



Lives Built Here

AGENDA

March 23, 2026

Regular Meeting – 6:00 P.M.

- Call to Order
- Pledge of Allegiance
- Roll Call
- Public Hearing – Proposed Ordinance 216 – Signs
- Public Hearing - Proposed Ordinance 217 – Blighted Buildings
- Review Minutes of Regular Meeting of February 23, 2026 – page 5
- Review Minutes of Committee of the Whole Meeting of March 11, 2026 – page 27
- Review Financial Statement ending February 28, 2026 – page 29
- Citizen Comments
- Budget and Finance
 - Approval of Bills
 - Resolution to Open CDBG Checking Account – page 53
 - Approve B's Electric LLC estimate for Municipal Building Exterior Doors Access Control System – pg 59
 - Adopt Mission and Vision Statement – page 63
- Public Services Committee
- Personnel and Public Safety
 - Police Talon Incident Management System – page 65
- Parks and Recreation Committee
 - Purchase UTV from Ball Equipment – page 69
 - Weed and Grass Control for Village of Cass City – page 73
- Downtown Development Authority - Meeting Minutes of February 10, 2026 – page 75
 - Accept and File 2025 Cass City DDA Bi-Annual Report – page 77
- Economic Development Corporation - Meeting Minutes of February 10, 2026 – page 85
 - Accept and File 2025 Cass City EDC Annual Report – page 87
- Planning Commission - Meeting Minutes of February 3, 2026 – page 91
 - Accept and File 2025 Cass City Planning Commission Annual Report – page 93
 - Second Reading and Adoption of Proposed Ordinance 216 – Signs – March 23, 2026 – page 103
 - Second Reading and Adoption of Proposed Ordinance 217 – Blighted Buildings – March 23, 2026 – page 107
 - Review Proposed Village of Cass City Master Plan
 - Adopt Resolution to Distribute Proposed Village of Cass City Master Plan – page 111
 - Set Public Hearing to Adopt the Proposed Village of Cass City Master Plan on June 29, 2026, at 6:01 pm – pg 113
- Manager's Report – page 115
- Communications
 - Tuscola County Clerk's Office Letter Re: Elections – page 129
- Other Business
- Adjournment

April 2026 Meetings and Events:

April 7 – Planning Commission, 7 pm

April 8 – Personnel & Public Safety Committee, 4 pm

April 14 – DDA/EDC Meeting, 1:30 pm

April 14 – Parks Committee, 4 pm

April 15 – Public Services Committee, 12 pm

April 27 – Budget & Finance Committee, 5 pm

April 27 – 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, March 23, 2026 at 6:01 P.M.
To receive comments on
Proposed Ordinance # 216, Signs

And

Monday, March 23, 2026 at 6:02 P.M.
To receive comments on
Proposed Ordinance # 217,
Blighted Buildings

The proposed ordinance can be found on the
Village Website at www.casscity.org
Drop down to Government, Ordinances,
Proposed Ordinance #216 and #217

The Public is invited to attend.

Nanette S. Walsh, Clerk/Treasurer

A Regular Meeting of the Cass City Village Council was held Monday, February 23, 2026 at 6:00 p.m. at the Municipal Building.

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

Public Hearing – Proposed Ordinance #215, Rezoning Parcels

MOTION# 2026.2.23-01

MOTION by Dorland, Supported by Trustee Benkelman, to open a public hearing to receive comments on the **Proposed Ordinance #215, Rezoning Parcels**. Roll Call Vote: Benkelman: yea, Dorland: yea, Griesing: yea, Goka: yea, Kirn: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 7 yeas, 0 nays.

A Public Hearing began at 6:01 pm to receive public comments on the **Proposed Ordinance #215, Rezone Parcels**.

There were no comments from the audience or council members.

MOTION# 2026.2.23-02

MOTION by Trustee Kirn, Supported by Trustee Benkelman, to close a public hearing to receive comments on **Proposed Ordinance #215, Rezoning Parcels**. Roll Call Vote: Benkelman: yea, Dorland: yea, Griesing: yea, Goka: yea, Kirn: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 7 yeas, 0 nays.

The Public Hearing was closed at 6:02 pm.

MOTION# 2026.2.23-03

MOTION by Trustee Benkelman, Supported by Trustee Oslund, to receive, approve, and file the minutes of the January 26, 2026 Regular Meeting. MOTION CARRIED 7 yeas 0 nays.

MOTION# 2026.2.23-04

MOTION by Trustee Benkelman, Supported by Trustee Goka to receive, and accept the Financial Statements of January 31, 2026. MOTION CARRIED 7 yeas 0 nays.

Trustee Griesing introduced the Baseball Fields Water Use agenda item, with a recap of its history, the current policy, the current outstanding invoice for irrigation water, the desire for a corrective action plan, and a policy moving forward. Discussion among council members included monthly water readings vs. an annual reading and annual billing, a potential rescind and replacement policy on Baseball Field Irrigation water usage, and how the current invoice would be resolved. Representatives from the CCASAP offered insight on the irrigation program, and field maintenance. A suggestion was made to have the 2026 Parks Budget absorb the cost of the outstanding irrigation water invoice.

During Citizen Comments, Kristina Tuzzolo, 4691 Hospital Drive, asked council to favorably consider her request to relocate 10 pet chickens to her new residence. Tuscola County Commissioner Nancy Barrios gave an update on the Tuscola County Road Commission, Controller/Administrator changes and progress on the Pringle/Lamton/Greenland Road Amish Access Road. Officials are looking into easements that the Amish could purchase, with DNR land utilized as last resort. Data Centers are a hot topic, with research ongoing on its effects on residential water and utility costs.

MOTION# 2026.2.23-05

MOTION by Trustee Benkelman, Supported by Trustee Goka, to move forward with millage ballot language for Police and Parks for the November 2026 General Election. MOTION CARRIED 7 yeas 0 nays.

MOTION# 2026.2.23-06

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

MOTION# 2026.2.23-07

MOTION by Trustee Kirm, Supported by Trustee Griesing, to approve a 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. MOTION CARRIED 7 yeas 0 nays.

MOTION# 2026.2.23-08, Resolution# 2026.2.23-01

MOTION by Trustee Kirm, Supported by Trustee Griesing, to adopt a Resolution to Rescind Resolution 2017.7.31-1 and 2017.7.31.3-2, Cass City Baseball and Softball Fields Water Use Agreement. Roll Call Vote: Benkelman: yea, Dorland: yea, Griesing: yea, Goka: yea, Kirm: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 7 yeas, 0 nays. (Attached)

MOTION# 2026.2.23-09

MOTION by Trustee Benkelman, Supported by Trustee Goka, to rescind the Cass City Baseball Federation irrigation extra water usage charge in the amount of \$4,418.52, to be absorbed by the 2026 Parks and Recreation Budget. MOTION CARRIED 7 yeas, 0 nays.

The Parks and Recreation Committee meeting on March 10, 2026 will address a proposed new agreement with Cass City Area Summer Athletic Program (CCASAP), with the proposed agreement completed prior to the May 2026 baseball season.

MOTION# 2026.2.23-10

MOTION by Trustee Kirm, Supported by Trustee Benkelman, to receive and file the minutes of the Cass City Downtown Development Authority (DDA) held on January 13, 2026. MOTION CARRIED 7 yeas 0 nays

MOTION# 2026.2.23-11

MOTION by Trustee Benkelman, Supported by Trustee Goka, to receive and file the minutes of the Cass City Economic Development Corporation (EDC) held on January 13, 2026. MOTION CARRIED 7 yeas 0 nays

MOTION# 2026.2.23-12

MOTION by Trustee Benkelman, Supported by Trustee Goka, to receive and file the minutes of the Cass City Planning Commission held on January 6, 2026. MOTION CARRIED 7 yeas 0 nays.

MOTION# 2026.2.23-13

MOTION by Trustee Benkelman, Supported by Trustee Goka, to conduct second reading and adopt **Ordinance #215, Rezoning Parcels**. Roll Call Vote: Benkelman: yea, Dorland: yea, Griesing: yea, Goka: yea, Kirn: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 7 yeas, 0 nays. (Attached)

MOTION# 2026.2.23-14

MOTION by Trustee Benkelman, Supported by Trustee Kirn, to introduce and conduct the first reading of **Ordinance #216, Signs**. Roll Call Vote: Benkelman: yea, Dorland: yea, Griesing: yea, Goka: yea, Kirn: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 7 yeas, 0 nays. (Attached)

MOTION# 2026.2.23-15

MOTION by Trustee Griesing, Supported by Trustee Goka, to introduce and conduct the first reading of **Ordinance #217, Blighted Buildings**. Roll Call Vote: Benkelman: yea, Dorland: yea, Griesing: yea, Goka: yea, Kirn: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 7 yeas, 0 nays. (Attached)

MOTION# 2026.2.23-16

MOTION by Trustee Kirn, Supported by Trustee Benkelman, to set a Public Hearing for Proposed Ordinance #216, Signs, for March 23, 2026 at 6:01 pm. MOTION CARRIED MOTION CARRIED 7 yeas, 0 nays.

MOTION# 2026.2.23-17

MOTION by Trustee Benkelman, Supported by Trustee Dorland, to set a Public Hearing for Proposed Ordinance #217, Blighted Buildings, for March 23, 2026 at 6:02 pm. MOTION CARRIED MOTION CARRIED 7 yeas, 0 nays.

The Manager's Report was reviewed.

MOTION# 2026.2.23-18

MOTION by Trustee Benkelman, Supported by Trustee Kirn, to approve permission for Kristina Tuzzolo to have **10 chickens, no roosters**, at her residence located at 4691 Hospital Drive, with the understanding that this permission may be revoked by violation of noise, smell, complaints, or non-compliance. MOTION CARRIED 7 yeas, 0 nays.

Due to potential lack of a quorum at the March 30, 2026 Regular Council Meeting (during the Cass City Public Schools Spring Break), that meeting has been cancelled and the next Regular Council Meeting is rescheduled to March 23, 2026.

MOTION# 2026.2.23-19

MOTION by Trustee Dorland, Supported by Trustee Benkelman, to adjourn the meeting at 7:37 pm.
MOTION CARRIED 7 yeas 0 nays.

Respectfully submitted,

Nanette S. Walsh

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

VILLAGE OF CASS CITY
RESOLUTION RESCINDING RESOLUTIONS 2017.7.31-1 AND 2017.7.31-2
Resolution No. 2026-2.23-01

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: *Benkelman, Dorland, Griesing, Goka, Kirn, Ostlund, Piaskowski*

Motion by *Kirn*, Supported by *Griesing* to rescind Resolution No. 2017.7.31-1 and Resolution No. 2017.7.31-2.

AYE: *(7) Benkelman, Dorland, Griesing, Goka, Kirn, Ostlund, Piaskowski*

NAY: *None*

ABSENT: *None*

ABSTAIN: *None*

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

2-23-2026

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 *Salmateer* Trustee *Biefer*
Trustee *Herron* Trustee *Kirby*
Trustee *Dawilinski* 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 31st of July, in the year 2017.

President Salmateers
Trustee Biefer
Trustee Herron
Trustee Kinn
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	<u>Palmateer</u>	Trustee	<u>Bieffer</u>
Trustee	<u>Herron</u>	Trustee	<u>Kim</u>
Trustee	<u>Gawrilinski</u>	Trustee	<u>-</u>
Trustee	<u>-</u>		

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 31st of July, in the year 2017.

President *Salmata*
Trustee *Biefer*
Trustee *Herron*
Trustee *Kirm*
Trustee *Zawolinski*

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

VILLAGE OF CASS CITY

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 23rd day of February, 2026,

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 Benkelman**, and supported by **Trustee Goka**

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

Resolution: **Approved**

Robert Piaskowski, Village President,

Nanette Walsh, Village Clerk/Treasurer

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 Benkelman**, and supported by **Trustee Kirn**

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

Resolution: **Approved**

Robert Piaskowski, Village President,

Nanette Walsh, Village Clerk/Treasurer

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.

Section 5. Repealer.

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

Section 6. Effective Date.

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

A MOTION TO INTRODUCE AND CONDUCT THE FIRST READING OF A PROPOSED ORDINANCE NO. 217 CHAPTER 16, ENVIRONMENT, ARTICLE II, BLIGHT, DIVISION III, VACANT, ABANDONED, AND FORECLOSED PROPERTIES, BUILDING REGULATION

Was offered by **Trustee Griesing**, and supported by **Trustee Goka**

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

Resolution: **Approved**

Robert Piaskowski, Village President,

Nanette Walsh, Village Clerk/Treasurer

A Committee of the Whole Meeting of the Cass City Village Council was held Wednesday, March 11, 2026 at 6:00 p.m. at the Municipal Building.

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

Staff Present were Debbie Powell, Village Manager, Nanette Walsh, Clerk/Treasurer Jim Freeman, Police Chief, Ryan Pierce, Police Sergeant, Melanie Radabaugh, Parks Director/Economic Development Director, Laken Chapin, CEDAM Fellow

Manager Powell gave a brief explanation of a Vision Statement and Mission Statement. Discussion from the Council involved their views of the current and future of Cass City. A resolution of the Vision and Mission Statement will be presented at the March 23, 2026 meeting.

Powell addressed the proposed Millage Request for the Police and another request for Parks. After discussion, the Police Millage will be written for 1 mill for 4 years for operations, and the Parks Millage will be written for 1 mill for 4 years for Infrastructure, Swimming Pool, Equipment, Maintenance and Upgrades. Powell will forward completed ballot language for legal review and present a resolution to the Village Council adopting ballot language, prior to submittal to the County Clerk.

Powell presented a draft lease between the Cass City Area Summer Athletic Program (CCASAP) and the Village of Cass City. A proposed water allowance for summer field irrigation in the 2026 Village Parks Budget was suggested. Several changes in field maintenance were proposed. The lease will be presented to CCASAP for discussion, and comments.

Trustee Griesing explained the need for Village Manager Goals as a benchmark for the annual Manager's Evaluation. Council members discussed several potential goals, of which many were already in place.

There were no Citizen's Comments.

In Other Business, Manager Powell gave a quick summary of the cancellation of the 2026 Cass City Farmer's Market. Having no Market Coordinator, weather issues, lack of administrative funding, and lack of an alternate location were factors in the cancellation.

By consensus, the meeting was adjourned at 7:51 p.m.

Respectfully submitted,

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

Village of Cass City

Financial Statements

Month Ending 2/28/2026

16.16% of Fiscal Year

ACTIVITY FOR
MONTH 02/28/26
INCR (DECR)

YTD BALANCE
02/28/2026
NORM (ABNORM)

UNENCUMBERED
BALANCE

% BDGT
USED

GL NUMBER	DESCRIPTION	AMENDED BUDGET	2026	ACTIVITY FOR MONTH 02/28/26 INCR (DECR)	YTD BALANCE 02/28/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT 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-PA 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	5,117.10	0.00	7,754.78	0.00	64,345.22	10.76
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	50.74	0.00	150.74	0.00	2,733.26	5.23
101-000-640.000	REFUSE FEES	183,131.00	13,851.84	200.00	27,730.23	0.00	155,400.77	15.14
101-000-651.000	SWIMMING FEES	64,000.00	0.00	0.00	200.00	0.00	63,800.00	0.31
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	90.00	0.00	490.00	0.00	5,484.00	8.20
101-000-655.000	ORDINANCE FINES	1,545.00	351.45	0.00	535.23	0.00	1,009.77	34.64
101-000-662.000	REFUSE PENALTIES	3,749.00	279.85	0.00	560.55	0.00	3,188.45	14.95
101-000-664.000	INTEREST & DIVIDENDS	15,450.00	603.24	0.00	1,638.13	0.00	13,811.87	10.60
101-000-671.000	MISCELLANEOUS REIMBURSEMENT	5,150.00	395.00	0.00	780.72	0.00	4,369.28	15.16
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	500.00	0.00	800.00	0.00	1,775.00	31.07
101-000-699.000	TRANSFERRS 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 21,439.22 40,640.38 2,178,126.62 1.83

TOTAL REVENUES

User: NAN
 DB: Cass City
 % Fiscal Year Completed: 16.16

PERIOD ENDING 02/28/2026

ACTIVITY FOR
 MONTH 02/28/26
 2026
 AMENDED BUDGET INCR (DECR) YTD BALANCE
 02/28/2026
 NORM (ABNORM)

GL NUMBER	DESCRIPTION	AMENDED BUDGET	INCR (DECR)	YTD BALANCE 02/28/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT 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	13,405.51	27,789.74	0.00	145,905.26	16.00
215 - CLERK STAFF		216,065.00	16,296.28	35,304.12	0.00	180,760.88	16.34
223 - FINANCE		32,400.00	0.00	0.00	0.00	32,400.00	0.00
261 - GENERAL GOVERNMENT		125,931.00	6,763.88	12,458.15	0.00	113,472.85	9.89
262 - ELECTIONS		110.00	0.00	0.00	0.00	110.00	0.00
265 - BUILDINGS & GROUNDS		49,903.00	4,731.82	7,340.02	0.00	42,562.98	14.71
291 - COMMUNITY PROMOTION (PA 359)		44,353.00	527.58	7,297.56	1,577.50	35,477.94	20.01
301 - POLICE DEPARTMENT		729,436.00	47,153.91	104,178.96	0.00	625,257.04	14.28
315 - CRIME & SAFETY		18,000.00	0.00	0.00	0.00	18,000.00	0.00
401 - MISC GOVERNMENT		13,500.00	13,500.00	13,500.00	0.00	0.00	100.00
441 - PUBLIC WORKS		104,910.00	0.00	869.21	0.00	104,040.79	0.83
520 - SOLID WASTE DISPOSAL		183,131.00	13,711.69	27,423.38	0.00	155,707.62	14.97
722 - PLANNING AND ZONING		73,988.00	5,141.41	9,128.11	0.00	64,859.89	12.34
752 - SWIMMING POOL		129,064.00	254.08	259.08	0.00	128,804.92	0.20
754 - PARKS DEPARTMENT		282,970.00	8,830.35	19,209.92	0.00	263,760.08	6.79
758 - RECREATION / DAYCAMP		26,873.00	5.00	10.00	0.00	26,863.00	0.04

Fund 101 - GENERAL FUND:

TOTAL EXPENDITURES 2,218,729.00 130,321.51 264,768.25 1,577.50 1,952,383.25 12.00

REVENUE REPORT
 PERIOD ENDING 02/28/2026
 % Fiscal Year Completed: 16.16

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 02/28/26 INCR (DECR)	YTD BALANCE 02/28/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT 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	1,273.84	2,942.43	0.00	4,555.57	39.24
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 1,273.84 2,942.43 0.00 489,260.57 0.60

ACTIVITY FOR
MONTH 02/28/26
INCR (DECR)

YTD BALANCE
02/28/2026
NORM (ABNORM)

ENCUMBERED
YEAR-TO-DATE

UNENCUMBERED
BALANCE

% BDGT
USED

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 02/28/26 INCR (DECR)	YTD BALANCE 02/28/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
Fund 202 - MAJOR STREET							
463	- STREET MAINTENANCE	209,748.00	1,606.11	3,756.52	0.00	205,991.48	1.79
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	13,153.34	33,851.24	0.00	74,033.76	31.38
486	- TRUNKLINE MAINTENANCE	7,141.00	0.00	0.00	0.00	7,141.00	0.00
488	- TRUNKLINE SWEEPING/FLUSHING	13,161.00	0.00	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	41.98	41.98	0.00	12,627.02	0.33
497	- TRUNKLINE SNOW REMOVAL	46,047.00	5,354.79	19,644.94	0.00	26,402.06	42.66
502	- TRUNKLINE FRINGE BENEFITS	9,037.00	671.39	3,377.40	0.00	5,659.60	37.37

1
3
3
1

Fund 202 - MAJOR STREET:

TOTAL EXPENDITURES 447,076.00 20,827.61 60,957.71 0.00 386,118.29 13.63

User: NAN

PERIOD ENDING 02/28/2026

DB: Cass City

% Fiscal Year Completed: 16.16

ACTIVITY FOR
MONTH 02/28/26
INCR (DECR)

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 02/28/26 INCR (DECR)	YTD BALANCE 02/28/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT 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	953.15	2,249.43	0.00	8,462.57	21.00
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 767,940.00 953.15 2,249.43 0.00 765,690.57 0.29

ACTIVITY FOR
 2026 MONTH 02/28/26
 AMENDED BUDGET INCR (DECR) YTD BALANCE
 02/28/2026
 NORM (ABNORM)

GL NUMBER	DESCRIPTION	AMENDED BUDGET	INCR (DECR)	YTD BALANCE 02/28/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDT USED
Fund 203 - LOCAL STREET							
463	STREET MAINTENANCE	520,635.00	7,601.64	16,799.29	0.00	503,835.71	3.23
Fund 470 - R. O. W. MAINTENANCE							
470	STREET MAINTENANCE	63,622.00	0.00	0.00	0.00	63,622.00	0.00
Fund 474 - SIGNS							
474	SIGNS	9,270.00	0.00	0.00	0.00	9,270.00	0.00
Fund 478 - SNOW							
478	SNOW	71,092.00	9,995.25	26,953.56	0.00	44,138.44	37.91
Fund 494 - TRUNKLINE UTILITIES							
494	TRUNKLINE UTILITIES	92,028.00	7,303.10	7,303.10	0.00	84,724.90	7.94

Fund 203 - LOCAL STREET:

TOTAL EXPENDITURES

756,647.00 24,899.99 51,055.95 0.00 705,591.05 6.75

ACTIVITY FOR
MONTH 02/28/26
INCR (DECR)

YTD BALANCE
02/28/2026
NORM (ABNORM)

UNENCUMBERED
BALANCE

ENCUMBERED
YEAR-TO-DATE

% BDGT
USED

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	2026 MONTH 02/28/26 INCR (DECR)	YTD BALANCE 02/28/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
Fund 244 - ECONOMIC DEVELOPMENT							
244-000-664.000	INTEREST & DIVIDENDS	500.00	17.84	47.00	0.00	453.00	9.40
244-000-692.000	CONTRIBUTION FROM GENERAL FUND	13,500.00	13,500.00	13,500.00	0.00	0.00	100.00

Fund 244 - ECONOMIC DEVELOPMENT:

TOTAL REVENUES	14,000.00	13,517.84	13,547.00	0.00	453.00	96.76
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User: NAN

PERIOD ENDING 02/28/2026

DB: Cass City

% Fiscal Year Completed: 16.16

2026 ACTIVITY FOR YTD BALANCE
 MONTH 02/28/26 INCR (DECR) NORM (ABNORM) 02/28/2026

GL NUMBER	DESCRIPTION	AWENDED BUDGET	INCR (DECR)	NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
Fund 244 - ECONOMIC DEVELOPMENT		14,000.00	1,125.18	2,250.36	0.00	11,749.64	16.07
001 - ADMINISTRATION							

Fund 244 - ECONOMIC DEVELOPMENT:

TOTAL EXPENDITURES

14,000.00	1,125.18	2,250.36	0.00	11,749.64	16.07
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GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 02/28/26	INCR (DECR)	YTD BALANCE 02/28/2026	NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BGD	USED
Fund 248 - D.D.A.										
248-000-402.000	CAPTURED TAXES	33,057.00	0.00	0.00	0.00	0.00	0.00	33,057.00	0.00	0.00
248-000-403.000	CAPTURE TOWNSHIP TAXES	5,750.00	0.00	0.00	0.00	0.00	0.00	5,750.00	0.00	0.00
248-000-404.000	CAPTURE COUNTY TAXES	13,141.00	0.00	0.00	0.00	0.00	0.00	13,141.00	0.00	0.00
248-000-664.000	INTEREST & DIVIDENDS	750.00	74.17	0.00	207.49	0.00	0.00	542.51	27.67	27.67

Fund 248 - D.D.A.:

TOTAL REVENUES 52,698.00 74.17 207.49 0.00 52,490.51 0.39

User: NAN

PERIOD ENDING 02/28/2026

DB: Cass City

% Fiscal Year Completed: 16.16

ACTIVITY FOR YTD BALANCE
 MONTH 02/28/26 02/28/2026
 INCR (DECR) NORM (ABNORM)

GL NUMBER	DESCRIPTION	AMENDED BUDGET	INCR (DECR)	YTD BALANCE 02/28/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
Fund 248 - D.D.A.							
001 - ADMINISTRATION		46,404.00	12,658.79	15,581.91	0.00	30,822.09	33.58
008 - DDA DEBT SERVICE		6,294.00	524.41	1,048.82	0.00	5,245.18	16.66

Fund 248 - D.D.A.:

TOTAL EXPENDITURES

52,698.00 13,183.20 16,630.73 0.00 36,067.27 31.56

User: NAN
 DB: Cass City
 PERIOD ENDING 02/28/2026
 % Fiscal Year Completed: 16.16

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 02/28/26 INCR (DECR)	YTD BALANCE 02/28/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDTG USED
Fund 402 - CAPITAL PROJECTS: WWTP UPGRADE PROJECT							
402-000-501.000	USDA/RD FEDERAL GRANT	8,294,300.00	0.00	0.00	0.00	8,294,300.00	0.00
402-000-502.000	USDA/RD LOAN PROCEEDS	6,981,529.00	0.00	1,619,472.64	0.00	5,362,056.36	23.20
402-000-664.000	INTEREST & DIVIDENDS	2,500.00	599.34	929.81	0.00	1,570.19	37.19
TOTAL REVENUES		15,278,329.00	599.34	1,620,402.45	0.00	13,657,926.55	10.61

Fund 402 - CAPITAL PROJECTS: WWTP UPGRADE PROJECT:

TOTAL REVENUES

ACTIVITY FOR
 2026 MONTH 02/28/26
 AMENDED BUDGET INCR (DECR)

YTD BALANCE
 02/28/2026
 NORM (ABNORM)

ENCUMBERED
 YEAR-TO-DATE

UNENCUMBERED
 BALANCE

% BDGT
 USED

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

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

Fund 402 - CAPITAL PROJECTS: WWTP UPGRADE PROJECT:

TOTAL EXPENDITURES

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

PERIOD ENDING 02/28/2026

% Fiscal Year Completed: 16.16

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 02/28/26 INCR (DECR)	YTD BALANCE 02/28/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDCGT 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

Fund 408 - WATER RECREATION FUND:

TOTAL REVENUES

500.00	0.00	0.00	0.00	500.00	0.00
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GL NUMBER	DESCRIPTION	2026 MONTH 02/28/26	ACTIVITY FOR	YTD BALANCE	ENCUMBERED	UNENCUMBERED	% BDGT
		AMENDED BUDGET	INCR (DECR)	02/28/2026	YEAR-TO-DATE	BALANCE	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 0.00 500.00 0.00

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 02/28/26 INCR (DECR)	YTD BALANCE 02/28/2026	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDCGT USED
Fund 590 - WASTEWATER TREATMENT							
590-000-609.000	SEWER MISC REVENUES	29,790.00	1,320.00	2,760.00	0.00	27,030.00	9.26
590-000-628.000	SEWER OMR FEES	580,133.00	47,909.50	85,055.66	0.00	495,077.34	14.66
590-000-629.000	SEWER USAGE FEES PER 1K GALLONS	626,959.00	52,225.27	99,101.80	0.00	527,857.20	15.81
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	1,372.13	2,560.15	0.00	13,507.85	15.93
590-000-664.000	INTEREST & DIVIDENDS	15,500.00	2,515.04	5,574.33	0.00	9,925.67	35.96

Fund 590 - WASTEWATER TREATMENT: 1,269,450.00 105,341.94 195,051.94 0.00 1,074,398.06 15.37

TOTAL REVENUES

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 02/28/26 INCR (DECR)	YTD BALANCE 02/28/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
Fund 590 - WASTEWATER TREATMENT							
001 - ADMINISTRATION		248,571.00	12,619.52	23,071.30	0.00	225,499.70	9.28
002 - TREATMENT AND PUMPING		464,049.00	20,871.41	46,814.36	1,737.45	415,497.19	10.46
003 - COLLECTIONS		131,289.00	68.75	856.64	0.00	130,432.36	0.65
004 - MAINTENANCE		199,253.00	11,885.21	24,900.04	1,517.00	172,835.96	13.26

Fund 590 - WASTEWATER TREATMENT:
 TOTAL EXPENDITURES 1,043,162.00 45,444.89 95,642.34 3,254.45 944,265.21 9.48

User: NAN
 DB: Cass City
 PERIOD ENDING 02/28/2026
 % Fiscal Year Completed: 16.16

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 02/28/26 INCR (DECR)	YTD BALANCE 02/28/2026	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDTG USED
Fund 591 - WATER SYSTEM							
591-000-628.000	WATER OMR FEES	425,334.00	34,616.56	66,755.53	0.00	358,578.47	15.69
591-000-629.000	WATER USAGE FEES PER 1000 GALLONS	443,156.00	37,609.30	70,596.75	0.00	372,559.25	15.93
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	908.63	1,701.89	0.00	8,598.11	16.52
591-000-664.000	INTEREST & DIVIDENDS	20,000.00	3,017.28	6,833.91	0.00	13,166.09	34.17
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:							
TOTAL REVENUES		1,502,989.00	76,151.77	145,888.08	0.00	1,357,100.92	9.71

ACTIVITY FOR MONTH 02/28/26

2026 YTD BALANCE 02/28/2026

INCR (DECR) NORM (ABNORM)

ENCUMBERED YEAR-TO-DATE

UNENCUMBERED BALANCE

% BDGT USED

GL NUMBER DESCRIPTION

Fund 591 - WATER SYSTEM										
001 - ADMINISTRATION	222,619.00	9,890.67	21,252.48	0.00	201,366.52	9.55				
002 - TREATMENT AND PUMPING	430,213.00	6,045.42	9,502.67	900.00	419,810.33	2.42				
003 - COLLECTIONS	827,223.00	3,315.13	6,094.36	0.00	821,128.64	0.74				
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	19,251.22	36,849.51	900.00	1,464,854.49	2.51
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PERIOD ENDING 02/28/2026
 % Fiscal Year Completed: 16.16

User: NAN
 DB: Cass City

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 02/28/26 INCR (DECR)	YTD BALANCE 02/28/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDCGT USED
Fund 651 - MOTOR VEHICLE & EQUIPMENT							
651-000-654.000	DPW CONTRACTING REVENUES	1,655.00	0.00	0.00	0.00	1,655.00	0.00
651-000-664.000	INTEREST & DIVIDENDS	10,712.00	895.22	2,029.85	0.00	8,682.15	18.95
651-000-670.000	INTERDEPARTMENT RENTALS	466,743.00	31,890.34	76,683.86	0.00	390,059.14	16.43
651-000-671.000	MISC REIMBURSEMENTS	428.00	0.00	0.00	0.00	428.00	0.00
651-000-673.000	SALE OF ASSETS	5,000.00	0.00	0.00	0.00	5,000.00	0.00

Fund 651 - MOTOR VEHICLE & EQUIPMENT:

TOTAL REVENUES	484,538.00	32,785.56	78,713.71	0.00	405,824.29	16.25
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TOTAL REVENUES - ALL FUNDS

TOTAL REVENUES - ALL FUNDS	22,081,414.00	252,136.83	2,099,642.91	0.00	19,981,771.09	9.51
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ACTIVITY FOR MONTH 02/28/26
 YTD BALANCE 02/28/2026
 NORM (ABNORM)

ENCUMBERED YEAR-TO-DATE
 UNENCUMBERED BALANCE
 % BDGT USED

GL NUMBER	DESCRIPTION	AMENDED BUDGET	2026 MONTH 02/28/26 INCR (DECR)	YTD BALANCE 02/28/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
Fund 651 - MOTOR VEHICLE & EQUIPMENT							
001 - ADMINISTRATION		422,303.00	25,485.00	30,665.74	6,064.92	385,572.34	8.70
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Fund 651 - MOTOR VEHICLE & EQUIPMENT:							
TOTAL EXPENDITURES		422,303.00	25,485.00	30,665.74	6,064.92	385,572.34	8.70
TOTAL EXPENDITURES - ALL FUNDS		21,736,048.00	280,538.60	951,886.13	11,796.87	20,772,365.00	4.43

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 02/28/26 INCR (DECR)	YTD BALANCE 02/28/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% B DGT USED
Fund 101 - GENERAL FUND							
Fund 101 - GENERAL FUND:							
TOTAL REVENUES		2,218,767.00	21,439.22	40,640.38	0.00	2,178,126.62	1.83
TOTAL EXPENDITURES		2,218,729.00	130,321.51	264,768.25	1,577.50	1,952,383.25	12.00
NET OF REVENUES & EXPENDITURES		38.00	(108,882.29)	(224,127.87)	(1,577.50)	225,743.37	
Fund 202 - MAJOR STREET							
Fund 202 - MAJOR STREET:							
TOTAL REVENUES		492,203.00	1,273.84	2,942.43	0.00	489,260.57	0.60
TOTAL EXPENDITURES		447,076.00	20,827.61	60,957.71	0.00	386,118.29	13.63
NET OF REVENUES & EXPENDITURES		45,127.00	(19,553.77)	(58,015.28)	0.00	103,142.28	
Fund 203 - LOCAL STREET							
Fund 203 - LOCAL STREET:							
TOTAL REVENUES		767,940.00	953.15	2,249.43	0.00	765,690.57	0.29
TOTAL EXPENDITURES		756,647.00	24,899.99	51,055.95	0.00	705,591.05	6.75
NET OF REVENUES & EXPENDITURES		11,293.00	(23,946.84)	(48,806.52)	0.00	60,099.52	
Fund 244 - ECONOMIC DEVELOPMENT							
Fund 244 - ECONOMIC DEVELOPMENT:							
TOTAL REVENUES		14,000.00	13,517.84	13,547.00	0.00	453.00	96.76
TOTAL EXPENDITURES		14,000.00	1,125.18	2,250.36	0.00	11,749.64	16.07
NET OF REVENUES & EXPENDITURES		0.00	12,392.66	11,296.64	0.00	(11,296.64)	
Fund 48 - D.D.A.							
Fund 48 - D.D.A.:							
TOTAL REVENUES		52,698.00	74.17	207.49	0.00	52,490.51	0.39
TOTAL EXPENDITURES		52,698.00	13,183.20	16,630.73	0.00	36,067.27	31.56
NET OF REVENUES & EXPENDITURES		0.00	(13,109.03)	(16,423.24)	0.00	16,423.24	
Fund 402 - CAPITAL PROJECTS: WWTP UPGRADE PROJECT							
Fund 402 - CAPITAL PROJECTS: WWTP UPGRADE PROJECT:							
TOTAL REVENUES		15,278,329.00	599.34	1,620,402.45	0.00	13,657,926.55	10.61
TOTAL EXPENDITURES		15,278,329.00	0.00	393,065.54	0.00	14,885,263.46	2.57
NET OF REVENUES & EXPENDITURES		0.00	599.34	1,227,336.91	0.00	(1,227,336.91)	
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	105,341.94	195,051.94	0.00	1,074,398.06	15.37
TOTAL EXPENDITURES		1,043,162.00	45,444.89	95,642.34	3,254.45	944,265.21	9.48
NET OF REVENUES & EXPENDITURES		226,288.00	59,897.05	99,409.60	(3,254.45)	130,132.85	
Fund 591 - WATER SYSTEM							
Fund 591 - WATER SYSTEM:							
TOTAL REVENUES		1,502,989.00	76,151.77	145,888.08	0.00	1,357,100.92	9.71
TOTAL EXPENDITURES		1,502,604.00	19,251.22	36,849.51	900.00	1,464,854.49	2.51
NET OF REVENUES & EXPENDITURES		385.00	56,900.55	109,038.57	(900.00)	(107,753.57)	

GL NUMBER	DESCRIPTION	2026		ACTIVITY FOR MONTH 02/28/26	YTD BALANCE 02/28/2026	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
		AMENDED BUDGET	INCR (DECR)					
Fund 651 - MOTOR VEHICLE & EQUIPMENT								
Fund 651 - MOTOR VEHICLE & EQUIPMENT:								
TOTAL REVENUES		484,538.00	32,785.56	78,713.71	0.00	405,824.29	16.25	
TOTAL EXPENDITURES		422,303.00	25,485.00	30,665.74	6,064.92	385,572.34	8.70	
NET OF REVENUES & EXPENDITURES		62,235.00	7,300.56	48,047.97	(6,064.92)	20,251.95		
TOTAL REVENUES - ALL FUNDS		22,081,414.00	252,136.83	2,099,642.91	0.00	19,981,771.09	9.51	
TOTAL EXPENDITURES - ALL FUNDS		21,736,048.00	280,538.60	951,886.13	11,796.87	20,772,365.00	4.43	
NET OF REVENUES & EXPENDITURES		345,366.00	(28,401.77)	1,147,756.78	(11,796.87)	(790,593.91)		

**Village of Cass City
CORPORATE AUTHORIZATION RESOLUTION**

To Designate Village President Rob Piaskowski, Trustees Jeffrey Benkelman and Jordan Goka, Budget and Finance Committee Members, Village Manager Deboria Powell, and Village Clerk/Treasurer as official signers of Village financial instruments at Thumb Bank and Trust, Cass City, MI

WHEREAS, the General Law Village Act, Act 3 of 1895, MCL 64.1, defines the duties of the Village President to include the affairs of the public property belonging to the village, and

WHEREAS, the duties of the Village President include the designation as the official representative of the Village of Cass City, signer of agreements and contracts, and official signer of all legal and financial instruments, and

WHEREAS, Village Trustees, elected by the voters of the Village of Cass City, are appointed by the Village President, and approved by the Village Council, to serve on the Budget and Finance Committee, and

WHEREAS, as members of the Budget and Finance, these trustees shall be appointed as official signers on financial instruments, and

WHEREAS, Jeffrey Benkelman and Jordan Goka have been appointed and approved as members of the Budget and Finance Committee, and

WHEREAS, Deboria Powell, appointed by the Village Council as the Cass City Village Manager, and Nanette Walsh, appointed by the Village Council as the Cass City Clerk/Treasurer, entrusted to the management and review of village financial instruments,

THEREFORE, BE IT RESOLVED, AND REAFFIRM, that Robert Piaskowski, Village President, Trustees Jeffrey Benkelman and Jordan Goka, Budget and Finance Committee members, Deboria Powell, Village Manager, and Nanette Walsh, be designated as the official signers on financial instruments at Frankenmuth Credit Union, effective March 23, 2026.

AYES: NAYS:

Resolution declared adopted.

Date

Clerk, Village of Cass City

Certification

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

Date

Clerk, Village of Cass City

Corporate Authorization Resolution

THUMB BANK & TRUST

By: VILLAGE OF CASS CITY

Referred to in this document as "Financial Institution"

Referred to in this document as "Corporation"

I, **NANETTE WALSH**, certify that I am Secretary (clerk) of the above named corporation organized under the laws of **MICHIGAN**, Federal Employer I.D. Number _____, engaged in business under the trade name of **VILLAGE OF CASS CITY**, and that the resolutions on this document are a correct copy of the resolutions adopted at a meeting of the Board of Directors of the Corporation duly and properly called and held on (date) _____. These resolutions appear in the minutes of this meeting and have not been rescinded or modified.

Agents. Any Agent listed below, subject to any written limitations, is authorized to exercise the powers granted as indicated below:

Name and Title or Position	Signature	Facsimile Signature <i>(if used)</i>
A. ROBERT PIASKOWSKI, VILLAGE PRESIDENT	X _____	X _____
B. DEBORIA POWELL, VILLAGE MANAGER	X _____	X _____
C. NANETTE WALSH, CLERK/TREASURER	X _____	X _____
D. _____	X _____	X _____
E. _____	X _____	X _____
F. _____	X _____	X _____

ACCOUNT AGREEMENT

THUMB BANK & TRUST
 7254 MICHIGAN AVE PO BOX 560
 PIGEON, MI 48755-0560

Account Number: _____

Account Owner(s) Name & Address
 VILLAGE OF CASS CITY

 MSHDA CDBG CASS CITY HOMEOWNER REHAB PROJECT

Agreement Date: _____ By: _____
 EXISTING Account - This agreement replaces previous agreement(s).
 Account Description: BUSINESS REGULAR CHECKING

Checking Savings NOW _____
 Initial Deposit \$ _____ Source: _____

Ownership of Account - PERSONAL Purpose
 Individual _____
 Joint - With Survivorship (and not as tenants in common)
 Joint - No Survivorship (as tenants in common)
 Trust - Separate Agreement:
 Revocable Trust or Pay-on-Death Designation
 as Defined in this Agreement
 (Name and Address of Beneficiaries):

Additional Information:

Signature(s). The undersigned certifies the accuracy of the information he/she has provided and acknowledges receipt of a completed copy of this form. The undersigned authorizes the financial institution to verify credit and employment history and/or have a credit reporting agency prepare a credit report on the undersigned, as individuals. The undersigned also acknowledge the receipt of a copy and agree to the terms of the following agreement(s) and/or disclosure(s):

- Terms & Conditions Truth in Savings Funds Availability
- Electronic Fund Transfers Privacy Substitute Checks
- Common Features _____

The Internal Revenue Service does not require your consent to any provision of this document other than the certifications required to avoid backup withholding.

Ownership of Account - BUSINESS Purpose
 Sole Proprietorship Single-Member LLC Partnership
 LLC (LLC tax classification: C Corp S Corp Partnership)
 C Corporation S Corporation Non-Profit
 Public Funds
 Business: _____

Backup Withholding Certifications (Non-"U.S. Persons" - Use separate Form W-9)
 By signing at right, I, VILLAGE OF CASS CITY, certify under penalties of perjury that the statements made in this section are true.
 TIN: _____ The Taxpayer Identification Number (TIN) shown is my correct taxpayer identification number.
 Not Subject to Backup Withholding. I am NOT subject to backup withholding either because I have not been notified that I am subject to backup withholding as a result of a failure to report all interest or dividends, or the Internal Revenue Service has notified me that I am no longer subject to backup withholding.
 Exempt Recipient. I am an exempt recipient under the Internal Revenue Service Regulations. Exempt payee code (if any) _____
FATCA Code. The FATCA code entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.
U.S. Person. I am a U.S. citizen or other U.S. person (as defined in the instructions).

(1): _____
 DEBORIA LYNN POWELL
 I.D. # _____ D.O.B. _____

(2): _____
 ROBERT V PIASKOWSKI
 I.D. # _____ D.O.B. _____

(3): _____
 NANETTE S WALSH
 I.D. # _____ D.O.B. _____

(4): _____
 I.D. # _____ D.O.B. _____

Authorized Signer (Individual Accounts Only)

 I.D. # _____ D.O.B. _____

Powers Granted. (Attach one or more Agents to each power by placing the letter corresponding to their name in the area before each power. Following each power indicate the number of Agent signatures required to exercise the power.)

Indicate A, B, C, D, E, and/or F	Description of Power	Indicate number of signatures required
_____	(1) Exercise all of the powers listed in this resolution.	_____
_____	(2) Open any deposit or share account(s) in the name of the Corporation.	_____
_____	(3) Endorse checks and orders for the payment of money or otherwise withdraw or transfer funds on deposit with this Financial Institution.	_____
_____	(4) Borrow money on behalf and in the name of the Corporation, sign, execute and deliver promissory notes or other evidences of indebtedness.	_____
_____	(5) Endorse, assign, transfer, mortgage or pledge bills receivable, warehouse receipts, bills of lading, stocks, bonds, real estate or other property now owned or hereafter owned or acquired by the Corporation as security for sums borrowed, and to discount the same, unconditionally guarantee payment of all bills received, negotiated or discounted and to waive demand, presentment, protest, notice of protest and notice of non-payment.	_____
_____	(6) Enter into a written lease for the purpose of renting, maintaining, accessing and terminating a Safe Deposit Box in this Financial Institution.	_____
_____	(7) Other:	_____

Limitations on Powers. The following are the Corporation's express limitations on the powers granted under this resolution.

Resolutions

The Corporation named on this resolution resolves that,

- (1) The Financial Institution is designated as a depository for the funds of the Corporation and to provide other financial accommodations indicated in this resolution.
- (2) This resolution shall continue to have effect until express written notice of its rescission or modification has been received and recorded by the Financial Institution. Any and all prior resolutions adopted by the Board of Directors of the Corporation and certified to the Financial Institution as governing the operation of this corporation's account(s), are in full force and effect, until the Financial Institution receives and acknowledges an express written notice of its revocation, modification or replacement. Any revocation, modification or replacement of a resolution must be accompanied by documentation, satisfactory to the Financial Institution, establishing the authority for the changes.
- (3) The signature of an Agent on this resolution is conclusive evidence of their authority to act on behalf of the Corporation. Any Agent, so long as they act in a representative capacity as an Agent of the Corporation, is authorized to make any and all other contracts, agreements, stipulations and orders which they may deem advisable for the effective exercise of the powers indicated in this resolution, from time to time with the Financial Institution, subject to any restrictions on this resolution or otherwise agreed to in writing.
- (4) All transactions, if any, with respect to any deposits, withdrawals, rediscounts and borrowings by or on behalf of the Corporation with the Financial Institution prior to the adoption of this resolution are hereby ratified, approved and confirmed.

- (5) The Corporation agrees to the terms and conditions of any account agreement, properly opened by any Agent of the Corporation. The Corporation authorizes the Financial Institution, at any time, to charge the Corporation for all checks, drafts, or other orders, for the payment of money, that are drawn on the Financial Institution, so long as they contain the required number of signatures for this purpose.
- (6) The Corporation acknowledges and agrees that the Financial Institution may furnish at its discretion automated access devices to Agents of the Corporation to facilitate those powers authorized by this resolution or other resolutions in effect at the time of issuance. The term "automated access device" includes, but is not limited to, credit cards, automated teller machines (ATM), and debit cards.
- (7) The Corporation acknowledges and agrees that the Financial Institution may rely on alternative signature and verification codes issued to or obtained from the Agent named on this resolution. The term "alternative signature and verification codes" includes, but is not limited to, facsimile signatures on file with the Financial Institution, personal identification numbers (PIN), and digital signatures. If a facsimile signature specimen has been provided on this resolution, (or that are filed separately by the Corporation with the Financial Institution from time to time) the Financial Institution is authorized to treat the facsimile signature as the signature of the Agent(s) regardless of by whom or by what means the facsimile signature may have been affixed so long as it resembles the facsimile signature specimen on file. The Corporation authorizes each Agent to have custody of the Corporation's private key used to create a digital signature and to request issuance of a certificate listing the corresponding public key. The Financial Institution shall have no responsibility or liability for unauthorized use of alternative signature and verification codes unless otherwise agreed in writing.

Effect on Previous Resolutions. This resolution supersedes resolution dated _____ . If not completed, all resolutions remain in effect.

Certification of Authority

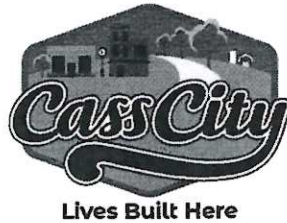
I further certify that the Board of Directors of the Corporation has, and at the time of adoption of this resolution had, full power and lawful authority to adopt the resolutions stated above and to confer the powers granted above to the persons named who have full power and lawful authority to exercise the same. (Apply seal below where appropriate.)

If checked, the Corporation is a non-profit corporation.
 In Witness Whereof, I have subscribed my name to this document and affixed the seal of the Corporation on _____ (date).

 Secretary
 NANETTE WALSH

 Attest by One Other Officer
 DEBORIA POWELL

<p>For Financial Institution Use Only Acknowledged and received on _____ <input type="checkbox"/> This resolution is superseded by resolution dated _____</p>	<p>(date) by _____ (initials)</p>
<p>Comments:</p>	



TO: Village President and Council

FROM: Debbie Powell, Village Manager
Nanette Walsh, Village Clerk/Treasurer

DATE: March 23, 2026

SUBJECT: B's Electric LLC Installation and Equipment Purchase of Municipal Doors Access Control System

The key locks on the building have not been updated in decades, and a computerized access system would allow for preprogrammed access times of the front door for lobby hours and evening meetings. Seasonal employees would have limited access, pausing/removing their access after their seasonal employment is concluded. Removal of building access after employment resignation would be simpler, without fear that all keys were not being returned.

Village Staff reached out to Verkata, Tempe, AZ, the company behind the security systems at Cass City Public Schools, but found their focus was on all village buildings. Locally, Maurer Electric, Zimmerman Electric, Ken Martin Electric and Dave's Glass were contacted, finding that these contractors had limited, if any, door security system options. Their focus was on wiring and mounting equipment from other vendors.

On March 3, 2026, Village Manager Debbie Powell, Police Chief James Freeman and Clerk/Treasurer Nanette Walsh met with representatives from B's Electric at the Cass City Municipal Building for an on-site review of the exterior doors.

Recommended was the installation of a CDVI Krypto Access Control System that includes a combination keypad and proximity card readers. The front door would be interlocked with the handicap door opener, requiring security validation prior to pressing the handicap opener button.

The estimate for equipment purchase and installation is \$9,122.36, which has been budgeted for \$10,000 in the 2026 Capital Improvement Plan. We recommend including a 10% contingency, which would bring the maximum project cost to \$10,000.

MOTION: Approve the B's Electric quote for installation and purchase of a CDVI Krypto Access Control System for the Cass City Municipal Building's three exterior doors, in the amount of \$9,122.36, with a 10% contingency for anticipated cost up to \$10,000, G/L Account #101-265-970.



4151 Shrestha Dr Ste E
 Bay City, MI 48706
 (989) 893-3220
 customerservice@bselectricllc.com

Estimate

ESTIMATE#	10940843
DATE	03/11/2026
PO#	

CUSTOMER
Village Of Cass City Debbie Powell 6506 Main St Cass City , Michigan 48726-1524 (989) 385-1972

SERVICE LOCATION
6506 Main St Cass City, Michigan 48726-1524

DESCRIPTION	
Installation of a CDVI Krypto access control system to include: Exterior - Three exterior entry doors with combination keypad and proximity card readers - Front entry door to be interlocked with the handicap door opener, requiring a valid card read or PIN entry during locked status before pressing the handicap opener button from the outside - Two rear doors **Each panel comes with ten proximity cards so you would have 20 cards when you do the exterior doors. Cards are sold in packs of 10 and are \$7.50 per card (\$75.00 minimum per order of 10).	

Estimate			
Description	Qty	Rate	Total
EXTERIOR DOORS			9,122.36

CUSTOMER MESSAGE

Estimate Total: \$9,122.36

PRE-WORK SIGNATURE

Signed By:

RESIDENTIAL ESTIMATE TERMS

The work detailed in this estimate is to be installed per the 2023 National Electrical Code and any additional applicable codes.

Any switches, receptacles, and covers listed in this estimate will be standard style, white in color unless otherwise requested by the customer (additional charges may apply). Decorative light fixtures are not included in this estimate, if necessary we can provide a fixture allowance but purchasing and delivering the fixtures to the worksite are the responsibility of the customer. Patching, painting, and repairs of customer approved access holes or accidental damage that may occur are the responsibility of the customer. If the work area is to be occupied during this project B's Electric will make every effort to limit the length of time circuits will be turned off or be unusable however there may be extended periods of time during the project that certain locations in the work area that are left without power. B's Electric will attempt to inform the customer and receive their approval prior to eliminating power to any location, but that is not always foreseeable.

Discussions with the workmen on site that lead to increased costs for the project are the responsibility of the customer.

If a change is requested, it may lead to increased charges, contact the office to receive a written estimate for these changes if so desired.

Payment Terms

The standard payment schedule is as follows:

- Prior to job scheduling - 50% of the estimated cost
- If there is a "rough inspection" to be performed 25% of the estimated cost will be paid before scheduling the rough inspection
- The balance of any estimated cost, initial or additional, are to be paid prior to the final inspection.
- Any overages that were incurred during the project are to be paid upon receipt of the final invoice.

If the final cost of this project is to exceed 25% more than the estimate, if it is possible B's Electric will stop work and discuss the change with the customer prior to continuing.

The customer is responsible for any and all charges associated with the work performed

While we do our best to provide an accurate estimate, there can be factors outside of our control, and circumstances unique to each project that can change the necessary scope of work to be performed. When it comes to electrical systems, if during the course of the project, the customer budget becomes a factor, we may be forced to leave a potentially dangerous situation or incomplete installation de-energized and "unfinished", while cost accommodations, and a payment schedule is decided.

Permits

Permits are required for most electrical work. Although it may not be listed, B's Electric will acquire the necessary permits and the customer will be responsible for this cost that is regardless of whether or not it is listed on this invoice. Permits are required for the customer's protection, should the customer choose to waive the required permit, any fines incurred for working without a permit will be the responsibility of the customer. During the course of the project and/or after it's completion the customer may be required to meet with the local electrical inspector. A B's Electric representative may also be onsite at this time to help explain the project. Any additional work, additions, alterations, or additional fees required by the electrical inspector will be the responsibility of the customer.

Village of Cass City

RESOLUTION TO APPROVE THE VILLAGE OF CASS CITY VISION AND MISSION STATEMENTS

WHEREAS, at the Committee of the Whole, Strategic Planning Meeting held by the Village Council on September 10, 2025, the Village Council discussed the Strategic Planning Goals for 2026; and

WHEREAS, at the regular meeting of the Village Council on September 29, 2025, the strategic planning goals to create a Vision and Mission Statement for the Village of Cass City was approved; and

WHEREAS, at the Committee of the Whole Village Council meeting on March 11, 2026, the Village City Council recommended the Vision Statement to be: "A safe, family-friendly village where people are proud to live, work, and call home."; and

WHEREAS, at the Committee of the Whole Village Council meeting on March 11, 2026, the Village City Council recommended the Mission Statement to be: "The Village of Cass City strives to be a welcoming, vibrant small-town community that supports local businesses, preserves its legacy, and provides a safe, thriving place for residents, families, and visitors.";

THEREFORE, BE IT RESOLVED, that the **Vision Statement** for the Village of Cass City is "**A safe, family-friendly village where people are proud to live, work, and call home.**"; and

THEREFORE, BE IT FURTHER RESOLVED, that the **Mission Statement** for the Village of Cass City is "**The Village of Cass City strives to be a welcoming, vibrant small-town community that supports local businesses, preserves its legacy, and provides a safe, thriving place for residents, families, and visitors.**"

AYES:

NAYS:

EXCUSED:

ABSTAIN:

RESOLUTION: DECLARED ADOPTED / NOT ADOPTED

Date

Clerk, Village of Cass City

Village of Cass City

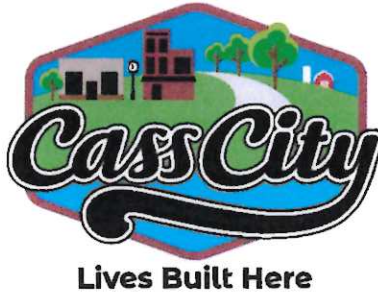
RESOLUTION TO APPROVE THE VILLAGE OF CASS CITY VISION AND MISSION STATEMENTS

Certification

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

Date

Clerk, Village of Cass City



Date: March 23, 2026

To: Cass City Village President & Council

From: Debbie Powell, Village Manager
Jim Freeman, Chief of Police

Subject: Approve the Renewal of CORE Technology Subscription
Approve the Purchase of TIMS Supervisory Module Implementation

The police department utilizes the Talon Incident Management System (TIMS) from CORE Technology for its report writing, evidence logging/tracking, and Law Enforcement Information Network (LEIN) usage.

Starting in 2026, we have added a supervisor module that allows Chief Freeman and Sgt. Pierce the ability to review, make recommendations, and return reports for correction and/or follow up. In addition, this upgrade documents all changes and the individuals that access the program.

There was a one-time implementation fee for this upgrade which was approved by Council in the police department's 2026 Budget: Equipment Under \$5000.

Motion #1: Approve the subscription purchase of Talon Incident Management System (TIMS) and the addition of the supervisor module for \$6438.00 from the 2026 Police Budget, Line Item 101-301-853 (Communications).

Motion #2: Approve the one-time purchase of the implementation of the Talon Incident Management System (TIMS) Supervisor Module for \$1000.00 from the 2026 Police Budget, Line Item 101-301-977 (Equipment Under \$5000).

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



at the center of connectivity
 Remit To: Core Technology Corporation
 PO BOX 74008484,
 Chicago,
 IL 60674-8484

Invoice **CORMN0002759**
 Date **1/22/2026**
 Page **1 of 1**

Bill To
Cass City Police Department Accounts Payable 6506 Main Street Cass City, MI 48726-1524 US

Ship To
Cass City Police Department 6506 Main Street Cass City, MI 48726-1524 US

PO Number	Customer No.	Salesperson ID	Shipping Method	Payment Terms
	CAS3001		LOCAL DELIVERY	MN MAR

Ordered	Item Number	Description	Unit Price	Ext Price
1.00	NOTE	Annual CORE Technology Maintenance DID YOU KNOW... * For a quote on 24x7 Support, contact our team at 800-338-2117. * IN NEED OF SERVICES? Contact us for a quote on Training, Server moves, Interface configuration reviews & more! Contact Lorie Pugh at lpugh@harriscomputer.com * Contact us for a quote on our NEW OFFERINGS - Citizen Online Reporting, Facial Recognition, CAD, JMS, Data Sharing & more! Contact sales@coretechcorp.com	US\$0.00	US\$0.00
1.00	CORE-RMS	Talon Incident Management System with Evidence: 3/1/2026 to 2/28/2027	US\$3,462.80	US\$3,462.80
1.00	CORE-SAAS	TIMS LEIN Access (5); Subscription: 3/1/2026 to 2/28/2027	US\$2,015.20	US\$2,015.20
CANCELLATION POLICY: Cancellations and changes must be received 30 days PRIOR to the start of the maintenance term. Any notices received after will require a 3 month minimum term. Email to: AR@CoreTechCorp.com				

Annual Software Support Includes: Unlimited telephone support (M-F, 8:00am to 5:00pm EST, excluding holidays), Internet Support, FTP Support & Product Updates Phone 800-338-2117 ext. 0 Invoice Questions? Please call{RM00101.USERDEF2} at (343) 224-6262 or at our toll-free number +1 (888)847-7747 You can also email us at support@coretechcorp.com	Subtotal	US\$5,478.00
	Misc	US\$0.00
	Tax	US\$0.00
	Freight	US\$0.00
	Trade Discount	US\$0.00
	Total	US\$5,478.00



at the center of connectivity
 Remit To: Core Technology Corporation
 PO BOX 74008484,
 Chicago,
 IL 60674-8484

Invoice CORXT0000385
 Date 1/26/2026
 Page 1 of 1

Bill To
Cass City Police Department Accounts Payable 6506 Main Street Cass City, MI 48726-1524 US

Ship To
Cass City Police Department 6506 Main Street Cass City, MI 48726-1524 US

PO Number	Customer No.	Salesperson ID	Shipping Method	Payment Terms
SIGNED: J. FREEMAN	CAS3001		LOCAL DELIVERY	Due on Receipt

Ordered	Item Number	Description	Unit Price	Ext Price
1.00	NOTE	100% due at signing of Quote# 20251223-151041101 (Proj CAS3001-2601)	US\$0.00	US\$0.00
1.00	CORE - DEFER SAAS	SaaS TIMS Supervisory Review	US\$960.00	US\$960.00
1.00	CORE-PS	Implementation Services for TIMS Supervisory Review Module	US\$1,000.00	US\$1,000.00

Annual Software Support Includes: Unlimited telephone support (M-F, 8:00am to 5:00pm EST, excluding holidays), Internet Support, FTP Support & Product Updates Phone 800-338-2117 ext. 0 Invoice Questions? Please call{RM00101.USERDEF2} at (343) 224-6262 or at our toll-free number +1 (888)847-7747 You can also email us at support@coretechcorp.com	Subtotal	US\$1,960.00
	Misc	US\$0.00
	Tax	US\$0.00
	Freight	US\$0.00
	Trade Discount	US\$0.00
	Total	US\$1,960.00



Statement of Account

Account (CAS3001)

Date: Mar-13-26
Cass City Police Department
6506 Main Street
Cass City
MI
48726-1524
US

Dear Accounts Payable,

Please see below for a current standing of account, as of Mar-13-26.

Reference	Invoice Date	Due Date	Days Overdue	Invoice Amount	Amount Due
CORXT0000385	Jan-26-26	Jan-31-26	41	US\$ 1,960.00	US\$ 1,960.00
CORMN0002759	Jan-22-26	Mar-01-26	12	US\$ 5,478.00	US\$ 5,478.00
Total:					US\$ 7,438.00

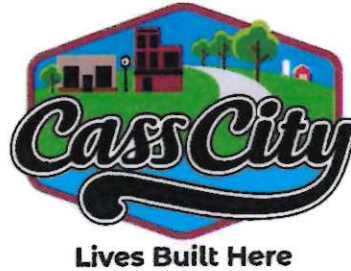
It would be appreciated if you could provide an update with regards to the payment status for the invoices that are due or becoming due. If you have any questions about the above summary, please contact me by phone at 1 (888) 847-7747 / +1 (343) 292-1180 or by email at ar@coretechcorp.com.

If payment has already been made on the invoices listed, please disregard this summary.

Thank you for your time. I look forward to hearing from you.

Yours sincerely,

Accounts Receivable



To: Village President and Council

From: Debbie Powell, Village Manager

Date: March 23, 2026

Subject: Approval of Parks Utility Vehicle Purchase

The Parks Department needs a second utility vehicle for routine maintenance of the park property. These smaller utility vehicles are effective for various parks tasks and represent a fuel savings versus using the full-size pickup trucks, as well as reduced wear and tear on other Parks vehicles.

Melanie Radabaugh, Parks Director, researched several brands and models of utility vehicles at multiple local dealerships, including Kubota (same as our current 2019 RTV-X1100), Polaris, and CF Moto. We received two quotes for a CFMOTO UFORCE600, from Bennett Powersports of Marlette, MI, for \$15,724.16; and Ball Equipment of Birch Run, for \$16,751.48. Upon research and having the opportunity to demo a CF Moto, it is her recommendation to proceed with the purchase of a 2026 CFMOTO UFORCE600 from Bennett Powersports at their low quote of \$15,724.16.

Funds were budgeted for this purchase in the amount of \$30,000 and are available in the 2026 Village Capital Improvements, Motor Vehicle and Expense Fund, #651-001-970.

MOTION: To purchase a 2026 CF MOTO UFORCE 600 from Bennett Powersports, for the Parks Department, in the amount of \$15,724.16.



Bennett Powersports

2575 S. Vandyke Rd
Marlette, MI 48453
989-635-5500

Sales Person: Todd Spillane

Quote # 0197

Date: 03/12/2026

Buyer: Radabaugh, Melanie
Cass City, MI (Tuscola) 48726
(M) (810) 618-2003

Stock#	Unit	VIN	Mi/Hrs	Price
M1790	New 2026 CFMOTO UForce 600 (Desert Tan)	LCELDUZ9XT6003189	0	\$10,999.00
Total Unit(s) Price:				\$10,999.00

Requested Parts & Accessories:			
Part #	Part Description	Qty	Total Sale Amount
5ASV-807100-6000	LH Door, UF600/800 (hinges 5KWV-807150-1000 U8XL)	1.000	\$899.99
5ASV-807200-6000	RH Door, UF600/800 (hinges 5KWV-807160-1000 U8XL)	1.000	\$899.99
5ASV-805200-6001	Rear Panel, Poly U6/U8XL	1.000	\$269.99
SSHK312	UFORCE 600 CAB HEATER KIT WITH DEFROST	1.000	\$404.10
5ASV-805400-6000	Glass Windshield U600	1.000	\$674.99
			\$3,149.06

Invoice Summary	
Total Unit(s) Price:	\$10,999.00
Total Freight:	\$1,000.00
Total Set-Up:	\$0.00
Total Other:	\$0.00
Total F&I:	\$0.00
Total Parts:	\$3,149.06
Total Service:	\$345.10
Sales Tax:	\$0.00
Doc Fees:	\$220.00
Other Fees:	\$11.00
Total Sale Price:	\$15,724.16
Trade-In Allowance:	\$0.00
Trade-In Payoff:	\$0.00
Trade-In Value:	\$0.00
Cash Back:	\$0.00
Down Payments:	\$0.00
Balance Due:	\$15,724.16

Buyer: _____ Date: ___/___/___

Co-Buyer: _____ Date: ___/___/___

Dealer: _____ Date: ___/___/___

Ball Equipment - Richmond

68811 Main Street
Richmond Michigan 48062
586-430-1252

Buyer's Order

Village of Cass City Director of Community Development Parks and Recreation

Date
Deal No.
Salesperson Zach Kady
Lienholder None

C 810-618-2003 W H Email mradabaugh@casscity.org

I hereby agree to purchase the following unit(s) from you under the terms and conditions specified. Delivery is to be made as soon as possible. It is agreed, however, that neither you nor the manufacturer will be liable for failure to make delivery.

Unit Information

New/U	Year	Make	Model	Model Name	Serial No.	Stock No.	Price
New	2026	CFMOTO	CF600UZ	UFORCE 600	LCELDUZ91T6003145	055075	\$10,999.00

Options:

CF Moto U-Force 600 Cab Heater with Defrost (2021-Cur)	\$429.00	D	Dealer Unit Price	\$10,999.00
GLASS WINDSHIELD U600	\$799.99	D	Factory Options	\$0.00
REAR PANEL, POLY	\$319.99	D	Added Accessories	\$3,608.95
DOORS, FULL HARD-U600 LS	\$999.99	D	Freight	\$1,000.00
DOORS, FULL HARD-U600 RS	\$999.99	D	Dealer Prep	\$963.53
MANUAL WIPER KIT 10 & 12 BLADES	\$59.99	D		
			Registration Fees	\$11.00
			Doc Fee	\$169.00

Notes:

Trade Information

Cash Price	\$16,751.48
Trade Allowance	\$0.00
Payoff	\$0.00
Net Trade	\$0.00
Net Sale (Cash Price - Net Trade)	\$16,751.48
Sales Tax	\$0.00
Title/License/Registration Fees	\$0.00
Document or Administration Fees	\$0.00
Credit Life Insurance	\$0.00
Accident & Disability	\$0.00
Total Other Charges	\$0.00
Sub Total (Net Sale + Other Charges)	\$16,751.48
Cash Down Payment	\$0.00
Amount to Pay/Finance	\$16,751.48

Monthly Payment of \$0.00 For 0 Months at 0.00% Interest

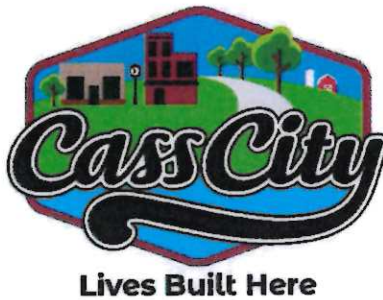
NOTICE TO BUYER: (1) Do not sign this agreement before you read it or if it contains any blank spaces to be filled in. (2) You are entitled to a completely filled in copy of this agreement. (3) If you default in the performance of your obligations under this agreement, the vehicle may be repossessed and you may be subject to suit and liability for the unpaid indebtedness evidenced by this agreement.

TRADE-IN NOTICE: Customer represents that all trade in units described above are free of all liens and encumbrances except as noted.

*With Approved Credit. Interest rates and monthly payment are approximate and may vary from those determined by the lender.

Customer(s) Signature _____ Dealer Signature _____

Thank You - 71 - our Business!



To: Village President and Council

From: Debbie Powell, Village Manager

Date: March 23, 2026

Subject: Approval of 2026 Weed Control-Streets/Park

Every year, the Village contracts with a local weed control applicator to treat areas within the Village to include the Parks, walking trail, Main Street, alley ways and all side streets along the curbing.

The DPW Superintendent, and Parks & Recreation Director met with Thumb Lawn, LLC, on March 6, 2026, to determine our needs and discuss the quality/timing of applications. As the only local applicator contractor and as a vetted service provider, it is our recommendation that the Village of Cass City utilize Thumb Lawn, LLC, for our 2026 weed control services.

Funds have been budgeted for and are available within the following accounts:

- #203-463-800 (Local Streets), \$2800
- #202-463-800 (Major Streets), \$2800
- #101-754-800 (Parks-Contracted Services), \$1200
- #591-002-800 (Water System), \$1200

MOTION: To approve the quote from Thumb Lawn, LLC, for the (2) treatments of spraying weed and grass control throughout the Village, in June and August, 2026, to include the Main St, alley ways, parks, rail trail and side streets, in the amount of \$8,000.00.

ESTIMATE

Thumb Lawn, LLC
PO Box 176
Cass City, MI 48726-0176

thumblawnsnow@live.com
+1 (989) 274-9829



Bill to
Cass City DPW
Melanie Radabaugh

Estimate details

Estimate no.: 144
Estimate date: 03/06/2026
Expiration date: 04/01/2026

#	Service Date	Description	Qty	Rate	Amount
1.		Spraying weed and grass control throughout the village to include the main st, alley ways, parks and all side streets.		\$0.00	\$0.00
2.		All chemicals will be supplied by Thumb Lawn. Glyphosate and Flumioxazen will be used to control all these areas. (flumioxazen is broadleaf control with residual effect)			\$0.00
3.		All streets will be sprayed along the curbing areas where the weeds have grown as well as the two main alley ways.			\$0.00
4.		Spraying around all trees, poles, fences, etc that a lawn mower cannot cut around will be treated at the Scotty McCullough park, as well as the park next to Beechwood Dr. Also the water tower, along the bridge on the west side of town will be included. All areas that we have sprayed last season with the inclusion of the walking trail to be done this season as well. First application to be done in June followed by a second app done in August.			\$0.00
5.		Quote total per treatment:	2	\$4,000.00	\$8,000.00
				Total	\$8,000.00

Overdue 06/30/2025

**Cass City Downtown Development Authority
Minutes
February 10, 2026**

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

BOARD MEMBERS PRESENT: Christine Anthony, Eric Brown, Misty DeLong, Gavin Frederick, David Weiler, Village President Robert Piaskowski

ABSENT: Tyler Erla, Andrew Klco, Jon Ligrow

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

Motion to approve the minutes from the January 13, 2026, meeting was made by Anthony and supported by Brown. Motion Carried.

Motion to approve the January 31, 2026, Financial Report was made by DeLong and supported by Anthony. Motion Carried.

No comments during Citizen Comments.

Chamber of Commerce Report: Radabaugh mentioned the Jr. and Sr. Citizen nomination forms are available. She will email these forms to everyone. The Annual Dinner is planned for Friday, April 17th. Next Friday, February 20th at 8:00 am the Freedom Festival Committee will be meeting here in the Council Chambers. Everyone is invited to participate.

2026 Goal(s) Discussion

1. Downtown Banners for the Semiquincentennial (once cost is known - will need to determine if four or eight banners will be purchased)
2. Brush Monkeys (Debbie will check to see if they are available for July 3rd) Also, ask businesses if they would like to contribute to the cost
3. Assist Village with Downtown Development Plan

Motion to approve the 2026 Goals was made by Anthony and supported by Brown. Motion Carried.

Professional Development

- Spring – Dana Walker, from the MDA, will host a DDA Training Session from 1 to 3 pm and invite the DDAs from the three-county area to join the session.
- Fall – Invite a consultant to come and speak on Civility and Public Discourse for a two-hour session in October with the Village Council Members and other board/committee members.

Motion to adjourn at 1:59 pm was made by DeLong and supported by Anthony. Motion Carried.

Next Meeting: March 10, 2026

Respectfully Submitted,
Linda W. Miller
Administrative Assistant

Cass City
Downtown Development Authority

Bi-Annual Report
March 10, 2026

Summary of 2025 Activities

Summary of 2025 DDA Goals, Recap of Past Goals

Summary of Current DDA Board Members

Village of Cass City Downtown Development Authority

Summary of 2025 Activities

January 2025

- Christine Anthony gave a presentation on proposed project for the DDA to purchase Round Tables and Chairs and bike racks for businesses to place on the sidewalks in front of their businesses. Discussion evolved on participation with businesses, type and quality of equipment, price, and future policy for storage and maintenance. Anthony intended to contact downtown businesses for interest in the project and return results at the next DDA meeting.
- A discussion involving the current status of the Cass City Cultural Center centered on the falling bricks and fencing to ensure safety in the area. An inquiry was made if Cass City Oil and Gas was interested in obtaining the property.
- Gavin Frederick was recommended to fill the two vacancies on the DDA board be forwarded to the Village Council for their approval.
- On January 8, 2025, a training was conducted by the Michigan Municipal League (MML) at the Cass City Municipal Building for an in-depth look at the Open Meetings Act, Freedom of Information Act, Municipal Finance and what constitutes a meeting (majority of board members in ANY location). MML cited legal individual liability associated with breaches of these Acts, and potential fines and prison time possible for these breaches.

February 2025

- Stacy Anthes represented the Cass City Chamber. She mentioned the Cass City Chamber of Commerce Dinner is scheduled for April 25, 2025. Nominations can be returned to the Chamber Administrator's desk. The Chamber has made the decision that they will no longer oversee the Farmers Market, and they have canceled their liability insurance.
- Last month Christine Anthony gave a presentation on possible tables, chairs and bike racks for businesses to place on the sidewalks in front of their businesses. It was mentioned there are grant funds available that would help in covering the cost of these items. The Pinney Foundation has a March 1st deadline.
- Several merchants were present to voice their interest in keeping the Farmers Market going. They would like to move the day to Wednesday and have the hours from 2 to 7 pm and go from June 4th to August 27th. They have six seasonal vendors signed up to participate and several weekly drop in vendors. This would be a Co-Op set-up and they would take turns putting out the weekly signs for the market.
- Since the Chamber is not sponsoring the Farmers Market, Manager Powell asked if the DDA is interested in sponsoring this. After some discussion, it was decided to have Manager Powell check with the Insurance Agent for the Village to find out if the Umbrella Policy will cover the Farmers Market or if an additional insurance rider would be necessary.
- The Cultural Center Building is owned by the DDA. Someone is interested in buying the building and making repairs and updates to use the first and second floors for apartments and a business and a small museum on the first floor also.

March 2025– Semi Annual Meeting

- Manager Powell mentioned the Chamber Administrator had resigned; Krysta Boyce is filling in for now.
- The following DDA 2025 Goals were adopted:
 1. Sell the Cultural Center Building
 2. Streetscape – Trees
 3. Bike Racks and Patio Furniture for the downtown
- Manager Powell asked the Village Insurance Agent about the need for additional insurance for the Farmers Market. The Village Insurance Policy has a clause for Special Events Coverage, so no additional insurance is needed. She informed the co-op planning to participate in the Farmers Market of this information.
- After some discussion regarding the 2024 Annual Report, it was requested for the record that it should be mentioned the non-profit group that wanted to restore the Historical Building backed out when they saw how much the building had deteriorated. Also, the Tuscola County Land Bank money had been reallocated for a different project.

April 2025

- Michigan Downtown Association is sponsoring Downtown Day on Saturday, September 27, 2025. Several potential activities were discussed, and the topic was tabled until feedback could be received from Melanie Radabaugh at the next meeting.
- A proposal was submitted by Michael Ulshafer, Managing Partner of 1863 Elkhart LLC, requesting an immediate transfer of ownership from the DDA to 1863 Elkhart LLC, for the purposed of exercising a rehabilitation plan to create 6 – 8 apartments, and the Village of Cass City to provide a \$30,000 grant to expedite the repair of the roof, the removal of hazardous material and the stabilizing of the roof. Chairman Weiler affirmed that \$30,000 was not available for a grant.
- A decision was made to accept bids for the Sale of the Cultural Center and set the deadline for sealed bids on Friday, May 9, 2025, and conduct the bid opening at the next DDA meeting on May 13, 2025

May 2025

- Radabaugh mentioned the Annual Chamber Dinner was a success. They have a job posting for a new Chamber Administrator. Freedom Festival is planned for July 3- 5. After the Freedom Festival, they will be working on a website overhaul. There is a “Business After Hours” event this Thursday, May 15th from 3-7 pm at the Market on Main.
- The property is up for bid and the sealed purchase offers must be received by June 6, 2025, at 10:00 am. The purchase offers will be opened on June 10, 2025, at
- The Village is registered to participate in the MDA’s Downtown Day on September 27th. More information to come on this event.
- Radabaugh reported the grant was approved for two bike racks for the downtown.
- There was some discussion on whether to purchase outdoor dining tables or snowflakes for downtown. It was decided it is too late to order tables for this year. We need the pricing on snowflakes before a decision is made on how many may be purchased this year. This is tabled for the next meeting so Radabaugh can get the price on the snowflakes.

June 2025

- One bid was received from 1863 Elkhart LLC for the amount of \$186.10, which was accepted, and approved for the sale of real property located at 6429 Main Street, Parcel # 035-500-252-0250.00, commonly known as the Cass City Cultural Center, to 1863 Elkhart, LLC for the purchase price of \$186.10, per the terms of the approved purchase bid, and authorize David Weiler, DDA Board Chairman to execute and sign purchase agreement documents.

July 2025

- Radabaugh is looking for ideas and volunteers for this “Downtown Day”. After some discussion, it was decided that Radabaugh will send out an email to the Chamber and DDA members asking for ideas.
- With a 30% vacancy in the downtown buildings, it appears that Cass City doesn’t want any new development. People would like to have their businesses in Cass City, but they can’t because current property owners are not motivated to rent or do anything with their buildings other than use them for storage. This stifles the growth of any businesses because there is no place to lease or buy in Cass City. This is a critical issue that needs to be discussed with multiple groups so something can be done to change this scenario.

August 2025

- Radabaugh mentioned the new Chamber Administrator started last week. Her name is Katie Medina and she will be working Tuesday, Thursday, and Friday each week.
- Bid opening for the trees is scheduled for Monday, August 18th. The plan is to plant three trees per block on each side of the street.
- The closing on the property happened and the property has been removed from the Village’s insurance policy. Buyer is moving forward with his plans to renovate the building.
- Village Council Public Hearing to receive comments on Community Development Block Grant (CDBG) Application MSHDA: A Public Hearing is scheduled for August 25 for comments. The Village is applying for a \$200,000 grant for repairs to qualifying homes in the Village. They may also hire a third-party administrator for the grant money.
- More discussion on what can be done to motivate the vacant downtown building owners to see how they are contributing to the stagnation and downfall of our downtown. We want to welcome new businesses downtown but there is no place available for them. We want to have a thriving downtown again!

September 2025

Due to the lack of a quorum, no meeting was held.

October 2025

- Manager Powell mentioned a Planning Commission Ad Hoc Committee is working to have property owners remove old signage and encourage property owners to do something with their vacant downtown properties.
- Cathy Tomlin thanked the DDA for their support for the Farmers Market. She mentioned they had many rain day cancellations. They are inquiring if next year the Farmers Market could be moved to the Lions Pavilion in the park to prevent the rain day cancellations. Next year they plan to extend the dates from May 20th to September 30th and have the market time run from 2 -6 pm.

- A group of artists called “Brush Moneys” paint store front windows to add some color and interest to downtowns. Manager Powell has spoken with them but is having difficulty getting a price quote from them. The DDA members encouraged Debbie to get storefront windows cleaned and see if businesses would be receptive to the artists painting on their windows. The DDA will cover costs associated with window cleaning before and after window painted decorations.
- Laken Chapin explained the Community Workshop will be held next week at Aspire Beechwood Conference Center. This workshop will have stations with different topics for participants to give their input for updating the Master Plan.
- Annual Training for every council and committee will be held November 5th from 6:30 – 7:30 pm at the Municipal Building. Abadata will be providing the session free of charge. Topic is Cybersecurity.
- Manager Powell presented a Snow Plowing Contract from de Beaubien Enterprises, LLC to extend the current Snow Plowing Contract through 2030 at the same rate the DDA is currently being charged.
- Director of Community Development, Radabaugh, mentioned Pink-or-Treat is scheduled for this Thursday, October 16th from 5:00 to 6:30 pm. Christmas in the Village is scheduled for December 5th with a Craft Show at the High School and a Gingerbread Build-Off. Due to restrictions by the Tuscola County Health Department, they can longer have a Chili Cook-Off.

November 2025

Due to the lack of a quorum, no meeting was held.

December 2025

- Recap of Christmas in The Village: Radabaugh thought it was the best one ever. The Chili Cook-off sold out of tickets. The craft show had over 700 people attending. The Bingo was a great success, and the lighted parade had over 16 entries.
- Recap of Window Painting (Brush Monkeys): The windows look great. All comments have been very positive. Drawing for the winners of the Scavenger Hunt was held during the meeting: Winners are 1st place: Abbigal Engler (\$100 gift card), 2nd place: Lona Piaskowski (\$50 gift card), 3rd place: Lynn Rabideau (\$25 gift card)
- Radabaugh explained a mural kit will be a community project for next year. A grant from the Frankenmuth Credit Union is making this possible. Also discussed the possibility of purchasing a projector that would project different seasonal images onto the elevator.
- Radabaugh attended the Annual MDA Conference on November 6-7 and mentioned how collaboration is key to keeping business local. The MDA representative is willing to meet with the DDA anytime. It was suggested we invite her to attend the February or March DDA meeting.

Cass City Downtown Development Authority Adopted Goals

2025 DDA Goals

The following DDA 2025 Goals were adopted:

1. Sell the Cultural Center Building
2. Streetscape – Trees
3. Bike Racks and Patio Furniture for the downtown

2024 DDA Goals

The following DDA Goals were adopted for 2024:

- Leach Street Property Demolition
- Parking Lot Improvements
- Lease for the Cultural Center Building
- Streetscape - Trees
- Bicycle Racks in the Downtown

2023 DDA Goals

To be determined in Spring, 2024

2022 DDA Goals

The following DDA Goals were adopted for 2022:

- Completion of Downtown Streetscape and Benches
- Research and Determine a Course of Action for the Thorp House Property
- Create Trainings for Local Businesses, with collaboration with the Cass City Chamber of Commerce

2021 DDA Goals

The following DDA Goals were adopted for 2021:

- Partnership with the Village of Cass City, Chamber of Commerce and DDA/EDC. A Facebook page would be set up and monitored by the Chamber of Commerce to share dialog and ideas.
- Create Trainings for Local Businesses
- Create a Tool Chest for Businesses
 - Lending “Library” for Tools
 - Place for Community to donate tools for local use
 - Tool Chest to rent a lift, for a week or two, in Summer 2021 for a quick, easy, freshen-up of the downtown area.

Village of Cass City Downtown Development Authority

Summary of Current Board Members

- **Christine Anthony, Local Businesswoman**
 - **Eric Brown, Thumb Bank and Trust**
 - **Misty DeLong, Local Businesswoman**
 - **Tyler Erla, Local Businessman**
 - **Gavin Frederick, Tri-County Bank**
 - **Andrew Klco, Local Resident**
 - **Jon Ligrow, Ligrow's 24 Hour Fitness**
 - **David Weiler, Independent Insurance Agent, Chairman**
-
- **Deboria L. Powell, Village of Cass City Manager**
 - **Linda Miller, Village Administrative Assistant**

Cass City Economic Development Corporation (EDC)
Minutes
February 10, 2026

The Meeting was brought to order at 1:59 pm by Chairman Weiler.

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

ABSENT: Tyler Erla, Andrew Klco, Jon Ligrow

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

Motion to approve the minutes from the January 13, 2026, meeting was made by Brown and supported by Piaskowski. Motion Carried.

Motion to approve the January 31, 2026, Financial Report was made by DeLong and supported by Anthony. Motion Carried.

No comments during Citizen Comments.

Tuscola County EDC Update: Manager Powell mentioned the Tuscola EDC Director is doing retention visits today. Intent is for Walbro to find another buyer, since First Brands Group filed for bankruptcy. The EDC Board has been established, and Debbie Powell is the secretary. The Land Bank is planning to demo a former church in Caro. The former Nestle Plant is to get bid specs for lead abatement using EPA grant funds.

Motion to adjourn at 2:11 pm was made by DeLong and supported by Brown. Motion Carried.

Next Meeting: March 10, 2026

Respectfully submitted,

Linda W. Miller

Administrative Assistant

Cass City
Economic Development Corporation
Annual Report
March 10, 2026

Summary of 2025 Activities

Summary of Current EDC Board Members

Village of Cass City Economic Development Corporation

Summary of 2025 Activities

January 2025

- Tuscola County EDC Director Trevor Keyes resigned effective January 15, 2025, taking a position with the State of Michigan. Debbie Powell's tenure as the Chairman of the Tuscola EDC ended on December 31, 2024. Jim Tussey, Caro State Street Pharmacy, has assumed the chairmanship on January 1, 2025. Former Tuscola EDC Director Jim McLoskey was contacted to consider returning to provide continuing services. The current MSU agreement for Tuscola EDC Director services has not yet been addressed. Local support for the Tuscola EDC among local business was waning, as Keyes spent significant time recently to garner financial support..
- Manager Powell detailed the services provided by the Tuscola EDC to the Village of Cass City, IFT and Tax Abatement Application Support, Business Grants, Environmental Reviews, the Tuscola Land Bank Support, and Economic Opportunities for Local Businesses. At this time, the direction of the Tuscola EDC is unknown, as well as the Greater Thumb EDCs, as Huron and Sanilac EDC are also facing staffing challenges.
- Gavin Frederick was recommended to fill the vacancy on the EDC board and be forwarded to the Village Council for their approval.

February 2025

- Manager Powell reported the EDC Board met the last Tuesday in January and they are looking at relocating to the MSU Building on Green Street in order to cut overhead costs. They have a job description and are looking for someone with local ties to fill this position within the next 4-6 weeks. They will not be partnering with MSU. Jim McCloskey is the Chair, and they are looking at adding additional staff as their finances permit. They will also be moving more items online.

March 2025

- Manager Powell mentioned they have a job description and are advertising for the position of Tuscola County EDC Director. Jim McCloskey is in the office part-time to answer questions.
- The realty signs on the Village parcels on Doerr Road are not there now. The one sign was blown down by the weather. They are hopeful the other parcel that has an offer on it will be sold.

April 2025

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

May 2025

- Manager Powell mentioned they are still interviewing candidates for the position of Tuscola County EDC Director. The Nestle Building has work being done on the exterior. They are replacing the windows. Bids came in extremely high on the asbestos abatement. They are going out for rebidding, which is putting this project behind the project deadline.

- Manager Powell mentioned the Industrial Park Property project is moving forward with a survey. There will also need to be a land split. This project will go before the Planning Commission.

June 2025

- Manager Powell says \$53,000 of the \$600,000 grant has been spent on the Nestle Building. Work Plan #1 was soil sampling and has been completed and Work Plan #2 will include removal of contaminated soil in addition to other remediation activities. Trevor Keyes mentioned in the short time he has been at the EDC, office several businesses have discussed their expansion projects and the lack of adequate electricity has been an issue.
- Manager Powell mentioned the two properties for sale in the Industrial Park are currently zoned as residential and will be rezoned as business.

July 2025

- Manager Powell mentioned the Tuscola EDC has hired Alisha Proctor as the new part-time EDC Director. She will have her come to a future meeting to introduce her. The Tuscola County EDC is moving their office to the MSU Extension office in Caro this month. An environmental grant has been awarded to the 6480 Main Street building (former Coachlight Pharmacy).
- The Krehs have purchased a two-acre parcel for their dewatering station and Jay Folske has purchased the remaining 2.2 acres to put in a storage unit business. This leaves an eight-acre parcel and a three-acre parcel still available in the Industrial Park.

August 2025

- The new EDC Director, Alisha Proctor, gave an update on the many activities she has been involved in since she started in her new position. They will be moving the Tuscola County EDC office to the MSU Building as soon as they receive final approval.
- Two smaller parcels were sold; there is still an eight-acre parcel for sale.
- A one-time Principal Payment was made on the Hillaker/Doerr Road Property Loan in the amount \$32,635.

September 2025

- Due to a lack of a quorum, a meeting was not held.

October 2025

- Alisha Proctor, Tuscola EDC Director, mentioned the MDARD Funds have been extended to March 2026. She is working with a Cass City developer for a revolving loan fund.
- The Village Council renewed their listing with Elite Realty for the 8.2 acre parcel. There is a 3.7 acre parcel in the Industrial Park that the Village owns which is not listed.

November 2025

- Due to a lack of a quorum, a meeting was not held.

December 2025:

- Alisha Proctor, Tuscola EDC Director, gave a synopsis of the many projects she has been involved in since she became the EDC Director on June 23rd.

Village of Cass City Economic Development Corporation

Summary of Current Board Members

- **Christine Anthony, Local Businesswoman**
 - **Eric Brown, Thumb Bank and Trust**
 - **Misty DeLong, Local Businesswoman**
 - **Tyler Erla, Local Businessman**
 - **Gavin Frederick, Tri-County Bank**
 - **Andrew Klco, Local Resident**
 - **Jon Ligrow, Ligrow's 24 Hour Fitness**
 - **David Weiler, Independent Insurance Agent, Chairman**
-
- **Deboria L. Powell, Village of Cass City Manager**
 - **Linda Miller, Village Administrative Assistant**

Cass City Planning Commission Meeting
Minutes of February 3, 2026

PRESENT: Joe Leeson, Gary Barnes, Barbara Kirn, 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, Laken Chapin, CEDAM Fellow

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

Motion by Severance, supported by Piaskowski, to approve the minutes of the January 6, 2026 Meeting as amended: “CEDAM Fellow Laken Rieh Chapin presented the current draft of the proposed updated Cass City Master Plan, highlighting Public Participation, Review Goals and Objectives, and Review Implementation Matrices”. **Motion carried.**

There were no comments during Citizens' Comments.

Digital Signs: Point of Contact

Due to an after hours sign malfunction, a list of Village Digital Signs, Point of Contacts and their Phone Numbers was created by Village Staff, and forwarded to the Cass City Police Department.

Review Part 3 – Master Plan Update

CEDAM Fellow Laken Chapin presented the current draft of the proposed updated Cass City Master Plan, highlighting Graphics Review, Future Land Use Plan, and did a Final Content Review. Chapin did a live review of the Proposed Land Use Map, via the Village of Cass City GIS software. She added a new classification for Parks, and updated Village owned real property in the southeast quadrant as “Future Housing Development”. Chapin highlighted the timeline expected on the path to adopting the Master Plan Update, which includes a 63 day waiting period.

Professional Development

The April 14, 2026 monthly meeting of the Cass City Downtown Development Authority has been canceled and is replaced with a special training opportunity with Dana Walker, Director of the Michigan Downtown Association. This event will take place on Wednesday, April 29, from 2-4pm at the Rawson Library in Cass City. Reservations are required due to space, please RSVP to Melanie Radabaught at the Cass City Municipal Building.

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

Motion to adjourn the meeting at 7:34 pm was made by Tamlyn, supported by Piaskowski.
Motion Carried.

Respectfully submitted,

Nanette Walsh, Village Clerk/Treasurer

Cass City Yearly Planning Commission Meetings Report 2025

Introduction

A yearly Cass City Planning Commission report is to be prepared and presented to the Village Council. This report is called for by the Michigan Planning Enabling Act.

The template for this document was recommended to the Planning Commission by the Redevelopment Ready Communities Certification Program of the Michigan Economic Development Corporation (MEDC).

Cass City Planning Commission Members, December 2025

Joe Leeson, Board Chairman

Robert Piaskowski, Ex Officio, Village President

Gary Barnes

Barbara Kirn

Colleen Langenburg

Eric Oslund

Dallas Rabideau

Heather Severance

Erik Tamlyn

Village Staff

Debbie Powell, Village Manager

Nanette Walsh, Village Clerk/Treasurer

Laken Chapin, CEDAM Fellow

2025 Cass City Planning Commission Meetings Summary

January 5, 2025

During Citizens' Comments, Pastor Michael Wester, Board Chair of Family Promise Tuscola, gave a presentation on a proposed Day Center for Counseling and Support for Homeless Families at the former Nazarene Church located at 6538 Third Street. A Special Land Use Permit would need to be granted by the Planning Commission to enable the group to proceed with property acquisition and commencement of services.

Proposed Ordinance # 200, Permitted Use of First Floor Buildings in Community Business Districts, was recommended that the Village Council introduce and conduct its first reading.

Proposed Ordinance # 201, Proposed Ordinance # 201, Residential Storage Containers and Dumpsters, was recommended that the Village Council introduce and conduct its first reading, with edits for a definition for "Dumpster" added and corrections for Penalties.

Manager Powell gave an overview to update the Village of Cass City Master Plan by McKenna, and an update to the Village of Cass City Zoning Map by Giffels Webster. Powell cited areas in the Village where re-zoning would be appropriate, and timely for this project.

Planning Commission members Joe Leeson, Gary Barnes, Heather Severance and Erik Tamlyn agreed to re-appointments. The January 27, 2025 Village Council Meeting Agenda will include this request for re-appointments.

An overview of the recent Michigan Association of Planners training held on January 8, 2025 on the Open Meetings Act (OMA), Freedom of Information Act (FOIA) and other elected officials training was conducted. Feedback included what constitutes a non-traditional "meeting" with a majority of a board or commission, at a funeral, open house, wedding, a group email or Facebook posting.

February 4, 2025

Laken Chapin, a fellow with the CEDAM (Community Economic Development Association of Michigan) program, was introduced. She will be with the Village of Cass City for fifteen months, working on the Village of Cass City Master Plan, the DNR Forestry Grant and several marketing projects.

A Public Hearing was held for a Request for a Special Land Use Permit for 6538 Third Street, Family Promise Tuscola. Michael Wester, Board Chair of Family Promise Tuscola, 1553 E Caro Road, gave a brief presentation of the proposed Homeless Families DayCenter, which would provide a site for family daily prep work, laundry, arranging transportation and planning, but would not provide sleeping options at this site. Shari Bock, 4340 Oak Street, inquired on hours of operation and security. Lauren Amellal, Executive Director of Family Promise Tuscola, reassured that the DayCenter vetted clients for violent

activity, criminal charges and that staff/trained volunteers were always on site. Clients sleep overnight at local churches and go to the DayCenter for support activities. Michelle Erla, 4334 Seeger, inquired on safety in the neighborhood, and where the children go when school is out of session/summer vacation. Alexandra Carr, 6325 Main Street, advocated her support for the project, that in combination with Revive Ministries, would make Cass City a better community.

The Request for a Special Land Use Permit for 6538 Third Street, Family Promise Tuscola for a DayCenter from 6 am to 6 pm and any future changes to come back to the Planning Commission was approved.

March 20, 2025

A copy of the Elkland Township Ordinance # 2021-002 was presented by Manager Powell. Setbacks and Lot Coverage were items of concern. A recommendation was made to present an edited version of the solar ordinance to reflect "Village of Cass City", and omit agricultural references, to the next Planning Commission meeting. Additional items to be included in the proposed solar ordinance would be a required site plan, site plan review, letter of credit for clean-up, a proposed closing bond and requirements for residential, commercial and/or industrial solar panels. An Ad hoc committee of Robert Piaskowski and Joe Leeson was formed to review and offer input on the proposed ordinance.

Manager Power gave an update on the Master Plan Update, emphasizing public participation in the upcoming summer months. A number of Planning Commission members were found not to have the expanded version of the Master Plan (including survey results and comments) and would be provided this copy before the next meeting. A list of proposed timely survey questions is being formulated and will be presented for review and comment.

April 8, 2025

Proposed Ordinance # # 205, Rezoning Nine Parcels from RA-1 and RC to Office (OS-1) and Amend Zoning Map, was recommended that the Village Council introduce and conduct its first reading.

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

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

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

May 16, 2025

Proposed Ordinance # # 207, Solar Ordinance, was recommended that the Village Council introduce and conduct its first reading.

CEDAM Fellow Laken Chapin presented the QR Code Project for Public Engagement in the Master Plan Update. In a workshop format, comments were received on the proposed questions to be utilized in the Public Participation Survey.

June 3, 2025

Manager Powell presented an email from the MEDC explaining a recent change in the law. The Michigan Planning Enabling Act (MPEA) through HB 5557 was signed into law in November 2024. This update requires communities to have a Housing Goal included in their Master Plan Goals.

Manager Powell presented a handout she received at a recent conference she attended. This handout details the regulatory costs included in the price of building a new home and explains the cost of owning a home is out of reach for many households. The handout also shows that we have a shortage of licensed builders in Michigan. Many licensed builders are retiring, and young people are not following this career path.

The site plan for DJ's Toilets & Septic Service LLC was presented by Julie Kreh explaining their step-by-step dewatering process and business plan. The Kreh Site Plan with the condition that any drainage issues must be resolved by the developer was approved.

July 1, 2025

CEDAM Fellow Laken Chapin reported on the Scavenger Hunt Public Participation Results. She is currently finalizing the next survey's questions, and will release the resulting questions next month.

Jay Folske presented the site plan for proposed mini-storage units he intends to build, after purchase of 2.2 acres of property in the Industrial Park, on the southwest corner of Schell Street and Doerr Road (formerly known as the Schneeberger Property. Entry to the storage units would be on Schell Street. Buildings would have light gray walls and a tuxedo gray roof. Interior walls would be collapsible, easily moved to accommodate unit sizes based upon demand. The small units would be 5' x 5', and larger units would up to 10' x 20'. Folske intends to utilize solar based yard lighting and a Video Monitoring System.

The Folske Site Plan with the condition that any drainage issues must be resolved by the developer was approved.

Laken Chapin, CEDAM Fellow, distributed the current Cass City Zoning Map. A recap of the recent rezoned parcels were noted. Manager Powell asked the members to take the map home, review the zoning, and return to the next meeting with suggestions or proposed changes to the map.

An inquiry was made if any new businesses were coming to Cass City. Powell relayed that there has been interest in potential businesses, but current property owners in the Main Street Corridor are reluctant to sell their properties.

Discussion evolved on vacant commercial properties, citing Bay City's policy of issuing a fine/fee during the duration of a vacant commercial building. Current Cass City Ordinances address policy for vacant residential buildings, but not vacant commercial property.

August 5, 2025

CEDAM Fellow Laken Chapin reported the Master Plan Survey was live, and that anticipated participation via local business venues, Cass City Schools and the Cass City Website would bring comments to assist with the Cass City Master Plan. Chapin intends to import the results into the draft Master Plan, updating chapter by chapter, and submit the entire Master Plan to McKenna for review.

Joe Leeson, Chairman, explained a copy of the current Zoning Map, with current adopted zoning changes and suggested edits. The office of Dr. James Thomas, on Hill Street was discussed, and a recommendation was made to contact the owner for consideration to rezone the parcel to OS-1. Two vacant parcels on north Dale Street were discussed to rezone to RB, multi-family residential, but consensus was to leave the current zoning intact. Village

owned property, north of Elizabeth Street, was discussed to rezone to RB, multi-family residential, but consensus was to leave the current zoning intact.

Manager Powell inquired if the updated zoning map could be incorporated as the Cass City Future Land Use Map in the updated Master Plan, and the consensus approved this use.

Laken Chapin presented a chart of recommendations to the Zoning Ordinance, as recommended by the results of Certified Planner, Leah DuMouchel, to support housing development in Cass City. The Planning Commission addressed item, making recommendations for revisions.

Laken Chapin presented a map of the vacant storefronts in the Main Street Corridor, listed by Parcel ID numbers, owner names, and current use, if applicable. At this time, 30% of the storefronts are vacant, or utilized for non-commercial purposes. Discussion of this topic resulted in a plan to research how similar communities tackled the vacant storefront problem, looking to the Michigan Municipal League for guidance, and the creation of a Cass City Planning Commission Ad Hoc Committee on vacant storefronts.

September 12, 2025

Chairman Leeson introduced Square Footage of Efficiency Units sample zoning language from Northville Township, to compare with proposed Village of Cass City requirements. After discussion, the Planning Commission approved following minimum square footage requirements for apartments:

- Efficiency Unit: 400 square feet
- One-Bedroom Unit: 500 square feet
- Two-Bedroom Unit: 700 square feet
- Three-Bedroom Unit: 900 square feet

Chairman Leeson introduced Residential Property Setbacks sample zoning language from Northville Township, to compare with proposed Village of Cass City requirements. After discussion, the Planning Commission approved that the minimum front yard setbacks for corner lots for new buildings be the average setback of existing buildings, and that for purpose of preserving the natural features along a street edge, the building envelope may be shifted 10 feet, front or back.

After contact with James Thomas, DDS, the dentist was receptive to rezoning his Dental Office property on Hill Street to OS-1, but keep current zoning on his vacant parcels at the end of Hill Street.

Manager Powell met with church leaders at Good Shepherd Lutheran Church inquiring about rezoning a parcel of land south of the Church, to allow for housing opportunities. After no contact from church leaders after the proposal, this option is no longer being considered.

A suggestion to create an Ad Hoc Committee for Vacant Commercial Properties was made, with Robert Piaskowski, Heather Severance and Colleen Langenburg volunteering to participate. After meeting, the group will present at the next Planning Commission meeting.

A request from Jami Sting, owner of 6265 Main Street, was made to rezone Parcel# 035-500-170-0450-00 from OS-1 to RA-1, with an intention to convert the building into her principal residence. Discussion included zoning in the surrounding area, possibility of spot zoning, and if there were any restrictions related to the DDA District this parcel may be subject to.

October 7, 2025

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

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

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

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

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

November 4, 2025

During Citizens' Comments, Laken Chapin, CEDAM Fellow, inquired if the updated Master Plan should include a forestry page. After discussion, a recommendation was made to add up to three pages, including the tree inventory map.

A listing of proposed properties in the Village of Cass City that rezoning would be appropriate for the actual use of properties was presented and reviewed. Several parcels in question were clarified for type of rezoning. Chairman Leeson recommended notifying other owners of proposed rezoning for their input, adding that it seems timely to update these parcels as the zoning map is updated. A draft letter of notification to property owners was requested for the December 2, 2025 for review.

CEDAM Fellow Laken Chapin gave an update on the Ad Hoc Committee for Vacant Commercial Buildings, to pull up ordinances in local communities on vacant storefronts, with emphasis on storage, signage, registration and enforcement. The Ad Hoc committee will meet again, and bring back their findings at the January, 2026 Planning Commission meeting.

Per the Michigan Planning Enabling Act 33 of 2008, each agency or department of the local unit of government with authority for public structures or improvements shall furnish the planning commission with lists, plans, and estimates of time and cost of those public structures and improvements. The proposed 2026-2031 Village of Cass City Capital Improvement Plan was present by Manager Powell. She detailed the proposed projects, and shared her intentions to seek Category D street funding through the Tuscola County Road Commission for future projects.

Laken Chapin did a brief presentation on the Community Planning Workshop, highlighting 40 participants, 300 comments and suggestions, including comments on Crosswalks, A Bike Path and Downtown Vibrancy and Beautification. A PowerPoint presentation will be done at the Village Council Community of the Whole on November 12, 2025 at 7:00 pm. Chapin was commended for the well attended event, surpassing community involvement at the previous Master Plan Community Engagement Event conducted by McKenna.

Manager Powell extended an invitation to the Fall Training on CyberSecurity, on November 5, 2025 at 6:30 pm, at the Cass City Municipal Building.

December 2, 2025

Laken Chapin, CEDAM Fellow, gave a review of the proposed updated Master Plan - Part 1, Cass City Today. She expected to present Part II – Cass City Tomorrow, Part III – Review, with McKenna’s Graphics. Actual timeline for the Proposed Master Plan Update would be based on how fast the Zoning Map can be updated.

Laken Chapin gave an update on the proposed properties in the Village of Cass City that rezoning would be appropriate for the actual use of properties. Letters to property owners who would be effected by rezoning would be notified via U.S. Mail prior to the holidays.

Note:

Throughout this summary, the Zoning Ordinances are referenced. To access the adopted Clearzoning Ordinance in full, go to:

<https://casscity.org/images/Ordinances/CassCity2021-02-15.pdf>

As mentioned in the 2025 Activities, and currently ongoing in 2026, the Planning Commission and the Village of Cass City Council continue reviews and edits to the proposed Village of Cass City Master Plan Update.

McKenna continues to assist the Village of Cass City with graphics and readability efforts. They also advise the Village on the timetable toward completion and adoption.

If the Planning Commission finds the new Master Plan satisfactory, it can be recommended to Council for review, with the changes and markups applied. With the required 63-day public review period, adoption is expected to take place at the June Village Council meeting.

This is the anticipated remaining timeline:

3/3/2026	Planning Commission	Final Review of Master Plan Motion to Submit Master Plan to Council, amendments included
3/30/2026	Village Council	Review and comment for the 2026-2031 Master Plan IF NO SERIOUS CHANGES: Approve the Master Plan for Distribution Set a public hearing to receive comments on the Master Plan for June 29, 2026 Begin 63 day waiting period (ends June 1, 2026) Send out notification to public utility companies and send out public notice prior to the Public Hearing IF CHANGES: See 4/27/2026
4/27/2026	Village Council	IF APPROVED AT 3/30 MEETING: 63 day waiting period continues IF CHANGES FROM 3/30 MEETING: Approve the Master Plan for Distribution Set a public hearing to receive comments on the Master Plan for June 29, 2026 Begin 63 day waiting period (ends June 29, 2026) Send out notification to public utility companies and send out public notice prior to the Public Hearing
5/18/2026	Village Council	63 day waiting period continues
6/29/2026	Village Council	Public Hearing to receives comments on the Master Plan Resolution to adopt the Village of Cass City Master Plan
August	Planning Commission	Receive spiral-bound copy of Master Plan

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.

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.

VILLAGE OF CASS CITY

RESOLUTION TO DISTRIBUTE THE PROPOSED 2026 VILLAGE OF CASS CITY MASTER PLAN FOR A 63-DAY PUBLIC REVIEW PERIOD

WHEREAS; The Michigan Planning Enabling Act (MPEA) Public Act 33 of 2008, authorizes the Planning Commission to prepare a Master Plan for the use, development, and preservation of all lands in the Village; and

WHEREAS; The Village of Cass City Planning Commission began an update to the Village's Master Plan in 2025 and notified local governments and local public utility companies about the planned update through a "Notice of Intent to Conduct a Master Plan Update" sent on September 3, 2025; and

WHEREAS; the Village of Cass City conducted multiple community outreach strategies to gather public input for informing the Master Plan between April 2025 and October 2025; and

WHEREAS; the Village of Cass City contracted with McKenna to perform a graphics update of the Master Plan after staff conducted an internal update of the copy; and

WHEREAS; at a Planning Commission Meeting on March 3, 2026 it was recommended that the Village Council distribute the Proposed 2026 Village of Cass City Master Plan to local governments, local public utility companies, and the public for a 63-day public comment period.

NOW, THEREFORE BE IT RESOLVED, the Village Council approves the distribution of the Proposed 2026 Village of Cass City Master Plan for a 63-day public review period.

ROLL CALL:

AYE:

NAY:

ABSENT:

ABSTAIN:

RESOLUTION:



TO: Village President and Council

FROM: Deboria Powell, Village Manager
Laken Chapin, CEDAM Fellow

DATE: March 23, 2026

RE: Set a Public Hearing for the Proposed Village of Cass City Master Plan

The Planning Commission has recommended that the Village Council distribute the Proposed Village of Cass City Master Plan for public review. The plan requires a 63-day public comment period before a public hearing can be held, followed by adoption. Accordingly, the earliest date for a public hearing and adoption of the Master Plan is scheduled for the Regular Village Council Meeting on June 29, 2026, at 6:00 p.m.

MOTION: To set a public hearing to receive comments on the Proposed Village of Cass City Master Plan for June 29, 2026, at 6:01 p.m.

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

VILLAGE OF CASS CITY

NOTICE OF PUBLIC HEARING

TO RECEIVE COMMENTS ON THE PROPOSED
VILLAGE OF CASS CITY MASTER PLAN

The Village of Cass City will conduct a public hearing
at the regularly scheduled Village Council Meeting on

June 29, 2026 at 6:01 P.M.
at 6506 Main St. Cass City, MI, 48726

for the purpose of affording citizens an opportunity
to examine and submit comments
on the proposed Village of Cass City Master Plan.

Further information, including a copy of the proposed Master Plan is available for review. To inspect the documents, please contact Debbie Powell at ccmanager@casscity.org or (989) 872-291. You may also review the documents at 6506 Main St. Cass City, MI 48726 during operating hours.

Comments may be submitted in writing through June 29, 2026 or made in person at the public hearing.

Citizens' views and comments on the proposed Master Plan are welcome.

Nanette Walsh
Clerk/Treasurer



Lives Built Here

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

Spring is upon us and there is always a lot to do in the village. Please allow me to provide an update on some of the March activities.

VILLAGE NEWSLETTER

I have been working with staff to compile our Spring 2026 Newsletter. The Village will send out through "Every Door Direct Mailing," a bi-annual newsletter with items of interest. The main focus of the Spring edition will be activities and events in the Village. Newsletters will appear in mailboxes sometime in April.

ZBA/PERMITS/PLANNING/ZONING

It has been a while since the Zoning Board of Appeals has met as they meet on an as-needed basis. There is a meeting scheduled for Tuesday, March 24th at 7:00 pm at the Municipal Building. The agenda consists of: 1) election of officers, 2) Master Plan review, and 3) zoning ordinance update. The ZBA will need to meet more in 2026 as I am aware of some proposed projects that will require variances.

On the Village Council agenda is a resolution to open the 63-day review period for the Master Plan. The Village Council is also required to pass a motion to set the public hearing for June 29, 2026, to receive comments on the Master Plan. A link to the Master Plan will be on the Home page of our website for the public to review.

Spring is the time of year when homeowners look to make improvements. I have been busy responding to zoning questions, permit requests, and a lot of inquiries. There is a change this year to our fee schedule. Fence permits take up a lot of my time and routinely require a visit to the property. In 2025 there was no fee for a fence permit. In 2026 there is now a fee of \$35 for Fence Permits to cover administrative costs.

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



Lives Built Here

MARCH 23, 2026, MANAGER'S REPORT

PAGE 2

UTILITY PAYMENT PLANS

It is that time of year when the village sends out notices in March concerning past due utility accounts. In addition to their monthly bill, a letter is sent out listing their current balance and encouraging payment or setting up a payment plan to avoid their water being shut off in April. After the letter is sent, approximately two weeks later a door tag is placed, and if there is no further action, the water is shut off. Many customers are aware of the process of shut offs for non-payment and have been calling to set up payment arrangements already. Water shut offs do not occur between November and March in consideration of those who need water for their heat system.

DDA BRINGING BRUSH MONKEYS BACK

At the March 10th Downtown Development Authority (DDA) meeting they approved the purchase of banners commemorating the 250th anniversary of America, to be placed on Main Street at the Seeger Street intersection. Also approved was contracting with Brush Monkeys to paint windows in a patriotic theme on Friday, July 3rd. The artists will arrive late morning and continue painting throughout the car show held on Main Street from 6:00 – 8:00 pm.

The mural depicting the American flag and eagle will be mounted to the Municipal Building sometime in April. All these projects will bring color and beauty to our downtown.

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



PARKS & RECREATION SUMMARY MARCH 2026

- Invitation to present at National Recreation & Parks annual conference- Philadelphia, PA (Sept 2026) for Patronicity Bark Park crowdfunding campaign
- Continued daily oversight of Parks staff; Winter/Spring projects planning
- Planning for 2026 Rail Trail improvements & continued grant research
- Secured grant from *Frankenmuth Credit Union Foundation for Our Communities* for pole banners throughout municipal park
- Packets/ registrations for Day Camp and Swim Lessons packets prepared
- Determining seasonal parks staff needs and collecting applications for laborers
- Gathered quotes for Parks utility vehicle
- Prepared and presented CCASAP baseball lease for C.O.W.
- Prepared site maps for Parks tree planting (Cass City Promise/CEDAM grant)
- Met with fencing contractor to discuss field 2 quotes
- Met with Thumb Lawn to discuss weed treatment options/quote
- Attendance at Cass River Greenway meeting (March 17)
- Held P&R committee meeting (March 10)

COMMUNITY DEVELOPMENT SUMMARY MARCH 2026

- Continued collaboration with Laken/Nan/Debbie/TPA on CDBG housing rehab grant
- MEDC-Match on Main grant rollout
- Meeting with light industrial company from Ubly
- MiPDM/MDA conference webinar on "Historic Preservation"
- Continued to market Thumb-area DDA/MDA event for April 29
- Continued engagement, project collaboration & event planning with local community agencies; Cass City Chamber (Freedom Festival committee), MiSBDC/SBA. DDA/EDC. AAUW presentation (March 18)
- EMCOG training on housing TIF's (March 20)
- Chamber "After Hours" event at The Post (March 26)
- 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, we have been researching other options for meter reading
- I have been working with Laken on numerous grant possibilities
- **The month of February 2026: The wells pumped 8.402 million gallons of water**
- **The average daily pumpage for February 2026: 300,000 gallons**
- **The average daily pumpage for February 2025: 289,000 gallons**

PUBLIC WORKS

- Performed routine maintenance on the Village Trucks and equipment.
- Snow plowing/hauling
- Patching streets
- Removed winter banners

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

March 19, 2026

Police Activity Report for March 2026

Calls for service in March 2026 (52 *complaints*) have *decreased* from February 2026 (69 *complaints*). It should be noted that the *monthly comparison* is 18 days to 28 days.

Calls for service decreased in 2026 (207 *complaints*) from the same reporting period in 2025 (230 *complaints*).

Comparing the same reporting period in 2026 to 2025

- Assaults have *decreased*.
- Burglary has *remained the same*.
- Larceny has *increased*.
- Damage to Property has *increased*.
- Fraud has *remained the same*.
- Traffic Crashes have *decreased*.
- Traffic and Parking Violations have *increased*.
- 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
- 2 Animal
- 1 Golf Carts/ORV/ATV
- 2 Inoperable Vehicle
- 0 Recreational Vehicle Storage
- 0 properties in violation of the Grass/Weed
- 1 property with Council Approved Livestock

Meetings

- Chief Freeman – Department Head
Public Service Cmte
- Chief Freeman & Sgt Pierce – Village Council
Personnel & Public Safety Cmte
Committee of the Whole
- Sgt Pierce – TCCD Authority Boad

Training

- Chief Freeman – Off Duty, Safe & Ready
- Officer Wagner – Active Shooter
- Officer Hartzell – Active Shooter
Preparation & Responses for Schools
Ambush Awareness & Preparation
Bomb Threats in Schools
- Sgt Pierce – Active Shooter
Sovereign Citizen Awareness

Public Relations

Officer Coleman read a story time book to Cass City Headstart students.

Officer Hartzell provided a police escort for the Cass City Wrestling Team.

Significant Events

- Great Bodily Harm Less Than Murder
- CSC 3rd
- Felony Drug Warrant Arrest x2
- Road Rage Involving Assault
- False Report or Threat of Terrorism (School Threat)

Offense Count Report

Report Criteria:

Start Offense	End Offense	Officer
01000	PTL	ALL
2026	2025	
01/01/2026-03/18/2026	01/01/2025-03/18/2025	

Offense	Description	2026	2025
11002	SEXUAL PENETRATION PENIS/VAGINA - CSC 3RD DEGREE	1	0
11007	SEXUAL CONTACT FORCIBLE - CSC 2ND DEGREE	0	1
11008	SEXUAL CONTACT FORCIBLE - CSC 4TH DEGREE	0	1
13001	NONAGGRAVATED ASSAULT	3	4
13002	AGGRAVATED/FELONIOUS ASSAULT	1	1
13003	INTIMIDATION/STALKING	5	3
23003	LARCENY - THEFT FROM A BUILDING	0	1
23005	LARCENY - THEFT FROM MOTOR VEHICLE	1	0
23007	LARCENY - OTHER	1	0
25000	FORGERY/COUNTERFEITING	1	1
26001	FRAUD - FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	1	1
26002	FRAUD - CREDIT CARD/AUTOMATIC TELLER MACHINE	1	0
26007	FRAUD - IDENTITY THEFT	0	1
29000	DAMAGE TO PROPERTY	2	0
35001	VIOLATION OF CONTROLLED SUBSTANCES ACT	0	1
36004	SEX OFFENCE - OTHER	1	0
38001	FAMILY - CHILD ABUSE/NEGLECT NONVIOLENT	2	0
38003	OTHER FAMILY OFFENSE	4	5
50000	OBSTRUCTING JUSTICE	4	2
53001	DISORDERLY CONDUCT	1	0
53002	PUBLIC PEACE - OTHER	1	0
54001	HIT AND RUN MOTOR VEHICLE ACCIDENT	3	0
54002	OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	1	0
54003	TRAFFIC OFFENSE	6	4
55000	HEALTH AND SAFETY	4	1
57001	TRESPASS	2	1
73000	MISCELLANEOUS CRIMINAL OFFENCE	1	0
91001	DELINQUENT MINORS	1	1
93001	TRAFFIC CRASH	5	9
93002	NONTRAFFIC CRASH	1	1
93003	TRAFFIC VIOLATION - CIVIL	18	12
93004	PARKING	10	24
93006	TRAFFIC POLICING	4	4
93007	TRAFFIC SAFETY	1	1
93008	BREATHALYZER INSPECTION	2	2
93009	BREATHALYZER TEST	0	1
94002	FALSE ALARM ACTIVATION	8	5
97006	ACCIDENT - ALL OTHER	1	0
98003	PROPERTY INSPECTION	0	3
98004	OTHER INSPECTION	18	16
98006	CIVIL MATTER	11	7
98007	SUSPICIOUS SITUATION	15	16
98008	FOUND/LOST PROPERTY	0	3
98009	DRUG OVERDOSE	1	0

Offense Count Report

Report Criteria:

Start Offense	End Offense	Officer
01000	PTL	ALL
2026	2025	
01/01/2026-03/18/2026	01/01/2025-03/18/2025	

Offense	Description	2026	2025
99001	SUICIDE OR ATTEMPT	0	2
99002	NATURAL DEATH	1	0
99007	PUBLIC RELATIONS	1	1
99008	GENERAL ASSISTANCE-NON POLICE AGENCY	34	43
99009	GENERAL NON-CRIMINAL	4	4
99010	VILLAGE ORDINANCE VIOLATION	2	3
99010A	ANIMALS	2	6
99010C	GOLF CARTS	0	1
99010H	RECREATIONAL VEHICLE STORAGE	0	2
99010J	INOPERABLE VEHICLE	2	10
99010K	RENTALS	1	0
99010N	UNNECESSARY NOISE	0	1
99010R	RUBBISH/GARBAGE IN YARD	0	3
99010T	ORV/ATV	1	0
99010W	WASTE COLLECTION	6	2
99010Y	HARBORING LIVESTOCK	1	0
99013	ASSIST TO ANOTHER POLICE AGENCY	9	19
Totals:		207	230

Offense Count Report

Report Criteria:

Start Offense	End Offense	Officer
01000	PTL	ALL
MARCH	FEBRUARY	
03/01/2026-03/18/2026	02/01/2026-02/28/2026	

Offense	Description	MARCH	FEBRUARY
11002	SEXUAL PENETRATION PENIS/VAGINA - CSC 3RD DEGREE	1	0
13001	NONAGGRAVATED ASSAULT	1	1
13002	AGGRAVATED/FELONIOUS ASSAULT	0	1
13003	INTIMIDATION/STALKING	1	2
23007	LARCENY - OTHER	0	1
25000	FORGERY/COUNTERFEITING	0	1
38001	FAMILY - CHILD ABUSE/NEGLECT NONVIOLENT	1	1
50000	OBSTRUCTING JUSTICE	1	2
54001	HIT AND RUN MOTOR VEHICLE ACCIDENT	1	0
54003	TRAFFIC OFFENSE	4	1
55000	HEALTH AND SAFETY	1	1
57001	TRESPASS	1	1
73000	MISCELLANEOUS CRIMINAL OFFENCE	1	0
91001	DELINQUENT MINORS	1	0
93001	TRAFFIC CRASH	0	1
93002	NONTRAFFIC CRASH	1	0
93003	TRAFFIC VIOLATION - CIVIL	5	8
93004	PARKING	1	5
93006	TRAFFIC POLICING	1	1
93008	BREATHALYZER INSPECTION	0	1
94002	FALSE ALARM ACTIVATION	2	3
98004	OTHER INSPECTION	0	9
98006	CIVIL MATTER	3	2
98007	SUSPICIOUS SITUATION	4	6
98009	DRUG OVERDOSE	1	0
99008	GENERAL ASSISTANCE-NON POLICE AGENCY	7	15
99009	GENERAL NON-CRIMINAL	1	3
99010A	ANIMALS	1	0
99010J	INOPERABLE VEHICLE	2	0
99010T	ORV/ATV	0	1
99010W	WASTE COLLECTION	6	0
99010Y	HARBORING LIVESTOCK	1	0
99013	ASSIST TO ANOTHER POLICE AGENCY	2	2
Totals:		52	69

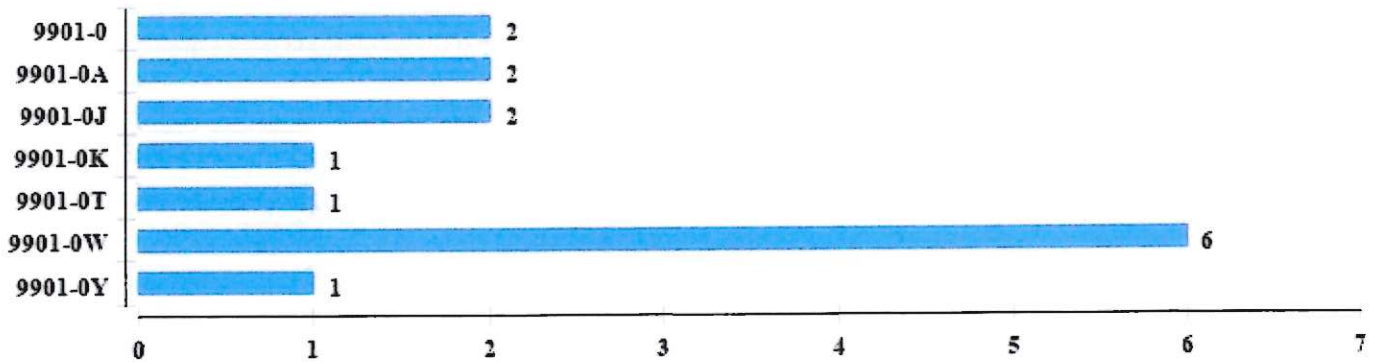
Offense Report

Report Criteria:

Start Date	End Date	Start Offense	End Offense	Status
01/01/2026	03/18/2026	99010	99011	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: 2
26-000064	01/24/2026	Animal Complaint		WAGNER, JEFFREY	Closed
26-000194	03/12/2026	Dogs At Large		WAGNER, JEFFREY	Closed
<i>9901-0J -- INOPERABLE VEHICLE</i>					Count: 2
26-000170	03/04/2026	Inoperable Vehicle/s		FREEMAN, JAMES	Open
26-000187	03/10/2026	Inoperable Vehicle/s		FREEMAN, JAMES	Open
<i>9901-0K -- RENTALS</i>					Count: 1
26-000018	01/07/2026	Rental Inspection		FREEMAN, JAMES	Cleared by Citation
<i>9901-0T -- ORV/ATV</i>					Count: 1
26-000134	02/24/2026	ORV Violation		PIERCE, RYAN	Closed
<i>9901-0W -- WASTE COLLECTION</i>					Count: 6
26-000158	03/02/2026	Waste Collection		FREEMAN, JAMES	Open
26-000159	03/02/2026	Waste Collection		FREEMAN, JAMES	Open
26-000166	03/03/2026	Waste Collection		FREEMAN, JAMES	Open
26-000183	03/09/2026	Waste Collection		FREEMAN, JAMES	Closed
26-000188	03/10/2026	Waste Collection		FREEMAN, JAMES	Closed
26-000191	03/12/2026	Waste Collection		FREEMAN, JAMES	Closed
<i>9901-0Y -- HARBORING LIVESTOCK</i>					Count: 1
26-000161	03/02/2026	Harboring Livestock		FREEMAN, JAMES	Council Approved
					Total: 15

Offense Activity Counts



Jodi Fetting
Tuscola County Clerk
www.tuscolacounty.org

Tuscola County Clerk's Office



440 N. State Street
Caro, MI 48723
989-672-3780

Nan Walsh
Village of Cass City Clerk/Treasurer
PO Box 123
Cass City MI 48726

Dear Ms. Walsh,

With 2026 being an election year, the Tuscola County Clerk's office has begun to prepare for the upcoming elections. Enclosed are filing packets for interested candidates to run for an office for the Village of Cass City.

Included are enough filing packets for your current sitting members whose term is expiring as well as extra for any other interested individual. An interested individual can also obtain a filing packet from my office or Heather Severance, Elkland Township Clerk. The filing official for the candidate paperwork is Clerk Severance.

Our office has the following contests to appear on the ballot:

- Village President – 2-year term
- Village Trustee – 4-year term – 3 seats

If your records indicate anything different, please contact me immediately to review and discuss.

Thank you for your assistance in distributing this information to your council members whose terms are expiring. Please feel free to contact me should you have questions.

Sincerely,

A handwritten signature in blue ink that reads "Jodi Fetting".

Jodi Fetting
Tuscola County Clerk, MCO

