

**AGENDA**  
February 23, 2026  
Regular Meeting – 6:00 P.M.

- Call to Order
- Roll Call
- Public Hearing – Proposed Ordinance 215 – Rezoning Parcels – page 3
- Review Minutes of Regular Meeting of January 26, 2025 – page 7
- Review Financial Statement ending January 31, 2026 – page 31
- Presentation and Discussion – Baseball Fields Water Use
- Citizen Comments
- Budget and Finance
  - Millage Request Discussion
  - Approval of Bills
- Public Services Committee
  - Spicer Proposal Alley Water Main Project – page 55
- Personnel and Public Safety
- Parks and Recreation Committee
  - Rescind Resolution 2017.7.31-1 and 2017.7.31-2, Cass City Baseball and Softball Fields Water Use Agreement – page 59
- Downtown Development Authority - Meeting Minutes of January 13, 2025 – page 65
- Economic Development Corporation - Meeting Minutes of January 13, 2025 – page 67
- Planning Commission - Meeting Minutes of January 6, 2025 – page 69
  - Second Reading and Adoption of Proposed Ordinance 215 – Rezoning Parcels – page 71
  - Introduce and First Reading of Proposed Ordinance 216 – Signs – page 79
  - Introduce and First Reading of Proposed Ordinance 217 – Blight Buildings – page 83
  - Set Public Hearing for Proposed Ordinance 216 – Signs – March 30, 2026
  - Set Public Hearing for Proposed Ordinance 217 – Blighted Buildings – March 30, 2026
- Manager's Report – page 87
- Communications
- Other Business
  - Petition to have Pet Chickens to 4691 Hospital Drive – page 99
- Adjournment

March 2026 Meetings and Events:

- March 3 – Planning Commission, 7 pm
- March 10 – DDA/EDC Meeting, 1:30 pm
- March 10 – Parks Committee, 4 pm
- March 11 – Personnel & Public Safety Committee, 4 pm
- March 11 – Committee of the Whole, 6 pm
- March 18 – Public Services Committee, 12 pm
- March 30 – Budget & Finance Committee, 5 pm
- March 30 – Council Meeting, 6 pm



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, February 23, 2026 at 6:01 P.M.**  
**To receive comments on Proposed Ordinance # 215,**  
**To Amend the Village Zoning Map as Follows**

Division 5, Multiple-family Residential District (RC)

**6290 Church St. – 035-500-170-0150-00,**

Legal Description: ELK-C T14N R11E N 8 RDS OF LOTS 1 & 2 BLK 1 CAMPBELL'S ADD VILL OF CASS CITY.  
Rezone from Multiple-family Residential, RC to Single-family Residential, RA-1

**6240 Hill St. – 035-500-304-0100-00,**

Legal Description: ELK-C T14N R11E LOT 1 HILLS & DALES SUB 2 VILL OF CASS CITY.  
Rezone from Multiple-family Residential, RC to Office Service, OS-1

Division 7, Office Service District (OS-1)

**6275 W. Main St. – 035-500-170-0300-00,**

Legal Description: ELK-C T14N R11E S 1/2 OF LOT 3 BLK 1 CAMPBELL'S ADD VILL OF CASS CITY.  
Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6285 Main St. – 035-500-170-0200-00,**

Legal Description: ELK-C T14N R11E LOT 2 EX COM AT NW COR OF LOT 2, TH E 4 RDS, TH S 8 RDS, TH W 4 RDS, TH N 8 RDS TO POB BLK 1. CAMPBELL'S ADD VILL OF CASS CITY..  
Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6293 W. Main St. – 035-500-170-0100-00,**

Legal Description: ELK-C T14N R11E S 10 RDS OF LOT 1 BLK 1 CAMPBELL'S ADD VILL OF CASS CITY.  
Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6305 W. Main St. – 035-500-256-0400-00,**

Legal Description: ELK-C T14N R11E LOT 4 BLK 6 JESSE FOX SECOND ADD VILL OF CASS CITY.  
Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6315 W. Main St. – 035-500-256-0300-00,**

Legal Description: ELK-C T14N R11E LOT 3 BLK 6 JESSE FOX SECOND ADD VILL OF CASS CITY.  
Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6325 W. Main St. – 035-500-256-0200-00,**

Legal Description: ELK-C T14N R11E LOT 2 BLK 6 JESSE FOX SECOND ADD VILL OF CASS CITY.  
Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**4509 Downing St. – 035-500-256-0100-00,**

Legal Description: ELK-C T14N R11E LOT 1 BLK 6 JESSE FOX SECOND ADD VILL OF CASS CITY.  
Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6306 W. Main St. – 035-500-650-0900-00,**

Legal Description: ELK-C T14N R11E LOT 9 WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.  
Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6314 W. Main St. – 035-500-650-0800-00,**

Legal Description: ELK-C T14N R11E LOT 8 WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.  
Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6328 W. Main St. – 035-500-650-0700-00,**

Legal Description: ELK-C T14N R11E LOT 7 WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.  
Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6338 W. Main St. – 035-500-650-0600-00,**

Legal Description: ELK-C T14N R11E LOT 6 WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.  
Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6850 W. Main St. – 035-500-650-0500-00,**

Legal Description: ELK-C T14N R11E LOT 5 WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.  
Rezone from Office Service, OS-1 to Two-family Residential, RB

Division 8, Community Business (B-1)

**4469 West St. – 035-500-650-1000-00,**

Legal Description: ELK-C T14N R11E LOT 10 EX W 50 FT THEREOF. WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.  
Rezone from Community Business, B-1 to Single-family Residential, RA-1

**4455 West St. – 035-500-650-1100-00,**

Legal Description: ELK-C T14N R11E LOT 11 EX W 50 FT THEREOF WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.  
Rezone from Community Business, B-1 to Multiple-family Residential, RC

**6361 Pine St. – 035-500-650-1300-00,**

Legal Description: ELK-C T14N R11E LOT 13 WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.  
Rezone from Community Business, B-1 to Single-family Residential, RA-1

**6369 Pine St. – 035-500-650-1200-00,**

Legal Description: ELK-C T14N R11E LOT 12 EX N 42 FT WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.  
Rezone from Community Business, B-1 to Single-family Residential, RA-1

Division 10, Light Industrial (I-1)

**6274 W. Main St. – 035-033-000-8500-00,**

Legal Description: ELK-33 SEC 33 T14N R11E COM 12 RDS W & 3 RDS S OF NW COR OF NE 1/4 OF NE 1/4, TH W 4 RDS,  
TH S 9 RDS, TH E 4 RDS, TH N 9 RDS TO POB. VILL OF CASS CITY.  
Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**6292 W. Main St.– 035-033-000-7100-00,**

Legal Description: ELK-33-51A SEC 33 T14N R11E COM 4 RDS W OF NW COR OF LOT 9, WILSEY & MC PHAIL ADD, S 8  
RDS, W 8 RDS N 8 RDS, E 8 RDS TO POB VILL OF CASS CITY.  
Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**4465 Brooker St. – 035-033-000-7000-00,**

Legal Description: ELK-33-51 SEC 33 T14N R11E COM AT PT 4 RDS W & 4 RDS N OF SW COR OF LOT 18 OF WILSEY &  
MC PHAIL'S ADD TH N 6 RDS, TH W 8 RDS, TH S 6 RDS, TH E 8 RDS TO POB VILL OF CASS CITY.  
Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**4455 Brooker St.– 035-033-000-3300-00,**

Legal Description: ELK-33-20 SEC 33 T14N R11E COM 4 RDS W OF SW COR OF LOT 18 WILSEY & MC PHAIL ADD, TH N  
4 RDS, TH W 8 RDS, TH S 4 RDS, TH E 8 RDS TO POB. VILL OF CASS CITY.  
Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**6273 Pine St.– 035-033-000-3500-00,**

Legal Description: ELK-33-23 SEC 33 T14N R11E COM 8 RDS W OF NW COR OF INT OF BROOKER & PINE ST, N 9 RDS,  
W 4 RDS, S 9 RDS, E 4 RDS TO POB VILL OF CASS CITY.  
Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**6265 Pine St.– 035-033-000-2300-00,**

Legal Description: ELK-33-11C SEC 33 T14N R11E COM 12 RDS W OF NW COR OF INTERS OF BROOKER & PINE STS,  
TH N 9 RDS, TH W 4 RDS, TH S 9 RDS, TH E 4 RDS TO POB. .23 A. VILL OF CASS CITY.  
Rezone from Light Industrial, I-1 to Single-family Residen\_4\_ RA-1

**6255 Pine St.– 035-033-000-1900-00,**

Legal Description: ELK-33-8 SEC 33 T14N R11E COM 16 RDS W OF NW COR OF INTERS OF BROOKER & PINE STS, TH N 9 RDS, TH W 4 RDS 9 FT, TH S 48.85 FT, TH W 14.75 FT, TH S 99.65 FT, TH E 5 RDS 7.25 FT TO POB. VILL OF CASS CITY.  
Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**6276 Pine St. – 035-033-000-7900-00,**

Legal Description: ELK-33-59A SEC 33 T14N R11E COM 12 RDS W OF NW COR OF LOT 5 BLK A KELLAND'S ADD, TH S 8 RDS, TH W 4 RDS, TH N 8 RDS, TH E 4 RDS TO POB. VILL OF CASS CITY.  
Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**6282 Pine St.– 035-033-000-0300-00,**

Legal Description: L 586 PG 120 ELK-33-0 SEC 33 T14N R11E COM 8 RDS W OF NW COR LOT 5 BLK A KELLANDS ADD S 10 RDS W 4 RDS N 10 RDS E 4 RDS TO POB VILL OF CASS CITY.  
Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**4445 Brooker St.– 035-033-000-3200-00,**

Legal Description: ELK-33-19 SEC 33 T14N R11E COM 4 RDS, W OF NW COR OF LOT 5 BLK A KELLANDS ADD S 10 RDS, W 4 RDS, N 10 RDS, E 4 RDS, TO POB VILL OF CASS CITY.  
Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**4417 Brooker St.– 035-033-000-7500-00,**

Legal Description: ELK-33-54A SEC 33 T14N R11E COM 4 RDS W OF NW COR OF LOT 6 BLK A KELLAND'S ADD TH W 8 RDS, TH S 4 RDS, TH E 8 RDS, N 4 RDS TO POB VILL OF CASS CITY.  
Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**4409 Brooker St.– 035-033-000-6200-00,**

Legal Description: ELK-33-43A SEC 33 T14N R11E COM AT A PT THAT IS 4 RDS W OF SW COR OF LOT 6 BLK A KELLAND'S ADD, TH N 4 RDS, TH W 8 RDS, TH S 4 RDS, TH E 8 RDS TO POB. VILL OF CASS CITY.  
Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**4401 Brooker St.– 035-033-000-5700-00,**

Legal Description: ELK-33-40 SEC 33 T14N R11E COM 4 RDS W OF SW COR, BLK A, KELLANDS ADD, S 53 1/2 FT, W TO R/W GT RR, NW'LY ALONG R/W TO PT DIRECTLY W OF BEG, E TO POB VILL OF CASS CITY.  
Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**4391 Brooker St.– 035-033-000-8700-00,**

Legal Description: ELK-33-68 SEC 33 T14N R11E COM 4 RDS W & 9 FT N OF SW COR OF LOT 8 BLK B KELLANDS ADD TH N 66 FT, W TO RR R/W, SE'LY ALONG RR TO PT W OF POB, E TO POB VILL OF CASS CITY.  
Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**4381 Brooker St.– 035-033-000-7200-00,**

Legal Description: ELK-33-52 SEC 33 T14N R11E COM 4 RDS W OF SW COR OF LOT 8 BLK B KELLAND'S ADD, S 12 RDS TO R/W OF GT RR, NW'LY ALONG R/W TO A PT DIRECTLY W OF PLACE OF BEG, E TO POB VILL OF CASS CITY. ALSO COM 4 RDS W OF SW COR OF LOT 8 BLK B KELLAND'S ADD, TH N 9 FT, TH W TO RAILROAD R/W, TH SE'LY ALONG R/W TO A PT DIRECTLY W OF POB, TH E TO POB.  
Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

The proposed ordinance can be found on the Village Website at [www.casscity.org](http://www.casscity.org)  
Drop down to Government, Ordinances, Proposed Ordinance #215

**The Public is invited to attend**

**Nanette S. Walsh, Clerk/Treasurer**



A Regular Meeting of the Cass City Village Council was held Monday, January 26, 2026 at 6:00 p.m. at the Municipal Building.

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

**Public Hearing – Proposed Ordinance #213, Repeal Tree Ordinance**

MOTION# 2026.1.26-01

MOTION by Kim, Supported by Trustee Goka, to open a public hearing to receive comments on the **Proposed Ordinance #213, Repeal Tree Ordinance**. Roll Call Vote: Benkelman: yea, Dorland: excused, Griesing: excused, Goka: yea, Kim: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 5 yeas, 0 nays, 2 excused.

A Public Hearing began at 6:02 pm to receive public comments on the **Proposed Ordinance #213, Repeal Tree Ordinance**.

There were no comments from the audience or council members.

MOTION# 2026.1.26-02

MOTION by Trustee Benkelman, Supported by Trustee Oslund, to close a public hearing to receive comments on **Proposed Ordinance #213, Repeal Tree Ordinance**. Roll Call Vote: Benkelman: yea, Dorland: excused, Griesing: excused, Goka: yea, Kim: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 5 yeas, 0 nays, 2 excused.

The Public Hearing was closed at 6:03 pm.

**Public Hearing – Proposed Ordinance #214, Trees and Shrubs Ordinance**

MOTION# 2026.1.26-03

MOTION by Benkelman, Supported by Trustee Oslund, to open a public hearing to receive comments on the **Proposed Ordinance #214, Trees and Shrubs Ordinance**. Roll Call Vote: Benkelman: yea, Dorland: excused, Griesing: excused, Goka: yea, Kim: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 5 yeas, 0 nays, 2 excused.

A Public Hearing began at 6:04 pm to receive public comments on the **Proposed Ordinance #214, Trees and Shrubs Ordinance**.

Laken Chapin recommended that Black and White Walnut Trees be added to the nuisance list. There were no comments from council members.

MOTION# 2026.1.26-04

MOTION by Trustee Goka, Supported by Trustee Benkelman, to close a public hearing to receive comments on **Proposed Ordinance #214, Trees and Shrubs Ordinance**. Roll Call Vote: Benkelman: yea, Dorland: excused, Griesing: excused, Goka: yea, Kim: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 5 yeas, 0 nays, 2 excused.

The Public Hearing was closed at 6:06 pm.

MOTION# 2026.1.26-05

MOTION by Trustee Benkelman, Supported by Trustee Kirn, to receive, approve, and file the minutes of the December 15, 2025 Regular Meeting. MOTION CARRIED 5 yeas 0 nays.

MOTION# 2026.1.26-06

MOTION by Trustee Kirn, Supported by Trustee Benkelman, to receive, approve, and file the minutes of the January 14, 2026 Committee of the Whole Meeting as amended:

“A Committee of the Whole Meeting of the Cass City Village Council was held  
Wednesday, **January 14, 2026** at 6:00 p.m. at the Municipal Building.”

MOTION CARRIED 5 yeas 0 nays.

MOTION# 2026.1.26-07

MOTION by Trustee Benkelman, Supported by Trustee Benkelman to receive, and accept the Financial Statements of December 31, 2025. MOTION CARRIED 5 yeas 0 nays.

During Citizen Comments, Tuscola County Commissioner Nancy Barrios gave an update on the Tuscola County Road Commission, Controller/Administrator changes and grant opportunities through Congresswoman Lisa McClain’s office.

MOTION# 2026.1.26-08

MOTION by Trustee Goka, Supported by Trustee Griesing, to receive and file the Village of Cass City Accounts Payable paid invoices. MOTION CARRIED 5 yeas 0 nays.

The agenda item to set a Public Hearing for a Commercial Facilities Exemption for Recker Holdings, LLC was taken “off the table” as the Michigan Legislature allowed this type of exemption to end on December 31, 2025. Expectation is that the Michigan Legislature will consider an extension, or new legislation for the Commercial Facilities Exemption in the future.

MOTION# 2026.1.26-09

MOTION by Trustee Goka, Supported by Trustee Benkelman, to approve and pay the 2026 allocation to the Tuscola County Economic Development Corporation, in the amount of \$6,500. MOTION CARRIED 5 yeas 0 nays.

MOTION# 2026.1.26-10

MOTION by Trustee Kirn, Supported by Trustee Benkelman, to approve the payment to Biotech Agronomics Inc. for the 2025 fall biosolids haul in the amount of \$13,786.74. MOTION CARRIED 5 yeas 0 nays.

MOTION# 2026.1.26-11

MOTION by Trustee Kirn, Supported by Trustee Benkelman, to approve a proposal from Spicer Group for the Date Street Rehabilitation for the Village of Cass City in the amount of \$42,500, plus a 10% contingency. MOTION CARRIED 5 yeas 0 nays.

MOTION# 2026.1.26-12

MOTION by Trustee Benkelman, Supported by Trustee Oslund, to approve the cost of repairs, \$7,389.87 with a 10% contingency, from the Motor Vehicle Repair & Maintenance, Account 651-001-933, for the 2025 Ford Interceptor Utility (PIU) at Bob's Bump Shop. MOTION CARRIED 5 years 0 nays.

MOTION# 2026.1.26-13

MOTION by Trustee Benkelman, Supported by Trustee Goka, to receive and file the minutes of the Cass City Downtown Development Authority (DDA) held on December 9, 2025. MOTION CARRIED 5 years 0 nays

MOTION# 2026.1.26-14

MOTION by Trustee Benkelman, Supported by Trustee Kirn, to receive and file the minutes of the Cass City Economic Development Corporation (EDC) held on December 9, 2025. MOTION CARRIED 5 years 0 nays

MOTION# 2026.1.26-15

MOTION by Trustee Benkelman, Supported by Trustee Goka, to receive and file the minutes of the Cass City Planning Commission held on December 2, 2025. MOTION CARRIED 5 years 0 nays.

MOTION# 2026.1.26-16

MOTION by Trustee Benkelman, Supported by Trustee Goka, to conduct second reading and adopt **Ordinance #213, Repeal Tree Ordinance**. Roll Call Vote: Benkelman: yea, Dorland: excused, Griesing: excused, Goka: yea, Kirn: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 5 years, 0 nays, 2 excused.

MOTION# 2026.1.26-17

MOTION by Trustee Goka, Supported by Trustee Benkelman, to conduct second reading and adopt **Ordinance #214, Trees and Shrubs Ordinance**. Roll Call Vote: Benkelman: no, Dorland: excused, Griesing: excused, Goka: no, Kirn: no, Oslund: no, Piaskowski: no. MOTION FAILED, 0 yeas, 5 nays, 2 excused.

MOTION# 2026.1.26-18

MOTION by Trustee Benkelman, Supported by Trustee Goka, to conduct second reading and adopt **Ordinance #214 Trees and Shrubs Ordinance, as amended "to add White and Black Walnut Trees to Nuisance List"**. Roll Call Vote: Benkelman: yea, Dorland: excused, Griesing: excused, Goka: yea, Kirn: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 5 yeas, 0 nays, 2 excused.

MOTION# 2026.1.26-19

MOTION by Trustee Benkelman, Supported by Trustee Kirn, to introduce and conduct the first reading of **Ordinance #215 Rezoning Parcels**. Roll Call Vote: Benkelman: yea, Dorland: excused, Griesing: excused, Goka: yea, Kirn: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 5 yeas, 0 nays, 2 excused.

MOTION# 2026.1.26-20

MOTION by Trustee Benkelman, Supported by Trustee Goka, to set a Public Hearing for Proposed Ordinance #215 Rezoning Parcels for February 23, 2026 at 6:01 pm. MOTION CARRIED 5 yeas, 0 nays, 2 excused.

The Manager's Report was reviewed.

MOTION# 2026.1.26-21

MOTION by Trustee Oslund, Supported by Trustee Kirn, 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: excused, Griesing: excused, Goka: yea, Kirn: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 5 yeas, 0 nays, 2 excused.

The Council entered into Closed Session at 6:45 pm.

The Council left Closed Session at 7:04 pm.

MOTION# 2026.1.26-22

MOTION by Trustee Kirn, Supported by Trustee Benkelman, to return to the Regular Meeting. Roll Call Vote: Benkelman: yea, Dorland: excused, Griesing: excused, Goka: yea, Kirn: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 5 yeas, 0 nays, 2 excused.

The Council returned to the Regular Meeting at 7:05 pm.

MOTION# 2026.1.26-23

MOTION by Trustee Benkelman, Supported by Trustee Goka, to approve the POLC Agreement Contract for the period January 1, 2026- December 31, 2028, retroactively to January 1, 2026. Roll Call Vote: Benkelman: yea, Dorland: excused, Griesing: excused, Goka: yea, Kirn: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 5 yeas, 0 nays, 2 excused.

MOTION# 2026.1.26-24

MOTION by Trustee Benkelman, Supported by Trustee Goka, to adjourn the meeting at 7:12 pm. MOTION CARRIED 5 yeas 0 nays.

Respectfully submitted,

*Nanette S. Walsh*

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

VILLAGE OF CASS CITY  
ORDINANCE NO. 213

AN ORDINANCE TO REPEAL ARTICLE II, CHAPTER 42,  
TREES AND SHRUBS IN PUBLIC AREAS  
FROM THE CODE OF ORDINANCES,  
VILLAGE OF CASS CITY, MICHIGAN

THE VILLAGE OF CASS CITY ORDAINS:

The Village of Cass City hereby repeals Article II, Trees and Shrubs in Public Areas, of Chapter 42, Vegetation, of the Code of Ordinances of the Village of Cass City, Michigan, in its entirety.

At a Regular Meeting of the Village of Cass City Council on the 26th day of January, 2026,

A MOTION TO CONDUCT THE **SECOND READING AND ADOPT** ORDINANCE# 213,  
TO REPEAL ARTICLE II, CHAPTER 42, TREES AND SHRUBS IN PUBLIC AREAS FROM  
THE CODE OF ORDINANCES, VILLAGE OF CASS CITY, MICHIGAN

**Was offered by Trustee Benkelman, and supported by Trustee Goka.**

Ayes: Benkelman, Goka, Kim, Oslund, Piaskowski, Nays: None, Excused: Dorland, Griesing

Motion Approved

This Ordinance is hereby declared to have **THE SECOND READING AND BEEN ADOPTED** by the Village of Cass City Council at a meeting thereof duly called and held on the 26 day of January, 2026 and ordered to be given effect immediately upon its adoption.

*Robert Piaskowski*

Village President

*Nanette Walsh*

Village Clerk

VILLAGE OF CASS CITY  
ORDINANCE NO. 214

AN ORDINANCE TO AMEND THE CASS CITY MUNICIPAL CODE, CHAPTER 42,  
VEGETATION, ARTICLE II, TREES AND SHRUBS IN PUBLIC AREAS

THE VILLAGE OF CASS CITY ORDAINS:

**Section 1. Amend Chapter 42, Article II.**

The Village Council of Cass City hereby amends the Village Ordinance, Chapter 42, Vegetation, Article II, Trees and Shrubs in Public Areas, to read as follows:

**ARTICLE II. TREES AND SHRUBS IN PUBLIC AREAS**

**DIVISION 1. GENERALLY**

**Sec. 42-31. Purpose.**

Continued urban growth, new development and redevelopment, and increased demand on natural resources have the effect of encroaching upon, despoiling, or eliminating many of the trees and other forms of vegetation, natural resources, and processes associated with wooded areas. If preserved and maintained in an undisturbed and natural condition, these resources constitute important physical, aesthetic, recreation, and economic assets to existing and future residents of the Village. Specifically, the Village finds that:

1. Tree and woodland growth protects public health through the absorption of air pollutants and contamination, through the reduction of excessive noise and mental and physical damage related to noise pollution, and through its cooling effect in the summer months;
2. Trees and woodlands provide for public safety through the prevention of erosion, siltation, flooding;
3. Trees and woodland growth are an essential component of the general welfare of the Village by maintaining play areas for children and natural beauty, recreation and irreplaceable heritage for existing and future Village residents; and
4. The protection of such natural resources is a matter of paramount public concern in the interest of health, safety and general welfare of the residents of the Village, consistent with the Michigan Zoning Enabling Act 110, Public Acts of 2006, the State Constitution of 1963, and the Michigan Environmental Protection Act of 1970.

**Sec. 42-32. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Village* shall mean Village of Cass City.

*Village Manager and Manager* shall mean the Cass City Village Manager or the Cass City Village Manager's designated representative.

*Greenbelt* shall mean a strip of land of definite width and location reserved for the planting of trees and/or shrubs adjoining to or near a public right-of-way and/or trees or shrubs designated to serve as an obscuring screen or buffer strip.

*Planting strip* means the often grassy area between the curb and the sidewalk. If no sidewalk is present, the area adjacent to the curb and/or shoulder of a street.

*Public utility* means any person, organization, firm or corporation, public or private, duly authorized to supply electric, gas, telephone, cable, satellite, internet, telegraph, sewer or water service to, or for the general benefit of the public.

*Right-of-way* means any public street, highway, trailway, alley, greenbelt or avenue of the Village.

*Superintendent* shall mean the superintendent of public works for the Village.

*Trees and shrubs* mean all woody vegetation.

*Tree permit* means the permit issued by the Village required before the removal, planting, or significant pruning of any regulated tree. The fee for the tree permit shall be set forth in the Village's fee schedule.

*Woodland* means land covered with trees.

**Secs. 42-33—42-34. Reserved.**

## **DIVISION 2. VEGETATION ON PUBLIC GROUNDS**

### **Sec. 42-35. Applicability of division provisions.**

The provisions of this division, unless otherwise specifically stated, shall apply only to the right-of-way, parks and other land publicly owned or controlled by the Village. These provisions shall only apply to private property where the right-of-way extends onto said property.

### **Sec. 42-36. Enforcement.**

The Village Manager and Superintendent of Public Works shall be charged with the duty of enforcing the provisions of this article and may delegate all duties that may be required or imposed to appropriate Village staff.

### **Sec. 42-37. Rules and Prohibited Acts**

The Village Manager shall have control over all trees, shrubs and plants in the streets, alleys and parks of the Village and is empowered to plant, prune, spray, cultivate and preserve all trees and shrubs within the confines of the streets, alleys, parks and public areas of the Village. The following shall be prohibited acts:

1. No person shall prune, spray, plant or remove any shrubs or trees upon the right-of-way or parks without first obtaining a written permit from the Village Manager.
2. No person shall cut, break, or destroy any trees or shrubs on public property, in the right-of-way or parks at any time without first obtaining the written permission of the Village Manager.
3. No person shall permit any fire or the heat thereof, to injure any portion of any tree.
4. No person shall plant any shade or ornamental trees in the right-of-way or parks without approval as to location, variety of trees, size, etc., by the Village Manager.
5. Trees shall not be planted in the right-of-way where police, fire, street lighting, traffic signal or public utility overhead wires and equipment are located where such planting or anticipated growth dimensions may interfere with said items.
6. No person shall have the right to plant any variety of poplar trees, willows, box elders, silver maples, tree of heaven, horse chestnut, buckeye, or other quick growing tree in such location that their roots are likely to injure sewers or heave sidewalk or street surfaces. (See Sec. 42-47)

### **Sec. 42-38. Use as anchor.**

It shall be unlawful for any person to use any tree as an anchor, and no material shall be fastened to or hung on any trees in any right-of-way or park except by written permission of the Village Manager.

- a. Exceptions. Ornamental or seasonal lights may be hung on trees and shrubs between the months of October and January of the following year, such that the lights do not inflict harm or undue stress on the vegetation or create an interference with traffic, driver visibility, plowing, and pedestrian usage of the right-of-way. Extension cords shall not cross the sidewalk for the purpose of powering ornamental lights on a tree.

**Sec. 42-39. Trimming.**

Every owner of any tree, shrub or plant, overhanging the streets or right-of-way within the Village, shall trim the branches so that such branches shall not obstruct the light from any street lamp or obstruct the view of the surface of the street, alley, or right-of-way. Such owners shall remove all dead, diseased or dangerous trees, or broken or decayed limbs which constitute a menace to the safety of the public. The Village shall have the right to trim any tree or shrub on private property not maintained by the property owner with advance written notice. The Village shall have the right to trim any tree or shrub within the right-of-way within the 25-foot corner clearance of a street intersection when it interferes with visibility of any traffic control device or sign, or interferes with any public utility wires or equipment necessary to serve police or fire communication systems or street lighting or traffic control systems, such trimming to be confined to the area immediately above the right-of-way.

**Sec. 42-40. Covering surface near trees.**

No person shall place on public property any stone, brick, sand, concrete, mulch, compost or other material at the base of any tree which will in any way or in such quantities that will impede the full and free passage of water, air or fertilizer to the roots of any trees, subject to the provisions of this article.

- a. Exceptions. The Village Manager may grant written permission to place materials at the base of any tree for purposes of a memorial or recognition.

**Sec. 42-41. Protection of trees.**

No person shall break, injure, mutilate, kill or destroy any tree or shrub, or set any fire, or permit any fire, or the heat thereof, to injure any portion of any tree. No toxic chemicals or other injurious materials shall be allowed to seep, drain or be emptied on, near or about any tree; provided, however, that this shall not prohibit the use of Village-approved chemical control of trees and brush growth. No electric wires or installation, or any other lines or wires, shall be attached to any tree in any manner that shall cause damage thereto. All persons having under their care, custody or control facilities which may interfere with the trimming or removal of any tree subject to this article shall, after notice thereof by the Village, promptly abate such interference in such a manner as shall permit the trimming or removal of any tree by the Village.

**Sec. 42-42. Planting and removal.**

The planting and/or removal of trees and shrubs in the public right-of-way, parkways, parks, and other public areas of the Village may be done by order of the Village Manager or Superintendent. Planting and/or removal of trees may not occur on public property and/or in the right-of-way without a signed permit from the Village Manager or Superintendent. The Village Manager and Superintendent reserve the right to deny planting of a tree in the public right-of-way.

**Sec. 42-43. Assessments.**

Planting or removal of trees in the public right-of-way, completed by the Village, shall be deemed to be a public improvement. The cost thereof may be paid, in whole or in part, by levying and collecting special assessments upon property especially benefited thereby, in accordance with the provisions of Chapter 32, Special Assessments.

**Sec. 42-44. Planting location.**

The Village Manager and Superintendent reserve the right to approve or deny planting locations on public property and/or in the public right-of-way. No tree shall be planted in planting strips between the curb and sidewalk that are less than six feet in width unless it is a replacement planting deemed appropriate for placement by the Village; trees on private property adjacent to the sidewalk shall be planted not less than six feet therefrom. No trees shall be planted nearer to the intersection of any two or more streets closer than twenty-five (25) feet from the point of intersection of two right-of-way lines. Any proposed planting site shall maintain a clearance of at least fifteen (15) feet from the lateral sewer service running from a building to the main, from the water service line running from a building to the main, or from a fire hydrant. The Village Manager or Superintendent may shorten this clearance if deemed appropriate and unlikely to cause an interference.

**Sec. 42-45. Tree Permit.**

A tree permit is required for tree-related activities on public land or in the right-of way. Tree permit forms are available at the Village office and shall be completed and returned to the Village Manager at least five (5) business days prior to the proposed activity. The Village reserves the right to approve, deny, or require amendments to a tree permit submission. Permit requirements include:

- a. **Utility.** The Village Manager shall, upon request of any interested public utility, issue a permit, and shall annually thereafter renew such permit, granting permission to the public utility to chemically control and trim and keep trimmed all trees and shrubs intruding into the air spaces over, or growing within the confines of, the streets, alleys, parks, right-of-way and public places of the Village in such a manner as shall keep the overhead lines or equipment of such public utilities safe and accessible, and clear of all tree growth which endangers or may endanger said overhead lines or

equipment and the public health and safety. Such chemical control and trimming shall be done in accordance with approved practices and under the general direction of the Superintendent. The permit, as provided for in this section, shall require reasonable prior notice to the Village before any work is commenced thereunder; provided, however, that in the event of any emergency requiring immediate maintenance work on the overhead lines of such public utility, prior notice of commencing work under such permit shall not be required. The term "emergency," as used in this section, shall be defined to mean the occurrence or happening of an event which could not be expected or prevented by the exercise of reasonable care and foresight and which endangers or may endanger the overhead lines of the public utilities and the public health and safety.

- b. **Planting.** A tree permit is required for all trees proposed to be planted on public land or in the right-of-way.
- c. **Removal.** A tree permit is required for all trees proposed to be removed on public land or in the right-of-way.
- d. **Significant Pruning.** A tree permit is required for all significant pruning proposed for trees on public land or in the right-of-way. Significant pruning includes:
  - i. Pruning that requires the removal of large overhead branches that may interfere with public safety or utilities,
  - ii. Pruning that incorporates the removal of more than 30% of the tree mass, or
  - iii. Pruning that requires professional expertise due to the complex nature of the pruning.
- e. **Routine Maintenance and Trimming.** A permit is not required for standard maintenance and trimming (42-39).

**Sec. 42-46. Removal of obstructing trees.**

The Village Manager is hereby authorized to direct the Department of Public Works to remove any trees or shrubs growing on any right-of-way, park or public place in the Village when such trees or shrubs are interfering with fire hydrants, sewers and water mains, visibility at street intersections, traffic control devices or construction affecting the public health and safety within the right-of-way.

**Sec. 42-47 Nuisance trees on public grounds.**

A tree of a genus and/or species classified by a state or federal agency as being a public nuisance, or a tree deemed to be a nuisance by the Village, shall not be planted on public property and/or in the right-of-way. The Village deems the following trees to be a nuisance for purposes of this section:

<b>Common Name</b>	<b>Botanical Name</b>
Ash	Fraxinus spp.
Boxelder	Acer negundo
Chinese Elm	Ulmus parvifolia
Cottonwood/Poplar/Aspen	Populus deltoides
Crabapple species	Malus spp.
Ginkgo (female)	Ginkgo biloba
Hawthorn species (with thorns)	Crataegus spp.
Mulberry species	Morus spp.
Pear species	Pyrus spp.
Russian Olive	Elaeagnus angustifolia
Siberian Elm	Ulmus pumila
Silver Maple	Acer saccharinum
Tree of Heaven	Ailanthus altissima
Walnut, White	Juglans cinerea
Walnut, Black	Juglans nigra
Willow species	Salix spp.

#### **Sec. 42-48 Recommended trees for planting**

Whenever a tree is to be planted in the right-of-way or on public property, consideration for tree diversity shall be maintained to promote a tree population resistant to species-specific diseases and insects. The village council recommends the following trees for planting, sourced from the Michigan Department of Natural Resources. Thoughtful consideration shall be given to tree growth rates, fruit production, and utility friendliness if a tree is to be planted along a roadway or sidewalk.

<b>Common Name</b>	<b>Botanical Name</b>	<b>Size Class</b>
Alaskan Cypress/Alaska Cedar	Chamaecyparis nootkatensis	Large
American Beech	Fagus grandifolia	Large
American Elm (DED Resistant Cultivars)	Ulmus americana x Hybrids	Large
American Holly	Ilex opaca	Medium
American Linden/Basswood	Tilia americana	Medium/Large cultivar dependent
American Plum	Prunus americana	Small/Medium
American Smoketree	Cotinus obovatus	Small
American Tamarack	Larix laricina	Medium
Bald cypress	Taxodium distichum	Large

Balsam Fir	<i>Abies balsamea</i>	Medium
Bitternut Hickory	<i>Carya cordiformis</i>	Large
Black Cherry	<i>Prunus serotina</i>	Large
Black Gum/Black Tupelo	<i>Nyssa sylvatica</i>	Medium
Black Spruce	<i>Picea mariana</i>	Medium
Black Willow	<i>Salix nigra</i>	Large
Bristlecone Pine	<i>Pinus aristata</i>	Small
Bur Oak	<i>Quercus macrocarpa</i>	Large
Canadian Plum	<i>Prunus nigra</i>	Small/Medium
Canadian Yew	<i>Taxus canadensis</i>	Small
Catalpa	<i>Catalpa</i> spp.	Large
Chinkapin Oak	<i>Quercus muehlenbergii</i>	Large
Common Larch	<i>Larix decidua</i>	Medium
Common Persimmon	<i>Diospyros virginiana</i>	Medium/Large
Corneliancherry Dogwood	<i>Cornus mas</i>	Small
Cucumbertree Magnolia	<i>Magnolia acuminata</i>	Large
Dawn Redwood	<i>Metasequoia glyptostroboides</i>	Large
Douglas Fir	<i>Pseudotsuga menziesii</i>	Medium
Eastern Hemlock	<i>Tsuga canadensis</i>	Medium
Eastern Redbud	<i>Cercis canadensis</i>	Small
Eastern Redcedar	<i>Juniperus virginiana</i>	Medium
Eastern White Pine	<i>Pinus strobus</i>	Large
European Beech	<i>Fagus sylvatica</i>	Large
European Hornbeam	<i>Carpinus betulus</i>	Small/Medium
Flowering Dogwood	<i>Cornus florida</i>	Small
Ginkgo (Male only)	<i>Ginkgo biloba</i>	Medium/Large
Hackberry	<i>Celtis occidentalis</i>	Medium/Large
Hawthorn (Thornless)	<i>Crataegus</i> spp. var. <i>inermis</i>	Small
Hinoki Falsecypress	<i>Chamaecyparis obtusa</i>	(Cultivar Dependent)
Hop-Hornbeam/Ironwood	<i>Ostrya virginiana</i>	Small/Medium
Hornbeam/Musclewood/Blue Beech	<i>Carpinus caroliniana</i>	Small/Medium
Jack Pine	<i>Pinus banksiana</i>	Small/Medium
Katsura	<i>Cercidiphyllum japonicum</i>	Medium/Large
Kentucky Coffeetree	<i>Gymnocladus dioicus</i>	Large
Kousa Dogwood	<i>Cornus kousa</i>	Small
Littleleaf Linden	<i>Tilia cordata</i>	Medium/Large cultivar dependent
London Planetree	<i>Platanus x acerifolia</i>	Large

Mugo Pine/ Swiss Mountain Pine	<i>Pinus mugo</i>	Small
Nannyberry	<i>Viburnum lentago</i>	Small
Northern Red Oak	<i>Quercus rubra</i>	Large
Norway Spruce	<i>Picea abies</i>	Medium/Large
Ohio Buckeye	<i>Aesculus glabra</i>	Large
Ornamental Cherries	<i>Prunus</i> spp.	Cultivar Dependent
Osage Orange (Thornless)	<i>Maclura pomifera</i> var. <i>inermis</i>	Medium/Large
Pagoda Dogwood/Alternate-leafed Dogwood	<i>Cornus alternifolia</i>	Small
Paper Birch	<i>Betula papyrifera</i>	Medium
Pawpaw	<i>Asimina triloba</i>	Small/Medium
Persian Parrotia	<i>Parrotia persica</i>	Medium
Pignut Hickory	<i>Carya glabra</i>	Large
Pin Oak	<i>Quercus palustris</i>	Large
Red Horsechestnut	<i>Aesculus</i> X <i>Carnea</i>	Medium
Red Pine	<i>Pinus resinosa</i>	Large
River Birch	<i>Betula nigra</i>	Medium
Sargent Cherry	<i>Prunus sargentii</i>	Medium
Sassafras	<i>Sassafras albidum</i>	Medium/Large
Saucer Magnolia	<i>Magnolia</i> x <i>soulangiana</i>	Medium
Serviceberry/Juneberry/Sugar Plum	<i>Amelanchier</i> spp.	Small
Shagbark Hickory	<i>Carya ovata</i>	Large
Shingle Oak	<i>Quercus imbricaria</i>	Large
Shumard Oak/Swamp Red Oak	<i>Quercus shumardii</i>	Large
Siberian Spruce	<i>Picea omorika</i>	Medium
Silver Linden	<i>Tilia tomentosa</i>	Large
Sourwood	<i>Oxydendrum arboreum</i>	Medium
Star Magnolia	<i>Magnolia stellata</i>	Small/Medium
Swamp White Oak	<i>Quercus bicolor</i>	Large
Sweetgum	<i>Liquidambar styraciflua</i>	Medium
Sycamore	<i>Platanus occidentalis</i>	Large
Thornless Honeylocust	<i>Gleditsia triacanthos</i> var. <i>Inermis</i>	Medium/Large
Tulip Tree	<i>Liriodendron tulipifera</i>	Large
Turkish Filbert/Turkish Hazel	<i>Corylus colurna</i>	Medium
White Cedar/Arborvitae	<i>Thuja occidentalis</i>	(Cultivar Dependent)

White Fir	<i>Abies concolor</i>	Medium
White Oak	<i>Quercus alba</i>	Large
White Spruce	<i>Picea glauca</i>	Medium
White Willow	<i>Salix alba</i>	Large
Yellowwood	<i>Cladrastis kentukea</i>	Medium
Zelkova	<i>Zelkova serrata</i>	Medium

**Secs. 42-49—42-52. reserved.**

### **DIVISION 3. NUISANCE TREES ON PRIVATE PROPERTY**

#### **Sec. 42-53. Infected trees declared nuisance.**

Trees or parts thereof in a dead or dying condition that are hazardous so as to be injurious to the public, or that may also serve as breeding places for infectious diseases or harmful insects, are hereby declared to be public nuisances, and it shall be unlawful for the person owning property whereon the same is situated to possess or keep the same.

#### **Sec. 42-54. Manager to enforce.**

The Village Manager is charged with enforcement of this division. If it comes to the Village Manager's attention that there are one or more trees on a property that may constitute a nuisance under section 42-53, the Village Manager shall notify the property owner of such preliminary determination and provide the property owner an opportunity to schedule a meeting at the property with the Village Manager to discuss the nuisance determination and inspect the tree(s) together. Such notice shall be by way of certified mail or by hand delivery. Such notice is not required if an emergency situation exists as reasonably determined by the Village Manager. If the property owner declines the meeting or fails to respond to such notice within 30 days, the Village Manager and any persons deemed necessary by the Village Manager may enter upon private property at all reasonable hours for purposes of inspecting trees thereon, and may remove such specimens as are required for purposes of analysis to determine whether or not the same are infected. If entry is refused or no response from the property owner is received, and if it is determined by the Village Manager that it is feasible to delay entry, the Village shall obtain an administrative search warrant from the court authorizing such entry. It shall be unlawful for any person to prevent the Village Manager entering onto private property for purposes of carrying out their duties hereunder, or to interfere with such Village Manager in the lawful performance of their duties under the provisions of this division.

#### **Sec. 42-55. Corrective action.**

If any trees on private property are found to be infected, infested or otherwise hazardous to the public, the Village Manager shall give to the owner of the premises where such trees are situated written notice of the existence of the condition, and require corrective action including, but not limited to, complete removal to be under the direction and supervision of the Village Manager. Such notice shall be by way of certified mail or hand delivery. Such notice shall also notify the owner of such premises that unless corrective measures are taken in compliance with the terms thereof within ten days of the notice, the Village may proceed with the removal of such tree(s), and assess the cost thereof against the property in accordance with Chapter 32, special assessments. The notice herein required shall be given as prescribed in Section 32-3. However, such notice and opportunity to take corrective measures are not required if an emergency situation exists as reasonably determined by the Village Manager.

**Sec. 42-56. Appeals.**

Should a property owner dispute a determination that the tree(s) identified by the Village Manager constitute a nuisance under this division, the property owner may provide a written notice of the dispute to the Village Manager who shall place the item on the next available Village council agenda. At the Village council meeting, the property owner will be afforded an opportunity to be heard and provide whatever materials the property owner wishes. The Village council shall then make a determination whether a nuisance under this division exists and, if so, may determine the terms, conditions and timelines of such removal as it deems appropriate. Notwithstanding the foregoing, if an emergency condition exists such that removal of the tree must be done for the protection, health, safety and welfare of the public or other property before such appeal could be completed, the Village Manager is not required to wait for such an appeal to occur before removing the tree(s).

**Sec. 42-57. Court action.**

If it is determined by the Village Manager that a tree constitutes a nuisance, but it is not deemed to be an emergency matter such that it is feasible to proceed against the property owner for an ordinance violation of this division for having a nuisance tree and failing to take corrective action, the Village shall obtain a court order permitting the Village to remove said tree(s).

**DIVISION 4. FEES**

**Sec 42-58. Fees**

A fee schedule shall be set by the Village Council for the tree permit, noncompliance, and removal of prohibited trees or plantings. The fee schedule shall be adopted by the Village Council annually in the Village of Cass City Financial Budget.

**Secs. 42-59—42-70. Reserved.**

**Section 2. 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 3. 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 4. Effective Date.**

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

A MOTION TO CONDUCT THE **SECOND READING AND ADOPT** ORDINANCE# 214,  
TO AMEND THE CASS CITY MUNICIPAL CODE, CHAPTER 42, VEGETATION, ARTICLE  
II, TREES AND SHRUBS IN PUBLIC AREAS

**Was offered by Trustee Benkelman, and supported by Trustee Goka.**

Ayes: Benkelman, Goka, Kirn, Oslund, Piaskowski, Nays: None, Excused: Dorland, Griesing

Motion Approved

This Ordinance is hereby declared to have **THE SECOND READING AND BEEN ADOPTED** by the Village of Cass City Council at a meeting thereof duly called and held on the 26 day of January, 2026 and ordered to be given effect immediately upon its adoption.

***Robert Piaskowski***

Village President

***Nanette Walsh***

Village Clerk

**VILLAGE OF CASS CITY**  
**PROPOSED ORDINANCE NO. 215**

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

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

Chapter 46, Zoning

Article III, Zoning District Regulations

Division 5, Multiple-family Residential District,

Division 7, Office Service District,

Division 8, Community Business, and

Division 10, Light Industrial District

by approving the rezoning proposals from the Village of Cass City Planning Commission for thirty-three parcels of property further identified as follows:

Division 5, Multiple-family Residential District (RC)

**6290 Church St. – 035-500-170-0150-00,**

Legal Description: ELK-C T14N R11E N 8 RDS OF LOTS 1 & 2 BLK 1 CAMPBELL'S  
ADD VILL OF CASS CITY.

Rezone from Multiple-family Residential, RC to Single-family Residential, RA-1

**6240 Hill St. – 035-500-304-0100-00,**

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

Rezone from Multiple-family Residential, RC to Office Service, OS-1

Division 7, Office Service District (OS-1)

**6275 W. Main St. – 035-500-170-0300-00,**

Legal Description: ELK-C T14N R11E S 1/2 OF LOT 3 BLK 1 CAMPBELL'S ADD VILL  
OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6285 Main St. – 035-500-170-0200-00,**

Legal Description: ELK-C T14N R11E LOT 2 EX COM AT NW COR OF LOT 2, TH E 4 RDS, TH S 8 RDS, TH W 4 RDS, TH N 8 RDS TO POB BLK 1. CAMPBELL'S ADD VILL OF CASS CITY..

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6293 W. Main St. – 035-500-170-0100-00,**

Legal Description: ELK-C T14N R11E S 10 RDS OF LOT 1 BLK 1 CAMPBELL'S ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6305 W. Main St. – 035-500-256-0400-00,**

Legal Description: ELK-C T14N R11E LOT 4 BLK 6 JESSE FOX SECOND ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6315 W. Main St. – 035-500-256-0300-00,**

Legal Description: ELK-C T14N R11E LOT 3 BLK 6 JESSE FOX SECOND ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6325 W. Main St. – 035-500-256-0200-00,**

Legal Description: ELK-C T14N R11E LOT 2 BLK 6 JESSE FOX SECOND ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**4509 Downing St. – 035-500-256-0100-00,**

Legal Description: ELK-C T14N R11E LOT 1 BLK 6 JESSE FOX SECOND ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6306 W. Main St. – 035-500-650-0900-00,**

Legal Description: ELK-C T14N R11E LOT 9 WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6314 W. Main St. – 035-500-650-0800-00,**

Legal Description: ELK-C T14N R11E LOT 8 WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6328 W. Main St. – 035-500-650-0700-00,**

Legal Description: ELK-C T14N R11E LOT 7 WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6338 W. Main St. – 035-500-650-0600-00,**

Legal Description: ELK-C T14N R11E LOT 6 WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6850 W. Main St. – 035-500-650-0500-00,**

Legal Description: ELK-C T14N R11E LOT 5 WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Two-family Residential, RB

Division 8, Community Business (B-1)

**4469 West St. – 035-500-650-1000-00,**

Legal Description: ELK-C T14N R11E LOT 10 EX W 50 FT THEREOF. WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.

Rezone from Community Business, B-1 to Single-family Residential, RA-1

**4455 West St. – 035-500-650-1100-00,**

Legal Description: ELK-C T14N R11E LOT 11 EX W 50 FT THEREOF WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.

Rezone from Community Business, B-1 to Multiple-family Residential, RC

**6361 Pine St. – 035-500-650-1300-00,**

Legal Description: ELK-C T14N R11E LOT 13 WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.

Rezone from Community Business, B-1 to Single-family Residential, RA-1

**6369 Pine St. – 035-500-650-1200-00,**

Legal Description: ELK-C T14N R11E LOT 12 EX N 42 FT WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.

Rezone from Community Business, B-1 to Single-family Residential, RA-1

Division 10, Light Industrial (I-1)

**6274 W. Main St. – 035-033-000-8500-00,**

Legal Description: ELK-33 SEC 33 T14N R11E COM 12 RDS W & 3 RDS S OF NW COR OF NE 1/4 OF NE 1/4, TH W 4 RDS, TH S 9 RDS, TH E 4 RDS, TH N 9 RDS TO POB. VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**6292 W. Main St.– 035-033-000-7100-00,**

Legal Description: ELK-33-51A SEC 33 T14N R11E COM 4 RDS W OF NW COR OF LOT 9, WILSEY & MC PHAIL ADD, S 8 RDS, W 8 RDS N 8 RDS, E 8 RDS TO POB VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**4465 Brooker St. – 035-033-000-7000-00,**

Legal Description: ELK-33-51 SEC 33 T14N R11E COM AT PT 4 RDS W & 4 RDS N OF SW COR OF LOT 18 OF WILSEY & MC PHAIL'S ADD TH N 6 RDS, TH W 8 RDS, TH S 6 RDS, TH E 8 RDS TO POB VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**4455 Brooker St.– 035-033-000-3300-00,**

Legal Description: ELK-33-20 SEC 33 T14N R11E COM 4 RDS W OF SW COR OF LOT 18 WILSEY & MC PHAIL ADD, TH N 4 RDS, TH W 8 RDS, TH S 4 RDS, TH E 8 RDS TO POB. VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**6273 Pine St.– 035-033-000-3500-00,**

Legal Description: ELK-33-23 SEC 33 T14N R11E COM 8 RDS W OF NW COR OF INT OF BROOKER & PINE ST, N 9 RDS, W 4 RDS, S 9 RDS, E 4 RDS TO POB VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**6265 Pine St.– 035-033-000-2300-00,**

Legal Description: ELK-33-11C SEC 33 T14N R11E COM 12 RDS W OF NW COR OF INTERS OF BROOKER & PINE STS, TH N 9 RDS, TH W 4 RDS, TH S 9 RDS, TH E 4 RDS TO POB. .23 A. VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**6255 Pine St.– 035-033-000-1900-00,**

Legal Description: ELK-33-8 SEC 33 T14N R11E COM 16 RDS W OF NW COR OF INTERS OF BROOKER & PINE STS, TH N 9 RDS, TH W 4 RDS 9 FT, TH S 48.85 FT, TH W 14.75 FT, TH S 99.65 FT, TH E 5 RDS 7.25 FT TO POB. VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**6276 Pine St. – 035-033-000-7900-00,**

Legal Description: ELK-33-59A SEC 33 T14N R11E COM 12 RDS W OF NW COR OF LOT 5 BLK A KELLAND'S ADD, TH S 8 RDS, TH W 4 RDS, TH N 8 RDS, TH E 4 RDS TO POB. VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**6282 Pine St.– 035-033-000-0300-00,**

Legal Description: L 586 PG 120 ELK-33-0 SEC 33 T14N R11E COM 8 RDS W OF NW COR LOT 5 BLK A KELLANDS ADD S 10 RDS W 4 RDS N 10 RDS E 4 RDS TO POB VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**4445 Brooker St.– 035-033-000-3200-00,**

Legal Description: ELK-33-19 SEC 33 T14N R11E COM 4 RDS, W OF NW COR OF LOT 5 BLK A KELLANDS ADD S 10 RDS, W 4 RDS, N 10 RDS, E 4 RDS, TO POB VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**4417 Brooker St.– 035-033-000-7500-00,**

Legal Description: ELK-33-54A SEC 33 T14N R11E COM 4 RDS W OF NW COR OF LOT 6 BLK A KELLAND'S ADD TH W 8 RDS, TH S 4 RDS, TH E 8 RDS, N 4 RDS TO POB VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**4409 Brooker St.– 035-033-000-6200-00,**

Legal Description: ELK-33-43A SEC 33 T14N R11E COM AT A PT THAT IS 4 RDS W OF SW COR OF LOT 6 BLK A KELLAND'S ADD, TH N 4 RDS, TH W 8 RDS, TH S 4 RDS, TH E 8 RDS TO POB. VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**4401 Brooker St.– 035-033-000-5700-00,**

Legal Description: ELK-33-40 SEC 33 T14N R11E COM 4 RDS W OF SW COR, BLK A, KELLANDS ADD, S 53 1/2 FT, W TO R/W GT RR, NW'LY ALONG R/W TO PT DIRECTLY W OF BEG, E TO POB VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**4391 Brooker St.– 035-033-000-8700-00,**

Legal Description: ELK-33-68 SEC 33 T14N R11E COM 4 RDS W & 9 FT N OF SW COR OF LOT 8 BLK B KELLANDS ADD TH N 66 FT, W TO RR R/W, SE'LY ALONG RR TO PT W OF POB, E TO POB VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**4381 Brooker St.– 035-033-000-7200-00,**

Legal Description: ELK-33-52 SEC 33 T14N R11E COM 4 RDS W OF SW COR OF LOT 8 BLK B KELLAND'S ADD, S 12 RDS TO R/W OF GT RR, NWLY ALONG R/W TO A PT DIRECTLY W OF PLACE OF BEG, E TO POB VILL OF CASS CITY. ALSO COM 4 RDS W OF SW COR OF LOT 8 BLK B KELLAND'S ADD, TH N 9 FT, TH W TO RAILROAD R/W, TH SE'LY ALONG R/W TO A PT DIRECTLY W OF POB, TH E TO POB.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

Said parcels shall be rezoned from the current zoning classifications to those indicated and the Zoning Map shall be amended to reflect this change.

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

After publication, this ordinance shall be effective immediately.

At a Regular Meeting of the Village of Cass City Council on the 26th day of January, 2026,

**A MOTION TO INTRODUCE AND CONDUCT THE FIRST READING OF THE VILLAGE OF CASS CITY, MI PROPOSED ORDINANCE #215, “AN ORDINANCE TO AMEND VILLAGE OF CASS CITY MUNICIPAL CODE CHAPTER 46, ZONING ARTICLE III.”**

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

Ayes: Benkelman, Goka, Kirn, Oslund, Piaskowski, Nays: None, Excused: Dorland, Griesing

Motion Approved

This Proposed Ordinance# 215, “AN ORDINANCE TO AMEND VILLAGE OF CASS CITY MUNICIPAL CODE CHAPTER 46, ZONING ARTICLE III.” is hereby declared to have **INTRODUCED AND CONDUCTED THE FIRST READING** by the Village of Cass City Council at a meeting thereof duly called and held on the 26 day of January.

***Robert Piaskowski***

Village President

***Nanette Walsh***

Village Clerk

# **Village of Cass City**

## **Financial Statements**

**Month Ending 1/31/2026**

**8.49% of Fiscal Year**

REVENUE REPORT

PERIOD ENDING 01/31/2026

% Fiscal Year Completed: 8.49

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	MONTH 01/31/26 INCR (DECR)	ACTIVITY FOR MONTH 01/31/26 INCR (DECR)	YTD BALANCE 01/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDTG USED
Fund 101 - GENERAL FUND								
101-000-402.000	REAL PROPERTY TAXES	717,227.00	0.00	0.00	0.00	0.00	717,227.00	0.00
101-000-404.000	REAL PROPERTY TX-PA359 (PROMOTIONS)	43,200.00	0.00	0.00	0.00	0.00	43,200.00	0.00
101-000-405.000	SPECIAL ASSESSMENT REVENUES	73,336.00	0.00	0.00	0.00	0.00	73,336.00	0.00
101-000-410.000	PERSONAL PROPERTY TAXES	66,833.00	0.00	0.00	0.00	0.00	66,833.00	0.00
101-000-418.000	PER PROP TAX-PA 359 (PROMOTIONS)	4,800.00	0.00	0.00	0.00	0.00	4,800.00	0.00
101-000-445.000	PENALTIES & INTEREST TAXES	270.00	0.00	0.00	0.00	0.00	270.00	0.00
101-000-447.000	COLLECTION FEES TAXES	11,330.00	0.00	0.00	0.00	0.00	11,330.00	0.00
101-000-451.000	LIQUOR LICENSE FEES	2,060.00	0.00	0.00	0.00	0.00	2,060.00	0.00
101-000-543.000	STATE GRANT - RRC 302 FUNDS	1,257.00	0.00	0.00	0.00	0.00	1,257.00	0.00
101-000-544.000	STATE GRANT - RRC MARKETING/BRANDING	6,750.00	0.00	0.00	0.00	0.00	6,750.00	0.00
101-000-573.000	LOCAL COMM STABILIZATION SHARE (LCAS)	169,950.00	0.00	0.00	0.00	0.00	169,950.00	0.00
101-000-574.000	STATE SHARED REVENUE	268,149.00	0.00	0.00	0.00	0.00	268,149.00	0.00
101-000-575.000	STATE SHARED REV, EVIP	59,414.00	0.00	0.00	0.00	0.00	59,414.00	0.00
101-000-576.000	STATE SHARED REV, PUBLIC SAFETY	14,988.00	0.00	0.00	0.00	0.00	14,988.00	0.00
101-000-581.000	REVENUES, CCPS: SCHOOL.RESOURCE.OFFICER	72,100.00	2,637.68	2,637.68	2,637.68	0.00	69,462.32	3.66
101-000-582.000	REVENUES, MCOLES GRANT, CPE/TRAINING	6,000.00	0.00	0.00	0.00	0.00	6,000.00	0.00
101-000-607.000	CABLE FRANCHISE FEES	26,500.00	0.00	0.00	0.00	0.00	26,500.00	0.00
101-000-608.000	ZONING PERMIT FEES	5,150.00	0.00	0.00	0.00	0.00	5,150.00	0.00
101-000-609.000	RENTAL REGISTRATION FEES	1,030.00	0.00	0.00	0.00	0.00	1,030.00	0.00
101-000-625.000	MISCELLANEOUS REVENUES	2,884.00	100.00	100.00	100.00	0.00	2,784.00	3.47
101-000-640.000	REFUSE FEES	183,131.00	13,878.39	13,878.39	13,878.39	0.00	169,252.61	7.58
101-000-651.000	SWIMMING FEES	64,000.00	0.00	0.00	0.00	0.00	64,000.00	0.00
101-000-652.000	ARTS / CRAFTS FEES	24,000.00	0.00	0.00	0.00	0.00	24,000.00	0.00
101-000-653.000	OTHER RECREATION FEES	5,974.00	400.00	400.00	400.00	0.00	5,574.00	6.70
101-000-655.000	ORDINANCE FINES	1,545.00	183.78	183.78	183.78	0.00	1,361.22	11.90
101-000-662.000	REFUSE PENALTIES	3,749.00	280.70	280.70	280.70	0.00	3,468.30	7.49
101-000-664.000	INTEREST & DIVIDENDS	15,450.00	1,034.89	1,034.89	1,034.89	0.00	14,415.11	6.70
101-000-671.000	MISCELLANEOUS REIMBURSEMENT	5,150.00	365.00	365.00	365.00	0.00	4,785.00	7.09
101-000-674.000	POOL DONATIONS/SPONSORSHIPS	5,665.00	0.00	0.00	0.00	0.00	5,665.00	0.00
101-000-675.000	DONATIONS FROM PUBLIC & PRIVATE	15,000.00	0.00	0.00	0.00	0.00	15,000.00	0.00
101-000-678.000	DONATIONS, MUSIC IN THE PARK	2,575.00	300.00	300.00	300.00	0.00	2,275.00	11.65
101-000-699.000	TRANSFERS IN, ADMIN CHRG	218,165.00	0.00	0.00	0.00	0.00	218,165.00	0.00
101-000-699.100	TRANSFER IN FROM FUND BALANCE	121,135.00	0.00	0.00	0.00	0.00	121,135.00	0.00
Fund 101 - GENERAL FUND:		2,218,767.00	19,180.44	19,180.44	19,180.44	0.00	2,199,586.56	0.86
TOTAL REVENUES								

EXPENDITURE REPORT  
 PERIOD ENDING 01/31/2026  
 % Fiscal Year Completed: 8.49

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 01/31/26 INCR (DECR)	YTD BALANCE 01/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDTG USED
Fund 101 - GENERAL FUND							
101 - COUNCIL		14,400.00	0.00	0.00	0.00	14,400.00	0.00
172 - ADMINISTRATIVE		173,695.00	14,384.23	14,384.23	0.00	159,310.77	8.28
215 - CLERK STAFF		216,065.00	19,007.84	19,007.84	0.00	197,057.16	8.80
223 - FINANCE		32,400.00	0.00	0.00	0.00	32,400.00	0.00
261 - GENERAL GOVERNMENT		125,931.00	5,650.22	5,650.22	0.00	120,280.78	4.49
262 - ELECTIONS		110.00	0.00	0.00	0.00	110.00	0.00
265 - BUILDINGS & GROUNDS		49,903.00	2,608.20	2,608.20	0.00	47,294.80	5.23
291 - COMMUNITY PROMOTION (PA 359)		44,353.00	6,769.98	6,769.98	0.00	37,583.02	15.26
301 - POLICE DEPARTMENT		729,436.00	57,025.05	57,025.05	0.00	672,410.95	7.82
315 - CRIME & SAFETY		18,000.00	0.00	0.00	0.00	18,000.00	0.00
441 - PUBLIC WORKS		104,910.00	869.21	869.21	0.00	104,040.79	0.83
520 - SOLID WASTE DISPOSAL		183,131.00	13,711.69	13,711.69	0.00	169,419.31	7.49
722 - PLANNING AND ZONING		73,988.00	3,986.70	3,986.70	0.00	70,001.30	5.39
752 - SWIMMING POOL		129,064.00	5.00	5.00	0.00	129,059.00	0.00
754 - PARKS DEPARTMENT		282,970.00	10,379.57	10,379.57	0.00	272,590.43	3.67
758 - RECREATION / DAYCAMP		26,873.00	5.00	5.00	0.00	26,868.00	0.02
Fund 101 - GENERAL FUND:							
TOTAL EXPENDITURES		2,218,729.00	134,402.69	134,402.69	0.00	2,084,326.31	6.06

User: NAN

PERIOD ENDING 01/31/2026

DB: Cass City

% Fiscal Year Completed: 8.49

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 01/31/26 INCR (DECR)	YTD BALANCE 01/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDTG USED
Fund 202 - MAJOR STREET							
202-000-402.000	MJ ST REAL PROPERTY TAXES	29,848.00	0.00	0.00	0.00	29,848.00	0.00
202-000-410.000	MJ ST PERSONAL PROPERTY TAXES	2,649.00	0.00	0.00	0.00	2,649.00	0.00
202-000-553.000	MJ ST GAS & WEIGHT	334,608.00	0.00	0.00	0.00	334,608.00	0.00
202-000-573.000	LOCAL COMM STABILIZATION SHARE (LCAS)	7,593.00	0.00	0.00	0.00	7,593.00	0.00
202-000-607.000	PA 48 METRO ACT, TELECOM RT OF WAY	15,077.00	0.00	0.00	0.00	15,077.00	0.00
202-000-664.000	INTEREST & DIVIDENDS	7,498.00	1,668.59	1,668.59	0.00	5,829.41	22.25
202-000-671.000	MJ ST MISC. REIMBURSEMENT	7,177.00	0.00	0.00	0.00	7,177.00	0.00
202-000-676.000	TRUNK LINE MAINTENANCE CONTRACT	53,123.00	0.00	0.00	0.00	53,123.00	0.00
202-000-690.000	MJ ST 1.5 MILLS CO. BRIDGE TAX	34,630.00	0.00	0.00	0.00	34,630.00	0.00
Fund 202 - MAJOR STREET:							
TOTAL REVENUES		492,203.00	1,668.59	1,668.59	0.00	490,534.41	0.34

EXPENDITURE REPORT  
 PERIOD ENDING 01/31/2026  
 % Fiscal Year Completed: 8.49

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 01/31/26 INCR (DECR)	YTD BALANCE 01/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDTG USED
Fund 202 - MAJOR STREET							
463 - STREET MAINTENANCE		209,748.00	2,150.41	2,150.41	0.00	207,597.59	1.03
470 - R. O. W. MAINTENANCE		31,952.00	0.00	0.00	0.00	31,952.00	0.00
474 - SIGNS		8,074.00	0.00	0.00	0.00	8,074.00	0.00
478 - SNOW		107,885.00	20,697.90	20,697.90	0.00	87,187.10	19.19
486 - TRUNKLINE MAINTENANCE		7,141.00	0.00	0.00	0.00	7,141.00	0.00
488 - TRUNKLINE SWEEPING/FLUSHING		13,161.00	285.63	285.63	0.00	12,875.37	2.17
493 - STATE MONUMENT PROPERTY T.L.		1,362.00	0.00	0.00	0.00	1,362.00	0.00
494 - TRUNKLINE UTILITIES		12,669.00	0.00	0.00	0.00	12,669.00	0.00
497 - TRUNKLINE SNOW REMOVAL		46,047.00	14,290.15	14,290.15	0.00	31,756.85	31.03
502 - TRUNKLINE FRINGE BENEFITS		9,037.00	2,706.01	2,706.01	0.00	6,330.99	29.94
- 55 -							
Fund 202 - MAJOR STREET:		447,076.00	40,130.10	40,130.10	0.00	406,945.90	8.98
TOTAL EXPENDITURES							

PERIOD ENDING 01/31/2026

% Fiscal Year Completed: 8.49

User: NAN

DB: Cass City

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 01/31/26 INCR (DECR)	YTD BALANCE 01/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDTG USED
Fund 203 - LOCAL STREET							
203-000-402.000	REAL PROPERTY TAXES	257,679.00	0.00	0.00	0.00	257,679.00	0.00
203-000-410.000	PERSONAL PROPERTY TAXES	27,049.00	0.00	0.00	0.00	27,049.00	0.00
203-000-553.000	GAS & WEIGHT	123,480.00	0.00	0.00	0.00	123,480.00	0.00
203-000-573.000	LOCAL COMM STABILIZATION SHARE (LCAS)	68,387.00	0.00	0.00	0.00	68,387.00	0.00
203-000-664.000	INTEREST & DIVIDENDS	10,712.00	1,296.28	1,296.28	0.00	9,415.72	12.10
203-000-671.000	MISC REIMBURSEMENTS	2,808.00	0.00	0.00	0.00	2,808.00	0.00
203-000-690.000	1.5 MILLS CO. BRIDGE TAX	57,825.00	0.00	0.00	0.00	57,825.00	0.00
203-000-699.000	TRANSFER FROM FUND BALANCE	220,000.00	0.00	0.00	0.00	220,000.00	0.00

Fund 203 - LOCAL STREET:

TOTAL REVENUES 767,940.00 1,296.28 1,296.28 0.00 766,643.72 0.17

EXPENDITURE REPORT

PERIOD ENDING 01/31/2026

% Fiscal Year Completed: 8.49

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	MONTH 01/31/26 INCR (DECR)	ACTIVITY FOR	YTD BALANCE	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDTG USED
				01/31/2026	01/31/2026			
				NORM (ABNORM)	NORM (ABNORM)			
Fund 203 - LOCAL STREET								
463	- STREET MAINTENANCE	520,635.00	9,197.65	9,197.65	9,197.65	0.00	511,437.35	1.77
470	- R. O. W. MAINTENANCE	63,622.00	0.00	0.00	0.00	0.00	63,622.00	0.00
474	- SIGNS	9,270.00	0.00	0.00	0.00	0.00	9,270.00	0.00
478	- SNOW	71,092.00	16,958.31	16,958.31	16,958.31	0.00	54,133.69	23.85
494	- TRUNKLINE UTILITIES	92,028.00	0.00	0.00	0.00	0.00	92,028.00	0.00

Fund 203 - LOCAL STREET:

TOTAL EXPENDITURES	756,647.00	26,155.96	26,155.96	26,155.96	0.00	0.00	730,491.04	3.46
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REVENUE REPORT

PERIOD ENDING 01/31/2026

% Fiscal Year Completed: 8.49

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 01/31/26 INCR (DECR)	YTD BALANCE 01/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDTG USED
Fund 244 - ECONOMIC DEVELOPMENT							
244-000-664.000	INTEREST & DIVIDENDS	500.00	29.16	29.16	0.00	470.84	5.83
244-000-692.000	CONTRIBUTION FROM GENERAL FUND	13,500.00	0.00	0.00	0.00	13,500.00	0.00

Fund 244 - ECONOMIC DEVELOPMENT:

TOTAL REVENUES	14,000.00	29.16	29.16	0.00	0.00	13,970.84	0.21
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GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 01/31/26 INCR (DECR)	YTD BALANCE 01/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDTG USED
Fund 244 - ECONOMIC DEVELOPMENT							
001 - ADMINISTRATION		14,000.00	1,125.18	1,125.18	0.00	12,874.82	8.04

Fund 244 - ECONOMIC DEVELOPMENT:

TOTAL EXPENDITURES

14,000.00	1,125.18	1,125.18	0.00	12,874.82	8.04
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PERIOD ENDING 01/31/2026

% Fiscal Year Completed: 8.49

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 01/31/26 INCR (DECR)	YTD BALANCE 01/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDTG USED
Fund 248 - D.D.A.							
248-000-402.000	CAPTURED TAXES	33,057.00	0.00	0.00	0.00	33,057.00	0.00
248-000-403.000	CAPTURE TOWNSHIP TAXES	5,750.00	0.00	0.00	0.00	5,750.00	0.00
248-000-404.000	CAPTURE COUNTY TAXES	13,141.00	0.00	0.00	0.00	13,141.00	0.00
248-000-664.000	INTEREST & DIVIDENDS	750.00	133.32	133.32	0.00	616.68	17.78

Fund 248 - D.D.A.:

TOTAL REVENUES 52,698.00 133.32 133.32 0.00 52,564.68 0.25

EXPENDITURE REPORT

PERIOD ENDING 01/31/2026  
 % Fiscal Year Completed: 8.49

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 01/31/26 INCR (DECR)	YTD BALANCE 01/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
Fund 248 - D.D.A.							
001	ADMINISTRATION	46,404.00	2,923.12	2,923.12	0.00	43,480.88	6.30
008	DDA DEBT SERVICE	6,294.00	524.41	524.41	0.00	5,769.59	8.33
Fund 248 - D.D.A.:							
TOTAL EXPENDITURES		52,698.00	3,447.53	3,447.53	0.00	49,250.47	6.54

PERIOD ENDING 01/31/2026

% Fiscal Year Completed: 8.49

ACTIVITY FOR  
MONTH 01/31/26  
INCR (DECR)

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	YTD BALANCE 01/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BGD USED
Fund 402 - CAPITAL PROJECTS: WWTP UPGRADE PROJECT						
402-000-501.000	USDA/RD FEDERAL GRANT	8,294,300.00	0.00	0.00	8,294,300.00	0.00
402-000-502.000	USDA/RD LOAN PROCEEDS	6,981,529.00	1,619,472.64	0.00	5,362,056.36	23.20
402-000-664.000	INTEREST & DIVIDENDS	2,500.00	330.47	0.00	2,169.53	13.22

Fund 402 - CAPITAL PROJECTS: WWTP UPGRADE PROJECT:

TOTAL REVENUES 15,278,329.00 1,619,803.11 1,619,803.11 0.00 13,658,525.89 10.60

EXPENDITURE REPORT

PERIOD ENDING 01/31/2026

% Fiscal Year Completed: 8.49

ACTIVITY FOR  
 MONTH 01/31/26  
 2026  
 AMENDED BUDGET INCR (DECR) YTD BALANCE  
 01/31/2026

ENCUMBERED YEAR-TO-DATE UNENCUMBERED BALANCE % BDOT USED

Fund 402 - CAPITAL PROJECTS: WWTP UPGRADE PROJECT  
 001 - ADMINISTRATION

15,278,329.00 393,065.54 393,065.54 0.00 14,885,263.46 2.57

Fund 402 - CAPITAL PROJECTS: WWTP UPGRADE PROJECT:

TOTAL EXPENDITURES

15,278,329.00 393,065.54 393,065.54 0.00 14,885,263.46 2.57

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 01/31/26 INCR (DECR)	YTD BALANCE 01/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDT USED
Fund 408 - WATER RECREATION FUND							
408-000-675.000	DONATIONS, SPLASH PARK PROJECT	500.00	0.00	0.00	0.00	500.00	0.00
<hr/>							
Fund 408 - WATER RECREATION FUND:		500.00	0.00	0.00	0.00	500.00	0.00
TOTAL REVENUES							

EXPENDITURE REPORT

PERIOD ENDING 01/31/2026  
 % Fiscal Year Completed: 8.49

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 01/31/26 INCR (DECR)	YTD BALANCE 01/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDCGT USED
Fund 408 - WATER RECREATION FUND		500.00	0.00	0.00	0.00	500.00	0.00
001 - ADMINISTRATION							

Fund 408 - WATER RECREATION FUND:

TOTAL EXPENDITURES

500.00 0.00 0.00 0.00 500.00 0.00

PERIOD ENDING 01/31/2026

% Fiscal Year Completed: 8.49

ACTIVITY FOR MONTH 01/31/26

2026

AMENDED BUDGET

YTD BALANCE 01/31/2026

ENCUMBERED YEAR-TO-DATE

UNENCUMBERED BALANCE

% BDDT USED

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 01/31/26 INCR (DECR)	YTD BALANCE 01/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDDT USED
Fund 590 - WASTEWATER TREATMENT							
590-000-609.000	SEWER MISC REVENUES	29,790.00	1,440.00	1,440.00	0.00	28,350.00	4.83
590-000-628.000	SEWER OMR FEES	580,133.00	37,146.16	37,146.16	0.00	542,986.84	6.40
590-000-629.000	SEWER USAGE FEES PER 1K GALLONS	626,959.00	46,876.53	46,876.53	0.00	580,082.47	7.48
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	16,068.00	1,188.02	1,188.02	0.00	14,879.98	7.39
590-000-664.000	INTEREST & DIVIDENDS	15,500.00	3,059.29	3,059.29	0.00	12,440.71	19.74

Fund 590 - WASTEWATER TREATMENT:

TOTAL REVENUES 1,269,450.00 89,710.00 89,710.00 0.00 1,179,740.00 7.07

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 01/31/26 INCR (DECR)	YTD BALANCE 01/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDTG USED
Fund 590 - WASTEWATER TREATMENT							
001 - ADMINISTRATION		248,571.00	10,451.78	10,451.78	0.00	238,119.22	4.20
002 - TREATMENT AND PUMPING		464,049.00	25,942.95	25,942.95	751.45	437,354.60	5.75
003 - COLLECTIONS		131,289.00	787.89	787.89	0.00	130,501.11	0.60
004 - MAINTENANCE		199,253.00	13,014.83	13,014.83	0.00	186,238.17	6.53
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Fund 590 - WASTEWATER TREATMENT:		1,043,162.00	50,197.45	50,197.45	751.45	992,213.10	4.88
<hr/>							
TOTAL EXPENDITURES							

PERIOD ENDING 01/31/2026

% Fiscal Year Completed: 8.49

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 01/31/26 INCR (DECR)	YTD BALANCE 01/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDT USED
Fund 591 - WATER SYSTEM							
591-000-628.000	WATER OMR FEES	425,334.00	32,138.97	32,138.97	0.00	393,195.03	7.56
591-000-629.000	WATER USAGE FEES PER 1000 GALLONS	443,156.00	32,987.45	32,987.45	0.00	410,168.55	7.44
591-000-636.000	CONNECTIONS	2,000.00	0.00	0.00	0.00	2,000.00	0.00
591-000-646.000	BULK WATER SALES REVENUE	2,400.00	0.00	0.00	0.00	2,400.00	0.00
591-000-662.000	SERVICE PENALTIES	10,300.00	793.26	793.26	0.00	9,506.74	7.70
591-000-664.000	INTEREST & DIVIDENDS	20,000.00	3,816.63	3,816.63	0.00	16,183.37	19.08
591-000-665.000	BUILDING LEASE REVENUES	56,799.00	0.00	0.00	0.00	56,799.00	0.00
591-000-671.000	MISC. REIMBURSEMENTS	6,000.00	0.00	0.00	0.00	6,000.00	0.00
591-000-698.000	PROCEEDS FROM INSTALLMENT PURCHASE LOAN	152,000.00	0.00	0.00	0.00	152,000.00	0.00
591-000-699.000	TRANSFERS FROM FUND BALANCE	385,000.00	0.00	0.00	0.00	385,000.00	0.00
Fund 591 - WATER SYSTEM:		1,502,989.00	69,736.31	69,736.31	0.00	1,433,252.69	4.64
TOTAL REVENUES							

EXPENDITURE REPORT

PERIOD ENDING 01/31/2026  
 % Fiscal Year Completed: 8.49

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 01/31/26 INCR (DECR)	YTD BALANCE 01/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDCGT USED
Fund 591 - WATER SYSTEM							
001 - ADMINISTRATION		222,619.00	11,361.81	11,361.81	0.00	211,257.19	5.10
002 - TREATMENT AND PUMPING		430,213.00	3,457.25	3,457.25	0.00	426,755.75	0.80
003 - COLLECTIONS		827,223.00	2,779.23	2,779.23	0.00	824,443.77	0.34
004 - MAINTENANCE		22,549.00	0.00	0.00	0.00	22,549.00	0.00

Fund 591 - WATER SYSTEM:

TOTAL EXPENDITURES		1,502,604.00	17,598.29	17,598.29	0.00	1,485,005.71	1.17
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PERIOD ENDING 01/31/2026

% Fiscal Year Completed: 8.49

ACTIVITY FOR  
 MONTH 01/31/26  
 INCR (DECR)

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	YTD BALANCE 01/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDTG USED
<b>Fund 651 - MOTOR VEHICLE &amp; EQUIPMENT</b>						
651-000-654.000	DPW CONTRACTING REVENUES	1,655.00	0.00	0.00	1,655.00	0.00
651-000-664.000	INTEREST & DIVIDENDS	10,712.00	1,134.63	0.00	9,577.37	10.59
651-000-670.000	INTERDEPARTMENT RENTALS	466,743.00	44,793.52	0.00	421,949.48	9.60
651-000-671.000	MISC REIMBURSEMENTS	428.00	0.00	0.00	428.00	0.00
651-000-673.000	SALE OF ASSETS	5,000.00	0.00	0.00	5,000.00	0.00

**Fund 651 - MOTOR VEHICLE & EQUIPMENT:**

TOTAL REVENUES	484,538.00	45,928.15	45,928.15	0.00	438,609.85	9.48
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**TOTAL REVENUES - ALL FUNDS**

TOTAL REVENUES - ALL FUNDS	22,081,414.00	1,847,485.36	1,847,485.36	0.00	20,233,928.64	8.37
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EXPENDITURE REPORT

PERIOD ENDING 01/31/2026  
 % Fiscal Year Completed: 8.49

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 01/31/26 INCR (DECR)	YTD BALANCE 01/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDDT USED
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Fund 651 - MOTOR VEHICLE & EQUIPMENT  
 001 - ADMINISTRATION

422,303.00	5,180.74	5,180.74	4,000.00	413,122.26	2.17
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Fund 651 - MOTOR VEHICLE & EQUIPMENT:

TOTAL EXPENDITURES

422,303.00	5,180.74	5,180.74	4,000.00	413,122.26	2.17
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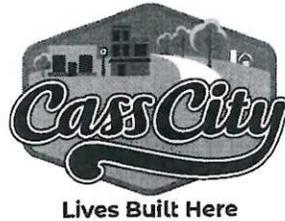
TOTAL EXPENDITURES - ALL FUNDS

21,736,048.00	671,303.48	671,303.48	4,751.45	21,059,993.07	3.11
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GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 01/31/26 INCR (DECR)	YTD BALANCE 01/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDDT USED
Fund 101 - GENERAL FUND							
Fund 101 - GENERAL FUND:							
TOTAL REVENUES		2,218,767.00	19,180.44	19,180.44	0.00	2,199,586.56	0.86
TOTAL EXPENDITURES		2,218,729.00	134,402.69	134,402.69	0.00	2,084,326.31	6.06
NET OF REVENUES & EXPENDITURES		38.00	(115,222.25)	(115,222.25)	0.00	115,260.25	
Fund 202 - MAJOR STREET							
Fund 202 - MAJOR STREET:							
TOTAL REVENUES		492,203.00	1,668.59	1,668.59	0.00	490,534.41	0.34
TOTAL EXPENDITURES		447,076.00	40,130.10	40,130.10	0.00	406,945.90	8.98
NET OF REVENUES & EXPENDITURES		45,127.00	(38,461.51)	(38,461.51)	0.00	83,588.51	
Fund 203 - LOCAL STREET							
Fund 203 - LOCAL STREET:							
TOTAL REVENUES		767,940.00	1,296.28	1,296.28	0.00	766,643.72	0.17
TOTAL EXPENDITURES		756,647.00	26,155.96	26,155.96	0.00	730,491.04	3.46
NET OF REVENUES & EXPENDITURES		11,293.00	(24,859.68)	(24,859.68)	0.00	36,152.68	
Fund 244 - ECONOMIC DEVELOPMENT							
Fund 244 - ECONOMIC DEVELOPMENT:							
TOTAL REVENUES		14,000.00	29.16	29.16	0.00	13,970.84	0.21
TOTAL EXPENDITURES		14,000.00	1,125.18	1,125.18	0.00	12,874.82	8.04
NET OF REVENUES & EXPENDITURES		0.00	(1,096.02)	(1,096.02)	0.00	1,096.02	
Fund 48 - D.D.A.							
Fund 48 - D.D.A.:							
TOTAL REVENUES		52,698.00	133.32	133.32	0.00	52,564.68	0.25
TOTAL EXPENDITURES		52,698.00	3,447.53	3,447.53	0.00	49,250.47	6.54
NET OF REVENUES & EXPENDITURES		0.00	(3,314.21)	(3,314.21)	0.00	3,314.21	
Fund 402 - CAPITAL PROJECTS: WWTP UPGRADE PROJECT							
Fund 402 - CAPITAL PROJECTS: WWTP UPGRADE PROJECT:							
TOTAL REVENUES		15,278,329.00	1,619,803.11	1,619,803.11	0.00	13,658,525.89	10.60
TOTAL EXPENDITURES		15,278,329.00	393,065.54	393,065.54	0.00	14,885,263.46	2.57
NET OF REVENUES & EXPENDITURES		0.00	1,226,737.57	1,226,737.57	0.00	(1,226,737.57)	
Fund 408 - WATER RECREATION FUND							
Fund 408 - WATER RECREATION FUND:							
TOTAL REVENUES		500.00	0.00	0.00	0.00	500.00	0.00
TOTAL EXPENDITURES		500.00	0.00	0.00	0.00	500.00	0.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	0.00	0.00	
Fund 590 - WASTEWATER TREATMENT							
Fund 590 - WASTEWATER TREATMENT:							
TOTAL REVENUES		1,269,450.00	89,710.00	89,710.00	0.00	1,179,740.00	7.07
TOTAL EXPENDITURES		1,043,162.00	50,197.45	50,197.45	751.45	992,213.10	4.88
NET OF REVENUES & EXPENDITURES		226,288.00	39,512.55	39,512.55	(751.45)	187,526.90	
Fund 591 - WATER SYSTEM							
Fund 591 - WATER SYSTEM:							
TOTAL REVENUES		1,502,989.00	69,736.31	69,736.31	0.00	1,433,252.69	4.64
TOTAL EXPENDITURES		1,502,604.00	17,598.29	17,598.29	0.00	1,485,005.71	1.17
NET OF REVENUES & EXPENDITURES		385.00	52,138.02	52,138.02	0.00	(51,753.02)	

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR		YTD BALANCE 01/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDDT USED
			MONTH 01/31/26 INCR (DECR)	01/31/2026 INCR (ABNORM)				
Fund 651 - MOTOR VEHICLE & EQUIPMENT								
Fund 651 - MOTOR VEHICLE & EQUIPMENT:								
TOTAL REVENUES		484,538.00	45,928.15	45,928.15	0.00	438,609.85	9.48	
TOTAL EXPENDITURES		422,303.00	5,180.74	5,180.74	4,000.00	413,122.26	2.17	
NET OF REVENUES & EXPENDITURES		62,235.00	40,747.41	40,747.41	(4,000.00)	25,487.59		
TOTAL REVENUES - ALL FUNDS		22,081,414.00	1,847,485.36	1,847,485.36	0.00	20,233,928.64	8.37	
TOTAL EXPENDITURES - ALL FUNDS		21,736,048.00	671,303.48	671,303.48	4,751.45	21,059,993.07	3.11	
NET OF REVENUES & EXPENDITURES		345,366.00	1,176,181.88	1,176,181.88	(4,751.45)	(826,064.43)		





**TO:** Village President and Council  
**FROM:** Debbie Powell, Village Manager  
**DATE:** February 23, 2026  
**SUBJECT:** Approve Proposal from Spicer Group for Alley Water Main Project

The Village will be replacing the M-81 water main between North Seeger and West Street after the 4<sup>th</sup> of July Freedom Festival. The water main will be relocated to the alley behind the businesses. Spicer Group has been our engineer for this project, which has been approved in phases.

The Village of Cass City received bids on the Alley Water Main Project on Tuesday, November 11, 2025. Spicer has prepared the contracts and sent them to Nicol and Sons, the low bidder, for execution. Spicer is preparing for the pre-construction meeting with the Contractor.

Spicer's fee to continue working with the Village on the Alley Improvements is \$120,000, which is \$103,000 for construction oversight plus \$17,000 for material testing. Spicer will be testing the sand material and crushed limestone material to make sure they comply with the specifications. They will also be doing density testing on the sand back fill, the crushed limestone base and the new bituminous surface to make sure we are getting proper compaction.

**MOTION: Approve proposal from Spicer Group for construction oversight and material testing for the Alley Water Main Project for the Village of Cass City in the amount of \$120,000 with a 10% contingency.**

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](mailto:casscity.org)



January 23, 2026

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

RE: Alley Improvements  
Village of Cass City

Debbie:

We look forward to the opportunity to continue working with the Village on the Alley Improvements. The following is our proposed scope and fee to provide professional services to your project.

### **Project Background**

The Village has received bids on the Alley Improvement project on Tuesday, November 11, 2025. Nicol & Sons is the low bidder at \$540,740 which was below the estimated cost for the project, our estimate was \$701,325.00.

We have prepared the bid tab and letter of recommendation. The Village has awarded the project to Nicol & Sons and we have prepared the contracts and sent them to Nicol and Sons for execution. We are preparing for the pre-construction meeting with the Contractor.

### **Scope of Professional Services**

Spicer Group's scope of professional services for this project follows:

1. Construction Administration:
  - Research the qualifications and background of the low bidder if the Village or Spicer Group are not familiar with them.
  - Prepare the tabulation of bids and prepare a letter of recommendation of award of the construction contract to you.
  - Prepare the Contract Documents and distribute them to the Contractor.
  - Review the completed Contract Documents, the insurance certificates, and bonds.
  - Provide construction staking necessary to construct the project.
  - Provide general oversight of the project, monitoring progress and quality, reviewing any necessary shop drawings, preparing progress payments for your approval, and representing the Village on the site.
  - Schedule and host the preconstruction meeting.
  - Provide daily on-site inspection to oversee the work, when necessary, to verify the work is completed in conformance with the plans and specifications
  - Provide construction materials testing, such as driveway and road restoration, to ensure materials used during construction are as specified.
  - Provide soils density testing.
  - Prepare any necessary Change Orders and Progress Payments.
  - Prepare the punch list.
  - Close out the construction project.

- Revise the plans to reflect the revisions made during the construction and furnish a set to the Village. We will provide both a hard copy and electronic .pdf file of the as-built plans.

**Additional Services**

Additional services related to this project will be furnished by us after you authorize the work. Our fee for the additional services will be determined at the time they are agreed to and rendered.

**Fee Schedule**

We will bill you hourly based upon our effort completed during the billing period. We will submit monthly invoices to you for our professional services, any additional authorized services and any reimbursable expenses.

1. Construction Administration:

- Standard Hourly Rates with the total amount estimated to be \$120,000.00

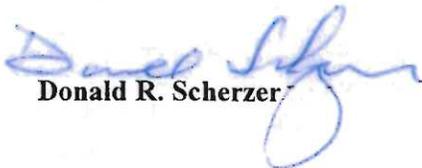
We have calculated these fees based on our understanding of what you want us to do and what you have told us. Should we approach the amount of the fee for any reason before we are finished with the work, if the scope changes or our understanding was incorrect, we will notify you and discuss with you the option of adjusting the amount of the fee or adjusting the scope of services.

Attached to this letter is a copy of our general conditions for our services which are part of this agreement. Any changes to this agreement must be agreed to by both of us.

If the proposal meets your approval, please acknowledge this approval with an authorized signature below and return the enclosed copy to us.

We deeply appreciate your confidence in Spicer, and we look forward to working with you and for you on your project.

Sincerely,

  
**Donald R. Scherzer**

**Nickolas Portwine**  
Design Engineer  
**SPICER GROUP, INC**  
230 S. Washington Avenue  
Saginaw, MI 48607  
Phone: (989) 754-4717  
email to: [nick.portwine@spicergroup.com](mailto:nick.portwine@spicergroup.com)

cc: SGI File 136002SG2024  
KAJ, Acctg

\_\_\_\_\_  
Above proposal accepted and approved  
by Owner.

**VILLAGE OF CASS CITY**

By: \_\_\_\_\_  
Authorized Signature

Date: \_\_\_\_\_

VILLAGE OF CASS CITY  
RESOLUTION RESCINDING RESOLUTIONS 2017.7.31-1 AND 2017.7.31-2  
Resolution No. 2025-\_\_\_\_\_

WHEREAS, the Village Council for the Village of Cass City (“Village Council”) previously adopted Resolution No. 2017.7.31-1, on July 31, 2017, regarding an agreement with the Cass City Baseball Federation for water use in maintaining the areas where the Cass City Baseball Federation conducts its activities in the Cass City Recreational Park; and

WHEREAS, the Village Council also adopted Resolution No. 2017.7.31-2, on July 31, 2017, regarding an agreement with the Cass City Girls Softball League for water use in maintaining the areas where the Cass City Girls Softball League conducts its activities in the Cass City Recreational Park.

WHEREAS, the Village Council determined that the actions, directives, authorizations and agreements contained within the above-referenced Resolutions are no longer necessary, practical or in the best interest of the Village of Cass City; and

WHEREAS, the Village Council desires to formally rescind Resolutions No. 2017.7.31-1 and No. 2017.7.31-2 in their entirety.

NOW THEREFORE, BE IT RESOLVED by the Village Council that:

1. Resolution No. No. 2017.7.31-1 is hereby rescinded in full and will have no further force or effect.
2. Resolution No. No. 2017.7.31-2 is hereby rescinded in full and will have no further force or effect.
3. All actions previously taken under either of the rescinded Resolutions are terminated unless otherwise preserved by separate Village Council action
4. The Village Clerk is directed to update the Village’s official records to reflect this rescission and maintain copies of the rescinded Resolutions for archival purposes.

ROLL CALL:

Motion by \_\_\_\_\_, Supported by \_\_\_\_\_ to rescind Resolution No. 2017.7.31-1 and Resolution No. 2017.7.31-2.

AYE:

NAY:

ABSENT:

ABSTAIN:

RESOLUTION DECLARED: **ADOPTED/ NOT ADOPTED**

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Cass City Village Council of the Village of Cass City, County of Tuscola, State of Michigan, at a regular meeting held on February 23, 2026.

\_\_\_\_\_  
Village Clerk

\_\_\_\_\_  
Date



RESOLUTION  
2017.7.31-1

RESOLUTION OF  
THE  
VILLAGE OF CASS CITY

At a regular meeting of the Village of Cass City Council, Tuscola County, Michigan (hereinafter called the Board), duly called and held on the 31st Day of July, 2017, the following members present:

President Palmateer Trustee Biefer  
Trustee Herron Trustee Kirby  
Trustee Zawilinski Trustee -  
Trustee -

Constituting a quorum being present, the following resolution and preamble was presented for adoption.

WHEREAS, the Village of Cass City, owns and maintains real property known as the Cass City Recreational Park for use by its citizens, visitors, and tourists, and

WHEREAS, the **Cass City Baseball Federation** has used the Cass City Recreational Park to conduct its activities, and

WHEREAS, the Village of Cass City recognizes that the Cass City Baseball Federation has invested in the building and expansion of recreational assets in the Cass City Recreational Park as well as assisting in the maintenance of the area in the Cass City Recreational Park in which it conducts its activities, and

WHEREAS, the Cass City Baseball Federation has requested a cordial and fair agreement for water use in maintaining the areas wherein its conducts its activities in the Cass City Recreational Park, and

WHEREAS, the Village of Cass City recognizes the Cass City Baseball Federation as valuable stewards of the Village-owned Cass City Recreational Park, and

WHEREAS, by mutual agreement, the Village of Cass City shall remove all prior billed water obligations as of July 31, 2017 that remain unpaid by the Cass City Baseball Federation, and

WHEREAS, The Village of Cass City will set a policy to read and maintain a listing of gallons of water used for irrigation, that would allow for, as of May 1, 2017, an allowance of 500,000 gallons of water per year, per irrigation system, and begin billing for any metered

gallons in excess of 500,000 per year. The Village of Cass City will forward water usage history reports upon request, as well as an annual report to the Cass City Baseball Federation, and

WHEREAS, as an asset of the Cass City Recreational Park, water usage in the Baseball Concession Stand shall be considered a fixture of the Park System and shall have continual meter readings and monitoring, but remain unbilled in the same manner as any restroom in the Cass City Recreational Park, and

WHEREAS, in the same spirit, the Cass City Baseball Federation shall inform the Village Council, of any additional improvements to be made in the Cass City Recreational Park, and to work in cooperation with the Village Council when these plans are adverse or conflict with the Cass City Recreational Plan or the Ordinances of Cass City, or restrictions that the Village Council are bound by Federal, State or Local statute, to find a mutual agreeable solution, and

WHEREAS, the Cass City Baseball Federation representative has reviewed and offered his comments on this resolution, which have been added herein, and by his signature, and date, concurs with the Resolution: 7-21-17

NOW, THEREFORE BE IT; the Village Council of Cass City, be it

RESOLVED that the Cass City Village Council does hereby approve the above resolution, on this 31<sup>st</sup> of July, in the year 2017.

President Palmateers  
Trustee Biefer  
Trustee Herron  
Trustee Kern  
Trustee Bawilinski

Resolution as reviewed by Village Attorney  
Printed 7/18/17; 11:04 am

RESOLUTION  
2017.7.31-2

RESOLUTION OF  
AND THE  
VILLAGE OF CASS CITY

At a regular meeting of the Village of Cass City Council, Tuscola County, Michigan (hereinafter called the Board), duly called and held on the 31st Day of July, 2017, the following members present:

President Palmateer Trustee Biefer  
Trustee Herron Trustee Kinn  
Trustee Gawrilinski Trustee -  
Trustee -

Constituting a quorum being present, the following resolution and preamble was presented for adoption.

WHEREAS, the Village of Cass City, owns and maintains real property known as the Cass City Recreational Park for use by its citizens, visitors, and tourists, and

WHEREAS, the **Cass City Girls Softball League** has used the Cass City Recreational Park to conduct its activities, and

WHEREAS, the Village of Cass City, recognizes the Cass City Girls Softball League has invested in the building and expansion of recreational assets in the Cass City Recreational Park, as well as assisting in the maintenance of the area in the Cass City Recreation Park in which it conducts its activities, and

WHEREAS, the Cass City Girls Softball League has requested a cordial and fair agreement for water in maintaining the areas wherein it conducts its activities in the Cass City Recreational Park, and

WHEREAS, by mutual agreement, the Village of Cass City shall remove all prior billed water obligations of July 31, 2017 that remain unpaid by the Cass City Girls Softball League, and

WHEREAS, as an asset of the Cass City Recreational Park, water usage in the Softball Concession Stand, shall be considered a fixture of the Park System and shall have continual meter readings and monitoring, but remain unbilled in the same manner as any restroom in the Cass City Recreational Park. And,

WHEREAS, set a policy to allow for the public usage of the restrooms located at the Cass City Girls Softball League Concession Stand, with the Village of Cass City to provide cleaning services and restroom supplies (soap, toilet tissue and hand towels), and communicate any issues of repairs and maintenance needed. And,

WHEREAS, in the same spirit, the Cass City Girls Softball League shall inform the Village Council, of any additional improvements to be made in the Cass City Recreational Park, and to work in cooperation with the Village Council when these plans are adverse or conflict with the Cass City Recreational Plan or the Ordinances of Cass City, or restrictions that the Village Council are bound by Federal, State or Local statute, to find a mutual agreeable solution.

WHEREAS, the Cass City Girls Softball League representative has reviewed and offered her comments on this resolution, which have been added herein, and by her signature, and date, concurs with the agreements and procedures: \_\_\_\_\_

NOW, THEREFORE BE IT: the Village Council of Cass City, be it

RESOLVED that the Cass City Village Council does hereby approve the above resolution, on this 31<sup>st</sup> of July, in the year 2017.

President *Salmator*  
Trustee *Biefer*  
Trustee *Herron*  
Trustee *Kim*  
Trustee *Gawolinski*

Resolution as reviewed by Village Attorney  
Printed 7/26/17: 10:24 am

**Cass City Downtown Development Authority  
Minutes  
January 13, 2026**

The Meeting was brought to order at 1:30 pm by Village President Robert Piaskowski.

**BOARD MEMBERS PRESENT:** Christine Anthony, Eric Brown, Gavin Frederick, Andrew Klco – left meeting at 1:55 pm, Jon Ligrow, Village President Robert Piaskowski

**ABSENT:** Misty DeLong, Tyler Erla, David Weiler

**VILLAGE STAFF PRESENT:** Village Manager Debbie Powell, Director of Community Development Melanie Radabaugh, Administrative Assistant Linda Miller

**Motion to approve the minutes from the December 9, 2025, meeting was made by Ligrow and supported by Brown. Motion Carried.**

Manager Powell explained there was more on the balance sheet due to grant money that was included in the total.

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

No comments during Citizen Comments.

Chamber of Commerce Report: Radabaugh mentioned the Chamber is searching for a new Chamber Administrator. The Annual Dinner is planned for Friday, April 17<sup>th</sup>. There is an after-Hours event this Thursday, January 15, from 5 to 7 pm at Willow by Roselle & Co.

DDA Prior Accomplishments Report: – Manager Powell mentioned one more item that was not on the list of accomplishments was the “Match on Main” Grant for Kellon Mooney’s business that was sponsored by the DDA in 2025.

Vacant Building/Sign Revised Ordinances: – Manager Powell reviewed the ordinances that will be presented at the Village Council Meeting on February 23, 2026. With the adoption of these ordinances, we should see improvements in the appearance of several downtown vacant buildings.

2026 Mural Tile Painting Project: Radabaugh explained the process on how the Mural Tile Painting Project is tentatively planned for having the tiles painted by community members on Saturday, February 28<sup>th</sup> at the VFW Hall. This Mural Tile Project is being made possible by a grant from the Frankenmuth Credit Union. It was suggested a Thank You Letter should be sent now and when the project is completed a photo should be sent.

2026 Goals(s): After a brief discussion, it was decided to bring back the 2026 Goal Planning topic at the February 10<sup>th</sup> meeting.

MDA Presentation at February Meeting: Dana Walker, from the MDA, is scheduled to attend the next meeting and give a presentation. It was decided to allow her 30 minutes to give a presentation on “Rural Community Strategies”. This should be helpful in giving the DDA some ideas for goals for 2026.

**Motion to adjourn at 2:23 pm was made by Anthony and supported by Ligrow. Motion Carried.**

Next Meeting: February 10, 2025

Respectfully Submitted,

*Linda W. Miller*

Administrative Assistant

**Cass City Economic Development Corporation (EDC)**  
**Minutes**  
**January 13, 2026**

The Meeting was brought to order at 2:23 pm by Village President Piaskowski.

BOARD MEMBERS PRESENT: Christine Anthony, Eric Brown, Gavin Frederick, Jon Ligrow, Village President Robert Piaskowski

ABSENT: Misty DeLong, Tyler Erla, Andrew Klco, David Weiler

VILLAGE STAFF PRESENT: Village Manager Debbie Powell, Director of Community Development Melanie Radabaugh, Administrative Assistant Linda Miller

**Motion to approve the minutes from the December 9, 2025, meeting was made by Ligrow and supported by Brown. Motion Carried.**

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

No comments during Citizen Comments.

Tuscola County EDC Update: Manager Powell mentioned several local businesses received grant money in December to use for supplies and equipment in their businesses. Manager Powell mentioned some of the activities Alisha Proctor has been involved in are business retention, Millington tax abatement, Open House for Quality Roasting, Brownfield coordinator for 6201 Church Street property, Kingston Prosperity Summit, assisting in grant support letters and grant writing, and Rural Transportation Work Group.

**Motion to adjourn at 2:34 pm was made by Brown and supported by Ligrow. Motion Carried.**

Next Meeting: February 10, 2026

Respectfully submitted,

*Linda W. Miller*

Administrative Assistant



Cass City Planning Commission Meeting  
Minutes of January 6, 2026

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

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

Excused: Gary Barnes, Barbara Kirn

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

**Public Hearing – To receive comments on Proposed Rezoning**

MOTION by Leeson, Supported by Oslund, to **open** a public hearing to receive comments on **Proposed Rezoning**. Roll Call Vote: Barnes: excused, Kirn: excused, Langenburg: yea, Oslund: yea, Piaskowski: yea, Rabideau: yea, Severance: yea, Tamlyn: yea, Leeson: yea. MOTION CARRIED 7 yeas, 0 nays, 2 excused.

A Public Hearing began at 7:01 pm to receive public comments on **Proposed Rezoning**.

A letter was presented from Don Ball, 6328 Main, requesting that the parcel remain zoned OS-1.

A letter was presented from Jami Sting, 6265 Main, requesting to rescind her request to rezone the parcel, and kept the current OS-1 zoning.

MOTION by Severance, Supported by Piaskowski, to **close** a public hearing to receive comments on **Proposed Rezoning**. Roll Call Vote: Barnes: excused, Kirn: excused, Langenburg: yea, Oslund: yea, Piaskowski: yea, Rabideau: yea, Severance: yea, Tamlyn: yea, Leeson: yea. MOTION CARRIED 7 yeas, 0 nays, 2 excused.

The Public Hearing was closed at 7:05 pm.

**Motion by Rabideau, supported by Severance, to approve the minutes of the December 2, 2025 Meeting. Motion carried.**

There were no comments during Citizens' Comments.

**Motion by Tamlyn, supported by Piaskowski, to approve the rescission of a request from Jami Sting to rezone a parcel at 6265 Main Street to RA-1, leaving the current OS-1 zoning intact. Motion carried.**

**Motion by Severance, supported by Tamlyn, to approve proposed Ordinance # 215 as presented, and forward to the Village Council for introduction and first reading. Motion carried, 6 yeas, 1 nay (Leeson).**

**Vacant Property Ad Hoc Committee Update**

Laken Chapin reviewed the proposed changes to the Anti-Blight Ordinance, including an expanded definition of Vacant Property and additional language on Storefront Windows on Vacant Properties and Violations; Municipal Civil Infractions.

**Motion by Tamlyn, supported by Oslund, to approve proposed language changes in Chapter 16, Article II, Division I, II, III for a proposed Zoning Amendment to the Cass City Code of Ordinances. Motion carried.**

Laken Chapin reviewed the proposed changes to the Sign Ordinance, including an expanded definition of Abandoned or Obsolete Sign and additional language on Abandoned and Obsolete Sign Removal and Violations; Municipal Civil Infractions.

**Motion by Piaskowski, supported by Severance, to approve proposed language changes in Chapter 46, Article IV, Section 479 – Signs, for a proposed Zoning Amendment to the Cass City Code of Ordinances. Motion carried.**

Chapin was instructed to place the recommended changes in the proposed ordinance format, and return these documents to the Planning Commission for final approval and referral to the Village Council for introduction and readings. Due to big changes in these proposed ordinances, a recommendation was made to introduce and receive these items to the Cass City Downtown Development Authority (DDA) and Cass City Chamber of Commerce, prior to adoption.

**Review Part 2 – Master Plan Update:**

CEDAM Fellow Laken Chapin presented the current draft of the proposed updated Cass City Master Plan, highlighting Public Participation, Review Goals and Objectives, and Review Implementation Matrices. She presented the Future Land Use Plan, with intention to adjust the Zoning Map with past and proposed Zoning changes and bring back the adjusted map to the Planning Commission for review and comments. Chapin highlighted the timeline expected on the path to adopting the Master Plan Update, which includes a 63 day waiting period.

In other business, there is a need to obtain an after-hours telephone/cell phone number/contact information for businesses that have a digital sign. Recently a digital sign malfunctioned in the Village of Cass City, needing prompt attention, but was challenging at the very late hour. After Hours Business Contacts will be addressed at the February 2026 Planning Meeting.

The next scheduled Planning Commission Meeting has been scheduled for Tuesday, February 3, 2025 at 7:00 pm.

**Motion to adjourn the meeting at 8:15 pm was made by Tamlyn, supported by Piaskowski. Motion Carried.**

Respectfully submitted,

*Nanette Walsh*, Village Clerk/Treasurer

**VILLAGE OF CASS CITY**  
**PROPOSED ORDINANCE NO. 215**

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

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

Chapter 46, Zoning

Article III, Zoning District Regulations

Division 5, Multiple-family Residential District,

Division 7, Office Service District,

Division 8, Community Business, and

Division 10, Light Industrial District

by approving the rezoning proposals from the Village of Cass City Planning Commission for thirty-three parcels of property further identified as follows:

Division 5, Multiple-family Residential District (RC)

**6290 Church St. – 035-500-170-0150-00,**

Legal Description: ELK-C T14N R11E N 8 RDS OF LOTS 1 & 2 BLK 1 CAMPBELL'S ADD VILL OF CASS CITY.

Rezone from Multiple-family Residential, RC to Single-family Residential, RA-1

**6240 Hill St. – 035-500-304-0100-00,**

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

Rezone from Multiple-family Residential, RC to Office Service, OS-1

Division 7, Office Service District (OS-1)

**6275 W. Main St. – 035-500-170-0300-00,**

Legal Description: ELK-C T14N R11E S 1/2 OF LOT 3 BLK 1 CAMPBELL'S ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6285 Main St. – 035-500-170-0200-00,**

Legal Description: ELK-C T14N R11E LOT 2 EX COM AT NW COR OF LOT 2, TH E 4 RDS, TH S 8 RDS, TH W 4 RDS, TH N 8 RDS TO POB BLK 1. CAMPBELL'S ADD VILL OF CASS CITY..

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6293 W. Main St. – 035-500-170-0100-00,**

Legal Description: ELK-C T14N R11E S 10 RDS OF LOT 1 BLK 1 CAMPBELL'S ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6305 W. Main St. – 035-500-256-0400-00,**

Legal Description: ELK-C T14N R11E LOT 4 BLK 6 JESSE FOX SECOND ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6315 W. Main St. – 035-500-256-0300-00,**

Legal Description: ELK-C T14N R11E LOT 3 BLK 6 JESSE FOX SECOND ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6325 W. Main St. – 035-500-256-0200-00,**

Legal Description: ELK-C T14N R11E LOT 2 BLK 6 JESSE FOX SECOND ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**4509 Downing St. – 035-500-256-0100-00,**

Legal Description: ELK-C T14N R11E LOT 1 BLK 6 JESSE FOX SECOND ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6306 W. Main St. – 035-500-650-0900-00,**

Legal Description: ELK-C T14N R11E LOT 9 WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6314 W. Main St. – 035-500-650-0800-00,**

Legal Description: ELK-C T14N R11E LOT 8 WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6328 W. Main St. – 035-500-650-0700-00,**

Legal Description: ELK-C T14N R11E LOT 7 WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6338 W. Main St. – 035-500-650-0600-00,**

Legal Description: ELK-C T14N R11E LOT 6 WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

**6850 W. Main St. – 035-500-650-0500-00,**

Legal Description: ELK-C T14N R11E LOT 5 WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Two-family Residential, RB

Division 8, Community Business (B-1)

**4469 West St. – 035-500-650-1000-00,**

Legal Description: ELK-C T14N R11E LOT 10 EX W 50 FT THEREOF. WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.

Rezone from Community Business, B-1 to Single-family Residential, RA-1

**4455 West St. – 035-500-650-1100-00,**

Legal Description: ELK-C T14N R11E LOT 11 EX W 50 FT THEREOF WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.

Rezone from Community Business, B-1 to Multiple-family Residential, RC

**6361 Pine St. – 035-500-650-1300-00,**

Legal Description: ELK-C T14N R11E LOT 13 WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.

Rezone from Community Business, B-1 to Single-family Residential, RA-1

**6369 Pine St. – 035-500-650-1200-00,**

Legal Description: ELK-C T14N R11E LOT 12 EX N 42 FT WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.

Rezone from Community Business, B-1 to Single-family Residential, RA-1

Division 10, Light Industrial (I-1)

**6274 W. Main St. – 035-033-000-8500-00,**

Legal Description: ELK-33 SEC 33 T14N R11E COM 12 RDS W & 3 RDS S OF NW COR OF NE 1/4 OF NE 1/4, TH W 4 RDS, TH S 9 RDS, TH E 4 RDS, TH N 9 RDS TO POB. VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**6292 W. Main St.– 035-033-000-7100-00,**

Legal Description: ELK-33-51A SEC 33 T14N R11E COM 4 RDS W OF NW COR OF LOT 9, WILSEY & MC PHAIL ADD, S 8 RDS, W 8 RDS N 8 RDS, E 8 RDS TO POB VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**4465 Brooker St. – 035-033-000-7000-00,**

Legal Description: ELK-33-51 SEC 33 T14N R11E COM AT PT 4 RDS W & 4 RDS N OF SW COR OF LOT 18 OF WILSEY & MC PHAIL'S ADD TH N 6 RDS, TH W 8 RDS, TH S 6 RDS, TH E 8 RDS TO POB VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**4455 Brooker St.– 035-033-000-3300-00,**

Legal Description: ELK-33-20 SEC 33 T14N R11E COM 4 RDS W OF SW COR OF LOT 18 WILSEY & MC PHAIL ADD, TH N 4 RDS, TH W 8 RDS, TH S 4 RDS, TH E 8 RDS TO POB. VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**6273 Pine St.– 035-033-000-3500-00,**

Legal Description: ELK-33-23 SEC 33 T14N R11E COM 8 RDS W OF NW COR OF INT OF BROOKER & PINE ST, N 9 RDS, W 4 RDS, S 9 RDS, E 4 RDS TO POB VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**6265 Pine St.– 035-033-000-2300-00,**

Legal Description: ELK-33-11C SEC 33 T14N R11E COM 12 RDS W OF NW COR OF INTERS OF BROOKER & PINE STS, TH N 9 RDS, TH W 4 RDS, TH S 9 RDS, TH E 4 RDS TO POB. .23 A. VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**6255 Pine St.– 035-033-000-1900-00,**

Legal Description: ELK-33-8 SEC 33 T14N R11E COM 16 RDS W OF NW COR OF INTERS OF BROOKER & PINE STS, TH N 9 RDS, TH W 4 RDS 9 FT, TH S 48.85 FT, TH W 14.75 FT, TH S 99.65 FT, TH E 5 RDS 7.25 FT TO POB. VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**6276 Pine St. – 035-033-000-7900-00,**

Legal Description: ELK-33-59A SEC 33 T14N R11E COM 12 RDS W OF NW COR OF LOT 5 BLK A KELLAND'S ADD, TH S 8 RDS, TH W 4 RDS, TH N 8 RDS, TH E 4 RDS TO POB. VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**6282 Pine St.– 035-033-000-0300-00,**

Legal Description: L 586 PG 120 ELK-33-0 SEC 33 T14N R11E COM 8 RDS W OF NW COR LOT 5 BLK A KELLANDS ADD S 10 RDS W 4 RDS N 10 RDS E 4 RDS TO POB VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**4445 Brooker St.– 035-033-000-3200-00,**

Legal Description: ELK-33-19 SEC 33 T14N R11E COM 4 RDS, W OF NW COR OF LOT 5 BLK A KELLANDS ADD S 10 RDS, W 4 RDS, N 10 RDS, E 4 RDS, TO POB VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**4417 Brooker St.– 035-033-000-7500-00,**

Legal Description: ELK-33-54A SEC 33 T14N R11E COM 4 RDS W OF NW COR OF LOT 6 BLK A KELLAND'S ADD TH W 8 RDS, TH S 4 RDS, TH E 8 RDS, N 4 RDS TO POB VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**4409 Brooker St.– 035-033-000-6200-00,**

Legal Description: ELK-33-43A SEC 33 T14N R11E COM AT A PT THAT IS 4 RDS W OF SW COR OF LOT 6 BLK A KELLAND'S ADD, TH N 4 RDS, TH W 8 RDS, TH S 4 RDS, TH E 8 RDS TO POB. VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**4401 Brooker St.– 035-033-000-5700-00,**

Legal Description: ELK-33-40 SEC 33 T14N R11E COM 4 RDS W OF SW COR, BLK A, KELLANDS ADD, S 53 1/2 FT, W TO R/W GT RR, NW'LY ALONG R/W TO PT DIRECTLY W OF BEG, E TO POB VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**4391 Brooker St.– 035-033-000-8700-00,**

Legal Description: ELK-33-68 SEC 33 T14N R11E COM 4 RDS W & 9 FT N OF SW COR OF LOT 8 BLK B KELLANDS ADD TH N 66 FT, W TO RR R/W, SE'LY ALONG RR TO PT W OF POB, E TO POB VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

**4381 Brooker St.– 035-033-000-7200-00,**

Legal Description: ELK-33-52 SEC 33 T14N R11E COM 4 RDS W OF SW COR OF LOT 8 BLK B KELLAND'S ADD, S 12 RDS TO R/W OF GT RR, NW'LY ALONG R/W TO A PT DIRECTLY W OF PLACE OF BEG, E TO POB VILL OF CASS CITY. ALSO COM 4 RDS W OF SW COR OF LOT 8 BLK B KELLAND'S ADD, TH N 9 FT, TH W TO RAILROAD R/W, TH SE'LY ALONG R/W TO A PT DIRECTLY W OF POB, TH E TO POB.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

Said parcels shall be rezoned from the current zoning classifications to those indicated and the Zoning Map shall be amended to reflect this change.

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

After publication, this ordinance shall be effective immediately.

At a Regular Meeting of the Village of Cass City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_,

**A MOTION TO CONDUCT THE SECOND READING AND ADOPT THE VILLAGE OF CASS CITY, MI PROPOSED ORDINANCE #215, "AN ORDINANCE TO AMEND VILLAGE OF CASS CITY MUNICIPAL CODE CHAPTER 46, ZONING ARTICLE III."**

Was offered by Trustee \_\_\_\_\_, and supported by Trustee \_\_\_\_\_

Ayes:     Nays:

Resolution: Approved / Not Approved

\_\_\_\_\_, Village President, \_\_\_\_\_, Village Clerk/Treasurer

CERTIFICATION

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

---

Village Clerk



VILLAGE OF CASS CITY  
PROPOSED ORDINANCE NO. 216  
AN ORDINANCE TO AMEND THE CASS CITY CODE OF ORDINANCES,  
CHAPTER 46, ZONING, ARTICLE IV, SECTION 479, SIGNS

THE VILLAGE OF CASS CITY ORDAINS:

The Village Council of Cass City hereby amends the Village Ordinance, Chapter 46, Zoning, Article IV, Section 479, Signs to include the following:

**Section 1. Add “Abandoned and obsolete sign” to subsection (b) Definitions**

*Abandoned or obsolete sign* means any sign or window decal that identifies a business that is no longer in operation or identifies an activity or event that has already occurred. This provision shall not apply to permanent signs accessory to businesses that are open only on a seasonal basis, provided that there is a clear intent to continue operation of the business.

**Section 2. Amend subsection (c) General Provisions to include**

- (13) Abandoned or obsolete signs shall be removed by the owner of the property within 30 calendar days of the cessation of operation, activity or event, or within 30 days from the date this amendment is enacted, whichever occurs later.
- (14) This ordinance applies to any sign or window decal that identifies a business that ceased operation before this amendment was enacted or that identifies an activity or event occurred before this amendment was enacted.

**Section 3. Amend subsection (e) Administration and enforcement to include**

- (8) Any owner that fails to remove an abandoned or obsolete sign pursuant to this ordinance will be in violation and will receive a notice from the ordinance enforcement officer to remove the sign. Failure to remove the abandoned or obsolete sign within 14 days from the date of the notice will result in fines and penalties as set forth in (k) Violations; municipal civil infraction.

**Section 4. Add subsection (k) Violations; municipal civil infraction**

(k) Violations; municipal civil infraction

- (1) Any person, firm, corporation, or entity of any kind found violating the provisions of this article is responsible for a municipal civil infraction, subject to payment of a civil fine of not more than \$100.00, plus costs and other sanctions, for each violation (as authorized by chapter VI, section 2, of the General Law Village Act, Public Act No. 3 of 1895 (MCL 66.2), and the Village Municipal Civil Infraction Ordinance, article II of chapter 20).
- (2) Repeat offenses at the same address under this article shall be subject to increased fines as provided by this section. As used in this section, the term "repeat offense" means a second or any subsequent violation of the same requirement or provision of this article for which the person admits responsibility or is determined to be responsible. The increased fine for a repeat offense under this article shall be as follows:
  - a. The fine for any offense which is a first repeat offense at the same address shall not be more than \$150.00, plus costs.
  - b. The fine for any offense which is a second repeat offense or any subsequent repeat offense shall not be more than \$250.00 each, plus costs.
- (3) The ordinance enforcement officer is designated as the authorized village official to issue municipal civil infraction citations for violations of this article, as provided by the Village Municipal Civil Infraction Ordinance, article II of chapter 20. As used in this article, the term "ordinance enforcement officer" means the village official, employee, agent or other entity assigned to perform the functions and tasks assigned by this article to the ordinance enforcement officer.
- (4) In addition to any remedies available at law, the village may bring an action for an injunction or other process against any person to restrain, prevent or abate violation of this article.

**Section 5. 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 6. 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 7. 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. 216 TO AMEND THE CASS CITY CODE OF ORDINANCES, CHAPTER 46, ZONING, ARTICLE IV, SECTION 479, SIGNS**

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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
Village Clerk



VILLAGE OF CASS CITY  
PROPOSED ORDINANCE NO. 217  
AN ORDINANCE TO AMEND THE CASS CITY CODE OF ORDINANCES,  
CHAPTER 16, ENVIRONMENT, ARTICLE II, BLIGHT, DIVISION III,  
VACANT, ABANDONED, AND FORECLOSED PROPERTIES, BUILDING REGULATION

THE VILLAGE OF CASS CITY ORDAINS:

The Village Council of Cass City hereby amends the Village Ordinance, Chapter 16, Environment, Article II, Blight, Division III, Vacant, Abandoned, and Foreclosed Properties, Building Regulation to include the following:

**Section 1. Amend the definition of “Vacant property” under Sec. 16-37 - Definitions**

*Vacant property* means a residential, commercial, or industrial lot, building, or structure that remains unoccupied for a period in excess of 30 days, subject to the following:

- (1) Property which is unoccupied in excess of 30 days and offered for sale or lease constitutes vacant property and is not exempt from the requirements of this chapter.
- (2) For properties that are more than 1 story, an unoccupied street level story constitutes a vacant building.
- (3) A building that has unoccupied street level storefront suite in the building, regardless of whether another storefront suite in the same building is occupied, constitutes a vacant building.
- (4) A building in which a lawful business that was once open for regular business hours (with the exception of holidays and seasonal businesses) ceases operation for more than 30 days constitutes a vacant building. A lawful business means the current use of the structure for which the structure was built or intended to be used.
- (5) VACANT PROPERTY does not mean property that is temporarily unoccupied while the residents are away on vacation, or while away tending to personal or business matters.

**Section 2. Amend Sec. 16-43 - Property constituting a public nuisance and security requirements to include**

- (m) Storefront windows on vacant properties shall remain transparent and unobstructed. Storefront windows shall be kept free from dirt, grime, or residue that reduces transparency or contributes to conditions likely to attract graffiti, tagging, or other vandalism. Storefront windows shall not be rendered opaque through the use of paint, paper, boards, panels, interior shelving, or any similar material or obstruction. Vacant

properties shall be kept free of visible storage, including but not limited to items associated with former business operations, personal property, merchandise, equipment, or debris. Any storage that remains on-site shall be removed or securely stored so as not to be visible from the public right-of-way.

**Section 3. Amend Sec 16-47 – Penalty to be replaced with**

Sec 16-47. - Violations; municipal civil infraction

- (a) Any person, firm, corporation, or entity of any kind found violating the provisions of this article is responsible for a municipal civil infraction, subject to payment of a civil fine of not more than \$100.00, plus costs and other sanctions, for each violation (as authorized by chapter VI, section 2, of the General Law Village Act, Public Act No. 3 of 1895 (MCL 66.2), and the Village Municipal Civil Infraction Ordinance, article II of chapter 20).
- (b) Repeat offenses at the same address under this article shall be subject to increased fines as provided by this section. As used in this section, the term "repeat offense" means a second or any subsequent violation of the same requirement or provision of this article for which the person admits responsibility or is determined to be responsible. The increased fine for a repeat offense under this article shall be as follows:
  - 1. The fine for any offense which is a first repeat offense at the same address shall not be more than \$150.00, plus costs.
  - 2. The fine for any offense which is a second repeat offense or any subsequent repeat offense shall not be more than \$250.00 each, plus costs.
- (c) The ordinance enforcement officer is designated as the authorized village official to issue municipal civil infraction citations for violations of this article, as provided by the Village Municipal Civil Infraction Ordinance, article II of chapter 20. As used in this article, the term "ordinance enforcement officer" means the village official, employee, agent or other entity assigned to perform the functions and tasks assigned by this article to the ordinance enforcement officer.
- (d) In addition to any remedies available at law, the village may bring an action for an injunction or other process against any person to restrain, prevent or abate violation of this article.

**Section 4. Validity and Severability.**

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







**Lives Built Here**

TO: Village Council  
FROM: Debbie Powell, Village Manager  
DATE: February 23, 2026  
RE: February Manager's Report

There is a lot going on right now in preparation of the projects for 2026, and work on the Strategic Planning Goals for the Village. The following is a list of activities and meetings that I would like to provide and update.

## **ORDINANCES**

I have been working with the Planning Commission and staff on rezoning many parcels in the village that do not adhere to their current use. Many residential homes are in other zoning districts (i.e. Light Industrial I-1) and should be zoned for their use. Ordinance 215 is on your agenda for second reading and possible adoption.

The other ordinances that the Planning Commission recommend address both vacant commercial properties and signage. They are on your agenda for introduction. A public hearing will be scheduled for your March 30<sup>th</sup> meeting with consideration for adoption of both Ordinance 216 and 217.

The Rental Registration ordinance has been discussed. Registration is good for three years, and it has been three years since the last registration. There are concerns with the enforcement and recent discussions on how to proceed. Further direction from the Village Council is needed.

## **MILLAGE BALLOT PROPOSAL**

I have been working with the Village Attorney and Nan to prepare information for you to consider regarding a proposed 2026 ballot millage. This information has been forwarded to you with a legal memorandum from our Village Attorney. This matter is on the agenda for additional discussion at our February meeting.

**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](mailto:casscity.org)



Lives Built Here

## FEDERAL GRANT REQUESTS FOR 2027

RJ and I met with Lacie McKenney from Senator Peters' office on February 11, to discuss federal grants for the water department. Staff are preparing two grant requests: 1) for lead and galvanized pipe water service line replacement; and 2) for the Arsenic Treatment Plant replacement of our media filter and valves. We have 273 water lines to be replaced at an estimated cost of \$2,728,000. The media filter and valves for the Arsenic Treatment Plant will cost an estimated \$500,000. If we can get grant money for these requests, it would eliminate transferring the burden to the utility ratepayers. We plan to apply for grant funding from Representative McClain's office and Senator Slotkin's office also, but their application periods have not opened yet.

## CDBG GRANT FOR HOME IMPROVEMENTS

Staff are making progress working on the requirements for our Community Development Block Grant from MSHDA for owner-occupied repairs for those who are low-moderate income. We have a Third Party Administrator who had the most favorable bid – Tuscola County Economic Development Corporation in partnership with Lionbear Ventures. Staff are working on our agreement with them and a meeting is planned soon. Once we have a contract with them, we can start the application process for residents. We have a list of contractors ready for the home repairs.

## MICHIGAN EMPLOYEE RETIREMENT SYSTEM (MERS)

At the request of employees, I am evaluating the retirement options for village employees. Nan and I met with Matt Taylor with MERS on Thursday, February 19 to discuss the Defined Contribution Plan the village offers to employees. I plan to involve the Personnel and Public Safety Committee members and staff in future meetings.

***Please remember***, there is a Committee of the Whole meeting scheduled for Wednesday, March 11, at 6:00 pm. The agenda topics include creating a Mission/Vision statement for the Village and setting Village Manager goals. The Rental Registration Ordinance will be discussed this evening also as the three-year term for registering has passed and it is time to register properties again.

\*\*\*

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TTY 989-872-4742 or e-mail: [casscity.org](mailto:casscity.org)



### **PARKS & RECREATION SUMMARY FEBRUARY 2026**

- Continued daily oversight of Parks staff; Winter/Spring projects planning
- Planning for 2026 Rail Trail improvements & continued grant research
- Grant submitted to Michigan Baseball Federation & Meijer for Field 2 Fencing Project (\$10k requested from each)
- Grant submitted to Frankenmuth Credit Union Foundation for Our Communities for pole banners throughout municipal park
- Initial planning for pool season; secured Pool Coordinator and start developing swimming lesson packets, etc. for website
- Initial planning for day camp season; secured Day Camp Coordinator and developing registration packets, schedules, coordinating with Bad Axe P&R on events, placing forms on website
- Determining seasonal parks staff needs and collecting applications for laborers

### **COMMUNITY DEVELOPMENT SUMMARY FEBRUARY 2026**

- Continued collaboration with Laken/Nan/Debbie on CDBG housing rehab grant
- Coordination for community mural project and painting event on 2.28.26
- Collaboration/research with Laken on downtown development plan
- MEDC-Match on Main, preparing for March 1 grant rollout
- Continued work on Safe Routes to School grant with CCPS Superintendent
- Met with Caro DDA to explore collaboration tracts, business development ideas
- Met with Aspire Rural Health-Marketing, discussed potential Covenant merger, impacts to Thumb locations and services, areas to collaborate with Cass City staff
- Michigan Downtown Association; planning Thumb area wide training event in April for all local DDA boards and municipal leaders
- Continued engagement, project collaboration & event planning with local community agencies; VFW, Cass City Chamber (Freedom Festival committee), MiSBDC/SBA
- Visits to local businesses to maintain positive relationships and needs discovery

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





## 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.
- We have been working through many issues with our Sensus meter reading system
- I have been working with Laken on numerous grant possibilities
- **The month of January 2026: The wells pumped 8.582 million gallons of water**
- **The average daily pumpage for January 2026: 277,000 gallons**
- **The average daily pumpage for January 2025: 298,000 gallons**

### PUBLIC WORKS

- Performed routine maintenance on the Village Trucks and equipment.
  - Repairing/painting and underbody 2008 International Dump truck
- Snow plowing/hauling
- Hauling leaves from the dump
- Removed snowflakes and garland

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](mailto:ccpdfreeman@casscity.org)

February 19, 2026

## Police Activity Report for February 2026

Calls for service in February 2026 (31 *complaints*) have *decreased* from January 2026 (87 *complaints*). It should be noted that the *monthly comparison* is 31 days to 18 days.

Calls for service decreased in 2026 (118 *complaints*) from the same reporting period in 2025 (143 *complaints*).

## Comparing the same reporting period in 2026 to 2025

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

## Code/Ordinance Enforcement

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

- 0 properties with *Blight/Rubbish*

- 0 Vacant Properties
- 1 Animal
- 0 Golf Carts/ORV/ATV
- 0 Inoperable Vehicle
- 0 Recreational Vehicle Storage
- 0 properties in violation of the Grass/Weed
- 0 properties with Council Approved Livestock

### **Meetings**

- Chief Freeman – Department Head  
Tuscola County Chief's
- Chief Freeman & Sgt Pierce – Village Council  
Personnel & Public Safety  
Thumb Investigator's
- Sgt Pierce – Child Advocacy Center Board  
LEAD Tuscola  
TCCD Authority Board

### **Training**

Chief Freeman & Sgt Pierce attended the Michigan Chief's of Police Conference. Training included:

- Achieving Multi-Disciplinary & Multi-Jurisdictional Collaboration
- Crisis Intervention Teams in Your Community
- Duty to Intervene: Culture Beats Policy
- Enhancing Public Safety Through Crime Gun Intelligence & Collaboration
- Innovated Law Enforcement Ways to Fight Addiction Through Community Partnerships
- Leading in the Gray Zone: How Do We Lead a Generation Thinks Differently
- The Elder Abuse Guide for Law Enforcement

Chief Freeman & Officer Wessels – Grand Blanc Township church shooting debrief.

Offense Count Report

Report Criteria:

Start Offense	End Offense	Officer
01000	PTL	ALL
<b>FEBRUARY</b>	<b>JANUARY</b>	
02/01/2026-02/18/2026	01/01/2026-01/31/2026	

Offense	Description	FEBRUARY	JANUARY
13001	NONAGGRAVATED ASSAULT	1	2
13003	INTIMIDATION/STALKING	1	2
23005	LARCENY - THEFT FROM MOTOR VEHICLE	0	1
25000	FORGERY/COUNTERFEITING	1	0
26001	FRAUD - FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	0	1
26002	FRAUD - CREDIT CARD/AUTOMATIC TELLER MACHINE	0	1
29000	DAMAGE TO PROPERTY	0	2
36004	SEX OFFENCE - OTHER	0	1
38001	FAMILY - CHILD ABUSE/NEGLECT NONVIOLENT	1	0
38003	OTHER FAMILY OFFENSE	0	4
50000	OBSTRUCTING JUSTICE	1	1
53001	DISORDERLY CONDUCT	0	1
53002	PUBLIC PEACE - OTHER	0	1
54001	HIT AND RUN MOTOR VEHICLE ACCIDENT	0	2
54002	OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	0	1
54003	TRAFFIC OFFENSE	0	1
55000	HEALTH AND SAFETY	1	2
93001	TRAFFIC CRASH	0	4
93003	TRAFFIC VIOLATION - CIVIL	3	5
93004	PARKING	3	4
93006	TRAFFIC POLICING	0	2
93007	TRAFFIC SAFETY	0	1
93008	BREATHALYZER INSPECTION	0	1
94002	FALSE ALARM ACTIVATION	0	3
97006	ACCIDENT - ALL OTHER	0	1
98004	OTHER INSPECTION	0	9
98006	CIVIL MATTER	2	6
98007	SUSPICIOUS SITUATION	3	5
99002	NATURAL DEATH	0	1
99007	PUBLIC RELATIONS	0	1
99008	GENERAL ASSISTANCE-NON POLICE AGENCY	12	12
99009	GENERAL NON-CRIMINAL	2	0
99010	VILLAGE ORDINANCE VIOLATION	0	2
99010A	ANIMALS	0	1
99010K	RENTALS	0	1
99013	ASSIST TO ANOTHER POLICE AGENCY	0	5
<b>Totals:</b>		<b>31</b>	<b>87</b>

Offense Count Report

Report Criteria:

Start Offense	End Offense	Officer
01000	PTL	ALL
<b>2026</b>	<b>2025</b>	
01/02/2026-02/18/2026	01/01/2025-02/18/2025	

Offense	Description	2026	2025
13001	NONAGGRAVATED ASSAULT	3	3
13002	AGGRAVATED/FELONIOUS ASSAULT	0	1
13003	INTIMIDATION/STALKING	3	1
23003	LARCENY - THEFT FROM A BUILDING	0	1
23005	LARCENY - THEFT FROM MOTOR VEHICLE	1	0
25000	FORGERY/COUNTERFEITING	1	1
26001	FRAUD - FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	1	0
26002	FRAUD - CREDIT CARD/AUTOMATIC TELLER MACHINE	1	0
26007	FRAUD - IDENTITY THEFT	0	1
29000	DAMAGE TO PROPERTY	2	0
36004	SEX OFFENCE - OTHER	1	0
38001	FAMILY - CHILD ABUSE/NEGLECT NONVIOLENT	1	0
38003	OTHER FAMILY OFFENSE	4	2
50000	OBSTRUCTING JUSTICE	2	2
53001	DISORDERLY CONDUCT	1	0
53002	PUBLIC PEACE - OTHER	1	0
54001	HIT AND RUN MOTOR VEHICLE ACCIDENT	2	0
54002	OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	1	0
54003	TRAFFIC OFFENSE	1	1
55000	HEALTH AND SAFETY	3	0
91001	DELINQUENT MINORS	0	1
93001	TRAFFIC CRASH	4	6
93002	NONTRAFFIC CRASH	0	1
93003	TRAFFIC VIOLATION - CIVIL	8	6
93004	PARKING	7	20
93006	TRAFFIC POLICING	2	4
93007	TRAFFIC SAFETY	1	1
93008	BREATHALYZER INSPECTION	1	1
93009	BREATHALYZER TEST	0	1
94002	FALSE ALARM ACTIVATION	3	3
97006	ACCIDENT - ALL OTHER	1	0
98003	PROPERTY INSPECTION	0	2
98004	OTHER INSPECTION	9	10
98006	CIVIL MATTER	8	6
98007	SUSPICIOUS SITUATION	8	8
98008	FOUND/LOST PROPERTY	0	3
99001	SUICIDE OR ATTEMPT	0	1
99002	NATURAL DEATH	1	0
99007	PUBLIC RELATIONS	1	0
99008	GENERAL ASSISTANCE-NON POLICE AGENCY	24	19
99009	GENERAL NON-CRIMINAL	2	2
99010	VILLAGE ORDINANCE VIOLATION	2	1
99010A	ANIMALS	1	3
99010H	RECREATIONAL VEHICLE STORAGE	0	2
99010J	INOPERABLE VEHICLE	0	10

**Offense Count Report**

**Report Criteria:**

Start Offense	End Offense	Officer
01000	PTL	ALL
<b>2026</b>	<b>2025</b>	
01/02/2026-02/18/2026	01/01/2025-02/18/2025	

Offense	Description	2026	2025
99010K	RENTALS	1	0
99010R	RUBBISH/GARBAGE IN YARD	0	3
99010W	WASTE COLLECTION	0	2
99013	ASSIST TO ANOTHER POLICE AGENCY	5	14
<b>Totals:</b>		<b>118</b>	<b>143</b>

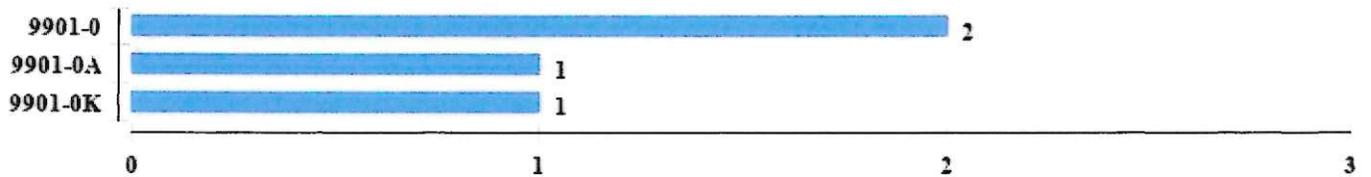
Offense Report

Report Criteria:

Start Date	End Date	Start Offense	End Offense	Status
01/01/2026	02/18/2026	99010	99010Z	ALL

Incident	Rprt Date	Description	Area	Officer	Status
<i>9901-0 -- VILLAGE ORDINANCE VIOLATION</i>					Count: 2
26-000012	01/05/2026	48hr Parking		FREEMAN, JAMES	Complied
26-000042	01/16/2026	Semi Parking		COLEMAN, ASHLEY	Closed
<i>9901-0A -- ANIMALS</i>					Count: 1
26-000064	01/24/2026	Animal Complaint		WAGNER, JEFFREY	Closed
<i>9901-0K -- RENTALS</i>					Count: 1
26-000018	01/07/2026	Rental Inspection		FREEMAN, JAMES	Cleared by Citation
<b>Total:</b>					<b>4</b>

Offense Activity Counts



## **Petition to Relocate Pet Chickens**

Date: 1/30/26

To Whom It May Concern,

I am writing to formally request approval to relocate my ten (10) pet chickens to my new residence located at:

**4691 Hospital Drive  
Cass City, MI 48726**

These chickens are kept strictly as pets and are well cared for. I fully understand and respect the City of Cass City ordinances regarding the keeping of poultry and would like to affirm my commitment to adhering to all applicable regulations.

The chickens will be housed in a properly constructed and maintained coop that meets ordinance requirements. They will **not be free-ranged** and will remain securely enclosed at all times. The coop will be kept clean and sanitary to prevent odors, pests, or disturbances to neighboring properties.

I take great pride in responsibly caring for my animals and ensuring they do not create a nuisance or health concern. My intention is to maintain a safe, clean, and quiet environment for both my pets and the surrounding community.

I respectfully request consideration and approval for this relocation and assure you that I will comply fully with all poultry-related ordinances set forth by the city.

Thank you for your time and consideration of this request. Please feel free to contact me should you require any additional information.

Sincerely,

Kristina Tuzzolo  
469-426-7110  
ktuzzolo@yahoo.com

