



AGENDA
May 18, 2026
Regular Meeting – 6:00 P.M.

- Call to Order
- Pledge of Allegiance
- Roll Call
- Moment of Silence – Richard (Dick) Wallace – former Planning Commission Chairman
- Public Hearing – Proposed Ordinance 216 – Signs
- Public Hearing - Proposed Ordinance 217 – Blighted Buildings
- Public Hearing – Rescind Ordinance 187 – Rental Registration – NO -Ordinance 218
- Review Minutes of Regular Meeting of April 27, 2026 – page 5
- Review Minutes of Committee of the Whole Meeting of May 13, 2026 – page 21
- Review Financial Statement ending April 30, 2026 – page 23
- Citizen Comments
- Budget and Finance
 - Approval of Bills
 - Approve 2026 Village of Cass City Millage Rates – page 47
- Public Services Committee
 - Approve Windemuller Proposal for Water Treatment Plant PLC and Radio Upgrades – page 53
 - Approve Sale of Fleet Equipment – page 57
 - Approve Quote from Computrol Systems – page 59
- Personnel and Public Safety
- Parks and Recreation Committee
- Downtown Development Authority – No Meeting
- Economic Development Corporation – No Meeting
- Planning Commission - No Meeting
 - Second Reading and Adoption of Proposed Ordinance 216 – Signs – page 63
 - Second Reading and Adoption of Proposed Ordinance 217 – Blighted Buildings – page 67
 - Introduce and First Reading of Proposed Ordinance 218 – Rescind Ordinance Rental Registration – page 71
 - Set Public Hearing for Proposed Ordinance 218– Rescind Rental Registration
- Manager's Report – page 87
- Communications
- Other Business
- Adjournment

June 2026 Meetings and Events:

- June 2 – Planning Commission, 7 pm
- June 9 – DDA/EDC Meeting, 1:30 pm
- June 10 – Personnel & Public Safety Committee, 4 pm
- June 11 – Parks Committee, 4 pm
- June 17 – Public Services Committee, 12 pm
- June 29 – Budget & Finance Committee, 5 pm
- June 29 – Council Meeting, 6 pm
- July 3 – Independence Day Observed – Offices Closed
- July 4 – Freedom Festival Grand Parade begins at 10:30 am

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, May 18, 2026 at 6:01 P.M.
To receive comments on
Proposed Ordinance # 216, Signs

And

Monday, May 18, 2026 at 6:02 P.M.
To receive comments on
Proposed Ordinance # 217,
Blighted Buildings

And

Monday, May 18, 2026 at 6:03 P.M.
To receive comments on
A Proposed Recession of Ordinance # 187,
Rental Registration

The proposed ordinances can be found on the
Village Website at www.casscity.org
Drop down to Government, Ordinances,
Proposed Ordinance #216 and #217
Proposed Recession of Ordinance # 187

The Public is invited to attend.

Nanette S. Walsh, Clerk/Treasurer

A Regular Meeting of the Cass City Village Council was held Monday, April 27, 2026 at 6:00 p.m. at the Municipal Building.

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

A moment of silence was observed for Joyce LaRoche, former Clerk/Treasurer, who served the Village of Cass City from 1979 – 2004.

MOTION# 2026.4.27-01

MOTION by Trustee Kim, Supported by Trustee Benkelman, to receive, approve, and file the minutes of the March 23, 2026 Regular Meeting. MOTION CARRIED 7 yeas 0 nays.

MOTION# 2026.4.27-02

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

Tracey Moore, 4295 Koefgen Road, gave a presentation on the history of Ordinance #187, Rental Registration, the fees and inspection requirements, and the challenges of enforcement. Michael Ulshaver, 6444 Main Street, has rentals, but has not received notification of rental registration requirements.

MOTION# 2026.4.27-03

MOTION by Trustee Benkelman, Supported by Trustee Griesing to set a public hearing to receive comments to rescind Ordinance #187, Rental Registration. Roll Call Vote: Benkelman: yea, Dorland: yea, Griesing: yea, Goka: yea, Kim: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 7 yeas, 0 nays.

During Citizen Comments, Don Ball, 6328 Main Street, inquired on the option to include the entire Elkland Township for the proposed Police and Parks ballot. Tracey Moore, 4295 Koefgen Road, inquired on the new mini storage facility on Division and Doerr, request blight clean-up during the construction period.

MOTION# 2026.4.27-04

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# 2026.4.27-05

MOTION by Trustee Goka, Supported by Trustee Benkelman, to approve the First Quarter 2026 Amendment of the 2026 Village of Cass City Financial Budget. MOTION CARRIED 7 yeas 0 nays.

MOTION# 2026.4.27-06, Resolution # 2026.4.27-01

MOTION by Trustee Griesing, Supported by Trustee Benkelman, to adopt a resolution to authorize a Ballot Proposal and Language for the Village of Cass City Police Department for the August 4, 2026 Primary Election. Roll Call Vote: Benkelman: yea, Dorland: yea, Griesing: yea, Goka: yea, Kim: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 7 yeas, 0 nays.

MOTION# 2026.4.27-07, Resolution # 2026.4.27-02

MOTION by Trustee Griesing, Supported by Trustee Benkelman, to adopt a resolution to authorize a Ballot Proposal and Language for the Village of Cass City Parks Department for the August 4, 2026 Primary Election. Roll Call Vote: Benkelman: yea, Dorland: yea, Griesing: yea, Goka: yea, Kirm: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 7 yeas, 0 nays.

MOTION# 2026.4.27-08, Resolution # 2026.4.27-03

MOTION by Trustee Griesing, Supported by Trustee Benkelman, to submit a Match on Main Grant Request to Michigan Economic Development Corporation for Coachlight Bakery, LLC. Roll Call Vote: Benkelman: yea, Dorland: yea, Griesing: yea, Goka: yea, Kirm: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 7 yeas, 0 nays.

MOTION# 2026.4.27-09

MOTION by Trustee Benkelman, Supported by Trustee Kirm, to approve a waiver of the Sewer Tap-In Fee for MMU Property Management LLC for property located at 6422 Main Street, in the amount of \$1,000. MOTION CARRIED 7 yeas 0 nays.

MOTION# 2026.4.27-10

MOTION by Trustee Kirm, Supported by Trustee Benkelman, to approve the low bid by Pyramid Paving Company, to complete the Dale Street Rehabilitation project in the amount of \$229,113.01, plus a 5% contingency. MOTION CARRIED 7 yeas 0 nays.

MOTION# 2026.4.27-11

MOTION by Trustee Kirm, Supported by Trustee Benkelman, to approve the quote from CMR Tractors Inc for the purchase of a Kioti NS HST Cab Tractor with attachments in the amount of \$43,380. MOTION CARRIED 7 yeas 0 nays.

MOTION# 2026.4.27-12

MOTION by Trustee Benkelman, Supported by Trustee Dorland, to appoint Jordan Goka as the Memorial Day Parade Chairman/Coordinator. MOTION CARRIED 7 yeas 0 nays.

MOTION# 2026.4.27-13

MOTION by Trustee Kirm, Supported by Trustee Benkelman, to receive and file the minutes of the Cass City Planning Commission held on March 3, 2026. MOTION CARRIED 7 yeas 0 nays.

MOTION# 2026.4.27-14

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

MOTION# 2026.4.27-15

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

MOTION# 2026.4.27-16

MOTION by Trustee Goka, Supported by Trustee Benkelman, to set a Public Hearing to receive comments for proposed **Ordinance #216, Signs**, for May 18, 2026. MOTION CARRIED 7 yeas, 0 nays.

MOTION# 2026.4.27-17

MOTION by Trustee Kim, Supported by Trustee Goka, to set a Public Hearing to receive comments for proposed **Ordinance #217, Blighted Buildings**, for May 18, 2026. MOTION CARRIED 7 yeas, 0 nays The

Manager's Report was reviewed.

MOTION# 2026.4.27-18

MOTION by Trustee Benkelman Supported by Trustee Goka, to adjourn the meeting at 7:55 pm. MOTION CARRIED 4 yeas 0 nays.

Respectfully submitted,

Nanette S. Walsh

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

**RESOLUTION TO AUTHORIZE BALLOT PROPOSAL AND LANGUAGE FOR THE
VILLAGE OF CASS CITY POLICE DEPARTMENT
FOR THE AUGUST 4, 2026, PRIMARY ELECTION IN THE COUNTY OF TUSCOLA,
MICHIGAN**

Village of Cass City, Tuscola County - Resolution Number 2026.4.27-01

WHEREAS, at the Committee of the Whole, Village of Cass City (“the Village”) Council meeting held on March 11, 2026, the Village Council discussed placing a millage proposal on the Tuscola County ballot for the Police and Parks Department; and

WHEREAS, the Village may provide it is necessary to increase operating expenses for the Village Police Department to continue ensuring proper safety and law enforcement resources, including but not limited to blight code enforcement as authorized by the Michigan Constitution of 1963 and the General Property Tax Act, MCL 211.203; and MCL 41.801;

WHEREAS, the Village Council wishes to levy 1 mill and all revenue will be disbursed to the Village of Cass City and shall be exclusively used for police activities, including but not limited to blight enforcement, within the Village of Cass City;

WHEREAS, the Village may impose and levy on all taxable property to finance lawful public services, as authorized by the Michigan Constitution of 1963 and other laws;

WHEREAS, the Village Council wishes to level one mill for a period of four (4) years from 2027 through 2030, and to be exclusively used for police activities including but not limited to blight code enforcement within the Village;

NOW, THEREFORE, BE RESOLVED that the Village Council of Tuscola County, approves the following millage ballot question language and directs the Clerk to submit it to be placed on the August 4, 2026, primary election ballot:

Extra-Voted Millage Language (Police Department)

1. Initial Question for Extra-Voted Millage (Increase)

Shall the Village of Cass City impose an increase of up to 1 mill (\$ 1.00 per \$1,000 of taxable value) in the tax limitation imposed under Article IX, Sec. 6 of the Michigan Constitution and levy it for four (4) years, 2027 through 2030 inclusive, and shall be exclusively used for police activities, including but not limited to blight enforcement, within the Village of Cass City which 1 mill increase will raise an estimated \$74,907.00 in the first year the millage is levied. As required by Michigan law, a small portion of the millage shall be captured by the Cass City Downtown Development Authority.

Yes No

Motion made by Griesing. Seconded by Benkelman.

Upon roll call vote the following voted
Benkelman, Dorland, Goka, Griesing,
"Aye": Kirn, Osland, Piaskowski (7) "No": NONE (0)

The Village President declared the resolution adopted/not adopted.



President, Village of Cass City



Clerk, Village of Cass City

Certification

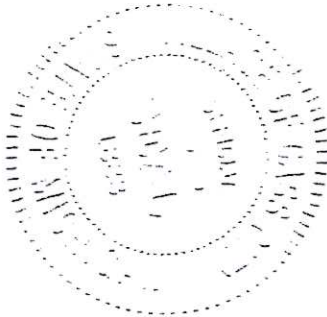
I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Cass City Village Council, County of Tuscola, Michigan, at a meeting held on 4.27.2026 2026.

4/27/2026

Date



Nanette S. Walsh
Clerk, Village of Cass City



Extra-Voted Millage Language (Police Department)

1. Initial Question for Extra-Voted Millage (Increase)

Shall the Village of Cass City impose an increase of up to 1 mill (\$ 1.00 per \$1,000 of taxable value) in the tax limitation imposed under Article IX, Sec. 6 of the Michigan Constitution and levy it for four (4) years, 2027 through 2030 inclusive, and shall be exclusively used for police activities, including but not limited to blight enforcement, within the Village of Cass City which 1 mill increase will raise an estimated \$74,907.00 in the first year the millage is levied. As required by Michigan law, a small portion of the millage shall be captured by the Cass City Downtown Development Authority.

Yes

No

**RESOLUTION TO AUTHORIZE BALLOT PROPOSAL AND LANGUAGE FOR THE
VILLAGE OF CASS CITY PARKS DEPARTMENT
FOR THE AUGUST 4, 2026, PRIMARY ELECTION IN THE COUNTY OF TUSCOLA,
MICHIGAN**

Village of Cass City, Tuscola County - Resolution Number 2026.4.27-02

WHEREAS, at the Committee of the Whole, Village of Cass City (“the Village”) Council meeting held on March 11, 2026, the Village Council discussed placing a millage proposal on the Tuscola County ballot for the Police and Parks Department; and

WHEREAS, the Village may provide it is necessary to increase operating expenses for the Village Parks Department for parks infrastructure, swimming pool, equipment replacement, and upgrades as authorized by the Michigan Constitution of 1963 and the General Property Tax Act, MCL 211.203; and MCL 41.801;

WHEREAS, the Village Council wishes to levy 1 mill and all revenue will be disbursed to the Village of Cass City for parks infrastructure, swimming pool, equipment replacement, and upgrades within the Village of Cass City;

WHEREAS, the Village may impose and levy on all taxable property to finance lawful public services, as authorized by the Michigan Constitution of 1963 and other laws;

WHEREAS, the Village Council wishes to level one mill for a period of six (6) years from 2027 through 2032, and to be exclusively used for parks infrastructure, swimming pool, equipment replacement, and upgrades within the Village;

NOW, THEREFORE, BE RESOLVED that the Village Council of Tuscola County, approves the following millage ballot question language and directs the Clerk to submit it to be placed on the August 4, 2026, primary election ballot:

Extra-Voted Millage Language (Parks and Recreation Department)

1. Initial Question for Extra-Voted Millage (Increase)

Shall the Village of Cass City impose an increase of up to 1 mill (\$ 1.00 per \$1,000 of taxable value) in the tax limitation imposed under Article IX, Sec. 6 of the Michigan Constitution and levy it for six (6) years, 2027 through 2032 inclusive, for parks infrastructure, swimming pool, equipment replacement, and upgrades, which 1 mill increase will raise an estimated \$74,907.00 in the first year the millage is levied. As required by Michigan law, a small portion of the millage shall be captured by the Cass City Downtown Development Authority.

Yes

No

Motion made by Griesing. Seconded by Benkelman.

Upon roll call vote the following voted
Benkelman, Dorland, Goka, Griesing
"Aye": Kirn, Oslund, Piaskowski (7) "No": None (0)

The Village President declared the resolution adopted/not adopted.



President, Village of Cass City




Clerk, Village of Cass City

Certification

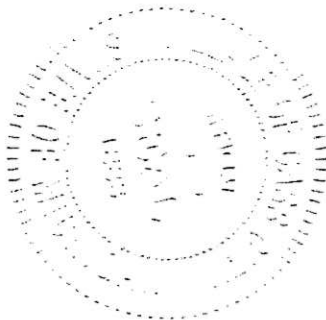
I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Cass City Village Council, County of Tuscola, Michigan, at a meeting held on 4/27/2026, 2026.

4-27-2026

Date



Nanette S. Walsh
Clerk, Village of Cass City



Extra-Voted Millage Language (Parks and Recreation Department)

1. Initial Question for Extra-Voted Millage (Increase)

Shall the Village of Cass City impose an increase of up to 1 mill (\$ 1.00 per \$1,000 of taxable value) in the tax limitation imposed under Article IX, Sec. 6 of the Michigan Constitution and levy it for six (6) years, 2027 through 2032 inclusive, for parks infrastructure, swimming pool, equipment replacement, and upgrades, which 1 mill increase will raise an estimated \$74,907.00 in the first year the millage is levied. As required by Michigan law, a small portion of the millage shall be captured by the Cass City Downtown Development Authority.

Yes

No

VILLAGE OF CASS CITY

RESOLUTION TO SUBMIT MATCH ON MAIN GRANT REQUEST TO MICHIGAN ECONOMIC DEVELOPMENT CORPORATION FOR COACHLIGHT BAKERY, LLC

WHEREAS; the Village of Cass City is a certified Redevelopment Ready Committee and eligible to apply for the Michigan Economic Development Corporation (MEDC) Match on Main grant program; and

WHEREAS; the Coachlight Bakery, LLC, application was selected to be submitted by the Village of Cass City for the Match on Main grant; and

WHEREAS; Coachlight Bakery, LLC, submitted a Match on Main application for the purchase of equipment, fixtures, and startup materials necessary to establish the bakery as a fully operational retail business at 6480 Main St., Cass City; and

WHEREAS; Coachlight Bakery, LLC, has an estimate for this project totaling \$31,913.00; and

WHEREAS; Coachlight Bakery, LLC, commits to funding the 10 percent match for the grant in the amount of \$2,500.00;

NOW THEREFORE, IT BE RESOLVED, the Village of Cass City will submit a Match on Main grant application to the Michigan Economic Development Corporation on behalf of Coachlight Bakery, LLC for purchases in the amount of the grant award eligible maximum, \$25,000.00.

ROLL CALL:

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

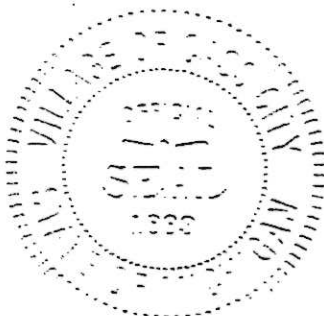
NAY: *None (0)*

ABSENT: *None (0)*

ABSTAIN: *None (0)*

RESOLUTION

DECLARED ADOPTED



Nanette Walsh 4-27-2026
Village Clerk Date

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.
 - a.) The owner of the property may be granted a time extension to comply, contingent upon the approval of a written request submitted to the Zoning Administrator. The Zoning Administrator may request additional information and proposed timelines from the property owner.
- (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 Griesing** and supported by **Trustee Kirn**

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

Resolution: **Approved**

Robert Piaskowski **4/27/2026**
Village President Date

Nanette Walsh **4/27/2026**
Village Clerk Date

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 16-38(a). - Registration of vacant, abandoned, and foreclosed property.

1. If a property owner registers their vacant property and indicates that it is vacant due to renovations and construction taking place, they are permitted to cover windows to conceal operations happening within the premises. This registration shall be renewed quarterly (every 3 months), and demonstration of progress would need to be made.

Section 4. 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 Benkelman** and supported by **Trustee Kirn**

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

Resolution: **Approved**

Robert Piaskowski **4/27/2026**
Village President Date

Nanette Walsh **4/27/2026**
Village Clerk Date

A Committee of the Whole Meeting of the Cass City Village Council was held Wednesday, May 13, 2026 at 6:00 p.m. at the Municipal Building.

Present: President Robert Piaskowski, Trustees: Jeffrey Benkelman, Michael Kirn, Eric Oslund
Attending via Cell Phone: Dustin Griesing
Excused: Kevven Dorland, Jordan Goka

Staff Present were Debbie Powell, Village Manager, Nanette Walsh, Clerk/Treasurer Jim Freeman, Police Chief, Ryan Pierce, Police Sergeant

Trustee Griesing gave a brief history and overview of “A Practical Guide for Tenants & Landlords”, a document from the Michigan Legislative Bureau.

Discussion revolved on the capability for enforcement of current Ordinance # 187, Rental Registration. Costs associated with registration, inspections and enforcement were discussed.

During Citizen’s Comments, Tracey Moore, 4295 Koefgen Road, requested rescinding Ordinance #187, Rental Registration.

By consensus, the meeting was adjourned at 6:46 p.m.

Respectfully submitted,

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

Village of Cass City

Financial Statements

Month Ending 4/30/2026

32.88% of Fiscal Year

REVENUE REPORT

PERIOD ENDING 04/30/2026

ACTIVITY FOR MONTH 04/30/26

YTD BALANCE 04/30/2026

% Fiscal Year Completed: 32.88

INCR (DECR)

NORM (ABNORM)

ENCUMBERED YEAR-TO-DATE

UNENCUMBERED BALANCE

% BGDGT USED

GL NUMBER	DESCRIPTION	AMENDED BUDGET	2026 MONTH 04/30/26 INCR (DECR)	YTD BALANCE 04/30/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BGDGT USED
Fund 101 - GENERAL FUND							
101-000-402.000	REAL PROPERTY TAXES	717,227.00	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	43,200.00	0.00
101-000-405.000	SPECIAL ASSESSMENT REVENUES	73,336.00	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	66,833.00	0.00
101-000-418.000	PER PROP TAX-PA 359 (PROMOTIONS)	4,800.00	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	270.00	0.00
101-000-447.000	COLLECTION FEES TAXES	11,330.00	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	2,060.00	0.00
101-000-543.000	STATE GRANT-PA 302 FUNDS	1,257.00	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	6,750.00	0.00
101-000-573.000	LOCAL COMM STABILIZATION SHARE (LCAS)	169,950.00	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	268,149.00	0.00
101-000-575.000	STATE SHARED REV, EVIP	59,414.00	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	14,988.00	0.00
101-000-581.000	REVENUES, CCPS: SCHOOL RESOURCE OFFICER	72,100.00	5,984.04	19,997.74	0.00	52,102.26	27.74
101-000-582.000	REVENUES, MCOLES GRANT, CPE/TRAINING	6,000.00	0.00	0.00	0.00	6,000.00	0.00
101-000-607.000	CABLE FRANCHISE FEES	23,700.00	0.00	0.00	0.00	23,700.00	0.00
101-000-608.000	ZONING PERMIT FEES	5,150.00	145.00	265.00	0.00	4,885.00	5.15
101-000-609.000	RENTAL REGISTRATION FEES	1,030.00	1,155.00	1,155.00	0.00	0.00	112.14
101-000-625.000	MISCELLANEOUS REVENUES	2,884.00	10.00	165.74	0.00	2,718.26	5.75
101-000-640.000	REFUSE FEES	183,131.00	13,887.59	41,685.04	0.00	141,445.96	22.76
101-000-651.000	SWIMMING FEES	64,000.00	4,530.00	4,730.00	0.00	59,270.00	7.39
101-000-652.000	ARTS / CRAFTS FEES	24,000.00	2,925.00	3,750.00	0.00	20,250.00	15.63
101-000-653.000	OTHER RECREATION FEES	5,974.00	525.00	1,155.00	0.00	4,819.00	19.33
101-000-655.000	ORDINANCE FINES	1,545.00	36.65	573.53	0.00	971.47	37.12
101-000-662.000	REFUSE PENALTIES	3,749.00	222.29	1,028.99	0.00	2,720.01	27.45
101-000-664.000	INTEREST & DIVIDENDS	15,450.00	496.91	1,085.65	0.00	14,364.35	7.03
101-000-671.000	MISCELLANEOUS REIMBURSEMENT	5,150.00	455.00	1,245.72	0.00	3,904.28	24.19
101-000-674.000	POOL DONATIONS/SPONSORSHIPS	5,665.00	0.00	0.00	0.00	5,665.00	0.00
101-000-675.000	DONATIONS FROM PUBLIC & PRIVATE	15,000.00	0.00	4,445.00	0.00	10,555.00	29.63
101-000-678.000	DONATIONS, MUSIC IN THE PARK	2,575.00	750.00	2,050.00	0.00	525.00	79.61
101-000-699.000	TRANSFERS IN, ADMIN CHRG	218,165.00	0.00	0.00	0.00	218,165.00	0.00
101-000-699.100	TRANSFER IN FROM FUND BALANCE	131,135.00	0.00	0.00	0.00	131,135.00	0.00
101-000-699.200	TRANSFER IN FROM FB, POLICE	5,000.00	0.00	0.00	0.00	5,000.00	0.00

Fund 101 - GENERAL FUND:

TOTAL REVENUES

2,230,967.00

31,122.48

83,332.41

0.00

2,147,634.59

3.74

GL NUMBER	DESCRIPTION	AMENDED BUDGET	2026 MONTH 04/30/26 ACTIVITY FOR INCR (DECR)	YTD BALANCE 04/30/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BUDGET USED
Fund 101 - GENERAL FUND							
101 - COUNCIL		14,400.00	2,279.94	2,279.94	0.00	12,120.06	15.83
172 - ADMINISTRATIVE		173,695.00	13,126.18	53,156.14	0.00	120,538.86	30.60
215 - CLERK STAFF		216,065.00	14,711.95	64,016.52	0.00	152,048.48	29.63
223 - FINANCE		32,400.00	0.00	0.00	0.00	32,400.00	0.00
261 - GENERAL GOVERNMENT		127,191.00	3,823.92	26,162.07	0.00	101,028.93	20.57
262 - ELECTIONS		110.00	0.00	0.00	0.00	110.00	0.00
265 - BUILDINGS & GROUNDS		51,603.00	6,496.77	17,279.51	10,000.00	24,323.49	52.86
291 - COMMUNITY PROMOTION (PA 359)		45,953.00	1,743.79	9,117.35	1,577.50	35,258.15	23.27
301 - POLICE DEPARTMENT		736,076.00	62,433.87	213,309.40	1,191.50	521,575.10	29.14
315 - CRIME & SAFETY		18,000.00	0.00	0.00	0.00	18,000.00	0.00
415 - MISC GOVERNMENT		13,500.00	0.00	13,500.00	0.00	0.00	100.00
441 - PUBLIC WORKS		105,910.00	88.90	1,032.28	0.00	104,877.72	0.97
520 - SOLID WASTE DISPOSAL		183,131.00	14,162.69	55,297.76	0.00	127,833.24	30.20
722 - PLANNING AND ZONING		73,988.00	3,559.65	18,423.88	0.00	55,564.12	24.90
752 - SWIMMING POOL		129,064.00	347.89	729.19	0.00	128,334.81	0.56
754 - PARKS DEPARTMENT		282,970.00	20,433.70	50,480.05	8,380.00	224,109.95	20.80
758 - RECREATION / DAYCAMP		26,873.00	60.12	75.12	0.00	26,797.88	0.28
Fund 101 - GENERAL FUND:							
TOTAL EXPENDITURES		2,230,929.00	143,269.37	524,859.21	21,149.00	1,684,920.79	24.47

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 04/30/26 INCR (DECR)	YTD BALANCE 04/30/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDCGT 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	20,494.57	0.00	314,113.43	6.12
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	2,047.12	4,652.04	0.00	2,845.96	62.04
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	34,630.00	34,630.00	0.00	0.00	100.00
Fund 202 - MAJOR STREET:		492,203.00	36,677.12	59,776.61	0.00	432,426.39	12.14
TOTAL REVENUES							

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 04/30/26 INCR (DECR)	YTD BALANCE 04/30/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BUDGT USED
Fund 202 - MAJOR STREET							
463 - STREET MAINTENANCE		209,748.00	6,356.37	19,349.25	2,800.00	187,598.75	10.56
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	150.51	0.00	7,923.49	1.86
478 - SNOW		107,885.00	0.00	37,889.51	0.00	69,995.49	35.12
486 - TRUNKLINE MAINTENANCE		7,141.00	0.00	0.00	0.00	7,141.00	0.00
488 - TRUNKLINE SWEEPING/FLUSHING		13,161.00	142.81	428.44	0.00	12,732.56	3.26
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	48.67	128.30	0.00	12,540.70	1.01
497 - TRUNKLINE SNOW REMOVAL		46,047.00	0.00	22,786.66	0.00	23,260.34	49.49
502 - TRUNKLINE FRINGE BENEFITS		9,037.00	0.00	3,716.06	0.00	5,320.94	41.12
-27-							
Fund 202 - MAJOR STREET:		447,076.00	6,547.85	84,448.73	2,800.00	359,827.27	19.52
TOTAL EXPENDITURES							

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 04/30/26 INCR (DECR)	YTD BALANCE 04/30/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDTG USED
Fund 203 - LOCAL STREET							
203-000-402.000	REAL PROPERTY TAXES	257,679.00	0.00	0.00	0.00	257,679.00	0.00
203-000-410.000	PERSONAL PROPERTY TAXES	27,049.00	0.00	0.00	0.00	27,049.00	0.00
203-000-553.000	GAS & WEIGHT	123,480.00	0.00	7,921.76	0.00	115,558.24	6.42
203-000-573.000	LOCAL COMM STABILIZATION SHARE (LCAS)	68,387.00	0.00	0.00	0.00	68,387.00	0.00
203-000-664.000	INTEREST & DIVIDENDS	10,712.00	1,460.10	3,277.77	0.00	7,434.23	30.60
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	59,564.00	59,563.72	59,563.72	0.00	0.28	100.00
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:		769,679.00	61,023.82	70,763.25	0.00	698,915.75	9.19
TOTAL REVENUES							

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	MONTH 04/30/26 ACTIVITY FOR INCR (DECR)	YTD BALANCE 04/30/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDTG USED
Fund 203 - LOCAL STREET							
463	- STREET MAINTENANCE	520,635.00	20,703.28	54,451.61	2,800.00	463,383.39	11.00
470	- R. O. W. MAINTENANCE	63,622.00	0.00	0.00	4,750.00	58,872.00	7.47
474	- SIGNS	9,270.00	0.00	405.49	0.00	8,864.51	4.37
478	- SNOW	71,092.00	0.00	31,918.81	0.00	39,173.19	44.90
494	- TRUNKLINE UTILITIES	92,028.00	7,359.78	21,817.75	0.00	70,210.25	23.71
Fund 203 - LOCAL STREET:							
TOTAL EXPENDITURES		756,647.00	28,063.06	108,593.66	7,550.00	640,503.34	15.35

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 04/30/26 INCR (DECR)	YTD BALANCE 04/30/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BGET USED
Fund 244 - ECONOMIC DEVELOPMENT							
244-000-664.000	INTEREST & DIVIDENDS	500.00	64.68	134.39	0.00	365.61	26.88
244-000-692.000	CONTRIBUTION FROM GENERAL FUND	13,500.00	0.00	13,500.00	0.00	0.00	100.00

Fund 244 - ECONOMIC DEVELOPMENT:

TOTAL REVENUES 14,000.00 64.68 13,634.39 0.00 365.61 97.39

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 04/30/26 INCR (DECR)	YTD BALANCE 04/30/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDT USED
Fund 244 - ECONOMIC DEVELOPMENT							
001 - ADMINISTRATION		14,000.00	0.00	3,375.54	0.00	10,624.46	24.11

Fund 244 - ECONOMIC DEVELOPMENT:

TOTAL EXPENDITURES

14,000.00	0.00	3,375.54	0.00	10,624.46	24.11
-----------	------	----------	------	-----------	-------

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 04/30/26 INCR (DECR)	YTD BALANCE 04/30/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDC T USED
Fund 248 - D.D.A.							
248-000-402.000	CAPTURED TAXES	33,057.00	0.00	0.00	0.00	33,057.00	0.00
248-000-403.000	CAPTURE TOWNSHIP TAXES	5,750.00	0.00	0.00	0.00	5,750.00	0.00
248-000-404.000	CAPTURE COUNTY TAXES	13,141.00	0.00	0.00	0.00	13,141.00	0.00
248-000-543.000	GRANT REVENUES, MEDC	7,750.00	0.00	7,750.00	0.00	0.00	100.00
248-000-664.000	INTEREST & DIVIDENDS	750.00	85.66	185.15	0.00	564.85	24.69

Fund 248 - D.D.A.:

TOTAL REVENUES

60,448.00 85.66 7,935.15 0.00 52,512.85 13.13

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	MONTH 04/30/26 ACTIVITY FOR INCR (DECR)	YTD BALANCE 04/30/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDT USED
Fund 248 - D.D.A.							
001 - ADMINISTRATION		54,154.00	2,908.52	22,230.57	4.01	31,919.42	41.06
008 - DDA DEBT SERVICE		6,294.00	0.00	1,573.23	0.00	4,720.77	25.00
Fund 248 - D.D.A.:							
TOTAL EXPENDITURES		60,448.00	2,908.52	23,803.80	4.01	36,640.19	39.39

PERIOD ENDING 04/30/2026

% Fiscal Year Completed: 32.88

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 04/30/26 INCR (DECR)	YTD BALANCE 04/30/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
Fund 402 - CAPITAL PROJECTS: WWTU 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	2,021,570.52	0.00	4,959,958.48	28.96
402-000-664.000	INTEREST & DIVIDENDS	2,500.00	0.00	970.69	0.00	1,529.31	38.83
TOTAL REVENUES		15,278,329.00	0.00	2,022,541.21	0.00	13,255,787.79	13.24

Fund 402 - CAPITAL PROJECTS: WWTU UPGRADE PROJECT:

TOTAL REVENUES

GL NUMBER	DESCRIPTION	2026 MONTH 04/30/26	ACTIVITY FOR MONTH 04/30/26	YTD BALANCE 04/30/2026	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDT USED
		AMENDED BUDGET	INCR (DECR)	NORM (ABNORM)			
Fund 402 -- CAPITAL PROJECTS: WWTP UPGRADE PROJECT							
001 - ADMINISTRATION		15,278,329.00	0.00	795,163.42	0.00	14,483,165.58	5.20

Fund 402 - CAPITAL PROJECTS: WWTP UPGRADE PROJECT:

TOTAL EXPENDITURES		15,278,329.00	0.00	795,163.42	0.00	14,483,165.58	5.20
--------------------	--	---------------	------	------------	------	---------------	------

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 04/30/26 INCR (DECR)	YTD BALANCE 04/30/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDC USED
Fund 408 - WATER RECREATION FUND							
408-000-675.000	DONATIONS, SPLASH PARK PROJECT	500.00	0.00	0.00	0.00	500.00	0.00
<hr/>							
Fund 408 - WATER RECREATION FUND:							
TOTAL REVENUES		500.00	0.00	0.00	0.00	500.00	0.00

GL NUMBER	DESCRIPTION	2026 MONTH 04/30/26	ACTIVITY FOR	YTD BALANCE	ENCUMBERED	UNENCUMBERED	% BDT
		AMENDED BUDGET	MONTH 04/30/26	04/30/2026	YEAR-TO-DATE	BALANCE	USED
			INCR (DECR)	NORM (ABNORM)			
Fund 408 - WATER RECREATION FUND							
001 - ADMINISTRATION		500.00	0.00	0.00	0.00	500.00	0.00

Fund 408 - WATER RECREATION FUND:

TOTAL EXPENDITURES

500.00 0.00 0.00 0.00 0.00 500.00 0.00

REVENUE REPORT

PERIOD ENDING 04/30/2026

% Fiscal Year Completed: 32.88

ACTIVITY FOR MONTH 04/30/26
 INCR (DECR)

YTD BALANCE
 04/30/2026
 NORM (ABNORM)

UNENCUMBERED
 BALANCE

ENCUMBERED
 YEAR-TO-DATE

% BDGT
 USED

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 04/30/26 INCR (DECR)	YTD BALANCE 04/30/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
Fund 590 - WASTEWATER TREATMENT							
590-000-609.000	SEWER MISC REVENUES	29,790.00	4,440.00	10,640.00	0.00	19,150.00	35.72
590-000-628.000	SEWER OMR FEES	580,133.00	47,942.65	143,869.73	0.00	436,263.27	24.80
590-000-629.000	SEWER USAGE FEES PER 1K GALLONS	626,959.00	46,810.09	142,479.00	0.00	484,480.00	22.73
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	1,476.37	5,614.68	0.00	10,453.32	34.94
590-000-664.000	INTEREST & DIVIDENDS	15,500.00	3,940.40	9,187.18	0.00	6,312.82	59.27

Fund 590 - WASTEWATER TREATMENT:

TOTAL REVENUES 1,269,450.00 104,609.51 311,790.59 0.00 957,659.41 24.56

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	MONTH 04/30/26 INCR (DECR)	ACTIVITY FOR MONTH 04/30/26	YTD BALANCE 04/30/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDTG USED
Fund 590 - WASTEWATER TREATMENT								
001	- ADMINISTRATION	248,571.00	11,001.37	11,001.37	38,172.49	0.00	210,398.51	15.36
002	- TREATMENT AND PUMPING	464,049.00	23,911.68	23,911.68	82,778.99	801.45	380,468.56	18.01
003	- COLLECTIONS	131,289.00	3,219.22	3,219.22	4,321.38	0.00	126,967.62	3.29
004	- MAINTENANCE	199,253.00	11,201.36	11,201.36	49,435.03	1,517.00	148,300.97	25.57

Fund 590 - WASTEWATER TREATMENT:

TOTAL EXPENDITURES		1,043,162.00	49,333.63	49,333.63	174,707.89	2,318.45	866,135.66	16.97
--------------------	--	--------------	-----------	-----------	------------	----------	------------	-------

REVENUE REPORT

PERIOD ENDING 04/30/2026

% Fiscal Year Completed: 32.88

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 04/30/26 INCR (DECR)	YTD BALANCE 04/30/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDT USED
Fund 591 - WATER SYSTEM							
591-000-628.000	WATER OMR FEES	425,334.00	34,683.44	136,075.73	0.00	289,258.27	31.99
591-000-629.000	WATER USAGE FEES PER 1000 GALLONS	443,156.00	33,625.48	70,066.96	0.00	373,089.04	15.81
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	672.00	1,170.00	0.00	1,230.00	48.75
591-000-662.000	SERVICE PENALTIES	10,300.00	879.74	3,516.60	0.00	6,783.40	34.14
591-000-664.000	INTEREST & DIVIDENDS	20,000.00	4,485.52	10,824.28	0.00	9,175.72	54.12
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	25.00	275.00	0.00	5,725.00	4.58
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 74,371.18 221,928.57 0.00 1,281,060.43 14.77

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 04/30/26 INCR (DECR)	YTD BALANCE 04/30/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDC USED
Fund 591 - WATER SYSTEM							
001 - ADMINISTRATION		222,619.00	12,655.23	45,695.21	0.00	176,923.79	20.53
002 - TREATMENT AND PUMPING		430,213.00	6,790.78	38,801.96	3,716.00	387,695.04	9.88
003 - COLLECTIONS		827,223.00	8,201.14	19,791.00	0.00	807,432.00	2.39
004 - MAINTENANCE		22,549.00	0.00	191.80	0.00	22,357.20	0.85
<hr/>							
Fund 591 - WATER SYSTEM:		1,502,604.00	27,647.15	104,479.97	3,716.00	1,394,408.03	7.20
TOTAL EXPENDITURES							

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 04/30/26 INCR (DECR)	YTD BALANCE 04/30/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDTG USED
Fund 651 - MOTOR VEHICLE & EQUIPMENT							
651-000-654.000	DW 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	1,318.80	3,323.49	0.00	7,388.51	31.03
651-000-670.000	INTERDEPARTMENT RENTALS	466,743.00	27,828.61	133,678.31	0.00	333,064.69	28.64
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 29,147.41 137,001.80 0.00 347,536.20 28.27

TOTAL REVENUES - ALL FUNDS 22,103,103.00 337,101.86 2,928,703.98 0.00 19,174,399.02 13.25

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	MONTH 04/30/26 INCR (DECR)	ACTIVITY FOR MONTH 04/30/26 INCR (DECR)	YTD BALANCE 04/30/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BGET USED
Fund 651 - MOTOR VEHICLE & EQUIPMENT								
001 - ADMINISTRATION		422,303.00	22,499.20	22,499.20	59,442.86	6,064.92	356,795.22	15.51

Fund 651 - MOTOR VEHICLE & EQUIPMENT:

TOTAL EXPENDITURES

15.51

TOTAL EXPENDITURES - ALL FUNDS

8.84

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 04/30/26 INCR (DECR)	YTD BALANCE 04/30/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% B DGT USED
Fund 101 - GENERAL FUND							
Fund 101 - GENERAL FUND:							
TOTAL REVENUES		2,230,967.00	31,122.48	83,332.41	0.00	2,147,634.59	3.74
TOTAL EXPENDITURES		2,230,929.00	143,269.37	524,859.21	21,149.00	1,684,920.79	24.47
NET OF REVENUES & EXPENDITURES		38.00	(112,146.89)	(441,526.80)	(21,149.00)	462,713.80	
Fund 202 - MAJOR STREET							
Fund 202 - MAJOR STREET:							
TOTAL REVENUES		492,203.00	36,677.12	59,776.61	0.00	432,426.39	12.14
TOTAL EXPENDITURES		447,076.00	6,547.85	84,448.73	2,800.00	359,827.27	19.52
NET OF REVENUES & EXPENDITURES		45,127.00	30,129.27	(24,672.12)	(2,800.00)	72,599.12	
Fund 203 - LOCAL STREET							
Fund 203 - LOCAL STREET:							
TOTAL REVENUES		769,679.00	61,023.82	70,763.25	0.00	698,915.75	9.19
TOTAL EXPENDITURES		756,647.00	28,063.06	108,593.66	7,550.00	640,503.34	15.35
NET OF REVENUES & EXPENDITURES		13,032.00	32,960.76	(37,830.41)	(7,550.00)	58,412.41	
Fund 244 - ECONOMIC DEVELOPMENT							
Fund 244 - ECONOMIC DEVELOPMENT:							
TOTAL REVENUES		14,000.00	64.68	13,634.39	0.00	365.61	97.39
TOTAL EXPENDITURES		14,000.00	0.00	3,375.54	0.00	10,624.46	24.11
NET OF REVENUES & EXPENDITURES		0.00	64.68	10,258.85	0.00	(10,258.85)	
Fund 402 - CAPITAL PROJECTS: WTP UPGRADE PROJECT							
Fund 402 - CAPITAL PROJECTS: WTP UPGRADE PROJECT:							
TOTAL REVENUES		60,448.00	85.66	7,935.15	0.00	52,512.85	13.13
TOTAL EXPENDITURES		60,448.00	2,908.52	23,803.80	4.01	36,640.19	39.39
NET OF REVENUES & EXPENDITURES		0.00	(2,822.86)	(15,868.65)	(4.01)	15,872.66	
Fund 408 - WATER RECREATION FUND							
Fund 408 - WATER RECREATION FUND:							
TOTAL REVENUES		15,278,329.00	0.00	2,022,541.21	0.00	13,255,787.79	13.24
TOTAL EXPENDITURES		15,278,329.00	0.00	795,163.42	0.00	14,483,165.58	5.20
NET OF REVENUES & EXPENDITURES		0.00	0.00	1,227,377.79	0.00	(1,227,377.79)	
Fund 590 - WASTEWATER TREATMENT							
Fund 590 - WASTEWATER TREATMENT:							
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 591 - WATER SYSTEM							
Fund 591 - WATER SYSTEM:							
TOTAL REVENUES		1,269,450.00	104,609.51	311,790.59	0.00	957,659.41	24.56
TOTAL EXPENDITURES		1,043,162.00	49,333.63	174,707.89	2,318.45	866,135.66	16.97
NET OF REVENUES & EXPENDITURES		226,288.00	55,275.88	137,082.70	(2,318.45)	91,523.75	
Fund 591 - WATER SYSTEM							
Fund 591 - WATER SYSTEM:							
TOTAL REVENUES		1,502,989.00	74,371.18	221,928.57	0.00	1,281,060.43	14.77
TOTAL EXPENDITURES		1,502,604.00	27,647.15	104,479.97	3,716.00	1,394,408.03	7.20
NET OF REVENUES & EXPENDITURES		385.00	46,724.03	117,448.60	(3,716.00)	(113,347.60)	

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 04/30/26 INCR (DECR)	YTD BALANCE 04/30/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDT USED
Fund 651 - MOTOR VEHICLE & EQUIPMENT							
Fund 651 - MOTOR VEHICLE & EQUIPMENT:							
TOTAL REVENUES		484,538.00	29,147.41	137,001.80	0.00	347,536.20	28.27
TOTAL EXPENDITURES		422,303.00	22,499.20	59,442.86	6,064.92	356,795.22	15.51
NET OF REVENUES & EXPENDITURES		62,235.00	6,648.21	77,558.94	(6,064.92)	(9,259.02)	
TOTAL REVENUES - ALL FUNDS		22,103,103.00	337,101.86	2,928,703.98	0.00	19,174,399.02	13.25
TOTAL EXPENDITURES - ALL FUNDS		21,755,998.00	280,268.78	1,878,875.08	43,602.38	19,833,520.54	8.84
NET OF REVENUES & EXPENDITURES		347,105.00	56,833.08	1,049,828.90	(43,602.38)	(659,121.52)	



Moving Forward Working Together

TO: Village President and Council
FROM: Nanette Walsh, Clerk/Treasurer
DATE: May 18, 2026
SUBJECT: Authorize Robert Piaskowski, Village President, as signatory on behalf of the Village of Cass City on the 2026 Tax Rate Request (L-4029)

During the process of adopting the 2026 Village of Cass City Budget General Appropriations Act, the Village Council approved setting the 2026 Tax Levy at 17.8268 Mills.

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

<u>Millage Type:</u>	<u>2026 Millage Adopted by VOCC Budget Hearing/Resolution</u>	<u>2026 Millage Requested</u>
General Operating	12.2246	12.2246 (By Headlee Max)
Streets	4.8822	4.8822 (Budget Resolution)
Community Promotions	0.7200	0.7200 (Budget Resolution)
Total Allowable Tax Levy		17.8268 Mills

(Per Headlee Amendment and 2026 Village of Cass City Budget General Appropriations Act, Adopted December, 2025)

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

Therefore, we request the following:

MOTION: To Authorize Robert Piaskowski, Village President, as signatory for certification of the 2026 Tax Rate Request for the Village of Cass City.

This institution is an equal opportunity provider and employer.

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

2026 Tax Rate Request (This form must be completed and submitted on or before September 30, 2026)

MILLAGE REQUEST REPORT TO COUNTY BOARD OF COMMISSIONERS

Carefully read the instructions on page 2.

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

County(ies) Where the Local Government Unit Levies Taxes

Tuscola

2026 Taxable Value of ALL Properties in the Unit as of 05-26-2026

64,152,433 plus IFTs

Local Government Unit Requesting Millage Levy

Village of Cass City, MI

For LOCAL School Districts: 2026 Taxable Value excluding Principal Residence, Qualified Agricultural, Qualified Forest, Industrial Personal and Commercial Personal Properties.

This form must be completed for each unit of government for which a property tax is levied. Penalty for non-filing is provided under MCL Sec 211.119. The following tax rates have been authorized for levy on the 2026 tax roll.

(1) Source	(2) Purpose of Millage	(3) Date of Election	(4) Original Millage Authorized by Election Charter, etc.	(5)** 2025 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(6) 2026 Current Year "Headlee" Millage Reduction Fraction	(7) 2026 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(8) Sec. 211.34 Truth in Assessing or Equalization Millage Rollback Fraction	(9) Maximum Allowable Millage Levy *	(10) Millage Requested to be Levied July 1	(11) Millage Requested to be Levied Dec. 1	(12) Expiration Date of Millage Authorized
Charter	Operating		12.5000	12.2246	1.0000	12.2246	1.0000	12.2246	12.2246		
Charter	Streets		5.0000	4.8822	1.0000	4.8822	1.0000	4.8822	4.8822		
PA 359-1925	Promotions		4.0000	-	-	-	-	-	0.7200		

Prepared by
Nanette Walsh

Telephone Number
(989) 872-2911

Title of Preparer
Clerk/Treasurer

Date
05/18/2026

CERTIFICATION: As the representatives for the local government unit named above, we certify that these requested tax levy rates have been reduced, if necessary to comply with the state constitution (Article 9, Section 31), and that the requested levy rates have also been reduced, if necessary, to comply with MCL Sections 211.24e, 211.34 and, for LOCAL school districts which levy a Supplemental (Hold Harmless) Millage, 380.1211(3).

<input checked="" type="checkbox"/> Clerk	Signature	Print Name Nanette Walsh	Date 05/18/2026
<input type="checkbox"/> Secretary	Signature	Print Name Robert Piaskowski	Date 5/18/2026
<input type="checkbox"/> Chairperson	Total School District Operating Rates to be Levied (HH/Supp and NH Oper ONLY)		
<input checked="" type="checkbox"/> President	For Principal Residence, Qualified Ag., Qualified Forest and Industrial Personal		
	For Commercial Personal		
	For all Other		

Local School District Use Only. Complete if requesting millage to be levied. See STC Bulletin 2 of 2026 for instructions on completing this section.

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

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

2026 MILLAGE REDUCTION FRACTION COMPUTATION

This form is issued under the authority of Sections 211.34d and 211.150 of the Michigan Compiled Laws (MCL). Filing of this form is mandatory. Failure to file is subject to the penalties prescribed under Section 211.119 of the Michigan Compiled Laws.

INSTRUCTIONS: The valuations reported on this form apply to a single county only. After valuation information has been obtained from the equalization directors of all counties within the boundary of the intercounty fractional taxing jurisdictions listed, the 2026 millage reduction fractions shall be calculated for those jurisdictions. The valuation information required under MCL 211.34d, is the same information required under P.A. 5 of 1982, MCL 211.24e, "Truth in Taxation". While the formulas required under Section 34d and 24e differ, the 2025 Taxable Value, 2026 Taxable Value, Taxable Value of Losses, and Taxable Value of Additions are the same for both calculations. Full or partial Disabled Veterans Exemptions shall not be included in any reported value. This form shall be filed with the State Tax Commission via the Property Tax Gateway, and each unit of government having taxable property located in more than one county.

County	Tuscola	1.027		Taxable Value of	Taxable Value of	2026	2026
Code	Taxing Jurisdiction	2025 Taxable	2026 Taxable	Losses	Additions	MRF	BTRF
Tuscola							
79	TUSCOLA COUNTY	2,331,628,966	2,395,373,557	36,584,544	34,991,154	0.9986	0.9723
1	AKRON TWP	146,434,353	150,177,393	2,611,328	4,979,100	1.0000	0.9905
2	ALMER CHARTER TOWNSHIP	80,177,015	83,726,917	163,829	1,089,800	0.9944	0.9682
3	ARBELA TWP	92,641,937	97,598,921	199,992	926,500	0.9821	0.9562
4	COLUMBIA TWP	153,521,439	143,578,004	12,454,044	1,166,300	1.0000	0.9906
5	DAYTON TOWNSHIP	72,277,390	76,220,660	38,517	234,251	0.9763	0.9507
6	DENMARK TWP	130,620,461	136,719,635	213,547	2,246,900	0.9959	0.9698
7	ELKLAND TWP	114,058,370	118,617,317	542,912	2,142,200	1.0000	0.9746
8	ELLINGTON TWP	54,236,784	56,956,217	175,405	1,060,800	0.9933	0.9672
9	ELMWOOD TWP	51,090,142	53,289,146	64,888	726,200	0.9970	0.9707
10	FAIRGROVE TWP	143,790,722	139,984,679	5,882,577	793,497	1.0000	0.9908
11	FREMONT TWP	103,204,841	107,873,190	37,192	871,900	0.9902	0.9642
12	GILFORD TOWNSHIP	123,291,370	117,154,350	7,565,600	513,700	1.0000	0.9922
13	INDIANFIELDS	80,330,669	83,300,649	169,208	308,300	0.9920	0.9659
14	JUNIATA TWP	93,433,754	93,488,994	2,635,500	910,810	1.0000	0.9808
15	KINGSTON TWP	52,648,720	55,100,145	57,198	550,701	0.9901	0.9641
16	KOYLTON TOWNSHIP	64,666,746	67,890,619	208,001	1,095,300	0.9911	0.9650
17	MILLINGTON TWP	152,025,783	160,906,397	429,993	2,624,065	0.9836	0.9578
18	NOVESTA TWP	54,227,299	57,129,145	101,982	1,430,000	0.9980	0.9717
19	TUSCOLA TWP	104,826,006	108,865,124	467,680	1,678,800	0.9999	0.9736
20	VASSAR TWP	123,254,026	128,938,578	335,101	2,150,307	0.9957	0.9695
21	WATERTOWN TWP	74,983,921	78,354,613	110,511	1,088,977	0.9952	0.9690
22	WELLS TWP	62,127,000	64,735,043	162,045	904,700	0.9970	0.9708
23	WISNER TWP	36,789,960	37,520,507	838,379	747,200	1.0000	0.9777
50	CARO	105,253,196	111,438,065	825,502	3,233,146	0.9911	0.9651
51	VASSAR CITY	61,717,062	65,809,249	293,613	1,517,700	0.9812	0.9554
	AKRON VILLAGE TOTAL	8,079,549	8,259,811	54,495	20,897	1.0000	0.9740
31	Akron Village 001	5,044,350	5,230,051	15,302	10,900		
32	Akron Village 010	3,035,199	3,029,760	39,193	9,997		
35	CASS CITY 007	62,506,829	64,152,433	352,485	417,000	1.0000	0.9752
36	FAIRGROVE VILLAGE 010	9,345,616	9,709,364	36,892	242,900	1.0000	0.9833
37	GAGETOWN 009	4,386,724	4,996,896	7,600	371,200	0.9723	0.9467
	KINGSTON VILLAGE TOTAL	8,169,216	8,468,033	125,643	75,888	0.9843	0.9585
38	Kingston Village 015	6,319,813	6,694,273	5,843	65,188		
39	Kingston Village 016	1,849,403	1,773,760	119,800	10,700		
40	MAYVILLE 011	20,789,115	21,818,522	0	179,500	0.9867	0.9607
41	MILLINGTON VILLAGE 017	25,061,824	26,454,694	320,731	375,600	0.9743	0.9487
42	REESE 006	38,891,480	41,264,539	76,186	670,500	0.9820	0.9562
42	REESE 006	38,131,491	40,484,059	76,186	670,500		
	(from SAGINAW)	759,989	780,480	0	0		
43	UNIONVILLE 004	11,461,085	11,800,336	9,400	44,500	1.0000	0.9741

COPY

Village of Cass City Resolution

2026 MILLAGE RATE

A RESOLUTION TO PROVIDE FOR ADOPTION OF THE 2026 MILLAGE RATE

At a Regular Cass City Village Council Meeting held on Monday, December 15, 2025.

MOTION BY: Trustee Berkelman SUPPORTED BY: Trustee Goka

Now therefore be it resolved, the Village Council hereby adopts the proposed Village of Cass City Millage Rates for 2026 and set the millage to provide the Tax Revenues included in the Adopted Fiscal Year 2026 budget as follows:

	Mills
Village General Operating	12.2246
Streets	4.8822
PA Act 359 – Promotion	0.7200
Total Village Millage:	17.8268

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

Ayes: 6 Nays: 0



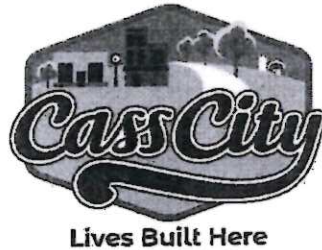
Nanette S. Walsh
Village Clerk/Treasurer

CERTIFICATE

I do hereby certify that the foregoing is a complete and true copy of a resolution, the original of which is on file in my office, adopted by the Cass City Village Council at a regular meeting held on Monday, December 15, 2025.



Clerk/Treasurer, Village of Cass City



TO: Village President and Council

FROM: Deboria L. Powell, Village Manager

DATE: May 18, 2026

SUBJECT: Approve Windemuller Electric Inc. Proposal for PLC Upgrades

The proposed Water Treatment Plant PLC and radio upgrades are necessary to improve the reliability, maintainability, and long-term operation of the Cass City water system facilities. The existing Motorola PLC and radio equipment has become outdated and increasingly difficult to support due to aging hardware, limited parts availability, and reduced manufacturer support.

By upgrading to modern CompactLogix PLC platforms and new cellular communication systems, the Village will improve operational stability and reduce the risk of equipment failures that could impact water production, storage, and distribution. The new system will also enhance communication between the water treatment plant, well houses, and elevated storage tank, providing more dependable monitoring and control capabilities.

Additional benefits of the upgrade include:

- Improved system reliability and reduced downtime
- Easier troubleshooting and maintenance for operations staff
- Availability of replacement parts
- Enhanced remote communications and system visibility
- Improved cybersecurity and network performance compared to legacy equipment
- Standardization of equipment across both water and wastewater systems

This purchase is included in the 2026 budget, in the amount of \$152,000, which was the price quoted when the budget was prepared in Fall of 2025.

MOTION: Approve the proposal from Windemuller Electric Inc. for PLC, SCADA, and communication upgrades to the Wells, Water Tower and Treatment Plant in the amount of \$175,252.00 with a 10% contingency, dependent upon receiving an installment purchase agreement low interest loan from a local bank.

May 11, 2026

Cass City WTP
RJ Klaus
6737 Church St.
Cass City MI, 28726
rjklaus@casscity.org

Dear RJ,

SUBJECT: Water Treatment Plant PLC and Radio Upgrades
PROPOSAL #: EDP25-129

This **Budgetary** proposal is for the supply of the following equipment and services:

- **Main Plant:** One (1) CompactLogix PLC with associated I/O, PLC and I/O module terminals, ethernet switch, cellular radio with antenna, power supply and 3 year service, antenna cable and miscellaneous hardware.
- **Well house #1** One (1) PLC control panel with painted steel enclosure, painted steel back panel, CompactLogix PLC with associated I/O, PLC and I/O module terminals, ethernet switch, cellular radio with antenna, power supply and year service, 24V power supply circuit breakers, ground bar, terminal blocks, terminals, plastic wire way, wires and labels.
- **Well house #2** One (1) PLC control panel with painted steel enclosure, painted steel back panel, CompactLogix PLC with associated I/O, PLC and I/O module terminals, ethernet switch, cellular radio with antenna, power supply and year service, 24V power supply circuit breakers, ground bar, terminal blocks, terminals, plastic wire way, wires and labels.
- **Well house #3** One (1) PLC control panel with painted steel enclosure, painted steel back panel, CompactLogix PLC with associated I/O, PLC and I/O module terminals, ethernet switch, cellular radio with antenna, power supply and year service, 24V power supply circuit breakers, ground bar, terminal blocks, terminals, plastic wire way, wires and labels.
- **Elevated Storage Tank** One (1) PLC control panel with painted steel enclosure, painted steel back panel, CompactLogix PLC with associated I/O, PLC and I/O module terminals, ethernet switch, cellular radio with antenna, power supply and year service, 24V power supply circuit breakers, ground bar, terminal blocks, terminals, plastic wire way, wires and labels.
- Demo existing plc and radio at the main plant and return equipment to customer.
- Install CompactLogix PLC and associated I/O into the existing panel at the water treatment plant.
- Install Cellular modem and cellular antenna on outside of water treatment building.
- Demo existing Motorola PLC enclosures and replace with new control panels at wellhouses 1, 2 and 3 and elevated storage tank.
- Install radio antennas at wellhouses 1, 2 and 3 and elevated storage tank.

- Panel layout and wire diagrams.
- PLC and SCADA programming to satisfy the functional requirements.
- Design and investigation to satisfy the current functional requirements.
- Factory acceptance testing for each new control panel.

Total cost for the above-described work is **\$175,252.00**,

Our proposal is based on the following:

- 1) For work to be performed on existing customer programs, source codes, documentation, and any other information as required to gain access to the programs are to be provided to Windemuller. All software licenses must be current unless otherwise noted.
- 2) For work to be performed using existing equipment, the equipment must be in good working order and suitable for the intended use.
- 3) Windemuller will repair or replace equipment supplied by us found to be defective for one (1) year after commissioning. Warranty work will be performed as soon as possible after notification. If it is determined that warranty issues are not the responsibility of Windemuller, all time and material may be billed at our current rates.
- 4) **Professional Courtesy and Non-Solicitation Agreement:** In exchange for the above concessions both parties, i.e. Windemuller and your company agree to not solicit each other's employees for a period of 2 years after the last date of services performed. In addition, any proprietary information or programs from both parties will not be forwarded or distributed to others.
- 5) This proposal is valid for 30 days.

Thank you for the opportunity to provide a proposal for your requirements. If you have any questions, please feel free to contact us.

Sincerely,

Erik Penninga

Erik Penninga
Automation Estimator
(616) 240-1098

Accepted By _____

Printed Name _____

Purchase Order _____

Date _____



To: Village President and Council
From: Deboria L. Powell, Village Manager
Date: May 18, 2026
Subject: Sale of Fleet Equipment/John Deere 5210

With the addition of a new tractor to the to the DPW fleet, the tractor that was replaced no longer has value to the Village and its staff.

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

Unit #23, John Deere 5210, with a minimum reserve of \$10,000.00

MOTION: To approve the listing and sale of the John Deere 5210 with a minimum reserve of \$10,000.00 VIA Albrecht Auction/BIDNOW.US.



TO: Village President and Council

FROM: Deboria L. Powell, Village Manager

DATE: May 18, 2026

SUBJECT: Approve Quote from Computrol Systems

Our current water sales dock will only accept cash for payment, which limits accessibility and creates additional handling and accounting responsibilities. The proposed WaterBlue system upgrade will allow customers to prepay for water purchases directly at the municipal office and receive a secure PIN number for access at the water sales station. This upgrade will improve convenience for users while also improve tracking, accountability, and overall management of water sales.

The proposed equipment includes a WaterBlue 400 Terminal with keypad, WaterBlue Access Software License (first workstation), and a Serial-to-Ethernet converter. In addition, factory remote support for installation and commissioning is included.

The quote from Computrol Systems is summarized as follows:

- WaterBlue 400 Terminal: \$5,515.00
- WaterBlue Access Software License: \$1,147.00
- Serial-to-Ethernet Converter: \$0.00
- Remote Support for Installation & Commissioning: \$363.00
- Shipping costs: \$500.00

Total Cost: \$7,525.00

Computrol Systems is a Sole Source Vendor, staff searched for other options to work with our water sales. Computrol Systems is the supplier of our previous system. Funds are available and budgeted in 591-002-970.

MOTION: Approve the quote from Computrol Systems for the purchase of the WaterBlue Terminal, software, and related services in the amount of \$7,525.00, plus freight charges.



Computrol Systems
 8537 Commerce Court
 Burnaby, British Columbia, V5A 4N4
 Canada
 604-421-1001
 admin@computrolsystems.com
 https://computrolsystems.com/

Quote
 # QT-4796

Bill To
Cass City
 Attention: Dept. of Public Works
 6506 Main Street
 Village of Cass City
 48726 Michigan
 United States

Quote Date : 2025/08/19
 Expiry Date : 2026/03/17
 Reference# : WaterBlue
 Sales person : Joshua Rottenberg

#	Item & Description	Qty	Rate	Amount
Hardware				
1	90-304-K2 WaterBlue 400 Terminal, 2-Outlet/Inlet, Keypad Only	1.00 pcs	5,515.00	5,515.00
Software				
2	99-683 WaterBlue Access Software License (First Workstation)	1.00 pcs	1,147.00	1,147.00
Communication				
3	91-529-B Serial-to-Ethernet Converter	1.00 pcs	0.00	0.00
Deployment				
4	00-211 Factory Remote Support for Installation & Commissioning	1.00 ea	363.00	363.00
			Sub Total	7,025.00
			Zero Rate (0%)	0.00
			Total	USD\$7,025.00

Notes

Freight is not included on the quote. Freight is pre-paid and charged unless we are provided with a courier account number.

Quote valid for 30 days from date of issue.
GST# 85217 2246

Terms & Conditions

Freight is not included on the quote. Freight is pre-paid and charged unless we are provided with a courier account number.

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.
 - a.) The owner of the property may be granted a time extension to comply, contingent upon the approval of a written request submitted to the Zoning Administrator. The Zoning Administrator may request additional information and proposed timelines from the property owner.
- (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.

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 16-38(a). - Registration of vacant, abandoned, and foreclosed property.

1. If a property owner registers their vacant property and indicates that it is vacant due to renovations and construction taking place, they are permitted to cover windows to conceal operations happening within the premises. This registration shall be renewed quarterly (every 3 months), and demonstration of progress would need to be made.

Section 4. 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.

CERTIFICATION

I, _____ hereby certify that the foregoing is a true and complete copy of an Ordinance duly **TO CONDUCT THE SECOND READING AND ADOPT** by the Village Council of the Village of Cass City, County of Tuscola, State of Michigan at a regular meeting of Village Council duly called and held on the _____ day of _____, 2026.

Village Clerk

VILLAGE OF CASS CITY
PROPOSED ORDINANCE NO. 218

AN ORDINANCE TO RESCIND VILLAGE OF CASS CITY MUNICIPAL CODE
CHAPTER 6, BUILDING AND BUILDING REGULATIONS, ARTICLE V (5), RENTAL
REGISTRATION ORDINANCE

THE VILLAGE OF CASS CITY ORDAINS:

The Village of Cass City hereby repeals Cass City Municipal Code Chapter 6, Building and Building Regulations, Article V (5), Rental Registration Ordinance, of the Code of Ordinances of the Village of Cass City, Michigan, in its entirety.

At a Regular Meeting of the Village of Cass City Council on the _____ day of _____, 2026,

**A MOTION TO CONDUCT THE INTRODUCTION AND FIRST READING OF
ORDINANCE# 218, TO RESCIND VILLAGE OF CASS CITY MUNICIPAL CODE
CHAPTER 6, BUILDING AND BUILDING REGULATIONS, ARTICLE V (5), RENTAL
REGISTRATION ORDINANCE FROM THE CODE OF ORDINANCES, VILLAGE OF
CASS CITY, MICHIGAN**

Was offered by Trustee _____, and supported by Trustee _____.

Ayes: _____ Nays: _____, Excused: _____

Motion: Approved/Not Approved

This Proposed Ordinance hereby was **INTRODUCED AND HAD CONDUCTED THE
FIRST READING** by the Village of Cass City Council at a meeting thereof duly called and held
on the _____ day of _____, 2026.

Village President

Village Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Village Council of the Village of Cass City, County of Tuscola, State of Michigan at a regular meeting of Village Council duly called and held on the _____ day of _____, 2026.

Village Clerk

Date

VILLAGE OF CASS CITY
6506 Main Street, Cass City, Michigan 48726 (989) 872-2911

ORDINANCE NO. 187

AN ORDINANCE TO AMEND VILLAGE OF CASS CITY MUNICIPAL CODE CHAPTER 6, BUILDING AND BUILDING REGULATIONS, ARTICLE V (5), TO BE AMENDED TO READ: RENTAL REGISTRATION ORDINANCE

THE VILLAGE OF CASS CITY ORDAINS:

Chapter 6: BUILDINGS AND BUILDING REGULATIONS

ARTICLE V: RENTAL PROPERTY

DIVISION 1: GENERALLY

Section 6-75, Purpose and Intent.

The Village of Cass City recognizes the need for an organized inspection and registration program for rental properties located within the Village in order to ensure rental units meet all applicable building, existing structures, fire, health, safety, and zoning codes, and to provide an efficient system for compelling both absentee and local landlords to correct violations and maintain, in proper condition, rental property with the Village. The Village recognizes that the most efficient system is the creation of a program requiring the registration and inspection of rental property within the Village as defined in this Ordinance, so that orderly inspection schedules can be made by the Village.

Section 6-76. Definitions

As used in this Ordinance, the following terms and words shall have the following meaning:

- a. **“Building Official”** means a person or entity designated by the Village Council, charged with responsibility for administration and enforcement of this Ordinance, including, but not limited to, determining when to deny or revoke or suspend certificates of compliance for failing to comply with this Ordinance.
- b. **“Dwelling unit”** means a building, or portion thereof, designated for occupancy for living purposes and having cooking facilities and sanitary facilities, including single family residences.
- c. **“Emergency”** and **“Emergency Nature”** mean fire, flood, or the threat of serious injury, death, or spread of disease or infection.

- d. **“Landlord”** means any person who owns or controls a dwelling, Dwelling Unit, or Rental Unit and rents such unit, either personally or through a designated agent, to any person.
- e. **“Owner”** means the legal title holder of a Rental Unit or the Premises upon which a Rental Unit is situated.
- f. **“Owner-Occupied Rental Unit”** means a Rental Unit that is occupied in whole or in part by an individual whose name specifically appears on the deed for the property where the Rental Unit is located, as well as any individual in that person’s immediate family, inclusive of spouses, siblings, parents, grandparents, and children.
- g. **“Person”** means any natural individual, firm, partnership, association, joint stock company, joint venture, public or private corporation, limited liability company, or receiver, executor, personal representative, trust, trustee, conservator or other representative appointed by order of any court.
- h. **“Premises”** means a lot, plot or parcel of land, including the buildings or structures thereon.
- i. **“Rental Unit”** means any Dwelling Unit or a confined space containing sleeping quarters, including but not limited to hotels, motels, bed and breakfast establishments, boarding houses, sleeping rooms, residential, commercial, or industrial property, which are leased or rented by the Owner or other Person in control of such units, to any tenant for more than six (6) months of a calendar year.
- j. **“Responsible Local Agent”** means a natural person, designated by the property Owner, as the agent responsible for operating such rental property in compliance with the ordinances adopted by the Village.
- k. **“Tenant”** means any Person who has the temporary use and occupation of real property owned by another Person, in subordination to that other person’s title and with that other person’s consent. An individual in the property Owner’s immediate family shall be excluded from this definition, inclusive of spouses, siblings, parents, grandparents, and children.
- l. **“Village”** means the Village of Cass City, its Designee, or any successor department or division that may be established.

Section 6-77. Requirements; Exceptions to Registry Requirement

(A) Requirements:

No Person shall lease, rent, occupy, or otherwise allow a Rental Unit within the Village of Cass City to be occupied, unless all of the following requirements have first been met:

- a. The Owner of the Rental Unit shall have registered the Rental Unit with the Village by completing and filing a Rental Unit Registration Form with the Village, as provided in Section 6.78 of this Ordinance.
- b. An inspection shall have been completed to the satisfaction of the Building Official.
- c. A valid certificate of compliance shall have been issued by the Building Official on behalf of the Village.
- d. The current certificate of compliance remains in the possession of the Responsible Local Agent.
- e. The Owner of the Rental Unit shall have filed an Affidavit of Responsibility for Repairs Form with the Village.

(B) Exceptions to Registry Requirement:

Rental Units that are subject to a valid land contract between the Owner and the Occupant are exempt from the requirements contained in Section 6-77(A). Owner shall timely file a copy of the executed land contract with the Village within sixty (60) calendar days of the execution of the land contract.

Section 6-78. Registration Forms.

Registration of Rental Unit(s) must be completed upon forms furnished by the Village and shall require all of the following information:

- a. The street address of the Rental Unit(s);
- b. The number and types of Rental Units within or upon the rental property;
- c. The address, telephone number(s), and where applicable an e-mail address and facsimile number of all property Owner(s) of the Rental Unit(s) and Responsible Local Agent;
- d. The maximum number of tenants permitted for each Rental Unit;

Section 6-79. Accurate and Complete Information.

All information provided on the registration form shall be accurate and complete. No Person shall provide inaccurate information for the registration of a Rental Unit or fail to provide the information required for such registration. The registration form shall be signed by both the Owner(s) and the designated Responsible Local Agent. Where the Owner is not a natural individual, the Owner information furnished shall be that of the president, general manager or other chief executive of the organization.

Section 6-80. Change in Registration Information or Transfer of Property.

Except for a change in the Registered Local Agent, the property Owner of a Rental Unit registered with the Village shall re-register the Rental Unit after any change occurs in the registration information, within sixty (60) calendar days of said change. If the property is transferred to a new Owner, the new Owner of a registered Rental Unit shall re-register the Rental unit within sixty (60) calendar days following the transfer of the property. Owners shall notify the Village of any change in the designation of the Registered Local Agent, including a change in name, address, e-mail address, telephone number, or facsimile number of the designated Registered Local Agent within five (5) business days of the change.

Section 6-81. Registration Term and Renewals.

Registration of a Rental Unit shall be effective for three (3) years. All registrations shall expire three (3) years from the date of issuance of a certificate of compliance. The property Owner shall register each Rental Unit with the Village within thirty (30) calendar days of the expiration of the current registration of the Rental Unit. If the property Owner currently owns three (3) or more registered Rental Units within the Village, then the Owner shall have thirty (30) additional calendar days, for a total of sixty (60) Calendar days to register each Rental Unit with the Village after the expiration of the current registration of the Rental Unit.

Section 6-82. Responsible Local Agent

The designated Responsible Local Agent shall be responsible for all of the following:

- a. Operating the registered Rental Unit in compliance with all applicable Village Ordinances;

- b. Providing access to the Rental Unit for the purpose of any and all inspections necessary to ensure compliance with the applicable Village Ordinances;
- c. Maintaining a list of the names and number of occupants of each Rental Unit for which he or she is responsible; and
- d. Accepting all legal notices or services of process with respect to the Rental Unit.

DIVISION 2: INSPECTION OF RENTAL PROPERTY

Section 6-83. Requirement

Rental Units shall be inspected as outlined below to ensure the safety of its tenants and residents and compliance with the standards and provisions of the ordinances and codes adopted by the Village.

Section 6-84. Notice of Inspections

Notice of the Village's intent to inspect the premises will be mailed to the Owner, Responsible Local Agent, and to the address of the registered Rental Unit at least 15 days prior to the date of inspection.

Both the property Owner and the Tenant shall provide access to the Rental Unit during reasonable hours, if any of the following apply:

- a. The lease authorizes an inspector to enter for purposes of an inspection
- b. A tenant has made a complaint
- c. The Rental Unit is vacant
- d. A tenant has given consent
- e. The Village has served an Administrative warrant ordering the Owner or Tenant to provide access for purposes of an inspection

In nonemergency situations, where the property Owner or Tenant demands a warrant for inspection of the premises, the Village shall obtain a warrant from a court of competent jurisdiction. The Village shall prepare the warrant, stating the address of the Rental Unit to be inspected, the nature of the inspection, and the reasons for the inspection. It shall be appropriate and sufficient to set forth the basis for inspection (e.g. complaint, recurrent violations, etc.) established below. The warrant shall also state that it is issued pursuant to this section, and that it is for the purposes set forth in this Ordinance or other state laws, which require that inspections be conducted.

In the event of an emergency, no warrant shall be required.

Section 6-85. Inspections.

All Rental Units are subject to an inspection one (1) year after the initial registration of the Rental Unit, or following a change in ownership of the Rental Unit. All Rental Units shall be inspected by the Village at least once every three (3) years. The inspection shall not, however, eliminate an owner's responsibility to register such Rental Units every three (3) years. Prior to conducting inspections of occupied Rental Units, the Village may issue a temporary certificate of compliance.

If, upon inspection, the Rental Unit is in compliance with the Village's Property Maintenance Ordinance and all other Village Ordinances, the inspection is complete. Upon a successful inspection of the Rental Unit on the first annual inspection set forth above, the Rental Unit shall not require routine inspection until the date set for re-registration of the Rental Unit, as set forth in Section 6-81.

If, upon inspection, the Rental Unit is not compliant with all Village Ordinances, the Rental Unit is deemed to be in violation of this Ordinance and follow up inspections will be required to achieve compliance.

Nothing in this section shall preclude the inspection of any Rental Unit more frequently than once every three (3) years.

Any current property with a valid Rental Registration certificate shall continue to be enforced until expiration when the property shall then be re-inspected.

Section 6-86. Basis for Inspections.

Inspections shall be conducted in the manner best calculated to secure compliance with the standards of this Ordinance and appropriate to the needs of the community, based upon one or more of the following:

- a. A complaint received by the Village, indicating that there is a violation of the standards or the provisions of any ordinance adopted by the Village;
- b. An observation by the Village, the Village of Cass City Police Department, the Tuscola County Sheriff's Department, a State Agency, Village of Cass City staff, or Elkland Township Fire Chief, of a violation of the standards or the provisions of any ordinance adopted by the Village;
- c. A report or observation of a Rental Unit that is unoccupied and unsecured, or that is damaged by fire;
- d. The registration or re-registration of a Rental Unit as required by this Ordinance;

- e. The need to determine compliance with a notice or an order issued by the Village;
- f. An emergency observed or reasonably believed to exist within the Rental Unit;
- g. A request for an inspection by the property Owner; or
- h. Requirements of law where a Rental Unit is to be demolished by the Village or where ownership is to be transferred to the Village.

Section 6-87. Inspection Procedures.

Once the Village has determined that a Rental Unit is in compliance with all Village ordinances, the inspection requirement for issuance of a certificate of compliance shall be satisfied. The inspection shall then be valid for a period of three (3) years from the date the certificate of compliance is issued, except in the case of the Rental Unit's first annual inspection as set forth in Section 6-85. The inspection required to register the Rental Unit shall be valid for a period of one (1) year. The inspection required one (1) year after initial registration of the Rental Unit shall be valid for a period of two (2) years, at which time re-registration of the rental unit is required under Section 6-81. Inspections with cause or emergency inspections described in Section 6-86 shall not remove or affect the validity requirements contained within the instant Section for a first annual inspection following registration of a new Rental Unit or a change in ownership of a Rental Unit, except as when such an inspection takes place within two (2) months from the date of the end of the one-year period. When an inspection with cause or an emergency inspection described in Section 6-85 takes place within two (2) months from the date of the end of the one-year period, it shall be deemed a valid substitute for the required first annual inspection and shall be valid until re-registration of the rental unit is required under Section 6-81

If, upon completion of an inspection, the premises are found to be in violation of one or more Village ordinances, the Village shall provide the Registered Local Agent and Owner with written notice of such violation(s). Such notice shall include the date of inspection, the name of the inspector, the nature of the violation, and the time within which the violation must be corrected, including the re-inspection date. The Village shall set a re-inspection date, before which, such violation(s) shall be rectified. If upon re-inspection such violation(s) have been corrected, the inspection requirement for issuance of a certificate of compliance shall be satisfied. If upon re-inspection such violations have not been corrected, the Village shall not issue the certificate of compliance and may take any action necessary to enforce compliance with applicable Village ordinances.

If a complaint about a particular Rental Unit or Premises is filed with the Village, the Owner and Responsible Local Agent will be notified in writing. In the event that the complaint is of an emergency nature, as determined by the Village after consultation

with the Village of Cass City Building Official, it will require immediate compliance with adopted Property Maintenance Ordinance. If the complaint is not of an emergency nature, notice of the complaint, including details of the alleged defects, will be sent to the Owner and Responsible Local Agent, who will have fifteen (15) calendar days to correct such violation, unless a longer period of time is granted by the Village, after which a re-inspection, or written verification from the Owner or Responsible Local Agent and complaining party, that the violation has been corrected, will be required. If a violation is not corrected within the fifteen (15) calendar day period, or a longer period of time if granted by the Village, the Village may revoke the certificate of compliance.

If an inspection is initiated by a complaint and no violation is found to exist, no inspection fee will be assessed against the Owner of the inspected Rental Unit in compliance. Repeated false complaints of non-compliance, as determined at the discretion of the Village, will be billed to the complainant, in accordance with the Village of Cass City Fee Schedule.

Where a re-inspection must be made to ensure conformity with this Ordinance or before a certificate of compliance is issued for those Rental Units that have been issued violation notices, the Village will charge a separate inspection fee for each inspection where it is determined the violation has not been abated or corrected.

If an inspection is scheduled and notice is properly given, and the Owner or Responsible Local Agent fails to appear, an inspection fee shall be assessed against the Owner and/or the Responsible Local Agent, and no inspection shall be completed until the inspection fee is paid in full.

Section 6-88. Transfer of Ownership Inspection.

The new Owner shall comply with the requirements of Section 6-78 of this Ordinance by re-registering the Rental Unit within sixty (60) calendar days following the transfer of the property.

When there is a transfer of ownership of any Rental Unit, including an owner-occupied Rental Unit, and a current certificate of compliance does not exist for the unit, then the Village shall conduct an inspection within thirty (30) calendar days following the notification of the transfer of ownership as required by Section 6-80. If violations of any Village ordinance are found, a notice of violation(s) shall be issued to the Owner in accordance with Section 6-87.

If ownership of any Rental Unit is transferred contrary to Section 6-80 of this Section, or if the new Owner fails to re-register a Rental Unit as required by Section 6-80 of this Ordinance, the certificate of compliance and Rental Unit registration shall expire sixty (60) days after the transfer, unless appropriate steps are taken to obtain a Rental Unit registration and certificate of compliance.

Within sixty (60) calendar days of the transfer of ownership of a Rental Unit, the new Owner shall notify all residents of a Rental Unit which undergoes a transfer of ownership while the individuals are residing in that unit, including an owner-occupied Rental Unit, of the transfer of ownership.

Section 6-89. Records of Inspection and Violations.

The Village shall keep a record of all inspections and shall make available to the general public a checklist of commonly recurring violations for use in examining premises offered for occupancy. The Village shall also record any violations for which notice is provided to the Owner within the registry of owners and premises.

Section 6-90. Fees.

The Village Council shall establish by resolution an appropriate fee for inspections.

Where a re-inspection must be made to ensure conformity with this Ordinance before a certificate of compliance is issued for those Rental Units that have been issued violation notices, the Village will charge a separate inspection fee for each inspection when the violation has not been abated or corrected.

If an inspection is initiated by a complaint and no violation is found to exist, no inspection fee will be assessed against the Owner of the inspected Rental Unit in compliance.

DIVISION 3: Certificate of Compliance.

Section 6-91. Requirements

No Person shall operate, lease, rent, occupy, or otherwise allow a Rental Unit within the Village to be occupied unless there is a valid certificate of compliance issued by the Village for the Rental Unit. A certificate of compliance shall be issued for each building and Rental Unit.

A certificate of compliance shall be issued only after all of the following requirements have been satisfactorily completed:

- a. Registration of the Rental Unit with the Village.
- b. Designation of the Responsible Local Agent;
- c. Payment in full of any and all required fees for inspection, plus any penalties for non-compliance with the Rental Ordinance that may have been imposed on the property; and

- d. Inspection by the Village resulting in a determination that the Rental Unit and the premises complies with all Village Ordinances and state laws.

Section 6-92. Temporary Certificate of Compliance.

Temporary certificates of compliance may be issued without prior inspection by the Village for those occupied Rental Units which have not yet been inspected. Such temporary certificates of compliance may be issued as of the effective date of the initial registration and continue until an inspection date is established, to allow Owners to operate such Rental Units until such time as an inspection may be made by the Village. At such time as an inspection is made and the Village has determined that all provisions of this Ordinance have been complied with, the temporary certificate shall expire, and a certificate of compliance shall be issued according to this Ordinance.

Section 6-93. Possession of the Certificate of Compliance.

The certificate of compliance shall be kept at the office of the Responsible Local Agent and made available upon request of the Village or any current or prospective tenant.

Section 6-94. Denial, Suspension or Revocation of Certificate of Compliance

After written notice of violation(s) have been provided to the Owner and Responsible Local Agent, and a reasonable period of time in which to cure the violations has passed, upon inspection and confirmation that the Rental Unit is still not in compliance with this Ordinance, the Village shall deny the issuance of a certificate of compliance, or, suspend or revoke a certificate of compliance previously issued, until such time as the Rental Unit is inspected and found to be in compliance.

Section 6-95. Owner's Right to Appeal

Upon the denial, suspension or revocation of a certificate of compliance, the Owner shall have the right to appeal such determination in the following manner:

- a. The Owner shall file the appeal with the Village Council, in writing, within 15 days of the date of the determination from which the Owner is appealing. Filing of the appeal with the Village Council shall stay the suspension or revocation of the certificate of compliance until such time as the Village Council Personnel & Public Safety Committee ("the Committee"), issues its final decision following a hearing. The appeal shall contain a short and plain statement of the matters asserted by the Owner, including factual and legal bases upon which the Owner relies.
- b. Upon receipt of the appeal, the Committee shall schedule a hearing and provide notice of the hearing to the Owner by sending written notice by

first-class mail to the Owner's address, as listed on the registration form. Such hearings shall be held before the Village Council Personnel & Public Safety Committee. The Owner may appear at the hearing in person, by agent or by attorney. Both the Owner and the Building Official shall be given an opportunity to present oral and written arguments and evidence as to why the certificate of compliance was or should be denied, issued, suspended, revoked, or reinstated. If the Owner, or his agent or attorney, fails to appear at the hearing after proper notice was given, the Committee may proceed with the hearing and make its decision.

- c. The Committee shall issue a final decision, in writing, setting forth its findings no later than fifteen (15) days after the hearing is concluded. A copy of the decision shall be sent by first-class mail to the Owner's address, as listed on the registration form, and to any agent or attorney that appeared at the hearing.
- d. If hearing such an appeal would create a conflict of interest for any Committee member, they shall recuse themselves from hearing such matters and the Village Council shall nominate another Trustee to replace them on the Committee.
- e. The Committee shall, by simple majority vote, do one of the following:
 - i. Affirm the determination of the Building Official in refusing to issue, or in suspending or revoking the certificate of compliance; or
 - ii. Reverse the determination of the Building Official and order the issuance or reinstatement of the certificate of compliance.

If the Committee affirms the determination of the Building Official, or there is no timely appeal, the Property shall be vacated until a certificate of compliance is issued by the Village.

An Owner must first exhaust all available remedies under this Ordinance, prior to seeking relief in any court.

The Village Council shall have no power to vary or modify any rules, regulations, provisions or ordinances.

DIVISION 4: MISCELLANIOUS

Section 6-96. Maintenance of Records.

All records, files and documents pertaining to the Rental Registration and Rental Unit Inspection Program shall be maintained by the Village and made available to the public as required by State Law.

Section 6-97. Penalty.

Any Person who violates this Ordinance shall be responsible for a municipal civil infraction fine of \$100.00, subject to the procedures and sanctions contained in Village of Cass City Municipal Code, Chapter 6, Article V (5). Increased civil fines of \$150.00 shall be imposed for repeated violation, which means a second or subsequent municipal civil infraction violation committed by a Person within any twelve (12) month period and for which a Person admits responsibility or is determined to be responsible. A third or subsequent violation of this Ordinance committed by a Person within any twelve (12) month period shall be punishable by a fine of \$250.00. Violations of other Village Ordinances requiring corrective action and/or reinspection of a Rental Unit under this Ordinance are not considered to be violations of this Ordinance. Nothing in this section shall preclude the Village from imposing penalties or commencing appropriate action under other Village Ordinances.

In addition to the penalty stated above, the Village may also commence appropriate actions or proceedings within courts of competent jurisdiction, to restrain or prevent conduct that is in violation of this Ordinance.

Section 6-98. Administrative Liability.

No officer, agent, employee, or member of the Village shall render himself or herself personally liable for any damage that may occur to any person or entity as a result of any act or decision performed in the discharge of his or her duties and responsibilities pursuant to this Ordinance.

Section 6-99. Severance and Incorporation.

- a. If any clause, sentence, section, paragraph, or part of this Ordinance, or the application thereof to any Person, shall be for any reason adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not effect, impair, or invalidate the remainder of this Ordinance and the application of such provision to other Persons by such judgment shall be confined in its operation to the clause, sentence, section, paragraph, or part of this Ordinance thereof directly involved in the case or controversy in which such judgment shall have been rendered and to the Person then and there involved. It is hereby declared to be the legislative intent of this body that the Ordinance would have been adopted had such invalid or unconstitutional provisions not have been included in this Ordinance.
- b. If any provision of this Chapter differs from a provision of any other applicable law, Ordinance, rule or regulation, both the provision of this Chapter and the

differing provision shall apply if possible. If the two (2) provisions are in conflict, then the provision establishing the higher or stricter standard shall apply.

Section 6-100. Effective Date.

This Ordinance shall take effect 30 days from and after approval and publication in a newspaper of general circulation, by the Village of Cass City.

A MOTION TO ADOPT VILLAGE OF CASS CITY, MI PROPOSED ORDINANCE #187, "AN ORDINANCE TO AMEND VILLAGE OF CASS CITY MUNICIPAL CODE CHAPTER 6, BUILDING AND BUILDING REGULATIONS, ARTICLE V (5) TO BE AMENDED TO READ RENTAL REGISTRATION ORDINANCE,

Was offered by Trustee Hartzell, and supported by Trustee Herron

Ayes: Dorland, Hartzell, Herron, Kirn, Leeson, Piaskowski, Delamarter

Nays: None

Resolution: Approved on November 28, 2022

Dan Delamarter

President, Village of Cass City

Nanette Walsh

Clerk/Treasurer, Village of Cass City

Effective: Upon adoption by the Cass City Village Council, this ordinance shall become effective 30 days later.



TO: Village Council

FROM: Debbie Powell, Village Manager

DATE: May 18, 2026

RE: May Manager's Report

May is an unusual month because Memorial Day falls early this year on May 25, and the Village Council meeting is only two full weeks into the month. The following are some updates since my last report.

On April 28, I attended a **Tuscola County Economic Development Corporation (TCEDC)** meeting. Cass City is nearing completion of the EGLE grant scope of work for the former Nestle Building. Now that environmental remediation has taken place, there is a company interested in leasing space on the first floor. TCEDC also has some good news, they have been awarded a CEDAM Fellow for Transportation and improving access and mobility for residents.

On April 29, the **Michigan Downtown Association** speaker Dana Walker, met with our DDA and several representatives from the region who were interested in learning more about Downtown Development Authorities. Melanie Radabaugh coordinated the training event that was very well attended. Attendees learned what a DDA is, how it is funded, what are the roles and responsibilities of a DDA, etc. Cass City shines as a leader for growing our region because of such events.

On May 5, Village employees and the Village President met with Colleen Kuehnel with **Michigan Employees Retirement System of Michigan (MERS)** to discuss retirement benefits for employees. The Village currently offers a defined contribution (i.e. 401K) benefit to employees. MERS does offer a defined benefit option (i.e. pension). At the request of the employees, the Village is getting information on changing from a defined contribution plan to a defined benefit plan. The next step is a survey to determine if employees are interested in changing and analyzing the cost vs benefits for the Village.

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

May 18, 2026, MANAGER'S REPORT

PAGE 2

Community Development Block Grant (CDBG) Project

On May 11, as required by MSHDA, notice of intent to use our CDBG funds was posted on the home page of our website and notices were mailed to interested parties. This starts a seven-day period for public comment to the Village, which is followed by a fifteen day MSHDA public comment period. Meanwhile, application packets are being sent out to those who submitted an "Interest Form," and meet the initial qualification standards. Once we have completed application packets, that receive MSHDA's approval, we will have these homes inspected and a cost estimate for repairs prepared. Vetted contractors are already available to start work, and I hope to see repairs started this summer.

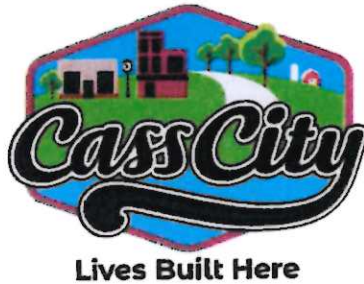
Child Care Coalition

I am a member of the Thumb Area Child Care Coalition, and I attended the Regional Child Care Coalition (RCCC) meeting in Lansing on May 7. The coalition works on the accessibility and affordability of child care. RCCC is working on the lack of providers offering scholarships for pre-K education. RCCC is working on a Pilot program to increase compensation to day care workers, which is historically a lower paying job with limited benefits. Some take-a-ways from this meeting are: the village's ordinance for child care is not in compliance with the Michigan Zoning Enabling Act. This will require the Planning Commission to revise our current zoning ordinance for child care.

Child care is expensive, on average \$10,000 per child per year. The State has a program called MI Tri-Share which shares the cost with the employee, employer, and state. This is an income-based program. The United Way of Northwest Michigan manages the program for the entire state. There is another program that is not income based called DuoShare where the costs are split between the employer and employee. The employer has the flexibility of setting a limit and budget for their organization, which can be impactful but not cost prohibitive.

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**



May 18, 2026, MANAGER'S REPORT

PAGE 3

Building Michigan Communities Conference

I am a member of the Region H Housing Coalition, and I attended the Building Michigan Communities Conference (BMCC) in Lansing on May 12-13. The sessions were related to the State of Michigan Housing Plan and how to encourage housing development. Since the plan was put in effect, there have been over 90,000 housing units added. One of the most valuable sessions was about financing for small developers and how you stack capital resources. Another session gave a step-by-step process for housing developers before investing. Another session that was relative and important concerned building public-private partnerships that deliver housing solutions.

May has been a busy month full of meetings and conferences, etc. To add to that, I have been called for Jury Duty the last two weeks of the month. I will keep you informed if I am selected to serve on a jury.

On another note, the downtown flowers will be arriving next week to spruce up the town. The pool is opening on Memorial Day, and soon you will see the mural on the side of the Municipal Building commemorating the 250th anniversary of our country.

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**

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, as of now looks like we may have it up and working correctly after 4 months
- **The month of April 2026: The wells pumped 8.207 million gallons of water**
- **The average daily pumpage for April 2026: 274,000 gallons**
- **The average daily pumpage for April 2025: 269,000 gallons**

PUBLIC WORKS

- Performed routine maintenance on the Village Trucks and equipment.
- Patching streets
- Yard clean up work from last year water service projects
- We have been having many residents using yard waste bags and X barrels.
I would like to strongly encourage all residents to continue the weekly use of X barrels. This keeps our village looking pristine.

Submitted by,

RJ Klaus Director of Public Utilities



PARKS & RECREATION SUMMARY MAY 2026

- Continued daily oversight of Parks staff
- Installation of new infant/toddler swings, repair to existing equipment
- Hiring of new seasonal staff; training packets prep
- Continued Parks grant research (rail trail, tennis courts)
- Clean up/culvert repair at disc golf course for May 9 tournament
- Assisted with CC Promise planting day and placed 2 dozen trees throughout park
- Prep work/registration entries/social media for Day Camp and Pool
- Elkland Twp commitment of \$2,000 for Field 2 fencing project
- Oversee pool opening prep, chemical purchases, maintenance/repair
- Monthly Parks & Rec committee meeting

COMMUNITY DEVELOPMENT SUMMARY MAY 2026

- CDBG housing rehab/MHSDA grant; reviewing interest forms, identifying potential building inspectors
- MEDC-Match on Main grant submission for Coach Light Bakery
- MEDC-Match on Main reimbursement follow-up for The Oak Room
- Continued engagement, project collaboration & event planning with local community agencies; Cass City Chamber (Freedom Festival committee), L.E.A.D. Tuscola, MiSBDC/SBA
- Continued collaboration with CCPS on Safe Routes to School grant
- Business recruitment/retention/research visits
- Community mural project oversight
- Continued work for MDA MiPDM certificate program
- Engagement with several new potential businesses

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



May 14, 2026

Police Activity Report for May 2026

Calls for service in May 2026 (49 complaints) have decreased from April 2026 (89 complaints). It should be noted that the *monthly comparison* is 30 days to 13 days.

Calls for service have remained the same in 2026 (445 complaints) from the same reporting period in 2025 (445 complaints).

Comparing the same reporting period in 2026 to 2025

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

Code/Ordinance Enforcement

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

- 9 properties with *Blight/Rubbish*
- 29 *Vacant Properties*
- 16 *Signs*
- 9 *Animal*



- 2 Golf Carts/ORV/ATV
- 7 Inoperable Vehicle
- 0 Recreational Vehicle Storage
- 19 properties in violation of the Grass/Weed
- 1 property with Council Approved Livestock

The department held its yearly Village Cleanup Day. The cleanup day was a success with many residents taking advantage of the dumpsters supplied by Emterra and the tire recycling trailer supplied by Tuscola County Mosquito Abatement.

Meetings

- Chief Freeman – Department Head
Public Services
Safety Committee
- Chief Freeman & Sgt Pierce – Village Council
MERS
Cmte of the Whole
- Sgt Pierce – Child Advocacy Board
LEAD Tuscola
911 Authority Board

Public Relations

Sgt Pierce & Officer Coleman represented the department at the Law Enforcement Memorial Service at Indianfields Township Cemetery.

Sgt Pierce & Officer Coleman conducted a Q&A regarding driving impairment with Cass City students.

Significant Events

- Counterfeit Money
- Elder Exploitation
- Assault on Social Worker

Offense Count Report

Report Criteria:

Start Offense	End Offense	Officer
01000	PTL	ALL
MAY	APRIL	
05/01/2026-05/13/2026	04/01/2026-04/30/2026	

Offense	Description	MAY	APRIL
11007	SEXUAL CONTACT FORCIBLE - CSC 2ND DEGREE	0	1
13001	NONAGGRAVATED ASSAULT	0	2
25000	FORGERY/COUNTERFEITING	0	2
26001	FRAUD - FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	0	1
26007	FRAUD - IDENTITY THEFT	0	2
27000	EMBEZZLEMENT	0	1
29000	DAMAGE TO PROPERTY	1	0
30002	RETAIL FRAUD - THEFT	0	1
38003	OTHER FAMILY OFFENSE	1	2
50000	OBSTRUCTING JUSTICE	1	0
53001	DISORDERLY CONDUCT	1	0
54003	TRAFFIC OFFENSE	3	1
55000	HEALTH AND SAFETY	1	0
57001	TRESPASS	1	1
93001	TRAFFIC CRASH	1	2
93002	NONTRAFFIC CRASH	1	0
93003	TRAFFIC VIOLATION - CIVIL	2	7
93004	PARKING	3	4
93006	TRAFFIC POLICING	6	7
93008	BREATHALYZER INSPECTION	0	1
94002	FALSE ALARM ACTIVATION	1	0
98006	CIVIL MATTER	3	2
98007	SUSPICIOUS SITUATION	2	9
98008	FOUND/LOST PROPERTY	1	0
99001	SUICIDE OR ATTEMPT	1	1
99003	MISSING PERSON	0	1
99008	GENERAL ASSISTANCE-NON POLICE AGENCY	2	6
99010	VILLAGE ORDINANCE VIOLATION	0	3
99010A	ANIMALS	1	3
99010B	BLIGHT	0	1
99010G	GRASS/WEEDS	9	10
99010J	INOPERABLE VEHICLE	1	3
99010N	UNNECESSARY NOISE	0	1
99010R	RUBBISH/GARBAGE IN YARD	0	2
99010W	WASTE COLLECTION	4	4
99010X	SIGNS	0	1
99013	ASSIST TO ANOTHER POLICE AGENCY	2	5
99911	911 HANGUP CALL	0	2
Totals:		49	89

Offense Count Report

Report Criteria:

Start Offense	End Offense	Officer
01000	PTL	ALL
2026	2025	
01/01/2026-05/13/2026	01/01/2025-05/13/2025	

Offense	Description	2026	2025
11002	SEXUAL PENETRATION PENIS/VAGINA - CSC 3RD DEGREE	1	2
11007	SEXUAL CONTACT FORCIBLE - CSC 2ND DEGREE	1	2
11008	SEXUAL CONTACT FORCIBLE - CSC 4TH DEGREE	1	2
13001	NONAGGRAVATED ASSAULT	5	9
13002	AGGRAVATED/FELONIOUS ASSAULT	1	1
13003	INTIMIDATION/STALKING	5	8
21000	EXTORTION	0	1
23003	LARCENY - THEFT FROM A BUILDING	0	2
23005	LARCENY - THEFT FROM MOTOR VEHICLE	1	0
23007	LARCENY - OTHER	1	2
25000	FORGERY/COUNTERFEITING	3	1
26001	FRAUD - FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	2	5
26002	FRAUD - CREDIT CARD/AUTOMATIC TELLER MACHINE	1	1
26007	FRAUD - IDENTITY THEFT	2	2
27000	EMBEZZLEMENT	1	0
29000	DAMAGE TO PROPERTY	3	1
30002	RETAIL FRAUD - THEFT	1	0
35001	VIOLATION OF CONTROLLED SUBSTANCES ACT	0	2
36004	SEX OFFENCE - OTHER	1	0
38001	FAMILY - CHILD ABUSE/NEGLECT NONVIOLENT	2	0
38003	OTHER FAMILY OFFENSE	8	8
50000	OBSTRUCTING JUSTICE	5	8
53001	DISORDERLY CONDUCT	2	2
53002	PUBLIC PEACE - OTHER	1	0
54001	HIT AND RUN MOTOR VEHICLE ACCIDENT	4	0
54002	OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	1	1
54003	TRAFFIC OFFENSE	13	5
55000	HEALTH AND SAFETY	5	4
57001	TRESPASS	4	2
72000	ANIMAL CRUELTY	0	1
73000	MISCELLANEOUS CRIMINAL OFFENCE	1	0
91001	DELINQUENT MINORS	1	1
93001	TRAFFIC CRASH	10	11
93002	NONTRAFFIC CRASH	2	1
93003	TRAFFIC VIOLATION - CIVIL	29	15
93004	PARKING	20	27
93006	TRAFFIC POLICING	24	12
93007	TRAFFIC SAFETY	2	6
93008	BREATHALYZER INSPECTION	4	3
93009	BREATHALYZER TEST	0	1
94002	FALSE ALARM ACTIVATION	10	8
97006	ACCIDENT - ALL OTHER	1	0
98003	PROPERTY INSPECTION	1	8
98004	OTHER INSPECTION	27	30

Offense Count Report

Report Criteria:

Start Offense	End Offense	Officer
01000	PTL	ALL
2026	2025	
01/01/2026-05/13/2026	01/01/2025-05/13/2025	

Offense	Description	2026	2025
98006	CIVIL MATTER	18	21
98007	SUSPICIOUS SITUATION	30	38
98008	FOUND/LOST PROPERTY	1	7
98009	DRUG OVERDOSE	1	0
99001	SUICIDE OR ATTEMPT	2	3
99002	NATURAL DEATH	1	0
99003	MISSING PERSON	1	0
99007	PUBLIC RELATIONS	1	1
99008	GENERAL ASSISTANCE-NON POLICE AGENCY	46	74
99009	GENERAL NON-CRIMINAL	4	5
99010	VILLAGE ORDINANCE VIOLATION	5	4
99010A	ANIMALS	9	16
99010B	BLIGHT	4	1
99010C	GOLF CARTS	1	1
99010D	BRUSH IN STREET	0	1
99010G	GRASS/WEEDS	19	13
99010H	RECREATIONAL VEHICLE STORAGE	0	3
99010J	INOPERABLE VEHICLE	7	15
99010K	RENTALS	1	0
99010N	UNNECESSARY NOISE	1	1
99010R	RUBBISH/GARBAGE IN YARD	5	5
99010T	ORV/ATV	1	1
99010V	VACANT PROPERTY	29	0
99010W	WASTE COLLECTION	15	9
99010X	SIGNS	16	0
99010Y	HARBORING LIVESTOCK	1	0
99010Z	ZONING	0	1
99013	ASSIST TO ANOTHER POLICE AGENCY	17	30
99911	911 HANGUP CALL	2	0
Totals:		445	445

Offense Report

Report Criteria:

Start Date	End Date	Start Offense	End Offense	Status
01/01/2026	05/13/2026	99010	99011	ALL

Incident	Rprt Date	Description	Area	Officer	Status
9901-0 -- VILLAGE ORDINANCE VIOLATION					Count: 5
26-000012	01/05/2026	48hr Parking		FREEMAN, JAMES	Complied
26-000042	01/16/2026	Semi Parking		COLEMAN, ASHLEY	Closed
26-000317	04/06/2026	Storage Container		FREEMAN, JAMES	Complied
26-000318	04/06/2026	Roll-Off Dumpster		FREEMAN, JAMES	Complied
26-000349	04/17/2026	Illegal Burn		WAGNER, JEFFREY	Closed
9901-0A -- ANIMALS					Count: 9
26-000064	01/24/2026	Animal Complaint		WAGNER, JEFFREY	Closed
26-000194	03/12/2026	Dogs At Large		WAGNER, JEFFREY	Closed
26-000216	03/22/2026	Dog at Large		HARTZELL, WILLIAM	Turned Over Animal Control
26-000251	03/24/2026	Dog at Large		FREEMAN, JAMES	Closed
26-000275	03/26/2026	Dog at Large		PIERCE, RYAN	Turned Over Animal Control
26-000327	04/09/2026	Dog at Large		PIERCE, RYAN	Closed
26-000351	04/19/2026	Dispatched Deer		WAGNER, JEFFREY	Closed
26-000365	04/24/2026	Dogs at Large		COLEMAN, ASHLEY	Closed
26-000438	05/11/2026	Dog at Large		PIERCE, RYAN	Closed
9901-0B -- BLIGHT					Count: 4
26-000271	03/26/2026	Dilapidated Fence		FREEMAN, JAMES	Open
26-000273	03/26/2026	Blighted Structure		FREEMAN, JAMES	Open
26-000289	03/30/2026	Dilapidated Fence		FREEMAN, JAMES	Complied
26-000309	04/01/2026	Blighted Structure/Rubbish		FREEMAN, JAMES	Open
9901-0C -- GOLF CARTS					Count: 1
26-000292	03/30/2026	Golf Cart Violation		HARTZELL, WILLIAM	Closed
9901-0G -- GRASS/WEEDS					Count: 19
26-000378	04/29/2026	Grass/Weeds/Rubbish on Property		FREEMAN, JAMES	Complied
26-000379	04/29/2026	Grass/Weeds		FREEMAN, JAMES	Complied
26-000381	04/29/2026	Grass/Weeds		FREEMAN, JAMES	Turned Over to Parks For Mowing
26-000382	04/29/2026	Grass/Weeds		FREEMAN, JAMES	Open
26-000383	04/29/2026	Grass/Weeds		FREEMAN, JAMES	Open
26-000384	04/29/2026	Grass/Weeds		FREEMAN, JAMES	Open
26-000385	04/29/2026	Grass/Weeds		FREEMAN, JAMES	Open
26-000386	04/29/2026	Grass/Weeds		FREEMAN, JAMES	Open
26-000387	04/29/2026	Grass/Weeds		FREEMAN, JAMES	Open
26-000388	04/29/2026	Grass/Weeds		FREEMAN, JAMES	Open
26-000405	05/04/2026	Grass/Weeds		FREEMAN, JAMES	Complied
26-000406	05/04/2026	Grass/Weeds		FREEMAN, JAMES	Complied
26-000407	05/04/2026	Grass/Weeds		FREEMAN, JAMES	Turned Over to Parks For Mowing
26-000412	05/06/2026	Grass/Weeds		FREEMAN, JAMES	Complied
26-000413	05/06/2026	Grass/Weeds		FREEMAN, JAMES	Notice Mailed
26-000414	05/06/2026	Grass/Weeds		FREEMAN, JAMES	Open
26-000419	05/06/2026	Grass/Weeds		FREEMAN, JAMES	In Person Contact
26-000420	05/06/2026	Grass/Weeds		FREEMAN, JAMES	In Person Contact
26-000441	05/12/2026	Grass/Weeds		FREEMAN, JAMES	Notice Mailed

Offense Report

Report Criteria:

Start Date	End Date	Start Offense	End Offense	Status
01/01/2026	05/13/2026	99010	99011	ALL

Incident	Rprt Date	Description	Area	Officer	Status
<i>9901-OJ -- INOPERABLE VEHICLE</i>					Count: 7
26-000170	03/04/2026	Inoperable Vehicle/s		FREEMAN, JAMES	Complied
26-000187	03/10/2026	Inoperable Vehicle/s		FREEMAN, JAMES	Open
26-000270	03/26/2026	Inoperable Vehicle/s		FREEMAN, JAMES	In Person Contact
26-000312	04/02/2026	Inoperable Vehicle (Parts)		WAGNER, JEFFREY	Complied
26-000333	04/13/2026	Inoperable Vehicle/Rubbish on Property		FREEMAN, JAMES	Complied
26-000380	04/29/2026	Inoperable Vehicle/s		FREEMAN, JAMES	Complied
26-000415	05/06/2026	Inoperable Vehicle/s		FREEMAN, JAMES	Open
<i>9901-OK -- RENTALS</i>					Count: 1
26-000018	01/07/2026	Rental Inspection		FREEMAN, JAMES	Cleared by Citation
<i>9901-ON -- UNNECESSARY NOISE</i>					Count: 1
26-000316	04/04/2026	Loud Music		WAGNER, JEFFREY	Closed
<i>9901-OR -- RUBBISH/GARBAGE IN YARD</i>					Count: 5
26-000295	03/31/2026	Rubbish on Property		FREEMAN, JAMES	Open
26-000296	03/31/2026	Rubbish on Property		FREEMAN, JAMES	Open
26-000297	03/31/2026	Rubbish on Property		FREEMAN, JAMES	Open
26-000309	04/01/2026	Blighted Structure/Rubbish		FREEMAN, JAMES	Open
26-000378	04/29/2026	Grass/Weeds/Rubbish on Property		FREEMAN, JAMES	Complied
<i>9901-OT -- ORV/ATV</i>					Count: 1
26-000134	02/24/2026	ORV Violation		PIERCE, RYAN	Closed
<i>9901-OV -- VACANT PROPERTY</i>					Count: 29
26-000222	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
26-000223	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
26-000224	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
26-000225	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
26-000226	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
26-000227	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
26-000228	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
26-000229	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
26-000230	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
26-000231	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
26-000232	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
26-000233	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
26-000234	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
26-000235	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
26-000236	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
26-000237	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
26-000238	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
26-000239	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
26-000240	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
26-000241	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
26-000242	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
26-000243	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
26-000244	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
26-000245	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
26-000246	03/24/2026	Vacant Property		FREEMAN, JAMES	Open

Offense Report

Report Criteria:

Start Date	End Date	Start Offense	End Offense	Status
01/01/2026	05/13/2026	99010	99011	ALL

Incident	Rprt Date	Description	Area	Officer	Status
26-000247	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
26-000248	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
26-000249	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
26-000250	03/24/2026	Vacant Property		FREEMAN, JAMES	Open
9901-0W -- WASTE COLLECTION					Count: 15
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
26-000290	03/30/2026	Waste Collection		FREEMAN, JAMES	Open
26-000377	04/29/2026	Waste Collection		FREEMAN, JAMES	Closed
26-000389	04/29/2026	Waste Collection		FREEMAN, JAMES	Closed
26-000390	04/29/2026	Waste Collection		FREEMAN, JAMES	Closed
26-000393	04/30/2026	Waste Collection		FREEMAN, JAMES	Closed
26-000404	05/04/2026	Waste Collection		FREEMAN, JAMES	Closed
26-000418	05/06/2026	Waste Collection		FREEMAN, JAMES	Open
26-000440	05/12/2026	Waste Collection		FREEMAN, JAMES	Closed
26-000443	05/13/2026	Waste Collection		FREEMAN, JAMES	Closed
9901-0X -- SIGNS					Count: 16
26-000252	03/24/2026	Business Sign		FREEMAN, JAMES	Open
26-000253	03/24/2026	Business Sign		FREEMAN, JAMES	Open
26-000254	03/24/2026	Business Sign		FREEMAN, JAMES	Open
26-000255	03/24/2026	Business Sign		FREEMAN, JAMES	Open
26-000256	03/24/2026	Business Sign		FREEMAN, JAMES	Open
26-000257	03/24/2026	Business Sign		FREEMAN, JAMES	Open
26-000258	03/24/2026	Business Sign		FREEMAN, JAMES	Open
26-000259	03/24/2026	Business Sign		FREEMAN, JAMES	Open
26-000260	03/24/2026	Business Sign		FREEMAN, JAMES	Open
26-000261	03/24/2026	Business Sign		FREEMAN, JAMES	Open
26-000262	03/24/2026	Business Sign		FREEMAN, JAMES	Open
26-000263	03/24/2026	Business Sign		FREEMAN, JAMES	Open
26-000264	03/24/2026	Business Sign		FREEMAN, JAMES	Open
26-000265	03/24/2026	Business Sign		FREEMAN, JAMES	Open
26-000272	03/26/2026	Business Sign		FREEMAN, JAMES	Open
26-000373	04/27/2026	Business Sign		FREEMAN, JAMES	Open
9901-0Y -- HARBORING LIVESTOCK					Count: 1
26-000161	03/02/2026	Harboring Livestock		FREEMAN, JAMES	Council Approved

Total: 114

Offense Report

Report Criteria:

Start Date	End Date	Start Offense	End Offense	Status
01/01/2026	05/13/2026	99010	99011	ALL

Incident	Rprt Date	Description	Area	Officer	Status
----------	-----------	-------------	------	---------	--------

Offense Activity Counts

