	60.00	60.00	540.00	10.00
207-000-643.901	BOAT KEY-MARINE PORTION	80.00	80.00	80.00	60.00	0.00	100.00
207-000-670.000	TRAINING	0.00	2,500.00	0.00	0.00	2,500.00	0.00
207-000-675.000	COST REC- MISC/REIMBURSEMENT	896.25	900.00	0.00	0.00	900.00	0.00
207-000-699.101	TRANSFERS-IN FR GENERAL	100,000.00	720,778.00	250,000.00	0.00	470,778.00	34.68
Total Dept 000 - UNCLASSIFIED		544,093.17	1,215,336.00	754,707.29	409,647.93	460,628.71	62.10
TOTAL REVENUES		544,093.17	1,215,336.00	754,707.29	409,647.93	460,628.71	62.10
Expenditures							
Dept 000 - UNCLASSIFIED							
207-000-702.000	WAGES-FULL TIME	108,629.52	411,225.00	115,764.33	32,382.61	295,460.67	28.15
207-000-704.000	OVERTIME	9,227.23	35,000.00	9,180.80	1,032.12	25,819.20	26.23
207-000-706.000	HOLIDAY PAY (PD)	0.00	19,000.00	0.00	0.00	19,000.00	0.00
207-000-707.000	WAGES- PART TIME/SEASONAL	14,499.05	62,000.00	14,992.66	5,350.88	47,007.34	24.18
207-000-708.000	UNIFORM ALLOWANCE	2,551.65	10,000.00	2,195.90	466.00	7,804.10	21.96
207-000-710.000	MARINE PATROL	17,437.12	35,000.00	0.00	0.00	35,000.00	0.00
207-000-711.000	FICA	9,854.75	40,811.00	10,452.51	2,893.36	30,358.49	25.61
207-000-711.004	HEALTH INSURANCE	22,036.73	117,600.00	23,209.78	(936.48)	94,390.22	19.74
207-000-711.005	RETIREMENT PLAN	38,041.55	173,000.00	42,682.48	14,107.19	130,317.52	24.67
207-000-711.006	LIFE INSURANCE	879.04	3,800.00	1,237.97	321.09	2,562.03	32.58
207-000-711.007	WORKERS COMP	0.00	6,000.00	0.00	0.00	6,000.00	0.00
207-000-711.008	UNEMPLOYMENT	0.00	200.00	6.51	0.00	193.49	3.26
207-000-711.011	CELL PHONE ALLOWANCE	500.01	2,000.00	615.39	166.67	1,384.61	30.77
207-000-711.014	HEALTH INSURANCE OPT OUT	807.66	3,000.00	692.28	230.76	2,307.72	23.08
207-000-725.000	FUEL	4,378.69	15,500.00	4,971.94	1,550.58	10,528.06	32.08
207-000-728.000	SUPPLIES	737.83	10,000.00	180.00	60.00	9,820.00	1.80
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	14,692.50	62,500.00	13,800.00	4,290.00	48,700.00	22.08
207-000-800.300	CONTRACTED SERVICE	0.00	1,500.00	0.00	0.00	1,500.00	0.00
207-000-813.000	INTERGOVERNMENTAL SERVICES AGREI	22,831.80	87,000.00	33,598.84	0.00	53,401.16	38.62
207-000-827.000	INSURANCE-MMRMA	51,163.87	70,000.00	52,700.63	17,566.88	17,299.37	75.29
207-000-850.000	TELEPHONE	652.64	2,800.00	542.77	108.55	2,257.23	19.38
207-000-920.000	UTILITIES	2,010.94	14,000.00	2,052.24	845.37	11,947.76	14.66
207-000-930.000	MAINTENANCE AND REPAIRS	1,848.11	8,000.00	504.95	9.00	7,495.05	6.31
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	1,048.00	6,000.00	846.00	0.00	5,154.00	14.10
207-000-999.401	TRANSFERS OUT CAPITAL PROJECTS	0.00	16,400.00	0.00	0.00	16,400.00	0.00
Total Dept 000 - UNCLASSIFIED		323,828.69	1,215,336.00	330,227.98	80,444.58	885,108.02	27.17
TOTAL EXPENDITURES		323,828.69	1,215,336.00	330,227.98	80,444.58	885,108.02	27.17

REVENUE AND EXPENDITURE REPORT FOR CITY OF KEEGO HARBOR
PERIOD ENDING 09/30/2026
% Fiscal Year Completed: 25.21

GL NUMBER	DESCRIPTION	YTD BALANCE 09/30/2025	2026-27 ORIGINAL BUDGET	YTD BALANCE 09/30/2026	ACTIVITY FOR MONTH 09/30/26	AVAILABLE BALANCE	% BDGT USED
Fund 207 - POLICE FUND							
Fund 207 - POLICE FUND:							
TOTAL REVENUES		544,093.17	1,215,336.00	754,707.29	409,647.93	460,628.71	62.10
TOTAL EXPENDITURES		323,828.69	1,215,336.00	330,227.98	80,444.58	885,108.02	27.17
NET OF REVENUES & EXPENDITURES		220,264.48	0.00	424,479.31	329,203.35	(424,479.31)	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF KEEGO HARBOR
PERIOD ENDING 09/30/2026
% Fiscal Year Completed: 25.21

GL NUMBER	DESCRIPTION	YTD BALANCE 09/30/2025	2026-27 ORIGINAL BUDGET	YTD BALANCE 09/30/2026	ACTIVITY FOR MONTH 09/30/26	AVAILABLE BALANCE	% BDGT USED
Fund 247 - TAX INCREMENT FINANCE AUTHOR FUND							
Revenues							
Dept 000 - UNCLASSIFIED							
247-000-402.000	CURRENT TAXES	296,067.65	328,205.00	284,334.28	245,056.43	43,870.72	86.63
247-000-573.000	LOCAL COMMUNITY STABILIZATION SI	0.00	2,500.00	0.00	0.00	2,500.00	0.00
Total Dept 000 - UNCLASSIFIED		296,067.65	330,705.00	284,334.28	245,056.43	46,370.72	85.98
TOTAL REVENUES		296,067.65	330,705.00	284,334.28	245,056.43	46,370.72	85.98
Expenditures							
Dept 000 - UNCLASSIFIED							
247-000-964.000	MISC EXPENSE	0.00	9,500.00	4,836.37	0.00	4,663.63	50.91
Total Dept 000 - UNCLASSIFIED		0.00	9,500.00	4,836.37	0.00	4,663.63	50.91
Dept 191 - ADMINISTRATION							
247-191-802.000	PROFESSIONAL AND TECHNICAL SERV	5,110.06	0.00	0.00	0.00	0.00	0.00
Total Dept 191 - ADMINISTRATION		5,110.06	0.00	0.00	0.00	0.00	0.00
Dept 693 - CASS LAKE ROAD							
247-693-702.000	WAGES-FULL TIME	11,458.16	37,242.00	63.64	0.00	37,178.36	0.17
247-693-711.000	FICA	876.36	2,849.00	4.87	0.00	2,844.13	0.17
247-693-711.004	HEALTH INSURANCE	2,751.30	10,000.00	0.00	0.00	10,000.00	0.00
247-693-711.005	RETIREMENT PLAN	0.00	3,500.00	0.00	0.00	3,500.00	0.00
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
247-693-802.000	PROFESSIONAL AND TECHNICAL SERV	0.00	80,000.00	9,582.83	3,805.50	70,417.17	11.98
247-693-812.000	ADMINISTRATION CHARGES	0.00	48,061.00	0.00	0.00	48,061.00	0.00
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	5,105.03	0.00	111.80	0.00	(111.80)	100.00
247-693-970.000	CAPITAL EXPENSES	0.00	150,000.00	8,000.00	0.00	142,000.00	5.33
Total Dept 693 - CASS LAKE ROAD		20,190.85	382,402.00	17,763.14	3,805.50	364,638.86	4.65
Dept 899 - TAX TRIBUNAL/OTHER REFUNDS ORDERED							
247-899-956.000	COSTS, FEES, AND CHARGES	172.86	500.00	0.00	0.00	500.00	0.00
Total Dept 899 - TAX TRIBUNAL/OTHER REFUNDS ORDERED		172.86	500.00	0.00	0.00	500.00	0.00
TOTAL EXPENDITURES		25,473.77	392,402.00	22,599.51	3,805.50	369,802.49	5.76
Fund 247 - TAX INCREMENT FINANCE AUTHOR FUND:							
TOTAL REVENUES		296,067.65	330,705.00	284,334.28	245,056.43	46,370.72	85.98
TOTAL EXPENDITURES		25,473.77	392,402.00	22,599.51	3,805.50	369,802.49	5.76
NET OF REVENUES & EXPENDITURES		270,593.88	(61,697.00)	261,734.77	241,250.93	(323,431.77)	424.23

REVENUE AND EXPENDITURE REPORT FOR CITY OF KEEGO HARBOR
PERIOD ENDING 09/30/2026
% Fiscal Year Completed: 25.21

GL NUMBER	DESCRIPTION	YTD BALANCE 09/30/2025	2026-27 ORIGINAL BUDGET	YTD BALANCE 09/30/2026	ACTIVITY FOR MONTH 09/30/26	AVAILABLE BALANCE	% BDGT USED
Fund 271 - LIBRARY MILLAGE FUND							
Revenues							
Dept 000 - UNCLASSIFIED							
271-000-402.000	CURRENT TAXES	35,244.68	38,531.00	35,743.48	29,341.36	2,787.52	92.77
Total Dept 000 - UNCLASSIFIED		35,244.68	38,531.00	35,743.48	29,341.36	2,787.52	92.77
TOTAL REVENUES		35,244.68	38,531.00	35,743.48	29,341.36	2,787.52	92.77
Expenditures							
Dept 790 - LIBRARY SERVICES							
271-790-813.000	INTERGOVERNMENTAL SERVICES AGREI	0.00	38,531.00	0.00	0.00	38,531.00	0.00
Total Dept 790 - LIBRARY SERVICES		0.00	38,531.00	0.00	0.00	38,531.00	0.00
TOTAL EXPENDITURES		0.00	38,531.00	0.00	0.00	38,531.00	0.00
Fund 271 - LIBRARY MILLAGE FUND:							
TOTAL REVENUES		35,244.68	38,531.00	35,743.48	29,341.36	2,787.52	92.77
TOTAL EXPENDITURES		0.00	38,531.00	0.00	0.00	38,531.00	0.00
NET OF REVENUES & EXPENDITURES		35,244.68	0.00	35,743.48	29,341.36	(35,743.48)	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF KEEGO HARBOR
PERIOD ENDING 09/30/2026
% Fiscal Year Completed: 25.21

GL NUMBER	DESCRIPTION	YTD BALANCE 09/30/2025	2026-27 ORIGINAL BUDGET	YTD BALANCE 09/30/2026	ACTIVITY FOR MONTH 09/30/26	AVAILABLE BALANCE	% BDGT USED
Fund 401 - CAPITAL PROJECTS FUND							
Revenues							
Dept 000 - UNCLASSIFIED							
401-000-699.207	TRANSFER IN FROM POLICE FUND	0.00	16,400.00	0.00	0.00	16,400.00	0.00
Total Dept 000 - UNCLASSIFIED		0.00	16,400.00	0.00	0.00	16,400.00	0.00
TOTAL REVENUES		0.00	16,400.00	0.00	0.00	16,400.00	0.00
Expenditures							
Dept 101 - CITY COUNCIL							
401-101-970.000	CAPITAL EXPENSES	10,999.86	0.00	0.00	0.00	0.00	0.00
Total Dept 101 - CITY COUNCIL		10,999.86	0.00	0.00	0.00	0.00	0.00
Dept 207 - POLICE IN CAR COMPUTERS							
401-207-981.003	POLICE EQUIPMENT	5,696.97	16,400.00	0.00	0.00	16,400.00	0.00
Total Dept 207 - POLICE IN CAR COMPUTERS		5,696.97	16,400.00	0.00	0.00	16,400.00	0.00
TOTAL EXPENDITURES		16,696.83	16,400.00	0.00	0.00	16,400.00	0.00
Fund 401 - CAPITAL PROJECTS FUND:							
TOTAL REVENUES		0.00	16,400.00	0.00	0.00	16,400.00	0.00
TOTAL EXPENDITURES		16,696.83	16,400.00	0.00	0.00	16,400.00	0.00
NET OF REVENUES & EXPENDITURES		(16,696.83)	0.00	0.00	0.00	0.00	0.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF KEEGO HARBOR
PERIOD ENDING 09/30/2026
% Fiscal Year Completed: 25.21

GL NUMBER	DESCRIPTION	YTD BALANCE 09/30/2025	2026-27 ORIGINAL BUDGET	YTD BALANCE 09/30/2026	ACTIVITY FOR MONTH 09/30/26	AVAILABLE BALANCE	% BDGT USED
Fund 592 - WATER & SEWER FUND							
Revenues							
Dept 000 - UNCLASSIFIED							
592-000-451.120	MISC PERMIT	0.00	2,400.00	0.00	0.00	2,400.00	0.00
592-000-528.004	CRITICAL INFRASTRUCTURE GRANT	0.00	58,051.00	0.00	0.00	58,051.00	0.00
592-000-601.000	WATER AND SEWER FLAT FEE	3,716.04	14,500.00	3,709.52	3,709.52	10,790.48	25.58
Total Dept 000 - UNCLASSIFIED		3,716.04	74,951.00	3,709.52	3,709.52	71,241.48	4.95
TOTAL REVENUES		3,716.04	74,951.00	3,709.52	3,709.52	71,241.48	4.95
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	175,051.00	10,390.65	10,390.65	164,660.35	5.94
Total Dept 000 - UNCLASSIFIED		0.00	258,051.00	10,390.65	10,390.65	247,660.35	4.03
TOTAL EXPENDITURES		0.00	258,051.00	10,390.65	10,390.65	247,660.35	4.03
Fund 592 - WATER & SEWER FUND:							
TOTAL REVENUES		3,716.04	74,951.00	3,709.52	3,709.52	71,241.48	4.95
TOTAL EXPENDITURES		0.00	258,051.00	10,390.65	10,390.65	247,660.35	4.03
NET OF REVENUES & EXPENDITURES		3,716.04	(183,100.00)	(6,681.13)	(6,681.13)	(176,418.87)	3.65
TOTAL REVENUES - ALL FUNDS		2,763,810.06	4,730,744.00	3,057,172.60	2,179,405.90	1,673,571.40	64.62
TOTAL EXPENDITURES - ALL FUNDS		1,037,731.53	4,854,300.00	1,249,523.70	352,854.98	3,604,776.30	25.74
NET OF REVENUES & EXPENDITURES		1,726,078.53	(123,556.00)	1,807,648.90	1,826,550.92	(1,931,204.90)	1,463.02

"Heart of the Lakes"

City of Keego Harbor

2025 Beechmont
Keego Harbor, Michigan 48320

October 9, 2026

TO: Honorable Mayor and Members of the City Council
FROM: Joseph Gacioch, Interim City Manager
MEETING: Regular Meeting of October 13, 2026
RE: Hazardous dead tree at 3125 Orchard Lake Road, and the Charter's authority to address public hazards

Dear Mayor and Members of Council:

I am bringing this item to you because of a public safety concern. This letter explains the concern, the Charter authority the City has to address hazards of this kind, why I have written to the property owner, and the options before Council.

The concern
A large tree on the property at 3125 Orchard Lake Road, owned by TRZOS Limited Partnership, appears to be dead. It has no live foliage while the trees around it are in full leaf, and its upper structure is bare with large dead limbs. It stands immediately beside the public sidewalk and the travel lanes of Orchard Lake Road. If the trunk or a large limb fails, it could injure a pedestrian or motorist or damage neighboring property. Snow, ice and winter wind are the conditions in which a tree in this condition is most likely to fail. A tree care professional who contacted the City, believing it to be a City tree, said he doubted it would last another winter. Staff are not arborists, and this assessment is based on visual observation, which is one reason the City has asked the owner to obtain a professional opinion.

Prior notice to the owner
On June 23, 2026, Code Enforcement Officer Jamie Clufetos wrote to the owner about the tree, enclosing a photograph. The letter asked the owner to have the tree evaluated and removed if necessary by a qualified arborist or tree service, and to report back to the City within 30 days. Because Orchard Lake Road is under the jurisdiction of the Road Commission for Oakland County, a copy was provided to the Road Commission. After that letter, a member of the owner's household told staff the tree would be removed. [As of this writing, the City has received no written response or removal schedule, and the tree remains standing.] On October __, 2026, I

sent the owner a follow-up notice, enclosed with this letter, which is described below.

What the Charter provides
The City Charter gives the City the following authority. Section 2.3(p) authorizes:

> *"The preventing of injury or annoyance to the inhabitants of the city from anything which is dangerous, offensive, or unhealthful, and for preventing and abating nuisances, and punishing those occasioning them, or neglecting or refusing to abate, discontinue or remove the same;"*

Section 2.3(u) authorizes:

> *"The requiring of an owner or occupant of real property within the city to abate public hazards and nuisances which are dangerous to the health or safety of inhabitants of the city within a reasonable time after the council, or other authorized officials of the city, shall notify such owner or occupant that such hazard or nuisance exists, and if the owner or occupant fails to comply with such requirements, or if the owner is unknown, to abate such hazard or nuisance and assess the cost thereof against such property in accordance with section 14.16 of this Charter;"*

Section 2.3(ff) also gives the City jurisdiction over diseased or noxious trees. Section 14.16 governs the assessment of abatement costs against the property. [Insert the operative language of Section 14.16 after confirming it with the City Attorney.]

The purpose of this authority, and why I wrote to the owner
These provisions exist so the City can protect the people who live, work and travel in Keego Harbor from dangers on private property that the owner has not addressed, without waiting for someone to be hurt. The process is deliberately graduated: notice that a hazard exists, a reasonable time for the owner to correct it, and only if the owner does not, abatement by the City with the cost assessed to the property.

My follow-up notice is the notice that Section 2.3(u) calls for. It states that the City has determined the tree is a public hazard, and it asks the owner to (1) confirm by October 9 that an ISA Certified Arborist has been engaged, (2) provide the arborist's written report by October 23, and (3) complete the recommended work within 30 days of the report, or immediately if the arborist finds the risk is high or imminent. If the owner prefers to simply remove the tree, he may do so by October 30. The owner chooses the arborist, the contractor and the schedule. The City's goal is a prompt, cooperative resolution, and Council action is the backstop if that does not

occur.

Options for Council

Option A: Receive and file a status report. This fits if the owner has confirmed an arborist or a removal date. I would update Council on the schedule and ask for no action.

Option B: Find that the tree is a public hazard and direct abatement. Council would confirm the hazard, set a deadline for the owner to abate it, and authorize the City to remove the tree and assess the cost against the property under Sections 2.3(u) and 14.16 if the owner does not comply. This fits if the owner has not responded or the arborist's report supports removal.

Option C: Direct further steps before acting. Council could ask staff to consult the City Attorney, request that the Road Commission inspect the tree, or obtain an independent arborist's evaluation, and return the item at the next meeting. Because winter is approaching, I would ask that any delay be short.

Recommendation

If the owner has confirmed an arborist or removal date by the meeting, I recommend Option A. If not, I recommend Option B. I will report at the meeting on any response received after the date of this letter. Thank you for your attention to this public safety matter.

Sincerely,

Joseph Gacioch
Interim City Manager
City of Keego Harbor



Enclosures: (1) City letter dated June 23, 2026, with photograph; (2) Follow-up notice to owner dated October __, 2026; (3) Staff photographs

CITY OF KEEGO HARBOR
Oakland County, Michigan

AUDITED FINANCIAL REPORT

For the Fiscal Year Ended
June 30, 2026

CITY OF KEEGO HARBOR
For the Year Ended June 30, 2026

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CITY OF KEEGO HARBOR
For the Year Ended June 30, 2026

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Independent Auditor's Report

To the Honorable Mayor and City Council
The City of Keego Harbor, Michigan

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate of all remaining fund information of the City of Keego Harbor, Michigan, as of and for the year ended June 30, 2026, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate of all remaining fund information of the City of Keego Harbor, Michigan, as of June 30, 2026, and the respective changes in its financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the City and to meet our ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

Honorable Mayor and
Members of the City Council
City of Keego Harbor, Michigan

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and other required supplemental information, as identified in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplemental Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Keego Harbor's basic financial statements. The other supplemental information, as identified in the table of contents, is presented for the purpose of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to underlying accounting and other records used to prepare the basic financial statements or the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the other supplemental information, as identified in the table of contents is fairly stated in all material respects in relation to the basic financial statements as a whole.

Respectfully,

PSLZ PLLC

PSLZ PLLC
Certified Public Accountants

October 7, 2026

Overview of the Financial Statements

The City's annual report consists of management's discussion and analysis, government-wide financial statements, fund financial statements, notes to the financial statements, required supplemental information, and other supplemental information.

The government-wide financial statements are designed to provide a broad overview of the City's finances. The government-wide financial statements are presented on a full accrual basis, with an emphasis on measuring all economic resources and not just current financial resources, as measured in the individual fund statements. Two government-wide statements are provided.

The statement of net position presents information on all of the City's assets and liabilities with the difference shown as net position. Increases or decreases of net position from period to period provide useful information on the direction of the City's financial position over time.

The statement of activities provides information on how the government-wide net position changed during the fiscal year. This statement provides information on income, expenses, and other increases or decreases in net position.

Following the government-wide statements, individual fund financial statements are provided for the City's major funds with one column provided for nonmajor funds. These statements are grouped into governmental funds, which account for the cost of providing governmental-type services such as public safety and public works; business-type funds, which account for functions that are intended to recover all or a significant portion of their costs through user fees and charges, and fiduciary funds, which account for assets held for outside parties.

Reconciliation between the individual fund statements and the government-wide financial statements is provided following the individual fund statements. The differences between the statement of net position and the fund-based balance sheet are primarily related to inclusion of capital assets and long-term liabilities in the government-wide statement of net position, which are not included in the fund-based balance sheet. The differences between the statement of activities and the statement of revenues, expenditures, and changes in fund balances primarily relate to the timing of reporting capital outlays and debt principal payments in the fund statements and a difference in the timing of the recognition of certain revenues and expenditures such as debt principal payments, and accrued employee leave time.

Government-wide Financial Analysis

Net position may serve over time as a useful indicator of a government's financial position. In the case of the City of Keego Harbor, assets exceeded liabilities by $4,160,869 at the close of the most recent fiscal year.

The following table shows in a condensed format, the net position of the City's governmental activities as of June 30, 2026:

City of Keego Harbor - Net Position

	Governmental Activities		Business-type Activities		Total	
	2026	2025	2026	2025	2026	2025
Current and Other Assets	$ 4,144,916	$ 4,131,350	$ 342,671	$ 303,879	$ 4,487,587	$ 4,435,229
Capital Assets	4,895,189	3,834,902	-	-	4,895,189	3,834,902
Total Assets	9,040,105	7,966,252	342,671	303,879	9,382,776	8,270,131
Deferred Outflows	390,577	160,896	-	-	390,577	160,896
Long-term Liabilities Outstanding	3,053,219	3,365,840	-	-	3,053,219	3,365,840
Other Liabilities	988,024	822,603	-	-	988,024	822,603
Total Liabilities	4,041,243	4,188,443	-	-	4,041,243	4,188,443
Deferred Inflows	15,665	81,715	-	-	15,665	81,715
Net Position:						
Net Investment in capital assets	4,275,189	3,184,902	-	-	4,275,189	3,184,902
Restricted	1,427,551	1,366,465	-	-	1,427,551	1,366,465
Unrestricted	(328,966)	(694,377)	342,671	303,879	13,705	(390,498)
Total Net Position	$ 5,373,774	$ 3,856,990	$ 342,671	$ 303,879	$ 5,716,445	$ 4,160,869

A portion of the City's net position (74%) reflects its investment in capital assets (e.g., land, buildings, machinery, and equipment), less any related debt used to acquire those assets that is still outstanding. The City of Keego Harbor used these capital assets to provide services to citizens; consequently, these assets are *not* available for future spending. An additional portion (25%) of the City's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of *unrestricted net position* $13,705 reflects a positive balance of $1,896,688 which may be used to meet the government's ongoing obligations to citizens and creditors, less the net pension liability adjustments of $1,882,983.

The following table shows the changes of the net position during the year ended June 30, 2026:

City of Keego Harbor - Change in Net Position

	Governmental Activities		Business-type Activities		Total	
	2026	2025	2026	2025	2026	2025
Program Revenues:						
Charges for Services	$ 252,817	$ 176,691	$ 14,835	$ 19,062	$ 267,652	$ 195,753
Operating Grants & Contributions	449,182	705,856	-	-	449,182	705,856
Capital Grants & Contributions	500,000	20,000	41,949	-	541,949	20,000
General Revenues:						
Property Taxes	2,664,371	2,575,733	-	-	2,664,371	2,575,733
State Shared Revenues	336,178	333,376	-	-	336,178	333,376
Franchise Fees	28,718	41,156	-	-	28,718	41,156
Unrestricted Investment Earnings	125,224	85,797	-	-	125,224	85,797
Total Revenues	4,356,490	3,938,609	56,784	19,062	4,413,274	3,957,671
Program Expenses:						
General Government	495,557	790,533	-	-	495,557	790,533
Public Safety	1,435,959	1,523,030	-	-	1,435,959	1,523,030
Public Works	832,256	830,824	-	-	832,256	830,824
Recreation and Cultural	55,596	47,661	-	-	55,596	47,661
Interest on Long-Term Debt	20,338	23,246	-	-	20,338	23,246
Water and Sewer	-	-	17,992	15,166	17,992	15,166
Total Expenses	2,839,706	3,215,294	17,992	15,166	2,857,698	3,230,460
Change in Net Position	$ 1,516,784	$ 723,315	$ 38,792	$ 3,896	$ 1,555,576	$ 727,211

The City had an increase of $1,516,784 in net position in its governmental activities for the fiscal year ended June 30, 2026, compared to a $723,315 increase for the fiscal year ended June 30, 2025.

Governmental Funds

Of the City's governmental funds, the General, Police, Major and Local Streets, and TIFA Funds account for all significant expenditures.

General Fund expenditures exceeded revenues in fiscal year 2026 by $187,141, as compared to revenues exceeded expenditures in fiscal year 2025 by $378,540. Revenues for fiscal year 2026 decreased by $104,003 over the prior year. In the prior year, the City recognized $183,340 of American Rescue Plan Act grant funds which was the final balance of funds received. General Fund expenditures increased $56,534 over the prior year. Retirement plan contributions increased by $29,208 as compared to the prior year per actuarial requirements.

The City received a $500,000 Michigan Enhancement grant from the Michigan Economic Development Corporation for the Willow Beach Bridge Replacement Project. The City has recorded the grant revenue along with the project expenditures of $781,257 in the Local Streets Fund.

General Fund Budgetary Highlights

The General Fund original budgeted revenues were increased by $55,000 during the fiscal year through budget amendments and the original budgeted expenditures were increased by $448,174 during the year. Budgeted expenditures were increased $223,430 for the transfer to the Local Streets Fund, $156,344 for transfers to the Police Fund, and $68,400 for transfers to the Capital Projects Fund. Total General Fund actual expenditures were $199,695 less than budgeted expenditures.

Capital Assets

Significant capital asset additions in fiscal year 2026 include the Willow Street bridge project, local street improvement project, a police vehicle and a department of public works truck purchase.

Long-term Debt

At the end of the current fiscal year, the City had total general obligation bond debt outstanding of $620,000. The City's total bonded decreased by $30,000 during the current fiscal year as a result of no new debt and annual debt payments made.

Currently Known Facts, Decisions, or Conditions

The City has budgeted for pension contributions, employee and retiree health care costs, and general insurance costs in the 2026-2027 fiscal year based on the best information known at the time. The City continues to experience increases in these costs. The City is actively seeking to reduce the costs and fund the pension and post retirement healthcare costs to the extent possible.

The City has adopted a balanced budget for the 2026-2027 fiscal year.

Contacting the City's Financial Management

This audit of the revenues and expenditures of the City is designed to depict the financial health of the City and demonstrate the uses of City resources. The audit also provides financial information to the City's investors and creditors.

If you have any questions about this report contact the City Manager, City of Keego Harbor, 2025 Beechmont, Keego Harbor, Michigan 48320.

BASIC FINANCIAL STATEMENTS

CITY OF KEEGO HARBOR
Statement of Net Position
June 30, 2026

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and Cash Equivalents	$ 3,739,723	$ 342,671	$ 4,082,394
Due from Other Governmental Units	307,450	-	307,450
Prepaid Expenses	97,743	-	97,743
Capital Assets (Net of Accumulated Depreciation):			
Nondepreciable	745,901	-	745,901
Depreciable	4,149,288	-	4,149,288
Total Assets	9,040,105	342,671	9,382,776
DEFERRED OUTFLOWS OF RESOURCES			
Deferred Outflows related to Pensions	390,577	-	390,577
LIABILITIES			
Accounts Payable	792,696	-	792,696
Deposits	17,982	-	17,982
Unearned Revenue	177,346	-	177,346
Noncurrent Liabilities:			
Net OPEB Liability	106,875	-	106,875
Net Pension Liability	2,273,560	-	2,273,560
Compensated Absences	52,784	-	52,784
Long Term Debt, due within one year	30,000	-	30,000
Long Term Debt, due in more than one year	590,000	-	590,000
Total Liabilities	4,041,243	-	4,041,243
DEFERRED INFLOWS OF RESOURCES			
Deferred Inflows related to Pensions & OPEB	15,665	-	15,665
NET POSITION			
Net Investment in Capital Assets	4,275,189	-	4,275,189
Restricted:			
Streets and Highways	564,149	-	564,149
Tax Increment Financing Authority	852,061	-	852,061
Library	6,773	-	6,773
Police	4,568	-	4,568
Unrestricted (Deficit)	(328,966)	342,671	13,705
Total Net Position	$ 5,373,774	$ 342,671	$ 5,716,445

The notes to the financial statements are an integral part of this statement.

CITY OF KEEGO HARBOR
Statement of Activities
For the Year Ended June 30, 2026

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Primary Government:				
Governmental Activities:				
General Government	$ 495,557	$ 123,690	$ 51,915	$ -
Public Safety	1,435,959	90,769	61,224	-
Public Works	832,256	37,056	335,512	500,000
Recreation and Cultural	55,596	1,302	531	-
Interest on Long-Term Debt	20,338	-	-	-
Total Governmental Activities	2,839,706	252,817	449,182	500,000
Business-type Activities:				
Water & Sewer	17,992	14,835	-	41,949
Total Primary Government	$ 2,857,698	$ 267,652	$ 449,182	$ 541,949

General Revenues:
Property Taxes
State Shared Revenue
Franchise Fees
Investment Earnings
Total General Revenues

Change in Net Position

Net Position - Beginning

Net Position - Ending

The notes to the financial statements are an integral part of this statement.

Net (Expense) Revenue and Changes in Net Position		
Governmental Activities	Business-type Activities	Total
$ (319,952)	$ -	$ (319,952)
(1,283,966)	-	(1,283,966)
40,312	-	40,312
(53,763)	-	(53,763)
(20,338)	-	(20,338)
(1,637,707)	-	(1,637,707)
-	38,792	38,792
(1,637,707)	38,792	(1,598,915)
2,664,371	-	2,664,371
336,178	-	336,178
28,718	-	28,718
125,224	-	125,224
3,154,491	-	3,154,491
1,516,784	38,792	1,555,576
3,856,990	303,879	4,160,869
$ 5,373,774	$ 342,671	$ 5,716,445

The notes to the financial statements are an integral part of this statement.

CITY OF KEEGO HARBOR
Balance Sheet
Governmental Funds
June 30, 2026

	General Fund	Police Fund	Major Streets Fund	Local Streets Fund
ASSETS				
Cash and Cash Equivalents	$ 1,877,578	$ 985	$ 408,088	$ 493,953
Due from State	-	-	40,198	267,252
Prepaid Expenditures	97,743	-	-	-
Total Assets	$ 1,975,321	$ 985	$ 448,286	$ 761,205
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts Payable	$ 46,084	$ 985	$ 27	$ 645,315
Deposits	17,982	-	-	-
Unearned Revenue	177,346	-	-	-
Total Liabilities	241,412	985	27	645,315
Fund Balances:				
Nonspendable	97,743	-	-	-
Restricted for:				
Police Drug Forfeiture	4,568	-	-	-
Streets	-	-	448,259	115,890
Tax Increment Financing Authority	-	-	-	-
Library	-	-	-	-
Unrestricted::				
Unassigned	1,631,598	-	-	-
Total Fund Balances	1,733,909	-	448,259	115,890
Total Liabilities and Fund Balances	$ 1,975,321	$ 985	$ 448,286	$ 761,205

Amounts reported for governmental activities in the statement of net position are different because:

Capital Assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds.

Other Post Employment Benefits Liability

Deferred Inflows related to OPEB

Net Pension Liabilities are not reported in the funds

Deferred Outflows related to Pensions

Net Position of Governmental Activities

The notes to the financial statements are an integral part of this statement.

	TIFA Fund	Other Governmental Funds	Total Governmental Funds
	$ 875,874	$ 83,245	$ 3,739,723
	-	-	307,450
	-	-	97,743
	$ 875,874	$ 83,245	$ 4,144,916
	$ 23,813	$ 76,472	$ 792,696
	-	-	17,982
	-	-	177,346
	23,813	76,472	988,024
	-	-	97,743
	-	-	4,568
	-	-	564,149
	852,061	-	852,061
	-	6,773	6,773
	-	-	1,631,598
	852,061	6,773	3,156,892
	$ 875,874	$ 83,245	$ 4,144,916
			4,895,189
			(672,784)
			(106,875)
			(15,665)
			(2,273,560)
			390,577
			$ 5,373,774

The notes to the financial statements are an integral part of this statement.

CITY OF KEEGO HARBOR

Statement of Revenues, Expenditures, and Changes in Fund Balances

Governmental Funds

For the Year Ended June 30, 2026

	General	Police Fund	Major Streets Fund	Local Streets Fund
Revenues				
Property Taxes	$ 1,832,867	$ 467,686	$ -	$ -
Licenses and Permits	6,442	-	-	-
Intergovernmental:				
Federal, State and Local	387,828	61,224	225,722	607,514
Charges for Services	205,325	10,742	-	-
Franchise Fees	28,718	-	-	-
Interest	125,206	-	10	8
Other	21,810	-	4,307	4,987
Total Revenues	2,608,196	539,652	230,039	612,509
Expenditures				
Current:				
General Government	827,798	-	-	-
Public Safety	473,390	1,137,434	-	-
Public Works	433,297	-	57,221	69,518
Recreation and Cultural	11,416	-	-	-
Debt Service	50,338	-	-	-
Capital Outlay	-	-	-	1,007,956
Total Expenditures	1,796,239	1,137,434	57,221	1,077,474
Excess (Deficiency) of Revenues Over Expenditures	811,957	(597,782)	172,818	(464,965)
Other Financing Sources (Uses)				
Transfers In	-	675,750	-	403,430
Transfers Out	(999,098)	(77,968)	(180,000)	-
Total Other Financing Sources (Uses)	(999,098)	597,782	(180,000)	403,430
Net Change in Fund Balances	(187,141)	-	(7,182)	(61,535)
Fund Balances - Beginning	1,921,050	-	455,441	177,425
Fund Balances - Ending	$ 1,733,909	$ -	$ 448,259	$ 115,890

The notes to the financial statements are an integral part of this statement.

TIFA Fund	Other Governmental Funds	Total Governmental Funds
$ 326,244	$ 37,574	$ 2,664,371
-	-	6,442
2,276	-	1,284,564
-	-	216,067
-	-	28,718
-	-	125,224
-	-	31,104
328,520	37,574	4,356,490
-	-	827,798
-	-	1,610,824
179,480	-	739,516
-	38,301	49,717
-	-	50,338
-	222,196	1,230,152
179,480	260,497	4,508,345
149,040	(222,923)	(151,855)
-	177,886	1,257,066
-	-	(1,257,066)
-	177,886	-
149,040	(45,037)	(151,855)
703,021	51,810	3,308,747
$ 852,061	$ 6,773	$ 3,156,892

The notes to the financial statements are an integral part of this statement.

CITY OF KEEGO HARBOR

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities

For the Year Ended June 30, 2026

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds		$ (151,855)
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay exceeded depreciation expense in the current period:		
	Capital Outlay	1,230,152
	Depreciation Expense	(169,865)
The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net assets. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items:		
	Principal Paid on Long Term Debt	30,000
	Change in Compensated Absences Payable	(15,377)
	Change in Net Pension Liability	602,228
	Change in Other Post Employment Benefit Liability	(8,499)
Change in net position in governmental activities		$ 1,516,784

The notes to the financial statements are an integral part of this statement.

CITY OF KEEGO HARBOR
Statement of Net Position
Proprietary Fund
June 30, 2026

		Enterprise Fund Water & Sewer
ASSETS		
Cash	$	342,671
LIABILITIES		
Accounts Payable		-
NET POSITION		
Unrestricted	$	342,671

CITY OF KEEGO HARBOR
Statement of Revenues, Expenses and Changes in Fund Net Position
Proprietary Fund
For the Year Ended June 30, 2026

		Enterprise Fund Water & Sewer
Operating Revenues:		
Charges for Services	$	14,835
Operating Expenses		17,992
Operating Income (Loss)		(3,157)
Noncapital Subsidies:		
Grant Revenue		41,949
Increase in Fund Net Position		38,792
Net Position, Beginning		303,879
Net Position, Ending	$	342,671

The notes to the financial statements are an integral part of this statement.

CITY OF KEEGO HARBOR
Statement of Cash Flows
Proprietary Fund
For the Year Ended June 30, 2026

		Enterprise Fund Water & Sewer
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from customers and users	$	14,835
Payments to suppliers		(17,992)
Net Cash Provided by Operating Activities		(3,157)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Grant Subsidies		41,949
Net Increase (Decrease) in Cash and Cash Equivalents		38,792
Cash and Cash Equivalents, Beginning		303,879
Cash and Cash Equivalents, Ending	$	342,671
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities:		
Operating Income (Loss)	$	(3,157)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:		
Increase (Decrease) in Accounts Payable		-
Net Cash Provided (Used) by Operating Activities	$	(3,157)

The notes to the financial statements are an integral part of this statement.

CITY OF KEEGO HARBOR
Fiduciary Fund
Statement of Net Position
June 30, 2026

	Custodial Funds
ASSETS:	
Cash	$ 3,000
LIABILITIES:	
Due to Other Governmental Units	3,000
NET POSITION	$ -

CITY OF KEEGO HARBOR
Fiduciary Fund
Statement of Changes in Net Position
June 30, 2026

	Custodial Funds
Additions:	
Taxes Collected for Other Governments	$ 4,711,607
Deductions:	
Payments of Taxes to Other Governments	4,711,607
Change in Net Position	-
Net Position - Beginning of year	-
Net Position - End of year	$ -

The notes to the financial statements are an integral part of this statement.

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The City of Keego Harbor, Michigan is governed by an elected five-member council. The accompanying financial statements present the City and its component unit, the City of Keego Harbor Tax Increment Financing Authority, an entity for which the City is considered to be financially accountable. Although blended component units are legal separate entities, in substance, they are part of the City's operations.

The City of Keego Harbor Tax Increment Financing Authority is governed by a board that is appointed by the Keego Harbor City Council. Although it is legally separate from the City, it is reported as if it were part of the primary government because its primary purpose is to finance and expand a road on behalf of the City's Major Streets Fund.

Jointly Governed Organization

The City is a member of the Tri-City Fire Department, which provides fire protection services to the residents of the City of Keego Harbor, the City of Sylvan Lake, and the City of Orchard Lake. The Tri-City Fire Department along with the participating communities have entered into an agreement with the West Bloomfield Township Fire Department to provide fire and emergency services. During the current year, the City contributed approximately $380,772 to the Tri-City Fire Department. Complete financial statements for the Tri-City Fire Department can be obtained from the administrative offices at 3300 Orchard Lake Road, Orchard Lake, Michigan.

B. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e. the statement of net position and the statement of changes in net position) report information on all of the nonfiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities,* which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenue*.

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

B. Government-Wide and Fund Financial Statements – Continued

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available if they are collected within 60 days of the end of the current fiscal period. The following major revenue sources meet the availability criterion: state-shared revenue, state gas and weight tax revenue, district court fines, and interest associated with the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Governmental Funds
The City reports the following major governmental funds:

The General Fund is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Police Fund is a special revenue fund used to account for the dedicated police millage approved by the voters along with the police expenditures.

The Major Street and Local Street Funds are special revenue funds used to account for the repair, maintenance, and construction of the City's streets as identified by the State of Michigan Department of Transportation.

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation – Continued

The Tax Increment Financing Authority Fund (TIFA) accounts for the financing of a road on behalf of the City's Major Streets Fund, and debt related to theses projects and the new city hall/police facility construction. The activity is approved by the TIFA Board.

Additionally, the City reports the following fund types:
Special Revenue Funds are used to account for the proceeds of earmarked revenue or financing activities requiring separate accounting because of legal or regulatory provisions.

Debt Service Funds are used to account for the proceeds of principal, interest, and expenditures in connection with certain long-term debt obligations.

Capital Project Funds are used to account for capital improvement, equipment purchases, and construction activity funded by general revenues of the City.

Proprietary Funds
Proprietary funds are accounted for on the flow of economic resources measurement focus and use the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. Proprietary funds include the enterprise fund types.

Enterprise Funds are used to account for those operations that are financed and operated in a manner similar to private business or where the City Council has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability. The City has one enterprise fund which is the Water and Sewer Fund.

Fiduciary Funds
Custodial Funds are used to account for assets held by the City in a trustee capacity.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements, and when both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as needed.

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation – Continued

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

D. Assets, Liabilities and Net Position

1. Deposits and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition. State statutes authorize the City to invest in obligations of the U.S. Treasury, commercial paper of certain investment grades, and deposits of Michigan commercial banks. Investments for the City, as well as for its component units, are recorded at fair value.

2. Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds" (i.e. the current portion of interfund loans) or "advances to/from other funds" (i.e. non-current portion of interfund loans). All trade and property tax receivables are shown as net of allowance for uncollectible amounts.

3. Prepaid Expenses

Certain payments to vendors reflect costs applicable to future fiscal years and are recorded as prepaid items in both government-wide and fund financial statements.

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

D. Assets, Liabilities and Net Position – Continued

4. Capital Assets

Capital assets, which include property, plant, equipment, vehicles and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the government-wide financial statements. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Property, plant and equipment is depreciated using the straight line method over the following estimated useful lives:

Assets	Years
Buildings and Improvements	25-40
Furnishings, Fixtures, and Equipment	10-40
Vehicles	10-20

5. Compensated Absences

In accordance with contracts negotiated with the various employee groups of the City, along with the City's employee policy manual, individual employees have vested rights upon termination of employment to receive payment for unused vacation and sick leave under formulas and conditions specified in the contracts. All sick and vacation pay is accrued when earned in the government-wide financial statements. A liability for these amounts is reported in governmental funds only for employee terminations as of year end.

6. Long-term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed in the year of issuance. Long-term debt is recognized as a liability of a governmental fund when due. For other long-term obligations, only that portion expected to be financed from expendable available financial resources is reported as a fund liability of a governmental fund. The remaining portion of such obligations is reported in the Statement of Net Position.

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

D. Assets, Liabilities and Net Position – Continued

7. Fund Equity

In the fund financial statements, governmental funds report the following components of fund balance:

Nonspendable – Amounts that are not in spendable form or are legally or contractually required to be maintained intact.

Restricted – Amounts that are legally restricted by outside parties, constitutional provisions, or enabling legislation for use for a specific purpose.

Committed – Amounts that have been formally set aside by the City Council for use for a specific purpose. Commitments are made and can be rescinded only via resolution of the City Council.

Assigned – Intent to spend resources on specific purposes expressed by the City Council.

Unassigned – This is the residual classification for the general fund. This classification represents fund balance that has not been restricted, committed, or assigned to specific purposes within the general fund.

II. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

A. Budgetary Information

The City is legally subject to the budgetary control requirements of the State of Michigan P.A. 621 of 1978 (Uniform Budgeting Act). The following is a summary of the requirements of this act:

a. Budgets must be adopted for the General and Special Revenue Funds.
b. Budgets must be balanced.
c. Budgets must be amended as necessary.
d. Public hearings must be held prior to adoption.
e. Expenditures cannot exceed budget appropriations.
f. Expenditures must be authorized by a budget appropriation prior to being incurred.

II. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY – Continued

A. Budgetary Information – Continued

The City follows these procedures in establishing the budgetary data reflected in these financial statements:

1. The City Charter requires one regular council meeting per month. Not later than the regular meeting in May, a proposed operating budget must be submitted to the City Council for the fiscal year commencing the following July 1. The operating budget includes proposed expenditures and means of financing them for the upcoming year.

2. A public hearing and adoption of the budget is required by the regular meeting in May.

3. Not later than the regular meeting in May, the tax rate must be set and the budget is legally enacted through passage of a budget resolution (general appropriation act).

4. Formal budgetary integration is employed as a management control device for the General and Special Revenue Funds. Budgets for these funds are prepared and adopted on a basis consistent with generally accepted accounting principles (GAAP). The General Fund and the Special Revenue Fund budgets are adopted at the activity level.

5. Budget appropriations lapse at year end.

6. The City Council may authorize supplemental appropriations (budget amendments) during the year. Budget amendments that were made are reflected in the financial statements.

II. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY – Continued

B. Compliance with P.A. 621 of 1978

1. Deficit Fund Balance

The City has no deficit fund balances as of June 30, 2026.

2. Excess of Expenditures Over Appropriations in Budgetary Funds

The budgets for the General Fund and the Special Revenue Funds are adopted at the activity level. The City's expenditures did not exceed the final budgeted amounts at year end.

C. Public Act 245 of 1999 Compliance

In accordance with the State Construction Code Act, Public Act 245 of 1999, the City must account for cumulative revenues over or under expenditures generated by the City's building department from January 1, 2000 and forward.

The cumulative amounts as of June 30, 2026 are as follows:

Cumulative Shortfall at June 30, 2025	$ 5,683
Fees Collected in Fiscal Year 2026	80,012
Expenditures in Fiscal Year 2026	(83,755)
Revenues Over (Under) Expenditures	(3,743)
Cumulative Shortfall at June 30, 2026	$ 9,426

III. DETAILED NOTES ON ALL FUNDS

A. Deposits and Investments

Under State law, the City is permitted to invest in deposits with Michigan commercial banks, savings and loans and credit unions, obligations of the U.S. Treasury, and corporate bonds and commercial paper with certain investment grades. The City's cash and investments are subject to several types of risk, which are detailed as follows:

Custodial Credit Risk of Bank Deposits. Custodial Credit Risk is the risk that in the event of a bank failure, the City's deposits may not be recovered. Neither State law nor the City's investment policy requires consideration of custodial credit risk. As of June 30, 2026, the City's balance of its deposits was $4,085,394, of which $3,585,394 was uninsured and uncollateralized.

Interest Rate Risk. Interest rate risk is the risk that the value of investments will decrease as a result of a rise in interest rates. The City does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. The City's investments consisted of the following:

Investments	Fair Value	Weighted Average Maturity
MI Class Fund	$2,260,392	83 days
Government Investment Pool	296,992	619 days

Credit Risk. State law limits investments in commercial paper, corporate bonds, and mutual bond funds to the top two ratings issued by nationally recognized statistical rating organizations. The City has no investment policy that would further limit its investment choices. As of fiscal year end, the credit qualify ratings of debt securities are as follows:

Investments	Fair Value	Rating	Rating Organization
MI Class Fund	$2,260,392	N/A	N/A
Government Investment Pool	296,992	N/A	N/A

Investments in Entities that Calculate Net Asset Value per Share. As of the fiscal year ended June 30, 2026, the City holds shares or interests in investment pools where the fair value of the investments are measured on a recurring basis using net asset value per share of the investment pools as follows:

Investments	Fair Value
MI Class Fund	$2,260,392
Government Investment Pool	296,992

The Oakland County LGIP and MI Class Fund have no unfunded commitments, no restrictions on redemption frequency, and no redemption notice period.

III. DETAILED NOTES ON ALL FUNDS

B. Capital Assets

Capital asset activity for the year ended June 30, 2026 was as follows:

Governmental Activities:	Beginning Balance	Additions	Deletions	Ending Balance
Capital Assets, not depreciated:				
Land	$ 745,901	$ -	$ -	$ 745,901
Capital Assets, being depreciated:				
Infrastructure	3,025,137	1,007,956	-	4,033,093
Building and Improvements	1,292,849	-	-	1,292,849
Furnishings, Fixtures, and Equipment	679,780	92,377	-	772,157
Vehicles	478,542	129,819	-	608,361
	5,476,308	1,230,152	-	6,706,460
Less: Accumulated Depreciation:				
Infrastructure	(872,359)	(74,553)	-	(946,912)
Building and Improvements	(399,816)	(24,144)	-	(423,960)
Furnishings, Fixtures, and Equipment	(647,497)	(62,261)	-	(709,758)
Vehicles	(467,635)	(8,907)	-	(476,542)
	(2,387,307)	(169,865)	-	(2,557,172)
Governmental Activities Capital Assets, net	$ 3,834,902	$ 1,060,287	$ -	$ 4,895,189

Depreciation expense was charged on the Statement of Activities as follows:

General Government	$ 39,140
Public Safety	32,106
Public Works	92,740
Recreation and Cultural	5,879
	$ 169,865

III. DETAILED NOTES ON ALL FUNDS – Continued

C. Interfund Transfers

Transfers Out	Transfers In	Total
General Fund	Police Fund	$ 675,750
General Fund	Local Streets Fund	223,430
General Fund	Capital Project Fund	99,918
Police Fund	Capital Project Fund	77,968
Major Streets Fund	Local Streets Fund	180,000
		$ 1,257,066

Transfer to the Police Fund from the General Fund is to help fund operations of the police department.
Transfer to the Local Streets Fund from the Major Streets Fund is to fund current year local street projects.
Transfer from the Police Fund to the Capital Project Fund was for police equipment purchases.

D. Long-Term Debt

The City had issued Building Authority Bonds, Series 2010G, through the Oakland County Building Authority in the amount of $1,120,000 to be paid over 30 years with interest rates from 2.00% - 4.25%. In accordance with the requirement of the Building Authority Bonds, the City deeded the City Hall Administration Building and the DPW Building to the Oakland County Building Authority who leases these buildings back to Oakland County. The City then entered into an agreement with the County to sublease the City Hall Administration Building and the DPW Building over the 30 year period of the bonds for rental payments which will equal an amount sufficient to pay the debt service requirements and other related costs. The ownership of the buildings will be transferred at no additional cost to the City upon full payment and retirement of the bonds and the receipt of all rental payments from the City.

On May 27, 2020, the County issued the Oakland County Building Authority Refunding Bonds to defease the 2010 bonds with this refunding issue in the amount of $835,000 at interest rate of 2.0-5.0%. Debt payments are due semi-annually commencing on September 1, 2020 and maturing on November 1, 2039.

III. DETAILED NOTES ON ALL FUNDS – Continued

D. Long-Term Debt – Continued

The following is a summary of long-term debt transactions of the City for the year ended June 30, 2026:

	Interest Rates	Balance July 1, 2025	Additions	Reductions	Balance June 30, 2026	Due Within One Year
Governmental Activities:						
General Obligation Bonds:						
Oakland County Building Authority Refunding Bonds Issue Amount: $835,000 Maturing through 2040	2.00-5.00%	$ 650,000	$ -	$ 30,000	$ 620,000	$ 30,000
Compensated Absences		37,407	15,377	-	52,784	52,784
Total Long-term Debt		$ 687,407	$ 15,377	$ 30,000	$ 672,784	$ 82,784

The annual debt service requirements to maturity for general obligation bonds and installment notes outstanding as of June 30, 2026 are as follows:

	Governmental Activities	
Year Ended	Principal	Interest
2027	$ 30,000	$ 18,638
2028	40,000	16,888
2029	40,000	14,888
2030	40,000	12,888
2031	40,000	10,888
2030-2036	225,000	34,140
2037-2040	205,000	9,332
	$ 620,000	$ 117,662

III. DETAILED NOTES ON ALL FUNDS – Continued

E. Property Taxes

Property taxes are assessed as of each December 31. The City tax levy is billed on July 1 of the following year. Taxes are considered delinquent on July 31, at which time the applicable property is subject to lien and penalty and interest is assessed. The maximum authorized operating levy for the City is 20 mills. The City's tax levy includes General Operating, Police, Publicity, and Library millages.

IV. OTHER INFORMATION

A. Defined Benefit Pension Plan

Plan Description
The City contributes to the Municipal Employees' Retirement System of Michigan (MERS), which is an agent multiple-employer defined benefit pension plan that covers all full time employees of the City. MERS was established by the Michigan Legislature in 1945 and is administered by a nine member Retirement Board. MERS issues a publicly available financial report that includes financial statements and required supplementary information for the system. That report may be obtained at *mersofmich.com*.

Benefits Provided
The Plan provides retirement, disability, and death benefits to plan members and their beneficiaries, as established by Public Act 427 of 1984, as amended. The Plan covers all full-time employees at the City including union and non-union employees. Benefits are calculated as 2.5 percent of the employee's five-year final average compensation times the employee's years of service with a maximum of 80 percent of final average compensation. Normal retirement age is 60. Deferred retirement benefits vest after 10 years of credited service but are not paid until the date retirement would have occurred if the member had remained an employee.

Benefit terms, within the guidelines established by MERS, are generally established and amended by authority of the City Council, generally after negotiations of these terms with the affected unions. Police employee benefit terms may be subject to binding arbitration in certain circumstances.

IV. OTHER INFORMATION – Continued

A. Defined Benefit Pension Plan – Continued

Employees Covered by Benefit Terms
At the December 31, 2025 measurement date, the following employees were covered by the benefit terms:

Inactive plan members or beneficiaries currently receiving benefits	20
Inactive plan members entitled to but not yet receiving benefits	3
Active Plan Members	2
Total Employees covered by MERS	25

Contributions
The State of Michigan Constitution, Article 9, Section 24, requires that financial benefits arising on account of employee services rendered in each year be funded during that year. Accordingly, MERS retains an independent actuary to determine the annual contribution. The employer is required to contribute amounts at least equal to the actuarially determined rate, as established by the MERS retirement board. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by plan members during the year, with an additional amount to finance any unfunded accrued liability. The employer may establish contribution rates to be paid by its covered employees.

For the year ended June 30, 2026, the average active employee contribution rate was 5 percent of gross wages for police union employees and 10 percent of gross wages for all other employees. The City's contribution rate was a monthly flat rate of $27,250.

Net Pension Liability
The net pension liability reported at June 30, 2026 was determined using a measure of the total pension liability and the plan net position as of December 31, 2025. The December 31, 2025 total pension liability was determined by an actuarial valuation performed as of that date.

IV. OTHER INFORMATION – Continued

A. Defined Benefit Pension Plan – Continued

Changes in the net pension liability during the measurement year were as follows:

	Increase (Decrease)		
Changes in Net Pension Liability	Total Pension Liability	Plan Net Position	Net Pension Liability
Balance at January 1, 2025	$ 5,823,282	$ 3,251,942	$ 2,571,340
Service Cost	32,329	-	32,329
Interest	404,712	-	404,712
Contributions-Employer	-	344,396	(344,396)
Contributions-Employee	-	9,399	(9,399)
Net Investment Income(Loss)	-	499,442	(499,442)
Differences between expected and actual experience	37,943	-	37,943
Changes in Assumptions	73,908	-	73,908
Benefit Payments, including refunds	(405,571)	(405,571)	-
Administrative Expenses	-	(6,565)	6,565
Net Changes	143,321	441,101	(297,780)
Balance at December 31, 2025	$ 5,966,603	$ 3,693,043	$ 2,273,560

Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2026, the City reported deferred outflows of resources related to pensions from the following sources:

Source	Deferred Outflows of Resources	Deferred Inflows of Resources
Net difference between projected and actual earnings on pension plan investments	$ 182,482	$ -
Employer contributions to the plan subsequent to the measurement date	208,095	-
Total	$ 390,577	$ -

IV. OTHER INFORMATION – Continued

A. Defined Benefit Pension Plan – Continued

Amounts reported as deferred outflows of resources related to pensions will be recognized in pension expense as follows. These amounts are exclusive of the employer contributions to the plan made subsequent to the measurement date ($208,095), which will impact the net pension liability in fiscal year 2027, rather than pension expense.

Years Ending June 30	Amount
2027	$ (10,680)
2028	80,135
2029	58,258
2030	54,769
2031	-

Actuarial Assumptions

The total pension liability in the December 31, 2025 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50%
Salary increases	3.00%
Investment rate of return	6.79%

Mortality rates were based on a blend of the Pub-2010 Juvenile Mortality Tables, PubG-2010 Employee Mortality Tables, and PubG-2010 Healthy Retiree Tables. For disabled retirees, mortality rates were based on a blend of the Pub-2010 Juvenile Mortality Tables and the PubNS-2010 Disabled Retiree Tables.

The actuarial assumptions used in the December 31, 2025 valuation were based on the results of the most recent actuarial experience study conducted for the period January 1, 2019 through December 31, 2023.

Discount Rate

The discount rate used to measure the total pension liability was 7.04 percent. The projection of cash flows used to determine the discount rate assumes that employee contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the employee rate.

IV. OTHER INFORMATION – Continued

A. Defined Benefit Pension Plan – Continued

Projected Cash Flows

Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

The long-term expected rate of return on pension plan investments was determined using a model in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return as of December 31, 2025, the measurement date, for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return
Global Equity	60%	4.50%
Global Fixed Income	20%	2.16%
Private Investments	20%	6.50%

IV. OTHER INFORMATION – Continued

A. Defined Benefit Pension Plan – Continued

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the City, calculated using the discount rate of 7.04 percent, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate:

	1% Decrease (6.04%)	Current Discount Rate (7.04%)	1% Increase (8.04%)
Net Pension Liability	$ 2,850,305	$ 2,273,560	$ 1,777,969

Pension Plan Fiduciary Net Position

Detailed information about the plan's fiduciary net position is available in the separately issued financial report. For the purposes of measuring the net pension liability, deferred outflows of resources, and deferred inflows of resources related to pension and pension expense, information about the plan's fiduciary net position and addition to/deduction from fiduciary net position have been determined on the same basis as they are reported by the plan. The plan uses the economic resources measurement focus and the full accrual basis of accounting. Investments are stated at fair value. Contribution revenue is recorded as contributions are due pursuant to legal requirements. Benefit payments and refunds of employee contributions are recognized as expense when due and payable in accordance with the benefit terms.

B. Post Retirement Health Care Benefits

Plan Description

The City provides health care insurance coverage to all eligible full-time employees who retire from the City, in accordance with labor contracts and City policy. The City includes pre-Medicare retirees and their dependents in its insured health care plan. Currently 6 retirees are covered by this plan and all are eligible for Medicare. The City has no obligation to make contributions in advance of when the insurance premiums are due for payment (in other words, this may be financed on a "pay-as-you-go" basis).

IV. OTHER INFORMATION – Continued

B. Post Retirement Health Care Benefits – Continued

Benefits Provided

General employees are eligible to receive health insurance benefits upon retirement and 15 years of full-time employment. Police union employees receive benefits upon retirement and 8 years of service. The City pays a fixed amount of the monthly premium, and the employee is responsible for the balance of the premium.

Employees Covered by Benefit Terms

At the June 30, 2025 valuation date, the following employees were covered by the benefit terms:

Inactive plan members or beneficiaries currently receiving benefits	1
Inactive plan members entitled to but not yet receiving benefits	-
Active Plan Members	5
Total	6

Contributions

Active service members are not required to make contributions to the plan. During the year ended June 30, 2026, the City made no contributions to the plan.

Summary of Significant Accounting Policies

For the purpose of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB (if applicable), and OPEB expenses, have been determined on the same basis as they are reported for the City. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms.

IV. OTHER INFORMATION – Continued

B. Post Retirement Health Care Benefits – Continued

Actuarial Assumptions

The total OPEB liability was determined by an actuarial valuation as of June 30, 2025. The following actuarial assumptions were applied:

Actuarial Cost Method	Entry-age normal
Inflation	3.00%
Salary Increases	1.00%
Investment Rate of Return	n/a
Retirement Age	General: Immediate pension and 15 years full-time employment Union: 8 years of service
Mortality	Pub-2010 Safety Tables
Health care trend rates	7.50% initially grading to 4.50% in 2037

Discount Rate

The discount rate of 5.20% is based on the Bond Buyer General Obligation 20-Bond Municipal Index.

Changes in Net OPEB Liability

The components of the change in the net OPEB liability are summarized as follows:

	Increase (Decrease)		
Changes in Net OPEB Liability	Total OPEB Liability	Plan Net Position	Net OPEB Liability
Balance at July 1, 2025	$ 107,093	$ -	$ 107,093
Service Cost	8,029	-	8,029
Interest	4,420	-	4,420
Change in Assumptions	(9,667)	-	(9,667)
Benefit Payments, including refunds	(3,000)	-	(3,000)
Net Changes	(218)	-	(218)
Balance at June 30, 2026	$ 106,875	$ -	$ 106,875

IV. OTHER INFORMATION – Continued

B. Post Retirement Health Care Benefits – Continued

OPEB Expense and Deferred Outflows or Resources and Deferred Inflows of Resources Related to OPEB

For the year ended June 30, 2026, the City recognized OPEB expense of $10,192. At June 30, 2026, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

Source	Deferred Inflows of Resources
Changes of Assumptions	$ 15,665

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Years Ending June 30	Amount
2027	$ (2,257)
2028	(2,257)
2029	(2,257)
2030	(2,257)
2031	(2,257)
Thereafter	(4,380)

The net OPEB liability is generally liquidated by the General Fund.

Sensitivity of the Net OPEB Liability to Changes in the Discount Rate

The following presents the net OPEB liability of the City, calculated using the discount rate of 5.20 percent, as well as what the City's net OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate:

	1% Decrease (4.20%)	Current Discount Rate (5.20%)	1% Increase (6.20%)
Net OPEB Liability	$ 113,466	$ 106,875	$ 100,868

IV. OTHER INFORMATION – Continued

B. Post Retirement Health Care Benefits – Continued

The following presents the net OPEB liability of the City, as well as what the City's net OPEB liability would be if it were calculated using healthcare trends rates that are 1 percentage point lower or 1 percentage point higher than the current healthcare cost trend rates:

	1% Decrease	Healthcare Cost Trend Rate	1% Increase
Net OPEB Liability	$ 102,364	$ 106,875	$ 111,787

C. Risk Management

The City is a member of the Michigan Municipal Risk Management Authority for its general liability coverage and a member of the Michigan Municipal Workers Compensation Fund for its workers compensation coverage. The City pays annual premiums to the pools. The pools are self-sustaining through member premiums, and each carries reinsurance through commercial companies for claims in excess of the pool loss reserve fund. In the event that a single loss should exceed the amount of protection afforded by the pool loss reserve fund, reinsurance, or other insurance carried by the pools, or in the event that a series of losses should deplete or exhaust the loss reserve fund and reinsurance, the payment of valid losses shall be the obligation of the individual member or members of the respective pool against whom the claim was made. No such event has occurred with the City and the pools to which it belongs in any of the past three fiscal years.

D. Upcoming Accounting Pronouncements

In December 2025, the Governmental Accounting Standards Board issued Statement No. 105, *Subsequent Events*, which improves financial reporting requirements for subsequent events and enhances consistency in their application. This standard clarifies the subsequent events time frame and the distinction between recognized and nonrecognized events. This statement also establishes specific note disclosure requirements and requires disclosure of the date through which subsequent events have been evaluated. This statement is effective for the City's financial statements beginning with the fiscal year ending June 30, 2027.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF KEEGO HARBOR

Required Supplemental Information

Schedule of Changes in the Net Pension Liability and Related Ratios

Last Ten Fiscal Years

	2026	2025	2024	2023	2022	2021	2020	2019	2018	2017
Total Pension Liability:										
Service Cost	$ 32,329	$ 31,155	$ 31,263	$ 34,542	$ 39,680	$ 41,853	$ 39,068	$ 47,590	$ 45,051	$ 40,648
Interest	404,712	399,333	390,741	391,716	369,367	350,938	360,350	360,101	343,055	328,779
Experience Differences	37,943	51,154	122,579	(35,792)	320,204	38,018	(97,888)	(64,177)	126,780	85,056
Change in assumptions	73,908	(4,884)	37,534	-	187,212	162,676	157,719	-	-	-
Benefit payments, including refunds	(405,571)	(399,259)	(420,488)	(384,024)	(358,015)	(341,785)	(353,065)	(319,188)	(286,984)	(269,503)
Net Change in Total Pension Liability	143,321	77,499	161,629	6,442	558,448	251,700	106,184	24,326	227,902	184,980
Total Pension Liability, Beg. of year	5,823,282	5,745,783	5,584,154	5,577,712	5,019,264	4,767,564	4,661,380	4,637,054	4,409,152	4,224,172
Total Pension Liability, End of year	$ 5,966,603	$ 5,823,282	$ 5,745,783	$ 5,584,154	$ 5,577,712	$ 5,019,264	$ 4,767,564	$ 4,661,380	$ 4,637,054	$ 4,409,152
Plan Fiduciary Net Position:										
Contributions - Employer	$ 344,396	$ 291,576	$ 990,201	$ 262,961	$ 223,146	$ 198,318	$ 175,044	$ 149,388	$ 123,900	$ 109,770
Contributions - Employee	9,399	9,013	14,381	20,210	137,324	22,007	21,279	29,763	24,560	32,476
Net Investment Income(Loss)	499,442	232,501	287,750	(273,132)	321,730	268,910	269,281	(85,400)	277,354	228,946
Administrative Expenses	(6,565)	(6,895)	(5,783)	(4,797)	(3,688)	(4,276)	(4,633)	(4,321)	(4,404)	(4,523)
Benefit payments, including refunds	(405,571)	(399,259)	(420,488)	(384,024)	(358,015)	(341,785)	(353,065)	(319,188)	(286,984)	(269,503)
Net Change in Plan Fiduciary Net Position	441,101	126,936	866,061	(378,782)	320,497	143,174	107,906	(229,758)	134,426	97,166
Plan Fiduciary Net Position, Beg. of year	3,251,942	3,125,006	2,258,945	2,637,727	2,317,230	2,174,056	2,066,150	2,295,908	2,161,482	2,064,316
Plan Fiduciary Net Position, End of year	$ 3,693,043	$ 3,251,942	$ 3,125,006	$ 2,258,945	$ 2,637,727	$ 2,317,230	$ 2,174,056	$ 2,066,150	$ 2,295,908	$ 2,161,482
City's Net Pension Liability - Ending	$ 2,273,560	$ 2,571,340	$ 2,620,777	$ 3,325,209	2,939,985	$ 2,702,034	$ 2,593,508	$ 2,595,230	$ 2,341,146	$ 2,247,670
Plan Fiduciary Net Position as a Percent of Total Pension Liability	61.9%	55.8%	54.4%	40.5%	47.3%	46.2%	45.6%	44.3%	49.5%	49.0%
Covered Employee Payroll	$ 186,439	$ 176,116	$ 179,469	$ 230,684	286,025	$ 330,234	$ 311,043	$ 415,232	$ 354,951	$ 328,135
City's Net Pension Liability as a Percent of Covered Employee Payroll	1219.5%	1460.0%	1460.3%	1441.5%	1027.9%	818.2%	833.8%	625.0%	659.6%	685.0%

CITY OF KEEGO HARBOR
Required Supplemental Information
Schedule of City Pension Contributions
Last Ten Fiscal Years

	2026	2025	2024	2023	2022	2021	2020	2019	2018	2017
Actuarially determined contribution	$ 327,000	$ 297,792	$ 285,360	$ 271,008	$ 240,384	$ 205,908	$ 190,728	$ 159,360	$ 139,416	$ 108,384
Contributions in relation to the actuarially determined contribution	347,000	309,792	285,360	271,008	240,384	205,908	190,728	159,360	139,416	108,384
Contribution Excess (Deficiency)	$ 20,000	$ 12,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered Employee Payroll	$ 186,439	$ 176,116	$ 179,469	$ 230,684	$ 286,025	$ 330,234	$ 311,043	$ 415,232	$ 408,588	$ 328,135
Contributions as a Percentage of Covered Employee Payroll	186.1%	175.9%	159.0%	117.5%	84.0%	62.4%	61.3%	38.4%	34.1%	33.0%

Actuarial valuation information relative to the determination of contributions:

Valuation Date	Actuarially determined contribution rates are calculated as of December 31 each year, which is 18 months prior to the beginning of the fiscal year in which the contributions are required.

Methods and assumptions used to determine contribution rates:

Actuarial Cost Method	Entry-age normal
Amortization Method	Fixed period, closed
Remaining Amortization Period	13 years
Asset Valuation Method	5 year smoothed market
Inflation	2.50%
Salary Increases	3.00% including inflation
Investment Rate of Return	6.79%
Retirement Age	Experience based tables of rates that are specific to the type of eligibility condition
Mortality	Blend of Pub-2010 Juvenile Mortality Tables, PubG-2010 Employee Mortality Tables, and PubG Healthy Retiree Tables. For disabled retirees, a blend of the Pub-2010 Juvenile Mortality Tables and the PubNS-2010

CITY OF KEEGO HARBOR

Required Supplemental Information

Schedule of Changes in the Net OPEB Liability and Related Ratios

Last Nine Fiscal Years

	2026	2025	2024	2023	2022	2021	2020	2019	2018
Total OPEB Liability:									
Service Cost	$ 8,029	$ 7,752	$ 7,970	$ 7,802	$ 7,637	$ 5,331	$ 5,331	$ 5,257	$ 6,301
Interest	4,420	2,647	2,289	2,197	2,048	1,631	1,538	1,413	-
Change in Assumptions	(9,667)	-	-	(9,933)	35,293	-	-	-	-
Benefit payments	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	-	-	-	-
Net Change in Total OPEB Liability	(218)	7,399	7,259	(2,934)	41,978	6,962	6,869	6,670	6,301
Total OPEB Liability, Beg. of year	107,093	99,694	92,435	95,369	53,391	46,429	39,560	32,890	26,589
Total OPEB Liability, End of year	$ 106,875	$ 107,093	$ 99,694	$ 92,435	$ 95,369	$ 53,391	$ 46,429	$ 39,560	$ 32,890
Plan Fiduciary Net Position:									
Contributions - Employer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Plan Net Position, Beg. of year	-	-	-	-	-	-	-	-	-
Plan Net Position, End of year	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
City's Net OPEB Liability - Ending	$ 106,875	$ 107,093	$ 99,694	$ 92,435	$ 95,369	$ 53,391	$ 46,429	$ 39,560	$ 32,890
Plan Fiduciary Net Position as a Percent of Total OPEB Liability	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Covered Employee Payroll	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	$ 408,588
City's Net OPEB Liability as a Percent of Covered Employee Payroll	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	8.0%

CITY OF KEEGO HARBOR
Required Supplemental Information
Schedule of City OPEB Contributions
Last Ten Fiscal Years

	2026	2025	2024	2023	2022	2021	2020	2019	2018	2017
Actuarially determined contribution	$ 9,605	$ 9,274	$ 9,004	$ 9,004	$ 6,962	$ 6,962	$ 6,869	$ 6,869	$ 6,481	$ 13,254
Contributions in relation to the actuarially determined contribution	-	-	-	-	-	-	-	-	-	-
Contribution Deficiency	$ 9,605	$ 9,274	$ 9,004	$ 9,004	$ 6,962	$ 6,962	$ 6,869	$ 6,869	$ 6,481	$ 13,254
Covered Employee Payroll	$ n/a	$ n/a	$ n/a	$ n/a	$ n/a	$ n/a	$ n/a	$ n/a	$ n/a	$ n/a
Contributions as a Percentage of Covered Employee Payroll	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Actuarial valuation information relative to the determination of contributions:

Valuation Date	Actuarially determined contribution rates are calculated as of June 30 each year, which is 12 months prior to the beginning of the fiscal year in which the contributions are required.

Methods and assumptions used to determine contribution rates:

Actuarial Cost Method	Entry-age normal
Amortization Method	Level percent of payroll
Discount Rate	5.20%
Salary Increases, including inflation	3.00%
Retirement Age	General: Immediate pension and 15 years of full-time employment Union: 8 years of service
Mortality	Pub-2010 General and Safety Headcount-weighted
Health care trend rates	7.50% initially grading to 4.50% in 2037

CITY OF KEEGO HARBOR
Budgetary Comparison Schedule
General Fund
For the Year Ended June 30, 2026

	Budgeted Amounts		Variance with Original Budget over (under)	Actual	Variance with Final Budget over (under)
	Original	Final	Final Budget	Amounts	Actual Amounts
Revenues:					
Property Taxes	$ 1,837,952	$ 1,837,952	$ -	$ 1,832,867	$ (5,085)
Licenses and Permits	8,100	8,100	-	6,442	(1,658)
Intergovernmental	356,285	356,285	-	387,828	31,543
Charges for Services	217,708	217,708	-	205,325	(12,383)
Franchise Fees	37,000	37,000	-	28,718	(8,282)
Interest	45,000	100,000	55,000	125,206	25,206
Other	27,650	27,650	-	21,810	(5,840)
Total Revenues	2,529,695	2,584,695	55,000	2,608,196	23,501
Expenditures:					
General Government	836,725	836,725	-	824,290	12,435
Public Safety:					
Fire	380,772	380,772	-	380,772	-
Inspection Services	83,940	83,940	-	76,155	7,785
Code Enforcement	28,150	28,150	-	16,463	11,687
Total Public Safety	492,862	492,862	-	473,390	19,472
Public Works	480,502	480,502	-	433,297	47,205
Recreation	16,200	16,200	-	11,416	4,784
Other Functions	11,675	11,675	-	3,508	8,167
Debt Service	50,888	50,888	-	50,338	550
Total Expenditures	1,888,852	1,888,852	-	1,796,239	92,613
Excess (Deficiency) of Revenues Over Expenditures	640,843	695,843	55,000	811,957	116,114
Other Financing Uses:					
Transfers Out	(658,006)	(1,106,180)	(448,174)	(999,098)	107,082
Net Change in Fund Balance	(17,163)	(410,337)	(393,174)	(187,141)	223,196
Fund Balance - Beginning	1,921,050	1,921,050	-	1,921,050	-
Fund Balance - Ending	$ 1,903,887	$ 1,510,713	$ (393,174)	$ 1,733,909	$ 223,196

CITY OF KEEGO HARBOR

Budgetary Comparison Schedule

Police Special Revenue Fund

For the Year Ended June 30, 2026

	Budgeted Amounts		Variance with Original Budget over (under)	Actual	Variance with Final Budget over (under)
	Original	Final	Final Budget	Amounts	Actual Amounts
Revenues:					
Property Taxes	$ 459,200	$ 459,200	$ -	$ 467,686	$ 8,486
Intergovernmental-State	56,800	56,800	-	61,224	4,424
Charges for Services	5,450	5,450	-	10,742	5,292
Total Revenues	521,450	521,450	-	539,652	18,202
Expenditures:					
Public Safety	1,112,356	1,212,600	100,244	1,137,434	75,166
Total Expenditures	1,112,356	1,212,600	100,244	1,137,434	75,166
Excess (Deficiency) of Revenues Over Expenditures	(590,906)	(691,150)	(100,244)	(597,782)	93,368
Other Financing Sources(Uses):					
Transfer In	624,006	780,350	156,344	675,750	(104,600)
Transfer Out	(33,100)	(89,200)	(56,100)	(77,968)	11,232
	590,906	691,150	100,244	597,782	(93,368)
Net Change in Fund Balance	-	-	-	-	-
Fund Balance - Beginning	-	-	-	-	-
Fund Balance - Ending	$ -	$ -	$ -	$ -	$ -

CITY OF KEEGO HARBOR
Budgetary Comparison Schedule
Major Streets Special Revenue Fund
For the Year Ended June 30, 2026

	Budgeted Amounts		Variance with Original Budget over (under)	Actual	Variance with Final Budget over (under)
	Original	Final	Final Budget	Amounts	Actual Amounts
Revenues:					
State	$ 217,482	$ 217,482	$ -	$ 225,722	$ 8,240
Interest	10	10	-	10	-
Other	9,200	9,200	-	4,307	(4,893)
Total Revenues	226,692	226,692	-	230,039	3,347
Expenditures:					
Public Works:					
Streets	159,532	159,532	-	57,221	102,311
Excess (Deficiency) of Revenues Over Expenditures	67,160	67,160	-	172,818	105,658
Other Financing Uses:					
Transfers Out	(180,000)	(180,000)	-	(180,000)	-
Total Other Financing Uses	(180,000)	(180,000)	-	(180,000)	-
Net Change in Fund Balance	(112,840)	(112,840)	-	(7,182)	105,658
Fund Balance - Beginning	455,441	455,441	-	455,441	-
Fund Balance - Ending	$ 342,601	$ 342,601	$ -	$ 448,259	$ 105,658

CITY OF KEEGO HARBOR
Budgetary Comparison Schedule
Local Streets Special Revenue Fund
For the Year Ended June 30, 2026

	Budgeted Amounts		Variance with Original Budget over (under)	Actual	Variance with Final Budget over (under)
	Original	Final	Final Budget	Amounts	Actual Amounts
Revenues:					
State	$ 93,278	$ 93,278	$ -	$ 96,876	$ 3,598
State-Metro Act	9,000	9,000	-	10,638	1,638
State Grant	500,000	500,000	-	500,000	-
Interest	10	10	-	8	(2)
Other	5,000	5,000	-	4,987	(13)
Total Revenues	607,288	607,288	-	612,509	5,221
Expenditures:					
Public Works:					
Streets	95,994	95,994	-	69,518	26,476
Capital Outlay	780,000	1,003,430	223,430	1,007,956	(4,526)
	875,994	1,099,424	223,430	1,077,474	21,950
Excess (Deficiency) of Revenues Over Expenditures	(268,706)	(492,136)	(223,430)	(464,965)	27,171
Other Financing Sources:					
Transfers In	180,000	403,430	223,430	403,430	-
Net Change in Fund Balance	(88,706)	(88,706)	-	(61,535)	27,171
Fund Balance - Beginning	177,425	177,425	-	177,425	-
Fund Balance - Ending	$ 88,719	$ 88,719	$ -	$ 115,890	$ 27,171

CITY OF KEEGO HARBOR

Budgetary Comparison Schedule

TIFA Special Revenue Fund

For the Year Ended June 30, 2026

	Budgeted Amounts		Variance with Original Budget over (under)	Actual	Variance with Final Budget over (under)
	Original	Final	Final Budget	Amounts	Actual Amounts
Revenues:					
Property Taxes	$ 337,700	$ 337,700	$ -	$ 326,244	$ (11,456)
State	2,500	2,500	-	2,276	(224)
Total Revenues	340,200	340,200	-	328,520	(11,680)
Expenditures:					
Public Works	363,518	363,518	-	179,480	184,038
Total Expenditures	363,518	363,518	-	179,480	184,038
Net Change in Fund Balance	(23,318)	(23,318)	-	149,040	172,358
Fund Balance - Beginning	703,021	703,021	-	703,021	-
Fund Balance - Ending	$ 679,703	$ 679,703	$ -	$ 852,061	$ 172,358

OTHER SUPPLEMENTARY INFORMATION

CITY OF KEEGO HARBOR
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2026

	Special Revenue Fund Library	Capital Project Fund	Total
Assets			
Cash and Cash Equivalents	$ 6,773	$ 76,472	$ 83,245
Liabilities and Fund Balance			
Liabilities:			
Accounts Payable	$ -	$ 76,472	$ 76,472
Fund Balance:			
Restricted for Library	6,773	-	6,773
Total Liabilities and Fund Balance	$ 6,773	$ 76,472	$ 83,245

CITY OF KEEGO HARBOR
Combining Statement of Revenues, Expenditures
and Changes in Fund Balance
Nonmajor Governmental Funds
For the Year Ended June 30, 2026

	Special Revenue Fund		
	Library	Capital Project Fund	Total
Revenues:			
Property Taxes	$ 37,574	$ -	$ 37,574
Expenditures:			
Library Services	38,301	-	38,301
Capital Outlay	-	222,196	222,196
Total Expenditures	38,301	222,196	260,497
Excess (Deficiency) of Revenues Over Expenditures	(727)	(222,196)	(222,923)
Other Financing Sources:			
Transfers In	-	177,886	177,886
Net Change in Fund Balance	(727)	(44,310)	(45,037)
Fund Balance - Beginning	7,500	44,310	51,810
Fund Balance - Ending	$ 6,773	$ -	$ 6,773

CITY OF KEEGO HARBOR
STUDY SESSION MEETING MINUTES
Tuesday, September 15, 2026, 7:00 PM

2025 Beechmont St.
Keego Harbor, MI 48320

CALL THE MEETING TO ORDER

Mayor Ross called the meeting to order at 7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present*:* Mayor Joel Ross, Mayor Pro Tem Elsen, Council Member Streng, and Council Member Williams

Motion by Mayor Pro Tem Elsen; supported by Council Member Williams to excuse Council Member Fletcher.

Ayes: 4 Nays: 0 Motion carries

STAFF PRESENT: Interim City Manager Joe Gacioch, Interim City Clerk Stacy Goodall, Chief Barnes

APPROVAL OF AGENDA

Motion by Mayor Pro Tem Elsen; supported by Council Member Williams to amend the agenda.

Ayes: 4 Nays: 0

Motion Carries

PRESENTATIONS

City Manager- Draft Strategic Plan

PUBLIC COMMENT:

Michael Karson -sidewalks
Joel Yoder- crack seal roads

CONSENT AGENDA

- Amend motion for Genisys Credit Union CD and account.
- Chief of Police Contract

REGULAR AGENDA

Stormwater Management Ordinance

City Manager Gacioch reviewed the Stormwater Management Ordinance. The city noticed a public hearing after the Planning Commission reviewed

the ordinance in August.

Zoning Ordinance 4.05: Parking and Storage of Recreational Vehicles on Vacant Residentially Zoned Lots
The city planners drafted the ordinance after city council discussed their concerns. City Manager reviewed the changes to the ordinance and possible registration process.

TIFA Board Member Appointment
Due to the general election in November, City Council tabled this agenda item.

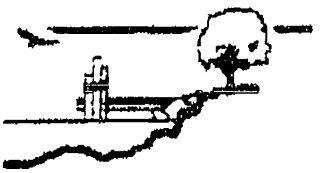
Kayak Launch Location Proposal
Dollar Lake is not ready. A seasonal canal maintenance plan will be discussed with DPW if the launch is installed at Fran Leaf Park.

Cass Lake Road Implementation Plan Bid Recommendation
City Manager Gacioch presented the scope of work for the Cass Lake Corridor redevelopment. RCOC will be doing curb to curb reconstruction in 2028.

CITY COUNCIL COMMENTS

Meeting adjourned at 9:22 p.m.

Joel Ross City of Keego Harbor, its Mayor	Stacy Goodall City of Keego Harbor, its Interim City Clerk



"Heart of the Lakes"

City of Keego Harbor

2025 Beechmont
Keego Harbor, Michigan 4 8 3 2 0

FROM: Joseph Gacioch, City Manager
MEETING: October 13, Study Session
ITEM: Regular Agenda
SUBJECT: Public Nuisance Charter Provision – Abating a dangerous tree at 3125 Orchard Lake Rd.

Background and Purpose
Dear Mayor and Members of Council:

I am bringing this item to you because of a public safety concern. This letter explains the concern, the Charter authority the City has to address hazards of this kind, why I have written to the property owner, and the options before Council.

The concern
A large tree on the property at 3125 Orchard Lake Road, owned by TRZOS Limited Partnership, appears to be dead. It has no live foliage while the trees around it are in full leaf, and its upper structure is bare with large dead limbs. It stands immediately beside the public sidewalk and the travel lanes of Orchard Lake Road. If the trunk or a large limb fails, it could injure a pedestrian or motorist or damage neighboring property. Snow, ice and winter wind are the conditions in which a tree in this condition is most likely to fail. A tree care professional who contacted the City, believing it to be a City tree, said he doubted it would last another winter. Staff are not arborists, and this assessment is based on visual observation, which is one reason the City has asked the owner to obtain a professional opinion.

Prior notice to the owner
On June 23, 2026, our Code Enforcement Officer sent a notice to the owner about the tree, enclosing a photograph. The letter asked the owner to have the tree evaluated and removed if necessary by a qualified arborist or tree service, and to report back to the City within 30 days. Because Orchard Lake Road is under the jurisdiction of the Road Commission for Oakland County, a copy was provided to the Road Commission. After that letter, the city was contacted by someone affiliated with the business that the tree would be removed. [As of this writing, the City has received no written response or removal schedule, and the tree remains standing.] On October 5, 2026, I sent the owner a follow-up notice, enclosed with this letter, which is described below.

What the Charter provides

The City Charter gives the City the following authority. Section 2.3(p) authorizes:

> *"The preventing of injury or annoyance to the inhabitants of the city from anything which is dangerous, offensive, or unhealthful, and for preventing and abating nuisances, and punishing those occasioning them, or neglecting or refusing to abate, discontinue or remove the same;"*

Section 2.3(u) authorizes:

> *"The requiring of an owner or occupant of real property within the city to abate public hazards and nuisances which are dangerous to the health or safety of inhabitants of the city within a reasonable time after the council, or other authorized officials of the city, shall notify such owner or occupant that such hazard or nuisance exists, and if the owner or occupant fails to comply with such requirements, or if the owner is unknown, to abate such hazard or nuisance and assess the cost thereof against such property in accordance with section 14.16 of this Charter;"*

Section 2.3(ff) also gives the City jurisdiction over diseased or noxious trees. Section 14.16 governs the assessment of abatement costs against the property.

The purpose of this authority, and why I wrote to the owner

These provisions exist so the City can protect the people who live, work and travel in Keego Harbor from dangers on private property that the owner has not addressed, without waiting for someone to be hurt. The process is deliberately graduated: notice that a hazard exists, a reasonable time for the owner to correct it, and only if the owner does not, abatement by the City with the cost assessed to the property.

My follow-up notice is the notice that Section 2.3(u) calls for. It states that the City has determined the tree is a public hazard, and it asks the owner to (1) confirm by October 9 that an ISA Certified Arborist has been engaged, (2) provide the arborist's written report by October 23, and (3) complete the recommended work within 30 days of the report, or immediately if the arborist finds the risk is high or imminent. If the owner prefers to simply remove the tree, he may do so by October 30. The owner chooses the arborist, the contractor and the schedule. The City's goal is a prompt, cooperative resolution, and Council action is the backstop if that does not occur.

Options for Council

- **Option A: Receive and file a status report.** This fits if the owner has confirmed an arborist or a removal date. I would update Council on the schedule and ask for no action.

- **Option B: Find that the tree is a public hazard and direct abatement.** Council would confirm the hazard, set a deadline for the owner to abate it, and authorize the City to remove the tree and assess the cost against the property under Sections 2.3(u) and 14.16 if the owner does not comply. This fits if the owner has not responded or the arborist's report supports removal.

- **Option C: Direct further steps before acting.** Council could ask staff to consult the City Attorney, obtain an independent arborist's evaluation, and return the item at the next meeting. Because winter is approaching, I would ask that any delay be short.

Recommendation

If the owner has confirmed an arborist or removal date by the meeting, I recommend Option A. If not, I recommend Option B. I will report at the meeting on any response received after the date of this letter. Thank you for your attention to this public safety matter.

Sincerely,
Joseph Gacioch, City Manager
City of Keego Harbor



"Heart of the Lakes"

City of Keego Harbor

2025 Beechmont
Keego Harbor, Michigan 48320

October 5, 2026

Via Certified Mail

TRZOS Limited Partnership
Attn: General Partner
3252 Bulwer
Keego Harbor, MI 48320

RE: Notice of Public Hazard – Dead Tree; Follow-Up to City Letter of June 23, 2026
Property Address: 3125 Orchard Lake Road, Keego Harbor, MI

Dear Property Owner:

This letter follows up on the City's letter of June 23, 2026 regarding the tree at 3125 Orchard Lake Road. We recognize that representatives have acknowledged the city's request in discussions with our code enforcement officer. To date, however, the tree is still standing, and the City has not received a written evaluation or a confirmed removal schedule.

Since June, the City has received additional concerns from members of the public, including a professional tree care provider who assumed the tree was City property and warned that it may not survive the coming winter. Snow and ice loading and winter windstorms are the conditions under which a tree in this state is most likely to fail.

From the public sidewalk and right-of-way, City staff have observed and photographed the following:

- The tree has no live foliage and appears to be dead, while healthy trees around it are in full leaf;
- Its upper structure is bare and includes large, dead, brittle limbs that can drop without warning;
- It stands immediately beside the public sidewalk and the travel lanes of Orchard Lake Road with an exposed dead trunk; and

- A failure of the trunk or a large limb could strike pedestrians, passing vehicles, or adjoining properties.

Based on these conditions, the City has determined that the tree is a public hazard that is dangerous to the health and safety of the people who live in, work in, and travel through Keego Harbor. This letter is the City's formal notice under Sections 2.3(u) and 14.16 of the Keego Harbor City Charter, which authorize the City to require the owner of real property to abate a hazard of this kind within a reasonable time after notice, and under Section 2.3(ff), which gives the City jurisdiction over diseased or noxious trees.

We recognize that this is your property and that how the work gets done is your decision. The City is not asking you to use any particular contractor. Any licensed and insured tree service of your choosing is fine. The City's concern is limited to the safety risk and how soon it is addressed.

Because none of us at the City is a tree care professional, the City asks that you obtain an independent opinion from one. Please do the following:

1. **By Tuesday, October 13, 2026,** send the City written confirmation (email is fine) that you have engaged an ISA Certified Arborist, preferably one with the Tree Risk Assessment Qualification (TRAQ), and the date of the inspection.
2. **By Friday, October 23, 2026,** provide the City the arborist's written report. It should state the condition of the tree, a risk rating, whether removal or other work is recommended, and the timeframe the arborist recommends.
3. **Complete the recommended work** within **thirty (30) days** of the date of the report. If the arborist rates the risk of failure as high or imminent, the work, or interim protective measures such as keeping people away from the sidewalk side, should happen immediately and not wait for the 30 days.

- If you would rather skip the assessment and simply remove the tree, that is also acceptable. In that case, send written confirmation of the tree service and removal date by October 13, and complete the removal by October 30, 2026.

Because Orchard Lake Road is under the jurisdiction of the Road Commission for Oakland County, work near the sidewalk or roadway may require traffic control or a permit from the Road Commission. Your contractor should confirm this before scheduling, and my office will help coordinate if that would be useful. A copy of this letter is being sent to the Road Commission.

Please send the confirmation, arborist's report, or removal confirmation to:
Joseph Gacioch
City Manager
City of Keego Harbor
manager@keegoharbor.org
248-515-2978

Because of the risk, I have placed this matter on the agenda for the City Council meeting of Tuesday, October 13, 2026, where I will ask Council to confirm that the tree is a public hazard and to order its abatement under Section 14.16 of the Charter.

That section allows the City to abate the hazard itself and assess the cost against the property. If we receive the October 13 confirmation described above, I will hold the item and give Council a status update instead. We would much prefer that you handle this directly, with your own arborist and contractor and on your own schedule, which is also the less costly route for you. You are welcome to attend the meeting.

Because this letter and our June 23 letter are written notice of the tree's condition, you may also wish to let your insurance carrier know. Thank you for your prompt attention. If you would like to meet at the site or talk through the details, please call my office.

Sincerely,

Joseph Gacioch
City Manager
City of Keego Harbor



Enclosure: City letter dated June 23, 2026, with photograph of tree
cc: Road Commission for Oakland County; Jamie Clufetos, Code Enforcement Officer; City Attorney

City of Keego Harbor

2025 Beechmont
Keego Harbor, Michigan 48320

"Heart of the Lakes"



City of Keego Harbor

2025 Beechmont
Keego Harbor, Michigan 48320

June 23, 2026

TRZOS LIMITED PARTNERSHIP
3252 BULWER
KEEGO HARBOR , MI 48320

RE: **3125 ORCHARD LAKE RD**

To whom it may concern,
We are writing to make you aware of a potentially hazardous tree located on your property at 3125 Orchard Lake Road, as shown in the attached photograph. Due to the size and apparent condition of the tree, and its proximity to surrounding properties and the adjacent travel lanes of Orchard Lake Road, the City has concerns that the tree may pose a safety hazard should it fail. Accordingly, we are requesting your assistance in having the tree evaluated and, if necessary, removed by a qualified arborist or tree service.

Given the potential impacts to neighboring properties and the public right-of-way, we encourage you to address this matter promptly. Early action can help prevent injury, property damage, and significantly greater costs associated with a tree failure. As Orchard Lake Road falls under the jurisdiction of the Road Commission for Oakland County, a copy of this correspondence will be provided to the Road Commission for their awareness.

Please notify the City within 30 days regarding the status of any evaluation or corrective measures planned. We appreciate your cooperation and your attention to maintaining a safe environment for residents and the traveling public.

Sincerely,
Jamie Clufetos
Code Enforcement Officer
City of Keego Harbor

Council Discussion Item: Vacant Building and Chronic Nuisance Property Ordinance

TO: Mayor and Members of the City Council

FROM: Joe Gacioch, City Manager

MEETING: Regular City Council Meeting, October 13, 2026

RE: Discussion — Proposed amendments to Chapter 8 for vacant building registration and chronic nuisance properties

Requested action.

Staff requests that Council discuss the proposed ordinance amendments and indicate support for scheduling a public hearing at a future meeting. No vote on adoption is requested at this meeting.

Purpose

The proposed amendments sharpen the City's ability to respond to long-term vacant properties and to properties that repeatedly generate code violations and nuisance activity. The objective is compliance: getting these properties secured, maintained, and back into productive use, with escalating consequences reserved for owners who do not respond.

Background

The city currently has no codified vacant building registration requirement. When a building sits empty, staff often have no reliable way to reach the owner, no clear standard for how the building must be secured or maintained, and no administrative path to secure it and recover the cost without a separate Council action. Some properties have cycled through violation notices for several years without resolution.

Staff benchmarked the City's code against other dense cities. Some notable gaps include that vacant and abandoned building ordinance (Chapter 6) requires six-month registration, inspection, specific securing and maintenance standards, and City abatement with cost recovery. The proposed ordinance adapts that model to Keego Harbor and adds a chronic nuisance property designation developed with input from the Police Department.

All changes are contained in Chapter 8, Buildings and Building Regulations. The existing Dangerous Buildings process (Article VII) and Rental Registration (Article XI) remain in place; the new provisions supplement them.

Summary of changes

Section	Current code	Proposed change	Effect on compliance
8-125 (IPMC 103.1)	Property maintenance code does not name who enforces it	Names the Code Enforcement Officer and Building Official	Enforcement orders rest on clear, express authority
8-125 (IPMC 301.3)	Vacant buildings must be "clean, safe and secure," with no detail	Vacant buildings must also meet the new Article XII standards	Gives staff specific, citable requirements
8-125 (IPMC 302.10)	No rule on front-yard storage of household items	Prohibits visible front-yard storage of furniture, appliances, auto parts, and materials, with common-sense exceptions	Addresses a frequent blight complaint
8-149.1 (new)	No rule for when the Dangerous Buildings process applies	Demolition or repair orders go through the hearing officer; emergency board-ups remain available; buildings vacant and non-compliant 180 days are referred	Clear path from vacant to dangerous-building review
8-640, 8-641 (new)	None	Findings that neglected vacant buildings are a public nuisance; defines a vacant building as unoccupied 90+ days, including buildings used only for storage, with exceptions for lawful storage uses, accessory garages and sheds, permitted construction, and owners temporarily away up to 12 months	Captures "storage" buildings that are effectively vacant
8-642, 8-643 (new)	No vacant building registration	Owner registers within 30 days, renews every six months, and provides a local 24-hour contact; exemptions for active permits, listings, estates, and temporary absence	City can reach a responsible party quickly

8-644 (new)	None	Registration fee set by Council resolution based on cost; unpaid fees become a lien	Program pays for itself
8-645 (new)	No specific standard	72 hours to secure after notice; board-up specification; boarding limited to [six] months; heat or winterization September–April; grounds, signs, and posting rules	Measurable standards that are easy to enforce
8-646 (new)	Complaint-driven only	Interior inspection at registration; exterior inspection quarterly, or monthly for long-term or violating properties	Problems found before they escalate
8-647 (new)	Police must locate owner to enforce trespass	Registration includes owner authorization for police to enforce trespass	Faster police response to break-ins
8-648 (new)	City abatement requires Council action; lien only for demolition	City may secure or abate after a missed deadline and bill cost plus an administrative fee, with a lien	Owners, not taxpayers, bear the cost
8-649 (new)	No tool for repeat-problem properties	Chronic nuisance designation after [three] violations or verified police nuisance incidents in 12 months; warning notice first; abatement plan required.	Escalating oversight for persistent violators
8-650 to 8-652 (new)	—	Police officers may issue citations; registration data shared with Police and Fire; each day a separate offense; appeals within 14 days	Shared enforcement and due process
Fine schedule	$50 / $100 / $250	$150 / $250 / $500 / $750 (new fourth tier); 24-month lookback for chronic nuisance properties	Stronger deterrent for repeat violations

Review

The draft ordinance has been reviewed by the City Manager, the Community Standards Officer (formerly the Code Enforcement Officer), and the City's legal counsel, Tony Chubb and Karie Miller. Their revisions are reflected in the current draft (September 28, 2026), including a broader definition of vacant building that covers structures used only for storage, and a first offense fine of $150.

Items for Council input

The draft includes several policy values shown in brackets. Council direction on these would help finalize the ordinance before the public hearing:

- Length of vacancy before registration is required (proposed 90 days).
- Maximum time a building may remain boarded (proposed six months).
- Number of violations in 12 months that triggers chronic nuisance designation (proposed three).
- Whether appeals are heard by a city appointed independent panel or the City Manager.

The registration fee itself would be set later by separate Council resolution, based on the City's actual cost of administering the program.

Recommendation

Staff, together with the City Manager and legal counsel, are prepared to move forward. Staff recommends that Council discuss the proposed amendments and support scheduling a public hearing on the ordinance at a future regular meeting.

Attachment

- Draft Ordinance, Vacant Building and Chronic Nuisance Amendments (redline, September 28, 2026)

CITY OF KEEGO HARBOR
DRAFT ORDINANCE — VACANT BUILDING AND CHRONIC NUISANCE AMENDMENTS
Redline for City Attorney and Staff Review
Draft of October 12, 2026

CITY OF KEEGO HARBOR
OAKLAND COUNTY, MICHIGAN

ORDINANCE NO. [____]

AN ORDINANCE TO AMEND CHAPTER 8, BUILDINGS AND BUILDING REGULATIONS, OF THE CODE OF ORDINANCES OF THE CITY OF KEEGO HARBOR: TO AMEND SECTION 8-125 TO DESIGNATE THE CODE OFFICIAL AND REGULATE OUTDOOR STORAGE; TO ADD SECTION 8-149.1 TO ESTABLISH THE RELATIONSHIP BETWEEN ARTICLES VI AND VII; TO AMEND AND RESTATE ARTICLE XIII (ORDINANCE NO. 418), SECTIONS 8-697 THROUGH 8-713, AS VACANT BUILDING REGISTRATION, MAINTENANCE, AND CHRONIC NUISANCE PROPERTY; TO AMEND THE MUNICIPAL CIVIL INFRACTION FINE SCHEDULE; AND TO PROVIDE FOR SEVERABILITY, SAVINGS, AND AN EFFECTIVE DATE.

WHEREAS, Section 2.3(y) of the City Charter authorizes the City to regulate the maintenance and occupancy of buildings insofar as they affect health and safety, and to provide for the removal of unsafe buildings; and

WHEREAS, the City has adopted the 2021 International Property Maintenance Code by Section 8-124, but Section 8-125 does not designate the code official responsible for its enforcement; and

WHEREAS, vacant buildings that are not maintained attract trespass, vandalism, arson, vermin, and dumping, increase fire risk to neighboring homes on the City's small and closely spaced lots, depress property values, and require City and Police Department resources to secure and respond to; and

WHEREAS, Article XIII, adopted as Ordinance No. 418 on March 17, 2011, requires registration and maintenance of vacant property, but it lacks specific securing standards, scheduled City inspections, police access, and an escalation tier for chronic properties, and its weekly owner-inspection requirement has not proven practical to enforce; and

WHEREAS, incomplete or unreliable owner contact information delays the securing of open buildings and the enforcement of trespass laws; and

WHEREAS, certain properties generate repeated code violations and nuisance activity over extended periods that existing enforcement tools have not resolved; and

WHEREAS, the City Council finds that the amendments in this Ordinance are necessary to protect the public health, safety, and welfare;

NOW, THEREFORE, THE CITY OF KEEGO HARBOR ORDAINS:

Section 1. Amendment of Section 8-125.

Section 8-125, Amendments, of Article VI, Property Maintenance Code, of Chapter 8 of the Code of Ordinances is amended to read as follows:

Sec. 8-125. Amendments.

The following sections of the International Property Maintenance Code are hereby amended or added:

(1) through (4) [Unchanged; not reprinted.]

(5) Section 103.1 is amended to read as follows:

"103.1 General. The Department of Building Safety is hereby created. The Code Enforcement Officer and the Building Official, and any other person designated in writing by the City Manager, shall each be known as the code official for purposes of this code."

(6) Section 301.3 is amended by adding the following at the end:

"Vacant structures shall also comply with Chapter 8, Article XIII of the Code of Ordinances of the City of Keego Harbor. Where Article XIII imposes a more specific or stricter requirement, Article XIII shall control."

(7) Section 302.10 is added to read as follows:

"302.10 Outdoor storage. No person shall store or keep personal property, equipment, materials, or furnishings in a front yard, on an unenclosed front porch, or in any area visible from a street on residentially zoned premises, including but not limited to indoor furniture, household appliances, auto parts, shopping carts, and building materials. The following are exempt:

1. Permanently installed facilities.

2. Bicycles and similar vehicles not powered by a motor, not exceeding two per occupant of the premises.

3. Goods offered at a noncommercial yard sale, for not more than 72 hours.

4. Lawn and patio furniture, umbrellas, benches, and grills, in working and functioning order.

5. Toys, play equipment, and play structures.

6. Building materials for work being performed under an active permit."

Section 2. Addition of Section 8-149.1.

Article VII, Dangerous Buildings, of Chapter 8 is amended by adding Section 8-149.1, to read as follows:

Sec. 8-149.1. Relationship to Article VI.

(a) Whenever a building or structure meets one or more of the conditions listed in Section 8-150, an order to demolish, repair, or maintain the building or structure shall be issued only under this article, by the hearing officer.

(b) The code official may act under Sections 111 and 113 of the International Property Maintenance Code, as adopted by Article VI, for conditions that do not meet Section 8-150.

(c) Nothing in this article limits the emergency measures authorized by Section 112 of the International Property Maintenance Code, including emergency vacating and boarding. The code official may take emergency measures on the code official's own initiative or at the written or recorded request of the Chief of Police or Fire Chief. Where further repair or demolition is needed after emergency measures, the code official shall refer the building for investigation under Section 8-151 within [14] days.

(d) A vacant building that remains unregistered, or in violation of Section 8-703, for 180 days or more shall be referred for investigation under Section 8-151.

Section 3. Amendment and Restatement of Article XIII.

Article XIII of Chapter 8, Sections 8-697 through 8-713, adopted as Ordinance No. 418, is amended and restated in its entirety to read as follows:

ARTICLE XIII. VACANT BUILDING REGISTRATION, MAINTENANCE, AND CHRONIC NUISANCE PROPERTY

Sec. 8-697. Findings and purpose.

(a) The City Council finds that vacant buildings that are not maintained: (1) endanger the public health, safety, and welfare; (2) deteriorate because their owners do not maintain and repair them; (3) attract trespassers, vermin, vandalism, arson, and illegal dumping; (4) on the City's small and closely spaced lots, increase the risk that fire and infestation will spread to neighboring buildings; (5) depress property values and tax revenues and discourage neighboring owners from improving their property; (6) exert a blighting influence on the neighborhood when boarded for extended periods; (7) often deteriorate until demolition is required, reducing the housing supply; and (8) require the City, including its Police and Fire Departments, to spend resources to secure, inspect, respond to, and abate them.

(b) The Council further finds that owners of vacant buildings should be accountable for their condition, and that properties generating repeated violations and nuisance activity require escalating oversight.

(c) A vacant building maintained in violation of this article is a public nuisance.

(d) This article is adopted under Section 2.3(y) of the City Charter and the City's police power, and supplements Articles VI, VII, and XI of this chapter.

Sec. 8-698. Scope.

This article applies to vacant residential, commercial, and office buildings and structures.

Sec. 8-699. Definitions.

For purposes of this article:

Abandoned building means a vacant building that is under a current complaint for foreclosure, notice of foreclosure, or notice of trustee's sale, has a pending tax sale, or has been the subject of a foreclosure sale, deed in lieu of foreclosure, or similar transfer to the holder of a mortgage.

Code official means a person designated under Section 103.1 of the International Property Maintenance Code as amended by Section 8-125(5).

Local agent means a natural person or business entity with a street address, not a post office box, located within [Oakland County / 25 miles of the City], authorized by the owner to accept notices and service of process and to arrange for repairs and securing, and reachable 24 hours a day.

Owner means any person having legal or equitable title to the property, including a land contract vendee, personal representative, trustee, and a mortgagee in possession or holding a sheriff's deed.

Police-verified nuisance activity means an incident on the property, or committed by a person present on the property with the owner's or occupant's permission, that results in an arrest, a citation, or a written police report finding probable cause of: (1) a controlled substance offense; (2) disorderly conduct; (3) a noise or loud party violation; (4) unlawful discharge of a firearm; (5) prostitution or illegal gambling; or (6) trespass in a vacant building.

Vacant building means a building or structure, or portion of one, that is not lawfully occupied. A building used primarily for storage of goods, vehicles, equipment, materials, or personal property, without regular occupancy for its permitted use, is a vacant building. A building is not occupied merely because it contains furniture or stored items, or because a person periodically visits to inspect, maintain, or retrieve property.

Exceptions: (a) a building lawfully used for storage as its permitted principal use under the Zoning Ordinance, such as a warehouse or self-storage facility in operation; (b) an accessory garage or shed serving an occupied principal building; (c) a building under active construction or

rehabilitation with a valid building permit; (d) a dwelling whose owner is temporarily absent for up to [12] months for military service, medical care, or seasonal residence, if the owner notifies the City in writing.

Sec. 8-700. Registration required.

(a) The owner of a vacant building shall register it with the Department of Building Safety on a form provided by the City within [90] days after the building becomes vacant (within 30 days for an abandoned building), or within 10 days after receiving written notice from the code official, whichever is earlier.

(b) Registration is valid for six months and shall be renewed every six months until the building is lawfully occupied or demolished.

(c) The registration shall include: (1) the owner's name, street address, telephone number, and email address; (2) the name and 24-hour contact information of a local agent if the owner does not reside in [Oakland County / within 25 miles of the City]; (3) the name of any mortgagee or land contract vendor; (4) the date the vacancy began; (5) the status of electric, gas, and water service; (6) the owner's plan and timeline to reoccupy, sell, rehabilitate, or demolish the building; and (7) the trespass authorization required by Section 8-705.

(d) The owner shall file an amended registration within 10 days of any change in the information. A new owner shall register within 30 days after acquiring title.

(e) Registration does not excuse compliance with any other ordinance, and a registered building remains subject to all enforcement remedies.

Sec. 8-701. Exemptions and waivers.

(a) Registration under Section 8-700 is not required for a building that is:

(1) Under an active building permit for repair or rehabilitation, with work passing inspection at least once every [90] days;

(2) Actively listed for sale or lease, for not more than [12] months from the date of listing;

(3) The primary residence of a person temporarily absent due to military deployment, medical or assisted-living care, or seasonal residence elsewhere, who intends to return; or

(4) Part of a decedent's estate, for not more than [12] months after the date of death.

(b) An exempt building remains subject to Sections 8-703, 8-706, and 8-707.

(c) The City Manager may waive or reduce registration fees upon written documentation of financial hardship.

Sec. 8-702. Fees.

(a) Registration and renewal fees shall be set by resolution of the City Council in an amount reasonably related to the City's cost of administering this article, including inspections.

(b) A late fee shall be charged for any registration or renewal that is overdue, in the amount of $[250] if more than 30 days overdue and $[500] if more than 60 days overdue. A property not registered within the required time shall also be charged the City's cost of determining ownership, including title searches.

(c) Unpaid fees are a debt owed to the City and a lien against the property, collectible [by any means permitted by the City Charter and state law, including placement on the tax roll].

Sec. 8-703. Maintenance and security standards.

Each vacant building and its premises shall be maintained in compliance with Article VI of this chapter and the following:

(1) *Securing.* All doors, windows, and other openings accessible to people or animals shall be closed and secured. The owner shall secure any broken or open opening within 72 hours after a written directive from the code official.

(2) *Board-up standard.* Where boarding is used, each opening shall be covered with exterior-grade plywood not less than one-half inch thick, cut to fit the opening, secured with two-inch screws at openings accessible from the ground and with 16-penny common nails elsewhere, and painted a color compatible with the building.

(3) *Duration of boarding.* Boarding may remain in place for not more than [three] months, after which openings shall be restored with glazing or doors unless the code official approves a written extension tied to a rehabilitation schedule. The one-year limit in Section 113.1 of the International Property Maintenance Code continues to apply.

(4) *Utilities and winterization.* From September 1 through April 30, the owner shall either (a) maintain electric and gas service sufficient to operate any sump pump and keep the interior temperature at not less than 45 degrees Fahrenheit, or (b) provide the code official with written proof that the plumbing system has been drained and winterized. The code official may request that water service be shut off at the curb for a building that is neither heated nor winterized.

(5) *Perishables and debris.* Perishable items, garbage, and debris shall be removed from the exterior of all vacant buildings and from the interior of vacant commercial buildings.

(6) *Grounds.* Grass and weeds shall be maintained in compliance with Section 302.4 of the International Property Maintenance Code, accumulated mail and flyers shall be removed at least weekly, and the premises shall be kept free of dumping.

(7) *Signs and lighting.* Signs and exterior lighting shall be maintained in sound condition or removed. A sign that no longer identifies a use conducted on the property shall be removed within 30 days after the use ends.

(8) *Posting.* The owner shall post a weatherproof placard, visible from the street, stating the name and 24-hour telephone number of the owner or local agent, and "No Trespassing."

Sec. 8-704. Inspections.

(a) The code official shall inspect the interior and exterior of a vacant building before accepting a first registration and at each renewal. The Fire Department may participate.

(b) The code official shall inspect the exterior of each registered vacant building at least quarterly, and at least monthly for a building vacant more than 12 months or with an open violation.

(c) Interior inspections shall be conducted with the consent of the owner or local agent, or under an administrative inspection warrant. Refusal of consent is not a violation, but a registration shall not be accepted until the interior inspection has occurred.

Sec. 8-705. Trespass authorization and police access.

(a) Each registration shall include a written authorization, on a form approved by the Chief of Police, designating the Keego Harbor Police Department as the owner's agent to request that unauthorized persons leave the property and to enforce trespass laws on the owner's behalf. The authorization remains in effect for the term of the registration.

(b) A police officer may enter the exterior grounds of a registered vacant building to check that it is secured and to investigate suspected trespass. Nothing in this section authorizes entry into the interior of a building except as otherwise permitted by law.

(c) A police officer who finds a vacant building unsecured shall report it to the code official, who shall issue a securing directive under Section 8-703(1).

Sec. 8-706. City abatement and cost recovery.

(a) If the owner fails to comply with a written directive under Section 8-703 within the time stated (72 hours for securing), the code official may cause the work to be performed by City forces or a contractor.

(b) The owner shall be billed the actual cost of the work plus an administrative fee set by resolution of the City Council. Unpaid amounts are a lien against the property, collectible as provided in Section 8-702(c).

(c) This section is in addition to, and does not limit, Section 14.16 or Section 113.3 of the International Property Maintenance Code.

(d) After the City has secured a building under this section, the City or its contractor may enter or re-enter the building to inspect for compliance and for emergency or hazardous health and safety conditions.

Sec. 8-707. Chronic nuisance property.

(a) *Qualifying incidents.* Each of the following is a qualifying incident: (1) a written violation notice or citation for a separate occurrence under this chapter or the City's blight provisions; and (2) police-verified nuisance activity.

(b) *Exclusions.* The following shall not be counted as a qualifying incident or used as grounds for designation or any penalty under this section: (1) a request for police, fire, or emergency medical assistance; (2) an incident in which the owner, an occupant, or a guest is the victim of a crime, including domestic violence, sexual assault, or stalking; and (3) a report of criminal activity made by the owner or an occupant.

(c) *Warning notice.* After a second qualifying incident within 12 months, the code official shall send the owner a written warning describing the incidents and the consequences of designation.

(d) *Designation.* The code official may designate a property, whether vacant or occupied, a chronic nuisance property if within any 12-month period it has [three] or more qualifying incidents, or if it remains in continuous violation of this chapter for more than [90] days. The Chief of Police shall report police-verified nuisance activity to the code official monthly. Designation shall be by written notice to the owner stating the grounds.

(e) *Consequences.* For a designated property: (1) the owner shall submit a written abatement plan within 30 days, and the code official may require a meeting with the owner and the Chief of Police; (2) the code official may inspect the exterior monthly; (3) repeat-violation fines shall apply using a 24-month lookback; and (4) the City may bill the owner for each exterior inspection and other code enforcement response after designation, at an hourly rate set by resolution of the City Council that reflects the actual cost of the time of the official performing it, recoverable as provided in Section 8-702(c). The registration and renewal fee under Section 8-702 covers only the inspections required by Section 8-704(a) and (b).

(f) *Termination.* Designation ends after 12 consecutive months with no qualifying incident.

(g) **Notice to abate.** For a designated chronic nuisance property, the code official may issue a written notice to abate to the owner and any occupant, served by first-class mail and by posting on the premises [and by certified mail to the owner's address of record]. The notice shall state: (1) the nature and location of each condition to be abated; (2) the time to abate, which shall be not less than [10] days; (3) that the City may abate the condition if it is not abated within that time; (4) that the cost of City abatement, plus an administrative fee set by resolution of the City Council, will be a personal debt of the owner and may be assessed as a lien against the property; and (5) the right to appeal under Section 8-710.

(h) **Conditions subject to abatement.** A notice to abate under subsection (g) may require the removal or correction of: (1) rubbish, refuse, junk, debris, and discarded items kept in a yard, including a trailer or container used to store them; (2) weeds, grass, and plant growth exceeding eight inches; (3) a motor vehicle that is inoperable or unlicensed within the meaning of Section 302.8 of the International Property Maintenance Code, and a trailer that is inoperable, unlicensed, or used to store rubbish; and (4) any other exterior condition that the code official finds to be a hazard to health or safety.

(i) **City abatement.** If the owner or occupant has not complied by the time stated in the notice, and has not filed an appeal, the City may abate the condition using City forces or a contractor. The City shall photograph the condition before and after abatement. If consent to enter the premises is refused, the City may seek an administrative warrant or an order of a court of competent jurisdiction. A timely appeal stays abatement of conditions described in subsection (h)(3) and (4) until the appeal is decided, and does not stay abatement of conditions described in subsection (h)(1) and (2).

(j) **Vehicles and trailers.** Before a vehicle or trailer is removed under this section, the City shall record its description and condition with dated photographs. The City shall mail notice to the owner of record of the property and, if known, the registered owner of the vehicle, stating where the vehicle or trailer is held and how to reclaim it. The owner may reclaim it upon payment of towing, storage, and administrative costs. [Disposition of a vehicle or trailer that is not reclaimed within [30] days shall be as provided by State law. City Attorney to specify procedure.]

(k) **Cost recovery.** The actual cost of abatement, plus an administrative fee set by resolution of the City Council, is a personal debt of the owner and may be assessed as a lien against the property and collected as provided in Section 8-702(c), and may be assessed as provided in Section 14.16 of the City Charter.

(l) **Court remedies preserved.** Subsections (g) through (k) do not require a court order before abatement, except where consent to enter is refused. The City may instead, or in addition, seek an order abating or enjoining the condition under Section 8-709(d), or any other remedy available in law or equity.

Sec. 8-708. Enforcing officials and information sharing.

(a) The code official and any police officer of the City are authorized local officials to issue municipal civil infraction citations for violations of this article.

(b) Registration information shall be provided to the Police and Fire Departments. Personal contact information shall be disclosed to the public only as required by the Michigan Freedom of Information Act.

Sec. 8-709. Violations and penalties.

(a) Failure to register or renew, or to comply with Section 8-703, 8-705, or 8-707, is a municipal civil infraction under MCL 117.4l and Section 1-7 of this Code, and is not a misdemeanor. Each day a violation continues is a separate offense.

(b) Notwithstanding Section 1-7(c) of this Code, fines shall be as provided in the City's municipal civil infraction fine schedule, except that the fine for a first failure to register shall be not less than $[250].

(c) The remedies in this article are cumulative with those in Articles VI, VII, and XI of this chapter and Section 14.16.

(d) A violation of this article is a nuisance per se, and the City may bring a civil action in a court of competent jurisdiction for an order abating or enjoining the violation.

Sec. 8-710. Appeals.

An owner may appeal a registration determination, fee, directive, or chronic nuisance designation, or notice to abate under Section 8-707(g), to [the Housing Law Board of Appeals / City Manager] by written notice filed within 14 days. An appeal does not stay a 72-hour securing directive or emergency measures under Section 112 of the International Property Maintenance Code.

Sec. 8-711. Re-occupancy.

A vacant building shall not be reoccupied until a certificate of occupancy has been issued and all violations have been corrected under the State Construction Code and the applicable codes of the City. A certificate of occupancy shall not be issued until all outstanding costs, assessments, and liens owed to the City for the property have been paid in full.

Secs. 8-712 and 8-713. Reserved.

Section 4. Amendment of the municipal civil infraction fine schedule.

The municipal civil infraction fine schedule for property maintenance and blight violations, [Section ____, to be confirmed by the Clerk], is amended as follows:

Offense	**Fine**
First offense	$150.00
Second offense within the lookback period	$250.00
Third offense within the lookback period	$500.00
Fourth and each subsequent offense within the lookback period	$750.00

Lookback period: 12 months, except 24 months for a property designated a chronic nuisance property under Section 8-707.

The penalties in Section 8-633 (rental registration) are not amended by this Ordinance.

Section 5. Ordinance No. 418.

Ordinance No. 418, adopted March 17, 2011 and codified as Article XIII of Chapter 8, is amended and restated in its entirety by Section 3 of this Ordinance. A property registered under former Article XIII remains registered until its registration expires, and shall renew under Section 8-700. Violations occurring before the effective date may be enforced under former Article XIII as provided in Section 7.

Section 6. Severability.

If any section, subsection, sentence, clause, or phrase of this Ordinance is held invalid by a court of competent jurisdiction, that holding shall not affect the validity of the remaining portions of this Ordinance, which shall remain in full force and effect.

Section 7. Savings clause.

The amendment or repeal of any ordinance by this Ordinance shall not affect any violation occurring, penalty incurred, or proceeding pending before the effective date of this Ordinance. Such matters may be enforced and prosecuted under the ordinance in effect when the violation occurred.

Section 8. Effective date.

This Ordinance shall take effect [twenty (20)] days after its publication. Registration under Section 8-700 shall be required for buildings vacant on the effective date within [60] days after the effective date.

CERTIFICATION

I, the undersigned City Clerk of the City of Keego Harbor, certify that this Ordinance was introduced at a regular meeting of the City Council on [date], adopted at a regular meeting on [date], and published in [newspaper] on [date].

Yeas: [____]

Nays: [____]

Absent: [____]

_____

[Name], City Clerk

_____

[Name], Mayor

CITY OF KEEGO HARBOR
DRAFT ORDINANCE — VACANT BUILDING AND CHRONIC NUISANCE AMENDMENTS
Redline for City Attorney and Staff Review
Draft of October 12, 2026

CITY OF KEEGO HARBOR
OAKLAND COUNTY, MICHIGAN

ORDINANCE NO. [____]

AN ORDINANCE TO AMEND CHAPTER 8, BUILDINGS AND BUILDING REGULATIONS, OF THE CODE OF ORDINANCES OF THE CITY OF KEEGO HARBOR: TO AMEND SECTION 8-125 TO DESIGNATE THE CODE OFFICIAL AND REGULATE OUTDOOR STORAGE; TO ADD SECTION 8-149.1 TO ESTABLISH THE RELATIONSHIP BETWEEN ARTICLES VI AND VII; TO AMEND AND RESTATE ARTICLE XIII (ORDINANCE NO. 418), SECTIONS 8-697 THROUGH 8-713, AS VACANT BUILDING REGISTRATION, MAINTENANCE, AND CHRONIC NUISANCE PROPERTY; TO AMEND THE MUNICIPAL CIVIL INFRACTION FINE SCHEDULE; AND TO PROVIDE FOR SEVERABILITY, SAVINGS, AND AN EFFECTIVE DATE.

WHEREAS, Section 2.3(y) of the City Charter authorizes the City to regulate the maintenance and occupancy of buildings insofar as they affect health and safety, and to provide for the removal of unsafe buildings; and

WHEREAS, the City has adopted the 2021 International Property Maintenance Code by Section 8-124, but Section 8-125 does not designate the code official responsible for its enforcement; and

WHEREAS, vacant buildings that are not maintained attract trespass, vandalism, arson, vermin, and dumping, increase fire risk to neighboring homes on the City's small and closely spaced lots, depress property values, and require City and Police Department resources to secure and respond to; and

WHEREAS, Article XIII, adopted as Ordinance No. 418 on March 17, 2011, requires registration and maintenance of vacant property, but it lacks specific securing standards, scheduled City inspections, police access, and an escalation tier for chronic properties, and its weekly owner-inspection requirement has not proven practical to enforce; and

WHEREAS, incomplete or unreliable owner contact information delays the securing of open buildings and the enforcement of trespass laws; and

WHEREAS, certain properties generate repeated code violations and nuisance activity over extended periods that existing enforcement tools have not resolved; and

WHEREAS, the City Council finds that the amendments in this Ordinance are necessary to protect the public health, safety, and welfare;

NOW, THEREFORE, THE CITY OF KEEGO HARBOR ORDAINS:

Section 1. Amendment of Section 8-125.

Section 8-125, Amendments, of Article VI, Property Maintenance Code, of Chapter 8 of the Code of Ordinances is amended to read as follows:

Sec. 8-125. Amendments.

The following sections of the International Property Maintenance Code are hereby amended or added:

(1) through (4) [Unchanged; not reprinted.]

(5) Section 103.1 is amended to read as follows:

"103.1 General. The Department of Building Safety is hereby created. The Code Enforcement Officer and the Building Official, and any other person designated in writing by the City Manager, shall each be known as the code official for purposes of this code."

(6) Section 301.3 is amended by adding the following at the end:

"Vacant structures shall also comply with Chapter 8, Article XIII of the Code of Ordinances of the City of Keego Harbor. Where Article XIII imposes a more specific or stricter requirement, Article XIII shall control."

(7) Section 302.10 is added to read as follows:

"302.10 Outdoor storage. No person shall store or keep personal property, equipment, materials, or furnishings in a front yard, on an unenclosed front porch, or in any area visible from a street on residentially zoned premises, including but not limited to indoor furniture, household appliances, auto parts, shopping carts, and building materials. The following are exempt:

1. Permanently installed facilities.

2. Bicycles and similar vehicles not powered by a motor, not exceeding two per occupant of the premises.

3. Goods offered at a noncommercial yard sale, for not more than 72 hours.

4. Lawn and patio furniture, umbrellas, benches, and grills, in working and functioning order.

5. Toys, play equipment, and play structures.

6. Building materials for work being performed under an active permit."

Section 2. Addition of Section 8-149.1.

Article VII, Dangerous Buildings, of Chapter 8 is amended by adding Section 8-149.1, to read as follows:

Sec. 8-149.1. Relationship to Article VI.

(a) Whenever a building or structure meets one or more of the conditions listed in Section 8-150, an order to demolish, repair, or maintain the building or structure shall be issued only under this article, by the hearing officer.

(b) The code official may act under Sections 111 and 113 of the International Property Maintenance Code, as adopted by Article VI, for conditions that do not meet Section 8-150.

(c) Nothing in this article limits the emergency measures authorized by Section 112 of the International Property Maintenance Code, including emergency vacating and boarding. The code official may take emergency measures on the code official's own initiative or at the written or recorded request of the Chief of Police or Fire Chief. Where further repair or demolition is needed after emergency measures, the code official shall refer the building for investigation under Section 8-151 within [14] days.

(d) A vacant building that remains unregistered, or in violation of Section 8-703, for 180 days or more shall be referred for investigation under Section 8-151.

Section 3. Amendment and Restatement of Article XIII.

Article XIII of Chapter 8, Sections 8-697 through 8-713, adopted as Ordinance No. 418, is amended and restated in its entirety to read as follows:

ARTICLE XIII. VACANT BUILDING REGISTRATION, MAINTENANCE, AND CHRONIC NUISANCE PROPERTY

Sec. 8-697. Findings and purpose.

(a) The City Council finds that vacant buildings that are not maintained: (1) endanger the public health, safety, and welfare; (2) deteriorate because their owners do not maintain and repair them; (3) attract trespassers, vermin, vandalism, arson, and illegal dumping; (4) on the City's small and closely spaced lots, increase the risk that fire and infestation will spread to neighboring buildings; (5) depress property values and tax revenues and discourage neighboring owners from improving their property; (6) exert a blighting influence on the neighborhood when boarded for extended periods; (7) often deteriorate until demolition is required, reducing the housing supply; and (8) require the City, including its Police and Fire Departments, to spend resources to secure, inspect, respond to, and abate them.

(b) The Council further finds that owners of vacant buildings should be accountable for their condition, and that properties generating repeated violations and nuisance activity require escalating oversight.

(c) A vacant building maintained in violation of this article is a public nuisance.

(d) This article is adopted under Section 2.3(y) of the City Charter and the City's police power, and supplements Articles VI, VII, and XI of this chapter.

Sec. 8-698. Scope.

This article applies to vacant residential, commercial, and office buildings and structures.

Sec. 8-699. Definitions.

For purposes of this article:

Abandoned building means a vacant building that is under a current complaint for foreclosure, notice of foreclosure, or notice of trustee's sale, has a pending tax sale, or has been the subject of a foreclosure sale, deed in lieu of foreclosure, or similar transfer to the holder of a mortgage.

Code official means a person designated under Section 103.1 of the International Property Maintenance Code as amended by Section 8-125(5).

Local agent means a natural person or business entity with a street address, not a post office box, located within [Oakland County / 25 miles of the City], authorized by the owner to accept notices and service of process and to arrange for repairs and securing, and reachable 24 hours a day.

Owner means any person having legal or equitable title to the property, including a land contract vendee, personal representative, trustee, and a mortgagee in possession or holding a sheriff's deed.

Police-verified nuisance activity means an incident on the property, or committed by a person present on the property with the owner's or occupant's permission, that results in an arrest, a citation, or a written police report finding probable cause of: (1) a controlled substance offense; (2) disorderly conduct; (3) a noise or loud party violation; (4) unlawful discharge of a firearm; (5) prostitution or illegal gambling; or (6) trespass in a vacant building.

Vacant building means a building or structure, or portion of one, that is not lawfully occupied. A building used primarily for storage of goods, vehicles, equipment, materials, or personal property, without regular occupancy for its permitted use, is a vacant building. A building is not occupied merely because it contains furniture or stored items, or because a person periodically visits to inspect, maintain, or retrieve property.

Exceptions: (a) a building lawfully used for storage as its permitted principal use under the Zoning Ordinance, such as a warehouse or self-storage facility in operation; (b) an accessory garage or shed serving an occupied principal building; (c) a building under active construction or

rehabilitation with a valid building permit; (d) a dwelling whose owner is temporarily absent for up to [12] months for military service, medical care, or seasonal residence, if the owner notifies the City in writing.

Sec. 8-700. Registration required.

(a) The owner of a vacant building shall register it with the Department of Building Safety on a form provided by the City within [90] days after the building becomes vacant (within 30 days for an abandoned building), or within 10 days after receiving written notice from the code official, whichever is earlier.

(b) Registration is valid for six months and shall be renewed every six months until the building is lawfully occupied or demolished.

(c) The registration shall include: (1) the owner's name, street address, telephone number, and email address; (2) the name and 24-hour contact information of a local agent if the owner does not reside in [Oakland County / within 25 miles of the City]; (3) the name of any mortgagee or land contract vendor; (4) the date the vacancy began; (5) the status of electric, gas, and water service; (6) the owner's plan and timeline to reoccupy, sell, rehabilitate, or demolish the building; and (7) the trespass authorization required by Section 8-705.

(d) The owner shall file an amended registration within 10 days of any change in the information. A new owner shall register within 30 days after acquiring title.

(e) Registration does not excuse compliance with any other ordinance, and a registered building remains subject to all enforcement remedies.

Sec. 8-701. Exemptions and waivers.

(a) Registration under Section 8-700 is not required for a building that is:

(1) Under an active building permit for repair or rehabilitation, with work passing inspection at least once every [90] days;

(2) Actively listed for sale or lease, for not more than [12] months from the date of listing;

(3) The primary residence of a person temporarily absent due to military deployment, medical or assisted-living care, or seasonal residence elsewhere, who intends to return; or

(4) Part of a decedent's estate, for not more than [12] months after the date of death.

(b) An exempt building remains subject to Sections 8-703, 8-706, and 8-707.

(c) The City Manager may waive or reduce registration fees upon written documentation of financial hardship.

Sec. 8-702. Fees.

(a) Registration and renewal fees shall be set by resolution of the City Council in an amount reasonably related to the City's cost of administering this article, including inspections.

(b) A late fee shall be charged for any registration or renewal that is overdue, in the amount of $[250] if more than 30 days overdue and $[500] if more than 60 days overdue. A property not registered within the required time shall also be charged the City's cost of determining ownership, including title searches.

(c) Unpaid fees are a debt owed to the City and a lien against the property, collectible [by any means permitted by the City Charter and state law, including placement on the tax roll].

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(1) *Securing.* All doors, windows, and other openings accessible to people or animals shall be closed and secured. The owner shall secure any broken or open opening within 72 hours after a written directive from the code official.

(2) *Board-up standard.* Where boarding is used, each opening shall be covered with exterior-grade plywood not less than one-half inch thick, cut to fit the opening, secured with two-inch screws at openings accessible from the ground and with 16-penny common nails elsewhere, and painted a color compatible with the building.

(3) *Duration of boarding.* Boarding may remain in place for not more than [three] months, after which openings shall be restored with glazing or doors unless the code official approves a written extension tied to a rehabilitation schedule. The one-year limit in Section 113.1 of the International Property Maintenance Code continues to apply.

(4) *Utilities and winterization.* From September 1 through April 30, the owner shall either (a) maintain electric and gas service sufficient to operate any sump pump and keep the interior temperature at not less than 45 degrees Fahrenheit, or (b) provide the code official with written proof that the plumbing system has been drained and winterized. The code official may request that water service be shut off at the curb for a building that is neither heated nor winterized.

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(6) *Grounds.* Grass and weeds shall be maintained in compliance with Section 302.4 of the International Property Maintenance Code, accumulated mail and flyers shall be removed at least weekly, and the premises shall be kept free of dumping.

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(b) The code official shall inspect the exterior of each registered vacant building at least quarterly, and at least monthly for a building vacant more than 12 months or with an open violation.

(c) Interior inspections shall be conducted with the consent of the owner or local agent, or under an administrative inspection warrant. Refusal of consent is not a violation, but a registration shall not be accepted until the interior inspection has occurred.

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(a) Each registration shall include a written authorization, on a form approved by the Chief of Police, designating the Keego Harbor Police Department as the owner's agent to request that unauthorized persons leave the property and to enforce trespass laws on the owner's behalf. The authorization remains in effect for the term of the registration.

(b) A police officer may enter the exterior grounds of a registered vacant building to check that it is secured and to investigate suspected trespass. Nothing in this section authorizes entry into the interior of a building except as otherwise permitted by law.

(c) A police officer who finds a vacant building unsecured shall report it to the code official, who shall issue a securing directive under Section 8-703(1).

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(a) If the owner fails to comply with a written directive under Section 8-703 within the time stated (72 hours for securing), the code official may cause the work to be performed by City forces or a contractor.

(b) The owner shall be billed the actual cost of the work plus an administrative fee set by resolution of the City Council. Unpaid amounts are a lien against the property, collectible as provided in Section 8-702(c).

(c) This section is in addition to, and does not limit, Section 14.16 or Section 113.3 of the International Property Maintenance Code.

(d) After the City has secured a building under this section, the City or its contractor may enter or re-enter the building to inspect for compliance and for emergency or hazardous health and safety conditions.

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(a) *Qualifying incidents.* Each of the following is a qualifying incident: (1) a written violation notice or citation for a separate occurrence under this chapter or the City's blight provisions; and (2) police-verified nuisance activity.

(b) *Exclusions.* The following shall not be counted as a qualifying incident or used as grounds for designation or any penalty under this section: (1) a request for police, fire, or emergency medical assistance; (2) an incident in which the owner, an occupant, or a guest is the victim of a crime, including domestic violence, sexual assault, or stalking; and (3) a report of criminal activity made by the owner or an occupant.

(c) *Warning notice.* After a second qualifying incident within 12 months, the code official shall send the owner a written warning describing the incidents and the consequences of designation.

(d) *Designation.* The code official may designate a property, whether vacant or occupied, a chronic nuisance property if within any 12-month period it has [three] or more qualifying incidents, or if it remains in continuous violation of this chapter for more than [90] days. The Chief of Police shall report police-verified nuisance activity to the code official monthly. Designation shall be by written notice to the owner stating the grounds.

(e) *Consequences.* For a designated property: (1) the owner shall submit a written abatement plan within 30 days, and the code official may require a meeting with the owner and the Chief of Police; (2) the code official may inspect the exterior monthly; (3) repeat-violation fines shall apply using a 24-month lookback; and (4) the City may bill the owner for each exterior inspection and other code enforcement response after designation, at an hourly rate set by resolution of the City Council that reflects the actual cost of the time of the official performing it, recoverable as provided in Section 8-702(c). The registration and renewal fee under Section 8-702 covers only the inspections required by Section 8-704(a) and (b).

(f) *Termination.* Designation ends after 12 consecutive months with no qualifying incident.

(g) **Notice to abate.** For a designated chronic nuisance property, the code official may issue a written notice to abate to the owner and any occupant, served by first-class mail and by posting on the premises [and by certified mail to the owner's address of record]. The notice shall state: (1) the nature and location of each condition to be abated; (2) the time to abate, which shall be not less than [10] days; (3) that the City may abate the condition if it is not abated within that time; (4) that the cost of City abatement, plus an administrative fee set by resolution of the City Council, will be a personal debt of the owner and may be assessed as a lien against the property; and (5) the right to appeal under Section 8-710.

(h) **Conditions subject to abatement.** A notice to abate under subsection (g) may require the removal or correction of: (1) rubbish, refuse, junk, debris, and discarded items kept in a yard, including a trailer or container used to store them; (2) weeds, grass, and plant growth exceeding eight inches; (3) a motor vehicle that is inoperable or unlicensed within the meaning of Section 302.8 of the International Property Maintenance Code, and a trailer that is inoperable, unlicensed, or used to store rubbish; and (4) any other exterior condition that the code official finds to be a hazard to health or safety.

(i) **City abatement.** If the owner or occupant has not complied by the time stated in the notice, and has not filed an appeal, the City may abate the condition using City forces or a contractor. The City shall photograph the condition before and after abatement. If consent to enter the premises is refused, the City may seek an administrative warrant or an order of a court of competent jurisdiction. A timely appeal stays abatement of conditions described in subsection (h)(3) and (4) until the appeal is decided, and does not stay abatement of conditions described in subsection (h)(1) and (2).

(j) **Vehicles and trailers.** Before a vehicle or trailer is removed under this section, the City shall record its description and condition with dated photographs. The City shall mail notice to the owner of record of the property and, if known, the registered owner of the vehicle, stating where the vehicle or trailer is held and how to reclaim it. The owner may reclaim it upon payment of towing, storage, and administrative costs. [Disposition of a vehicle or trailer that is not reclaimed within [30] days shall be as provided by State law. City Attorney to specify procedure.]

(k) **Cost recovery.** The actual cost of abatement, plus an administrative fee set by resolution of the City Council, is a personal debt of the owner and may be assessed as a lien against the property and collected as provided in Section 8-702(c), and may be assessed as provided in Section 14.16 of the City Charter.

(l) **Court remedies preserved.** Subsections (g) through (k) do not require a court order before abatement, except where consent to enter is refused. The City may instead, or in addition, seek an order abating or enjoining the condition under Section 8-709(d), or any other remedy available in law or equity.

Sec. 8-708. Enforcing officials and information sharing.

(a) The code official and any police officer of the City are authorized local officials to issue municipal civil infraction citations for violations of this article.

(b) Registration information shall be provided to the Police and Fire Departments. Personal contact information shall be disclosed to the public only as required by the Michigan Freedom of Information Act.

Sec. 8-709. Violations and penalties.

(a) Failure to register or renew, or to comply with Section 8-703, 8-705, or 8-707, is a municipal civil infraction under MCL 117.4l and Section 1-7 of this Code, and is not a misdemeanor. Each day a violation continues is a separate offense.

(b) Notwithstanding Section 1-7(c) of this Code, fines shall be as provided in the City's municipal civil infraction fine schedule, except that the fine for a first failure to register shall be not less than $[250].

(c) The remedies in this article are cumulative with those in Articles VI, VII, and XI of this chapter and Section 14.16.

(d) A violation of this article is a nuisance per se, and the City may bring a civil action in a court of competent jurisdiction for an order abating or enjoining the violation.

Sec. 8-710. Appeals.

An owner may appeal a registration determination, fee, directive, or chronic nuisance designation, or notice to abate under Section 8-707(g), to [the Housing Law Board of Appeals / City Manager] by written notice filed within 14 days. An appeal does not stay a 72-hour securing directive or emergency measures under Section 112 of the International Property Maintenance Code.

Sec. 8-711. Re-occupancy.

A vacant building shall not be reoccupied until a certificate of occupancy has been issued and all violations have been corrected under the State Construction Code and the applicable codes of the City. A certificate of occupancy shall not be issued until all outstanding costs, assessments, and liens owed to the City for the property have been paid in full.

Secs. 8-712 and 8-713. Reserved.

Section 4. Amendment of the municipal civil infraction fine schedule.

The municipal civil infraction fine schedule for property maintenance and blight violations, [Section ____, to be confirmed by the Clerk], is amended as follows:

Offense	**Fine**
First offense	$150.00
Second offense within the lookback period	$250.00
Third offense within the lookback period	$500.00
Fourth and each subsequent offense within the lookback period	$750.00

Lookback period: 12 months, except 24 months for a property designated a chronic nuisance property under Section 8-707.

The penalties in Section 8-633 (rental registration) are not amended by this Ordinance.

Section 5. Ordinance No. 418.

Ordinance No. 418, adopted March 17, 2011 and codified as Article XIII of Chapter 8, is amended and restated in its entirety by Section 3 of this Ordinance. A property registered under former Article XIII remains registered until its registration expires, and shall renew under Section 8-700. Violations occurring before the effective date may be enforced under former Article XIII as provided in Section 7.

Section 6. Severability.

If any section, subsection, sentence, clause, or phrase of this Ordinance is held invalid by a court of competent jurisdiction, that holding shall not affect the validity of the remaining portions of this Ordinance, which shall remain in full force and effect.

Section 7. Savings clause.

The amendment or repeal of any ordinance by this Ordinance shall not affect any violation occurring, penalty incurred, or proceeding pending before the effective date of this Ordinance. Such matters may be enforced and prosecuted under the ordinance in effect when the violation occurred.

Section 8. Effective date.

This Ordinance shall take effect [twenty (20)] days after its publication. Registration under Section 8-700 shall be required for buildings vacant on the effective date within [60] days after the effective date.

CERTIFICATION

I, the undersigned City Clerk of the City of Keego Harbor, certify that this Ordinance was introduced at a regular meeting of the City Council on [date], adopted at a regular meeting on [date], and published in [newspaper] on [date].

Yeas: [____]

Nays: [____]

Absent: [____]

_____

[Name], City Clerk

_____

[Name], Mayor

City Council Workshop — October 13, 2026: Commercial Rehabilitation (PA 210) Incentive and Phase 1 Dollar Lake Waterfront District

To	Mayor and City Council
From	Joseph Gacioch, City Manager
Meeting	City Council Workshop, Tuesday, October 13, 2026
Subject	Commercial Rehabilitation Act (PA 210) incentive and Phase 1 Dollar Lake Waterfront district
Action	Discussion and direction to staff; no vote

Purpose

Staff is asking Council for direction to begin a local PA 210 Commercial Rehabilitation incentive, starting with a Council-initiated district along the Dollar Lake waterfront. PA 210 is a state property tax tool that the City can offer only after Council creates a district; it would be the City's first locally administered development incentive and the first piece of the formal incentives policy Council directed the City Manager's office to finalize in 2026–2027.

This workshop item covers three things: what PA 210 does, how a Phase 1 district would be created, and which Council actions (resolutions, not an ordinance) are needed to put it in place. Once Council approves the policy and district, staff will work with TIFA on a developer marketing campaign.

Background: what PA 210 does

PA 210 freezes the taxable value of an older commercial building at its pre-rehab level for 1–12 years, set by Council. The owner keeps paying today's taxes on the building; local millage on the value the rehab adds is not collected until the certificate ends. The State extended the program through December 31, 2035 in July 2026 (Public Act 35 of 2026) and raised the maximum term from 10 to 12 years (Treasury).

Eligible buildings	Commercial buildings 15+ years old, vacant property used commercially within the last 15 years, and multifamily of 5+ units
Minimum investment	Improvements must exceed 10% of the property's true cash value
What is still paid	Taxes on the frozen building value at all millages; school operating and State Education Tax on the new value; full tax on land
What is forgone	City, County, and other local millage on the added building value, for the certificate term only
Who approves	Council creates the district and approves each certificate; the State Tax Commission issues it

Fiscal effect in plain terms. The City does not lose any revenue it collects today; it defers new revenue it would not get unless the project happens. Illustration only: a $1.5 million rehab might add roughly $750,000 of taxable value. For the certificate term, local units forgo their millage on that added value while schools still receive theirs; when the certificate ends, the full value returns to the roll. Our contract assessor would model actual figures for each application.

Why it fits Keego Harbor. PA 210 needs no blight or contamination finding, no Brownfield Authority, and no MEDC approval to start, so the City can offer it expeditiously as we contemplate other incentive tools that may be relevant for Keego's strategic plan.

- The City Charter allows tax exemptions that state law permits (Sec. 12.3), and PA 210 is one of them.

Proposed Phase 1: Dollar Lake Waterfront district

Staff recommends that Council itself initiate one district covering the commercial parcels on the Orchard Lake Road / Dollar Lake frontage, so property owners do not have to petition and Council sets the boundary around its waterfront goals.

- **Who can be included.** Only parcels that qualify on the day Council adopts the district: commercial buildings 15+ years old, or vacant parcels used commercially within the last 15 years. Staff will bring a parcel map and list (Exhibit A) to the hearing.
- **Size.** Districts are normally at least 3 acres, but Council may approve a smaller district in a downtown or business area.
- **Waterfront link.** The City wants private investment to improve the lake edge and public access, including connections to the future Dollar Lake boardwalk. The draft policy ties the length of the tax freeze to that goal.

Two-track term (draft concept for discussion)

Track	Term	What the owner provides
Standard	Up to 7 years	A qualifying rehab that meets the policy's criteria
Waterfront improvement	8–12 years	The rehab plus public access or waterfront improvements (easement, boardwalk segment, kayak launch, lighting, water quality work) or a payment into a restricted Dollar Lake Waterfront Improvement Fund

Council would choose the structure per project: approve ____ # of years with written criteria that could extend once improvements are built, or grant the longer term up front with recapture if they are not.

- TIFA should review every application inside its district before Council acts.

How the City puts PA 210 in place: resolutions, not an ordinance

No ordinance is needed. PA 210 itself calls for Council to create districts and approve certificates by resolution (MCL 207.843 and 207.848), and the City's guidelines can be adopted as a Council policy. Because these are resolutions, the Charter's ordinance rules (10-day effective date and publication under Secs. 6.1 and 6.4) do not apply; each resolution needs at least three affirmative votes (Sec. 4.7(c)).

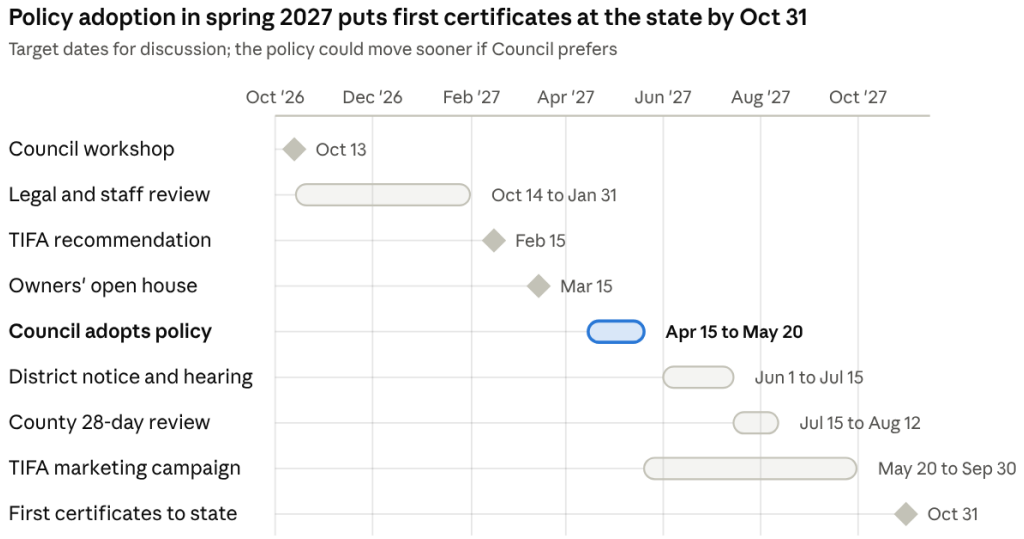
Action	Instrument	Required Steps
Adopt the Commercial Property Tax Incentive Policy, Part A: PA 210	Council resolution	TIFA Board recommendation first; City Attorney review
Add the PA 210 application fee	Council resolution amending the fee schedule	Adopted with or after the policy
Designate incentives liaisons	Council resolution; TIFA Board motion	At or after policy adoption
Establish the Dollar Lake Waterfront district	Council resolution	Certified-mail notice to Oakland County and every owner in the district; public hearing with notice 10–30 days ahead; Oakland County then has 28 days to reject
Create the restricted Dollar Lake Waterfront Improvement Fund	Council budget resolution	Set up before the first payment in lieu is accepted
Approve each exemption certificate	Council resolution	Separate public hearing; TIFA review if in its district; action within 60 days; signed development agreement; Clerk forwards to the State Tax Commission

Engage in Redevelopment Ready Communities (optional, parallel)	Council resolution of intent	Signals the City's RRC Essentials goal; the PA 210 policy is built to RRC standards

A Council member with an interest in a project's agreement may not vote on it, and the reason is entered in the record.

Proposed steps and timeline

If Council supports moving ahead, the policy could be adopted in spring 2027 and the Phase 1 district created that summer, in time for first certificates to reach the State Tax Commission by its October 31, 2027 deadline. October 31, 2026 is too soon for this year's cycle.



PA 210 launch timeline · 9 milestones

Between now and adoption, staff would finalize the policy with the City Attorney, model revenue effects with Waterford Township's contract assessor, bring the draft to the TIFA Board for its recommendation, and hold an open house for Dollar Lake waterfront owners. Council could adopt the policy sooner, at a regular meeting this winter, if it wants to give interested owners an earlier signal; the district and certificate steps would follow the same statutory sequence either way.

After approval: developer marketing campaign with TIFA

Once Council adopts the policy, staff and TIFA would launch a campaign aimed first at Dollar Lake waterfront owners and the developers who attended Developer Day, then at the wider regional market. Nothing would be marketed as available until the policy is adopted, and no specific term or approval would be promised in advance.

Piece	Purpose	Lead
PA 210 page on keegoharbor.org	Policy, application, checklist, fee, and named contact in one place (also an RRC expectation)	City
One-page developer flyer	Plain-language summary in the Developer Day brand, with the waterfront track and boardwalk vision	TIFA, City
Updated incentives guide	Moves PA 210 to "available now" alongside the tools still in development	City
Owner letters and open house	Equal, direct outreach to every owner in the district	City, TIFA liaison
Developer Day follow-up	Personal outreach to attendees and brokers with the adopted policy	City Manager
Partner channels	MEDC Community Development Manager, Oakland County economic development, Michigan Downtown Association	City
News release and social media	Public announcement at adoption and at the first approved project	City, TIFA

TIFA would fund the marketing materials from its budget, subject to Board approval, and the incentives liaisons would help carry the message to their boards and the public. Staff would report back on inquiries, pre-application meetings, applications, and private investment as part of the annual incentives report.

Council direction requested

This is a workshop item; no vote is requested. Staff asks for Council's consensus on the following so a draft policy and district resolution can come back at a regular meeting:

1. Does Council support PA 210 as the City's first local development incentive, adopted as Part A of a combined incentives policy with OPRA and PA 255 added later?
2. Does Council support a Council-initiated Phase 1 district on the Dollar Lake waterfront?
3. Is Council comfortable with the two-track term concept, with longer terms tied to waterfront and public access improvements?
4. Should TIFA review every application inside its district before Council acts?
5. Does Council prefer the spring 2027 adoption schedule, or an earlier adoption this winter?
6. Will Council designate an incentives liaison now, or at policy adoption?
7. Does Council want staff to bring an RRC resolution of intent forward alongside the policy?

With direction, staff will finalize the draft with the City Attorney, coordinate revenue modeling with Waterford Township's contract assessor, and schedule the item for TIFA Board review.

Attachments and sources

- PA 210 Commercial Rehabilitation — Overview & Policy Starter Kit for Keego Harbor (staff working draft)
- Commercial Rehabilitation Act fact sheet — MEDC
- Commercial Rehabilitation Act, MCL 207.841–.856, as amended by PA 35 of 2026 — Michigan Legislature
- Commercial Rehabilitation Act program page — Michigan Dept. of Treasury
- City of Keego Harbor Charter, Secs. 3.13, 4.7, 6.1, 6.4, 12.3
- Exhibit A: Dollar Lake Waterfront district parcel map and list (to be prepared for the district hearing)

City of Keego Harbor

2025 Beechmont
Keego Harbor, Michigan 48320

"Heart of the Lakes"

FROM: Joseph Gacioch, City Manager
MEETING: October 13, Study Session
ITEM: Regular Agenda
SUBJECT: Community Branding & Logo Proposal

Background and Purpose
Through a connection made at Developer Day, I was introduced to BURCH, a branding and communications firm affiliated with the West Bloomfield Area Chamber of Commerce. I requested a focused proposal below $10,000 that would provide an updated brand and logo that will underscore Keego Harbor's identity and supporting its redevelopment efforts. The attached proposal totals $9,000.

The scope includes a brand assessment, community and stakeholder input, key messaging and associations, a visual identity, brand standards, and an implementation strategy. These elements will establish a consistent foundation for City and TIFA communications, gateway and wayfinding signs, social media, and materials supporting resident and business attraction.

Relationship to City Priorities
The timing aligns with the adoption of the City's Master Plan and Strategic Plan, ongoing Cass Lake corridor planning, and renewed engagement with the development community. These efforts share an emphasis on Keego Harbor's lakes, trails, natural assets, and redevelopment opportunities.

A new logo alone will not change perceptions of Keego Harbor. Progress comes through our actions and how effectively we communicate them. This project will help us tell that story consistently, reinforce community pride, and support a pro & grow Keego mindset.

Funding and Implementation
Council previously approved $6,000 for gateway sign replacement. I recommend beginning with the brand and logo development that will guide those replacements, future wayfinding improvements, and community marketing. Establishing the identity first will allow subsequent signage investments to follow consistent design standards and reduce the likelihood of rework. Applying the existing $6,000 allocation to the $9,000 proposal leaves a balance of $3,000. Staff will identify potential reductions elsewhere in the budget to offset that balance and explore a

City/TIFA cost split, subject to TIFA Board approval, because both entities will use and benefit from the work. Any required budget amendment will be brought forward for approval. Redirecting the gateway sign allocation would defer physical sign replacement until the new identity is established and installation funding is identified. This approach makes branding the first step in a coordinated sequence of signage, wayfinding, and marketing improvements.

Proposed Motion

Move to approve the BURCH community branding and visual identity proposal in an amount not to exceed $9,000; authorize the City Manager to execute the agreement; and direct staff to apply the previously approved $6,000 gateway sign replacement allocation toward the project and bring forward any necessary budget amendment for the remaining $3,000.

Sincerely,
Joseph Gacioch, Interim City Manager
City of Keego Harbor



Keego Harbor

reBrand and Civic Identity Recommendations

REVISED
October 14, 2026

Burch
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Project Approach

Based on feedback during the October 13 city council study session, BURCH has revised our project approach to incorporate existing public information, survey data and community outreach.

BURCH will lead a Keego Harbor subcommittee consisting of Joe Gacioch, Julie O'Brien, and a designated member of city council. Together the committee will meet to review previous research and designs and begin the process of developing a shared messaging language for Keego Harbor, which will lead into visual designs and the identity platform.

Steps	Description	Activities	Deliverables
Discovery	We lead the subcommittee to assemble and begin analysis and synthesis of Discovery Data, derived from the community through previous surveys, charrettes and public forums. BURCH will isolate the "why" behind the reBrand and assist in keeping the reBrand moving in a direction that leads to a strong solution.	Data Analysis Current Branding and Previous Designs Exploratory Session	**reBrand Goals Outline** **Brand Audit**
Messaging	Craft marketing messaging in line with the Keego Harbor voice, tone and personality. This messaging will include your mission, vision, brand promise and program area descriptions. These critical statements are translated into words and will be the foundation for building the reBrand visuals.	Audience and Messaging Strategy	**Messaging Platform**
Brand Story	Your story is your brand. Your local businesses and programming possess the chapters. We develop all the brand materials to communicate it.	Core Messaging Application	**Keego Harbor Brand Story**
Build reBrand Visuals	Branding is much more than a logo or word mark. We develop the visual elements to communicate your brand based on the core messaging. Name, logo, typeface, colors and tone. These elements will express how people will remember you. Together, we will review the new reBrand and discuss how all elements work to convey your message. After the final selection, we incorporate feedback and finalize the concept.	Develop Logo Brief Logomark/Wordmark Visual Development Present Logo/Visuals for Feedback	**Final Logo/ Visuals**
Branding Guide	We define and create a brand standards document that provides a set of parameters to ensure the new Keego Harbor brand is implemented consistently across all marketing/communications materials. Consistency across all elements ensures the public campaign will build a stronger brand and increase public awareness, thus building brand equity. Includes Visual Standards, Brand/ Tone and Core Messaging.	Develop brand standards	**Brand Standards Manual**
Brand Elements	We develop all the marketing materials to communicate your new branding story. Pitch decks, proposal templates, brochures, one-sheet fliers and brochures, etc.	Design marketing materials	**Marketing Campaign Kit**

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Budget

Deliverables, Hours & Budget

Description	Hours (est.)	Cost
1) Brand Assessment and Strategy Development • Research and project communications • Gathering information for content, messaging, statistics, charts	5-10	$500.00
2) Brand Messaging Development • Keego Harbor keywords and key associations • Unified storytelling	8-10	$2,000.00
3) Visual Identity (Logo Design) • Develop 3 unique logo visuals, based on final name • Present and revise per leadership notes	30-40	$3,500.00
4) Implementation Plan • Final brand exported into media-ready formats • Typefaces, colors, style guide and usage • Aligned internal announcement and external media campaign • Copywriting support for messaging language and tone	5-10	$1,500.00
5) Deliverables • Vector, JPEG, PNG high-resolution graphics • Brand Standards manual drafted in alignment with selected name, logo and identity • Content packaged into defined materials as presentation, introduction and "leave-behind" content	5-12	$1,500.00
	Logo Project NTE:	**$9,000.00**

The BURCH team specializes in product launches and marketing communications. Our recommendation is to support Keego Harbor with a small brand launch to help affirm community buy-in, and an ongoing retainer to help transform the city's perceptions locally and regionally.

LAUNCH	Hours (est.)	Cost
1) Public Launch • Press release draft and distribution • Media outreach • Community outreach and unveiling event	15-20	$3,500.00
2) Marketing Communications • Ongoing marketing and communications support • Ongoing Keego Harbor storytelling • Media engagement and social media strategy and execution • Outreach support for city manager, mayor and council	**12 mos** 15-20/mo	$2,500.00/mo

- Please note these estimates do not account for changes in scope of work from the client
- All expenses included in pricing package
- Scope includes up to two rounds of logo revisions
- Scope does not include print or mailing costs

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If you have questions or concerns regarding BURCH or this proposal for work, please contact Brian Burch.

brian@burchpartners.com

Keego Harbor

Branding, Logo and Identity for Municipalities

Burch
BRANDED.



CRAFTING STORIES THAT MOVE PEOPLE FORWARD.

WE ARE

- 25 years of brand experience.
- Innovating storytelling. Integrating brand communications.
- Interdisciplinary, cross-cultural, inclusive, multi-layered and strategic approach to communications.

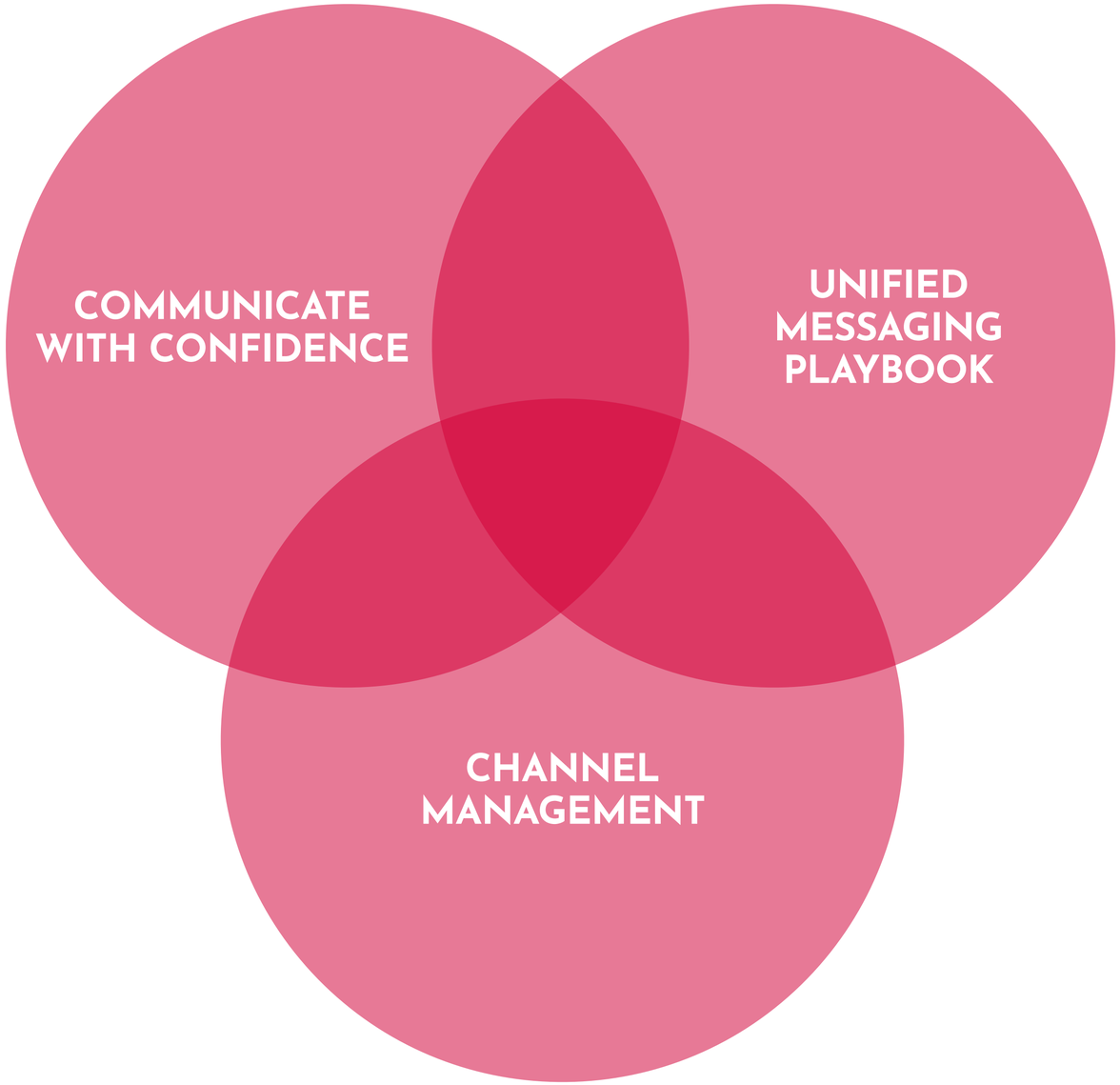
WE BELIEVE

- Every brand has a story.
- Every organization can deliver on its brand promise.
- Diversity offers more perspectives and richer, better stories.

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WHAT WE DO

BURCH BUILDS BETTER BRANDS



Burch
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MUNICIPAL & ECONOMIC DEVELOPMENT EXPERIENCE

CITY OF GRAND RAPIDS

Holland MICHIGAN

Howell DOWNTOWN Every Day is an Event!

West Bloomfield

ARTPRIZE

#AVGR

MEDC MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

FAILURE LAB

Grand Rapids Downtown Market

GA Grand Action

LAKESHORE ADVANTAGE

SURGE POWERED BY LAKESHORE ADVANTAGE

THE RIGHT PLACE Advancing the West Michigan Economy

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DEFINITIONS

LOGO

The identifying mark

A name, a symbol, a slogan.

An instrument..

Purpose

Helps people recognize you and spark identity

IDENTITY

The tools for expression

Colors, typeface, images, voice, usage and rules.

Purpose

Helps people recognize the same organization in every usage.

BRAND

The meaning people hold

Experiences, expectations and reputation.

Purpose

Grows through what people see, hear and experience.

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GREAT LOGOS ARE DESIGNED WITH LARGER MEANING



McDonald's



Starbucks



Nike

Burch
BRANDED.

Each symbol tells a story to trigger a memory.
Your individual experience gives it meaning.

MCDONALD'S : RECOGNITION IN EVERYDAY USE



Logo

The Golden Arches identify the organization. Evoke golden french fries.

Identity

Packaging and color make each expression distinct, but consistent.

Brand

The meal and service shape what people expect.

STARBUCKS : IDENTITY EVOLVES. MEANING REMAINS.

A familiar character
The siren remains the link across visual generations.

Consistency
Committment to the siren maintains recognition.

Simplified expression
The symbol can now stand on its own.



NIKE : MEANING GROWS THROUGH APPLICATION

Immediate identification
Products, packaging and repeated use in visual content help builds meaning.

Time
Intent and meaning requires rules, guidelines and most importantly, time.



A CITY'S BRAND IS IN LIVED EXPERIENCES

People give their homes meaning

Everyday experiences are "baked" into a city, shaping what residents and visitors believe and understand.

Identity makes your story visible

City memos, notices, signage, local events express a shared sense of place.



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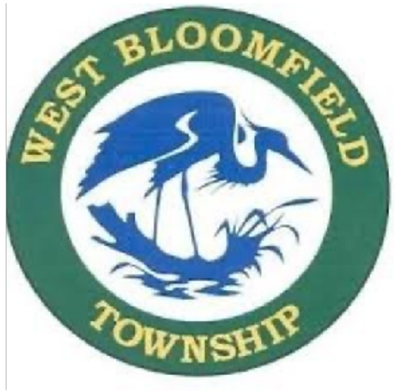
Our Work

Burch
BRANDED.



WEST BLOOMFIELD TOWNSHIP

BEFORE



AFTER

West
Bloomfield

Burch
BRANDED.

WEST BLOOMFIELD TOWNSHIP

A FUNCTIONAL IDENTITY SYSTEM





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The same identity is simple, recognizable and supports both public space and daily communications.

CITY OF HOLLAND

BEFORE



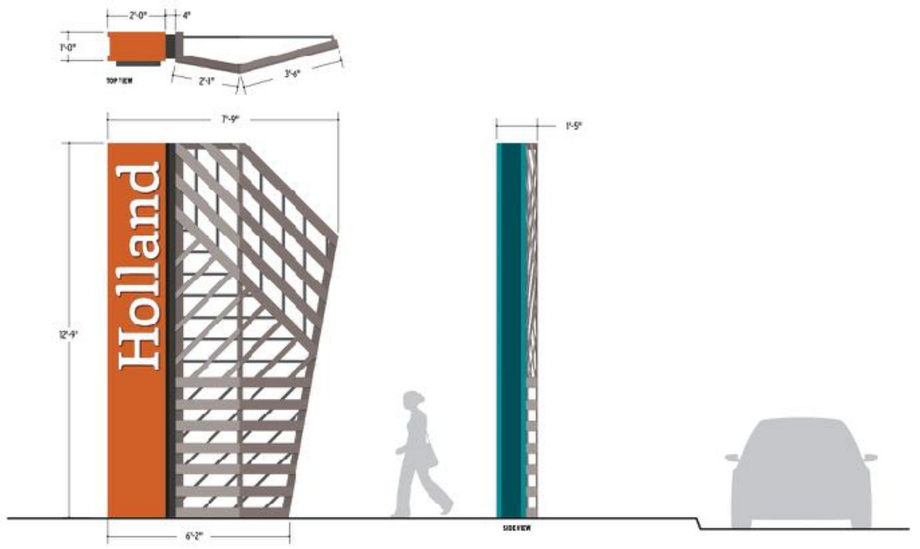
AFTER

Holland
MICHIGAN

Burch
BRANDED.

CITY OF HOLLAND ONE SYSTEM, APPLIED ACROSS ALL CIVIC USAGE







Burch BRANDED.

A unified identity system allows variation on application, but consistency through the city.

MICHIGAN STREET : GRAND RAPIDS

BEFORE

Michigan Street

AFTER

MICHIGANST.

Burch BRANDED.

MICHIGAN STREET

STORYTELLING, EMBEDDED IN THE MARK





Burch
BRANDED.

Design with a purpose.

The hill, bridge, pin, M, street and river connect the symbol specifically to one place.

AI AND COMMUNITY IDEAS HAVE A ROLE

Community input	Reveals the lived experience and what people value.
AI tools and local concepts	Synthasize data and contribute ideas for exploration.
BURCH's responsibility	Convert understanding and agreed direction into a new work of art with a tested identity.

BURCH manages the whole process to craft a new and distinct work of art for Keego Harbor.

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A FAIR TEST FOR EVERY DESIGN

Community Fit	Does it reflect the agreed voice and vision?
Distinctiveness	Could people recognize it as Keego Harbor?
Clarity	Can people read and recognize it at small sizes?
Practical Use	Does it work on signs, forms, screens and in one color?
Stewardship	Can the city use, reproduce and manage the files confidently?

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THE BURCH REBRAND PROCESS

01

Discovery

Listen to internal and external audiences.

02

Market Analysis

Review perceptions, assets and regional context.

03

Core Messaging

Agree on voice, promise and the creative brief.

04

Visual Development

Develop concepts, test applications and refine.

05

Brand Guidelines

Document the rules and approved assets.

06

Brand Elements

Package the tools for consistent use.

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COMMUNITY VOICE & CIVIC ACTION

What People Value Today

What makes Keego Harbor feel like home?

What experiences can / should the identity reflect?

What Keego Aims to Become

Connecting lakeside living with livable neighborhoods, walkable downtown and thoughtful growth.

A shared creative brief connects both to design choices.

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WHAT KEEGO HARBOR RECEIVES WITH BURCH

A clear direction	Research, audience priorities and core messaging.
A considered identity	Three logo concepts and up to two rounds of revisions.
System the city can use	Vector masters, high-resolution JPEGs and PNGs.
Consistent communication	Color, type, usage guidance and brand standards.
Implementation	Defined materials and a plan for introducing the identity.

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BRANDED.

CLIENT – AGENCY RELATIONSHIP

At BURCH, it's about you. Your story. Impossible to ignore.

We help you define it, own it, express it, shout it.

We know some things, and you know some things.
Together, we know a lot of things. As partners, we become one compelling team focused on crafting your story with impact, purpose, and meaning.
We are committed to providing service and results with honesty, integrity, and transparency.

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NEXT STEPS

	Discovery	Strategy	Creation	Execution
Activities	**Quick Start.**	**Audience Charrettes. Audit Reporting.**	**Branded Identity. Community Programs.**	**Community and Influencer Programs.**
Description	Get content started right away, while we work on researching the community and integrating into our processes.	Craft marketing messaging built around mission, vision, promise and program area descriptions with a distinct voice, tone and personality.	Your story is your brand. Your local businesses and programming possess the chapters. We develop all the brand materials to communicate it.	We empower local stakeholders and influencers to actively talk about Keego Harbor create identity engagement and capacity.
Deliverables	Quick Start Perception Study Goals Outline	Core Messaging Brand Identity Social Campaign Kit	Program Calendar Media Library Editorial Calendar	Local Action Team Business Leader Forums

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CITY OF KEEGO HARBOR

2025 Beechmont | Keego Harbor, Michigan 48320

October 5, 2026

Attention:
Laura Loomis
Financial Specialist, Act 51 Cities and Villages
Financial Operations Division
Michigan Department of Transportation

RE: City of Keego Harbor — Transportation Asset Management Plan (TAMP) Submittal

Dear TAMC Support Staff:

The City of Keego Harbor is pleased to submit the enclosed Transportation Asset Management Plan in response to TAMC's December 2025 request for an updated plan. We apologize for the delay; the request arrived during a change in City administration and was not completed at that time.

Keego Harbor certifies 8.87 miles of public road under Act 51 (1.93 miles Major, 6.94 miles Local). The City is submitting voluntarily so that it may continue to transfer funds between its Major and Local Street systems, which is important to how Keego Harbor funds its street program. The City has also committed to developing a six-year Capital Improvement Plan each year as part of its budget process, beginning this year, so that road, drainage, and other infrastructure needs are scheduled and funded systematically. The enclosed plan is scaled to a small agency and includes the City's PASER condition data for its entire certified network, planning-level investment needs, condition goals, and a short improvement plan.

Please direct questions about this submittal to the undersigned. We appreciate TAMC's assistance and ask that you confirm receipt and let us know if any additional information is needed to consider the City in compliance.

Sincerely,
Joe Gacioch
City Manager, City of Keego Harbor
e: manager@keegoharbor.org

Enclosures: Transportation Asset Management Plan (with Appendices A–B); Draft Council Resolution of Adoption (Attachment 1)

CITY OF KEEGO HARBOR

Transportation Asset Management Plan

Small Agency Plan | 2026 Update | Oakland County, Michigan

1. Purpose and Compliance Basis

This plan documents how the City of Keego Harbor inventories, measures, and plans for its public road network. It is submitted to the Michigan Transportation Asset Management Council (TAMC) under Public Act 325 of 2018, which amended Public Act 51 of 1951 (MCL 247.659a).

Public Act 325 requires road agencies certifying 100 or more centerline miles to submit a plan on a set schedule. Keego Harbor is well below that threshold and is not required to submit; however, a submitted plan allows an agency under 100 miles to transfer Act 51 funds between its Major and Local Street systems. Because that flexibility is important to Keego Harbor's street program, the City is submitting this plan voluntarily and has scaled it to the size of its network and staff.

2. Agency Profile

Item	Detail
Agency	City of Keego Harbor, Oakland County, Michigan
Population	2,764 (2020 Census)
Act 51 certified mileage (7/1/2026 – 6/30/2027)	1.93 miles Major; 6.94 miles Local; 8.87 miles total
Mileage changes requested	None (MDOT certification letter dated August 19, 2026)
Road system maintained by	City Department of Public Works, with engineering support from Hubbel, Roth, and Clark (HRC)
Plan contact	Joe Gacioch, City Manager

The City's certified network consists primarily of residential streets and short cul-de-sacs, along with Cass Lake Road and other collector streets.

3. Pavement Inventory and Condition

3.1 Data and method

Pavement condition is measured with the PASER system (Pavement Surface Evaluation and Rating), which scores each road segment from 1 (failed) to 10 (excellent). The City's inventory contains 124 segments on 46 named streets totaling 8.84 centerline miles, which is within 0.03 mile (0.3%) of the 8.87 miles certified under Act 51. Ratings are shown on the PASER map in Appendix A (2024 SEMCOG ratings, with segments re-rated in the 2026 update) and listed segment by segment in Appendix B. [Confirm before submitting: Appendix B ratings match the 2026-updated ratings on the Appendix A map]

3.2 Network condition summary

PASER rating	Segments	Miles	% of network
2	7	0.57	6.5%
3	5	0.68	7.7%
4	26	1.66	18.8%
5	30	1.96	22.2%
6	12	0.88	10.0%
7	17	0.98	11.1%
8	2	0.17	2.0%
9	19	1.32	14.9%
10	6	0.62	7.0%
Total	**124**	**8.84**	**100.0%**

Grouped into the condition categories TAMC uses for reporting, the network is:

Condition category	PASER	Miles	% of network
Good	8 – 10	2.11	23.8%
Fair	5 – 7	3.82	43.2%
Poor	1 – 4	2.91	32.9%
Network total (avg. PASER 5.8, length-weighted)		**8.84**	**100.0%**

Roughly two-thirds of the network (67%) is in fair or good condition. The poor-condition share is concentrated in a small number of streets: segments rated 2 and 3 total 1.25 miles, including Beachland Blvd, Beechmont St, Millwall Ave, Prynne St, Walnut Ct, Rycroft St, Kenrick, Maddy Ln, and Moss St. Segments rated 4 (1.66 miles across 26 segments) are the most important to watch, because they are the next to fall into the failed category without timely treatment.

4. Condition Goals

The following goals are proposed for Council adoption with this plan. They are intentionally modest and tied to what the City's funding can sustain; they will be revisited each year as new PASER data and budget information become available.

- Maintain at least 67% of the network (the current share) in Good or Fair condition (PASER 5 or higher).
- Reduce the Poor share of the network (PASER 1–4) from 32.9% toward 25% over the next five years.
- Treat segments before they fall below PASER 4 wherever possible, by prioritizing preservation work on Fair-rated roads and crack-sealing or resurfacing roads rated 4 and 5.
- Coordinate paving with utility and drainage work so that new pavement is not cut open soon after it is built.

5. Planning-Level Investment Needs

The City's planning spreadsheet applies per-square-yard cost scenarios to each segment, using a typical 22-foot pavement width. The costs below are planning-level estimates only; treatment type and unit costs will be refined with the City's engineer as projects are scoped.

Scope	$35 / syd	$60 / syd	$65 / syd	$75 / syd
Poor roads only (PASER 1–4; 2.91 mi)	$1.32 M	$2.26 M	$2.44 M	$2.82 M
Fair roads (PASER 5–7; 3.82 mi)	$1.73 M	$2.96 M	$3.21 M	$3.70 M
Good roads (PASER 8–10; 2.11 mi)	$0.95 M	$1.63 M	$1.77 M	$2.04 M
Entire network (8.84 mi)	**$3.99 M**	**$6.85 M**	**$7.42 M**	**$8.56 M**

These figures describe the cost of treating a category of road in full at the stated unit price; they are not a spending commitment and are not all needed at once. They are included to show the scale of need relative to annual street funding: addressing only the poor-rated roads is a $1.3–$2.8 million effort, which cannot be absorbed in a single year and will need to be phased.

6. Funding and Investment Strategy

Keego Harbor funds its street program with Michigan Transportation Fund (MTF) revenue distributed under Act 51 based on certified mileage and population, plus funding contributions from the TIFA toward local road improvements. Local Street needs are typically larger than Local Street revenue for a city of this size.

For that reason, the ability to transfer Major Street funds to the Local Street system is a central part of the City's strategy. Submission of this plan preserves that ability. The City intends to use it to direct available funds to preservation and rehabilitation of the Local streets identified in Section 3, in the order described below.

- First priority: Fair and low-Poor roads (PASER 4–6) where lower-cost preservation or resurfacing can extend life and avoid reconstruction.
- Second priority: Poor roads (PASER 1–3) where reconstruction or major rehabilitation is needed, phased by cost and coordinated with drainage and utility work.
- Ongoing: routine maintenance (patching, crack sealing, drainage cleaning) on all roads.

6.1 Six-year Capital Improvement Plan

Beginning with the FYE 27/28 budget, the City will develop a six-year Capital Improvement Plan (CIP) as an annual part of its budget process. The CIP will list planned road, drainage, and other infrastructure projects by year, with estimated costs and funding sources, and will be updated and presented to the Planning Commission and City Council each year with the budget. This plan's PASER data, condition goals, and Section 5 cost estimates are the starting point for the road projects in the CIP, and the CIP in turn gives the City a way to phase the needs shown in Section 5 over several years rather than addressing them one project at a time.

6.2 Other funding sources and coordination

1. *Oakland County local road grant.* The City applies and receives approximately $9,000 per year from Oakland County for local road improvements from their Local Road Improvement Grant (LRIP) program. The City typically applies this funding to crack sealing on Local Streets. This strategy is coordinated with the City's contract engineer, Hubbell, Roth & Clark, and reflects the preservation approach in Section 4: sealing roads in fair condition before they deteriorate into the poor category, where treatment costs several times as much.
2. *Road Commission for Oakland County (RCOC) Tri-Party Program.* The City participates in the Tri-Party Program, in which RCOC, Oakland County, and the City each fund an equal one-third share of road improvements. The program is limited to roads under RCOC jurisdiction, so it does not fund the City's local streets, but it supports work on the county roads that serve the City. The City's allocation has been approximately $23,000 per year (all shares) in recent years ($22,909 in FY 2026). Allocations may accumulate across years to fund larger projects, and Tri-Party funds can also serve as the local match for federally funded projects.

Since 2014, Tri-Party funds have supported two projects: the concrete replacement of Cass Lake Road from Orchard Lake Road to Otter Avenue (2021, $300,000) and improvements on Orchard Lake Road west of Middlebelt to Commerce Road (2023, $108,241). As of FY 2026 the program balance is $42,473 (all shares). RCOC's FY 2026–2029 project report lists a planned 2028 project on Cass Lake Road from Orchard Lake Road to Otter Avenue (3R, HMA overlay or inlay, and high-friction surface curbs), which is Tri-Party eligible. The City and TIFA intends to apply its accumulated Tri-Party balance to this project and will coordinate scope, schedule, and cost share with RCOC.

7. Other Transportation Assets

Because the City is a small agency, this plan focuses on pavement. The City also recognizes the following assets and is addressing them as follows:

- Bridges: The Willow Beach Bridge was recently rehabilitated. The City secured outside funding via a legislative sponsored grant administered by the MEDC in the amount of $500,000, with a local matching contribution of $130,000 in local road funding.

8. Asset Management Practices and Improvement Plan

Keego Harbor's public works department is a single-person operation, so the City has deliberately chosen practices that can be sustained with limited staff. The actions below will be carried out over the next several years.

Action	Target timing	Responsible
Council adoption of this plan and submittal to TAMC	Fall 2026	City Manager; City Council
Develop a six-year Capital Improvement Plan as an annual part of the budget process, drawing road projects from this plan's PASER data and cost estimates	Beginning with the FYE 27/28 budget; updated annually	City Manager; contract engineer; City Council
Continue PASER rating of the full network on the TAMC cycle, with updates for any road treated	Annually / per TAMC cycle	City Manager; contract engineer
Validate the City's road inventory against the engineer's GIS road records and the Act 51 certified mileage, and update certification where warranted	Before the next Act 51 certification	City Manager; contract engineer
Build a basic asset register (spreadsheet plus map pins) for catch basins, signs, hydrants, and culverts as DPW inspects each asset	Ongoing from 2026	DPW
Keep a work request log to document service calls and workload	2026	DPW; City Manager
Update this plan, condition goals, and the Section 6 funding summary each year with the budget	Each spring	City Manager
Coordinate with RCOC on the planned 2028 Cass Lake Road project and the City's Tri-Party cost share	Ongoing; FYE 27/28	City Manager/ TIFA Director

9. Adoption and Review

This plan is submitted following adoption by the Keego Harbor City Council (draft resolution, Attachment 1). It will be reviewed regularly in conjunction with the City's budget and six-year Capital Improvement Plan and updated when new PASER ratings are available or when the City's funding or network changes materially.

Appendix A — PASER Ratings Map

2024 SEMCOG ratings; segments outlined in black were re-rated in the 2026 update (June 2026).



Appendix B — Segment Inventory and PASER Ratings

Total: 124 segments, 8.84 centerline miles.

Street	From	To	Miles	PASER
Andre St	Kenrick St	Dead End or Start	0.076	4
Atlas St	Kenrick St	Brock St	0.031	4
Beachland Blvd	Cass Lake Rd	Seabright St	0.038	2
Beachland Blvd	Seabright St	City/Twp Line	0.049	2
Beechcroft St	Sylvanglenn St	Cordell Ave	0.171	10
Beechcroft St	Cordell Ave	Dead End or Start	0.061	10
Beechmont St	Dead End or Start	Orchard Lake Rd	0.076	2
Beechmont St	Hensman St	Cordell Ave	0.220	3
Beechmont St	Cordell Ave	Dead End or Start	0.072	3
Beechmont St	Kenrick	Beland Ave	0.033	4
Beechmont St	Schroeder Blvd	Stennett St	0.055	4
Beechmont St	Orchard Lake Rd	Kenrick	0.066	5
Beechmont St	Beland Ave	Knowlson St	0.056	5
Beechmont St	Knowlson St	Schroeder Blvd	0.054	5
Beechmont St	Stennett St	Wall St	0.054	5
Beechmont St	Wall St	Hensman St	0.015	6
Beland Ave	Cass Lake Rd	Beechmont St	0.093	10
Beland Ave	Beechmont St	Stout St	0.062	10
Beland Ave	Stout St	Maddy Ln	0.062	10
Brock St	Kenrick St	Atlas St	0.151	4
Bulwer St	Willow Beach St	Dead End or Start	0.068	9
Cass Lake Ave	Willow Beach St	Cass Lake Rd	0.126	5
Cass Lake Front St	Grove St	Glenbroke St	0.068	4
Cass Lake Front St	Glenbroke St	Moss St	0.051	5
Cass Lake Front St	Moss St	Norcott Dr	0.045	5
Cass Lake Front St	Norcott Dr	Cass Lake Rd	0.111	5
Cass Lake Rd	Summers Rd	Cass Lake Rd	0.119	9
Cass Lake Rd	Cass Lake Rd	Pridham St	0.045	9
Cass Lake Rd	Pridham St	Cass Lake Rd	0.088	9
Cass Lake Rd	Cass Lake Rd	Cass Lake Rd	0.022	9
Cass Lake Rd	Cass Lake Rd	Orchard Lake Rd	0.036	9
Cass Lake Rd	Summers Rd	Cass Lake Rd	0.121	9
Cass Lake Rd	Cass Lake Rd	Pridham St	0.045	9
Cass Lake Rd	Pridham St	Cass Lake Rd	0.089	9
Cass Lake Rd	Cass Lake Rd	Cass Lake Rd	0.022	9
Cass Lake Rd	Cass Lake Rd	Orchard Lake Rd	0.030	9
Cordell Ave	Beechcroft St	Sylvanglenn St	0.041	7
Cordell Ave	Sylvanglenn St	Beechmont St	0.039	7
Fordham St	Summers Rd & Fountain Park Ave	Pridham St	0.166	7
Fordham St	Pridham St	Orchard Lake Rd	0.119	7

Street	From	To	Miles	PASER
Glenbroke St	Cass Lake Rd	Sylvanglenn St	0.073	6
Glenbroke St	Cass Lake Front St	Cass Lake Rd	0.068	8
Grove St	Willow Beach St	Cass Lake Front St	0.076	4
Grove St	Cass Lake Front St	Cass Lake Rd	0.045	4
Hensman St	Beechmont St	Rustic Ln	0.031	4
Hensman St	Beechmont St	Beechmont St	0.009	5
Hensman St	Cass Lake Rd	Sylvanglenn St	0.072	7
Hensman St	Sylvanglenn St	Beechmont St	0.032	7
Hester Ct	Dead End or Start	Virginia Ct	0.024	5
Hester Ct	Virginia Ct	Pridham St	0.055	5
Hester Ct	Pridham St	Nagle Ct	0.096	9
Hester Ct	Nagle Ct	Orchard Lake Rd	0.099	9
Kenrick	Beechmont St	Dead End or Start	0.080	3
Kenrick St	Willow Beach St	Brock St	0.048	4
Kenrick St	Brock St	Andre St	0.074	4
Kenrick St	Andre St	Atlas St	0.036	4
Kenrick St	Atlas St	Cass Lake Rd	0.054	4
Kessler Ave	Cass Lake Rd	Seabright St	0.130	5
Kessler Ave	Seabright St	City/Twp Line	0.043	5
Kleist Ct	Pine Lake Ave	Dead End or Start	0.018	5
Knowlson St	Beechmont St	Maddy Ln	0.124	5
Knowlson St	Maddy Ln	City/Twp Line	0.028	5
Maddy Ln	Dead End or Start	Orchard Lake Rd	0.229	3
Maddy Ln	Beland Ave	Knowlson St	0.055	5
Maddy Ln	Knowlson St	Schroeder Blvd	0.055	5
Maddy Ln	Orchard Lake Rd	Beland Ave	0.047	6
Maddy Ln	Schroeder Blvd	Stennett St	0.054	6
Maddy Ln	Stennett St	Wall St	0.056	6
Maddy Ln	Wall St	Dead End or Start	0.196	6
Millwall Ave	Orchard Lake Rd	Walnut Ct	0.127	2
Moss St	Cass Lake Rd	Sylvanglenn St	0.077	3
Moss St	Cass Lake Front St	Cass Lake Rd	0.085	6
Nagle Ct	Pine Lake Ave	Kendall Rd	0.044	7
Nagle Ct	Kendall Rd	Hester Ct	0.032	7
Norcott Dr	Cass Lake Front St	Cass Lake Rd	0.094	6
Otter Ave	Cass Lake Rd	City/Twp Line	0.032	5
Park Cir	Willow Beach St	Willow Beach St	0.105	9
Pine Lake Ave	Elam Ct & Summers Rd	Kleist Ct	0.091	4
Pine Lake Ave	Kleist Ct	Pridham St	0.044	4
Pine Lake Ave	Pridham St	Nagle Ct	0.105	4
Pine Lake Ave	Nagle Ct	Orchard Lake Rd	0.057	4
Portman St	Willow Beach St	Cass Lake Rd	0.144	9
Pridham St	Orchard Lake Rd	Willow Beach St	0.171	5
Pridham St	Willow Beach St	Fordham St	0.049	5

Street	From	To	Miles	PASER
Pridham St	Fordham St	Cass Lake Rd	0.031	7
Pridham St	Cass Lake Rd	Cass Lake Rd	0.010	7
Pridham St	Cass Lake Rd	Pine Lake Ave	0.035	7
Pridham St	Pine Lake Ave	Kendall Rd	0.038	7
Pridham St	Kendall Rd	Hester Ct	0.033	7
Prynne St	Cass Lake Rd	Orchard Lake Rd	0.126	2
Rycroft St	Name Change	Orchard Lake Rd	0.086	2
Schroeder Blvd	Cass Lake Rd	Beechmont St	0.095	5
Schroeder Blvd	Beechmont St	Maddy Ln	0.124	5
Stapleton Ct	Cass Lake Rd	Stapleton Dr	0.061	5
Stapleton Ct	Stapleton Dr	Dead End or Start	0.038	6
Stapleton Dr	Stapleton Ct	Cass Lake Rd	0.098	6
Stennett St	Beechmont St	Maddy Ln	0.124	9
Stennett St	Maddy Ln	Dead End or Start	0.027	9
Stout St	Orchard Lake Rd	Beland Ave	0.072	7
Summers Rd	Cass Lake Rd	Elam Ct & Pine Lake Ave	0.049	4
Summers Rd	Orchard Lake Rd	Harbor Village Ln	0.121	4
Summers Rd	Harbor Village Ln	Willow Beach St	0.057	4
Summers Rd	Fordham St & Fountain Park Ave	Cass Lake Rd	0.030	4
Summers Rd	Cass Lake Rd	Cass Lake Rd	0.012	4
Summers Rd	Willow Beach St	Fordham St & Fountain Park Ave	0.048	5
Sylvanglenn St	Moss St	Beechcroft St	0.026	4
Sylvanglenn St	Beechcroft St	Cordell Ave	0.133	4
Sylvanglenn St	Cordell Ave	Attribute Change	0.028	4
Sylvanglenn St	Hensman St	Glenbroke St	0.027	5
Sylvanglenn St	Glenbroke St	Moss St	0.047	5
Varjo Ct	Orchard Lake Rd	Dead End or Start	0.132	4
Virginia Ct	Kendall Rd	Hester Ct	0.033	6
Wall St	Beechmont St	Maddy Ln	0.124	7
Walnut Ct	Millwall Ave	Name Change	0.070	2
Willow Beach St	Grove St	Cass Lake Ave	0.044	5
Willow Beach St	Cass Lake Ave	Portman St	0.060	5
Willow Beach St	Portman St	—	0.098	5
Willow Beach St	Pridham St	Orchard Lake Rd	0.095	6
Willow Beach St	Bulwer St	Park Cir	0.047	7
Willow Beach St	—	Park Cir	0.044	7
Willow Beach St	Orchard Lake Rd	Bulwer St	0.106	8
Willow Beach St	Park Cir	Kenrick St	0.023	9
Willow Beach St	Kenrick St	Park Cir	0.014	9
Willow Beach St	Summers Rd	Pridham St	0.167	10

ATTACHMENT 1

CITY OF KEEGO HARBOR

RESOLUTION No. ___

Adopting the City of Keego Harbor Transportation Asset Management Plan

Council member _____ moved, and Council member _____ supported, the following resolution:

WHEREAS, Public Act 325 of 2018 amended Public Act 51 of 1951 to establish transportation asset management plan requirements for local road agencies, and provides that an agency certifying fewer than 100 miles may submit a plan to the Transportation Asset Management Council (TAMC); and

WHEREAS, a local road agency that has submitted a plan may transfer funds distributed under Act 51 between its Major and Local Street systems, and the City of Keego Harbor relies on that flexibility to fund its street program; and

WHEREAS, the City certifies 8.87 miles of public road under Act 51 and has prepared a Transportation Asset Management Plan scaled to the size of its network, containing its pavement inventory and PASER condition data, condition goals, planning-level investment needs, and an improvement plan; and

WHEREAS, the City Council has reviewed the plan and finds that it reflects the City's current road network and priorities;

NOW, THEREFORE, BE IT RESOLVED that the Keego Harbor City Council adopts the City of Keego Harbor Transportation Asset Management Plan, 2026 Update, including the condition goals set out in Section 4; and

BE IT FURTHER RESOLVED that the City Manager is authorized and directed to submit the plan and this resolution to the Transportation Asset Management Council and to the Michigan Department of Transportation, and to review and update the plan annually with the City's budget and a six-year Capital Improvement Plan.

Yeas: [____] Nays: [____] Absent: [____]

RESOLUTION [ADOPTED / DECLARED ADOPTED] on October 15, 2026

_____

Interim City Clerk, Stacy Goodall

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Keego Harbor City Council at a meeting held on October 15, 2026