



Lives Built Here

AGENDA

November 24, 2025

Regular Meeting – 6:00 P.M.

- Call to Order
- Pledge of Allegiance
- Roll Call
- Public Hearing – Proposed Ordinance #212, Amendments to the Zoning Ordinance
- Review Minutes of Regular Meeting of October 27, 2025 – page 3
- Review Minutes of Committee of the Whole Meeting of November 12, 2025 – page 9
- Review Financial Statement ending October 31, 2025 – page 11
- Citizen Comments
- Budget and Finance
 - Approval of Bills
 - Set Public Hearing for Proposed 2026 Village of Cass City Millage Rates on December 15, 2025, 6:01pm – pg33
 - Set Public Hearing for Proposed 2026 Village of Cass City Financial Budget on December 15, 2025, 6:03pm-pg35
- Public Services Committee
 - Award North Alley Project to Nicols and Sons – page 37
 - Approve W.W. Williams payment on WWTP Generator – page 43
- Personnel and Public Safety
- Parks and Recreation Committee
- Downtown Development Authority
- Economic Development Corporation
- Planning Commission – Meeting Minutes of October 7, 2025 – page 45
 - Adopt Ordinance #212, Amendments to the Zoning Ordinance – page 49
- Communications
- Other Business
 - **Closed Session**, in accordance with the Open Meetings Act 267 of 1976, Section 15.268, Sec. 8 (a) – To Review Village Manager Evaluation
- Adjournment

December 2025 Meetings and Events:

December 2 – Planning Commission, 7 pm
December 3 – Committee of the Whole, 6 pm
December 9 – DDA/EDC Meeting, 1:30 pm
December 10 – Personnel & Public Safety, 4 pm
December 15 – Budget & Finance Committee, 5 pm
December 15 – Council Meeting, 6 pm
December 24, 25 – Christmas Observed, Offices Closed
December 31, January 1 – New Year's Observed, Offices Closed

January 21, 2026 - Public Services, 12:00 pm

March 10, 2026 - Parks Committee, 4 pm.

A Regular Meeting of the Cass City Village Council was held at the Cass City Municipal Building on Monday, October 27, 2025, at 6:00 p.m. Council Members present: President Robert Piaskowski, Trustees: Jeffrey Benkelman, Kevven Dorland, Jordan Goka, Dustin Griesing, Michael Kirn and Eric Oslund.

MOTION# 2025.10.27-01

MOTION by Trustee Benkelman, Supported by Trustee Kirn, to receive, approve, and file the minutes of the September 29, 2025 Regular Meeting. MOTION CARRIED 7 yeas 0 nays.

MOTION# 2025.10.27-02

MOTION by Trustee Benkelman, Supported by Trustee Goka to receive, and accept the Financial Statements of September 30, 2025. MOTION CARRIED 7 yeas 0 nays.

There were no comments during Citizen Comments.

MOTION# 2025.10.27-03

MOTION by Trustee Goka, Supported by Trustee Benkelman, to receive and file the Village of Cass City Accounts Payable paid invoices. MOTION CARRIED 7 yeas 0 nays.

MOTION# 2025.10.27-04

MOTION by Trustee Griesing, Supported by Trustee Goka, to approve the Third Quarter 2025 Village of Cass City Financial Budget Amendment. MOTION CARRIED 7 yeas 0 nays.

MOTION# 2025.10.27-05, Resolution# 2025.10.27-01

MOTION by Trustee Dorland, Supported by Trustee Benkelman, to adopt a Resolution to Opt Out of the Publicly Funded Health Insurance Contribution Act (Michigan Senate Bill 2011-7). Roll Call Vote: Benkelman: yea, Dorland: yea, Griesing: yea, Goka: yea, Kirn: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED: 7 yeas, 0 nays. (Attached)

MOTION# 2025.10.27-06

MOTION by Trustee Griesing, Supported by Trustee Benkelman, to approve the purchase of a 100-hour package for \$10,336 from Abadata Computer Corporation for computer maintenance services. MOTION CARRIED 7 yeas 0 nays.

MOTION# 2025.10.27-07

MOTION by Trustee Benkelman, Supported by Trustee Goka, to approve a quote from TreeTown Murals for Brush Monkeys artists to paint winter themes on the windows for downtown businesses, in the amount of \$7,350 plus a 10 percent contingency . MOTION CARRIED 7 yeas 0 nays.

MOTION# 2025.10.27-08

MOTION by Trustee Benkelman, Supported by Trustee Kirn, to receive and file the minutes of the Cass City Downtown Development Authority (DDA) held on August 12, 2025. MOTION CARRIED 7 yeas 0 nays

MOTION# 2025.10.27-09

MOTION by Trustee Benkelman, Supported by Trustee Goka, to receive and file the minutes of the Cass City Economic Development Corporation (EDC) held on August 12, 2025. MOTION CARRIED 7 yeas 0 nays

MOTION# 2025.10.27-10

MOTION by Trustee Benkelman, Supported by Trustee Kirn, to receive and file the minutes of the Cass City Planning Commission held on September 2, 2025. MOTION CARRIED 7 yeas 0 nays

MOTION# 2025.10.27-11

MOTION by Trustee Benkelman, Supported by Trustee Kirn, to introduce and conduct first reading of Proposed Ordinance #212, Updates to the Zoning Code. Roll Call Vote: Benkelman: yea: Dorland: yea, Goka: yea, Griesing: yea, Kirn: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 7 yeas, 0 nays.

MOTION# 2025.10.27-12

MOTION by Trustee Benkelman, Supported by Trustee Kirn, to set a public hearing on Monday, November 24, 2025 at 6:01 pm to receive comments on Proposed #212, Updates to the Zoning Code. MOTION CARRIED 7 yeas 0 nays.

The Manager's Report was reviewed.

MOTION# 2025.10.27-13

MOTION by Trustee Kirn, Supported by Trustee Griesing, to enter into Closed Session, in accordance with the Open Meetings Act 267 of 1976, Section 15.268, Sec. 8(c) for strategy and negotiation sessions connected with the negotiation of a collective bargaining agreement. Roll Call Vote: Benkelman: yea: Dorland: yea, Goka: yea, Griesing: yea, Kirn: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 7 yeas, 0 nays.

The Council entered into Closed Session at 6:22 pm.

The Council left Closed Session at 7:00 pm.

MOTION# 2025.10.27-14

MOTION by Trustee Griesing, Supported by Trustee Benkelman, to return to the Regular Meeting. . Roll Call Vote: Benkelman: yea: Dorland: yea, Goka: yea, Griesing: yea, Kirn: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 7 yeas, 0 nays.

The Council returned to the Regular Meeting at 7:01 pm.

MOTION# 2025.10.27-15

MOTION by Trustee Benkelman, Supported by Trustee Goka, to adjourn the meeting at 7:15 pm. MOTION CARRIED 7 yeas 0 nays.

Nanette S. Walsh

Nanette Walsh, CMC, CMMC. MCAT, CPFA, MiCPT, CPFIM

Village of Cass City Resolution# 2025.10.27-01
TO OPT OUT OF THE PUBLICLY FUNDED HEALTH
INSURANCE CONTRIBUTION ACT
(MICHIGAN SENATE BILL 2011-7)

At a regular Cass City Village Council Meeting held at the Cass City Municipal offices, 6506 Main Street, Cass City, Michigan, Tuscola County, Michigan on **October 27, 2025**:

Motion By: Dorland

Supported By: Benkelman

WHEREAS, the "Publicly Funded Health Insurance Contribution Act" also known as Senate Bill 7, was passed by the Michigan Legislature and signed by Governor Snyder on September 27th, 2011; and

WHEREAS, although the new law imposes a maximum that public employers may contribute to employee health care costs, it also provides a mechanism for Villages and other "local units of government" to OPT OUT of the Act's requirements for a one (1) year period by a two-thirds vote of the Village Council, allowing the Village to determine, on its own, how much it contributes to employee health insurance without reference to hard caps or the 80/20 plan in the Act. A new two-thirds vote would be required to extend the exemption in each subsequent year.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Village Council of Cass City, has, by at least a two-thirds vote, has indicated its intention to OPT OUT of the requirements of the "Publicly Funded Health Insurance Contribution Act" also known as Senate Bill 7, for the

2026 Village of Cass City Fiscal Year.

2. All Resolutions and parts of Resolutions, insofar as they conflict with the provisions of this Resolution be and they, hereby, are rescinded.

AYES: Benkelman, Dorland, Goka, Griesing, Kirn, Oslund, Piaskowski

NAYS: None

RESOLUTION DECLARED ADOPTED.

Nanette J. Walsh
Clerk, Village of Cass City

VILLAGE OF CASS CITY
PROPOSED ORDINANCE NO. 212
AN ORDINANCE TO AMEND THE ZONING ORDINANCE,
IN RELATION TO THE CASS CITY CODE OF ORDINANCES,
CHAPTER 46, ZONING

THE VILLAGE OF CASS CITY ORDAINS:

The Village Council of Cass City hereby amends the Village Ordinance, Chapter 46, Zoning to include the following:

Section 1. Add “Apartment Building” to Article II, Definitions, Division 2

“APARTMENT BUILDINGS means a building used exclusively for residential purposes containing five or more residential dwelling units where units are available for lease or rent.”

Section 2. Amend the titles of RA-1 and RC in all areas to “Single-family Residential” and “Multiple-family Residential” respectively

RA-1 shall refer to “Single-family Residential” in all areas.

RC shall refer to “Multiple-family Residential” in all areas.

Section 3. Add the permitted use “Apartment Building” to Article III, Zoning Districts, Division 1, Established Districts, Section 5, RC Multiple Household Residential, Subsection B, Permitted Uses

Following permitted use “2c. Quadplexes”, the use “2d. Apartment building” shall be added to the list.

USE MATRIX				
RESIDENTIAL DISTRICTS				
Uses	RA-1	RB	RC	MH
Apartment buildings			P	

Section 4. Add a minimum floor area per unit for efficiency apartments to Article III, Zoning Districts, Division 1, Established Districts, Section 5, RC Multiple Household Residential, Subsection D, Development Standards

TABLE 3.1.5.D	
C-1 DEVELOPMENT STANDARDS	
Minimum Floor Area Per Unit	
Efficiency (square feet)	400

Section 5. Amend parking requirements for RA-2 in Article III, Zoning Districts, Division 12, RA 2 Adjacent Neighborhoods, Additional Standards, Section C, Adjacent Neighborhoods, Additional Standards, Subsections 4 & 7

Subsection 4 and subsection 7 shall be repealed from the code to eliminate minimum parking requirements in the district.

Section 6. Amend the parking requirement for ADUs in Article V, Site Standards, Division 4, Off-Street Parking Requirements, Section F, Subsection 2

“Single-household lots with an accessory dwelling unit (ADU) must have (1) one designated off-street parking space for the ADU.”

Section 7. Amend the right to rebuild in Article V, Site Standards, Division 10, Nonconforming Lots, Uses of Land, and Uses of Structures and Premises, Section D, Nonconforming Structures, Subsection 2

“Should such structure be destroyed by any means to any extent of its replacement costs, up to 100%, exclusive of the foundation, it shall be permitted to be reconstructed in its prior nonconforming use. The replacement structure shall not be larger than the destroyed structure such that it will increase its nonconformity.”

Section 8. Add an allowance for setback variation due to natural features in Article VII, Administration & Enforcement

“46-7.16 Setback- Natural Features

For the purpose of preserving natural features and creating variation along the street edge, the building envelope may be shifted up to 10 feet (front or rear).”

Section 9. Add an allowance for variation of street frontage where surrounding buildings have less than required frontage to Article VII, Administration & Enforcement

“46-7.17 Setback of frontage

Where the street frontage between two successive intersecting streets is occupied by buildings having a front yard setback less than required, the minimum front yard for new buildings shall be the average setback of existing buildings.”

Section 10. 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 11. 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 12. Effective Date.

This Ordinance takes effect seven (7) days after publication as provided by law.

A MOTION TO INTRODUCE AND CONDUCT THE FIRST READING OF A
PROPOSED ORDINANCE NO. 212 TO AMEND THE ZONING ORDINANCE, IN
RELATION TO THE CASS CITY CODE OF ORDINANCES, CHAPTER 46, ZONING

Was offered by **Trustee Benkelman** and supported by **Trustee Kirn**

AYES: Benkelman, Dorland, Goka, Griesing, Kirn, Oslund, Piaskowski

NAYS: None

Resolution: Approved

Robert Piaskowski

Village President

Nanette J. Walsh

Village Clerk

CERTIFICATION

I, _____ hereby certify that the foregoing is a true and complete copy of an Ordinance
duly introduced and the First Reading 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

A Committee of the Whole Meeting of the Cass City Village Council was held Wednesday, November 12, 2025 at 7:00 p.m. at the Municipal Building.

Present: President Robert Piaskowski, Trustees: Jeffrey Benkelman, Kevven Dorland, Jordan Goka, Dustin Griesing, Michael Kim, Eric Oslund

Staff Present were Debbie Powell, Village Manager, Nanette Walsh, Clerk/Treasurer, Jim Freeman, Police Chief, Ryan Pierce, Police Sergeant, RJ Klaus, Utilities Superintendent, Melanie Radabaugh, Parks and Recreation Director, Laken Chapin, CEDAM Fellow

CEDAM Fellow Laken Chapin presented an overview of the Community Workshop Data for the Master Plan. She highlighted the input from 40 participants, including, but not limited to:

- Placemaking
- Downtown Development
- Community Assets
- Infrastructure
- Transportation
- Utilization of Current Vacant Downtown Buildings
- Repurpose Open Spaces
- Lighting in the Downtown Corridor

Manager Powell gave a review of the Proposed Ordinances to rescind the current tree ordinance and adopt a Tree and Shrub Ordinance. A recommendation to strike White and Black Walnut trees from the listing of recommended species was made, due to the nuisance of walnuts damaging buildings, yards, and storm sewers.

RJ Klaus presented information on the Water/Sewer Utility Communication System. Current hardware is obsolete and Motorola replacement parts are limited. A proposal for a system replacement is estimated at \$152,000 with cellular-based communication. Consensus indicated the desire to include this upgrade in the 2026 Budget.

The Village of Cass City Transportation Asset Management Plan was presented. Dale Street and Garfield Avenue are considered for 2026 upgrades to be included in the 2026 Budget.

There were no comments during Citizen's Comments.

MOTION by Trustee Griesing, Supported by Trustee Dorland, to adjourn at 8:35 pm.

Nanette G. Walsh

Nanette Walsh, CMC, CPFA, CPFIM, MiCPT

Village of Cass City

Financial Statements

Month Ending 10/31/25

83.29% of Fiscal Year

REVENUE REPORT

PERIOD ENDING 10/31/2025
& Fiscal Year Completed: 83.29

GL NUMBER	DESCRIPTION	FUND	AMENDED BUDGET	2025	MONTH 10/31/25	ACTIVITY FOR	YTD BALANCE	ENCUMBERED	UNENCUMBERED	% BDOGT
						INCR (DECR)	10/31/2025	YEAR-TO-DATE	BALANCE	USED
						NORM (ABNORM)				
Fund 101 - GENERAL										
101-000-402.000	REAL PROPERTY TAXES		677,990.00			91,442.71	676,912.11	0.00	1,077.89	99.84
101-000-404.000	REAL PROPERTY TX-PA359 (PROMOTIONS)		37,000.00			5,085.96	37,648.64	0.00	(648.64)	101.75
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		78,748.00			0.00	78,747.10	0.00	0.90	100.00
101-000-418.000	PER PROP TAX-PA 359 (PROMOTIONS)		4,381.00			0.00	4,380.27	0.00	0.73	99.98
101-000-445.000	PENALTIES & INTEREST TAXES		262.00			1,381.26	1,448.41	0.00	(1,186.41)	552.83
101-000-447.000	COLLECTION FEES TAXES		11,000.00			1,323.69	11,310.03	0.00	(310.03)	102.82
101-000-451.000	LIQUOR LICENSE FEES		2,527.00			0.00	2,526.70	0.00	0.30	99.99
101-000-543.000	STATE GRANT-PA 302 FUNDS		4,043.00			1,257.60	2,300.10	0.00	1,742.90	56.89
101-000-569.000	OTHER STATE GRANTS		514.00			0.00	513.96	0.00	0.04	99.99
101-000-573.000	LOCAL COMM STABILIZATION SHARE (LCAS)		165,000.00			63,409.68	153,827.34	0.00	11,172.66	93.23
101-000-574.000	STATE SHARED REVENUE		328,786.00			49,134.00	182,256.00	0.00	146,530.00	55.43
101-000-575.000	STATE SHARED REV, EVIP		61,791.00			9,902.00	42,016.00	0.00	19,775.00	68.00
101-000-576.000	STATE SHARED REV, PUBLIC SAFETY		0.00			6.45	6.45	0.00	(6.45)	100.00
101-000-581.000	REVENUES, CCPS: SCHOOL.RESOURCE.OFFICER		70,000.00			7,226.56	41,080.53	0.00	28,919.47	58.69
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	RESITUATION FUNDS, CCPD		21.00			0.00	20.74	0.00	0.26	98.76
101-000-607.000	CABLE FRANCHISE FEES		30,000.00			0.00	14,336.07	0.00	15,663.93	47.79
101-000-608.000	ZONING PERMIT FEES		5,000.00			35.00	975.00	0.00	4,025.00	19.50
101-000-609.000	RENTAL REGISTRATION FEES		1,000.00			0.00	140.00	0.00	860.00	14.00
101-000-625.000	MISCELLANEOUS REVENUES		2,800.00			5.00	752.12	0.00	2,047.88	26.86
101-000-640.000	REFUSE FEES		177,797.00			13,938.95	121,996.82	0.00	55,800.18	68.62
101-000-651.000	SWIMMING FEES		63,613.00			0.00	63,614.75	0.00	(1.75)	100.00
101-000-652.000	ARTS / CRAFTS FEES		23,623.00			0.00	23,622.14	0.00	0.86	100.00
101-000-653.000	OTHER RECREATION FEES		5,800.00			0.00	4,170.00	0.00	1,630.00	71.90
101-000-655.000	ORDNANCE FINES		1,500.00			143.37	874.47	0.00	625.53	58.30
101-000-662.000	REFUSE PENALTIES		3,976.00			255.66	2,448.25	0.00	1,527.75	61.58
101-000-664.000	INTEREST & DIVIDENDS		15,000.00			2,279.89	9,806.72	0.00	5,193.28	65.38
101-000-671.000	MISCELLANEOUS REIMBURSEMENT		5,000.00			0.00	3,545.34	0.00	1,454.66	70.91
101-000-674.000	POOL DONATIONS/SPONSORSHIPS		5,500.00			0.00	300.00	0.00	5,200.00	5.45
101-000-675.000	DONATIONS FROM PUBLIC & PRIVATE		10,000.00			0.00	3,150.00	0.00	6,850.00	31.50
101-000-678.000	DONATIONS, MUSIC IN THE PARK		3,545.00			0.00	3,545.00	0.00	0.00	100.00
101-000-699.000	TRANSFERS IN, ADMIN CHRG		211,811.00			0.00	211,811.00	0.00	0.00	100.00
101-000-699.100	TRANSFER IN FROM FUND BALANCE		48,000.00			0.00	0.00	0.00	48,000.00	0.00
101-000-699.300	TRANSFER IN FROM FB, COMM PROMO		8,000.00			0.00	0.00	0.00	8,000.00	0.00
101-000-699.400	TRANSFER IN FROM FB, DOG PARK.		2,200.00			0.00	0.00	0.00	2,200.00	0.00

Fund 101 - GENERAL FUND:

TOTAL REVENUES	2,143,428.00	246,827.78	1,706,082.06	0.00	437,345.94	79.60
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EXPENDITURE REPORT
PERIOD ENDING 10/31/2025
% Fiscal Year Completed: 83.29

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	ACTIVITY FOR MONTH 10/31/25		YTD BALANCE 10/31/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
			INCR (DECR)					
Fund 101 - GENERAL FUND								
101 - COUNCIL		14,008.00	2,270.00		9,094.27	0.00	4,913.73	64.92
172 - ADMINISTRATIVE		165,998.00	14,501.33		133,733.30	926.62	31,338.08	82.50
215 - CLERK STAFF		203,043.00	15,885.14		153,545.97	0.00	49,497.03	76.91
223 - FINANCE		24,458.00	0.00		22,898.00	0.00	1,560.00	93.62
261 - GENERAL GOVERNMENT		121,238.00	9,713.13		95,749.29	0.00	25,488.71	78.98
262 - ELECTIONS		107.00	0.00		0.00	0.00	107.00	0.00
265 - BUILDINGS & GROUNDS		38,013.00	2,378.27		25,648.90	0.00	12,364.10	68.41
291 - COMMUNITY PROMOTION (PA 359)		51,144.00	1,691.63		28,870.11	1,550.00	20,723.89	59.48
301 - POLICE DEPARTMENT		697,872.00	60,844.14		539,664.58	0.00	158,207.42	78.52
315 - CRIME & SAFETY		17,300.00	0.00		17,293.66	0.00	6.34	99.96
441 - PUBLIC WORKS		87,203.00	868.83		9,409.79	0.00	77,793.21	10.99
520 - SOLID WASTE DISPOSAL		177,797.00	14,247.69		134,895.95	0.00	42,901.05	75.87
722 - PLANNING AND ZONING		71,732.00	6,205.57		31,665.64	0.00	40,066.36	44.81
752 - SWIMMING POOL		130,772.00	1,999.35		110,447.89	400.00	19,924.11	87.06
754 - PARKS DEPARTMENT		246,686.00	23,054.55		194,055.94	20.00	52,610.06	79.88
758 - RECREATION / DAYCAMP		23,852.00	175.10		21,363.39	0.00	2,488.61	89.57

Fund 101 - GENERAL FUND:

TOTAL EXPENDITURES

75.07

2,084,723.00

153,834.73

1,541,836.68

2,896.62

539,989.70

User: NAN

PERIOD ENDING 10/31/2025

% Fiscal Year Completed: 83.29

DB: Cass City

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	ACTIVITY FOR		YTD BALANCE 10/31/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
			MONTH 10/31/25 INCR (DECR)					
Fund 202 - MAJOR STREET								
202-000-402.000	MJ ST REAL PROPERTY TAXES	28,247.00	27,933.77		27,052.86	0.00	1,194.14	95.77
202-000-410.000	MJ ST PERSONAL PROPERTY TAXES	3,145.00	3,144.98		3,144.98	0.00	0.02	100.00
202-000-441.100	PPT LOCAL STABILIZATION FUNDS	0.00	2,291.88		2,291.88	0.00	(2,291.88)	100.00
202-000-539.000	STATE GRANT, DNR FORESTRY	5,000.00	4,967.50		4,967.50	0.00	32.50	99.35
202-000-553.000	MJ ST GAS & WEIGHT	295,864.00	0.00		210,615.14	0.00	85,248.86	71.19
202-000-573.000	LOCAL COMM STABILIZATION SHARE (LCAS)	7,372.00	0.00		4,559.73	0.00	2,812.27	61.85
202-000-607.000	PA 48 METRO ACT, TELECOM RT OF WAY	14,638.00	0.00		14,219.56	0.00	418.44	97.14
202-000-664.000	INTEREST & DIVIDENDS	12,280.00	2,030.42		13,070.30	0.00	(790.30)	106.44
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	0.00		24,540.86	0.00	27,035.14	47.58
202-000-690.000	MJ ST 1.5 MILLS CO. BRIDGE TAX	33,621.00	0.00		33,621.43	0.00	(0.43)	100.00

Fund 202 - MAJOR STREET:

TOTAL REVENUES	458,711.00	40,368.55	338,084.24	0.00	120,626.76	73.70
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EXPENDITURE REPORT

PERIOD ENDING 10/31/2025

% Fiscal Year Completed: 83.29

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	ACTIVITY FOR MONTH 10/31/25 INCR (DECR)	YTD BALANCE 10/31/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
Fund 202 - MAJOR STREET							
463 - STREET MAINTENANCE		145,018.00	13,977.19	67,758.81	6,503.71	70,755.48	52.18
470 - R. O. W. MAINTENANCE		57,898.00	0.00	43,975.49	5,103.18	8,819.33	84.77
474 - SIGNS		7,758.00	0.00	620.23	0.00	7,137.77	7.99
478 - SNOW		103,381.00	0.00	15,185.52	0.00	88,195.48	14.69
486 - TRUNKLINE MAINTENANCE		6,933.00	222.74	2,941.94	0.00	3,991.06	42.43
488 - TRUNKLINE SWEEPING/FLUSHING		12,778.00	674.23	1,615.93	0.00	11,162.07	12.65
493 - STATE MONUMENT PROPERTY T.L.		1,322.00	76.85	535.58	0.00	786.42	40.51
494 - TRUNKLINE UTILITIES		12,300.00	40.37	365.43	0.00	11,934.57	2.97
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	68.00	5,246.91	0.00	3,527.09	59.80
Fund 202 - MAJOR STREET:							
TOTAL EXPENDITURES		400,868.00	15,059.38	169,812.93	11,606.89	219,448.18	45.61

User: NAN

PERIOD ENDING 10/31/2025

% Fiscal Year Completed: 83.29

DB: Cass City

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	ACTIVITY FOR MONTH 10/31/25		YTD BALANCE 10/31/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDT USED
			INCR (DECR)					
Fund 203 - LOCAL STREET								
203-000-402.000	REAL PROPERTY TAXES	243,579.00	8,585.71		243,285.40	0.00	293.60	99.88
203-000-410.000	PERSONAL PROPERTY TAXES	28,305.00	(3,144.98)		28,304.57	0.00	0.43	100.00
203-000-441.100	PPT LOCAL STABILIZATION FUNDS	0.00	20,626.97		20,626.97	0.00	(20,626.97)	100.00
203-000-539.000	STATE GRANT, DNR FORESTRY	5,000.00	4,967.50		4,967.50	0.00	32.50	99.35
203-000-553.000	GAS & WEIGHT	116,532.00	0.00		81,367.82	0.00	35,164.18	69.82
203-000-573.000	LOCAL COMM STABILIZATION SHARE (LCAS)	66,395.00	0.00		41,037.73	0.00	25,357.27	61.81
203-000-664.000	INTEREST & DIVIDENDS	15,200.00	1,815.88		14,058.42	0.00	1,141.58	92.49
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	0.00		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	864,254.00	32,851.08	489,500.41	0.00	374,753.59	56.64
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User: NAN

PERIOD ENDING 10/31/2025

% Fiscal Year Completed: 83.29

DB: Cass City

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	ACTIVITY FOR MONTH 10/31/25		YTD BALANCE 10/31/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
			INCR (DECR)					
Fund 203 - LOCAL STREET								
463 - STREET MAINTENANCE		633,834.00	25,108.79		379,858.49	171,639.45	82,336.06	87.43
470 - R. O. W. MAINTENANCE		64,541.00	200.00		36,276.12	5,705.18	22,559.70	65.05
474 - SIGNS		8,794.00	0.00		247.61	0.00	8,546.39	2.82
478 - SNOW		67,737.00	0.00		16,331.25	0.00	51,405.75	24.11
494 - TRUNKLINE UTILITIES		89,348.00	6,967.83		62,690.85	0.00	26,657.15	70.16

Fund 203 - LOCAL STREET:

TOTAL EXPENDITURES	864,254.00	32,276.62	495,404.32	177,344.63	191,505.05	78.15
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PERIOD ENDING 10/31/2025

% Fiscal Year Completed: 83.29

ACTIVITY FOR
MONTH 10/31/25
INCR (DECR)

YTD BALANCE
10/31/2025
NORM (ABNORM)

ENCUMBERED
YEAR-TO-DATE

UNENCUMBERED
BALANCE

% BDGT
USED

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	INCR (DECR)	YTD BALANCE 10/31/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
Fund 244 - ECONOMIC DEVELOPMENT							
244-000-664.000	INTEREST & DIVIDENDS	650.00	41.21	480.48	0.00	169.52	73.92
244-000-671.000	MISC REVENUES, LAND SALE	36,877.00	0.00	36,877.00	0.00	0.00	100.00
244-000-691.000	TRANSFER FROM EDC FUND BALANCE	500.00	0.00	0.00	0.00	500.00	0.00
244-000-692.000	CONTRIBUTION FROM GENERAL FUND	13,500.00	0.00	13,500.00	0.00	0.00	100.00

Fund 244 - ECONOMIC DEVELOPMENT:

TOTAL REVENUES	51,527.00	41.21	50,857.48	0.00	669.52	98.70
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GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	ACTIVITY FOR MONTH 10/31/25		YTD BALANCE 10/31/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDT USED
			INCR (DECR)					
Fund 244 - ECONOMIC DEVELOPMENT		51,527.00	1,125.18		45,324.55	0.00	6,202.45	87.96
001 - ADMINISTRATION								

Fund 244 - ECONOMIC DEVELOPMENT:

TOTAL EXPENDITURES

51,527.00	1,125.18	45,324.55	0.00	6,202.45	87.96
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User: NAN

PERIOD ENDING 10/31/2025

DB: Cass City

% Fiscal Year Completed: 83.29

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	ACTIVITY FOR		YTD BALANCE 10/31/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
			2025 MONTH 10/31/25 INCR (DECR)					
Fund 248 - D.D.A.								
248-000-402.000	CAPTURED TAXES	32,094.00	0.00		32,093.19	0.00	0.81	100.00
248-000-403.000	CAPTURE TOWNSHIP TAXES	5,583.00	0.00		5,556.71	0.00	26.29	99.53
248-000-404.000	CAPTURE COUNTY TAXES	12,758.00	0.00		12,758.03	0.00	(0.03)	100.00
248-000-543.000	GRANT REVENUES, MEDC	17,000.00	0.00		17,000.00	0.00	0.00	100.00
248-000-625.000	MISC FEES	279.00	0.00		0.00	0.00	279.00	0.00
248-000-664.000	INTEREST & DIVIDENDS	625.00	183.05		732.35	0.00	(107.35)	117.18
248-000-678.000	DONATIONS, PUBLIC AND PRIVATE	1,235.00	0.00		1,235.00	0.00	0.00	100.00

Fund 248 - D.D.A.:

69,574.00	183.05	69,375.28	0.00	198.72	99.71
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TOTAL REVENUES

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	ACTIVITY FOR MONTH 10/31/25 INCR (DECR)	YTD BALANCE 10/31/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
Fund 248 - D.D.A.							
001 - ADMINISTRATION		63,280.00	3,625.25	37,657.46	2,920.00	22,702.54	64.18
008 - DDA DEBT SERVICE		6,294.00	524.41	4,986.18	0.00	1,307.82	79.22

Fund 248 - D.D.A.:

TOTAL EXPENDITURES

69,574.00 4,149.66 42,643.64 2,920.00 24,010.36 65.54

REVENUE REPORT

PERIOD ENDING 10/31/2025
 % Fiscal Year Completed: 83.29

ACTIVITY FOR
 MONTH 10/31/25
 INCR (DECR)

YTD BALANCE
 10/31/2025
 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

AMENDED BUDGET	2025	INCR (DECR)	YTD BALANCE 10/31/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
520.00		0.00	0.00	0.00	520.00	0.00

Fund 408 - WATER RECREATION FUND:

TOTAL REVENUES

520.00	0.00	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 10/31/25	10/31/2025	NORM (ABNORM)			
		AMENDED BUDGET	INCR (DECR)					

Fund 408 - WATER RECREATION FUND		520.00	0.00	10.00	0.00	510.00	1.92
001 - ADMINISTRATION							

Fund 408 - WATER RECREATION FUND:							
TOTAL EXPENDITURES		520.00	0.00	10.00	0.00	510.00	1.92

REVENUE REPORT

PERIOD ENDING 10/31/2025

% Fiscal Year Completed: 83.29

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	ACTIVITY FOR		YTD BALANCE 10/31/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
			MONTH 10/31/25	INCR (DECR)				
Fund 590 - WASTEWATER TREATMENT								
590-000-609.000	SEWER MISC REVENUES	211,922.00		3,160.00	212,483.26	0.00	(561.26)	100.26
590-000-628.000	SEWER OMR FEES	445,754.00		37,386.68	337,851.99	0.00	107,902.01	75.79
590-000-629.000	SEWER USAGE FEES PER 1K GALLONS	577,235.00		44,028.26	414,969.89	0.00	162,265.11	71.89
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		1,432.72	15,581.17	0.00	10,018.83	60.86
590-000-664.000	INTEREST & DIVIDENDS	17,580.00		3,342.35	19,790.30	0.00	(2,210.30)	112.57

Fund 590 - WASTEWATER TREATMENT:

TOTAL REVENUES	1,279,091.00	89,350.01	1,000,676.61	0.00	278,414.39	78.23
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EXPENDITURE REPORT
PERIOD ENDING 10/31/2025
% Fiscal Year Completed: 83.29

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	ACTIVITY FOR MONTH 10/31/25 INCR (DECR)	YTD BALANCE 10/31/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDT USED
Fund 590 - WASTEWATER TREATMENT							
001 - ADMINISTRATION		242,271.00	10,543.53	192,486.01	0.00	49,784.99	80.05
002 - TREATMENT AND PUMPING		436,846.00	23,584.12	249,408.98	5,215.81	182,221.21	58.81
003 - COLLECTIONS		127,691.00	3,217.05	25,528.62	0.00	102,162.38	19.99
004 - MAINTENANCE		198,375.00	15,820.42	145,910.09	0.00	52,464.91	74.56
Fund 590 - WASTEWATER TREATMENT:							
TOTAL EXPENDITURES		1,005,183.00	53,165.12	613,333.70	5,215.81	386,633.49	62.11

REVENUE REPORT

PERIOD ENDING 10/31/2025

% Fiscal Year Completed: 83.29

ACTIVITY FOR

MONTH 10/31/25

2025

AMENDED BUDGET

GL NUMBER

DESCRIPTION

INCR (DECR)

2025

YTD BALANCE

10/31/2025

NORM (ABNORM)

ENCUMBERED

YEAR-TO-DATE

UNENCUMBERED

BALANCE

% BDT

USED

Fund 591 - WATER SYSTEM

591-000-545.000	STATE GRANT - TMF LSLR	19,947.00	19,947.00	0.00	582.00	97.16
591-000-628.000	WATER OMR FEES	32,800.64	321,520.50	0.00	59,551.50	84.37
591-000-629.000	WATER USAGE FEES PER 1000 GALLONS	29,139.37	279,927.00	0.00	134,095.00	67.61
591-000-636.000	CONNECTIONS	0.00	0.00	0.00	2,000.00	0.00
591-000-646.000	BULK WATER SALES REVENUE	1,040.75	4,619.00	0.00	(419.00)	109.98
591-000-662.000	SERVICE PENALTIES	930.67	10,913.34	0.00	9,086.66	54.57
591-000-664.000	INTEREST & DIVIDENDS	4,088.26	27,511.48	0.00	(2,511.48)	110.05
591-000-665.000	BUILDING LEASE REVENUES	0.00	55,145.00	0.00	0.00	100.00
591-000-671.000	MISC. REIMBURSEMENTS	564.00	1,189.00	0.00	4,811.00	19.82

Fund 591 - WATER SYSTEM:

TOTAL REVENUES	927,968.00	88,510.69	720,772.32	0.00	207,195.68	77.67
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EXPENDITURE REPORT

PERIOD ENDING 10/31/2025

% Fiscal Year Completed: 83.29

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	ACTIVITY FOR MONTH 10/31/25		YTD BALANCE 10/31/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
			INCR (DECR)					
Fund 591 - WATER SYSTEM								
001 - ADMINISTRATION		212,807.00	12,110.81		164,944.56	0.00	47,862.44	78.19
002 - TREATMENT AND PUMPING		272,811.00	13,962.34		123,000.93	500.00	149,310.07	45.31
003 - COLLECTIONS		369,029.00	22,877.07		100,665.27	2,100.00	266,263.73	28.11
004 - MAINTENANCE		24,034.00	0.00		7,427.22	0.00	16,606.78	30.90
013 - TMF - LSLR GRANT		20,529.00	0.00		20,782.47	0.00	(253.47)	101.23

Fund 591 - WATER SYSTEM:

TOTAL EXPENDITURES

899,210.00	48,950.22	416,820.45	2,600.00	479,789.55	46.92
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User: NAN

PERIOD ENDING 10/31/2025

DB: Cass City

% Fiscal Year Completed: 83.29

ACTIVITY FOR

MONTH 10/31/25

2025

INCR (DECR)

DESCRIPTION

AMENDED BUDGET

MONTH 10/31/25

YTD BALANCE

ENCUMBERED

UNENCUMBERED

% BDT

USED

Fund 651 - MOTOR VEHICLE & EQUIPMENT

651-000-654.000	DPW CONTRACTING REVENUES	1,607.00	0.00	138.96	0.00	1,468.04	8.65
651-000-664.000	INTEREST & DIVIDENDS	10,400.00	978.57	8,688.65	0.00	1,711.35	83.54
651-000-670.000	INTERDEPARTMENT RENTALS	453,149.00	36,683.84	278,302.89	0.00	174,846.11	61.42
651-000-671.000	MISC REIMBURSEMENTS	416.00	0.00	0.00	0.00	416.00	0.00
651-000-673.000	SALE OF ASSETS	14,080.00	0.00	14,019.50	0.00	60.50	99.57
651-000-699.000	TRANSFER FROM FUND BALANCE	132,391.00	0.00	0.00	0.00	132,391.00	0.00

Fund 651 - MOTOR VEHICLE & EQUIPMENT:

TOTAL REVENUES		612,043.00	37,662.41	301,150.00	0.00	310,893.00	49.20
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TOTAL REVENUES - ALL FUNDS

		6,407,116.00	535,794.78	4,676,498.40	0.00	1,730,617.60	72.99
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EXPENDITURE REPORT

PERIOD ENDING 10/31/2025

% Fiscal Year Completed: 83.29

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	ACTIVITY FOR MONTH 10/31/25		YTD BALANCE 10/31/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
			INCR	(DECR)				
Fund 651 - MOTOR VEHICLE & EQUIPMENT		611,875.00	16,047.20		466,433.18	15,135.50	130,306.32	78.77
001 - ADMINISTRATION								
Fund 651 - MOTOR VEHICLE & EQUIPMENT:								
TOTAL EXPENDITURES		611,875.00	16,047.20		466,433.18	15,135.50	130,306.32	78.77
TOTAL EXPENDITURES - ALL FUNDS		5,987,734.00	324,608.11		3,791,619.45	217,719.45	1,978,395.10	67.51

REVENUE AND EXPENDITURE REPORT

PERIOD ENDING 10/31/2025

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	ACTIVITY FOR MONTH 10/31/25 INCR (DECR)	YTD BALANCE 10/31/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BUDGET USED
Fund 101 - GENERAL FUND							
Fund 101 - GENERAL FUND:							
TOTAL REVENUES		2,143,428.00	246,827.78	1,706,082.06	0.00	437,345.94	79.60
TOTAL EXPENDITURES		2,084,723.00	153,834.73	1,541,836.68	2,896.62	539,989.70	75.07
NET OF REVENUES & EXPENDITURES		58,705.00	92,993.05	164,245.38	(2,896.62)	(102,643.76)	
Fund 202 - MAJOR STREET							
Fund 202 - MAJOR STREET:							
TOTAL REVENUES		458,711.00	40,368.55	338,084.24	0.00	120,626.76	73.70
TOTAL EXPENDITURES		400,868.00	15,059.38	169,812.93	11,606.89	219,448.18	45.61
NET OF REVENUES & EXPENDITURES		57,843.00	25,309.17	168,271.31	(11,606.89)	(98,821.42)	
Fund 203 - LOCAL STREET							
Fund 203 - LOCAL STREET:							
TOTAL REVENUES		864,254.00	32,851.08	489,500.41	0.00	374,753.59	56.64
TOTAL EXPENDITURES		864,254.00	32,276.62	495,404.32	177,344.63	191,505.05	78.15
NET OF REVENUES & EXPENDITURES		0.00	574.46	(5,903.91)	(177,344.63)	183,248.54	
Fund 244 - ECONOMIC DEVELOPMENT							
Fund 244 - ECONOMIC DEVELOPMENT:							
TOTAL REVENUES		51,527.00	41.21	50,857.48	0.00	669.52	98.70
TOTAL EXPENDITURES		51,527.00	1,125.18	45,324.55	0.00	6,202.45	87.96
NET OF REVENUES & EXPENDITURES		0.00	(1,083.97)	5,532.93	0.00	(5,532.93)	
Fund 408 - WATER RECREATION FUND							
Fund 408 - WATER RECREATION FUND:							
TOTAL REVENUES		69,574.00	183.05	69,375.28	0.00	198.72	99.71
TOTAL EXPENDITURES		69,574.00	4,149.66	42,643.64	2,920.00	24,010.36	65.54
NET OF REVENUES & EXPENDITURES		0.00	(3,966.61)	26,731.64	(2,920.00)	(23,811.64)	
Fund 590 - WASTEWATER TREATMENT							
Fund 590 - WASTEWATER TREATMENT:							
TOTAL REVENUES		1,279,091.00	89,350.01	1,000,676.61	0.00	278,414.39	78.23
TOTAL EXPENDITURES		1,005,183.00	53,165.12	613,333.70	5,215.81	386,633.49	62.11
NET OF REVENUES & EXPENDITURES		273,908.00	36,184.89	387,342.91	(5,215.81)	(108,219.10)	
Fund 591 - WATER SYSTEM							
Fund 591 - WATER SYSTEM:							
TOTAL REVENUES		927,968.00	88,510.69	720,772.32	0.00	207,195.68	77.67
TOTAL EXPENDITURES		899,210.00	48,950.22	416,820.45	2,600.00	479,789.55	46.92
NET OF REVENUES & EXPENDITURES		28,758.00	39,560.47	303,951.87	(2,600.00)	(272,593.87)	
Fund 651 - MOTOR VEHICLE & EQUIPMENT							
Fund 651 - MOTOR VEHICLE & EQUIPMENT:							
TOTAL REVENUES		612,043.00	37,662.41	301,150.00	0.00	310,893.00	49.20
TOTAL EXPENDITURES		611,875.00	16,047.20	466,433.18	15,135.50	130,306.32	78.77
NET OF REVENUES & EXPENDITURES		168.00	21,615.21	(165,283.18)	(15,135.50)	180,586.68	

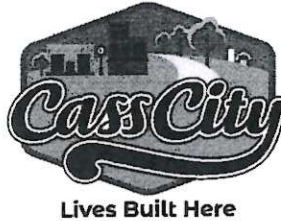
PERIOD ENDING 10/31/2025

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	ACTIVITY FOR MONTH 10/31/25		YTD BALANCE 10/31/2025 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDT USED
			INCR	(DECR)				
		6,407,116.00	535,794.78		4,676,498.40	0.00	1,730,617.60	72.99
		5,987,734.00	324,608.11		3,791,619.45	217,719.45	1,978,395.10	67.51
		419,382.00	211,186.67		884,878.95	(217,719.45)	(247,777.50)	

TOTAL REVENUES - ALL FUNDS

TOTAL EXPENDITURES - ALL FUNDS

NET OF REVENUES & EXPENDITURES



November 24, 2025

To: Village President and Council

From: Nanette Walsh, Clerk/Treasurer

**RE: Set a Public Hearing to receive comment on the 2026
Village of Cass City Millage Rates**

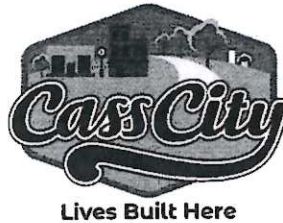
As part of the process of adopting the 2026 Village of Cass City Financial Budget, it is appropriate to receive public comments on the proposed 2026 Village of Cass City Millage Rates, which generates the Village Taxes, the primary revenue source for the upcoming budget.

Therefore, we request the following:

MOTION: Set a Public Hearing for Monday, December 15, 2025 at 6:00 pm for the proposed 2026 Village of Cass City Millage Rates.

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 *
TTY 989-872-4742 or e-mail: casscity.org



November 24, 2025

To: Village President and Council

From: Nanette Walsh, Clerk/Treasurer

**RE: Set a Public Hearing to receive comment on the 2026
Village of Cass City Financial Budget**

As part of the Michigan Department of Treasury Uniform Budgeting and Accounting Act, PA 2 of 1968, and PA 621 of 1978, each municipality must approve a balanced budget prior to the commencement of each fiscal year. Prior to adoption, there must be an opportunity for public comment on the annual budget.

Therefore, we request the following:

MOTION: Set a Public Hearing for Monday, December 15, 2025 at 6:05 pm for the proposed 2026 Village of Cass City Financial Budget.

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 *
TTY 989-872-4742 or e-mail: casscity.org



TO: Village President and Council
FROM: Deboria L. Powell, Village Manager
DATE: November 24, 2025
RE: Nicol & Sons Inc. Alley Watermain Project

Replacement of lead water service lines mandated by the EPA for completion by October 2034 are ongoing. Staff have determined that relocation of the watermain and restoration of the alley located at the north two blocks of Main St. between Seeger & West are necessary.

Enclosed is a copy of the bid tabulation for the above-referenced project. A total of five (5) bids were received, ranging from a low of \$540,740.00 to a high of \$822,558.00.

The low bid was submitted by Nicol & Sons, Inc. of Cass City, Michigan. Nicol & Sons has a proven track record, having successfully completed several similar infrastructure projects within the area.

Based on the bid review and the company's past performance, staff recommend awarding the project to Nicol & Sons, Inc. at the unit prices submitted. Applying these unit prices to the estimated quantities results in a total bid amount of \$540,740.00.

The original engineered estimate for the project was \$1,100,000. After further discussions, staff removed certain concrete work from the scope, reducing the overall cost. With these adjustments, the updated engineered estimate was \$975,000. The final total project cost, based on the accepted bid and remaining associated expenses, is \$812,500. The 2026 budget will include funding for the Alley Watermain Project, along with engineering and miscellaneous costs already prepaid. If needed, a short-term loan will be secured to cover any remaining project expenses.

Type of Work	Amount	Code
Water Main	\$174,260.00	591-003-970
Storm Sewer	\$86,500.00	101-441-970
Street Pavement	\$64,660.00	202-463-800
Alley Pavement	\$160,620.00	591-003-970
Misc	\$60,000.00	591-003-970
Engineering	\$204,000.00	591-003-800
Contingencies	\$62,460.00	591-003-970
Total Cost:	\$812,500.00	

Motion: Award the Alley Watermain Project to Nicol & Sons, Inc. in the total amount of \$812,500.00 plus a 5% contingency, which includes construction, engineering, and contingencies as outlined in the project estimate.



November 11, 2025

Debbie Powell
Village of Cass City
6506 Main Street
Cass City, MI 48726

RE: Alley Improvements
Village of Cass City

Debbie:

Enclosed is a copy of the tabulation of bids received in our office for the above-referenced project.

A total of five (5) bids were received, with the low being \$540,740.00 and high being \$822,558.00.

The low bid was submitted by Nicol & Sons, Cass City, MI. Nicol & Sons has successfully completed other projects similar to this one in the area.

We recommend the award of this project to Nicol & Sons at the unit prices bid which, when applied to the estimated quantities, result in a total bid amount of \$540,740.00.

If we may be of any additional assistance to you, please let me know.

Sincerely,

A handwritten signature in blue ink that reads "Steven Rutkowski".

Steven R. Rutkowski, P.E.

Project Manager

SPICER GROUP, INC

230 S. Washington Avenue

Saginaw, MI 48607

Phone: (989) 754-4717 ext. 5549

Fax: (989) 754-4440

Email: stevenrutkowski@spicergroup.com

Cc: SGI File 136002SG2024

p:\proj2024\136002sg2024 - cass city alley, water main, storm sewer and pavement
improvements\4_correspondence\20240223_bidtabrecltr_frankenmuth_ardussi.docx

BIDS FOR: ALLEY IMPROVEMENTS
VILLAGE OF CASS CITY

TAKEN ON: Tuesday, November 11, 2025 @ 10:00 AM

BIDDERS>>

BIDDERS>>				Nicol & Sons, Inc. Cass City, MI		Boddy Construction Co. Port Huron, MI		Cooper Excavating Vassar, MI		Champagne & Marx Excavating Saginaw, MI		Waldorf & Sons Mt. Morris, MI	
Item No.	Estimated Quantity	Unit	Description	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
WATER MAIN & STORM SEWER													
1.	500	Lin Ft	8" PVC Water Main (Complete Sand Backfill)	\$87.00	\$43,500.00	\$77.60	\$38,800.00	\$155.00	\$77,500.00	\$140.02	\$70,010.00	\$85.00	\$42,500.00
2.	175	Lin Ft	8" Ductile Iron Pipe w/ Nitrile Gaskets (Complete Sand Backfill)	\$124.00	\$21,700.00	\$148.00	\$25,900.00	\$200.00	\$35,000.00	\$193.28	\$33,824.00	\$125.00	\$21,875.00
3.	1	Each	8"x8" Tapping Sleeve, Valve and Box	\$6,000.00	\$6,000.00	\$7,905.00	\$7,905.00	\$8,010.00	\$8,010.00	\$11,650.63	\$11,650.63	\$12,500.00	\$12,500.00
4.	3	Each	8" Valve & Box	\$2,900.00	\$8,700.00	\$3,132.00	\$9,396.00	\$4,815.00	\$14,445.00	\$3,561.43	\$10,684.29	\$6,500.00	\$19,500.00
5.	10	Lin Ft	6" PVC Water Main	\$150.00	\$1,500.00	\$234.70	\$2,347.00	\$175.00	\$1,750.00	\$253.17	\$2,531.70	\$75.00	\$750.00
6.	1	Each	6" Valve & Box	\$2,200.00	\$2,200.00	\$2,520.00	\$2,520.00	\$2,275.00	\$2,275.00	\$2,718.76	\$2,718.76	\$2,250.00	\$2,250.00
7.	1	Lump Sum	Cut and Cap Existing Water Main on M-81 (West)	Lump Sum	\$5,300.00	Lump Sum	\$3,975.00	Lump Sum	\$5,250.00	Lump Sum	\$602.14	Lump Sum	\$5,000.00
8.	1	Lump Sum	Flowable Fill Water Main on M-81 From West St to Seeger St	Lump Sum	\$3,500.00	Lump Sum	\$3,200.00	Lump Sum	\$9,750.00	Lump Sum	\$17,008.19	Lump Sum	\$6,000.00
9.	1	Each	6" Hydrant, Complete	\$7,200.00	\$7,200.00	\$9,192.00	\$9,192.00	\$5,675.00	\$5,675.00	\$6,294.41	\$6,294.41	\$9,250.00	\$9,250.00
10.	52	Lin Ft	1" Copper Water Service (Public)	\$30.00	\$1,560.00	\$61.25	\$3,185.00	\$110.00	\$5,720.00	\$86.73	\$4,509.96	\$80.00	\$4,160.00
11.	230	Lin Ft	1" Copper Water Service (Private)	\$30.00	\$6,900.00	\$60.40	\$13,892.00	\$110.00	\$25,300.00	\$83.97	\$19,313.10	\$80.00	\$18,400.00
12.	320	Lin Ft	1" HDPE Water Service (Public)	\$25.00	\$8,000.00	\$46.85	\$14,992.00	\$110.00	\$35,200.00	\$68.22	\$21,830.40	\$65.00	\$20,800.00
13.	500	Lin Ft	1" HDPE Water Service Bore (Private)	\$38.00	\$19,000.00	\$87.00	\$43,500.00	\$150.00	\$75,000.00	\$78.15	\$39,075.00	\$65.00	\$32,500.00
14.	150	Sq. Yd.	12" Aggregate Base, 22A Crushed Limestone	\$26.00	\$3,900.00	\$38.30	\$5,745.00	\$32.00	\$4,800.00	\$41.38	\$6,207.00	\$68.00	\$10,200.00
15.	14	Each	Wall Penetration for Water Service	\$450.00	\$6,300.00	\$590.00	\$8,260.00	\$550.00	\$7,700.00	\$1,082.09	\$15,149.26	\$500.00	\$7,000.00
16.	14	Each	1" Corporation and Saddle	\$450.00	\$6,300.00	\$1,027.00	\$14,378.00	\$700.00	\$9,800.00	\$1,399.95	\$19,599.30	\$1,250.00	\$17,500.00
17.	14	Each	1" Curb Stop and Box	\$600.00	\$8,400.00	\$753.00	\$10,542.00	\$700.00	\$9,800.00	\$1,421.23	\$19,897.22	\$1,150.00	\$16,100.00
18.	10	Each	Abandon Curb Stop & Box	\$450.00	\$4,500.00	\$433.00	\$4,330.00	\$550.00	\$5,500.00	\$303.73	\$3,037.30	\$700.00	\$7,000.00
19.	1	Lump Sum	Connect to Existing 8" Water Main at West St	Lump Sum	\$4,500.00	Lump Sum	\$8,750.00	Lump Sum	\$4,275.00	Lump Sum	\$4,521.62	Lump Sum	\$5,250.00
20.	510	Lin Ft	12" RCP Storm Sewer (C-76 III)	\$60.00	\$30,600.00	\$73.70	\$37,587.00	\$130.00	\$66,300.00	\$104.56	\$53,325.60	\$100.00	\$51,000.00

ALLEY IMPROVEMENTS
VILLAGE OF CASS CITY

BT-1 of 2

136002SQ2024/bidders/BIDTAB.xls

BIDS FOR: ALLEY IMPROVEMENTS
VILLAGE OF CASS CITY

TAKEN ON: Tuesday, November 11, 2025 @ 10:00 AM

BIDDERS>>

Item No.	Estimated Quantity	Unit	Description	Nicol & Sons, Inc. Cass City, MI		Boddy Construction Co Port Huron, MI		Cooper Excavating Vassar, MI		Champagne & Marx Excavating Saginaw, MI		Waldorf & Sons Mt. Morris, MI	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
21.	4	Each	Remove & Replace Existing Manholes/Catch Basin	\$5,900.00	\$23,600.00	\$4,932.00	\$19,728.00	\$5,350.00	\$21,400.00	\$6,192.20	\$24,768.80	\$7,250.00	\$29,000.00
22.	5	Each	4' Diameter Manhole/Catch Basin	\$4,800.00	\$24,000.00	\$4,495.00	\$22,475.00	\$4,975.00	\$24,875.00	\$4,480.78	\$22,403.90	\$6,850.00	\$34,250.00
23.	1	Each	4' Diameter Doghouse/Manhole	\$4,800.00	\$4,800.00	\$5,882.00	\$5,882.00	\$5,310.00	\$5,310.00	\$5,193.11	\$5,193.11	\$10,200.00	\$10,200.00
24.	5	Each	Catch Basin Adjustment	\$700.00	\$3,500.00	\$728.00	\$3,640.00	\$915.00	\$4,575.00	\$522.73	\$2,613.65	\$1,850.00	\$9,250.00
25.	2,475	Sq. Yd.	Pavement Removal, Complete	\$12.00	\$29,700.00	\$7.60	\$18,810.00	\$8.00	\$19,800.00	\$10.20	\$25,245.00	\$8.00	\$19,800.00
26.	1,400	Cu. Yd.	Earth Excavation	\$15.00	\$21,000.00	\$14.45	\$20,230.00	\$14.00	\$19,600.00	\$26.45	\$37,030.00	\$15.00	\$21,000.00
27.	450	Cu. Yd.	Subgrade Undercut	\$15.00	\$6,750.00	\$81.50	\$36,675.00	\$25.00	\$11,250.00	\$80.01	\$36,004.50	\$85.00	\$38,250.00
28.	150	Cu. Yd.	Non Hazardous Contaminated Soil Removal	\$40.00	\$6,000.00	\$63.70	\$9,555.00	\$95.00	\$14,250.00	\$107.02	\$16,053.00	\$150.00	\$22,500.00
29.	25	Cu. Yd.	6" Sand Subbase	\$30.00	\$750.00	\$63.00	\$1,575.00	\$38.00	\$950.00	\$46.97	\$1,174.25	\$45.00	\$1,125.00
30.	1,600	Sq. Yd.	8" Aggregate Base, 22A Crushed Limestone	\$19.00	\$30,400.00	\$21.00	\$33,600.00	\$20.00	\$32,000.00	\$22.81	\$36,496.00	\$62.00	\$99,200.00
31.	275	Tons	2" HMA, Leveling Course (4EML)	\$112.00	\$30,800.00	\$144.70	\$39,792.50	\$150.00	\$41,250.00	\$113.50	\$31,212.50	\$112.00	\$30,800.00
32.	275	Tons	2" HMA, Wearing Course (4EML)	\$112.00	\$30,800.00	\$144.70	\$39,792.50	\$150.00	\$41,250.00	\$113.50	\$31,212.50	\$112.00	\$30,800.00
33.	40	Tons	HMA Hand Patching, 4"	\$280.00	\$11,200.00	\$330.00	\$13,200.00	\$340.00	\$13,600.00	\$288.76	\$11,550.40	\$285.00	\$11,400.00
34.	40	Lin. Ft.	Detectable Warning Surface	\$70.00	\$2,800.00	\$94.50	\$3,780.00	\$90.00	\$3,600.00	\$82.61	\$3,304.40	\$85.00	\$3,400.00
35.	1,400	Sq. Ft.	Remove & Replace 6" Concrete Sidewalk Ramp	\$12.00	\$16,800.00	\$14.80	\$20,720.00	\$14.00	\$19,600.00	\$14.52	\$20,328.00	\$18.00	\$25,200.00
36.	300	Lin Ft	Remove & Replace Concrete Curb & Gutter	\$52.00	\$15,600.00	\$47.15	\$14,145.00	\$59.00	\$17,700.00	\$55.05	\$16,515.00	\$48.50	\$14,550.00
37.	410	Lin Ft	Valley Curb & Gutter	\$48.00	\$19,680.00	\$42.00	\$17,220.00	\$47.00	\$19,270.00	\$36.29	\$14,878.90	\$50.50	\$20,705.00
38.	3	Each	Concrete Bollards	\$1,000.00	\$3,000.00	\$678.00	\$2,034.00	\$725.00	\$2,175.00	\$1,500.00	\$4,500.00	\$600.00	\$1,800.00
39.	1	Lump Sum	Traffic Control	Lump Sum	\$30,000.00	Lump Sum	\$20,390.00	Lump Sum	\$31,005.00	Lump Sum	\$45,451.43	Lump Sum	\$48,298.00
40.	1	Lump Sum	Soil Erosion & Sedimentation Control	Lump Sum	\$10,000.00	Lump Sum	\$2,123.00	Lump Sum	\$5,910.00	Lump Sum	\$5,350.00	Lump Sum	\$45,850.00
41.	1	Lump Sum	Clean Up	(Minimum of \$10,000)	<u>\$20,000.00</u>	(Minimum of \$10,000)	<u>\$10,000.00</u>	(Minimum of \$10,000)	<u>\$20,025.00</u>	(Minimum of \$10,000)	<u>\$45,815.90</u>	(Minimum of \$10,000)	<u>\$55,645.00</u>
TOTAL BID AMOUNT					\$548,740.00		\$623,765.00		\$778,445.00		\$798,891.12		\$882,558.00

ALLEY IMPROVEMENTS
VILLAGE OF CASS CITY

BT-2 of 2

136002SG2024/bidders/BIDTAB.xls



TO: Village President and Council
FROM: Deboria L. Powell, Village Manager
DATE: November 24, 2025
RE: Approve W.W.Williams Generator Repair invoices

After our load test in May of 2025, the wastewater treatment plant generator was acting up and had low fuel pressure. Technicians performed a major repair on the generator engine after discovering worn gaskets, damaged parts, and multiple leaks. They removed the cylinder heads, cleaned all components, and sent the heads to a machine shop. After receiving the repaired heads back, they installed new head gaskets, seals, O-rings, intake bolts, rocker arms, and exhaust gaskets. They also replaced missing parts, changed the oil and filters, rewired the temperature sender, and refilled the coolant. They then adjusted the governor control rod to get the engine running at the correct speed (60 hertz under load). Once adjusted, the unit ran smoothly, synchronized properly, and operated as expected.

The total cost of the generator repairs \$16,095.99, with the village already paying \$2,910.17. The total amount for the generator repairs due to W.W. Williams is \$13,185.82.

MOTION #1: Approve budget amendment to transfer from 590-002-970 Treatment and Pumping Capital Outlay in the amount of \$13,500 to 590-004-800. This will increase Wastewater Maintenance Contracted Services line item 590-004-800, in the amount of \$13,500.

MOTION #2: Approve the generator repair invoices from W.W.Williams in the total amount of \$16,095.99, with payment of the balance due of \$13,185.82, from account 590-004-800.



W.W. Williams
CONSIDER IT DONE.

Columbus Corporate Office
400 Metro Pl N, Ste. 201
Dublin, OH 43017
614-228-5000

C
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Please make payment to:

The W. W. Williams Co, LLC
PO Box 772022
Detroit, MI 48277-2022



GUARANTEED
TRUCK SERVICE
W.W. Williams Company

STATEMENT

Account: 976504

976504

VILLAGE OF CASS CITY

Sold To: VILLAGE OF CASS CITY
6506 Main St
Cass City, MI 48726

Date
11/1/2025
Page 1 of 1

Document Date	Branch	Document Number	Description	Balance	Document Number	Amount
*** Terms: NET 15 ***						
Invoice Information:					Invoice Information:	
06/13/2025	SAG	057P22296	0	193.86	057P22296	193.86
10/31/2025	SAG	057W22557	GEN REPAIRS	15,902.13	057W22557	15,902.13
Total Invoices:				16,095.99	Total Invoices:	16,095.99
Unapplied Information:					Unapplied Information:	
08/05/2025	WWW	ck#51686 INV 619	UnApplied Payments	-2,910.17	ck#51686 INV 619	-2,910.17
Total Unapplied:				-2,910.17	Total Unapplied:	-2,910.17
Total Due:				13,185.82	Total Due:	13,185.82
For invoice copies or any questions regarding the statement, please email credit2@www.williams.com						
Current Due	31 - 60	61 - 90	91 - 120	Over 120	Unapplied	Total Due
15,902.13	0.00	0.00	0.00	193.86	-2,910.17	13,185.82

D-Disputed Invoice

Please detach and return this portion
with your payment

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**Cass City Planning Commission Meeting
Minutes of October 7, 2025**

PRESENT: Gary Barnes, Barbara Kirn, Colleen Langenburg, Joe Leeson, Eric Oslund, Heather Severance, Village President Robert Piaskowski

Excused: Dallas Rabideau, Erik Tamlyn

Village Staff Present: Village Manager Debbie Powell, Clerk/Treasurer Nanette Walsh, CEDAM Fellow Laken Chapin

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

Motion by Piaskowski, supported by Barnes, to approve the minutes of the September 2, 2025, meeting. Motion carried.

Motion by Piaskowski, supported by Severance, to amend the meeting agenda by moving the item: New Business, directly after Citizen Comments. Motion carried.

There were no comments during Citizens' Comments.

New Business:

Revised Site Plan Review for Industrial Park Property

Jay Folske presented his revised plan for property in the Industrial Park to build 2 Storage Buildings instead of 3 Buildings, to adhere to setback requirements.

Motion by Oslund, supported by Severance, to approve the amended site plan from Jay Folske, with a condition that drainage issues be addressed if necessary. Motion carried.

Downtown Plan

Manager Powell gave a brief overview of the Hyatt Palma Downtown Plan, which was conducted over 25 years ago. She suggested that an updated plan would be appropriate and timely, and funding is available from the RRC Toolbox Funds.

Old Business:

Proposed Ordinance #212, Housing Code Updates

The Proposed Ordinance #212 was presented in its final draft, with updates from the Planning Commission and Legal Review.

Motion by Leeson, supported by Barnes, to recommend that Village Council introduce and conduct the first reading of Proposed Ordinance #212, Housing Code Updates. Motion carried.

Rezoning Parcels

A discussion was held on a number of properties in the Village of Cass City that rezoning would be appropriate for the actual intended use of properties. Several parcels in question are currently zoned Light Industrial and Commercial, which currently are used residentially. Proposed changes for Dr. Thomas' Dental Office and Jamie Grifka's Main Street location have already been approved by the owner. Chairman Leeson recommended notifying other owners of proposed rezoning for their input, adding that it seems timely to update these parcels as the zoning map is updated. Consensus was to contact the property owners to move forward.

Ad Hoc Committee

CEDAM Fellow gave an update on the Ad Hoc Committee for Vacant Commercial Buildings, expanding on ordinances in Bay City, Frankenmuth, and other communities, with emphasis on storage, signage, registration and enforcement. Concerns were raised on abandoned storefront signs for former businesses, and utilization of storefronts for storage.

Communications

Manager Powell extended an invitation to the Public Engagement Opportunity for the Cass City Master Plan, on October 21, 2025 at the Beechwood Conference Center, from 6 -8 pm.

Motion by Kirn, supported by Barnes to adjourn the meeting at 7:47 pm. Motion Carried.

Respectfully submitted,

Nanette Walsh
Clerk/Treasurer

THUMB AREA

Northern Lights Shined Across the Thumb

FOSTORIA — Residents across the Thumb were treated to an unusual sky show this week as the northern lights dipped far enough south to be visible in communities such as Fostoria, Millington and Lapeer. The aurora, which typically stays confined to far northern latitudes, lit up the horizon shortly after 7:30 p.m. on both Tuesday and Wednesday nights — with many of the earliest sightings coming by way of cellphone cameras.

A rare string of visible nights

The back-to-back displays mark one of the more widespread auroral events in recent years. This week's lights were bright enough to be photographed across multiple states, and Michigan residents from the Thumb to the northwest Lower Peninsula documented shifting bands of green and pink across the evening sky.

What's behind the activity

A moderate geomagnetic disturbance is expected Thursday night, with the Kp index — the scale used to measure geomagnetic intensity — forecast to reach around 4. While stronger storms (Kp 5 and higher) typically drive auroras deeper into Michigan, clear skies and low light pollution can make weaker events visible.

The forecast comes just days after a much stronger G4 storm, which pushed Kp readings near the top of the scale

and caused vivid auroras across the Midwest.

How auroras form

Auroras occur when streams of charged particles from the sun collide with gases high in the atmosphere. These collisions release energy in the form of light, producing glowing ribbons that can fluctuate in shape and color. Oxygen is responsible for most green and red hues, while nitrogen can create blue and purple tones.

Best viewing spots in the Thumb

Wide-open farmland and low light pollution make the Thumb one of the best regions in Lower Michigan for aurora watching.

Why your phone may see the aurora before you do



The northern lights glow above the horizon Wednesday night, Nov. 12, as seen from Fostoria looking north. The rare display dipped unusually far into the Thumb, giving residents a striking view of the aurora.

Photo by Charles Buckel | The Advertiser

Many residents reported spotting the lights first on their phones. Modern smartphones, especially iPhones with night-mode capabilities, can pick up faint colors long before the human eye adjusts enough to see them.

Using Night Mode on an iPhone for aurora photos

Open the Camera app. Night mode activates automatically in low light.

Tap the icon with six dots to adjust exposure time if desired.

Press the shutter and hold the phone steady until the timer finishes; align crosshairs if they appear.

Tap stop to end a long exposure early.

Even if the sky looks dark or gray, night mode may reveal early green or pink bands that signal the aurora is strengthening.

Thumb Producers Earn MDARD Grants; \$3.1M Given Statewide

LANSING — Two Thumb-area agricultural operations are among 34 Michigan recipients of more than \$3.1 million in grant funding announced this week by the Michigan Department of Agriculture and Rural Development (MDARD). The grants, awarded through the U.S. Department of Agriculture's Resilient Food Systems Infrastructure Program (RFSI), are designed to strengthen the middle of the food supply chain—processing, storage, aggregation and distribution.

Douglas Tree Farm of Lapeer and producer Kevin Messing of Uby will receive a combined \$163,009 to expand cooling, processing and storage capacity for blueberries, edible beans and grain grown in the Thumb. Local officials say these improvements will help growers improve product quality, reach broader markets and keep more value within the region.

"MDARD has been working hard to build more resilient food supply chains across Michigan through our innovative Farm to Family Program," MDARD Director Tim Boring said. "The RFSI program builds on our success by investing in local processing, aggregation and distribution—creating more avenues for farmers to sell in their communities and more opportunities for families to purchase nutritious, locally grown foods."

THUMB REGION RECIPIENTS

Douglas Tree Farm (Lapeer) — \$96,900
Funding will support the installation of forced-air cooling to improve blueberry quality and increase harvest profitability for the farm and its partner growers.

Kevin Messing (Uby) — \$66,109
Grant dollars will expand edible bean and grain processing for small farms at Sheridan Acres, providing much-needed infrastructure for Thumb Region growers.

These projects align with ongoing investments in the region's agricultural resilience. Governor Gretchen Whitmer's Farm to Family Program—which supports food hubs, farm stops and regional food infrastructure—has already awarded \$730,000 statewide this year.

STATEWIDE AWARDS

MID-MICHIGAN

• A Couple Green Acres, LLC (Jackson) — \$41,961.49
• Agape Organic Farms (Dannville) — \$99,222.96
• Certain League Farms Foundation (Williamston) — \$45,460.50
• The Killed Farmers, LLC (Concord) — \$68,152
• Titus Farms, LLC (Lestlie) — \$111,562.50
Northern Michigan

• Bear Creek Organics, LLC (Petoskey) — \$72,290
• Cedarbrook Trout Farm (Harrisville) — \$99,378.65
• Coveyou Scenic Farm (Petoskey) — \$98,604.40
• Cultured Ferments Company, LLC (Traverse City) — \$93,525
• Lakeview Hill Organic Farm, LLC (Traverse City) — \$100,000
• Pine Ridge Farm (Kalkaska) — \$15,283
• Torch Lake Cooperative (Bellaire) — \$100,000

SOUTHEAST MICHIGAN

• Beto Capital, Inc. (Redford) — \$97,900
• Blue Water Copacking (Port Huron) — \$91,915
• Peach and Honey, LLC (Wixom) — \$94,932.28
• Potomac Acres, LLC (Detroit) — \$66,827.60
• Shining Sea Fish Company (Royal Oak) — \$53,143
• The Alden Group (Farmington Hills) — \$99,446.60
• The Marks Trading Company, LLC (Adrian) — \$41,504.92
• Trinity Health Oakland Hospital (Pontiac) — \$66,056

SOUTHWEST MICHIGAN

• Berry Delicious Farms, Inc. (Covert) — \$100,000

• DeGrndchump Blueberry Farms, Inc. (South Haven) — \$100,000
• Kalamazoo Valley Community College — \$95,563
• Mitchell's Patch of Blue, LLC (Bangor) — \$93,720
• The Bsnbridge Beverage Co. (Colonia) — \$100,000

UPPER PENINSULA

• Ore Dock Browning Company (Marquette) — \$100,000

WEST MICHIGAN

• Cedar Door Preserves (Grand Rapids) — \$85,957.14
• Community Foundation for Muskegon — \$473,580
• Daddy's Dough Cookies (Walker) — \$99,580
• Green Wagon Farm (Ada) — \$85,900
• Swanson Pickle Company (Ravenna) — \$102,917.30
• Turner's Greenhouse (Shelbyville) — \$18,875.90

MDARD awards these grants through a competitive process to increase processing options for specialty crop, dairy, grain and regional food producers across the state. The USDA has allocated roughly \$400 million nationwide to strengthen the middle of the food supply chain.

CASS CITY VILLAGE COUNCIL PUBLIC NOTICE

The Cass City Village Council will be holding a Public Hearing at the Municipal Building, 8556 Main Street, Cass City, Michigan,

Monday, November 24, 2025 at 6:01 P.M.
To receive comments on Proposed Ordinance # 212, Updates to the Zoning Code

The proposed ordinance can be found on the Village Website at www.casscity.org Drop down to Government, Ordinances, Proposed Ordinance #212

The Public is invited to attend.

Nanette S. Walsh, Clerk/Treasurer

VILLAGE OF REESE PARK AND REC. COMMITTEE PUBLIC HEARING NOTICE 5-YEAR PARK AND RECREATIONAL PLAN

The Village Council will hold a public hearing on December 8, 2025, at 7:00pm in the Village Chambers, 2073 Gates, Reese. Public hearing is to receive public comments on proposed 5-Year Park and Recreational Plan.

Written communication must be received by noon 12/8 in the Village Office. Verbal comments are welcome at the public hearing.

Thomas Raymond
Village Manager

Posted 11/13/2025

VILLAGE OF REESE PARK AND REC. COMMITTEE PUBLIC HEARING NOTICE 5-YEAR PARK AND RECREATIONAL PLAN

The Village of Reese Park and Recreational Committee will hold a public hearing on December 1, 2025, at 6:30pm in the Village Chambers, 2073 Gates, Reese. Public hearing is to receive public comments on proposed 5-Year Park and Recreational Plan.

Written communication must be received by noon 12/1 in the Village Office. Verbal comments are welcome at the public hearing.

Thomas Raymond
Village Manager

Posted 11/13/2025

VILLAGE OF REESE PUBLIC NOTICE PLANNING COMMISSION

Reese Planning Commission will hold a public hearing December 2, 2025, at 7:00 pm at the Reese Municipal Building, 2073 Gates St. Reese, MI. 48757 to hear comments on a request to rezone 1953 Hudson St. from R-1 to C-1. Request on file at the Village office.

Written comments or concerns may be mailed or dropped off at the Village office and must be received no later than Noon 12/1/2025.

Thomas Raymond
Village Manager/Zoning Administrator

Posted 11/13/2025

Cass City Village Council
PUBLIC NOTICE

The Cass City Village Council will be holding a
Public Hearing at the Municipal Building,
6506 Main Street, Cass City, Michigan,

Monday, November 24, 2025 at 6:01 P.M.

**To receive comments on
Proposed Ordinance # 212,
Updates to the Zoning Code**

The proposed ordinance can be found on the

**Village Website at www.casscity.org
Drop down to Government, Ordinances,
Proposed Ordinance #212**

The Public is invited to attend.

Nanette S. Walsh, Clerk/Treasurer

VILLAGE OF CASS CITY
PROPOSED ORDINANCE NO. 212
AN ORDINANCE TO AMEND THE ZONING ORDINANCE,
IN RELATION TO THE CASS CITY CODE OF ORDINANCES,
CHAPTER 46, ZONING

THE VILLAGE OF CASS CITY ORDAINS:

The Village Council of Cass City hereby amends the Village Ordinance, Chapter 46, Zoning to include the following:

Section 1. Add “Apartment Building” to Article II, Definitions, Division 2

“APARTMENT BUILDINGS means a building used exclusively for residential purposes containing five or more residential dwelling units where units are available for lease or rent.”

Section 2. Amend the titles of RA-1 and RC in all areas to “Single-family Residential” and “Multiple-family Residential” respectively

RA-1 shall refer to “Single-family Residential” in all areas.

RC shall refer to “Multiple-family Residential” in all areas.

Section 3. Add the permitted use “Apartment Building” to Article III, Zoning Districts, Division 1, Established Districts, Section 5, RC Multiple Household Residential, Subsection B, Permitted Uses

Following permitted use “2c. Quadplexes”, the use “2d. Apartment building” shall be added to the list.

USE MATRIX				
RESIDENTIAL DISTRICTS				
Uses	RA-1	RB	RC	MH
Apartment buildings			P	

Section 4. Add a minimum floor area per unit for efficiency apartments to Article III, Zoning Districts, Division 1, Established Districts, Section 5, RC Multiple Household Residential, Subsection D, Development Standards

TABLE 3.1.5.D	
RC-1 DEVELOPMENT STANDARDS	
Minimum Floor Area Per Unit	
Efficiency (square feet)	400

Section 5. Amend parking requirements for RA-2 in Article III, Zoning Districts, Division 12, RA 2 Adjacent Neighborhoods, Additional Standards, Section C, Adjacent Neighborhoods, Additional Standards, Subsections 4 & 7

Subsection 4 and subsection 7 shall be repealed from the code to eliminate minimum parking requirements in the district.

Section 6. Amend the parking requirement for ADUs in Article V, Site Standards, Division 4, Off-Street Parking Requirements, Section F, Subsection 2

“Single-household lots with an accessory dwelling unit (ADU) must have (1) one designated off-street parking space for the ADU.”

Section 7. Amend the right to rebuild in Article V, Site Standards, Division 10, Nonconforming Lots, Uses of Land, and Uses of Structures and Premises, Section D, Nonconforming Structures, Subsection 2

“Should such structure be destroyed by any means to any extent of its replacement costs, up to 100%, exclusive of the foundation, it shall be permitted to be reconstructed in its prior nonconforming use. The replacement structure shall not be larger than the destroyed structure such that it will increase its nonconformity.”

Section 8. Add an allowance for setback variation due to natural features in Article VII, Administration & Enforcement

“46-7.16 Setback- Natural Features

For the purpose of preserving natural features and creating variation along the street edge, the building envelope may be shifted up to 10 feet (front or rear).”

Section 9. Add an allowance for variation of street frontage where surrounding buildings have less than required frontage to Article VII, Administration & Enforcement

“46-7.17 Setback of frontage

Where the street frontage between two successive intersecting streets is occupied by buildings having a front yard setback less than required, the minimum front yard for new buildings shall be the average setback of existing buildings.”

Section 10. 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 11. 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 12. Effective Date.

This Ordinance takes effect seven (7) days after publication as provided by law.

**A MOTION TO CONDUCT THE SECOND READING and ADOPT PROPOSED
ORDINANCE NO. 212 TO AMEND THE ZONING ORDINANCE, IN RELATION TO THE
CASS CITY CODE OF ORDINANCES, CHAPTER 46, ZONING**

Was offered by Trustee _____ and supported by Trustee _____

Ayes:

Nays:

Resolution: Approved / Not Approved

Village President

Date

Village Clerk

Date

CERTIFICATION

I, _____ hereby certify that the foregoing is a true and complete copy of an Ordinance **duly introduced and the First Reading** 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



PARKS & RECREATION SUMMARY NOVEMBER 2025

- Continued daily oversight of Parks staff and tasks; Winter projects planning
- Planning for Rail Trail bridge 2026 improvements & continued grant research
- Research lifeguard's certification classes for this Winter
- **Awarded \$10,000 grant from Pinney Foundation-fencing replacement @ Field 2**
- **Awarded \$1,147 grant from TCCF-Future Youth Involvement Fund for infant/toddler swing replacement**

COMMUNITY DEVELOPMENT SUMMARY NOVEMBER 2025

- Planning/Preparation for Brush Monkeys downtown winter beautification project
- Attended MDA Conference Nov 6-7 (Michigan Downtown Association)
- Attended CBDG training in Lansing on homeowner rehab grant, Nov 19
- Continued collaboration with new owner of Cultural Center/Gilligan's (The Post)
- Met with entrepreneurs interested in starting business(es) in Cass City
- Applied for FCU Foundation grant for community mosaic mural project
- Met with Frankenmuth Brewery/Star of the West for further discussion on projector for their elevators; applied for grant with Pinney Foundation (declined); will continue more grant research.
- Research for housing initiatives/CDBG's (projects in Flint and Au Gres)
- America 250/Rail Trail project meeting with Barb Kirn/Ruth Steele; continue research for writing this grant due in January 2026
- Continued engagement, project collaboration & event planning with local community agencies; Cass City Chamber (Christmas in the Village meetings), MiSBDC
- Collaboration with Cass City Schools on SRS grant (Safe Route 2 Schools)

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

VILLAGE OF CASS CITY
DEPARTMENT OF UTILITIES
VILLAGE COUNCIL SUMMARY REPORT
November 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.
- Lab continuing water testing.
- Lab has been performing lagoon testing for local municipalities

Construction has begun and is in full force at the wastewater plant. They have demoed the East RBC tank. Also, they have poured footings and walls for the RAS pump building.

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

The average flows treated were: 193,000 gals/day for October 2025

167,000 gals/day for October 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.
- Al performed water shutoffs for non payment
- Replaced fire hydrant on Houghton St
- **The month of October 2025: The wells pumped 8.416 million gallons of water**
- **The average daily pumpage for October 2025: 271,000 gallons**
- **The average daily pumpage for October 2024: 263,000 gallons**

PUBLIC WORKS

- Performed routine maintenance on the Village Trucks and equipment.
- Continue patching streets
- Continuing with sweeping
- Running Leaf Vac daily
- Put up winter banners and snowflakes

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

November 20, 2025

Police Activity Report for November 2025

Calls for service in November 2025 (89 *complaints*) have *decreased* from October 2025 (151 *complaints*). It should be noted that the *monthly comparison* is 31 days to 19 days.

Calls for service decreased in 2025 (1333 *complaints*) from the same reporting period in 2024 (1793 *complaints*).

The 2020 Ford Utility Police Interceptor (UPI) sold via Albrecht Auctions/bidnow.us for \$12,250.

We have increased our truck enforcement on Main Street due to the start of Sugar Beet Season.

Comparing the same reporting period in 2025 to 2024

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

Code/Ordinance Enforcement

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

- 37 properties with *Blight/Rubbish*
- 9 *Vacant Properties*
- 45 *Animal*
- 11 *Golf Carts/ORV/ATV*
- 43 *Inoperable Vehicle*
- 6 *Recreational Vehicle Storage*
- 108 properties in violation of the *Grass/Weed*
- 0 properties with Council Approved Livestock

Meetings

- Chief Freeman – Department Head
- Chief Freeman & Sgt Pierce – Village Council
- Sgt Pierce – Child Advocacy Center Board
LEAD Tuscola

Training

Chief Freeman – Firearm Qualification

Sgt Pierce – Firearm Qualification

Significant Events

Neglect of a Vulnerable Adult
Child Abuse
Felony OWI
Embezzlement

Offense Count Report

Page: 1

Report Criteria:

Start Offense	End Offense	Officer
01000	PTL	ALL
NOVEMBER	OCTOBER	
11/01/2025-11/19/2025	10/01/2025-10/31/2025	

Offense	Description	NOVEMBER	OCTOBER
11008	SEXUAL CONTACT FORCIBLE - CSC 4TH DEGREE	1	0
13001	NONAGGRAVATED ASSAULT	0	2
13003	INTIMIDATION/STALKING	1	0
21000	EXTORTION	0	1
23003	LARCENY - THEFT FROM A BUILDING	1	0
23005	LARCENY - THEFT FROM MOTOR VEHICLE	1	0
23007	LARCENY - OTHER	1	0
26002	FRAUD - CREDIT CARD/AUTOMATIC TELLER MACHINE	1	0
26005	FRAUD - WIRE FRAUD	1	0
28000	STOLEN PROPERTY	1	0
29000	DAMAGE TO PROPERTY	0	1
36004	SEX OFFENCE - OTHER	1	0
38001	FAMILY - CHILD ABUSE/NEGLECT NONVIOLENT	1	1
38003	OTHER FAMILY OFFENSE	1	1
42000	DRUNKENNESS	0	1
50000	OBSTRUCTING JUSTICE	1	2
54001	HIT AND RUN MOTOR VEHICLE ACCIDENT	1	0
54002	OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	1	0
54003	TRAFFIC OFFENSE	2	3
57001	TRESPASS	1	0
91001	DELINQUENT MINORS	2	3
92004	INSANITY	1	0
93001	TRAFFIC CRASH	2	0
93002	NONTRAFFIC CRASH	0	1
93003	TRAFFIC VIOLATION - CIVIL	8	12
93004	PARKING	2	3
93006	TRAFFIC POLICING	8	8
93007	TRAFFIC SAFETY	2	0
93008	BREATHALYZER INSPECTION	1	1
94002	FALSE ALARM ACTIVATION	4	1
98002	INVESTIGATION - VEHICLE	0	1
98003	PROPERTY INSPECTION	1	4
98004	OTHER INSPECTION	0	10
98006	CIVIL MATTER	5	5
98007	SUSPICIOUS SITUATION	3	12
98008	FOUND/LOST PROPERTY	2	2
99001	SUICIDE OR ATTEMPT	0	2
99002	NATURAL DEATH	1	0
99003	MISSING PERSON	0	1
99008	GENERAL ASSISTANCE-NON POLICE AGENCY	12	16
99009	GENERAL NON-CRIMINAL	0	1
99010	VILLAGE ORDINANCE VIOLATION	1	0
99010A	ANIMALS	5	8
99010B	BLIGHT	1	0
99010C	GOLF CARTS	0	1
99010H	RECREATIONAL VEHICLE STORAGE	0	2

Offense Count Report

Page: 2

Report Criteria:

Start Offense	End Offense	Officer
01000	PTL	ALL
NOVEMBER	OCTOBER	
11/01/2025-11/19/2025	10/01/2025-10/31/2025	

Offense	Description	NOVEMBER	OCTOBER
99010J	INOPERABLE VEHICLE	0	7
99010K	RENTALS	1	0
99010N	UNNECESSARY NOISE	1	1
99010R	RUBBISH/GARBAGE IN YARD	0	10
99010W	WASTE COLLECTION	5	16
99013	ASSIST TO ANOTHER POLICE AGENCY	4	11
Totals:		89	151

Offense Count Report

Page: 1

Report Criteria:

Start Offense	End Offense	Officer
01000	PTL	ALL
2025	2024	
01/01/2025-11/19/2025	01/01/2024-11/19/2024	

Offense	Description	2025	2024
11001	SEXUAL PENETRATION PENIS/VAGINA - CSC 1ST DEGREE	0	2
11002	SEXUAL PENETRATION PENIS/VAGINA - CSC 3RD DEGREE	3	2
11003	SEXUAL PENETRATION ORAL/ANAL - CSC 1ST DEGREE	0	1
11007	SEXUAL CONTACT FORCIBLE - CSC 2ND DEGREE	3	0
11008	SEXUAL CONTACT FORCIBLE - CSC 4TH DEGREE	4	0
13001	NONAGGRAVATED ASSAULT	17	24
13002	AGGRAVATED/FELONIOUS ASSAULT	4	2
13003	INTIMIDATION/STALKING	14	19
21000	EXTORTION	2	0
22001	BURGLARY - FORCED	1	3
22002	BURGLARY - ENTRY WITHOUT FORCE	1	1
23003	LARCENY - THEFT FROM A BUILDING	4	2
23005	LARCENY - THEFT FROM MOTOR VEHICLE	1	1
23007	LARCENY - OTHER	9	13
25000	FORGERY/COUNTERFEITING	1	0
26001	FRAUD - FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	5	6
26002	FRAUD - CREDIT CARD/AUTOMATIC TELLER MACHINE	4	6
26005	FRAUD - WIRE FRAUD	1	0
26006	FRAUD - BAD CHECKS	2	1
26007	FRAUD - IDENTITY THEFT	3	2
27000	EMBEZZLEMENT	0	1
28000	STOLEN PROPERTY	1	0
29000	DAMAGE TO PROPERTY	6	14
30002	RETAIL FRAUD - THEFT	0	4
35001	VIOLATION OF CONTROLLED SUBSTANCES ACT	2	1
36004	SEX OFFENCE - OTHER	1	2
38001	FAMILY - CHILD ABUSE/NEGLECT NONVIOLENT	5	6
38003	OTHER FAMILY OFFENSE	16	18
42000	DRUNKENNESS	1	0
48000	OBSTRUCTING POLICE	0	3
50000	OBSTRUCTING JUSTICE	20	42
52001	WEAPONS OFFENCE - CONCEALED	0	2
52003	WEAPONS OFFENCE - OTHER	0	2
53001	DISORDERLY CONDUCT	8	13
53002	PUBLIC PEACE - OTHER	1	4
54001	HIT AND RUN MOTOR VEHICLE ACCIDENT	4	2
54002	OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	3	14
54003	TRAFFIC OFFENSE	11	64
55000	HEALTH AND SAFETY	5	12
57001	TRESPASS	7	5
70000	JUVENILE RUNAWAY	1	1
72000	ANIMAL CRUELTY	2	2

Offense Count Report

Page: 2

Report Criteria:

Start Offense	End Offense	Officer
01000	PTL	ALL
2025	2024	
01/01/2025-11/19/2025	01/01/2024-11/19/2024	

Offense	Description	2025	2024
73000	MISCELLANEOUS CRIMINAL OFFENCE	0	3
89001	SERVICE OF COMMISSION PAPERS	1	0
91001	DELINQUENT MINORS	13	4
92004	INSANITY	2	4
93001	TRAFFIC CRASH	20	16
93002	NONTRAFFIC CRASH	8	9
93003	TRAFFIC VIOLATION - CIVIL	49	106
93004	PARKING	42	66
93006	TRAFFIC POLICING	53	80
93007	TRAFFIC SAFETY	15	15
93008	BREATHALYZER INSPECTION	9	10
93009	BREATHALYZER TEST	1	0
94002	FALSE ALARM ACTIVATION	29	17
97006	ACCIDENT - ALL OTHER	0	3
98002	INVESTIGATION - VEHICLE	3	2
98003	PROPERTY INSPECTION	25	11
98004	OTHER INSPECTION	87	87
98005	UNFOUNDED ALARM	0	3
98006	CIVIL MATTER	57	55
98007	SUSPICIOUS SITUATION	93	83
98008	FOUND/LOST PROPERTY	23	27
98009	DRUG OVERDOSE	1	1
99001	SUICIDE OR ATTEMPT	7	7
99002	NATURAL DEATH	4	3
99003	MISSING PERSON	2	0
99007	PUBLIC RELATIONS	2	10
99008	GENERAL ASSISTANCE-NON POLICE AGENCY	176	163
99009	GENERAL NON-CRIMINAL	19	22
99010	VILLAGE ORDINANCE VIOLATION	6	3
99010A	ANIMALS	45	46
99010B	BLIGHT	4	10
99010C	GOLF CARTS	5	6
99010D	BRUSH IN STREET	3	9
99010F	FIREWORKS	0	2
99010G	GRASS/WEEDS	108	215
99010H	RECREATIONAL VEHICLE STORAGE	6	20
99010J	INOPERABLE VEHICLE	43	65
99010K	RENTALS	1	0
99010L	LOITERING	0	2
99010N	UNNECESSARY NOISE	5	11
99010R	RUBBISH/GARBAGE IN YARD	33	19
99010T	ORV/ATV	6	3
99010V	VACANT PROPERTY	9	24
99010W	WASTE COLLECTION	55	51
99010X	SIGNS	0	100
99010Y	HARBORING LIVESTOCK	0	3
99010Z	ZONING	1	10

Offense Count Report

Report Criteria:

Start Offense	End Offense	Officer
01000	PTL	ALL
2025	2024	
01/01/2025-11/19/2025	01/01/2024-11/19/2024	

Offense	Description	2025	2024
99011	CURFEW VIOLATION	0	1
99013	ASSIST TO ANOTHER POLICE AGENCY	88	82
99911	911 HANGUP CALL	1	7
Totals:		1333	1793

Offense Report

Report Criteria:

Start Date	End Date	Start Offense	End Offense	Status
01/01/2025	11/19/2025	99010	99011	ALL

Incident	Rprt Date	Description	Area	Officer	Status
<i>9901-0 -- VILLAGE ORDINANCE VIOLATION</i>					Count: 6
25-000070	01/25/2025	Door to Door Soliciting		HARTZELL, WILLIAM	Closed
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
25-000648	06/27/2025	Open Burning		HARTZELL, WILLIAM	Closed
25-001294	11/18/2025	Dumpster Permit		MROZ, GREGORY	Open
<i>9901-0A -- ANIMALS</i>					Count: 45
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	Turned Over Animal Control
25-000519	05/29/2025	Dogs At Large		WAGNER, JEFFREY	Closed
25-000530	06/03/2025	Coyote Concern		FREEMAN, JAMES	Closed
25-000531	06/03/2025	Abandoned Fawn		FREEMAN, JAMES	Closed
25-000565	06/12/2025	Dog @ Large		WAGNER, JEFFREY	Closed
25-000570	06/13/2025	Dog At Large		WAGNER, JEFFREY	Closed
25-000636	06/24/2025	Dog @ Large		FREEMAN, JAMES	Closed
25-000706	07/06/2025	Dog At Large		WAGNER, JEFFREY	Closed
25-000749	07/20/2025	Ast TCAC w/ Dog @ Large		WESSELS, DREW	Turned Over Animal Control
25-000754	07/21/2025	Cat at Large		FREEMAN, JAMES	Closed
25-000801	07/28/2025	Dispatch Sick Skunk		FREEMAN, JAMES	Closed
25-000804	07/28/2025	Animal Neglect		HARTZELL, WILLIAM	Closed
25-000856	08/08/2025	Dog at Large		HARTZELL, WILLIAM	Closed
25-000907	08/21/2025	Rabid Skunk		WAGNER, JEFFREY	Closed
25-000966	09/08/2025	Dispatch Deer		FREEMAN, JAMES	Closed
25-000996	09/12/2025	Trapped Skunk		PIERCE, RYAN	Closed
25-001077	09/30/2025	Dogs at Large		FREEMAN, JAMES	Closed
25-001091	10/03/2025	Dogs At Large		WAGNER, JEFFREY	Closed
25-001094	10/05/2025	Barking Dog		MROZ, GREGORY	Closed
25-001104	10/06/2025	Dog in Car		WESSELS, DREW	Closed
25-001110	10/09/2025	Stray Dog		HARTZELL, WILLIAM	Turned Over Animal Control
25-001130	10/14/2025	Barking Dogs		WAGNER, JEFFREY	Closed

Offense Report

Report Criteria:

Start Date	End Date	Start Offense	End Offense	Status
01/01/2025	11/19/2025	99010	99011	ALL

Incident	Rprt Date	Description	Area	Officer	Status
25-001133	10/16/2025	Dog @ Large		MROZ, GREGORY	Closed
25-001134	10/16/2025	Disturbing The Peace		PIERCE, RYAN	Closed
25-001143	10/17/2025	Dog at Large		FREEMAN, JAMES	Turned Over Animal Control
25-001229	11/01/2025	Sick Raccoon		MROZ, GREGORY	Closed
25-001251	11/06/2025	Dog at Large		MROZ, GREGORY	Closed
25-001255	11/07/2025	Aggressive Dog		PIERCE, RYAN	Turned Over Animal Control
25-001286	11/16/2025	Dog at Large		HARTZELL, WILLIAM	Turned Over Animal Control
25-001311	11/19/2025	Dogs at Large		FREEMAN, JAMES	Closed
9901-0B -- BLIGHT					Count: 4
25-000275	04/03/2025	Blighted Building		COLEMAN, ASHLEY	Complied
25-000843	08/05/2025	Blighted Structure		MROZ, GREGORY	Complied
25-001020	09/18/2025	Blighted Structure		MROZ, GREGORY	In Person Contact
25-001299	11/18/2025	Blighted Structure		MROZ, GREGORY	Open
9901-0C -- GOLF CARTS					Count: 5
25-000219	03/18/2025	Golf Cart Violation		FREEMAN, JAMES	Closed
25-000759	07/21/2025	Golf Cart Violation		HARTZELL, WILLIAM	Closed
25-000820	07/30/2025	Golf Cart Violation		FREEMAN, JAMES	Closed
25-001078	09/30/2025	Golf Cart Violation		FREEMAN, JAMES	Closed
25-001148	10/18/2025	Golf Cart Violation		HARTZELL, WILLIAM	Closed
9901-0D -- BRUSH IN STREET					Count: 3
25-000262	04/01/2025	Brush in Street		FREEMAN, JAMES	Complied
25-000818	07/30/2025	Brush in Street		MROZ, GREGORY	Closed
25-000824	07/31/2025	Brush in Street		MROZ, GREGORY	Closed
9901-0G -- GRASS/WEEDS					Count: 108
25-000397	05/07/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000398	05/07/2025	Grass/Weeds		MROZ, GREGORY	Turned Over to Parks for Mowing
25-000399	05/07/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000400	05/07/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000401	05/07/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000402	05/07/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000403	05/07/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000424	05/11/2025	Tall Grass/Weeds		OWENS, WILLIAM	Closed
25-000428	05/13/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000429	05/13/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000430	05/13/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000431	05/13/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000432	05/13/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000440	05/14/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000441	05/14/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000442	05/14/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000456	05/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000459	05/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000460	05/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000461	05/19/2025	Grass/Weeds		MROZ, GREGORY	Complied

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Report Criteria:

Start Date	End Date	Start Offense	End Offense	Status
01/01/2025	11/19/2025	99010	99011	ALL

Incident	Rprt Date	Description	Area	Officer	Status
25-000462	05/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000463	05/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000464	05/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000465	05/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000466	05/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000467	05/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000468	05/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000469	05/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000470	05/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000471	05/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000472	05/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000473	05/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000474	05/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000475	05/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000476	05/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000478	05/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000479	05/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000480	05/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000481	05/20/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000549	06/09/2025	Grass/Weeds		MROZ, GREGORY	Closed
25-000550	06/09/2025	Grass/Weeds		MROZ, GREGORY	Turned Over to Parks for Mowing
25-000551	06/09/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000552	06/09/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000553	06/09/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000554	06/09/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000560	06/10/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000561	06/10/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000562	06/10/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000573	06/14/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000574	06/14/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000575	06/14/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000576	06/14/2025	Grass/Weeds		MROZ, GREGORY	Turned Over to Parks for Mowing
25-000577	06/14/2025	Grass/Weeds		MROZ, GREGORY	Closed
25-000578	06/14/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000579	06/14/2025	Grass/Weeds		MROZ, GREGORY	Closed
25-000580	06/14/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000590	06/16/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000595	06/17/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000596	06/17/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000602	06/18/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000621	06/23/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000622	06/23/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000623	06/23/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000624	06/23/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000625	06/23/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000626	06/23/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000627	06/23/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000628	06/23/2025	Grass/Weeds		MROZ, GREGORY	Complied

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Report Criteria:

Start Date	End Date	Start Offense	End Offense	Status
01/01/2025	11/19/2025	99010	99011	ALL

Incident	Rprt Date	Description	Area	Officer	Status
25-000637	06/24/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000666	06/30/2025	Grass/Weeds		FREEMAN, JAMES	Turned Over to Parks for Mowing
25-000681	07/03/2025	Grass/Weeds		MROZ, GREGORY	Turned Over to Parks for Mowing
25-000688	07/04/2025	Rubbish on Property/Grass		MROZ, GREGORY	Complied
25-000689	07/04/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000690	07/04/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000691	07/04/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000708	07/07/2025	Blighted Structure		MROZ, GREGORY	Complied
25-000739	07/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000740	07/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000741	07/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000742	07/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000743	07/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000744	07/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000745	07/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000746	07/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000747	07/19/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000765	07/22/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000766	07/22/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000769	07/23/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000770	07/23/2025	Grass/Weeds		MROZ, GREGORY	Turned Over to Parks for Mowing
25-000771	07/23/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000772	07/23/2025	Grass/Weeds		MROZ, GREGORY	Closed
25-000773	07/23/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000774	07/23/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000775	07/23/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000778	07/23/2025	Grass/Weeds/Rubbish on Property		MROZ, GREGORY	Complied
25-000803	07/28/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000817	07/30/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000825	07/31/2025	Grass/Weeds/Inoperable Vehicle		MROZ, GREGORY	Complied
25-000871	08/13/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000965	09/08/2025	Grass/Weeds		FREEMAN, JAMES	Closed
25-000968	09/08/2025	Grass/Weeds		FREEMAN, JAMES	Closed
25-000969	09/08/2025	Grass/Weeds		FREEMAN, JAMES	Turned Over to Parks for Mowing
25-000973	09/08/2025	Grass/Weeds		MROZ, GREGORY	Closed
25-000974	09/08/2025	Grass/Weeds		FREEMAN, JAMES	Complied
25-000975	09/08/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-000983	09/10/2025	Grass/Weeds		MROZ, GREGORY	Complied
25-001026	09/21/2025	Grass/Weeds		MROZ, GREGORY	Closed
25-001038	09/24/2025	Grass/Weeds		FREEMAN, JAMES	Closed

9901-0H -- RECREATIONAL VEHICLE STORAGE

Count: 6

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
25-000629	06/23/2025	Recreational Storage		MROZ, GREGORY	Complied
25-001134	10/16/2025	Disturbing The Peace		PIERCE, RYAN	Closed

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Start Date	End Date	Start Offense	End Offense	Status
01/01/2025	11/19/2025	99010	99011	ALL

Incident	Rprt Date	Description	Area	Officer	Status
25-001219	10/29/2025	Overnight Parking		PIERCE, RYAN	Closed
<i>9901-0J -- INOPERABLE VEHICLE</i>					Count: 43
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	Complied
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	Complied
25-000357	04/25/2025	Inoperable Vehicle		MROZ, GREGORY	Complied
25-000417	05/10/2025	Unregistered Vehicle		WAGNER, JEFFREY	Complied
25-000446	05/15/2025	Inoperable Vehicle		WAGNER, JEFFREY	Cleared by Citation
25-000639	06/24/2025	Inoperable Vehicle		MROZ, GREGORY	Complied
25-000683	07/03/2025	24hr Waste Collection/Inoperable Vehicle		FREEMAN, JAMES	Complied
25-000723	07/12/2025	Inoperable Vehicle (Parts)		WAGNER, JEFFREY	Complied
25-000767	07/22/2025	Inoperable Vehicle		MROZ, GREGORY	Complied
25-000779	07/23/2025	Inoperable Vehicle		MROZ, GREGORY	Closed
25-000815	07/30/2025	Inoperable Vehicle		MROZ, GREGORY	Complied
25-000825	07/31/2025	Grass/Weeds/Inoperable Vehicle		MROZ, GREGORY	Complied
25-000827	07/31/2025	Inoperable Vehicle		MROZ, GREGORY	Complied
25-000838	08/04/2025	Inoperable Vehicle		MROZ, GREGORY	Complied
25-000839	08/04/2025	Inoperable Vehicle		MROZ, GREGORY	Complied
25-000841	08/04/2025	Inoperable Vehicles		MROZ, GREGORY	Complied
25-000967	09/08/2025	Unregistered Vehicles/Rubbish on Property		FREEMAN, JAMES	Unfounded
25-000971	09/08/2025	Inoperable Vehicle		MROZ, GREGORY	Closed
25-000972	09/08/2025	Inoperable Vehicle/Rubbish on Property		MROZ, GREGORY	Notice Mailed
25-000984	09/10/2025	Inoperable Vehicle		FREEMAN, JAMES	Closed
25-000985	09/10/2025	Inoperable Vehicle		MROZ, GREGORY	Complied
25-000987	09/10/2025	Inoperable Vehicle		MROZ, GREGORY	Notice Mailed
25-001005	09/15/2025	Inoperable Vehicle		MROZ, GREGORY	Complied
25-001009	09/15/2025	Inoperable Vehicle		MROZ, GREGORY	Complied
25-001015	09/17/2025	Inoperable Vehicle		MROZ, GREGORY	Complied
25-001161	10/21/2025	Inoperable Vehicle		MROZ, GREGORY	Complied
25-001162	10/21/2025	Inoperable Vehicle		MROZ, GREGORY	Complied
25-001163	10/21/2025	Inoperable Vehicle		MROZ, GREGORY	Complied
25-001171	10/21/2025	Inoperable Vehicle		MROZ, GREGORY	Complied
25-001173	10/21/2025	Inoperable Vehicle		MROZ, GREGORY	Complied
25-001174	10/21/2025	Inoperable Vehicle		MROZ, GREGORY	Complied
25-001177	10/22/2025	Inoperable Vehicle		MROZ, GREGORY	Complied
<i>9901-0K -- RENTALS</i>					Count: 1
25-001267	11/12/2025	Rental Inspection		MROZ, GREGORY	In Person Contact

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Start Date	End Date	Start Offense	End Offense	Status
01/01/2025	11/19/2025	99010	99011	ALL

Incident	Rprt Date	Description	Area	Officer	Status
9901-0N -- UNNECESSARY NOISE					Count: 5
25-000210	03/12/2025	Disturbing the Peace		WAGNER, JEFFREY	Closed
25-000647	06/27/2025	Noise Violation		HARTZELL, WILLIAM	Closed
25-001032	09/23/2025	Loud Music		HARTZELL, WILLIAM	Closed
25-001134	10/16/2025	Disturbing The Peace		PIERCE, RYAN	Closed
25-001239	11/04/2025	Loud Noise		WAGNER, JEFFREY	Closed
9901-0R -- RUBBISH/GARBAGE IN YARD					Count: 33
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	Complied
25-000333	04/21/2025	Rubbish on Property		FREEMAN, JAMES	Closed
25-000634	06/23/2025	Rubbish on Property		MROZ, GREGORY	Turned Over to Parks for Mowing
25-000667	06/30/2025	Rubbish on Property		MROZ, GREGORY	Complied
25-000688	07/04/2025	Rubbish on Property/Grass		MROZ, GREGORY	Complied
25-000778	07/23/2025	Grass/Weeds/Rubbish on Property		MROZ, GREGORY	Complied
25-000967	09/08/2025	Unregistered Vehicles/Rubbish on Property		FREEMAN, JAMES	Unfounded
25-000972	09/08/2025	Inoperable Vehicle/Rubbish on Property		MROZ, GREGORY	Notice Mailed
25-000986	09/10/2025	Rubbish on Property		MROZ, GREGORY	Complied
25-001002	09/15/2025	Rubbish on Property		MROZ, GREGORY	Closed
25-001003	09/15/2025	Rubbish on Property		MROZ, GREGORY	Complied
25-001004	09/15/2025	Rubbish on Property		MROZ, GREGORY	Complied
25-001006	09/15/2025	Rubbish on Property		MROZ, GREGORY	Closed
25-001012	09/16/2025	Rubbish on Property		MROZ, GREGORY	Closed
25-001016	09/17/2025	Rubbish on Property		MROZ, GREGORY	Complied
25-001019	09/17/2025	Rubbish on Property		MROZ, GREGORY	Closed
25-001041	09/24/2025	Rubbish on Property		MROZ, GREGORY	Complied
25-001066	09/29/2025	Rubbish on Property		MROZ, GREGORY	Complied
25-001067	09/29/2025	Rubbish on Property		MROZ, GREGORY	In Person Contact
25-001068	09/29/2025	Rubbish on Property		MROZ, GREGORY	Complied
25-001124	10/13/2025	Rubbish on Property		MROZ, GREGORY	Complied
25-001157	10/21/2025	Rubbish on Property		MROZ, GREGORY	Complied
25-001158	10/21/2025	Rubbish on Property		MROZ, GREGORY	Complied
25-001159	10/21/2025	Rubbish on Property		MROZ, GREGORY	Notice Mailed
25-001164	10/21/2025	Rubbish on Property		MROZ, GREGORY	Complied
25-001165	10/21/2025	Rubbish on Property		MROZ, GREGORY	Complied
25-001167	10/21/2025	Rubbish on Property		MROZ, GREGORY	In Person Contact
25-001170	10/21/2025	Rubbish on Property		MROZ, GREGORY	Notice Mailed
25-001172	10/21/2025	Rubbish on Property		MROZ, GREGORY	Complied
25-001218	10/29/2025	Rubbish on Property		MROZ, GREGORY	Complied
9901-0T -- ORV/ATV					Count: 6
25-000438	05/13/2025	ORV Violation		PIERCE, RYAN	Closed
25-000748	07/19/2025	ORV/ATV Violation		WESSELS, DREW	Closed
25-000783	07/23/2025	ORV Violation		PIERCE, RYAN	Closed
25-000809	07/29/2025	ORV/ATV Violation		FREEMAN, JAMES	Closed
25-000810	07/29/2025	ORV/ATV Violation		WESSELS, DREW	Closed
25-001062	09/28/2025	ORV/ATV Violation		FREEMAN, JAMES	Closed

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01/01/2025	11/19/2025	99010	99011	ALL

Incident	Rprt Date	Description	Area	Officer	Status
<i>9901-0V -- VACANT PROPERTY</i>					Count: 9
25-000896	08/21/2025	Vacant Property		MROZ, GREGORY	Registered
25-000897	08/21/2025	Vacant Property		MROZ, GREGORY	Registered
25-000898	08/21/2025	Vacant Property		MROZ, GREGORY	Registered
25-000899	08/21/2025	Vacant Property		MROZ, GREGORY	Registered
25-000900	08/21/2025	Vacant Property		MROZ, GREGORY	Registered
25-000901	08/21/2025	Vacant Property		MROZ, GREGORY	Registered
25-000902	08/21/2025	Vacant Property		MROZ, GREGORY	Registered
25-000903	08/21/2025	Vacant Property		MROZ, GREGORY	Registered
25-000904	08/21/2025	Vacant Property		MROZ, GREGORY	Registered
<i>9901-0W -- WASTE COLLECTION</i>					Count: 55
25-000116	02/11/2025	Waste Collection		FREEMAN, JAMES	Closed
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
25-000589	06/16/2025	24hr Waste Collection		FREEMAN, JAMES	Closed
25-000603	06/18/2025	24hr Waste Collection		FREEMAN, JAMES	Closed
25-000683	07/03/2025	24hr Waste Collection/Inoperable Vehicle		FREEMAN, JAMES	Complied
25-000760	07/22/2025	24hr Garbage Collection		FREEMAN, JAMES	Closed
25-000761	07/22/2025	24hr Garbage Collection		FREEMAN, JAMES	Closed
25-000762	07/22/2025	24hr Garbage Collection		FREEMAN, JAMES	Closed
25-000816	07/30/2025	Waste Collection		MROZ, GREGORY	Closed
25-000835	08/04/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-000836	08/04/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-000837	08/04/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-000846	08/06/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-000886	08/19/2025	24 Hour Waste Collection		MROZ, GREGORY	Closed
25-000889	08/20/2025	24 Hour Waste Collection		MROZ, GREGORY	Closed
25-000917	08/24/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-000918	08/24/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-000919	08/24/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-000920	08/24/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-000921	08/24/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-001008	09/15/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-001013	09/16/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-001025	09/21/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-001027	09/21/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-001069	09/29/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-001070	09/29/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-001071	09/30/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-001072	09/30/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-001123	10/13/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-001125	10/13/2025	24 Hour Waste Collection		MROZ, GREGORY	Closed
25-001126	10/13/2025	24hr Waste Collection		MROZ, GREGORY	Closed

Offense Report

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Report Criteria:

Start Date	End Date	Start Offense	End Offense	Status
01/01/2025	11/19/2025	99010	99011	ALL

Incident	Rprt Date	Description	Area	Officer	Status
25-001127	10/13/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-001155	10/20/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-001157	10/21/2025	Rubbish on Property		MROZ, GREGORY	Complied
25-001164	10/21/2025	Rubbish on Property		MROZ, GREGORY	Complied
25-001166	10/21/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-001168	10/21/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-001169	10/21/2025	24hr Waste Collection		MROZ, GREGORY	Complied
25-001196	10/28/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-001197	10/28/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-001198	10/28/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-001199	10/28/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-001200	10/28/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-001201	10/28/2025	24hr Waste Collection		MROZ, GREGORY	Closed
25-001305	11/18/2025	Waste Collection		MROZ, GREGORY	Closed
25-001306	11/19/2025	Waste Collection		MROZ, GREGORY	Open
25-001307	11/19/2025	Waste Collection		MROZ, GREGORY	Open
25-001308	11/19/2025	Waste Collection		MROZ, GREGORY	Open
25-001309	11/19/2025	Waste Collection		MROZ, GREGORY	Open

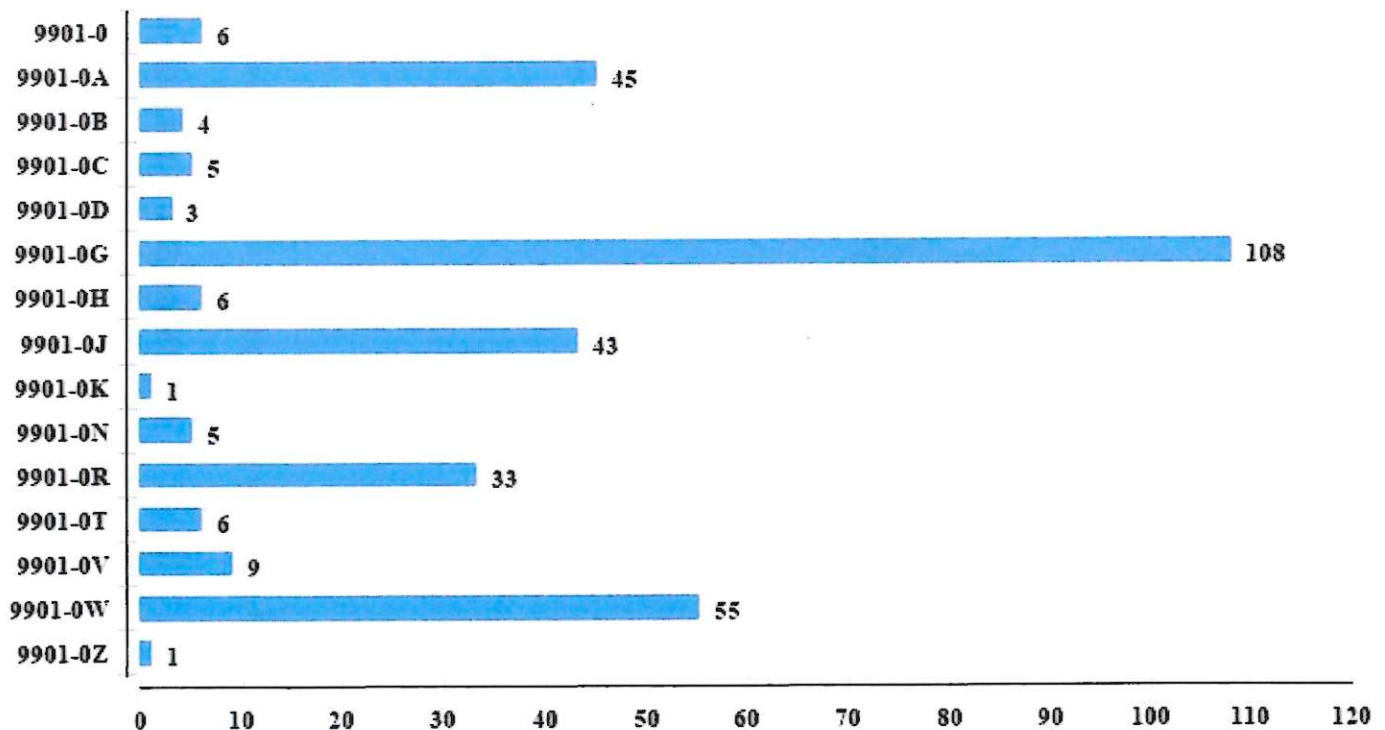
9901-0Z -- ZONING

Count: 1

25-000392	05/05/2025	Zoning Violation		FREEMAN, JAMES	Complied
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Total: 330

Offense Activity Counts





2025 STC Updates

Nanette S. Walsh

October 28, 2025

This Certificate of Completion is issued to the aforementioned student for completion of the 2025 STC Updates Course

The student listed is hereby awarded 4 hours of Continuing Education Credit



STATE OF MICHIGAN
STATE TAX COMMISSION

This is to certify that

Nanette Walsh

is a

Michigan Certified Assessing Technician (1)

Issued under the provisions of Act 206, Public Acts of 1893,
Being Section 211.10d of the Michigan Compiled Laws.

T-2843
CERTIFICATE NO

12/31/2026
EXPIRATION DATE

Peggy A. Nolder

State Tax Commission Chairperson

