



**Lives Built Here
AGENDA**

May 19, 2025

Regular Meeting – 6:00 P.M.

- Call to Order
- Pledge of Allegiance
- Roll Call
- Public Hearing - Proposed Ordinance #205, Aspire Rezoning – page 51
- Review Minutes of Regular Meeting of April 28, 2025 – page 3
- Review Minutes of Committee of the Whole Meeting of May 7, 2025 – page 9
- Review Financial Statement ending April 30, 2025 – page 11
- Citizen Comments
- Budget and Finance
 - Approval of Bills
 - Approve 2025 Millage Rates – page 33
 - Discuss Land Sale Offer for Industrial Park Property
 - Introduction and First Reading of Proposed Ord # 206, Compensation of Village President and Members – page 41
 - Set Public Hearing for Proposed Ord # 206, Compensation of Village President and Members for June 30, 2025, at 6:01 pm
- Public Services Committee
 - Approve Sale of Fleet Vehicles – page 43
- Personnel and Public Safety
- Parks and Recreation Committee
- Downtown Development Authority– Meeting Minutes of April 8, 2025 - page 45
- Economic Development Corporation– Meeting Minutes of April 8, 2025 - page 47
- Planning Commission– Meeting Minutes of April 8, 2025 - page 49
 - Second Reading and Adoption of Proposed Ordinance #205 Rezoning Nine Parcels from RA-1 and RC to OS-1 – page 51
 - Introduction and First Reading of Ord # 207, Solar Energy Systems – page 55
 - Set Public Hearing for Proposed Ord # 207, Solar Energy Systems for June 30, 2025, at 6:03 pm
- Manager's Report – page 65
- Communications
- Other Business
- Adjournment

May and June 2025 Meetings and Events:

May 26 – Memorial Day, Offices Closed

May 26 – Memorial Day Parade, 10:00 am, line-up begins behind Municipal Building

June 3 – Planning Commission, 7 pm

June 10 – DDA/EDC Meeting, 1:30 pm

June 10 – Parks and Recreation Committee, 4 pm

June 19 – Personnel & Public Safety Committee, 4 pm

June 19 – Public Services Committee, 12 pm

June 30 – Budget & Finance Committee, 5 pm

June 30 – Council Meeting, 6 pm

July 4 – Independence Day (Friday), Offices Closed

July 5 – Independence Day Parade (Saturday), 10:30 am

A Regular Meeting of the Cass City Village Council was held at the Cass City Municipal Building on Monday, April 28, 2025, at 6:00 p.m. Council Members present: President Robert Piaskowski, Trustees: Jeffrey Benkelman, Kevven Dorland, Jordan Goka, Michael Kirn and Eric Oslund. Excused: Dustin Griesing.

Public Hearing – Proposed Ordinance #201, Residential Storage Containers and Dumpsters

MOTION# 2025.4.28-01

MOTION by Dorland, Supported by Trustee Kirn, to open a public hearing to receive comments on the **Proposed Ordinance #201, Residential Storage Containers and Dumpsters**. Roll Call Vote: Benkelman: yea, Dorland: yea, Griesing: excused, Goka: yea, Kirn: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 6 yeas 0 nays 1 excused

A Public Hearing began at 6:01 pm to receive public comments on the **Proposed Ordinance #201, Residential Storage Containers and Dumpsters**.

There were no comments from the public. There were no comments from the Trustees.

MOTION# 2025.4.28-02

MOTION by Trustee Kirn Supported by Trustee Benkelman, to close a public hearing to receive comments on **Proposed Ordinance #201, Residential Storage Containers and Dumpsters**. Roll Call Vote: Benkelman: yea, Dorland: yea, Griesing: excused, Goka: yea, Kirn: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 6 yeas 0 nays 1 excused

The Public Hearing was closed at 6:03 pm.

Jon Ramirez, Tuscola County Central Dispatch Director gave a presentation on the new Emergency Notification Software, CodeRed, and Critical Emergency Notices.

MOTION# 2025.4.28-03

MOTION by Trustee Benkelman, Supported by Trustee Kirn, to receive, approve, and file the minutes of the March 31, 2025, Regular Meeting. MOTION CARRIED 6 yeas 0 nays.

MOTION# 2025.4.28-04

MOTION by Trustee Benkelman, Supported by Trustee Oslund to receive, and accept the Financial Statements of March 31, 2025. MOTION CARRIED 6 yeas 0 nays.

There were no comments during Citizen Comments.

MOTION# 2025.4.28-05

MOTION by Trustee Goka, Supported by Trustee Benkelman, to receive and file the Village of Cass City Accounts Payable paid invoices. MOTION CARRIED 6 yeas 0 nays.

MOTION# 2025.4.28-06

MOTION by Trustee Goka, Supported by Trustee Benkelman, to approve the First Quarter 2025 Village of Cass City Budget Amendment. MOTION CARRIED 6 yeas 0 nays.

MOTION# 2025.4.28-07

MOTION by Trustee Kirn, Supported by Trustee Oslund to accept an offer of \$20,000 for parcel listed and authorize Village Manager as signer for documents. Roll Call Vote: Benkelman: no, Dorland: abstain, Griesing: excused, Goka: no, Kirn: no, Oslund: no, Piaskowski: no
MOTION FAILED 0 yeas 5 nays 1 abstain 1 excused

MOTION# 2025.4.28-08

MOTION by Trustee Kirn, Supported by Trustee Benkelmen to accept an offer by Julie Kreh for a two (2) acre parcel listed in the Industrial Park of \$20,000, with purchase contingent on a utility easement agreement for parcel listed and authorize Village Manager as signer for documents. Roll Call Vote: Benkelman: yea, Dorland: abstain, Griesing: excused, Goka: yea, Kirn: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 5 yeas 0 nays 1 abstain 1 excused

Discussion regarding Proposed Ordinance #206, COMPENSATION OF PRESIDENT AND MEMBERS, including a change that the President's allowance would be \$50 per meeting, and Trustee Allowances would be \$40.00 per meeting, with an annual cost of living allowance enacted on each January 1st. The proposed ordinance would be brought back at the next Village Council meeting with these changes.

MOTION# 2025.4.28-09

MOTION by Trustee Kirn, Supported by Trustee Benkelman, to approve the low bid by Ace-Saginaw Paving, for asphalt street work on Brooker, Hillcrest, Seed and Bulen Streets, in the amount of \$132,584.64 plus a 15% contingency. MOTION CARRIED 6 yeas 0 nays.

MOTION# 2025.4.28-10

MOTION by Trustee Kirn, Supported by Trustee Goka, to approve the quote from Fahrner Asphalt Sealers, LLC for the 2025 Houghton Street and Herron Drive chip and seal with fog in the amount of \$78,905.84 plus a 10% contingency. MOTION CARRIED 6 yeas 0 nays.

President Piaskowski volunteered to be the organizer of the Memorial Day Parade.

MOTION# 2025.4.28-11

MOTION by Trustee Dorland, Supported by Trustee Benkelman, to receive and file the minutes of the Cass City Downtown Development Authority (DDA) held on March 11, 2025. MOTION CARRIED 6 yeas 0 nays

MOTION# 2025.4.28-12

MOTION by Trustee Benkelman, Supported by Trustee Goka, to receive and file the minutes of the Cass City Economic Development Corporation (EDC) held on March 11, 2025. MOTION CARRIED 6 yeas 0 nays

MOTION# 2025.4.28-13

MOTION by Trustee Oslund, Supported by Trustee Benkelman, to receive and file the minutes of the Cass City Planning Commission held on March 4, 2025. MOTION CARRIED 6 yeas 0 nays

MOTION# 2025.4.28-14

MOTION by Goka, Supported by Trustee Benkelman, to conduct the second reading and adopt Proposed **Ordinance #201, Residential Storage Containers and Dumpsters**. Roll Call Vote: Benkelman: yea, Dorland: yea, Griesing: excused, Goka: yea, Kim: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 6 yeas 0 nays 1 excused

MOTION# 2025.4.28-15

MOTION by Trustee Benkelman, Supported by Trustee Goka, to introduce and conduct the first reading of Proposed Ordinance #205, Rezoning Nine Parcels from RA-1 and RC to OS-1. Roll Call Vote: Benkelman: excused, Dorland: yea, Griesing: yea, Goka: yea, Kim: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 6 yeas, 0 nays, 1 excused

MOTION# 2025.4.28-16

MOTION by President Kim, Supported by Trustee Dorland, to set a Public Hearing to receive comments on Proposed Ordinance #205, Rezoning Nine Parcels from RA-1 and RC to OS-1 for Monday, May 19, 2025 at 6:01 pm. MOTION CARRIED 6 yeas 0 nays

The Manager's Report was reviewed.

MOTION# 2025.4.28-17

MOTION by Trustee Dorland, Supported by Trustee Benkelman, to adjourn the meeting at 7:23 pm. MOTION CARRIED 6 yeas 0 nays.

Nanette S. Walsh

Nanette Walsh, CMC, CPFA, CPFIM, MiCPT

VILLAGE OF CASS CITY
ORDINANCE NO. 201

AN ORDINANCE TO AMEND THE ZONING ORDINANCE, IN RELATION TO
THE CASS CITY CODE OF ORDINANCES, CHAPTER 46, ZONING, ARTICLE V,
SITE STANDARDS, DIVISION 3, SECTION C4, DUMPSTERS.

THE VILLAGE OF CASS CITY ORDAINS:

The Village Council of Cass City hereby amends the Village Ordinance, Chapter 46, Zoning, Article V, Site Standards, Division 3, Section C, Subsection 4. Dumpsters, as follows:

Subsection a. shall be repealed in its entirety and replaced with the current subsection b. "Dumpsters Permanent;" and subsections c. and d. shall be added.

Subsection b. shall then read as follows:

"b. Residential Storage Containers and Dumpsters, when used in this section, shall have the meaning ascribed to them in this section, except where the context indicates a different meaning and shall include storage containers, cargo containers, storage pods or other standardized reusable vessel, and further defined as:

- i. a large trash receptacle designed to be hoisted and emptied into a truck or hauled away. (as defined by Oxford English Dictionary)
- ii. that are designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities; or
- iii. originally designed for or capable of being mounted or moved by rail, truck, or ship by means of being mounted on a chassis or similar transport device. The definition includes the terms "transport containers" and "portable site storage container" having a similar appearance to and similar characteristics of cargo containers.

Subsection c. shall then read as follows:

"c. Compliance requirements:

- i. A single storage container may be placed on an occupied lot for the purpose of loading or unloading personal belongings to be transported to another location for a period of up to 14 days.

ii. Storage containers or dumpsters used in conjunction with a home improvement or construction project are permitted for the duration of an active building permit.

iii. In the event of remodeling that does not require a permit, remediation of hoarding, flood damage, fire damage, asbestos removal or similar catastrophes or emergency repairs, a single portable moving and storage container or roll-off dumpster is permitted on an improved driveway surface for a period of up to 30 days. Time frame extensions can be made by the zoning administrator discretion.

iv. Containers shall be located on an improved driveway surface and shall not be located in the public right-of-way or private road easement. **Temporary containers located in the public right of way require an easement permit.**

v. Storage containers, dumpsters, pods and shipping containers shall not be used for a permanent accessory, structure, living/habitable spaces, and/or permanent storage on any lot.

Subsection d. shall then read as follows:

“d. Penalties.

i. The first notification of violation shall be a warning and property owner shall have 15 days to come into compliance. The second violation of this ordinance is a municipal civil infraction, for which the fines shall not be less than \$150.00. The fine for a third offense shall not be less than \$250.00 per day. The foregoing sanctions shall be in addition to the rights of the village to proceed at law or equity with other appropriate and proper remedies.

ii. Additionally, the violator shall pay costs which may include all expenses, direct and indirect, which the village incurs in connection with the municipal civil infraction.

iii. Each day during which any violation continues shall be deemed a separate offense.

iv. In addition, the Village may seek injunctive relief against persons alleged to be in violation of this ordinance, and such other relief as may be provided by law.

v. This ordinance shall be administered and enforced by the Ordinance Enforcement Officer of the village or by such other person(s) as designated by the village manager.

A MOTION TO CONDUCT THE SECOND READING and ADOPT PROPOSED ORDINANCE # 201, TO AMEND THE ZONING ORDINANCE, IN RELATION TO THE CASS CITY CODE OF ORDINANCES, CHAPTER 46, ZONING, ARTICLE V, SITE STANDARDS, DIVISION 3, SECTION C4, DUMPSTERS

Was offered by Trustee Goka and supported by Trustee Benkelman

Ayes: Benkelman, Dorland, Goka, Kim, Oslund, Piaskowski

Nays: None

Excused: Griesing

Resolution: Approved

Section 2. This Ordinance is hereby declared to have been adopted by the Village of Cass City Council at a meeting thereof duly called and held on the 28th day of April, 2025 and ordered to be given effect immediately upon its adoption.

Robert Piaskowski, Village President

Nanette Walsh, Village Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Village Council of the Village of Cass City, County of Tuscola, State of Michigan at a regular meeting of Village Council duly called and held on the _____ day of _____, 2025.

A Committee of the Whole Meeting of the Cass City Village Council was held Wednesday, May 7, 2025 at 6:00 p.m. at the Municipal Building.

Present: President Robert Piaskowski, Trustees: Jeffrey Benkelman, Michael Kim, Eric Oslund

Guests: Jeff Campbell, VP of Consulting Services, Great Lakes Housing Services

Excused: Kevven Dorland, Dustin Griesing, Jordan Goka

Staff Present were Debbie Powell, Village Manager, Nanette Walsh, Clerk/Treasurer, Melanie Radabaugh, Parks and Recreation Director/ Community Development

Jeff Campbell, representing Great Lakes Housing Services, gave an overview of the Community Development Block Grant (CDBG) program and an explanation of consulting services offered by Great Lakes Housing Services. He explained how cash flow for the program would be, with a potential cash advance to get the program running, and reimbursements throughout the two year grant. Several updates to the CDBG program were discussed, emphasizing maximum investment amounts for owner occupied housing, and the amounts for commercial housing development units.

There were no Citizen's Comments.

By consensus, the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Nanette S. Walsh

Nanette Walsh, CMC, CPFA, CPFIM, MiCPT

Village of Cass City

Financial Statements

Month Ending 4/30/25

33% of Fiscal Year

REVENUE REPORT

PERIOD ENDING 04/30/2025

% Fiscal Year Completed: 32.88

ACTIVITY FOR
MONTH 04/30/25
INCR (DECR)YTD BALANCE
04/30/2025
NORM (ABNORM)ENCUMBERED
YEAR-TO-DATEUNENCUMBERED
BALANCE% BDT
USED

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	INCR (DECR)	YTD BALANCE 04/30/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDT USED
Fund 101 - GENERAL FUND							
101-000-402.000	REAL PROPERTY TAXES	677,990.00	0.00	0.00	0.00	677,990.00	0.00
101-000-404.000	REAL PROPERTY TX-PA359 (PROMOTIONS)	37,000.00	0.00	0.00	0.00	37,000.00	0.00
101-000-405.000	SPECIAL ASSESSMENT REVENUES	71,200.00	0.00	0.00	0.00	71,200.00	0.00
101-000-410.000	PERSONAL PROPERTY TAXES	60,393.00	0.00	0.00	0.00	60,393.00	0.00
101-000-418.000	PER PROP TAX-PA 359 (PROMOTIONS)	3,000.00	0.00	0.00	0.00	3,000.00	0.00
101-000-445.000	PENALTIES & INTEREST TAXES	262.00	0.00	0.00	0.00	262.00	0.00
101-000-447.000	COLLECTION FEES TAXES	11,000.00	0.00	0.00	0.00	11,000.00	0.00
101-000-451.000	LIQUOR LICENSE FEES	2,000.00	0.00	0.00	0.00	2,000.00	0.00
101-000-543.000	STATE GRANT-PA 302 FUNDS	1,043.00	1,042.50	1,042.50	0.00	0.50	99.95
101-000-573.000	LOCAL COMM STABILIZATION SHARE (LCAS)	165,000.00	0.00	0.00	0.00	165,000.00	0.00
101-000-574.000	STATE SHARED REVENUE	328,786.00	44,281.00	44,281.00	0.00	284,505.00	13.47
101-000-575.000	STATE SHARED REV, EVIP	61,791.00	9,902.00	9,902.00	0.00	51,889.00	16.02
101-000-581.000	REVENUES, CCPS: SCHOOL.RESOURCE.OFFICER	70,000.00	4,229.18	19,175.02	0.00	50,824.98	27.39
101-000-582.000	REVENUES, MCOLES GRANT, CPE/TRAINING	6,000.00	0.00	6,000.00	0.00	0.00	100.00
101-000-584.000	RESTITUTION FUNDS, CCPD	21.00	20.74	20.74	0.00	0.26	98.76
101-000-607.000	CABLE FRANCHISE FEES	30,000.00	0.00	0.00	0.00	30,000.00	0.00
101-000-608.000	ZONING PERMIT FEES	5,000.00	420.00	480.00	0.00	4,520.00	9.60
101-000-609.000	RENTAL REGISTRATION FEES	1,000.00	0.00	0.00	0.00	1,000.00	0.00
101-000-625.000	MISCELLANEOUS REVENUES	2,800.00	145.00	267.00	0.00	2,533.00	9.54
101-000-640.000	REFUSE FEES	177,797.00	13,457.42	40,289.95	0.00	137,507.05	22.66
101-000-651.000	SWIMMING FEES	73,388.00	3,520.00	3,720.00	0.00	69,668.00	5.07
101-000-652.000	ARTS / CRAFTS FEES	31,200.00	1,275.00	1,275.00	0.00	29,925.00	4.09
101-000-653.000	OTHER RECREATION FEES	5,800.00	300.00	1,180.00	0.00	4,620.00	20.34
101-000-655.000	ORDNANCE FINES	1,500.00	65.49	372.39	0.00	1,127.61	24.83
101-000-662.000	REFUSE PENALTIES	3,976.00	209.29	951.67	0.00	3,024.33	23.94
101-000-664.000	INTEREST & DIVIDENDS	15,000.00	1,503.78	4,626.41	0.00	10,373.59	30.84
101-000-671.000	MISCELLANEOUS REIMBURSEMENT	5,000.00	55.00	1,070.00	0.00	3,930.00	21.40
101-000-674.000	POOL DONATIONS/SPONSORSHIPS	5,500.00	300.00	300.00	0.00	5,200.00	5.45
101-000-675.000	DONATIONS FROM PUBLIC & PRIVATE	10,000.00	0.00	0.00	0.00	10,000.00	0.00
101-000-678.000	DONATIONS, MUSIC IN THE PARK	2,500.00	0.00	250.00	0.00	2,250.00	10.00
101-000-699.000	TRANSFERS IN, ADMIN CHR	211,811.00	0.00	0.00	0.00	211,811.00	0.00
101-000-699.100	TRANSFER IN FROM FUND BALANCE	48,000.00	0.00	0.00	0.00	48,000.00	0.00

Fund 101 - GENERAL FUND:

TOTAL REVENUES 2,125,758.00 80,726.40 135,203.68 0.00 1,990,554.32 6.36

EXPENDITURE REPORT
PERIOD ENDING 04/30/2025
% Fiscal Year Completed: 32.88

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	ACTIVITY FOR MONTH 04/30/25		YTD BALANCE 04/30/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
			INCR (DECR)					
Fund 101 - GENERAL FUND								
101 - COUNCIL		8,008.00	0.00		1,864.27	0.00	6,143.73	23.28
172 - ADMINISTRATIVE		168,192.00	12,524.61		52,431.41	0.00	115,760.59	31.17
215 - CLERK STAFF		203,043.00	14,575.18		61,424.58	0.00	141,618.42	30.25
223 - FINANCE		20,500.00	1,140.00		1,140.00	0.00	19,360.00	5.56
261 - GENERAL GOVERNMENT		110,902.00	9,531.41		26,045.59	0.00	84,856.41	23.49
262 - ELECTIONS		107.00	0.00		0.00	0.00	107.00	0.00
265 - BUILDINGS & GROUNDS		38,013.00	1,876.87		12,745.90	0.00	25,267.10	33.53
291 - COMMUNITY PROMOTION (PA 359)		43,144.00	1,937.73		10,881.69	1,550.00	30,712.31	28.81
301 - POLICE DEPARTMENT		697,872.00	48,946.21		207,496.63	0.00	490,375.37	29.73
315 - CRIME & SAFETY		16,000.00	0.00		0.00	0.00	16,000.00	0.00
401 - MISC GOVERNMENT		13,500.00	0.00		13,500.00	0.00	0.00	100.00
441 - PUBLIC WORKS		87,203.00	188.60		221.84	0.00	86,981.16	0.25
520 - SOLID WASTE DISPOSAL		177,797.00	13,317.84		53,271.36	0.00	124,525.64	29.96
722 - PLANNING AND ZONING		71,732.00	2,336.69		16,081.46	0.00	55,650.54	22.42
752 - SWIMMING POOL		160,272.00	998.92		2,119.52	4,725.00	153,427.48	4.27
754 - PARKS DEPARTMENT		252,486.00	16,002.85		39,151.14	2,565.40	210,769.46	16.52
758 - RECREATION / DAYCAMP		23,852.00	0.00		0.00	0.00	23,852.00	0.00

Fund 101 - GENERAL FUND:

TOTAL EXPENDITURES

2,092,623.00

498,375.39

8,840.40

1,585,407.21

24.24

REVENUE REPORT

PERIOD ENDING 04/30/2025

% Fiscal Year Completed: 32.88

ACTIVITY FOR
MONTH 04/30/25
INCR (DECR)

YTD BALANCE
04/30/2025
NORM (ABNORM)

ENCUMBERED
YEAR-TO-DATE

UNENCUMBERED
BALANCE

% BDC
USED

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	ACTIVITY FOR MONTH 04/30/25 INCR (DECR)	YTD BALANCE 04/30/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDC USED
Fund 202 - MAJOR STREET							
202-000-402.000	MJ ST REAL PROPERTY TAXES	28,247.00	0.00	0.00	0.00	28,247.00	0.00
202-000-410.000	MJ ST PERSONAL PROPERTY TAXES	2,392.00	0.00	0.00	0.00	2,392.00	0.00
202-000-539.000	STATE GRANT, DNR FORESTRY	5,000.00	0.00	0.00	0.00	5,000.00	0.00
202-000-553.000	MJ ST GAS & WEIGHT	295,864.00	0.00	25,245.08	0.00	270,618.92	8.53
202-000-573.000	LOCAL COMM STABILIZATION SHARE (LCAS)	7,372.00	0.00	0.00	0.00	7,372.00	0.00
202-000-607.000	PA 48 METRO ACT, TELECOM RT OF WAY	14,638.00	0.00	0.00	0.00	14,638.00	0.00
202-000-664.000	INTEREST & DIVIDENDS	7,280.00	1,224.43	4,635.10	0.00	2,644.90	63.67
202-000-671.000	MJ ST MISC. REIMBURSEMENT	6,968.00	0.00	0.00	0.00	6,968.00	0.00
202-000-676.000	TRUNK LINE MAINTENANCE CONTRACT	51,576.00	19,539.26	19,539.26	0.00	32,036.74	37.88
202-000-690.000	MJ ST 1.5 MILLS CO. BRIDGE TAX	33,621.00	33,621.43	33,621.43	0.00	(0.43)	100.00

Fund 202 - MAJOR STREET:

TOTAL REVENUES

452,958.00

54,385.12

83,040.87

0.00

369,917.13

18.33

EXPENDITURE REPORT
PERIOD ENDING 04/30/2025
% Fiscal Year Completed: 32.88

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	ACTIVITY FOR MONTH 04/30/25 INCR (DECR)	YTD BALANCE 04/30/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDOT USED
Fund 202 - MAJOR STREET							
463 - STREET MAINTENANCE		155,265.00	2,278.51	7,623.66	0.00	147,641.34	4.91
470 - R. O. W. MAINTENANCE		41,898.00	0.00	92.13	0.00	41,805.87	0.22
474 - SIGNS		7,758.00	46.99	46.99	0.00	7,711.01	0.61
478 - SNOW		103,381.00	0.00	15,185.52	0.00	88,195.48	14.69
486 - TRUNKLINE MAINTENANCE		6,933.00	0.00	180.92	0.00	6,752.08	2.61
488 - TRUNKLINE SWEEPING/FLUSHING		12,778.00	268.89	538.01	0.00	12,239.99	4.21
493 - STATE MONUMENT PROPERTY T.L.		1,322.00	0.00	9.60	0.00	1,312.40	0.73
494 - TRUNKLINE UTILITIES		12,300.00	41.53	119.67	0.00	12,180.33	0.97
497 - TRUNKLINE SNOW REMOVAL		44,706.00	0.00	31,567.09	0.00	13,138.91	70.61
502 - TRUNKLINE FRINGE BENEFITS		8,774.00	24.16	4,426.00	0.00	4,348.00	50.44
Fund 202 - MAJOR STREET:							
TOTAL EXPENDITURES		395,115.00	2,660.08	59,789.59	0.00	335,325.41	15.13

REVENUE REPORT

PERIOD ENDING 04/30/2025

% Fiscal Year Completed: 32.88

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	ACTIVITY FOR MONTH 04/30/25 INCR (DECR)	YTD BALANCE 04/30/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
Fund 203 - LOCAL STREET							
203-000-402.000	REAL PROPERTY TAXES	243,579.00	0.00	0.00	0.00	243,579.00	0.00
203-000-410.000	PERSONAL PROPERTY TAXES	24,647.00	0.00	0.00	0.00	24,647.00	0.00
203-000-539.000	STATE GRANT, DNR FORESTRY	5,000.00	0.00	0.00	0.00	5,000.00	0.00
203-000-553.000	GAS & WEIGHT	116,532.00	0.00	9,752.77	0.00	106,779.23	8.37
203-000-573.000	LOCAL COMM STABILIZATION SHARE (LCAS)	66,395.00	0.00	0.00	0.00	66,395.00	0.00
203-000-664.000	INTEREST & DIVIDENDS	10,400.00	1,433.24	6,523.62	0.00	3,876.38	62.73
203-000-671.000	MISC REIMBURSEMENTS	2,726.00	0.00	0.00	0.00	2,726.00	0.00
203-000-690.000	1.5 MILLS CO. BRIDGE TAX	56,141.00	55,852.00	55,852.00	0.00	289.00	99.49
203-000-699.000	TRANSFER FROM FUND BALANCE	330,376.00	0.00	0.00	0.00	330,376.00	0.00

Fund 203 - LOCAL STREET:

TOTAL REVENUES	855,796.00	57,285.24	72,128.39	0.00	783,667.61	8.43
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GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	ACTIVITY FOR MONTH 04/30/25		YTD BALANCE 04/30/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
			INCR (DECR)					
Fund 203 - LOCAL STREET								
463 -	STREET MAINTENANCE	630,376.00	13,635.85		37,273.39	0.00	593,102.61	5.91
470 -	R. O. W. MAINTENANCE	64,541.00	0.00		92.12	0.00	64,448.88	0.14
474 -	SIGNS	8,794.00	0.00		0.00	0.00	8,794.00	0.00
478 -	SNOW	67,737.00	0.00		16,331.25	0.00	51,405.75	24.11
494 -	TRUNKLINE UTILITIES	89,348.00	7,104.82		21,194.66	0.00	68,153.34	23.72

Fund 203 - LOCAL STREET:

TOTAL EXPENDITURES

860,796.00	20,740.67	74,891.42	0.00	785,904.58	8.70
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REVENUE REPORT

PERIOD ENDING 04/30/2025

% Fiscal Year Completed: 32.88

ACTIVITY FOR

2025 MONTH 04/30/25

YTD BALANCE

04/30/2025

NORM (ABNORM)

INCR (DECR)

AMENDED BUDGET

2025

MONTH 04/30/25

INCR (DECR)

YTD BALANCE

04/30/2025

NORM (ABNORM)

INCR (DECR)

AMENDED BUDGET

2025

MONTH 04/30/25

INCR (DECR)

YTD BALANCE

04/30/2025

NORM (ABNORM)

INCR (DECR)

AMENDED BUDGET

2025

MONTH 04/30/25

INCR (DECR)

YTD BALANCE

04/30/2025

NORM (ABNORM)

INCR (DECR)

AMENDED BUDGET

2025

MONTH 04/30/25

INCR (DECR)

YTD BALANCE

04/30/2025

NORM (ABNORM)

INCR (DECR)

AMENDED BUDGET

2025

MONTH 04/30/25

INCR (DECR)

YTD BALANCE

04/30/2025

NORM (ABNORM)

INCR (DECR)

AMENDED BUDGET

2025

MONTH 04/30/25

INCR (DECR)

YTD BALANCE

04/30/2025

NORM (ABNORM)

INCR (DECR)

AMENDED BUDGET

2025

MONTH 04/30/25

INCR (DECR)

YTD BALANCE

04/30/2025

NORM (ABNORM)

GL NUMBER

DESCRIPTION

Fund 244 - ECONOMIC DEVELOPMENT

244-000-664.000 INTEREST & DIVIDENDS

244-000-691.000 TRANSFER FROM EDC FUND BALANCE

244-000-692.000 CONTRIBUTION FROM GENERAL FUND

Fund 244 - ECONOMIC DEVELOPMENT:

TOTAL REVENUES

UNENCUMBERED
BALANCEENCUMBERED
YEAR-TO-DATEYTD BALANCE
04/30/2025
NORM (ABNORM)ACTIVITY FOR
2025 MONTH 04/30/25
INCR (DECR)AMENDED BUDGET
2025
MONTH 04/30/25
INCR (DECR)Fund 244 - ECONOMIC DEVELOPMENT
244-000-664.000 INTEREST & DIVIDENDS
244-000-691.000 TRANSFER FROM EDC FUND BALANCE
244-000-692.000 CONTRIBUTION FROM GENERAL FUNDGL NUMBER
DESCRIPTION
Fund 244 - ECONOMIC DEVELOPMENT
244-000-664.000 INTEREST & DIVIDENDS
244-000-691.000 TRANSFER FROM EDC FUND BALANCE
244-000-692.000 CONTRIBUTION FROM GENERAL FUND132.88
500.00
0.000.00
0.00
0.00117.12
0.00
13,500.0044.23
0.00
0.00250.00
500.00
13,500.00Fund 244 - ECONOMIC DEVELOPMENT
244-000-664.000 INTEREST & DIVIDENDS
244-000-691.000 TRANSFER FROM EDC FUND BALANCE
244-000-692.000 CONTRIBUTION FROM GENERAL FUNDGL NUMBER
DESCRIPTION
Fund 244 - ECONOMIC DEVELOPMENT
244-000-664.000 INTEREST & DIVIDENDS
244-000-691.000 TRANSFER FROM EDC FUND BALANCE
244-000-692.000 CONTRIBUTION FROM GENERAL FUND632.88
95.56

0.00

13,617.12

44.23

14,250.00

Fund 244 - ECONOMIC DEVELOPMENT
244-000-664.000 INTEREST & DIVIDENDS
244-000-691.000 TRANSFER FROM EDC FUND BALANCE
244-000-692.000 CONTRIBUTION FROM GENERAL FUNDGL NUMBER
DESCRIPTION
Fund 244 - ECONOMIC DEVELOPMENT
244-000-664.000 INTEREST & DIVIDENDS
244-000-691.000 TRANSFER FROM EDC FUND BALANCE
244-000-692.000 CONTRIBUTION FROM GENERAL FUND

CL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	ACTIVITY FOR MONTH 04/30/25 INCR (DECR)	YTD BALANCE 04/30/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDC USED
Fund 244 - ECONOMIC DEVELOPMENT							
001 - ADMINISTRATION		14,250.00	1,125.18	4,500.72	0.00	9,749.28	31.58
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Fund 244 - ECONOMIC DEVELOPMENT:							
TOTAL EXPENDITURES		14,250.00	1,125.18	4,500.72	0.00	9,749.28	31.58

REVENUE EFFORT

PERIOD ENDING 04/30/2025

% Fiscal Year Completed: 32.88

TOTAL REVENUES

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	ACTIVITY FOR MONTH 04/30/25		YTD BALANCE 04/30/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
			INCR	(DECR)				
Fund 248 - D.D.A.								
001 - ADMINISTRATION		40,337.00	597.35		18,186.04	0.00	22,150.96	45.09
008 - DDA DEBT SERVICE		6,294.00	524.41		1,839.72	0.00	4,454.28	29.23
Fund 248 - D.D.A.:								
TOTAL EXPENDITURES		46,631.00	1,121.76		20,025.76	0.00	26,605.24	42.95

PERIOD ENDING 04/30/2025

% Fiscal Year Completed: 32.88

ACTIVITY FOR
2025 MONTH 04/30/25
AMENDED BUDGET INCR (DECR)

YTD BALANCE
04/30/2025
NORM (ABNORM)

ENCUMBERED
YEAR-TO-DATE

UNENCUMBERED
BALANCE

% BDGT
USED

GL NUMBER DESCRIPTION

Fund 408 - WATER RECREATION FUND
408-000-675.000 DONATIONS, SPLASH PARK PROJECT

520.00	0.00	0.00	0.00	520.00	0.00
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Fund 408 - WATER RECREATION FUND:

TOTAL REVENUES

520.00	0.00	0.00	0.00	520.00	0.00
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GL NUMBER	DESCRIPTION	ACTIVITY FOR		YTD BALANCE		ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BGT USED
		2025	MONTH 04/30/25	04/30/2025	NORM (ABNORM)			
	AMENDED BUDGET	INCR (DECR)						
Fund 408 - WATER RECREATION FUND								
001 - ADMINISTRATION		520.00	0.00	0.00	0.00	0.00	520.00	0.00
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Fund 408 - WATER RECREATION FUND:								
TOTAL EXPENDITURES		520.00	0.00	0.00	0.00	0.00	520.00	0.00

PERIOD ENDING 04/30/2025

User: NAN

% Fiscal Year Completed: 32.88

DB: Cass City

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	ACTIVITY FOR MONTH 04/30/25		YTD BALANCE 04/30/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BGET USED
			INCR (DECR)					
Fund 590 - WASTEWATER TREATMENT								
590-000-609.000	SEWER MISC REVENUES	28,922.00	4,840.00		9,840.00	0.00	19,082.00	34.02
590-000-628.000	SEWER OMR FEES	445,754.00	37,766.83		113,103.85	0.00	332,650.15	25.37
590-000-629.000	SEWER USAGE FEES PER 1K GALLONS	577,235.00	42,077.44		136,003.04	0.00	441,231.96	23.56
590-000-636.000	SEWER CONNECTIONS	1,000.00	0.00		0.00	0.00	1,000.00	0.00
590-000-662.000	SEWER SERVICE PENALTIES	25,600.00	1,333.02		5,925.64	0.00	19,674.36	23.15
590-000-664.000	INTEREST & DIVIDENDS	15,080.00	1,877.86		7,701.97	0.00	7,378.03	51.07

Fund 590 - WASTEWATER TREATMENT:

TOTAL REVENUES	1,093,591.00	87,895.15	272,574.50	0.00	821,016.50	24.92
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EXPENDITURE REPORT

PERIOD ENDING 04/30/2025

% Fiscal Year Completed: 32.88

ACTIVITY FOR

MONTH 04/30/25

INCR (DECR)

YTD BALANCE
04/30/2025
NORM (ABNORM)ENCUMBERED
YEAR-TO-DATEUNENCUMBERED
BALANCE% BDT
USED

GL NUMBER DESCRIPTION

Fund 590 - WASTEWATER TREATMENT

001 - ADMINISTRATION

002 - TREATMENT AND PUMPING

003 - COLLECTIONS

004 - MAINTENANCE

236,421.00	12,829.54	44,192.40	0.00	192,228.60	18.69
431,846.00	22,308.84	93,567.28	1,516.00	336,762.72	22.02
127,691.00	0.00	690.26	0.00	127,000.74	0.54
187,375.00	13,508.23	53,933.15	0.00	133,441.85	28.78

Fund 590 - WASTEWATER TREATMENT:

TOTAL EXPENDITURES

983,333.00	48,646.61	192,383.09	1,516.00	789,433.91	19.72
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REVENUE REPORT

PERIOD ENDING 04/30/2025

% Fiscal Year Completed: 32.88

ACTIVITY FOR

MONTH 04/30/25

INCR (DECR)

YTD BALANCE

04/30/2025

NORM (ABNORM)

ENCUMBERED

YEAR-TO-DATE

UNENCUMBERED

BALANCE

% BDGT

USED

GL NUMBER	DESCRIPTION	2025	AMENDED BUDGET	MONTH 04/30/25	INCR (DECR)	YTD BALANCE	ENCUMBERED	UNENCUMBERED	% BDGT
Fund 591 - WATER SYSTEM									
591-000-545.000	STATE GRANT - TMF LSLR		20,529.00		0.00	0.00	0.00	20,529.00	0.00
591-000-628.000	WATER OMR FEES		381,072.00	32,713.87		125,163.23	0.00	255,908.77	32.85
591-000-629.000	WATER USAGE FEES PER 1000 GALLONS		414,022.00	31,000.80		71,695.08	0.00	342,326.92	17.32
591-000-636.000	CONNECTIONS		2,000.00	0.00		0.00	0.00	2,000.00	0.00
591-000-646.000	BULK WATER SALES REVENUE		2,200.00	163.00		489.00	0.00	1,711.00	22.23
591-000-662.000	SERVICE PENALTIES		20,000.00	1,910.74		4,747.94	0.00	15,252.06	23.74
591-000-664.000	INTEREST & DIVIDENDS		20,000.00	2,660.12		11,491.48	0.00	8,508.52	57.46
591-000-665.000	BUILDING LEASE REVENUES		55,145.00	0.00		0.00	0.00	55,145.00	0.00
591-000-671.000	MISC. REIMBURSEMENTS		6,000.00	200.00		225.00	0.00	5,775.00	3.75
591-000-698.000	PROCEEDS FROM INSTALLMENT PURCHASE LOAN		650,000.00	0.00		0.00	0.00	650,000.00	0.00

Fund 591 - WATER SYSTEM:

TOTAL REVENUES

1,570,968.00	68,648.53	213,811.73	0.00	1,357,156.27	13.61
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GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	ACTIVITY FOR MONTH 04/30/25 INCR (DECR)	YTD BALANCE 04/30/2025		ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDDT USED
				NORM (ABNORM)				
Fund 591 - WATER SYSTEM								
001 - ADMINISTRATION		211,807.00	7,919.56	42,129.80		0.00	169,677.20	19.89
002 - TREATMENT AND PUMPING		274,811.00	15,834.58	51,207.55		0.00	223,603.45	18.63
003 - COLLECTIONS		1,011,029.00	6,507.93	15,191.34		2,110.65	993,727.01	1.71
004 - MAINTENANCE		24,034.00	887.95	1,457.95		0.00	22,576.05	6.07
013 - TMF - LSLR GRANT		20,529.00	0.00	0.00		0.00	20,529.00	0.00

Fund 591 - WATER SYSTEM:

TOTAL EXPENDITURES

1,542,210.00	31,150.02	109,986.64	2,110.65	1,430,112.71	7.27
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REVENUE REPORT

PERIOD ENDING 04/30/2025

% Fiscal Year Completed: 32.88

ACTIVITY FOR

2025 MONTH 04/30/25

DESCRIPTION

AMENDED BUDGET

INCR (DECR)

YTD BALANCE
04/30/2025
NORM (ABNORM)ENCUMBERED
YEAR-TO-DATEUNENCUMBERED
BALANCE% BDGT
USED

Fund 651 - MOTOR VEHICLE & EQUIPMENT

651-000-654.000	DPW CONTRACTING REVENUES	1,607.00	0.00	0.00	1,607.00	0.00
651-000-664.000	INTEREST & DIVIDENDS	10,400.00	1,195.49	0.00	4,741.13	54.41
651-000-670.000	INTERDEPARTMENT RENTALS	453,149.00	13,976.58	0.00	360,069.48	20.54
651-000-671.000	MISC REIMBURSEMENTS	416.00	0.00	0.00	416.00	0.00
651-000-673.000	SALE OF ASSETS	12,480.00	5,831.00	0.00	6,649.00	46.72
651-000-699.000	TRANSFER FROM FUND BALANCE	48,791.00	0.00	0.00	48,791.00	0.00

Fund 651 - MOTOR VEHICLE & EQUIPMENT:

TOTAL REVENUES

526,843.00	21,003.07	104,569.39	0.00	422,273.61	19.85
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TOTAL REVENUES - ALL FUNDS

6,687,315.00	370,057.26	895,389.81	0.00	5,791,925.19	13.39
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GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	ACTIVITY FOR MONTH 04/30/25 INCR (DECR)	YTD BALANCE 04/30/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
Fund 651 - MOTOR VEHICLE & EQUIPMENT							
001 - ADMINISTRATION		451,675.00	14,117.14	99,885.35	239,008.46	112,781.19	75.03
Fund 651 - MOTOR VEHICLE & EQUIPMENT:							
TOTAL EXPENDITURES		451,675.00	14,117.14	99,885.35	239,008.46	112,781.19	75.03
TOTAL EXPENDITURES - ALL FUNDS		6,387,153.00	242,938.37	1,059,837.96	251,475.51	5,075,839.53	20.53

REVENUE AND EXPENDITURE REPORT

PERIOD ENDING 04/30/2025

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	ACTIVITY FOR MONTH 04/30/25 INCR (DECR)	YTD BALANCE 04/30/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
Fund 101 - GENERAL FUND							
Fund 101 - GENERAL FUND:							
TOTAL REVENUES		2,125,758.00	80,726.40	135,203.68	0.00	1,990,554.32	6.36
TOTAL EXPENDITURES		2,092,623.00	123,376.91	498,375.39	8,840.40	1,585,407.21	24.24
NET OF REVENUES & EXPENDITURES		33,135.00	(42,650.51)	(363,171.71)	(8,840.40)	405,147.11	
Fund 202 - MAJOR STREET							
Fund 202 - MAJOR STREET:							
TOTAL REVENUES		452,958.00	54,385.12	83,040.87	0.00	369,917.13	18.33
TOTAL EXPENDITURES		395,115.00	2,660.08	59,789.59	0.00	335,325.41	15.13
NET OF REVENUES & EXPENDITURES		57,843.00	51,725.04	23,251.28	0.00	34,591.72	
Fund 203 - LOCAL STREET							
Fund 203 - LOCAL STREET:							
TOTAL REVENUES		855,796.00	57,285.24	72,128.39	0.00	783,667.61	8.43
TOTAL EXPENDITURES		860,796.00	20,740.67	74,891.42	0.00	785,904.58	8.70
NET OF REVENUES & EXPENDITURES		(5,000.00)	36,544.57	(2,763.03)	0.00	(2,236.97)	
Fund 244 - ECONOMIC DEVELOPMENT							
Fund 244 - ECONOMIC DEVELOPMENT:							
TOTAL REVENUES		14,250.00	44.23	13,617.12	0.00	632.88	95.56
TOTAL EXPENDITURES		14,250.00	1,125.18	4,500.72	0.00	9,749.28	31.58
NET OF REVENUES & EXPENDITURES		0.00	(1,080.95)	9,116.40	0.00	(9,116.40)	
Fund 408 - WATER RECREATION FUND							
Fund 408 - WATER RECREATION FUND:							
TOTAL REVENUES		46,631.00	69.52	444.13	0.00	46,186.87	0.95
TOTAL EXPENDITURES		46,631.00	1,121.76	20,025.76	0.00	26,605.24	42.95
NET OF REVENUES & EXPENDITURES		0.00	(1,052.24)	(19,581.63)	0.00	19,581.63	
Fund 590 - WASTEWATER TREATMENT							
Fund 590 - WASTEWATER TREATMENT:							
TOTAL REVENUES		1,093,591.00	87,895.15	272,574.50	0.00	821,016.50	24.92
TOTAL EXPENDITURES		983,333.00	48,646.61	192,383.09	1,516.00	789,433.91	19.72
NET OF REVENUES & EXPENDITURES		110,258.00	39,248.54	80,191.41	(1,516.00)	31,582.59	
Fund 591 - WATER SYSTEM							
Fund 591 - WATER SYSTEM:							
TOTAL REVENUES		1,570,968.00	68,648.53	213,811.73	0.00	1,357,156.27	13.61
TOTAL EXPENDITURES		1,542,210.00	31,150.02	109,986.64	2,110.65	1,430,112.71	7.27
NET OF REVENUES & EXPENDITURES		28,758.00	37,498.51	103,825.09	(2,110.65)	(72,956.44)	
Fund 651 - MOTOR VEHICLE & EQUIPMENT							
Fund 651 - MOTOR VEHICLE & EQUIPMENT:							
TOTAL REVENUES		526,843.00	21,003.07	104,569.39	0.00	422,273.61	19.85
TOTAL EXPENDITURES		451,675.00	14,117.14	99,885.35	239,008.46	112,781.19	75.03
NET OF REVENUES & EXPENDITURES		75,168.00	6,885.93	4,684.04	(239,008.46)	309,492.42	

REVENUE AND EXPENDITURE REPORT

PERIOD ENDING 04/30/2025

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	ACTIVITY FOR MONTH 04/30/25		YTD BALANCE 04/30/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDO USED
			INCR	(DECR)				
		6,687,315.00	370,057.26		895,389.81	0.00	5,791,925.19	13.39
		6,387,153.00	242,938.37		1,059,837.96	251,475.51	5,075,839.53	20.53
		300,162.00	127,118.89		(164,448.15)	(251,475.51)	716,085.66	
	TOTAL REVENUES - ALL FUNDS							
	TOTAL EXPENDITURES - ALL FUNDS							
	NET OF REVENUES & EXPENDITURES							



Moving Forward Working Together

TO: Village President and Council
FROM: Nanette Walsh, Clerk/Treasurer
DATE: May 19, 2025
SUBJECT: Authorize Robert Piaskowski, Village President, as signatory on behalf of the Village of Cass City on the 2025 Tax Rate Request (L-4029)

During the process of adopting the 2025 Village of Cass City Budget General Appropriations Act, the Village Council approved setting the 2025 Tax Levy at 17.9133 Mills.

Due to the Headlee Amendment, the allowable tax millage is:

<u>Millage Type:</u>	<u>2025 Millage Adopted by VOCC Budget Hearing/Resolution</u>	<u>2025 Millage Requested</u>
General Operating	12.3096	12.2246 (By Headlee Max)
Streets	4.9237	4.8822 (Budget Resolution)
Community Promotions	0.6800	<u>0.6800</u> (Budget Resolution)
Total Allowable Tax Levy		17.7868 Mills

(Per Headlee Amendment and 2025 Village of Cass City Budget General Appropriations Act, Adopted December, 2024)

As a function of the Treasurer's duties, the submission of Form L-4029 formalizes the tax levy upon signature of the Village President and the Village Treasurer. This document is forwarded to Tuscola County Equalization for final calculation of the Village Tax Bills.

Therefore, we request the following:

MOTION: To Authorize Robert Piaskowski, Village President, as signatory for certification of the 2025 Tax Rate Request for the Village of Cass City.

This institution is an equal opportunity provider and employer.

6506 Main St., P.O. Box 123, Cass City, MI 48726 * 989-872-2911 * Fax 989-872-4855 *

L-4029

2025 Tax Rate Request (This form must be completed and submitted on or before September 30, 2025)

MILLAGE REQUEST REPORT TO COUNTY BOARD OF COMMISSIONERS

Carefully read the instructions on page 2.

This form is issued under authority of MCL Sections 211.24e, 211.34 and 211.34d. Filing is mandatory. Penalty applies.

County(ies) Where the Local Government Unit Levies Taxes Tuscola	2025 Taxable Value of ALL Properties in the Unit as of 05-27-2025 69,667,120 plus IFTs
Local Government Unit Requesting Millage Levy Village of Cass City, MI	For LOCAL School Districts: 2025 Taxable Value excluding Principal Residence, Qualified Agricultural, Qualified Forest, Industrial Personal and Commercial Personal Properties.

This form must be completed for each unit of government for which a property tax is levied. Penalty for non-filing is provided under MCL Sec 211.119. The following tax rates have been authorized for levy on the 2025 tax roll.

(1) Source	(2) Purpose of Millage	(3) Date of Election	(4) Original Millage Authorized by Election Charter, etc.	(5) ** 2024 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(6) 2025 Current Year "Headlee" Millage Reduction Fraction	(7) 2025 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(8) Sec. 211.34 Truth in Assessing or Equalization Millage Rollback Fraction	(9) Maximum Allowable Millage Levy *	(10) Millage Requested to be Levied July 1	(11) Millage Requested to be Levied Dec. 1	(12) Expiration Date of Millage Authorized
Charter	Operating		12.5000	12.0396	0.9931	12.2246	1.0000	12.2246	12.2246		
Charter	Streets		5.0000	4.9162	0.9931	4.8822	1.0000	4.8822	4.8822		
PA 359	Promotions		4.0000	-	-	-	-	-	0.6800		

Prepared by Nanette Walsh	Telephone Number (989) 872-2911	Title of Preparer Clerk/Treasurer	Date 05/19/2025
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CERTIFICATION: As the representatives for the local government unit named above, we certify that these requested tax levy rates have been reduced, if necessary to comply with the state constitution (Article 9, Section 31), and that the requested levy rates have also been reduced, if necessary, to comply with MCL Sections 211.24e, 211.34 and, for LOCAL school districts which levy a Supplemental (Hold Harmless) Millage, 380.121(3).

- ☒ Clerk
☐ Secretary
☐ Chairperson
☒ President

Signature	Print Name Nanette Walsh	Date 05/19/2025
Signature	Print Name	Date 05/19/2025

* Under Truth in Taxation, MCL Section 211.24e, the governing body may decide to levy a rate which will not exceed the maximum authorized rate allowed in column 9. The requirements of MCL 211.24e must be met prior to levying an operating levy which is larger than the base tax rate but not larger than the rate in column 9.

**** IMPORTANT:** See instructions on page 2 regarding where to find the millage rate used in column (5).

Local School District Use Only. Complete if requesting millage to be levied. See STC Bulletin 2 of 2025 for instructions on completing this section.	
Total School District Operating Rates to be Levied (HH/Supp and NH Oper ONLY)	Rate
For Principal Residence, Qualified Ag, Qualified Forest and Industrial Personal	
For Commercial Personal	
For all Other	

Please review all calculations independently for accuracy when preparing your L-4029 Tax Rate Request!

Don't forget to fill out column 10 or 11 with the actual millage to be levied!

2025 L4029 Example Calculations			L4029 INFORMATION					Levy on Tax Bill				TRUTH IN TAXATION INFORMATION				TOTAL
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	Millage Levied	BTRF (Truth in Taxation)	Millage Allowed Without Hearing	NOTES	HEADLEE
Source	Purpose	Date of Election	Original Millage Authorized	Millage Perm. Reduced	Cur Year MRF	Col 5 x Col 6	Sec 211.34 MRF	Max Mills Col 7 x Col 8	Levy on July 1	Levy on Dec 1	Expiration Date of Millage	Last Year Taxation	or Budget Hearing			MILLS
031 Village of Akron	Oper		12.5000	10.8880	.9871	10.7475	1.0000	10.7475				10.8880	.9575	10.4253	Can Not levy more	13.7119
Charter	Hydrant		2.3000	2.0032	.9871	1.9773	1.0000	1.9773				2.0032	.9575	1.9181	than Col 9 mills	
	Streets		1.0000	1.0000	.9871	.9871	1.0000	.9871				1.0000	.9575	.9575		
035 Village of Cass City																17.1068
Charter	Gen-Op		12.5000	12.3096	.9931	12.2246	1.0000	12.2246				12.3096	.9632	11.8566	Can Not levy more	
Charter	Streets		5.0000	4.9162	.9931	4.8822	1.0000	4.8822				4.9162	.9632	4.7353	than Col 9 mills	
PA298-1917	Landfill		3.0000	n/a	n/a	n/a	n/a	n/a								
PA359-1925	Promotion		4.0000	n/a	n/a	n/a	n/a	n/a				.6800				
036 Village of Fairgrove																14.1118
Charter	Oper		12.5000	10.2221	.9861	10.0800	1.0000	10.0800				10.2221	.9670	9.8848	Can Not levy more	
Charter	Streets		5.0000	4.0887	.9861	4.0318	1.0000	4.0318				4.0887	.9670	3.9538	than Col 9 mills	
037 Village of Gagetown																21.6228
Charter	Oper		12.5000	12.2639	.9957	12.2111	1.0000	12.2111				12.2639	.9658	11.8445	Can Not levy more	
Charter	streets		2.5000	2.4525	.9957	2.4419	1.0000	2.4419				2.4525	.9658	2.3686	than Col 9 mills	
Charter	DPW	05/22	3.5000	3.5000	.9957	3.4849	1.0000	3.4849			2031	3.5000	.9658	3.3803		
Charter	Law Enforce	05/22	3.5000	3.5000	.9957	3.4849	1.0000	3.4849			2031	3.5000	.9658	3.3803		
038 Village of Kingston																16.4892
Charter	Oper		12.5000	10.6544	.9845	10.4892	1.0000	10.4892				10.6544	.9549	10.1739	Can Not levy more	
Sp Asmt.	Pub. Safety		4.0000	n/a	n/a	n/a	n/a	4.0000				4.0000	n/a	n/a	than Col 9 mills	
Sp Asmt.	Water Imp		2.0000	n/a	n/a	n/a	n/a	2.0000				1.7040	n/a	n/a		
040 Village of Mayville																11.7484
Charter	Oper		12.5000	9.9588	.9735	9.6948	1.0000	9.6948				9.9588	.9442	9.4031	Can Not levy more	
Charter	Streets		2.5000	2.1096	.9735	2.0536	1.0000	2.0536				2.1096	.9442	1.9919	than Col 9 mills	
041 Village of Millington																13.7011
Charter	Oper		12.5000	11.5874	.9829	11.3892	1.0000	11.3892				11.5874	.9534	11.0474	Can Not levy more	
Charter	Village Utility		2.5000	2.3522	.9829	2.3119	1.0000	2.3119				2.3522	.9534	2.2426	than Col 9 mills	
042 Village of Reese																12.3286
General	Oper	Charter	12.5000	11.4157	1.0000	11.4157	1.0000	11.4157				10.5000	.9720	10.2060	Can Not levy more	
General	Sidewalks		1.5000	.9129	1.0000	.9129	1.0000	.9129				.5000	.9720	.4860	than Col 9 mills	
Sp Asmt	Fire Apparatus		1.5000	n/a	n/a	n/a	n/a	1.5000			2029	1.5000	n/a	n/a		
043 Village of Unionville																13.2920
General	Oper		12.5000	10.7956	.9903	10.6908	1.0000	10.6908				10.7956	.9605	10.3692	Can Not levy more	
General	Streets & Sidewalks		3.0000	2.6267	.9903	2.6012	1.0000	2.6012				2.0000	.9605	1.9210	than Col 9 mills	

2025 MILLAGE REDUCTION FRACTION COMPUTATION

This form is issued under authority of Sections 211.34d and 211.150, M.C.L. Filing of this form is mandatory. Failure to file is punishable under Section 211.119, M.C.L.

INSTRUCTIONS: This form is to be completed by the county equalization director for all taxing jurisdictions which levy a property tax in his/her county. This form is to be filed with each unit of local government and with the State Tax Commission. Also provide a copy of this form to the equalization director of each county which shares an intercounty taxing jurisdiction. On this initial computation form, the 2025 millage reduction fraction (MRF) can be calculated only for taxing jurisdictions located exclusively within a single county. This will include the county unit as well as all townships and nearly every city and village. The MRF for a school district which is not fractional with any other county can also be calculated and listed on this form. For any taxing jurisdiction which extends into one or more other counties, enter the notation "IC" for intercounty in the indicated column. This form is to be filed with the State Tax Commission and with each unit of local government which has taxable property located in this county.

County	Tuscola	1.031					
Code	Taxing Jurisdiction	2024 Taxable	2025 Taxable	Taxable Value of Losses	Taxable Value of Additions	2025 MRF	2025 BTRF
Tuscola							
79	TUSCOLA COUNTY	2,257,801,370	2,326,771,713	30,078,166	35,660,216		
	Ad Valorem Minus RZ	2,250,339,337	2,319,265,826	29,941,866	35,660,216	1.0000	0.9723
1	AKRON TWP	138,775,453	146,221,971	2,050,644	9,425,000	1.0000	0.9995
2	ALMER CHARTER TOWNSHIP	76,467,405	79,356,757	319,132	336,040	0.9935	0.9636
3	ARBELA TWP	88,652,347	92,759,776	129,188	685,898	0.9912	0.9614
4	COLUMBIA TWP	157,886,375	153,198,434	6,630,200	315,000	1.0000	0.9894
5	DAYTON TOWNSHIP	69,775,834	71,994,304	212,019	179,100	0.9987	0.9687
6	DENMARK TWP	125,484,843	130,017,484	220,008	1,657,400	1.0000	0.9759
7	ELKLAND TWP	115,708,054	121,043,730	1,158,700	2,413,400		
	Ad Valorem Minus RZ	108,246,021	113,537,843	1,022,400	2,413,400	0.9948	0.9649
8	ELLINGTON TWP	50,282,443	53,067,645	26,557	770,900	0.9908	0.9610
9	ELMWOOD TWP	48,860,435	50,583,173	120,476	256,300	0.9985	0.9685
10	FAIRGROVE TWP	147,735,478	143,741,331	6,210,695	758,900	1.0000	0.9898
11	FREMONT TWP	97,458,986	103,004,302	78,193	834,966	0.9827	0.9531
12	GILFORD TOWNSHIP	127,518,148	122,941,126	6,424,501	752,991	1.0000	0.9910
13	INDIANFIELDS	76,839,378	79,135,960	265,149	223,221	1.0000	0.9704
14	JUNIATA TWP	91,582,807	92,927,743	1,502,632	370,000	1.0000	0.9732
15	KINGSTON TWP	49,023,083	51,500,022	65,762	222,372	0.9843	0.9547
16	KOYLTON TOWNSHIP	60,670,355	64,422,521	42,621	1,314,900	0.9905	0.9607
17	MILLINGTON TWP	143,615,599	150,986,755	258,941	2,029,103	0.9922	0.9624
18	NOVESTA TWP	50,621,788	53,235,767	213,708	1,142,478	0.9976	0.9677
19	TUSCOLA TWP	101,005,941	104,748,843	238,873	1,258,800	1.0000	0.9737
20	VASSAR TWP	113,886,277	124,057,387	874,453	5,811,589	0.9854	0.9557
21	WATERTOWN TWP	71,915,876	74,345,020	389,703	397,340	0.9972	0.9673
22	WELLS TWP	57,981,540	61,211,701	132,740	990,745	0.9904	0.9606
23	WISNER TWP	34,518,784	36,573,300	121,394	892,300	0.9939	0.9640
50	CARO	102,428,200	104,578,840	1,799,410	2,184,973	1.0000	0.9828
51	VASSAR CITY	59,105,941	61,117,821	592,467	436,500	0.9942	0.9643
	AKRON VILLAGE TOTAL	8,619,486	8,147,266	837,488	19,500	0.9871	0.9575
31	Akron Village 001	5,668,655	5,053,471	831,605	12,300		
32	Akron Village 010	2,950,831	3,093,795	5,883	7,200		
35	CASS CITY 007	66,503,102	69,667,120	1,068,700	1,833,000		
	Ad Valorem Minus RZ	59,041,069	62,161,233	932,400	1,833,000	0.9931	0.9632
36	FAIRGROVE VILLAGE 010	8,940,051	9,292,047	12,351	59,400	0.9969	0.9670
37	GAGETOWN 009	4,335,423	4,526,669	5,700	43,600	0.9957	0.9658
	KINGSTON VILLAGE TOTAL	7,590,623	8,045,588	43,701	142,277	0.9845	0.9549
38	Kingston Village 015	5,834,294	6,196,185	25,801	27,477		
39	Kingston Village 016	1,756,329	1,849,403	17,900	114,800		
40	MAYVILLE 011	19,743,140	20,855,003	63,559	12,200	0.9735	0.9442
41	MILLINGTON VILLAGE 017	23,369,526	25,008,969	130,656	633,558	0.9829	0.9534
42	REESE 006	35,888,827	37,628,126	144,800	850,800	I.C.	I.C.
43	UNIONVILLE 004	10,638,149	11,133,376	16,600	75,400	0.9903	0.9605

Village of Cass City Resolution

2025 MILLAGE RATE

A RESOLUTION TO PROVIDE FOR ADOPTION OF THE 2025 MILLAGE RATE

At a Regular Cass City Village Council Meeting held on Monday, December 9, 2024:

MOTION BY: Trustee Leeson SUPPORTED BY: Trustee Benkelman

Now therefore be it resolved, the Village Council hereby adopts the proposed Village of Cass City Millage Rates for 2025 and set the millage to provide the Tax Revenues included in the Adopted Fiscal Year 2025 budget as follows:

	Mills
Village General Operating	12.3096
Streets	4.9237
PA Act 359 – Promotion	0.6800
Total Village Millage:	17.9133

Be it further resolved, 1% administration fee be charged and that ½ of the above millage rates on the Industrial Development Exemption Tax Roll be levied.

Ayes: 6 Nays: 0 Excused: 1

Nanette S. Walsh

Village Clerk/Treasurer

CERTIFICATE

I do hereby certify that the foregoing is a complete and true copy of a resolution, the original of which is on file in my office, adopted by the Cass City Village Council at a regular meeting held on Monday, December 9, 2024.



Clerk/Treasurer, Village of Cass City

VILLAGE OF CASS CITY
PROPOSED ORDINANCE NO. 206

TO AMEND THE VILLAGE CODE OF ORDINANCES;
ARTICLE II, VILLAGE COUNCIL,
SECTION 2-31, COMPENSATION OF PRESIDENT AND MEMBERS

THE VILLAGE OF CASS CITY ORDAINS:

The Village Council of Cass City hereby amends the Village Ordinance, Article II, Village Council, Section 2-31, Compensation of president and members.

“Section 2-31, Compensation of president and members.

- (a) The president of the Village shall be paid an allowance of \$50.00 for each village meeting attended.
- (b) The members of the Village Council shall each be paid an allowance of \$40.00 for each village meeting attended.
- (c) On the first day of each Fiscal Year, the Village Council Allowances shall be increased by the Consumer Price Index (CPI), creating a new base for Village Council Allowances.
- (d) Updated Allowance Rates become effective on January 1st of each year.

A MOTION TO **INTRODUCE AND CONDUCT THE FIRST READING** OF AN AMENDMENT TO THE VILLAGE CODE OF ORDINANCES; ARTICLE II, VILLAGE COUNCIL, SECTION 2-31, COMPENSATION OF PRESIDENT AND MEMBERS

Was offered by Trustee _____ and supported by Trustee _____

Ayes: Nays:

Resolution: Approved / Not Approved

Section 2. This Ordinance is hereby declared to have been adopted by the Village of Cass City Council at a meeting thereof duly called and held on the ____ day of _____, 2025 and ordered to be given effect immediately upon its adoption.

_____, Village President _____, Village Clerk

Notice of adoption published in the Tuscola County Advertiser on _____, 2025.

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Village Council of the Village of Cass City, County of Tuscola, State of Michigan at a regular meeting of Village Council duly called and held on the _____ day of _____, 2025.



To: Village President and Council
From: Deboria L. Powell, Village Manager
Date: May 19, 2025
Subject: Sale of Fleet Vehicles

With the addition of new trucks to the DPW fleet, vehicles that were replaced no longer have value to the Village and its staff.

It is recommended that the following trucks be listed with Albrecht Auction on a future online auction to be determined by the Director of Public Utilities.

Unit #10, 1989 Ford F-700 Dump Truck, with a minimum reserve of \$1,000.00

Unit #2, 2002 Dodge Tool Truck, with a minimum reserve of \$2,500.00

Unit #13, 1998 Ford F-700 Blade/Salt Truck with a minimum reserve of \$1,500.00

MOTION: To Approve The Listing And Sale Of a 1989 Ford F-700 Dump Truck, a 2002 Dodge Tool Truck, and a 1998 Ford F-700 Blade/Salt Truck using Albrecht Auction/bidnow.us.

Cass City Downtown Development Authority
Minutes
April 8, 2025

The Meeting was brought to order at 1:30 pm by Chairman Weiler.

BOARD MEMBERS PRESENT: Eric Brown, Misty DeLong, Tyler Erla, Gavin Frederick, David Weiler and Village President Robert Piaskowski

ABSENT: Christine Anthony, Andrew Klco, Jon Ligrow

VILLAGE STAFF PRESENT: Village Manager Debbie Powell, Clerk/Treasurer Nanette Walsh

Motion to approve the minutes from the March 11, 2025, meeting was made by Erla and supported by Brown. Motion Carried.

Motion to approve the March 31, 2025, Financial Report was made by Erla and supported by Frederick. Motion Carried.

No comments during Citizen Comments.

Chamber of Commerce Report: The Annual Chamber of Commerce Dinner will be held on April 25, 2025 at the VFW Hall, with tickets available at local banks.

MDA's "Downtown Day": Michigan Downtown Association is sponsoring Downtown Day on Saturday, September 27, 2025. Several potential activities were discussed, and the topic was tabled until feedback could be received from Melanie Radabaugh at the next meeting.

1863 Elkhart LLC Proposal:

A proposal was submitted by Michael Ulshafer, Managing Partner of 1863 Elkhart LLC, requesting an immediate transfer of ownership from the DDA to 1863 Elkhart LLC, for the purposed of exercising a rehabilitation plan to create 6 – 8 apartments, and the Village of Cass City to provide a \$30,000 grant to expedite the repair of the roof, the removal of hazardous material and the stabilizing of the roof. Chairman Weiler affirmed that \$30,000 was not available for a grant.

Motion by Erla and supported by Brown to accept bids for the Sale of the Cultural Center and set the deadline for sealed bids on Friday, May 9, 2025, and conduct the bid opening at the next DDA meeting on May 13, 2025. Motion Carried.

Motion to adjourn at 2:10 pm was made by DeLong and supported by Piaskowski. Motion Carried.

Next Meeting: May 13, 2025

Respectfully Submitted,

Nanette Walsh
Clerk/Treasurer

Cass City Economic Development Corporation (EDC)
Minutes
April 8, 2025

The Meeting was brought to order at 2:11 pm by Chairman Weiler.

BOARD MEMBERS PRESENT: Eric Brown, Misty DeLong, Tyler Erla, Gavin Frederick, David Weiler and Village President Robert Piaskowski

ABSENT: Christine Anthony, Andrew Klco, Jon Ligrow

VILLAGE STAFF PRESENT: Village Manager Debbie Powell, Clerk/Treasurer Nanette Walsh

Motion to approve the minutes from the March 11, 2025, meeting was made by Delong and supported by Brown. Motion Carried.

Motion to approve the March 31, 2025 Financial Report was made by Frederick and supported by Brown. Motion Carried.

No comments during Citizen Comments.

Manager Powell gave a brief overview of a potential sale of 2.0 acres in the Industrial Park, on the northeast corner near Schall Street and Doerr Road. The parcel (formerly known as the Schneeberger Property) is 4.2 acres, which would require a land split, that is possible by initial review of the Elkland Township Assessor. No formal offer to purchase has been received to date, but is expected prior to the Village Council meeting on April 28, 2025.

Motion to adjourn at 2:22 pm was made by Piaskowski and supported by Delong. Motion Carried.

Next Meeting: May 13, 2025

Respectfully Submitted,

Nanette Walsh
Clerk/Treasurer

Cass City Planning Commission Meeting
Minutes of April 8, 2025

PRESENT: Barbara Kirn, Joe Leeson, Eric Oslund, Dallas Rabideau, Heather Severance, Erik Tamlyn, Village President Robert Piaskowski

Village Staff Present: Village Manager Debbie Powell, Nanette Walsh, Clerk/Treasurer

Excused: Gary Barnes, Colleen Langenburg

The Meeting was called to order at 7:00 pm by Chairman Leeson.

Public Hearing #1 – Proposed Ordinance # 205, Rezoning Nine Parcels from RA-1 and RC to Office (OS-1) and Amend Zoning Map

MOTION by Tamlyn, Supported by Oslund, to **open** a public hearing to receive comments on Proposed Ordinance # 205, Rezoning Nine Parcels from RA-1 and RC to Office (OS-1) and Amend Zoning Map. Roll Call Vote: Barnes: excused, Kirn: yea, Langenburg: excused, Oslund: yea, Piaskowski: yea, Rabideau: yea, Severance: yea, Tamlyn: yea, Leeson: yea. MOTION CARRIED 7 yeas, 0 nays, 2 excused.

A Public Hearing began at 7:01 pm to receive public comments on Proposed Ordinance # 205, Rezoning Nine Parcels from RA-1 and RC to Office (OS-1) and Amend Zoning Map.

There were no comments from the audience or the members of the Planning Commission.

MOTION by Severance, Supported by Kirn, to **close** a public hearing to receive comments on Proposed Ordinance # 205, Rezoning Nine Parcels from RA-1 and RC to Office (OS-1) and Amend Zoning Map. Roll Call Vote: Barnes: excused, Kirn: yea, Langenburg: excused, Oslund: yea, Piaskowski: yea, Rabideau: yea, Severance: yea, Tamlyn: yea, Leeson: yea. MOTION CARRIED 7 yeas, 0 nays, 2 excused.

The Public Hearing was closed at 7:03 pm.

Motion by Tamlyn, supported by Rabideau, to approve the minutes of the March 4, 2025 Meeting. Motion carried.

There were no comments during Citizens' Comments.

Motion by Leeson, supported by Severance, to amend the agenda to move the recommendation to Village Council for the adoption of proposed Ordinance #205, Rezoning Nine Parcels from RA-1 and RC to Office (OS-1) and Amend Zoning Map, to be the next item on the agenda. Motion carried.

MOTION by Severance, Supported by Tamlyn, to **adopt** Proposed Ordinance # 205, Rezoning Nine Parcels from RA-1 and RC to Office (OS-1) and Amend Zoning Map. Roll Call Vote: Barnes: excused, Kirn: yea, Langenburg: excused, Oslund: no, Piaskowski: no, Rabideau: no, Severance: no, Tamlyn: no, Leeson: no. MOTION FAILED 1 yeas, 6 nays, 2 excused.

MOTION by Severance, Supported by Kirn, to **recommend to the Village Council the adoption of** Proposed Ordinance # 205, Rezoning Nine Parcels from RA-1 and RC to Office (OS-1) and Amend Zoning Map. Roll Call Vote: Barnes: excused, Kirn: yea, Langenburg: excused, Oslund: yea, Piaskowski: yea, Rabideau: yea, Severance: yea, Tamlyn: abstain, Leeson: yea. MOTION CARRIED 6 yeas, 0 nays, 1 abstain, 2 excused.

Solar Ordinance:

In an workshop format, the proposed Solar Ordinance was reviewed and edited. The revised Solar Ordinance will be numbered and formatted, and returned to the Planning Commission at the next meeting.

Master Plan Update:

CEDAM Fellow Laken Rich presented the QR Code Project for Public Engagement in the Master Plan Update and received input on the proposed questions to be utilized in the Public Participation Survey. The updated questions will be presented at the next Planning Commission.

Downtown (M-81 Corridor) Vacant Property:

Due to the use of Downtown Property being primarily used for storage, the noncompliance of the B-2 Zoning requirements were discussed. Ordinances from several Michigan communities addressing storage rather than retail business issues were discussed. Code enforcement and potential court case outcomes were discussed.

Manager Powell reminded the group of MI Representative Greg Alexander's Office Hours event on April 21, 2025 from 6:00-7:00 pm at the Cass City Municipal Building, and invited all to attend.

The next scheduled Planning Commission Meeting has been scheduled to Tuesday, May 6, 2025 at 7:00 pm.

**Motion to adjourn the meeting at 9:01 pm was made by Oslund, supported by Tamlyn.
Motion Carried.**

Respectfully submitted,

Nanette Walsh, Village Clerk/Treasurer

VILLAGE OF CASS CITY
PROPOSED Ordinance No. 205

**AN ORDINANCE TO AMEND THE VILLAGE OF CASS CITY ZONING MAP, IN
RELATION TO THE CASS CITY CODE OF ORDINANCES, CHAPTER 46 ZONING,
ARTICLE III, ZONING DISTRICT REGULATIONS, DIVISION 7, OFFICE SERVICE
DISTRICT**

The Village of Cass City ordains approval to amend the Village of Cass City Zoning Map, in full accordance with the Cass City Code of Ordinances:

Chapter 46, Zoning

Article III, Zoning District Regulations

Division 7, Office Service District,

by approving the rezoning request of property owners, currently Hills and Dales Hospital, SELAD Corporation, and Aspire Rural Health Systems, for nine parcels of property located on Hill Street and Hospital Drive and further identified as follows:

4661 Hospital Drive – 035-500-304-1000-00,

Legal Description: ELK-C T14N R11E LOT 10 HILLS & DALES SUB 2.

4657 Hospital Drive – 035-500-304-0900-00,

Legal Description: ELK-C T14N R11E LOT 9 HILLS & DALES SUB 2 VILL OF CASS CITY.

6190 Hospital Drive – 035-500-304-0200-00,

Legal Description: ELK-C T14N R11E W 1/2 OF LOT 3 & LOTS 4-5-6-7 HILLS & DALES SUB 2 VILL OF CASS CITY.

6230 Hospital Drive – 035-500-304-0300-00,

Legal Description: ELK-3 T14N R11E LOT 2 & E 1/2 OF LOT 3 HILLS & DALES SUB 2 VILL OF CASS CITY.

4624 Hill Street – 035-500-303-0300-00,

Legal Description: ELK-C T14N R11E LOT 3 BLK 3 HILLS & DALES SUB VILL OF CASS CITY.

Vacant Land on Hill Street – 035-500-303-0400-00,

Legal Description: ELK-C T14N R11E LOTS 4-5-6 BLK 3 HILLS & DALES SUB VILL OF CASS CITY EX THAT PT OF LOTS 5-6 DEEDED TO HILLS & DALES MED CENTER.

4672 Hill Street – 035-500-303-0750-00,

Legal Description: ELK-C T14N R11E BEG AT SW COR OF LOT 7 BLK 3 HILLS & DALES SUB TH N 2430 FT W ALONG WLY LN OF LOT 7 16 FT N 66 DEG 28' E 171.47 FT TO PT ON ELY LN LOT 7 S 23 DEG 32' E 182.02 FT TO NE COR LOT 5 S 71 DEG 09' W 175.73 FT TO PT ON WLY LN LOT 5 NWLY ALONG WLY LN LOT 5 ALONG A 17 DEG 56' CURVE TO LEFT WITH A LONG CHORD BEARING & DIST N 17 DEG 04' 50" W 51.4 FT N 24 DEG 34' W 100.61 FT TO POB PT LOTS 5-6-7 BLK 3. HILLS & DALES SUB VILL OF CASS CITY.

4674 Hill Street – 035-500-303-0700-00,

Legal Description: ELK-C T14N R11E LOTS 7-8-9 BLK 3 HILLS & DALES SUB VILL OF CASS CTIY EX THAT PT OF LOT 7 DEEDED TO HILLS & DALES MED CENTER

4675 Hill Street - 035-500-304-1300-00, Physical Location of Hills and Dales Hospital

Legal Description: ELK-C T14N R11E LOT 13 HILLS & DALES SUB #2 VILL OF CASS CITY.

Said parcels shall be rezoned from the current zoning classification of Residential (RA-1 and RC) to Office (OS-1) and the Zoning Map shall be amended to reflect this change.

If any provision of this Chapter differs from a provision of any other applicable law, ordinance, rule, or regulation, both provisions of this Chapter and the differing provisions shall apply if possible. If the two (2) provisions are in conflict, then the provision establishing the higher or stricter standard shall apply.

After publication, this ordinance shall be effective immediately.

At a Regular Meeting of the Village of Cass City Council on the _____ day of _____, 20____,

A MOTION TO CONDUCT THE SECOND READING AND ADOPT THE VILLAGE OF CASS CITY, MI PROPOSED ORDINANCE #205, "AN ORDINANCE TO AMEND VILLAGE OF CASS CITY MUNICIPAL CODE CHAPTER 46, ZONING ARTICLE III, DIVISION 9".

Was offered by Trustee _____, and supported by Trustee _____

Ayes: Nays:

Resolution: Approved / Not Approved

_____, Village President, _____, Village Clerk/Treasurer

CERTIFICATION

I, _____, Clerk of the Village of Cass City, do hereby certify that this is a true and correct copy of the ordinance duly adopted by the Village of Cass City on the _____ day of _____, 20____.

Village Clerk

VILLAGE OF CASS CITY
PROPOSED ORDINANCE NO. 207

AN ORDINANCE TO AMEND THE ZONING ORDINANCE, IN
RELATION TO THE CASS CITY CODE OF ORDINANCES,
CHAPTER 46, ZONING, ARTICLE 2, DEFINITIONS, AND ARTICLE
5, DIVISION 15, SOLAR ENERGY SYSTEMS

The Village of Cass City Ordains:

Section 1. Add Solar Energy Systems Definitions to Article 2.

The following definitions are added to Article 2, Division 2S "Solar Energy Systems" of the Zoning Ordinance, and will be placed in the Zoning Ordinances so that all definitions are in alphabetical order:

- A. Abandonment: A Solar Energy System is abandoned if it has not been in operation for a period of one (1) year. This includes a Solar Energy System that was never operational if construction has been halted for a period of one (1) year,
- B. Building Integrated Photovoltaics (BIVPs): A small Solar Energy System that is integrated into the structure of a building, such as solar roof tiles and solar shingles.
- C. Commercial Solar Energy System: A Solar Energy System in which the principal design, purpose, or use is to provide energy to off-site uses or the wholesale or retail sale of generated electricity to any person or entity.
- D. Ground Mounted Solar Energy System: A Private or Commercial Solar Energy System that is not attached to or mounted to any roof or exterior wall of any principal or accessory building.
- E. Private Solar Energy System: A Solar Energy System used exclusively for private purposes and not used for any commercial resale of any energy, except for the sale of surplus electrical energy back to the electrical grid.
- F. Roof or Building Mounted Solar Energy System: A Private Solar Energy System attached to or mounted on any roof or exterior wall of any principal or accessory building, but excluding BIVPs.
- G. Solar Energy System: Any part of a system that collects or stores solar radiation or energy for the purpose of transforming it into any other form of usable energy, including the collection and transfer of heat created by solar energy to any other medium by any means.

Section 2. Add New Division 15 entitled "Solar Energy Systems."

Division 15, entitled "Solar Energy Systems," is added to Article 5 of the Village's Zoning Ordinance. The section reads in its entirety as follows:

Division 15. Solar Energy Systems.

A. General Provisions. All Solar Energy Systems are subject to the following requirements:

1. All Solar Energy Systems must conform to the provisions of this Ordinance and all county, state, and federal regulations and safety requirements, including applicable building codes and applicable industry standards, including those of the American National Standards Institute (ANSI).

2. The Village may revoke any approvals for, and require the removal of, any Solar Energy System that does not comply with this Ordinance.

3. Solar Energy Systems must be located or placed so that concentrated solar glare is not directed toward or onto nearby properties or roadways at any time of the day.

4. Solar Energy Systems are permitted in the Village as follows, subject to this Section 709 and other applicable provisions of the Zoning Ordinance:

Type of System	Sub-Type of System	Zoning District	Special Use Permit
Private Solar Energy System	Private BIVPs	All zoning districts	Not required
	Roof or Building Mounted Private Solar Energy System	All zoning districts	Not required
	Ground Mounted Private Solar Energy Systems	All zoning districts	Required
Commercial Solar Energy System	All Commercial Solar Energy Systems (Ground Mounted only)	I-1, I-2, B-1, B-2, OS-1	Required

B. Private Solar Energy Systems.

1. Private Solar Energy System BIVPs. Private Solar Energy System BIVPs are permitted in all zoning districts. A building permit is required for the installation of BIVPs.

2. Roof or Building Mounted Private Solar Energy Systems. Roof or Building Mounted Private Solar Energy Systems are permitted in all zoning districts as an accessory use, subject to the following requirements:

- No part of the Solar Energy System erected on a roof is permitted to extend beyond the peak of the roof. If the Solar Energy System is mounted on a building in an area other than the roof, no part of the Solar Energy System is permitted to extend beyond the wall on which it is mounted.
- No part of a Solar Energy System mounted on a roof is to be installed closer than three (3) feet from the edges of the roof, the peak, or eave or valley to maintain pathways of accessibility.

- c. No part of a Solar Energy System mounted on a roof is permitted to extend more than two (2) feet above the surface of the roof.
- d. If a Roof or Building Mounted Private Solar Energy System has been abandoned, the property owner must remove it within three (3) months after the date of abandonment.
- e. A building permit is required for the installation of Roof or Building Mounted Private Solar Energy Systems.

3. Ground Mounted Private Solar Energy Systems. Ground Mounted Private Solar Energy Systems are allowed in all zoning districts and may require a special land use permit and site plan review. In addition to all requirements for a special land use permit and site plan review and approval under Article 6, Ground Mounted Private Solar Energy Systems are also subject to the following requirements:

- a. **Site Plan.** Before installation of a Ground Mounted Private Solar Energy System, the property owner must submit a site plan to the Zoning Administrator. The site plan must include setbacks, panel size, and the location of property lines, buildings, fences, greenbelts, and road right of ways. The site plan must be drawn to scale.
- b. **Maximum Height.** A Ground Mounted Private Solar Energy System must not exceed the maximum building height for adjacent accessory buildings and must not exceed fifteen (15) feet above the ground when oriented at maximum tilt.
- c. **Location.** A Ground Mounted Private Solar Energy System must be in the rear yard and meet a rear yard and side yard setback requirement of ten (10) feet.
- d. **Underground Transmission.** All power transmission or other lines, wires, or conduits from a Ground Mounted Private Solar Energy System to any building or other structure must be located underground. If batteries are used as part of the Ground Mounted Private Solar Energy System, they must be placed in a secured container or enclosure.
- e. **Screening.** Greenbelt screening is required around any Ground Mounted Private Solar Energy System and around any equipment associated with the system to obscure, to the greatest extent possible, the Solar Energy System from any adjacent residences. The greenbelt must consist of shrubbery, trees, or other non-invasive plant species that provide a visual screen. In lieu of planting a greenbelt, a decorative fence that is at least 50% opaque (meeting the requirements of this Ordinance applicable to fences) may be used if approved by the Zoning Administrator and/or Planning Commission.
- f. **Lot Area Coverage.** No more than 50% of the rear lot area may be covered by a Ground Mounted Private Solar Energy System.
- g. **Appearance.** The exterior surfaces of a Ground Mounted Private Solar Energy System must be neutral in color and nonreflective of light.

- h. Abandonment. If a Ground Mounted Private Solar Energy System is abandoned, the property owner must notify the Village and remove the system within three (3) months after the date of abandonment.
- i. Building Permit. A building permit is required for installation of a Ground Mounted Private Solar Energy System.
- j. Transferability. A special use permit for a Ground Mounted Private Solar Energy System is transferable to a new owner. The new owner must register its name, address, and business (if applicable) with the Village and must comply with this Ordinance and all approvals and conditions issued by the Village.
- k. Remedies. If an applicant or operator of a Ground Mounted Solar Energy System fails to comply with this Ordinance, the Village, in addition to any other remedy under this Ordinance, may revoke the special land use permit and site plan approval after giving the applicant notice and an opportunity to be heard. Additionally, the Village may pursue any legal or equitable action to abate a violation and recover any and all costs, including the Village's actual attorney fees and costs.

C. Commercial Solar Energy Systems. Commercial Solar Energy Systems are allowed only in the I-1 Light Industrial, I-2 General Industrial, B-1, B-2, OS-1 zoning and require a special land use permit and site plan review. In addition to all requirements for a special land use permit under Article 6 and site plan review and approval under Article 6, Commercial Solar Energy Systems are also subject to the following requirements:

1. Application Requirements. The applicant for a Commercial Solar Energy System must provide the Village with all of the following:

- a. Application fee in an amount set by resolution of the Village Board.
- b. A list of all parcel numbers that will be used by the Commercial Solar Energy System; documentation establishing ownership of each parcel; and any lease agreements, easements, or purchase agreements for the subject parcels.
- c. An operations agreement setting forth the operations parameters, the name and contact information of the certified operator, the applicant's inspection protocol, emergency procedures, and general safety documentation.
- d. Current photographs of the subject property.
- e. A site plan that includes all proposed structures and the location of all equipment, transformers, and substations, as well as all setbacks, panel sizes, and the location of property lines, signage, fences, greenbelts, and screening, drain tiles, easements, floodplains, bodies of water, proposed access routes, road right of ways, and any other surface manifestations. The

site plan must be drawn to scale and must indicate how the Commercial Solar Energy System will be connected to the power grid.

- f. A copy of the applicant's power purchase agreement or other written agreement with an electric utility showing approval of an interconnection with the proposed Commercial Solar Energy System.
- g. A written plan for maintaining the subject property, including a plan for maintaining and inspecting drain tiles and addressing stormwater management, which is subject to the Village's review and approval.
- h. A decommissioning and land reclamation plan describing the actions to be taken following the abandonment or discontinuation of the Commercial Solar Energy System, including evidence of proposed commitments with property owners to ensure proper final reclamation, repairs to roads, and other steps necessary to fully remove the Commercial Solar Energy System and restore the subject parcels, which is subject to the Village's review and approval.
- i. Financial security that meets the requirements of this Section, which is subject to the Village's review and approval.
- j. A plan for resolving complaints from the public or other property owners concerning the construction and operation of the Commercial Solar Energy System, which is subject to the Village's review and approval.
- k. A plan for managing any hazardous waste, which is subject to the Village's review and approval.
- l. A transportation plan for construction and operation phases, including any applicable agreements with the County Road Commission and Michigan Department of Transportation, which is subject to the Village's review and approval.
- m. An attestation that the applicant will indemnify and hold the Village harmless from any costs or liability arising from the approval, installation, construction, maintenance, use, repair, or removal of the Solar Energy System, which is subject to the Village's review and approval.
- n. Proof of environmental compliance, including compliance with Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act; (MCL 324.3101 et. seq.; Part 91, Soil Erosion and Sedimentation Control (MCL 324.9101 et. seq.) and any corresponding County ordinances; Part 301, Inland Lakes and Streams, (MCL 324.30101 et. seq.); Part 303, Wetlands (MCL 324.30301 et. seq.); Part 365, Endangered Species Protection (MCL 324.36501 et. seq.); and any other applicable laws and rules in force at the time the application is considered by the Village.

- o. Any additional information or documentation requested by the Planning Commission, Village Board, or other Village representative.
2. System and Location Requirements.
 - a. Commercial Solar Energy Systems must be ground mounted.
 - b. Commercial Solar Energy Systems must be located on parcels of land five (5) acres in size or larger, unless it is contiguous with other participating parcels.
 - c. Commercial Solar Energy Systems (including all solar panels, structures, and equipment) must be set back one hundred (100) feet frontage and public road rights-of-way, and 30 feet side and rear lot lines. If a single Commercial Solar Energy System is located on more than one lot, then the lot-line setbacks of this subsection do not apply to the lot lines shared by those lots. The Setback from ditches, drains or railways is seventy-five feet (75) feet.
 - d. The height of the Commercial Solar Energy System and any mounts, buildings, accessory structures, and related equipment must not exceed fifteen (15) feet when oriented at maximum tilt. Lightning rods may exceed fifteen (15) feet in height, but they must be limited to the height necessary to protect the Commercial Solar Energy System from lightning.
3. Lot Area Coverage. Limited only by setback requirements.
4. Permits. All required county, state, and federal permits must be obtained before the Commercial Solar Energy System begins operating.
5. Screening. Greenbelt screening is required around any Commercial Solar Energy System and around any equipment associated with the system to obscure, to the greatest extent possible, the Solar Energy System from any adjacent residences. The greenbelt must consist of shrubbery, trees, or other non-invasive plant species that provide a visual screen. At least 50% of the plants must be evergreen trees that are at least six feet tall at the time of planting. In lieu of a planting greenbelt, a decorative fence that is at least 50% opaque and that meets the requirements of this Ordinance applicable to fences may be used if approved by the Zoning Administrator.
6. Lighting. Lighting of the Commercial Solar Energy System is limited to the minimum light necessary for safe operation. Illumination from any lighting must not extend beyond the perimeter of the lot(s) used for the Commercial Solar Energy System. The Commercial Solar Energy System must not produce any glare that is visible to neighboring lots or to persons traveling on public or private roads.
7. Security Fencing. Security fencing must be installed around all electrical equipment related to the Commercial Solar Energy System, including any transformers and transfer stations. Appropriate warning signs must be posted at safe intervals at the entrance and around the perimeter of the Commercial Solar Energy System.

8. Noise. The noise generated by a Commercial Solar Energy System must not exceed the following limits once operational:

- a. Forty-five (45) dBA (Leq (1-hour)), as measured at the property line of any adjacent R-1 (Residential) or B-1 (Business) zoned land in existence at the time the Commercial Solar Energy System is granted special land use approval.
- b. Forty-five (45) dBA (Leq (1-hour)) as measured at any neighboring residence in existence at the time the Commercial Solar Energy System is granted special land use approval, between the hours of 9:00 p.m. and 7:00 a.m.
- c. Forty-five (45) dBA (Leq (1-hour)), as measured at the lot lines of the project boundary.
- d. In addition to the above limitations, a sound barrier of a solid decorative masonry wall or evergreen tree berm, with trees spaced not less than 10 feet apart, must be constructed to reduce noise levels surrounding all inverters. The berm must be no more than ten (10) feet from all inverters, must be at least as tall as all inverters but not more than three (3) feet taller than the height of all inverters.

9. Underground Transmission. All power transmission or other lines, wires, or conduits from a Commercial Solar Energy System to any building or other structure must be located underground at a depth that complies with current National Electrical Code standards, except for power switchyards or the area within a substation. If batteries are used as part of the Ground Mounted Solar Energy System, they must be placed in a secured container or enclosure.

10. Drain Tile Inspections. The Commercial Solar Energy System must be maintained in working condition at all times while in operation. The applicant or operator must inspect all drain tile at least once every year with the first inspection occurring before the Commercial Solar Energy System is in operation. The applicant or operator must submit proof of the inspection to the Village. The owner or operator must repair any damage or failure of the drain tile within sixty (60) days after discovery and submit proof of the repair to the Village. The Village is entitled, but not required, to have a representative present at each inspection or to conduct an independent inspection.

11. Insurance. The applicant or operator will maintain property/casualty insurance and general commercial liability insurance in an amount of at least \$5 million per occurrence.

12. Decommissioning. If a Commercial Solar Energy System is abandoned or otherwise nonoperational for a period of one year, the property owner or the operator must notify the Village. The Operator must remove the system within six (6) months after the date of abandonment. Removal requires receipt of a demolition permit from the Building Official and full restoration of the site to the satisfaction of the Zoning Administrator. The site must be filled and covered with topsoil and restored to a state compatible with the surrounding vegetation. The requirements of this subsection also apply to a Commercial Solar Energy System that is never fully completed or operational if construction has been halted for a period of one (1) year.

13. Financial Security. To ensure proper decommissioning of a Commercial Solar Energy System upon abandonment, the applicant must post financial security in the form of a security bond, escrow payment, or irrevocable letter of credit in an amount equal to 125% of the total estimated cost of decommissioning, code enforcement, and reclamation, which cost estimate must be approved by the Village. The operator and the Village will review the amount of the financial security every two (2) years to ensure that the amount remains adequate. This financial security must be posted within fifteen (15) business days after approval of the special land use application.

14. Extraordinary Events. If the Commercial Solar Energy System experiences a failure, fire, leakage of hazardous materials, personal injury, or other extraordinary or catastrophic event, the applicant or operator must notify the Village within 24 hours.

15. Annual Report. The applicant or operator must submit a report on or before January 1 of each year that includes all of the following:

- a. Current proof of insurance.
- b. Verification of financial security; and
- c. A summary of all complaints, complaint resolutions, and extraordinary events.

16. Inspections. The Village may inspect a Commercial Solar Energy System at any time by providing 24 hours advance notice to the applicant or operator.

17. Transferability. A special use permit for a Commercial Solar Energy System is transferable to a new owner. The new owner must register its name, address and business (if applicable) with the Village and must comply with this Ordinance and all approvals and conditions issued by the Village.

18. Remedies. If an applicant or operator fails to comply with this Ordinance, the Village, in addition to any other remedy under this Ordinance, may revoke the special land use permit and site plan approval after giving the applicant or operator notice and an opportunity to be heard. Additionally, the Village may pursue any legal or equitable action to abate a violation and recover any and all costs, including the Village's actual attorney fees and costs.

Section 3. Amend Article 3

Article 3, Zoning Districts, of the Zoning Ordinance, entitled I-1 Light Industrial, I-2 General Industrial Zoning District B-1, B-2, OS-1 is amended to add the following uses permitted by special land use permit:

- Ground Mounted Private Solar Energy System
- Commercial Solar Energy System

Section 4. Validity and Severability.

If any portion of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

Section 5. Repealer.

All other ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

Section 6. Effective Date.

This Ordinance takes effect thirty (30) days after adoption.

A MOTION TO INTRODUCE AND CONDUCT THE FIRST READING OF A PROPOSED ORDINANCE TO AMEND THE ZONING ORDINANCE, IN RELATION TO THE CASS CITY CODE OF ORDINANCES, CHAPTER 46, ZONING, ARTICLE 2, DEFINITIONS, AND ARTICLE 5, DIVISION 15, SOLAR ENERGY SYSTEMS

Was offered by Trustee _____ and supported by Trustee _____

Ayes: Nays:

Resolution: Approved / Not Approved

_____, Village President

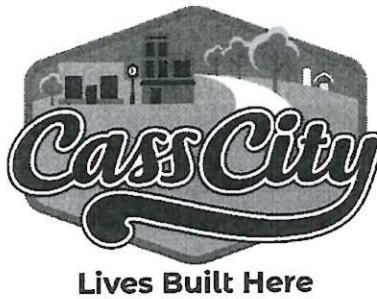
_____, Village Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Village Council of the Village of Cass City, County of Tuscola, State of Michigan at a regular meeting of Village Council duly called and held on the _____ day of _____, 2025.

Village Clerk

Date



TO: Village Council

FROM: Debbie Powell, Village Manager

DATE: May 16, 2025

RE: May Manager's Report

My May Manager's Report will focus on the four (4) Strategic Planning Goals and reporting on staff activities pertaining to them.

Master Plan and Zoning Ordinance Update

The Planning Commission, CEDAM Fellow Laken and I have been working on the Master Plan survey for community stakeholders and other fun public engagement activities for feedback on making Cass City better. Starting next week, there will be a scavenger hunt contest. Look for the signs in visible locations with clues to where the next sign is placed. The Village's Community Promotion millage allowed us to purchase some merchandise with the "new" Cass City Logo and tag line to give-away as incentives to participate in this fun contest. Starting in July we will have surveys available for approximately six weeks for the community. The public engagement period will last until August.

Forestry Program

Our tree inventory by Davey Resources has been completed and the data is being compiled. We did not have as many trees as anticipated with less than 700 trees evaluated. Preliminary maintenance information provided lists:

trees to prune, plant, remove, train, and stump removal. The DNR grant, which in part funded this study, also included a Forestry action plan. The study will be shared with the Village Council at a future meeting. What is evident already is that this study will give us the information we need to plan for our future forestry needs and will provide the basis for future grant opportunities.

On May 2, Melanie Radabaugh, Laken Chapin and I attended a meeting in Sandusky with City Manager Dave Faber to learn more about their Forestry Program and see the trees they grow in their park for reforestation in Sandusky. It was a very informative meeting, and their

program could easily be duplicated in the Village. Such a program would be manageable and have a cost savings for trees purchased. A presentation on the Sandusky forestry program and how we could incorporate it will be given to the Village Council after we receive the tree inventory and action plan from Davey.

Infrastructure Asset Management

I have two items to report on concerning our streets. First, it is time to update our Transportation Asset Management Plan and obtain estimated costs for recommended street repair to prepare our six-year Capital Improvement Plan. I am working with our engineer to update our plan.

Second, I have scheduled a meeting with the Executive Director and Transportation Analyst for Eastern Michigan Council of Government (EMCOG) to incorporate street data into our Geographical Information System (GIS) ESRI software to better plan and manage our street maintenance. As the Village is a member of EMCOG, I anticipate a reasonable and fair arrangement for these services. A meeting is planned for next week and I will keep you updated on the progress of this strategic goal.

Housing Grants

Staff continues to focus on the requirements for the State and Federal housing grants we are applying for this round of funding. There is a lot of work at this stage of the request. I was told by MSHDA today that our Letter of Intent for \$1.5 million in Community Development Block Grant (CDBG) funds is under review, and they requested additional information due May 23. MSHDA is currently responding to the requests with a "reservation." The reservation allows the local government to submit a detailed application for consideration of funding, which is due September 17. The Village has not been the grantee for such funds in the past; however, with the incentive of increasing housing units in the village limits, we are throwing our hat into the ring. As more information becomes available, I will keep you posted.

The days are flying by and soon it will be June. We have discussed the possibility of holding a Special Village Council Meeting on June 12 to approve the contractor for the wastewater treatment plant project. The meeting time is to be determined. Please note on your calendar this important date. Thank you.

###



PARKS & RECREATION SUMMARY MAY 2025

- Parks & Recreation committee meeting to be held on 5-19-25
- Continued daily oversight and task management of Parks Department
- CPR/AED optional training for all staff on Tuesday, June 3.
- Work with new Pool Coordinator/training days
- DTE volunteer “workday”, May 16, to paint playground equipment
- Met with Tuscola Transitions Center to implement a 4-person, student work crew to assist for 4 weeks on multiple projects for Parks/DPW (TTC pays for)
- Explore grant opportunities for Rail Trail project

COMMUNITY DEVELOPMENT SUMMARY MAY 2025

- Continued assistance with Street Forestry Management project
- Continued engagement, project collaboration & event planning with local community agencies; Cass City Chamber, L.E.A.D. Tuscola, DDA/EDC, Freedom Festival, Elkland Township, Cass City Schools.
- Routine retention visits with local business owners, including contact with “new” building owners to discuss future/status on opening new storefronts
- Continued collaboration/support with buyers on the former Cultural Center, Fairway and DaVita Dialysis building
- Attended monthly Department Head meeting to discuss monthly goals and collaboration on common projects
- Research and identify other grant opportunities; MHSDA (housing), DTE (various), America250MI, DNR, etc.
- Attended Huron/Sanilac Co EDC workshop on business resources
- Attended meeting with Sandusky City Manager on trees/nursery projects
- Attended C.O.W. meeting with Great Lakes Housing speaker, Jeff Campbell
- Attended DDA/EDC monthly meeting; discussed Downtown Day (Sept 27), TCCF grant for bike racks approved

Submitted By: Melanie Radabaugh, Director of Community Development, Parks, and Recreation

VILLAGE OF CASS CITY
DEPARTMENT OF UTILITIES
VILLAGE COUNCIL SUMMARY REPORT
MAY 2025

The following is a summary report for the activities that took place at the Wastewater Treatment Plant and Department of Public Works for the past month.

WASTEWATER TREATMENT PLANT

The Wastewater Treatment Plant Staff continue to work on items scheduled from the Preventative Maintenance Program.

Additional items that were completed:

- All three lift stations have been checked for routine maintenance.
- The crew has continued to do general/routine maintenance around the plant.
 - Crew drained and clean final clarifier
 - Crew backwashed, drained and took Tertiary Filters Out of Service
- Lab continuing water testing.
- Held a Pre-Bid meeting with about 40 contractors for the wastewater upgrades, we will have Bid openings on May 21 at 11:00 am and Special council meeting June 12.

There were no violations of our NPDES permit for the month of April.

The average flows treated were: 285,000 gals/day for April 2025

336,000 gals/day for April 2024

DEPARTMENT OF PUBLIC WORKS

WATER DEPARTMENT

- **The Bacti samples and Arsenic samples were completed, and Water Reports filed as required by the MDEQ.**
- Kevin checked on high water bills
- Kevin and Al did miss digs for the month.
- Replaced galvanized service line at 4534 West St
- **The month of April 2025: The wells pumped 8.075 million gallons of water**
- **The average daily pumpage for April 2025: 269,000 gallons**
- **The average daily pumpage for April 2024: 259,000 gallons**

PUBLIC WORKS

- Performed routine maintenance on the Village Trucks and equipment.
 - Jeremy is doing well with keeping fleet in great shape
- Our new 2026 Salt truck chassis has been built, now it is at Schultz equipment to be upfit for box and scraper.
- Began patching streets
- Continuing with sweeping
- Crew has cut 4 trees down 3 on Beechwood and 1 on 6Th St.

Submitted by,

RJ Klaus Director of Public Utilities

Cass City Police Department

6506 Main Street

P.O. Box 123

Cass City, Michigan 48726-0123

Phone: (989) 872-2911

Fax: (989) 872-4855

email: ccpdfreeman@casscity.org

May 15, 2025

Police Activity Report for May 2025

Calls for service in May 2025 (67 *complaints*) have *decreased* from April 2025 (116 *complaints*). It should be noted that the *monthly comparison* is 14 days to 30 days.

Calls for service decreased in 2025 (448 *complaints*) from the same reporting period in 2024 (740 *complaints*).

Comparing the same reporting period in 2025 to 2024

- Assaults have *decreased*.
- Burglary has *stayed the same*.
- Larceny has *increased*.
- Damage to Property has *decreased*.
- Fraud has *increased*.
- Traffic Crashes have *increased*.
- Traffic and Parking Violations have *decreased*.
- Family Offense-Other and Family-Child Abuse/Neglect have *increased*.

Code/Ordinance Enforcement

The statistics/numbers below for 2025 **DO NOT** include open code violations from previous years.

- 6 properties with *Blight/Rubbish*
- 0 *Vacant Properties*

- 16 *Animal*
- 2 *Golf Carts/ORV/ATV*
- 15 *Inoperable Vehicle*
- 3 *Recreational Vehicle Storage*
- 16 properties in violation of the *Grass/Weed*
- 0 properties with Council Approved Livestock

This year's Community Clean-Up is scheduled for Saturday, June 14th.

Meetings

- Chief Freeman – Department Head
- Chief Freeman & Sgt Pierce – Village Council
Personnel & Public Safety

Training

- Sgt Pierce – Midwest Gang Conference
- Officer Coleman – School Safety Conference
Threat Assessment

Public Relations

Officer Mroz attended the Child Advocacy Center of Tuscola County's Superhero Event.

Officer Mroz attended the Thumb FOP Memorial Service.

Offense Report

Report Criteria:

Start Date	End Date	Start Offense	End Offense	Status
01/01/2025	05/14/2025	99010	99010Z	ALL

Incident	Rprt Date	Description	Area	Officer	Status
9901-0 -- VILLAGE ORDINANCE VIOLATION					Count: 5
25-000070	01/25/2025	Door to Door Soliciting		HARTZELL, WILLIAM	Closed
25-000119	02/12/2025	Winter Parking		HARTZELL, WILLIAM	Cleared by Citation
25-000147	02/21/2025	Snow Violation		COLEMAN, ASHLEY	Closed
25-000148	02/21/2025	Snow Violation		COLEMAN, ASHLEY	Closed
25-000269	04/02/2025	Littering		FREEMAN, JAMES	Unfounded
9901-0A -- ANIMALS					Count: 16
25-000082	01/28/2025	Recreational Storage		COLEMAN, ASHLEY	Complied
25-000131	02/14/2025	Barking Dog		WAGNER, JEFFREY	Cleared by Citation
25-000132	02/15/2025	Dog at Large		WESSELS, DREW	Closed
25-000141	02/19/2025	Harboring Wildlife		PIERCE, RYAN	Closed
25-000149	02/21/2025	Dispatch Deer		COLEMAN, ASHLEY	Closed
25-000153	02/23/2025	Barking Dog		HARTZELL, WILLIAM	Closed
25-000234	03/24/2025	Dog @ Large/Failure to Clean		FREEMAN, JAMES	Exceptional Clearance
25-000289	04/07/2025	Fail to Pick Up Dog Feces		FREEMAN, JAMES	Closed
25-000335	04/21/2025	Feeding Wildlife		FREEMAN, JAMES	Closed
25-000345	04/24/2025	Dog @ Large		FREEMAN, JAMES	Closed
25-000351	04/24/2025	Dog Bite		MROZ, GREGORY	Turned Over Animal Control
25-000362	04/27/2025	Animal Bite		HARTZELL, WILLIAM	Turned Over Animal Control
25-000385	05/04/2025	Dog @ Large		OWENS, WILLIAM	Closed
25-000420	05/11/2025	Barking Dog		FREEMAN, JAMES	Cleared by Citation
25-000423	05/11/2025	Dogs @ Large		OWENS, WILLIAM	Closed
25-000434	05/13/2025	Number of Domestic Animals		MROZ, GREGORY	Open
9901-0B -- BLIGHT					Count: 1
25-000275	04/03/2025	Blighted Building		COLEMAN, ASHLEY	Notice Mailed
9901-0C -- GOLF CARTS					Count: 1
25-000219	03/18/2025	Golf Cart Violation		FREEMAN, JAMES	Closed
9901-0D -- BRUSH IN STREET					Count: 1
25-000262	04/01/2025	Brush in Street		FREEMAN, JAMES	Complied
9901-0G -- GRASS/WEEDS					Count: 16
25-000397	05/07/2025	Tall Grass/Weeds		FREEMAN, JAMES	Notice Mailed
25-000398	05/07/2025	Tall Grass/Weeds		FREEMAN, JAMES	Turned Over to Parks for Mowing
25-000399	05/07/2025	Tall Grass/Weeds		FREEMAN, JAMES	Complied
25-000400	05/07/2025	Tall Grass/Weeds		FREEMAN, JAMES	Complied
25-000401	05/07/2025	Tall Grass/Weeds		FREEMAN, JAMES	Notice Mailed
25-000402	05/07/2025	Tall Grass/Weeds		FREEMAN, JAMES	Notice Mailed
25-000403	05/07/2025	Tall Grass/Weeds		FREEMAN, JAMES	Notice Mailed
25-000424	05/11/2025	Tall Grass/Weeds		OWENS, WILLIAM	Closed
25-000428	05/13/2025	Grass/Weeds		MROZ, GREGORY	Open
25-000429	05/13/2025	Grass/Weeds		MROZ, GREGORY	Open
25-000430	05/13/2025	Grass/Weeds		MROZ, GREGORY	Open
25-000431	05/13/2025	Grass/Weeds		MROZ, GREGORY	Open
25-000432	05/13/2025	Grass/Weeds		MROZ, GREGORY	Open
25-000440	05/14/2025	Grass/Weeds		MROZ, GREGORY	Open

Offense Report

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Report Criteria:

Start Date	End Date	Start Offense	End Offense	Status
01/01/2025	05/14/2025	99010	99010Z	ALL

Incident	Rprt Date	Description	Area	Officer	Status
25-000441	05/14/2025	Grass/Weeds		MROZ, GREGORY	Open
25-000442	05/14/2025	Grass/Weeds		MROZ, GREGORY	Open
9901-0H -- RECREATIONAL VEHICLE STORAGE					Count: 3
25-000082	01/28/2025	Recreational Storage		COLEMAN, ASHLEY	Complied
25-000126	02/13/2025	Recreational Storage/Inoperable Vehicles		FREEMAN, JAMES	Complied
25-000268	04/02/2025	Recreational Storage		FREEMAN, JAMES	Complied
9901-0J -- INOPERABLE VEHICLE					Count: 15
25-000019	01/08/2025	Inoperable Vehicle/Rubbish on Property		WAGNER, JEFFREY	Complied
25-000020	01/08/2025	Inoperable Vehicles/Rubbish on Property		WAGNER, JEFFREY	Complied
25-000040	01/16/2025	Inoperable Vehicle		FREEMAN, JAMES	Complied
25-000051	01/22/2025	Inoperable Vehicle		FREEMAN, JAMES	Complied
25-000052	01/22/2025	Inoperable Vehicle		FREEMAN, JAMES	Complied
25-000056	01/23/2025	Inoperable Vehicle		FREEMAN, JAMES	Complied
25-000086	01/29/2025	Inoperable Vehicle		FREEMAN, JAMES	Complied
25-000121	02/12/2025	Inoperable Vehicle		FREEMAN, JAMES	Complied
25-000122	02/12/2025	Inoperable Vehicle		FREEMAN, JAMES	Complied
25-000127	02/13/2025	Inoperable Vehicle/s		FREEMAN, JAMES	Open
25-000242	03/27/2025	Inoperable Vehicle		FREEMAN, JAMES	Complied
25-000263	04/01/2025	Inoperable Vehicle		FREEMAN, JAMES	Complied
25-000326	04/16/2025	Inoperable Vehicle		FREEMAN, JAMES	In Person Contact
25-000357	04/25/2025	Inoperable Vehicle		MROZ, GREGORY	Notice Mailed
25-000417	05/10/2025	Unregistered Vehicle		WAGNER, JEFFREY	Complied
9901-0N -- UNNECESSARY NOISE					Count: 1
25-000210	03/12/2025	Disturbing the Peace		WAGNER, JEFFREY	Closed
9901-0R -- RUBBISH/GARBAGE IN YARD					Count: 5
25-000019	01/08/2025	Inoperable Vehicle/Rubbish on Property		WAGNER, JEFFREY	Complied
25-000020	01/08/2025	Inoperable Vehicles/Rubbish on Property		WAGNER, JEFFREY	Complied
25-000097	02/01/2025	Rubbish on Property		WAGNER, JEFFREY	Complied
25-000326	04/16/2025	Inoperable Vehicle		FREEMAN, JAMES	In Person Contact
25-000333	04/21/2025	Rubbish on Property		FREEMAN, JAMES	Open
9901-0T -- ORV/ATV					Count: 1
25-000438	05/13/2025	ORV Violation		PIERCE, RYAN	Closed
9901-0W -- WASTE COLLECTION					Count: 8
25-000116	02/11/2025	Waste Collection		FREEMAN, JAMES	Open
25-000228	03/20/2025	Garbage Collection		FREEMAN, JAMES	Closed
25-000301	04/10/2025	Improper Dumping		PIERCE, RYAN	Closed
25-000304	04/10/2025	Improper Dumping		MROZ, GREGORY	Closed
25-000386	05/05/2025	Waste Collection		FREEMAN, JAMES	Closed
25-000387	05/05/2025	Waste Collection		FREEMAN, JAMES	Closed
25-000388	05/05/2025	Waste Collection		FREEMAN, JAMES	Closed
25-000406	05/08/2025	Waste Collection		FREEMAN, JAMES	Complied
9901-0Z -- ZONING					Count: 1
25-000392	05/05/2025	Zoning Violation		FREEMAN, JAMES	Open

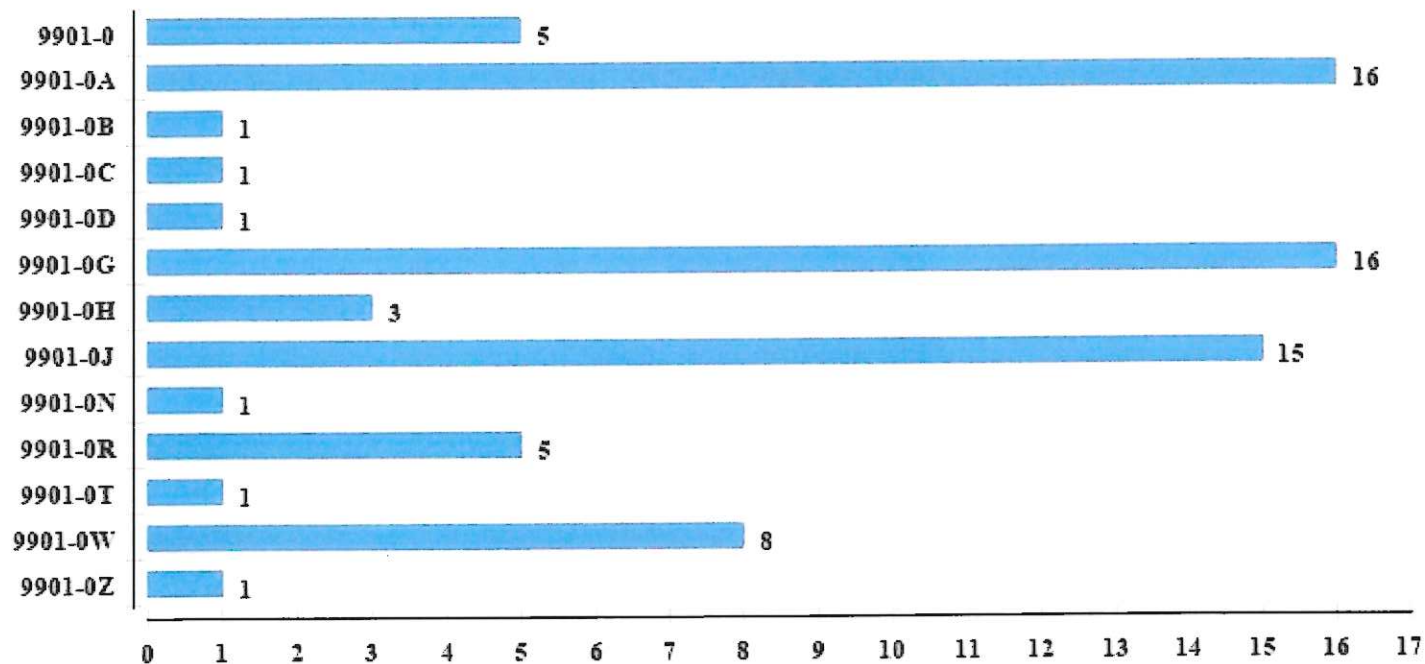
Offense Report

Report Criteria:

Start Date	End Date	Start Offense	End Offense	Status
01/01/2025	05/14/2025	99010	99010Z	ALL

Incident	Rprt Date	Description	Area	Officer	Status
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Offense Activity Counts



Offense Count Report

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Report Criteria:

Start Offense	End Offense	Officer
01000	PTL	ALL
2025	2024	
01/01/2025-05/14/2025	01/01/2024-05/14/2024	

Offense	Description	2025	2024
11001	SEXUAL PENETRATION PENIS/VAGINA - CSC 1ST DEGREE	0	1
11002	SEXUAL PENETRATION PENIS/VAGINA - CSC 3RD DEGREE	2	0
11007	SEXUAL CONTACT FORCIBLE - CSC 2ND DEGREE	2	0
11008	SEXUAL CONTACT FORCIBLE - CSC 4TH DEGREE	2	0
13001	NONAGGRAVATED ASSAULT	9	9
13002	AGGRAVATED/FELONIOUS ASSAULT	1	1
13003	INTIMIDATION/STALKING	8	10
21000	EXTORTION	1	0
23003	LARCENY - THEFT FROM A BUILDING	2	1
23007	LARCENY - OTHER	2	3
25000	FORGERY/COUNTERFEITING	1	0
26001	FRAUD - FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	5	3
26002	FRAUD - CREDIT CARD/AUTOMATIC TELLER MACHINE	1	2
26007	FRAUD - IDENTITY THEFT	2	1
27000	EMBEZZLEMENT	0	1
29000	DAMAGE TO PROPERTY	1	4
30002	RETAIL FRAUD - THEFT	0	2
35001	VIOLATION OF CONTROLLED SUBSTANCES ACT	2	1
36004	SEX OFFENCE - OTHER	0	2
38001	FAMILY - CHILD ABUSE/NEGLECT NONVIOLENT	0	1
38003	OTHER FAMILY OFFENSE	8	5
50000	OBSTRUCTING JUSTICE	8	13
52003	WEAPONS OFFENCE - OTHER	0	2
53001	DISORDERLY CONDUCT	2	6
53002	PUBLIC PEACE - OTHER	0	2
54001	HIT AND RUN MOTOR VEHICLE ACCIDENT	0	1
54002	OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	1	7
54003	TRAFFIC OFFENSE	5	22
55000	HEALTH AND SAFETY	4	8
57001	TRESPASS	2	1
72000	ANIMAL CRUELTY	1	0
73000	MISCELLANEOUS CRIMINAL OFFENCE	0	1
91001	DELINQUENT MINORS	1	2
92004	INSANITY	0	3
93001	TRAFFIC CRASH	11	5
93002	NONTRAFFIC CRASH	1	4
93003	TRAFFIC VIOLATION - CIVIL	15	40
93004	PARKING	26	57
93006	TRAFFIC POLICING	12	33
93007	TRAFFIC SAFETY	6	7
93008	BREATHALYZER INSPECTION	3	4
93009	BREATHALYZER TEST	1	0
94002	FALSE ALARM ACTIVATION	8	8

Offense Count Report

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Report Criteria:

Start Offense	End Offense	Officer
01000	PTL	ALL
2025	2024	
01/01/2025-05/14/2025	01/01/2024-05/14/2024	

Offense	Description	2025	2024
98002	INVESTIGATION - VEHICLE	0	2
98003	PROPERTY INSPECTION	8	4
98004	OTHER INSPECTION	30	40
98006	CIVIL MATTER	21	18
98007	SUSPICIOUS SITUATION	38	33
98008	FOUND/LOST PROPERTY	7	9
99001	SUICIDE OR ATTEMPT	3	5
99007	PUBLIC RELATIONS	1	4
99008	GENERAL ASSISTANCE-NON POLICE AGENCY	75	55
99009	GENERAL NON-CRIMINAL	5	6
99010	VILLAGE ORDINANCE VIOLATION	5	2
99010A	ANIMALS	16	17
99010B	BLIGHT	1	9
99010C	GOLF CARTS	1	0
99010D	BRUSH IN STREET	1	3
99010G	GRASS/WEEDS	16	73
99010H	RECREATIONAL VEHICLE STORAGE	3	4
99010J	INOPERABLE VEHICLE	15	38
99010L	LOITERING	0	2
99010N	UNNECESSARY NOISE	1	1
99010R	RUBBISH/GARBAGE IN YARD	5	11
99010T	ORV/ATV	1	0
99010V	VACANT PROPERTY	0	24
99010W	WASTE COLLECTION	8	14
99010X	SIGNS	0	45
99010Y	HARBORING LIVESTOCK	0	3
99010Z	ZONING	1	5
99011	CURFEW VIOLATION	0	1
99013	ASSIST TO ANOTHER POLICE AGENCY	30	36
99911	911 HANGUP CALL	0	3
Totals:		448	740

Offense Count Report

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Report Criteria:

Start Offense	End Offense	Officer
01000	PTL	ALL
MAY	APRIL	
05/01/2025-05/14/2025	04/01/2025-04/30/2025	

Offense	Description	MAY	APRIL
11002	SEXUAL PENETRATION PENIS/VAGINA - CSC 3RD DEGREE	0	2
11007	SEXUAL CONTACT FORCIBLE - CSC 2ND DEGREE	0	1
11008	SEXUAL CONTACT FORCIBLE - CSC 4TH DEGREE	0	1
13001	NONAGGRAVATED ASSAULT	1	2
13003	INTIMIDATION/STALKING	2	2
21000	EXTORTION	1	0
23003	LARCENY - THEFT FROM A BUILDING	1	0
23007	LARCENY - OTHER	0	2
26001	FRAUD - FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	0	3
26002	FRAUD - CREDIT CARD/AUTOMATIC TELLER MACHINE	0	1
29000	DAMAGE TO PROPERTY	0	1
35001	VIOLATION OF CONTROLLED SUBSTANCES ACT	0	1
38003	OTHER FAMILY OFFENSE	0	1
50000	OBSTRUCTING JUSTICE	1	4
53001	DISORDERLY CONDUCT	1	1
54002	OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	1	0
54003	TRAFFIC OFFENSE	1	0
55000	HEALTH AND SAFETY	2	1
57001	TRESPASS	0	1
72000	ANIMAL CRUELTY	0	1
93001	TRAFFIC CRASH	0	1
93003	TRAFFIC VIOLATION - CIVIL	0	3
93004	PARKING	0	2
93006	TRAFFIC POLICING	2	6
93007	TRAFFIC SAFETY	2	2
94002	FALSE ALARM ACTIVATION	1	1
98003	PROPERTY INSPECTION	1	3
98004	OTHER INSPECTION	1	9
98006	CIVIL MATTER	3	8
98007	SUSPICIOUS SITUATION	3	15
98008	FOUND/LOST PROPERTY	1	3
99001	SUICIDE OR ATTEMPT	0	1
99008	GENERAL ASSISTANCE-NON POLICE AGENCY	13	13
99009	GENERAL NON-CRIMINAL	1	0
99010	VILLAGE ORDINANCE VIOLATION	0	1
99010A	ANIMALS	4	5
99010B	BLIGHT	0	1
99010D	BRUSH IN STREET	0	1
99010G	GRASS/WEEDS	16	0
99010H	RECREATIONAL VEHICLE STORAGE	0	1
99010J	INOPERABLE VEHICLE	1	3
99010R	RUBBISH/GARBAGE IN YARD	0	2
99010T	ORV/ATV	1	0
99010W	WASTE COLLECTION	4	2

Offense Count Report

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Report Criteria:

Start Offense	End Offense	Officer
01000	PTL	ALL
MAY	APRIL	
05/01/2025-05/14/2025	04/01/2025-04/30/2025	

Offense	Description	MAY	APRIL
99010Z	ZONING	1	0
99013	ASSIST TO ANOTHER POLICE AGENCY	1	8
Totals:		67	116



Cass River Water Trail

Cass River Greenway

240 W Genesee St.

Frankenmuth, MI 48734

989.652.3430

<https://cassriverwatertrail.org/>

<https://www.cassriver.org/>

[Cass River Water Trail Map](#)

FOR IMMEDIATE RELEASE

4/22/25

Cass River Water Trail Receives State of Michigan Designation:

An Official Pure Michigan Water Trail

Frankenmuth, Michigan – The State of Michigan’s Department of Natural Resources (DNR) has recently recognized the Cass River Water Trail as a State Designated Water Trail. This attributes the Cass River Water Trail, as one of eleven in Michigan with recognition as a trail that is specifically identified for water activities. This was a highly collaborative effort with the Cass River Water Trail, Cass River Greenway, Frankenmuth Chamber of Commerce and Convention & Visitors Bureau, and community volunteers.

According to the Michigan DNR, “A water trail is a designated route along a lake, river, canal, or bay specifically designed for people using small boats like kayaks, canoes, single sailboats or rowboats. Water trails feature well-developed access and launch points; are near significant historical, environmental, or cultural points of interest; and often include nearby amenities such as restaurants, hotels, and campgrounds.”

“As a mission since 2007, this designation is the result of dedicated volunteers from communities along the river who enabled the opportunity to reach the goal,” said Bob Zeilinger, Chairman of the Cass River Greenway.

The Cass River Water Trail welcomes activities like kayaking, canoeing, and events, such as the annual Paddle & Swim, Cass River Clean Up, and more. Explore further by visiting the Cass River Water Trail’s website as listed above.

Cass River Water Trail:

The Cass River Water Trail stretches for nearly forty miles between two counties and six townships, while also featuring thirteen access sites and two portages. Beginning in Tuscola County at the M-46 Bridge and reaching Wickes Park in Saginaw County, this trail is situated near the base of Michigan's thumb. The Cass River Water Trail was created by a working group of the Cass River Greenway. Its three main goals include the following: recreation, habitat, and water quality.

Cass River Greenway:

The Cass River Greenway is an effort by a group of local volunteers, assisted by professional resources and municipal leaders, working to enhance recreational opportunities and the environmental well-being of the Cass River Corridor.

For more information, contact:

Bill Zehnder

Chairman of Cass River Water Trail Coalition

bzehnder@bavarianinn.com