



**THE CITY OF THE VILLAGE OF DOUGLAS
REGULAR MEETING OF THE CITY COUNCIL
TUESDAY, SEPTEMBER 08, 2026 AT 6:00 PM
415 WEST WILEY RD, SUITE 103, DOUGLAS, MI
49406**

AGENDA

View remotely, online or by phone -

Join online by visiting: <https://us02web.zoom.us/j/85489612100>

Join by phone by dialing: +1 (312) 626-6799 | **Then enter "Meeting ID":** 854 8961 2100

- 1. CALL TO ORDER:** By Mayor
- 2. ROLL CALL:** By Clerk
- 3. PLEDGE OF ALLEGIANCE:** Led by Mayor
- 4. CONSENT CALENDAR**
 - A.** Approve the Council Meeting Agenda for September 8, 2026
 - B.** Approve the Council Regular Meeting Minutes for August 17, 2026
 - C.** Approve Invoices in the Amount of \$222,137.70
- 5. PUBLIC COMMUNICATION - VERBAL (LIMIT OF 3 MINUTES, AGENDA ITEMS ONLY)**
- 6. PUBLIC COMMUNICATION - WRITTEN**
- 7. UNFINISHED BUSINESS**
- 8. NEW BUSINESS**

Motion to approve the Consent Calendar of September 8, 2026 – roll call vote

- A.** Easement Termination and Release (L. Nocerini)

Motion to approve the termination and release of the 33-foot-wide easement located at 415 Wiley Road, as legally described in Exhibit A, and authorize the appropriate City officials to execute the necessary documents. - roll call vote

- B.** Resolution 17-2026 - Fire District Purchase Agreement (L. Nocerini)

Motion to adopt resolution 17-2026, authorizing the sale of the applicable portion of City-owned property at 415 Wiley Road to the Saugatuck Township Fire District for \$600,000, subject to the terms and conditions of the Commercial Buy and Sell Agreement, and authorizing the Mayor and City Clerk to execute all necessary documents to complete the transaction. - roll call vote

C. Resolution 18-2026 - Approving 415 Wiley Road Condo Deed Documents (L. Nocerini)

Motion to adopt resolution 18-2026, approving the condominium documents for 415 Wiley Road, including the Master Deed, Condominium Bylaws, Condominium Subdivision Plan, easements, exhibits, and related documents, subject to final review and approval by the City Manager and legal counsel, and authorizing the Mayor and City Clerk to execute all necessary documents. - roll call vote

9. REPORTS

A. Commission/Committee/Boards: DHA, KLHA, DDA

B. Administration Report

10. PUBLIC COMMUNICATION – VERBAL (LIMIT OF 3 MINUTES, ITEMS NOT ON AGENDA)

11. COUNCIL COMMENTS

12. MAYOR’S REPORT/COMMENTS

13. ADJOURNMENT

Motion to adjourn the meeting.

Please Note – The City of the Village of Douglas (the “City”) is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of this meeting or the facilities, are requested to contact Laura Kasper, City Clerk, at (269) 857-1438, or clerk@douglasmi.gov to allow the City to make reasonable accommodations for those persons. CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN



**THE CITY OF THE VILLAGE OF DOUGLAS
REGULAR MEETING OF THE CITY COUNCIL
MONDAY, AUGUST 17, 2026 AT 6:00 PM
415 WEST WILEY RD, SUITE 103, DOUGLAS, MI
49406**

MINUTES

1. CALL TO ORDER: By Mayor North

2. ROLL CALL: By Clerk Kasper

PRESENT

Mayor Cathy North

Councilmember John O'Malley

Mayor Pro-Tem Randy Walker

Councilmember Gregory Freeman

Councilmember Matt Balmer

Also Present - City Manager Lisa Nocerini, City Clerk Laura Kasper, Director of Public Works Greg Salinas, Planning & Zoning Administrator Sean Homyen, Douglas Police Chief Steve Kent

ABSENT/EXCUSED - Councilmember Neal Seabert, Councilmember Jeff West

3. PLEDGE OF ALLEGIANCE: Led by Mayor North

4. CONSENT CALENDAR

A. Approve the Council Meeting Agenda for August 17, 2026

B. Approve the Council Regular Meeting Minutes for August 3, 2026

C. Approve Invoices in the Amount of \$82,848.30

Motion by O'Malley, second by Balmer, to approve the Consent Calendar of August 17, 2026 – Motion carried by unanimous roll call vote

5. PUBLIC COMMUNICATION – VERBAL: public comments received

6. PUBLIC COMMUNICATION – WRITTEN: None

7. UNFINISHED BUSINESS: None

8. NEW BUSINESS

A. Special Event - MI Downtown Day

Motion by Walker, second by Balmer, to approve the special event request from the Downtown Development Authority for the September 26, 2026, MI Downtown Day Event. – Motion carried by unanimous roll call vote

B. Michigan Municipal League (MML) Annual Convention - Designation of Voting Delegate (L. Nocerini)

Motion by Balmer, second by O'Malley, to designate Mayor North as the City of the Village of Douglas official voting delegate for the MML 2026 Annual Meeting and to designate Councilmember West as

the alternate voting delegate, and to authorize staff to submit the designation to the MML. – Motion carried by unanimous roll call vote

- C. Noise Ordinance Amendments - First Read (No Action) (S. Homyen)
- D. Tower Harbor Association - Well Request for Irrigation (S. Homyen)

Motion by O'Malley, second by Balmer, to approve the well to be constructed near 374 Mariners Cove for the Tower Harbor Condominium Association, subject to approval by the Allegan County Health Department, and based on the finding that the well will be used only for irrigation purposes, will remain independent from the municipal water system, and will not create a cross-connection. – Motion carried by unanimous roll call vote

9. REPORTS

- A. Commission/Committee/Boards: Planning Commission, Kalamazoo Lake Sewer Water, Fire Board
- B. Administration Report – City Manager Nocerini provided updates

10. PUBLIC COMMUNICATION – VERBAL: public comments were received

11. COUNCIL COMMENTS: Councilmembers provided final comments

12. MAYOR'S REPORT/COMMENTS: Mayor North provided final comments

13. ADJOURNMENT

Motion by Balmer, second by Walker, to adjourn the meeting.

Approved on this 8th day of September 2026

Signed: _____ Date: _____
Cathy North, Mayor

Signed: _____ Date: _____
Laura Kasper, City Clerk

Certification of Minutes

I hereby certify that the attached is a true and correct copy of the minutes of a regular meeting of the City Council of the City of the Village of Douglas held on August 17, 2026, I further certify that the meeting was duly called and that a quorum was present.

Signed: _____ Date: _____
Laura Kasper, City Clerk

09/03/2026

INVOICE REGISTER REPORT FOR CITY OF THE VILLAGE OF DOUGLAS

Inv Num	Vendor	Inv Date	Due Date	Inv Amt
Inv Ref#	Description	Entered By		
	GL Distribution			
ACH Transaction				
85194298R				
54418	ABSOPURE WATER COMPANY	07/31/2026	09/08/2026	9.76
	WATER			
101-265.000-740.000	SUPPLIES			9.76
85226036				
54486	ABSOPURE WATER COMPANY	08/28/2026	09/08/2026	24.00
	WATER			
101-265.000-740.000	SUPPLIES			24.00
85226029				
54487	ABSOPURE WATER COMPANY	08/28/2026	09/08/2026	78.70
	WATER			
101-265.000-740.000	SUPPLIES			78.70
7-2026				
54438	ALLEGAN CO TREASURER	08/25/2026	09/08/2026	230.00
	JULY 2026 MOBILE HOME TAX			
101-000.000-230.000	DUE TO OTHER GOVERNMENTS			230.00
8-2026				
54500	ALLEGAN CO TREASURER	09/02/2026	09/08/2026	230.00
	AUGUST 2026 MOBILE HOME TAX			
101-000.000-230.000	DUE TO OTHER GOVERNMENTS			230.00
07-2026				
54435	ALLEGAN COUNTY SHERIFF'S DEPT.	08/25/2026	09/08/2026	288.00
	DEBTS CREW FOR JULY 2026			
101-463.000-802.000	CONTRACTUAL			288.00
DOUGLASCITY26-09				
54474	ASSESSING SOLUTIONS	09/01/2026	09/08/2026	3,423.33
	ASSESSING SERVICES			
101-257.000-703.000	WAGES			3,423.33
2653				
54481	BILLS TREE SERVICE	08/26/2026	09/08/2026	800.00
	TREE REMOVAL AT 150 WASHINGTON ST			
101-463.000-802.010	CONTRACTUAL FORESTRY			800.00
308511				
54431	CAMP & CRUISE	08/06/2026	09/08/2026	6,730.00
	WATERFRONT SERVICE BOAT LAUNCH DOCK INSTALL AND STORAGE-LABOR ONLY			
101-751.000-979.000	CAPITAL OUTLAY			6,730.00
5354792709				
54432	CINTAS	08/18/2026	09/08/2026	8.03
	DPW GARAGE FIRST AID CABINET			
101-265.000-802.000	CONTRACTUAL			8.03
5354792710				
54433	CINTAS	08/18/2026	09/08/2026	45.30
	CITY HALL FIRST AID CABINET			
101-265.000-802.000	CONTRACTUAL			45.30

8-21-26				
54436	DAWN RAZA	08/21/2026	09/08/2026	64.75
	MILEAGE TO/FROM GRAND RAPIDS, MI FOR MMTA/APT US&C CONFERENCE 8/16/26-8/19/26			
101-253.000-861.000	MILEAGE REIMBURSEMENT			64.75
S107059382.001				
54507	ETNA SUPPLY CO.	08/18/2026	09/08/2026	85.50
	BEERY BATHROOM PARTS			
101-751.000-740.000	SUPPLIES			85.50
MIHOL497420				
54394	FASTENAL COMPANY	08/14/2026	09/08/2026	368.55
	GARBAGE BAGS			
101-751.000-740.000	SUPPLIES			368.55
MIHOL497367				
54395	FASTENAL COMPANY	08/13/2026	09/08/2026	55.68
	BATHROOM PAPER TOWELS FOR CITY HALL			
101-265.000-740.000	SUPPLIES			55.68
MIHOL497514				
54396	FASTENAL COMPANY	08/18/2026	09/08/2026	741.00
	BAGS			
101-751.000-740.000	SUPPLIES			741.00
MIHOL497819				
54480	FASTENAL COMPANY	08/26/2026	09/08/2026	101.09
	BATH TISSUE			
101-751.000-740.000	SUPPLIES			101.09
02407338				
54479	HARBOR STEEL & SUPPLY CORP	08/31/2026	09/08/2026	315.00
	TRUCK #1 DUMP BOX REPAIR			
660-903.000-930.004	VEHICLE MAINTENANCE & REPAIRS			315.00
485445				
54482	HOLLAND P.T.	08/27/2026	09/08/2026	320.80
	SUPPLIES			
660-903.000-930.004	VEHICLE MAINTENANCE & REPAIRS			320.80
306342				
54423	KERKSTRA RESTROOM SERVICE	08/21/2026	09/08/2026	115.00
	SCHULTZ PARK DOG PARK			
101-751.000-802.000	CONTRACTUAL			115.00
306348				
54424	KERKSTRA RESTROOM SERVICE	08/21/2026	09/08/2026	115.00
	SCHULTZ PARK BOAT LAUNCH RAMP			
213-753.000-958.000	MISCELLANEOUS			115.00
306343				
54425	KERKSTRA RESTROOM SERVICE	08/21/2026	09/08/2026	190.00
	DOUGLAS MARINA PARK			
594-597.000-802.000	CONTRACTUAL			190.00
306345				
54426	KERKSTRA RESTROOM SERVICE	08/21/2026	09/08/2026	115.00
	UNION ST BOAT LAUNCH			
101-751.000-802.000	CONTRACTUAL			115.00
306346				
54427	KERKSTRA RESTROOM SERVICE	08/21/2026	09/08/2026	115.00

VETERAN MEMORIAL PARK				
101-751.000-802.000	CONTRACTUAL			115.00
306344				
54428	KERKSTRA RESTROOM SERVICE	08/21/2026	09/08/2026	305.00
SCHULTZ PARK PLAYGROUND				
101-751.000-802.000	CONTRACTUAL			305.00
306347				
54429	KERKSTRA RESTROOM SERVICE	08/21/2026	09/08/2026	190.00
WADES BAYOU				
594-597.001-930.000	REPAIRS & MAINTENANCE: GENERAL			190.00
306688				
54466	KERKSTRA RESTROOM SERVICE	08/25/2026	09/08/2026	190.00
DOUGLAS BEACH				
101-751.000-802.000	CONTRACTUAL			190.00
M0001746-9-26-2				
54501	MICHIGAN MUNICIPAL RISK MANAGEMENT	08/27/2026	09/08/2026	13,502.00
PAYMENT 2-LIABILITY INSURANCE-GENERAL FUND CONTRIBUTION				
101-850.000-814.000	INSURANCE (LIABILITY/AUTO)			13,502.00
R0001746-9-26-2				
54502	MICHIGAN MUNICIPAL RISK MANAGEMENT	08/27/2026	09/08/2026	2,125.00
PAYMENT 2 LIABILITY INSURANCE RENTENTION FUND CONTRIBUTION				
101-850.000-814.000	INSURANCE (LIABILITY/AUTO)			2,125.00
2085065				
54430	MILLER JOHNSON	08/14/2026	09/08/2026	6,777.00
CONTRACTUAL ATTORNEY				
101-266.000-801.000	CONTRACTUAL ATTORNEY			6,777.00
BESC - 26 - 014				
54492	NICK UNEMA PLUMBING & HEATING INC	09/02/2026	09/08/2026	5,000.00
BD Bond Refund				
101-000.000-283.000	BESC - 26 - 014 - PROW26-009			5,000.00
953134				
54412	NYE UNIFORM COMPANY	08/20/2026	09/08/2026	196.91
SHIRTS-SGT WARSEN				
101-301.000-750.000	UNIFORMS			196.91
10746526				
54477	PLANTE MORAN	08/31/2026	09/08/2026	2,989.00
CONTRUACTUAL CONSULTING				
101-253.000-802.009	CONTRACTUAL FINANCIAL CONSULT			2,989.00
10989959				
54511	PLUNKETT COONEY	08/28/2026	09/08/2026	1,827.50
ATTORNEY SERVICES THRU 7/31/26				
101-701.000-801.000	CONTRACTUAL ATTORNEY			1,400.00
101-266.000-801.000	CONTRACTUAL ATTORNEY			427.50
10989960				
54512	PLUNKETT COONEY	08/28/2026	09/08/2026	4,387.50
ATTORNEY SERVICES THRU 7/31/26				
101-266.000-801.000	CONTRACTUAL ATTORNEY			832.50
101-701.000-801.000	CONTRACTUAL ATTORNEY			2,385.00
101-701.000-801.006	CONTRACTUAL ATTORNEY ORDINANCE ENFORCE			1,170.00
10743485				

54483	PM GROUP BENEFIT	08/31/2026	09/08/2026	833.00
	BENEFIT PLAN CONSULTING			
	101-265.000-802.000 CONTRACTUAL			833.00
97762				
54453	PREIN & NEWHOF	08/11/2026	09/08/2026	525.00
	225 CENTER ST ESCROW			
	101-000.000-283.000 ESCROW			525.00
97765				
54454	PREIN & NEWHOF	08/11/2026	09/08/2026	840.00
	CENTER ST ESCROW			
	101-000.000-283.000 ESCROW			840.00
97745				
54465	PREIN & NEWHOF	08/11/2026	09/08/2026	5,748.50
	GENERAL CONSULTING 6/28/26-7/31/26			
	101-701.000-806.000 CONTRACTUAL ENGINEERING			2,051.25
	202-463.000-806.000 CONTRACTUAL ENGINEERING			3,697.25
2600000645				
54434	SAUGATUCK TOWNSHIP	08/13/2026	09/08/2026	3,638.30
	DOUGLAS PORTION OF BLUE STAR PATHWAY ENGINEERING			
	403-463.000-806.000 CONTRACTUAL ENGINEERING			3,638.30
26-0000822				
54484	SAUGATUCK TWP FIRE DISTRICT	08/31/2026	09/08/2026	800.00
	RENTAL HOME INSPECTIONS			
	101-701.000-802.000 CONTRACTUAL			800.00
20569676				
54509	SCHNEIDER TIRE OUTLET	08/25/2026	09/08/2026	680.00
	NEW TIRES FOR VEHICLE 1			
	101-301.000-930.004 VEHICLE MAINTENANCE & REPAIRS			680.00
347929				
54422	SHARE CORPORATION	08/17/2026	09/08/2026	827.33
	INSECT KILLER, GRAPHITE LUBRICANT			
	101-751.000-740.000 SUPPLIES			827.33
6073327918				
54475	STAPLES CONTRACT & COMMERICAL LLC	09/01/2026	09/08/2026	74.66
	OFFICE SUPPLIES			
	101-265.000-740.000 SUPPLIES			74.66
19525				
54485	VAN DER KOLK PLUMBING LLC	07/27/2026	09/08/2026	6,017.50
	WATER SERVICE REPLACEMENT AT 6920 1ST ST-REIMBURSED BY DIRECTLINE COMMUNICATIONS			
	101-463.000-930.000 REPAIRS & MAINTENANCE: GENERAL			6,017.50
VC3-258606				
54378	VC3 INC	08/12/2026	09/08/2026	50.40
	DOUGLAS PD MONTHLY EXCHANGE PLAN FOR AUGUST			
	101-301.000-802.000 CONTRACTUAL			50.40
VC3-258865				
54419	VC3 INC	08/14/2026	09/08/2026	148.40
	CLOUD PROTECTION FOR AUGUST 2026			
	101-265.000-802.000 CONTRACTUAL			148.40
VC3-258605				
54420	VC3 INC	08/12/2026	09/08/2026	264.15

MICROSOFT OFFICE 365 CITY LICENSES BILLING FOR AUGUST 2026				
101-265.000-802.000	CONTRACTUAL			264.15

INV3569829VC3				
54421 VC3 INC		08/19/2026	09/08/2026	8,420.11
LABOR FOR SERVER REPLACEMENT SERVICE TICKET #5246158				
101-265.000-802.000	CONTRACTUAL			8,420.11

103482				
54413 WILLIAMS AND WORKS		08/13/2026	09/08/2026	953.25
ESCROWS, GENERAL SUPPORT AND ASSTC, ZONING ORD UPDATE PROJECT 7/5/26-8/1/26				
101-000.000-283.000	ESCROW			480.25
101-701.000-803.000	CONTRACTUAL CONSULTANT			473.00

103488				
54414 WILLIAMS AND WORKS		08/13/2026	09/08/2026	1,582.00
ZONING ORDINANCE UPDATE PROJECT 7/5/26-8/1/26				
101-701.000-803.000	CONTRACTUAL CONSULTANT			1,582.00

Type: EFT Transfer				

1787296957				
54388 CONSTANT CONTACT		08/24/2026	09/08/2026	68.00
CONSTANT CONTACT 7/24/26-8/24/26				
101-265.000-802.000	CONTRACTUAL			68.00

204302377056				
54455 CONSUMERS ENERGY		08/11/2026	09/08/2026	1,789.60
CITY HALL/PD AUGUST ENERGY BILL				
101-265.000-922.000	UTILITIES			1,789.60

201721665140				
54456 CONSUMERS ENERGY		08/11/2026	09/08/2026	48.20
201 S WASHINGTON AUGUST ENERGY BILL				
594-597.000-922.000	UTILITIES			48.20

201454684112				
54457 CONSUMERS ENERGY		08/11/2026	09/08/2026	89.62
FD-WEST SIDE AUGUST ENERGY BILL				
101-265.000-922.000	UTILITIES			89.62

201454684111				
54458 CONSUMERS ENERGY		08/11/2026	09/08/2026	79.19
FD-EAST SIDE AUGUST ENERGY BILL				
101-265.000-922.000	UTILITIES			79.19

206348809487				
54459 CONSUMERS ENERGY		08/11/2026	09/08/2026	268.61
EV CHARGING STATION JULY ENERGY BILL				
101-751.000-922.000	UTILITIES			268.61

202967515578				
54460 CONSUMERS ENERGY		08/11/2026	09/08/2026	74.46
SCHULTZ PARK RAMP AUGUST ENERGY BILL				
213-753.000-922.000	UTILITIES			74.46

207148614920				
54461 CONSUMERS ENERGY		08/11/2026	09/08/2026	40.74
147 CENTER ST AUGUST ENERGY BILL				
101-751.000-922.000	UTILITIES			40.74

205459175911				
54496 CONSUMERS ENERGY		09/02/2026	09/08/2026	928.33

CENTER STREET LIGHTS SEPTEMBER ENERGY BILL					
101-463.000-922.000	UTILITIES				928.33
206082040530					
54497	CONSUMERS ENERGY	09/02/2026	09/08/2026		300.09
DPW GARAGE SEPTEMBER ENERGY BILL					
101-265.000-922.000	UTILITIES				300.09
206082040531					
54498	CONSUMERS ENERGY	09/02/2026	09/08/2026		136.53
BEERY FIELD BATHROOMS					
101-751.000-922.000	UTILITIES				136.53
206082040532					
54499	CONSUMERS ENERGY	09/02/2026	09/08/2026		33.16
BEERY FIELD SEPTEMBER ENERGY BILL					
101-751.000-922.000	UTILITIES				33.16
JULY26-26BAYOU					
54389	KALAMAZOO LAKE SEWER & WATER	08/24/2026	09/08/2026		649.31
WADES BAYOU IRRIGATION 7/1/26-7/31/26					
101-751.000-922.000	UTILITIES				649.31
2026-455 CENTER					
54390	KALAMAZOO LAKE SEWER & WATER	08/24/2026	09/08/2026		172.62
ROOT BEER BARREL 7/1/26-7/31-26					
101-751.000-922.000	UTILITIES				172.62
/2026-9 E CENTER					
54391	KALAMAZOO LAKE SEWER & WATER	08/24/2026	09/08/2026		41.00
BEERY FIELD-7/1/26-7/31/26					
101-751.000-922.000	UTILITIES				41.00
2026-147 CENTER					
54392	KALAMAZOO LAKE SEWER & WATER	08/24/2026	09/08/2026		100.21
147 CENTER ST IRRIGATION 7/1/26-7/31/26					
101-751.000-922.000	UTILITIES				100.21
2026-50 LAKESHOR					
54442	KALAMAZOO LAKE SEWER & WATER	08/19/2026	09/08/2026		196.25
50 LAKESHORE DR BATHROOMS					
101-751.000-922.000	UTILITIES				196.25
2026-37 WASHINGT					
54443	KALAMAZOO LAKE SEWER & WATER	08/19/2026	09/08/2026		275.62
37 WASHINGTON BATHROOMS					
101-751.000-922.000	UTILITIES				275.62
2026-201 WASHING					
54444	KALAMAZOO LAKE SEWER & WATER	08/19/2026	09/08/2026		227.32
201 WASHINGTON ST					
594-597.000-922.000	UTILITIES				227.32
Y2026-486 WATER					
54445	KALAMAZOO LAKE SEWER & WATER	08/19/2026	09/08/2026		86.11
DPW GARAGE					
101-265.000-922.000	UTILITIES				86.11
026-3100 SCHULT					
54446	KALAMAZOO LAKE SEWER & WATER	08/19/2026	09/08/2026		1,099.88
SCHULTZ PARK IRRIGATION					
101-751.000-922.000	UTILITIES				1,099.88

2026-25 MAIN IRR

54447	KALAMAZOO LAKE SEWER & WATER	08/19/2026	09/08/2026	1,101.73
	25 MAIN IRRIGATION			
101-751.000-922.000	UTILITIES			1,101.73

26 415 WILEY-103				
54448	KALAMAZOO LAKE SEWER & WATER	08/19/2026	09/08/2026	231.43
	CITY HALL/PD			
101-265.000-922.000	UTILITIES			231.43

5 415 WILEY-103IR				
54449	KALAMAZOO LAKE SEWER & WATER	08/19/2026	09/08/2026	61.78
	CITY HALL IRRIGATION			
101-265.000-922.000	UTILITIES			61.78

26 415 WILEY-101				
54450	KALAMAZOO LAKE SEWER & WATER	08/19/2026	09/08/2026	541.13
	FIRE DEPARTMENT			
101-265.000-922.000	UTILITIES			541.13

6050928480				
54439	MICHIGAN GAS UTILITIES	08/19/2026	09/08/2026	53.57
	GAS USE FOR GENERATOR 7/21/26-8/18/26			
101-265.000-922.000	UTILITIES			53.57

6051276090				
54440	MICHIGAN GAS UTILITIES	08/19/2026	09/08/2026	43.69
	GAS FOR FIRE DEPARTMENT 7/21/26-8/18/26			
101-265.000-922.000	UTILITIES			43.69

6053194268				
54441	MICHIGAN GAS UTILITIES	08/19/2026	09/08/2026	43.69
	GAS FOR CITY HALL/PD 7/21/26-8/18/26			
101-265.000-922.000	UTILITIES			43.69

8-2026				
54451	PITNEY BOWES INC	08/19/2026	09/08/2026	300.00
	POSTAGE METER REFILL			
101-215.000-901.000	POSTAGE			300.00

997781545-29				
54503	T-MOBILE USA	09/02/2026	09/08/2026	234.80
	AED DEVICES			
101-265.000-802.000	CONTRACTUAL			234.80

6151898959				
54504	VERIZON WIRELESS	08/24/2026	09/08/2026	104.74
	DPW IPADS			
101-463.000-851.000	CELL PHONES			104.74

742475125-00001				
54505	VERIZON WIRELESS	08/12/2026	09/08/2026	610.30
	CITY CELL PHONES			
101-215.000-851.000	CELL PHONES			43.88
101-301.000-851.000	CELL PHONES			239.60
101-463.000-851.000	CELL PHONES			239.06
101-701.000-851.000	CELL PHONES			43.88
101-172.000-851.000	CELL PHONES			43.88

Type: Paper Check				

42380				

54415	BARBER FORD INC.	08/19/2026	09/08/2026	763.98
	REPAIRS TO 2016 FORD EXPLORER			
	101-301.000-930.004	VEHICLE MAINTENANCE & REPAIRS		763.98
42533				
54416	BARBER FORD INC.	08/20/2026	09/08/2026	1,961.08
	REPAIRS TO 2020 FORD EXPLORER			
	101-301.000-930.004	VEHICLE MAINTENANCE & REPAIRS		1,961.08
BESC - 25 - 012				
54493	BOARDWALK CAFE, LLC	09/02/2026	09/08/2026	362.50
	BD Bond Refund			
	101-000.000-283.000	BESC - 25 - 012 - PST25-003		362.50
108048				
54411	DOUGLAS SHELL	08/25/2026	09/08/2026	116.25
	SERVICE AND ROTATE TIRES ON 2023 EXPLORER			
	101-301.000-930.004	VEHICLE MAINTENANCE & REPAIRS		116.25
107632				
54452	DOUGLAS SHELL	08/21/2026	09/08/2026	1,389.35
	LABOR ON 2017 EXPLORER			
	101-301.000-930.004	VEHICLE MAINTENANCE & REPAIRS		1,389.35
026895				
54393	FALCON ASPHALT REPAIR EQUIPMENT	06/29/2026	09/08/2026	225.83
	NEW PINS FOR THE REAR DOOR OF THE POTHOLE PATCH MACHINE			
	660-903.000-930.004	VEHICLE MAINTENANCE & REPAIRS		225.83
81912				
54397	MENARDS-HOLLAND	08/18/2026	09/08/2026	41.76
	WASP AND HORNET SPRAY			
	101-265.000-740.000	SUPPLIES		41.76
81914				
54398	MENARDS-HOLLAND	08/18/2026	09/08/2026	65.94
	DERMA DRWAY/DOCK			
	101-751.000-930.000	REPAIRS & MAINTENANCE: GENERAL		65.94
81188				
54399	MENARDS-HOLLAND	08/06/2026	09/08/2026	269.32
	VETERANS DECK			
	101-751.000-930.000	REPAIRS & MAINTENANCE: GENERAL		269.32
8-26-26				
54463	MICHAEL BURMEISTER	08/26/2026	09/08/2026	700.00
	ART IN DOUGLAS REIMBURSEMENT FOR JULY 2026			
	248-728.000-880.000	COMMUNITY PROMOTION		700.00
551-680296				
54462	MICHIGAN STATE POLICE	08/25/2026	09/08/2026	2,391.67
	TRAFFIC SERVICES FOR 2025 HALLOWEEN PARADE			
	101-802.000-802.000	CONTRACTUAL		2,391.67
78460				
54417	NEW DAWN LINEN SERVICE	08/17/2026	09/08/2026	60.72
	RUG CLEANING FOR CITY HALL AND PD			
	101-265.000-802.000	COMMERCIAL CLEANING		60.72
79036				
54464	NEW DAWN LINEN SERVICE	08/24/2026	09/08/2026	60.72
	CITY HALL AND PD RUG CLEANING			

101-265.000-802.000	COMMERCIAL CLEANING			60.72
79103				
54476	NEW DAWN LINEN SERVICE	08/31/2026	09/08/2026	60.72
	CITY HALL AND PD RUG CLEANING			
101-265.000-802.000	COMMERCIAL CLEANING			60.72
2608-506388				
54400	OVERISEL LUMBER CO.	08/19/2026	09/08/2026	21.98
	SOCIAL DISTRICT STICKERS			
101-463.000-930.000	REPAIRS & MAINTENANCE: GENERAL			21.98
2608-505603				
54437	OVERISEL LUMBER CO.	08/17/2026	09/08/2026	350.00
	BENCH FOR VETERANS PARK			
101-463.000-740.004	BENCHES			350.00
BESC - 24 - 014				
54495	PATRICK MURPHY BUILDERS	09/02/2026	09/08/2026	5,000.00
	BD Bond Refund			
101-000.000-283.000	BESC - 24 - 014 - PROW24-018			5,000.00
8-21-26				
54478	SHORELINE REPAIRS	08/21/2026	09/08/2026	2,500.00
	INSTALLATION OF SAMSARA CAMERAS TO 10 DOUGLAS TRUCKS			
660-903.000-930.004	VEHICLE MAINTENANCE & REPAIRS			2,500.00
250719-PAY APP2				
54506	SITE WORK SOLUTIONS INC	08/28/2026	09/08/2026	107,072.17
	2026 ROAD AND DRAINAGE IMPROVEMENTS			
101-463.000-979.000	CAPITAL OUTLAY			107,072.17
7058				
54508	WMCJTC	09/01/2026	09/08/2026	200.00
	BASIC FTO TRAINING-TREVOR DYER			
101-301.000-718.001	TRAINING FUNDS ACT 302			200.00
9-4-26				
54510	WMRCA	09/03/2026	09/08/2026	30.00
	CLERK FALL WORKSHOP			
101-215.000-718.000	TRAINING FUNDS			30.00
BESC - 25 - 003				
54494	ZENBOER HOMES	09/02/2026	09/08/2026	5,000.00
	BD Bond Refund			
101-000.000-283.000	BESC - 25 - 003 - PROW24-013			5,000.00
# of Invoices: 105 # Due: 105 Totals:				222,137.70
# of Credit Memos: 0 # Due: 0 Totals:				0.00
Net of Invoices and Credit Memos:				222,137.70

--- TOTALS BY FUND ---

101 - GENERAL FUND	209,895.54
202 - MAJOR STREET FUND	3,697.25
213 - SCHULTZ PARK LAUNCH RAMP	189.46
248 - DOWNTOWN DEVELOPMENT AUTHORITY	700.00
403 - BLUE STAR CORRIDOR IMPROVEMENT FUND	3,638.30
594 - DOUGLAS MARINA	655.52

660 - EQUIPMENT RENTAL FUND

3,361.63

--- TOTALS BY DEPT/ACTIVITY ---

000.000 -	17,667.75
172.000 - MANAGER	43.88
215.000 - CLERK	373.88
253.000 - TREASURER	3,053.75
257.000 - ASSESSING	3,423.33
265.000 - BUILDING & GROUNDS	13,808.41
266.000 - ATTORNEY	8,037.00
301.000 - POLICE	5,597.57
463.000 - GENERAL STREETS & ROW	123,157.33
597.000 - DOUGLAS MARINA	465.52
597.001 - WADES BAYOU	190.00
701.000 - PLANNING & ZONING	9,905.13
728.000 - DOWNTOWN DEVELOPMENT AUTHORITY	700.00
751.000 - PARKS & RECREATION	14,144.39
753.000 - LAUNCH RAMPS	189.46
802.000 - COMMUNITY PROMOTIONS	2,391.67
850.000 - INSURANCE & BONDS	15,627.00
903.000 - EQUIP. REPAIRS & MAINTENANCE	3,361.63



MEMO

TO: The Douglas City Council
FROM: Lisa Nocerini, City Manager
RE: 415 Wiley Road Easement Termination and Release
DATE: September 8, 2026

As part of the proposed Condominium Documents for the property located at 415 Wiley Road, a survey of the subject property was conducted. The survey identified a 33-foot-wide easement running in a north-south direction that was originally established by the hospital to accommodate potential future development. As development plans and property needs have evolved, the City believes that this easement is no longer necessary for its intended purpose. Accordingly, the City is requesting termination of the easement to eliminate any unnecessary encumbrances on the property and to ensure that it does not hinder or restrict future development opportunities for the site.

Recommended Motion: Motion to approve the termination and release of the 33-foot-wide easement located at 415 Wiley Road, as legally described in Exhibit A, and authorize the appropriate City officials to execute the necessary documents.

EASEMENT TERMINATION AND RELEASE

This Easement Termination and Release is entered into as of the date last signed below, by the City of the Village of Douglas, whose address is 415 W. Wiley Road, Ste 103, PO Box 757, Douglas, MI 49406 (the “**City**”).

The City is the owner of certain property burdened by a 33’ easement (the “**Easement**”), as established in a warranty deed dated December 10, 1958, and recorded January 7, 1959, at Liber 602, Page 542, Allegan County Records, and located in the City of the Village of Douglas, Allegan County, Michigan, as legally described on Exhibit A (the “**Burdened Property**”). The City is also the owner of certain property benefited by the Easement as legally described on Exhibit A (the “**Benefited Property**”).

The City, as the owner of the Burdened Property and Benefited Property, hereby terminates the Easement in its entirety and releases the City and its successors and assigns of any and all obligations thereunder. The Easement shall have no further force or effect.

This conveyance is exempt from County Real Estate Transfer Tax under MCL 207.505(a) and from State Real Estate Transfer Tax under MCL 207.526(a). The value of the consideration is less than \$100.00.

[Signatures on following page]

CITY:

By: _____

Its: _____

Acknowledged before me in _____ County, _____
_____, on _____, 2026, by _____.

Notary Name: _____

Notary Public, State of _____, County of _____

Acting in the County of _____

My Commission Expires: _____

Prepared by and after recording return to:
William A. Krommendyk
Sikkel & Associates, PLC
42 East Lakewood Blvd
Holland, Michigan 49424
(616) 394-3025

EXHIBIT A**Legal Description**

Land situated in the City of the Village of Douglas, Allegan County, State of Michigan, described as follows:

Benefited Property

Commencing at the Northeast corner of the West one-half of the west one-half of the Northwest one-quarter of section 21, Town 3 North, Range 16 West, thence west 300 feet, thence South 660 feet, thence East 300 feet, thence North 660 feet to the place of beginning.

Burdened Property

A strip of land, 33 feet in width, lying directly west of and adjoining the Benefitted Property described above.



MEMO

TO: The Douglas City Council
FROM: Lisa Nocerini, City Manager
RE: Resolution Authorizing Sale of a Portion of 415 Wiley Road to the Saugatuck Township Fire District
DATE: September 8, 2026

The City of the Village of Douglas has negotiated the sale of a portion of the City-owned property located at 415 Wiley Road to the Saugatuck Township Fire District for a purchase price of \$600,000.

The transaction will allow the Fire District to establish a fire station at the property while the City continues to own and operate City Hall from its portion of the site. To accommodate the two governmental uses, the property will be established as a two-unit condominium, with the City retaining one unit and the Fire District acquiring the other.

Key terms of the proposed sale include the following:

- Purchase price of \$600,000.
- Establishment of a two-unit condominium at 415 Wiley Road.
- The City will retain ownership of its condominium unit and continue its municipal operations at the property.
- The Saugatuck Township Fire District will acquire its condominium unit for development and operation of a fire station and related public safety purposes.
- Necessary access, easements, common elements, and other property rights will be established through the transaction and condominium documents.

The proposed transaction provides an opportunity for the City and Fire District to utilize the 415 Wiley Road property for complementary municipal and public safety purposes and supports the long-term provision of fire and emergency services to the community.

Recommended Motion: Motion to adopt Resolution No.17-2026, authorizing the sale of the applicable portion of City-owned property at 415 Wiley Road to the Saugatuck Township Fire District for \$600,000, subject to the terms and conditions of the Commercial Buy and Sell Agreement, and authorizing the Mayor and City Clerk to execute all necessary documents to complete the transaction.

CITY OF THE VILLAGE OF DOUGLAS**RESOLUTION NO. 17-2026****A RESOLUTION AUTHORIZING THE SALE OF A PORTION OF CITY-OWNED PROPERTY LOCATED AT 415 WILEY ROAD, DOUGLAS, MICHIGAN, TO THE SAUGATUCK TOWNSHIP FIRE DISTRICT**

WHEREAS, the City of the Village of Douglas (the "City") is the owner of real property located at 415 Wiley Road, Douglas, Michigan 49406, Permanent Parcel No. 03-59-021-016-00 (the "Property"); and

WHEREAS, the City has negotiated the sale of a portion of the Property to the Saugatuck Township Fire District for the agreed-upon purchase price of Six Hundred Thousand Dollars (\$600,000); and

WHEREAS, the transaction contemplates the establishment of a two-unit condominium at the Property, with the City retaining ownership of one condominium unit and the Saugatuck Township Fire District acquiring the other condominium unit for use as a fire station and related public safety purposes; and

WHEREAS, the transaction will include the necessary easements, access rights, common elements, and other property interests necessary to allow the City and Saugatuck Township Fire District to operate their respective portions of the Property; and

WHEREAS, the City finds the sale and establishment of a fire station at this location to be in the best interest of the community and supportive of the continued provision of fire and emergency services.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of the Village of Douglas hereby approves the sale of the applicable portion of the Property to the Saugatuck Township Fire District for the amount of \$600,000, subject to the terms and conditions of the Commercial Buy and Sell Agreement and under further terms and conditions deemed appropriate by the City Manager and legal counsel; and

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are authorized to execute all necessary documents and take all appropriate actions to effectuate the sale and closing of the transaction.

YEAS:

NAYS:

ABSENT:

ADOPTED this 8th day of September 2026.

CITY OF THE VILLAGE OF DOUGLAS

BY: _____
Cathy North, Mayor

BY: _____
Laura Kasper, City Clerk

CERTIFICATION

I, Laura Kasper, the duly appointed Clerk of the City of the Village of Douglas, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the Douglas City Council at a regular meeting held on September 8, 2026, in compliance with the Open Meetings Act, Act No. 267 of the Public Acts of Michigan, 1976, as amended, the minutes of the meeting were kept and will be or have been made available as required by said Act.

CITY OF THE VILLAGE OF DOUGLAS

BY: _____
Laura Kasper, City Clerk



MEMO

TO: The Douglas City Council
FROM: Lisa Nocerini, City Manager
RE: Resolution Approving Condominium Documents for 415 Wiley Road
DATE: September 8, 2026

As part of the proposed sale of a portion of 415 Wiley Road to the Saugatuck Township Fire District, the property will be established as a two-unit condominium. This will allow the City and Fire District to separately own their respective portions of the property while addressing the shared elements and access necessary for both governmental operations.

The City will retain ownership of its condominium unit for City Hall and municipal operations, while the Saugatuck Township Fire District will acquire the second unit for the development and operation of a fire station.

The condominium documents establish the legal framework for the two-unit arrangement, including the respective ownership interests, common elements, easements, access rights, maintenance responsibilities, and other rights and obligations associated with the property.

Approval of the condominium documents is necessary to establish and record the condominium and facilitate completion of the transaction with the Saugatuck Township Fire District.

Recommended Motion: Motion to adopt Resolution No.18-2026, approving the condominium documents for 415 Wiley Road, including the Master Deed, Condominium Bylaws, Condominium Subdivision Plan, easements, exhibits, and related documents, subject to final review and approval by the City Manager and legal counsel, and authorizing the Mayor and City Clerk to execute all necessary documents.

CITY OF THE VILLAGE OF DOUGLAS**RESOLUTION NO. 18-2026****A RESOLUTION APPROVING THE CONDOMINIUM DOCUMENTS FOR CITY-OWNED PROPERTY LOCATED AT 415 WILEY ROAD, DOUGLAS, MICHIGAN**

WHEREAS, the City of the Village of Douglas (the "City") is the owner of real property located at 415 Wiley Road, Douglas, Michigan 49406, Permanent Parcel No. 03-59-021-016-00 (the "Property"); and

WHEREAS, the City has entered into an agreement for the sale of a portion of the Property to the Saugatuck Township Fire District for use as a fire station and related public safety purposes; and

WHEREAS, the transaction contemplates establishment of the Property as a two-unit condominium, with the City retaining ownership of one condominium unit and the Saugatuck Township Fire District acquiring the other condominium unit; and

WHEREAS, condominium documents have been prepared to establish the respective ownership interests, common elements, easements, access rights, maintenance responsibilities, and other rights and obligations associated with the two condominium units; and

WHEREAS, the City Council finds that establishment of the condominium is necessary and appropriate to facilitate the transaction with the Saugatuck Township Fire District while protecting the City's continued ownership and use of its portion of the Property.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of the Village of Douglas hereby approves the condominium documents for 415 Wiley Road, including the Master Deed, Condominium Bylaws, Condominium Subdivision Plan, easements, exhibits, and related documents, subject to final review and approval by the City Manager and legal counsel; and

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are authorized to execute all necessary documents and take all appropriate actions necessary to establish and record the condominium and implement the terms of the approved documents.

YEAS:

NAYS:

ABSENT:

ADOPTED this 8th day of September 2026.

CITY OF THE VILLAGE OF DOUGLAS

BY: _____

Cathy North, Mayor

BY: _____

Laura Kasper, City Clerk

CERTIFICATION

I, Laura Kasper, the duly appointed Clerk of the City of the Village of Douglas, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the Douglas City Council at a regular meeting held on September 8, 2026, in compliance with the Open Meetings Act, Act No. 267 of the Public Acts of Michigan, 1976, as amended, the minutes of the meeting were kept and will be or have been made available as required by said Act.

CITY OF THE VILLAGE OF DOUGLAS

BY: _____

Laura Kasper, City Clerk