

AGENDA

September 28, 2026
Regular Meeting – 6:00 P.M.

- Call to Order
- Pledge of Allegiance
- Roll Call
- Review Minutes of Regular Meeting of August 31, 2026 – page 3
- Review Minutes of Committee of the Whole Meeting of September 9, 2026 – page 13
- Review Financial Statement ending August 31, 2026 – page 15
- Citizen Comments
- Budget and Finance
 - Approval of Bills
 - Approve Opt-Out of SB 7 – page 41
 - Approve 2027 Council Meeting Schedule – page 43
 - Adopt 2027 Strategic Planning Goals – page 45
- Public Services Committee
 - Ratify Biotech Agronomics biosolids payment – page 47
- Personnel and Public Safety
- Parks and Recreation Committee
- Downtown Development Authority – Meeting Minutes of July 14, 2026– page 49
- Economic Development Corporation – Meeting Minutes of July 14, 2026– page 51
- Planning Commission - Meeting Minutes of August 4, 2026 – page 53
- Manager's Report – page 61
- Communications
- Other Business

- Adjournment

October 2026 Meetings and Events:

October 7 – Planning Commission, 7 pm
October 8 – Parks Committee, 4 pm
October 13 – DDA/EDC Meeting, 1:30 pm
October 13 – Personnel & Public Safety Committee, 4 pm
October 14 – Civility in Government Training, 6:00 pm
October 15 – Pinktober, 5 – 6:30 pm
October 21 – Public Services Committee, 12 pm
October 26 – Budget & Finance Committee, 5 pm
October 26– Council Meeting, 6 pm
October 31 – Halloween (Saturday)

A Regular Meeting of the Cass City Village Council was held Monday, August 31, 2026 at 6:00 p.m. at the Municipal Building.

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

Revitalize LLC, presented a potential project in the Cass City Downtown to utilize MEDC Rental Rehab grants to convert a downtown business to storefront commercial space with the remaining rear space and upstairs to workforce housing/apartments. Mark Ransford, Caro, spoke on the opportunities in Cass City because local ordinances allow for first floor housing in the downtown district.

MOTION# 2026.8.31-01

MOTION by Trustee Oslund, Supported by Trustee Benkelman, to receive, approve, and file the minutes of the July 27, 2026 Regular Meeting. MOTION CARRIED 7 yeas 0 nays.

MOTION# 2026.8.31-02

MOTION by Trustee Benkelman, Supported by Trustee Kirn, to receive, approve, and file the minutes of the August 10, 2026 Special Meeting. MOTION CARRIED 7 yeas 0 nays.

MOTION# 2026.8.31-03

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

During Citizen Comments, Tuscola County Commissioner Nancy Barrios gave an update on the Tuscola County traffic cameras, ambulance services and the Building Codes Fees review.

MOTION# 2026.8.31-04

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# 2026.8.31-05

MOTION by Trustee Griesing, Supported by Trustee Benkelman to approve a lease with Cass City Chamber of Commerce, effective September 1, 2026 through August 31, 2028, for \$100 per month with an annual Consumer Price Index (CPI) rate increase every January, and includes a Chamber of Commerce Silver Sponsorship, and authorize Debbie Powell, Village Manager to execute the agreement. Roll Call Vote: Benkelman: yea, Dorland: abstain, Griesing: yea, Goka: abstain, Kirn: yea, Oslund: yea, Piaskowski: yea. MOTION CARRIED 5 yeas, 0 nays, 2 Abstained. (ATTACHED)

MOTION# 2026.8.31-06

MOTION by Trustee Kirn, Supported by Trustee Goka, to approve the purchase of an IDEXX Quanti-Tray sealer and 200 trays plus freight from IDEXX in the amount of \$8078.66. MOTION CARRIED 7 yeas 0 nays.

MOTION# 2026.8.31-07

MOTION by Trustee Benkelman, Supported by Trustee Goka, to receive and file the minutes of the Cass City Downtown Development Authority held on June 9, 2026. MOTION CARRIED 7 yeas 0 nays.

MOTION# 2026.8.31-08

MOTION by Trustee Kirn, Supported by Trustee Oslund, to receive and file the minutes of the Cass City Economic Development Corporation held on June 9, 2026. MOTION CARRIED 7 yeas 0 nays.

MOTION# 2026.8.31-09

MOTION by Trustee Benkelman, Supported by Trustee Goka, to receive and file the minutes of the Cass City Planning Commission held on June 2, 2026. MOTION CARRIED 7 yeas 0 nays.

The Manager's Report was reviewed.

On September 9, 2026, a Committee of the Whole Meeting will focus on the 2027 Village of Cass City Strategic Goals.

On October 14, 2026, a Governance, Civility and Leadership training will be held at the Cass City Municipal Building, 6:00-8:00 pm.

MOTION# 2026.8.31-10

MOTION by Trustee Benkelman Supported by Trustee Goka, to adjourn the meeting at 7:34 pm. MOTION CARRIED 7 yeas 0 nays.

Respectfully submitted,

Nanette G. Walsh

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

LEASE AGREEMENT

THIS Lease Agreement (hereinafter "Agreement") dated September 1, 2026 between the VILLAGE OF CASS CITY (hereinafter "Landlord"), and the CASS CITY CHAMBER OF COMMERCE (hereinafter "Tenant"), collectively referred to as the "Parties" and individually as the "Party". For and in consideration of the mutual covenants and agreements set forth in this Agreement in connection with the commercial lease of certain property located at 6506 Main Street, Cass City, Michigan, intending to be bound thereby, the Landlord and Tenant agree as follows:

Article I: Basic Lease Provisions and Schedule of Exhibits

1.1 Basic Provisions of this Agreement:

- | | |
|------------------|---|
| Leased Premises: | Landlord leases to Tenant and Tenant hires from Landlord, the Leased Premises known as 6506 Main Street, Cass City, Michigan |
| Lease Term: | This lease begins on September 1, 2026 and terminates two (2) years from this date at midnight on September 1, 2028. Upon expiration of the two (2) year term, the lease term shall be month-to-month. |
| Rent: | <p>During the term for this Agreement, Tenant will pay rent to Landlord in monthly installments in advance on the 1st day of each calendar month pursuant to the following rent schedule:</p> <ul style="list-style-type: none">• Rent shall remain payable at \$100.00 per month, and upon expiration of the initial lease term for the extent of any month-to-month tenancy• Future rent increases to be based on CPI every two years.• The Chamber will offer the Village in trade a Silver Sponsorship with advertising to be on the Traveling Banner, Thank You Ads, Facebook, and Chamber Website. |

Rent payments will be made to Landlord at 6506 Main Street, Cass City, MI 48726, or at such other place as Landlord may designate.

Utilities: All utilities, including but not limited to, Wi-Fi access are included in the above-referenced rent payment.

- 1.2 Termination without Default: Landlord and Tenant shall have the ability to terminate this Lease Agreement during the term of the Agreement by providing one (1) month written notice to the other party of its intent to terminate the Lease Agreement. Following the expiration of the term of this Agreement, Landlord and Tenant shall have the ability to terminate this Lease Agreement with one (1) month's written notice. Nothing in this section shall be construed to limit or otherwise modify the terms of any other right of termination contained in this Agreement.

Article II: Leased Premises

- 2.1 Permitted Use of Leased Premises: Subject to the covenants and conditions set forth in this Agreement, together with the right of ingress and egress, this premises will be used only for the Tenant's office and meeting space.
- 2.2 Prohibition Against Assignment and Subletting: Tenant will not assign, transfer, or encumber this Agreement in whole or in part, nor will Tenant sublet all or any portion of the Leased Premises and shall not substitute the Leased Premises or any part thereof or allow any other person to be in possession thereof.
- 2.3 Meeting Space: Pursuant to this Agreement, Tenant has a right to use meeting spaces on the Leased Premises when available and not in use by Landlord and/or representatives for the Village of Cass City, provided that Tenant gives Landlord written notice at least one day prior to the scheduled meeting and/or coordinates with Landlord to create a schedule for Tenant's use of said meeting spaces.
- 2.4 Office Supplies: Pursuant to this Agreement, Tenant has a right to use the Village's facsimile and shredding machines on the Leased Premises. Tenant shall not have a right to use the Village's copier on the Leased Premises under this Agreement. If the actions by the Tenant, or any of its employees, representatives or assigns are the sole cause of the damage the Village's facsimile and/or shredding machines requiring repair or replacement, Tenant agrees to be responsible for any repair or replacement costs at its sole expense.
- 2.5 Prior Consent for Hosting Events in Municipal Building: Pursuant to this Agreement, Tenant must obtain Landlord's prior written consent before it may host any events in the Village's Municipal Building.
- 2.6 Legal Requirements: Tenant covenants and agrees not to use or occupy or suffer or permit/endorse, or service/maintain/repair the Leased Premises, or any part thereof, to be used or occupied for any purpose contrary to this Agreement, law, ordinance or the rules or regulations of any public authority, or the requirements of any insurance underwriters or rating bureaus, or in any manner so as to increase the cost of insurance.

2.7 Holding Over: Pursuant to Section 1.1, if Tenant holds over the Leased Premises after the expiration of the lease term without Landlord's written consent, a month-to-month tenancy for the Tenant will be created subject to all applicable terms in this Agreement.

2.8 Quiet Possession: Landlord agrees, so long as Tenant fully complies with all of the terms, covenants and conditions herein contained on Tenant's part to be kept and performed, Tenant shall and may peaceably and quietly have, hold and enjoy the Leased Premises for the Lease Term, it being expressly understood and agreed that the aforesaid covenant of quiet enjoyment shall be binding upon Landlord, but only during this Tenant's ownership of the Leased Premises. Landlord and Tenant further covenant and represent that each has full right, title, power and authority to make, execute and deliver this Lease.

Article III: Condition of Leased Premises

- 3.1 Condition of Leased Premises: Tenant acknowledges and accepts the Leased Premises in its present condition and acknowledges that the premises are in good order and repair. Landlord agrees to make the all necessary repairs to the Leased Premises and the Building, in which the Leased Premises is located. Tenant will promptly notify Landlord, in writing, of any repairs needed. If Landlord fails to make repairs required by this Lease after written notice has been given by the Tenant, rent abates from the date notice was given until the date the Leased Premises are returned to a tenantable condition.
- 3.2 Waste: Tenant covenants and agrees that it will not abuse the Leased Premises. Tenant further covenants and agrees to use, maintain and occupy the Leased Premises in a careful, safe, and proper manner and will not commit waste therein. Tenant will keep the Leased Premises and appurtenances including, adjoining areas in a clean, safe and sanitary condition. Tenant will not permit the Leased Premises to be used in any way that will injure its reputation, the Landlord's reputation, or permit the Leased Premises to be used in any way that may be a nuisance, annoyance, inconvenience or damage to other occupants of the Leased Premises and/or the community.
- 3.3 Alterations and Future Remodeling: Tenant will not make any alterations or additions in or to the Leased Premises, including but not limited to, paint, paper or otherwise redecorate the Leased Premises without prior written consent of Landlord. The Parties also acknowledge and agree that any future remodeling by Landlord of office space on the Leased Premises for better functionality will require an adaptable work environment. Tenant further agrees that there will be no reimbursement to the Chamber of Commerce for any inconvenience or interruption in operations as a result of any above-referenced remodeling.

- 3.4 Damage to Leased Premises: Unless otherwise stated in this Agreement, Tenant will be responsible for any damage caused by the Tenant or its employees, representatives or assigns, and Tenant will promptly report any damages caused to or discovered in the Leased Premises to Landlord. Landlord, upon discovery of damages to or in the Leased Premises, may make such repairs as are necessary to restore the Leased Premises to its original condition, and Tenant will reimburse Landlord for the costs of said repairs.
- 3.5 Fixtures: Except for Tenant's personal property, fixtures installed or erected on the Leased Premises belong to Landlord and shall remain on and be surrendered with the Leased Premises at the expiration or termination of this Agreement.
- 3.6 Return of Leased Premises: At the end of the Lease Term, except for damages caused by fire or other perils, Tenant, at its expense, shall (i) surrender the Leased Premises in the same or similar condition as existed at the time the Leased Premises were accepted and possession taken by Tenant, subject to reasonable wear and tear resulting from uses permitted in this Agreement, and further subject to Tenant's obligations stated in this Article; (ii) have removed all of Tenant's property from the Leased Premises and dispose of all debris and rubbish in proper rubbish containers; (iii) have repaired any damage to the Leased Premises caused by the removal of Tenant's property; (iv) leave the Leased Premises, including all appurtenances, free of trash and debris and in a clean condition; (v) have paid all rent due and payable to Landlord; (vi) leave a forwarding address with the Landlord; and (vii) return all keys for the Leased Premises to Landlord.

Article IV: Waiver of Liability and Indemnification

- 4.1 Waiver of Liability and Subrogation: Unless otherwise stated in this Agreement, Landlord and Tenant agree to release each other, including Landlord's and Tenant's employees, agents, representatives, assigns and guests, from any and all liability arising from loss, damage or personal injury caused by fire or other casualty to the extent of recovery by the injured party under a policy of insurance that permit waiver of liability and waiver of an insurer's rights of subrogation in connection with the fitness, use, occupancy and/or enjoyment of the Leased Premises.
- 4.2 Indemnification: Landlord will not be liable for any damage or injury occurring on or about the Leased Premises to Tenant, its agents, representatives, assigns and/or guests, or any personal property that may be on the Leased Premises, except in the event of Landlord's intentional act failure to perform or negligent performance of a duty imposed by law. Tenant agrees at all times indemnify, defend and hold Landlord, its agents, employees, representatives and assigns harmless from all loss, liability, damages, fines, causes of action, lawsuits, judgments, claims of liability; claims of injury, expenses and costs, including but not limited to, court costs, interest on any judgment and attorney fees that may occur or be claimed arising out of any accident or other occurrence on the Leased Premises or in any common area, causing injury to any person or persons, or property, except in the event of Landlord's failure to perform or negligent performance of a duty imposed by law.

Article V: Default and Remedies

5.1 Default by Tenant: Tenant has breached this Agreement and will be considered in default if:

- a. Tenant fails to pay rent as called for in this Agreement;
- b. Tenant causes substantial damage to the Leased Premises;
- c. Tenant permits and/or causes a nuisance through its use and/or occupancy of the Leased Premises;
- d. Tenant carries on an unlawful business on and/or in the Leased Premises and/or through its use or occupancy of the Leased Premises;
- e. Tenant fails to comply with any term, provision, condition or covenant of this Agreement (other than to surrender possession upon proper notice);
- f. Tenant deserts, abandons or vacates the Leased Premises without proper notice;

5.2 Landlord's Remedies in the Event of Tenant's Default: If any of the events expressed in Section 5.1 occur, then Tenant shall be in default and Landlord may terminate this Agreement and regain possession of the Leased Premises in accordance with applicable law. Recovery of the Leased Premises will not relieve Tenant of any obligation under this Agreement.

5.3 Default by Landlord: Landlord has breached this Agreement and will be considered in default if: Landlord fails to comply with any term, provision, condition or covenant of this Agreement, including its covenant to maintain or repair the Leased Premises for the uses intended.

5.4 Default by Landlord: If any of the events expressed in Section 5.3 occur, then Landlord shall be in default and Tenant may terminate this Agreement and be relieved of any further obligations under the terms of this Lease.

Article VI: Miscellaneous Provisions:

6.1 Amendment to this Agreement: This Agreement may be amended or modified at any time only if all of the parties to this Agreement agree to such an amendment or modification in writing. Any such amendments or modifications must be attached to this Agreement.

- 6.2 Governing Law: This Agreement is subject to and governed by the laws of the State of Michigan without regard to conflict of law principles. Venue for any disputes under this Agreement shall lie in the County of Tuscola, State of Michigan.
- 6.3 Notices: Any notices which may be required under the terms and conditions of this Agreement must be sent to the parties to this Agreement by personal service or by first class or overnight mail, return receipt requested and postage pre-paid, at the address previously provided by each party.
- 6.4 Captions: The heading and caption of each of the stipulated articles and sections of this Agreement are inserted for convenience only and are not be considered in construing the terms of this Agreement.
- 6.5 Pronouns: Wherever in this Agreement, words, including pronouns, are used in the masculine, they must be read and construed in the feminine or neutral whenever they would so apply, and where in this Agreement, words, including pronouns, are used in singular or plural, they must be read and construed in the plural or singular, respectively, wherever they would apply.
- 6.6 Waiver and Severability: Landlord's failure to enforce any part of this Agreement shall not be deemed a waiver of that or any other part of this Agreement, nor will acceptance of partial payment of rent waive Landlord's right to collect the full rent amount. If any provision of this Agreement or its application, to any person or circumstance be deemed invalid or unenforceable for any reason, then the remainder of this Agreement and the application of any of its other provisions to other persons or circumstances will not be affected, and will be enforced to the greatest extent permitted by law.
- 6.7 Entire Agreement: The agreements, covenants and representations set forth in this Agreement contain all of the agreements and representations of the parties to this Agreement, and it is expressly provided that the parties to this Agreement shall not be liable for any claim that may subsequently be made alleging any verbal agreement by and between the parties to this Agreement.
- 6.8 Additional Documents: The Parties to this Agreement agree to cooperate fully and execute any and all supplementary documents and to take additional actions which may be necessary or appropriate to give full force and effect to the basic terms and intent of this Agreement.
- 6.9 Fire or Destruction: If the Leased Premises or substantial portion thereof is destroyed by fire or other casualty making them untenable, either Landlord or Tenant can terminate this Agreement upon written notice, or Tenant can, upon written notice to Landlord, elect to continue to use the space with the rent abated in a manner that is proportionate to the space unable to be used by Tenant as a result of the fire or casualty.

TRUTH IN RENTING

NOTICE: MICHIGAN LAW ESTABLISHES RIGHTS AND OBLIGATIONS FOR PARTIES TO RENTAL AGREEMENTS. THIS AGREEMENT IS REQUIRED TO COMPLY WITH THE TRUTH IN RENTING ACT. IF YOU HAVE A QUESTION ABOUT INTERPRETATION OR LEGALITY OF A PROVISION OF THIS AGREEMENT, YOU MAY WANT TO SEEK ASSISTANCE FROM A LAWYER OR OTHER QUALIFIED PERSON.

**CASS CITY CHAMBER OF COMMERCE
PRESIDENT- KRYSTA BOYCE**

**VILLAGE OF CASS CITY
PRESIDENT- ROBERT PIASKOWSKI**

*Krysta Boyce, President
Cass City Chamber*

Robert V. Piaskowski

Date: September 10, 2026

Date: 9-14-2024

A Committee of the Whole Meeting of the Cass City Village Council was held Wednesday, September 9, 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.

Manager Powell gave a brief recap of the 2026 Village of Cass City Strategic Goals. She invited the Village Council to introduce potential goals for 2027.

After discussion the following items were submitted as potential goals for 2027:

1. Public Safety Optimization
2. Infrastructure Asset Management Plan
3. Downtown Revitalization
4. Prioritize Park Improvements

The proposed 2027 Strategic Goals will be presented for adoption at the September 28, 2026 Regular Meeting of the Village Council.

There were no comments during Citizens' Comments.

MOTION# 2026.9.09-01

MOTION by Trustee Dorland Supported by Trustee Goka, to adjourn the meeting at 6:53 pm.

MOTION CARRIED 7 yeas 0 nays.

Respectfully submitted,

Nanette S. Walsh

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

Village of Cass City

Financial Statements

Month Ending 8/31/2026

67% of Fiscal Year

REVENUE REPORT

PERIOD ENDING 08/31/2026

% Fiscal Year Completed: 66.58

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 08/31/26		YTD BALANCE 08/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
			INCR	(DECR)				
Fund 101 - GENERAL FUND								
101-000-402.000	REAL PROPERTY TAXES	717,227.00	192,610.68		314,051.52	0.00	403,175.48	43.79
101-000-404.000	REAL PROPERTY TX-PA359 (PROMOTIONS)	43,200.00	11,343.20		18,494.85	0.00	24,705.15	42.81
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	64,046.48		68,774.94	0.00	(1,941.94)	102.91
101-000-418.000	PER PROP TAX-PA 359 (PROMOTIONS)	4,800.00	3,772.16		4,050.65	0.00	749.35	84.39
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	3,743.09		5,591.76	0.00	5,738.24	49.35
101-000-451.000	LIQUOR LICENSE FEES	2,060.00	0.00		1,289.20	0.00	770.80	62.58
101-000-543.000	STATE GRANT-PA 302 FUNDS	1,257.00	0.00		1,159.80	0.00	97.20	92.27
101-000-544.000	STATE GRANT - RRC MARKETING/BRANDING	6,750.00	0.00		0.00	0.00	6,750.00	0.00
101-000-569.000	OTHER STATE GRANTS	0.00	0.00		1,735.12	0.00	(1,735.12)	100.00
101-000-573.000	LOCAL COMM STABILIZATION SHARE (LCAS)	169,950.00	0.00		104,326.36	0.00	65,623.64	61.39
101-000-574.000	STATE SHARED REVENUE	268,149.00	39,360.00		118,244.00	0.00	149,905.00	44.10
101-000-575.000	STATE SHARED REV, EVIP	59,414.00	9,904.00		29,708.00	0.00	29,706.00	50.00
101-000-576.000	STATE SHARED REV, PUBLIC SAFETY	14,988.00	0.00		8,532.35	0.00	6,455.65	56.93
101-000-581.000	REVENUES, CCPS: SCHOOL RESOURCE OFFICER	72,100.00	422.90		27,398.50	0.00	44,701.50	38.00
101-000-582.000	REVENUES, MCOLES GRANT, CPE/TRAINING	6,000.00	0.00		6,000.00	0.00	0.00	100.00
101-000-607.000	CABLE FRANCHISE FEES	23,700.00	6,219.41		12,518.26	0.00	11,181.74	52.82
101-000-608.000	ZONING PERMIT FEES	5,150.00	70.00		1,060.00	0.00	4,090.00	20.58
101-000-609.000	RENTAL REGISTRATION FEES	1,030.00	(1,295.00)		(140.00)	0.00	1,170.00	(13.59)
101-000-625.000	MISCELLANEOUS REVENUES	2,884.00	5.00		(758.52)	0.00	3,642.52	(26.30)
101-000-640.000	REFUSE FEES	183,131.00	13,976.65		97,523.89	0.00	85,607.11	53.25
101-000-651.000	SWIMMING FEES	64,000.00	4,764.00		64,724.10	0.00	(724.10)	101.13
101-000-652.000	ARTS / CRAFTS FEES	26,950.00	874.00		29,223.25	0.00	(2,273.25)	108.44
101-000-653.000	OTHER RECREATION FEES	5,974.00	450.00		4,548.00	0.00	1,426.00	76.13
101-000-655.000	ORDINANCE FINES	1,545.00	0.00		624.98	0.00	920.02	40.45
101-000-662.000	REFUSE PENALTIES	3,749.00	255.75		2,009.38	0.00	1,739.62	53.60
101-000-664.000	INTEREST & DIVIDENDS	15,450.00	66.88		1,981.63	0.00	13,468.37	12.83
101-000-671.000	MISCELLANEOUS REIMBURSEMENT	5,150.00	185.00		3,942.43	0.00	1,207.57	76.55
101-000-674.000	POOL DONATIONS/SPONSORSHIPS	5,665.00	0.00		600.00	0.00	5,065.00	10.59
101-000-675.000	DONATIONS FROM PUBLIC & PRIVATE	15,000.00	563.29		7,008.29	0.00	7,991.71	46.72
101-000-678.000	DONATIONS, MUSIC IN THE PARK	2,575.00	0.00		2,300.00	0.00	275.00	89.32
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

2,233,917.00

351,337.49

0.00

1,297,394.26

41.92

EXPENDITURE REPORT

PERIOD ENDING 08/31/2026

% Fiscal Year Completed: 66.58

GL NUMBER	DESCRIPTION	2026		ACTIVITY FOR		YTD BALANCE 08/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
		AMENDED BUDGET	INCR (DECR)	MONTH 08/31/26	INCR (DECR)				
Fund 101 - GENERAL FUND									
101 - COUNCIL		14,400.00	0.00			4,426.37	0.00	9,973.63	30.74
172 - ADMINISTRATIVE		175,295.00	12,868.34			110,184.92	0.00	65,110.08	62.86
215 - CLERK STAFF		216,065.00	15,471.10			129,022.32	0.00	87,042.68	59.71
223 - FINANCE		32,400.00	3,400.00			20,315.00	0.00	12,085.00	62.70
261 - GENERAL GOVERNMENT		127,191.00	6,782.68			91,685.30	749.00	34,756.70	72.67
262 - ELECTIONS		110.00	0.00			0.00	0.00	110.00	0.00
265 - BUILDINGS & GROUNDS		51,853.00	2,303.06			36,428.57	877.64	14,546.79	71.95
291 - COMMUNITY PROMOTION (PA 359)		45,953.00	132.70			21,689.41	126.42	24,137.17	47.47
301 - POLICE DEPARTMENT		736,076.00	53,085.20			425,930.66	907.60	309,237.74	57.99
315 - CRIME & SAFETY		18,000.00	0.00			16,125.87	0.00	1,874.13	89.59
441 - PUBLIC WORKS		105,910.00	501.24			5,805.18	0.00	100,104.82	5.48
520 - SOLID WASTE DISPOSAL		183,131.00	14,620.86			113,173.89	0.00	69,957.11	61.80
722 - PLANNING AND ZONING		73,988.00	2,946.85			28,309.26	0.00	45,678.74	38.26
752 - SWIMMING POOL		129,064.00	27,609.92			107,422.83	0.00	21,641.17	83.23
754 - PARKS DEPARTMENT		282,970.00	53,273.46			199,040.97	610.39	83,318.64	70.56
758 - RECREATION / DAYCAMP		27,973.00	4,853.72			26,250.46	0.00	1,722.54	93.84

Fund 101 - GENERAL FUND:

TOTAL EXPENDITURES

2,233,879.00

198,849.13

1,355,411.01

3,271.05

875,196.94

60.82

REVENUE REPORT

User: NAN

PERIOD ENDING 08/31/2026

DB: Cass City

% Fiscal Year Completed: 66.58

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR		YTD BALANCE 08/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDT USED
			MONTH 08/31/26	INCR (DECR)				
Fund 202 - MAJOR STREET								
202-000-402.000	MJ ST REAL PROPERTY TAXES	29,848.00	0.00	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	0.00	2,649.00	0.00
202-000-553.000	MJ ST GAS & WEIGHT	334,608.00	29,214.59		166,280.36	0.00	168,327.64	49.69
202-000-573.000	LOCAL COMM STABILIZATION SHARE (LCAS)	7,593.00	0.00		5,300.58	0.00	2,292.42	69.81
202-000-607.000	PA 48 METRO ACT, TELECOM RT OF WAY	15,077.00	0.00		14,491.89	0.00	585.11	96.12
202-000-664.000	INTEREST & DIVIDENDS	7,498.00	1,919.01		11,368.23	0.00	(3,870.23)	151.62
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		20,158.40	0.00	32,964.60	37.95
202-000-690.000	MJ ST 1.5 MILLS CO. BRIDGE TAX	34,630.00	0.00		34,630.00	0.00	0.00	100.00

Fund 202 - MAJOR STREET:

TOTAL REVENUES

492,203.00

31,133.60

252,229.46

0.00

239,973.54

51.25

User: NAN

PERIOD ENDING 08/31/2026

DB: Cass City

% Fiscal Year Completed: 66.58

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR		YTD BALANCE 08/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
			MONTH 08/31/26 INCR (DECR)					
Fund 202 - MAJOR STREET								
463 - STREET MAINTENANCE		149,748.00	3,195.38		49,578.18	1,400.00	98,769.82	34.04
470 - R. O. W. MAINTENANCE		31,952.00	0.00		88.05	0.00	31,863.95	0.28
474 - SIGNS		8,074.00	2.16		1,850.75	0.00	6,223.25	22.92
478 - SNOW		107,885.00	0.00		37,889.51	0.00	69,995.49	35.12
484 - LOCAL STREET		60,000.00	0.00		0.00	0.00	60,000.00	0.00
486 - TRUNKLINE MAINTENANCE		7,141.00	0.00		489.56	0.00	6,651.44	6.86
488 - TRUNKLINE SWEEPING/FLUSHING		13,161.00	51.35		1,505.81	0.00	11,655.19	11.44
493 - STATE MONUMENT PROPERTY T.L.		1,362.00	9.15		328.24	0.00	1,033.76	24.10
494 - TRUNKLINE UTILITIES		12,669.00	48.88		320.96	0.00	12,348.04	2.53
497 - TRUNKLINE SNOW REMOVAL		46,047.00	0.00		22,786.66	0.00	23,260.34	49.49
499 - TRUNKLINE FRINGE BENEFITS		9,037.00	20.80		4,009.74	0.00	5,027.26	44.37

PERIOD ENDING 08/31/2026

% Fiscal Year Completed: 66.58

User: NAN

DB: Cass City

ACTIVITY FOR
MONTH 08/31/26
INCR (DECR)

YTD BALANCE
08/31/2026
NORM (ABNORM)

UNENCUMBERED
BALANCE

% BDGT
USED

GL NUMBER DESCRIPTION

Fund 203 - LOCAL STREET

203-000-402.000	REAL PROPERTY TAXES	257,679.00	76,923.18	125,422.98	0.00	132,256.02	48.67
203-000-410.000	PERSONAL PROPERTY TAXES	27,049.00	25,578.54	27,466.94	0.00	(417.94)	101.55
203-000-553.000	GAS & WEIGHT	123,480.00	11,292.31	63,499.27	0.00	59,980.73	51.42
203-000-573.000	LOCAL COMM STABILIZATION SHARE (LCAS)	68,387.00	0.00	47,705.26	0.00	20,681.74	69.76
203-000-664.000	INTEREST & DIVIDENDS	10,712.00	1,219.33	8,247.43	0.00	2,464.57	76.99
203-000-671.000	MISC REIMBURSEMENTS	2,808.00	0.00	(477.26)	0.00	3,285.26	(17.00)
203-000-690.000	1.5 MILLS CO. BRIDGE TAX	59,564.00	0.00	59,563.72	0.00	0.28	100.00
203-000-692.000	CONTRIBUTION FROM MAJOR STREETS	60,000.00	0.00	0.00	0.00	60,000.00	0.00
203-000-699.000	TRANSFER FROM FUND BALANCE	220,000.00	0.00	0.00	0.00	220,000.00	0.00

Fund 203 - LOCAL STREET:

TOTAL REVENUES

829,679.00	115,013.36	331,428.34	0.00	498,250.66	39.95
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EXPENDITURE REPORT

PERIOD ENDING 08/31/2026

% Fiscal Year Completed: 66.58

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 08/31/26 INCR (DECR)	YTD BALANCE 08/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
Fund 203 - LOCAL STREET							
463 - STREET MAINTENANCE		580,635.00	25,446.89	159,534.70	66,998.75	354,101.55	39.01
470 - R. O. W. MAINTENANCE		63,622.00	0.00	13,427.14	0.00	50,194.86	21.10
474 - SIGNS		9,270.00	0.00	610.81	0.00	8,659.19	6.59
478 - SNOW		71,092.00	0.00	31,918.81	0.00	39,173.19	44.90
494 - TRUNKLINE UTILITIES		92,028.00	7,117.68	50,335.80	0.00	41,692.20	54.70

Fund 203 - LOCAL STREET:

TOTAL EXPENDITURES

816,647.00	32,564.57	255,827.26	66,998.75	493,820.99	39.53
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REVENUE REPORT

PERIOD ENDING 08/31/2026
 % Fiscal Year Completed: 66.58

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 08/31/26 INCR (DECR)	YTD BALANCE 08/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
Fund 244 - ECONOMIC DEVELOPMENT							
244-000-664.000	INTEREST & DIVIDENDS	500.00	40.00	305.04	0.00	194.96	61.01
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:		14,000.00	40.00	13,805.04	0.00	194.96	98.61
TOTAL REVENUES							

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR		YTD BALANCE 08/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
			2026 MONTH 08/31/26	INCR (DECR)				
Fund 244 - ECONOMIC DEVELOPMENT		14,000.00		1,125.18	9,001.44	0.00	4,998.56	64.30
001 - ADMINISTRATION								

Fund 244 - ECONOMIC DEVELOPMENT:

TOTAL EXPENDITURES

14,000.00 1,125.18 9,001.44 0.00 4,998.56 64.30

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 08/31/26 INCR (DECR)	YTD BALANCE 08/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDT 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	8,742.00	0.00	8,741.78	0.00	0.22	100.00
248-000-404.000	CAPTURE COUNTY TAXES	15,269.00	0.00	15,358.61	0.00	(89.61)	100.59
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	99.90	502.12	0.00	247.88	66.95

Fund 248 - D.D.A.:							
TOTAL REVENUES		65,568.00	99.90	32,352.51	0.00	33,215.49	49.34

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 08/31/26		YTD BALANCE 08/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
			INCR (DECR)					
Fund 248 - D.D.A.								
001 - ADMINISTRATION		54,154.00	455.68		31,395.45	4.01	22,754.54	57.98
008 - DDA DEBT SERVICE		6,294.00	524.41		4,195.28	0.00	2,098.72	66.66
Fund 248 - D.D.A.:								
TOTAL EXPENDITURES		60,448.00	980.09		35,590.73	4.01	24,853.26	58.88

REVENUE REPORT

PERIOD ENDING 08/31/2026

% Fiscal Year Completed: 66.58

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR		YTD BALANCE 08/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
			2026 MONTH 08/31/26 INCR (DECR)	08/31/26 NORM (ABNORM)				

Fund 401 - CDBG - HOMEOWNER REHAB
 401-000-501.000 REVENUES, MSHDA - CDBG
 401-000-502.000 REVENUES, LOCAL/MATCH

236,000.00	0.00	0.00	0.00	236,000.00	0.00
0.00	1,000.00	6,100.00	0.00	(6,100.00)	100.00

Fund 401 - CDBG - HOMEOWNER REHAB:

236,000.00	1,000.00	6,100.00	0.00	229,900.00	2.58
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TOTAL REVENUES

GL NUMBER	DESCRIPTION	ACTIVITY FOR		YTD BALANCE		ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
		2026	MONTH 08/31/26	08/31/2026	NORM (ABNORM)			
	AMENDED BUDGET	INCR (DECR)						
Fund 401 - CDBG - HOMEOWNER REHAB								
001 - ADMINISTRATION			1,881.00	5,695.74		0.00	230,304.26	2.41
Fund 401 - CDBG - HOMEOWNER REHAB:								
TOTAL EXPENDITURES			1,881.00	5,695.74		0.00	230,304.26	2.41

PERIOD ENDING 08/31/2026
 % Fiscal Year Completed: 66.58

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR		YTD BALANCE 08/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
			MONTH 08/31/26 INCR (DECR)	08/31/26 NORM (ABNORM)				

Fund 402 - CAPITAL PROJECTS: WWTP UPGRADE PROJECT
 402-000-501.000 USDA/RD FEDERAL GRANT
 402-000-502.000 USDA/RD LOAN PROCEEDS
 402-000-664.000 INTEREST & DIVIDENDS

8,294,300.00	0.00	0.00	0.00	0.00	0.00	8,294,300.00	0.00
6,981,529.00	485,528.47	3,446,469.80	0.00	0.00	0.00	3,535,059.20	49.37
2,500.00	39.58	2,899.00				(399.00)	115.96

Fund 402 - CAPITAL PROJECTS: WWTP UPGRADE PROJECT:

TOTAL REVENUES	15,278,329.00	485,568.05	3,449,368.80	0.00	11,828,960.20	22.58
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GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 08/31/26	YTD BALANCE 08/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
Fund 402 - CAPITAL PROJECTS: WWTP UPGRADE PROJECT							
001 - ADMINISTRATION		15,278,329.00	0.00	2,958,788.43	0.00	12,319,540.57	19.37

Fund 402 - CAPITAL PROJECTS: WWTP UPGRADE PROJECT:

TOTAL EXPENDITURES

15,278,329.00	0.00	2,958,788.43	0.00	12,319,540.57	19.37
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GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 08/31/26 INCR (DECR)	YTD BALANCE 08/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
Fund 408 - WATER RECREATION FUND							
408-000-674.000	WRF DONATIONS	608.00	0.00	608.00	0.00	0.00	100.00
Fund 408 - WATER RECREATION FUND:		608.00	0.00	608.00	0.00	0.00	100.00
TOTAL REVENUES							

GL NUMBER	DESCRIPTION	ACTIVITY FOR		YTD BALANCE 08/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
		2026	MONTH 08/31/26 INCR (DECR)				
	Fund 408 - WATER RECREATION FUND						
	001 - ADMINISTRATION	500.00	125.00	125.00	0.00	375.00	25.00

Fund 408 - WATER RECREATION FUND:

TOTAL EXPENDITURES

500.00	125.00	125.00	0.00	375.00	25.00
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REVENUE REPORT

PERIOD ENDING 08/31/2026

% Fiscal Year Completed: 66.58

ACTIVITY FOR

MONTH 08/31/26

INCR (DECR)

YTD BALANCE

08/31/2026

NORM (ABNORM)

ENCUMBERED

YEAR-TO-DATE

UNENCUMBERED

BALANCE

% BDGT

USED

GL NUMBER	DESCRIPTION	2026	AMENDED BUDGET	2026	MONTH 08/31/26	INCR (DECR)	YTD BALANCE	08/31/2026	ENCUMBERED	UNENCUMBERED	% BDGT
Fund 590 - WASTEWATER TREATMENT											
590-000-609.000	SEWER MISC REVENUES		29,790.00		2,400.00		23,935.00		0.00	5,855.00	80.35
590-000-628.000	SEWER OMR FEES		580,133.00		48,105.67		335,844.89		0.00	244,288.11	57.89
590-000-629.000	SEWER USAGE FEES PER 1K GALLONS		626,959.00		53,921.92		344,429.64		0.00	282,529.36	54.94
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		1,313.79		11,444.15		0.00	4,623.85	71.22
590-000-664.000	INTEREST & DIVIDENDS		15,500.00		3,377.44		22,741.90		0.00	(7,241.90)	146.72

Fund 590 - WASTEWATER TREATMENT:

TOTAL REVENUES	1,269,450.00	109,118.82	738,395.58	0.00	531,054.42	58.17
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GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR		YTD BALANCE 08/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
			MONTH 08/31/26	INCR (DECR)				
Fund 590 - WASTEWATER TREATMENT								
001 - ADMINISTRATION		248,571.00	9,833.46		82,789.76	0.00	165,781.24	33.31
002 - TREATMENT AND PUMPING		464,049.00	34,250.34		222,066.11	1,361.60	240,621.29	48.15
003 - COLLECTIONS		131,289.00	4,248.29		18,123.22	42,695.00	70,470.78	46.32
004 - MAINTENANCE		199,253.00	11,859.95		108,852.49	0.00	90,400.51	54.63
Fund 590 - WASTEWATER TREATMENT:								
TOTAL EXPENDITURES		1,043,162.00	60,192.04		431,831.58	44,056.60	567,273.82	45.62

REVENUE REPORT

PERIOD ENDING 08/31/2026
% Fiscal Year Completed: 66.58

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 08/31/26		YTD BALANCE 08/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
			INCR (DECR)					
Fund 591 - WATER SYSTEM								
591-000-628.000	WATER OMR FEES	425,334.00	35,226.44		275,369.58	0.00	149,964.42	64.74
591-000-629.000	WATER USAGE FEES PER 1000 GALLONS	443,156.00	42,489.65		218,657.59	0.00	224,498.41	49.34
591-000-636.000	CONNECTIONS	2,000.00	0.00		0.00	0.00	2,000.00	0.00
591-000-646.000	BULK WATER SALES REVENUE	2,400.00	0.00		2,267.00	0.00	133.00	94.46
591-000-662.000	SERVICE PENALTIES	10,300.00	791.36		6,930.08	0.00	3,369.92	67.28
591-000-664.000	INTEREST & DIVIDENDS	20,000.00	3,757.73		25,955.07	0.00	(5,955.07)	129.78
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	400.00		1,450.75	0.00	4,549.25	24.18
591-000-698.000	PROCEEDS FROM INSTALLMENT PURCHASE LOAN	152,000.00	0.00		175,252.00	0.00	(23,252.00)	115.30
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	82,665.18	705,882.07	0.00	797,106.93	46.97
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GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 08/31/26 INCR (DECR)	YTD BALANCE 08/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
Fund 591 - WATER SYSTEM							
001 - ADMINISTRATION		222,619.00	13,183.96	94,400.44	0.00	128,218.56	42.40
002 - TREATMENT AND PUMPING		430,213.00	9,760.13	89,628.42	194,577.20	146,007.38	66.06
003 - COLLECTIONS		827,223.00	19,046.36	65,250.42	0.00	761,972.58	7.89
004 - MAINTENANCE		22,549.00	256.45	1,332.10	0.00	21,216.90	5.91
Fund 591 - WATER SYSTEM:							
TOTAL EXPENDITURES		1,502,604.00	42,246.90	250,611.38	194,577.20	1,057,415.42	29.63

User: NAN

PERIOD ENDING 08/31/2026

DB: Cass City

% Fiscal Year Completed: 66.58

ACTIVITY FOR		YTD BALANCE	ENCUMBERED	UNENCUMBERED	% BDGT
2026	MONTH 08/31/26	08/31/2026	YEAR-TO-DATE	BALANCE	USED
AMENDED BUDGET	INCR (DECR)	NORM (ABNORM)			
1,655.00	0.00	(498.93)	0.00	2,153.93	(30.15)
10,712.00	1,088.11	7,624.82	0.00	3,087.18	71.18
466,743.00	0.00	229,304.20	0.00	237,438.80	49.13
428.00	0.00	0.00	0.00	428.00	0.00
5,000.00	0.00	0.00	0.00	5,000.00	0.00

GL NUMBER	DESCRIPTION	2026	AMENDED BUDGET	INCR (DECR)	YTD BALANCE	ENCUMBERED	UNENCUMBERED	% BDGT
					08/31/2026	YEAR-TO-DATE	BALANCE	USED
Fund 651 - MOTOR VEHICLE & EQUIPMENT								
651-000-654.000	DPW CONTRACTING REVENUES		1,655.00	0.00	(498.93)	0.00	2,153.93	(30.15)
651-000-664.000	INTEREST & DIVIDENDS		10,712.00	1,088.11	7,624.82	0.00	3,087.18	71.18
651-000-670.000	INTERDEPARTMENT RENTALS		466,743.00	0.00	229,304.20	0.00	237,438.80	49.13
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	1,088.11	236,430.09	0.00	248,107.91	48.79
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TOTAL REVENUES - ALL FUNDS	22,407,281.00	1,177,064.51	6,703,122.63	0.00	15,704,158.37	29.91
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GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 08/31/26 INCR (DECR)	YTD BALANCE 08/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
Fund 651 - MOTOR VEHICLE & EQUIPMENT							
001 - ADMINISTRATION							
Fund 651 - MOTOR VEHICLE & EQUIPMENT:							
TOTAL EXPENDITURES							
TOTAL EXPENDITURES - ALL FUNDS							
		422,303.00	12,336.79	147,682.40	2,807.12	271,813.48	35.64
		422,303.00	12,336.79	147,682.40	2,807.12	271,813.48	35.64
		22,054,948.00	353,628.42	5,569,412.43	313,114.73	16,172,420.84	26.67

REVENUE AND EXPENDITURE REPORT
PERIOD ENDING 08/31/2026

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 08/31/26 INCR (DECR)	YTD BALANCE 08/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
Fund 101 - GENERAL FUND							
Fund 101 - GENERAL FUND:							
TOTAL REVENUES		2,233,917.00	351,337.49	936,522.74	0.00	1,297,394.26	41.92
TOTAL EXPENDITURES		2,233,879.00	198,849.13	1,355,411.01	3,271.05	875,196.94	60.82
NET OF REVENUES & EXPENDITURES		38.00	152,488.36	(418,888.27)	(3,271.05)	422,197.32	
Fund 202 - MAJOR STREET							
Fund 202 - MAJOR STREET:							
TOTAL REVENUES		492,203.00	31,133.60	252,229.46	0.00	239,973.54	51.25
TOTAL EXPENDITURES		447,076.00	3,327.72	118,847.46	1,400.00	326,828.54	26.90
NET OF REVENUES & EXPENDITURES		45,127.00	27,805.88	133,382.00	(1,400.00)	(86,855.00)	
Fund 203 - LOCAL STREET							
Fund 203 - LOCAL STREET:							
TOTAL REVENUES		829,679.00	115,013.36	331,428.34	0.00	498,250.66	39.95
TOTAL EXPENDITURES		816,647.00	32,564.57	255,827.26	66,998.75	493,820.99	39.53
NET OF REVENUES & EXPENDITURES		13,032.00	82,448.79	75,601.08	(66,998.75)	4,429.67	
Fund 244 - ECONOMIC DEVELOPMENT							
Fund 244 - ECONOMIC DEVELOPMENT:							
TOTAL REVENUES		14,000.00	40.00	13,805.04	0.00	194.96	98.61
TOTAL EXPENDITURES		14,000.00	1,125.18	9,001.44	0.00	4,998.56	64.30
NET OF REVENUES & EXPENDITURES		0.00	(1,085.18)	4,803.60	0.00	(4,803.60)	
Fund 401 - CDBG - HOMEOWNER REHAB							
Fund 401 - CDBG - HOMEOWNER REHAB:							
TOTAL REVENUES		65,568.00	99.90	32,352.51	0.00	33,215.49	49.34
TOTAL EXPENDITURES		60,448.00	980.09	35,590.73	4.01	24,853.26	58.88
NET OF REVENUES & EXPENDITURES		5,120.00	(880.19)	(3,238.22)	(4.01)	8,362.23	
Fund 402 - CAPITAL PROJECTS: WWTP UPGRADE PROJECT							
Fund 402 - CAPITAL PROJECTS: WWTP UPGRADE PROJECT:							
TOTAL REVENUES		15,278,329.00	485,568.05	3,449,368.80	0.00	11,828,960.20	22.58
TOTAL EXPENDITURES		15,278,329.00	0.00	2,958,788.43	0.00	12,319,540.57	19.37
NET OF REVENUES & EXPENDITURES		0.00	485,568.05	490,580.37	0.00	(490,580.37)	
Fund 408 - WATER RECREATION FUND							
Fund 408 - WATER RECREATION FUND:							
TOTAL REVENUES		608.00	0.00	608.00	0.00	0.00	100.00
TOTAL EXPENDITURES		500.00	125.00	125.00	0.00	375.00	25.00
NET OF REVENUES & EXPENDITURES		108.00	(125.00)	483.00	0.00	(375.00)	
Fund 590 - WASTEWATER TREATMENT							
Fund 590 - WASTEWATER TREATMENT:							
TOTAL REVENUES		1,269,450.00	109,118.82	738,395.58	0.00	531,054.42	58.17
TOTAL EXPENDITURES		1,043,162.00	60,192.04	431,831.58	44,056.60	567,273.82	45.62
NET OF REVENUES & EXPENDITURES		226,288.00	48,926.78	306,564.00	(44,056.60)	(36,219.40)	

REVENUE AND EXPENDITURE REPORT

PERIOD ENDING 08/31/2026

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ACTIVITY FOR MONTH 08/31/26 INCR (DECR)	YTD BALANCE 08/31/2026 NORM (ABNORM)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
Fund 591 - WATER SYSTEM							
Fund 591 - WATER SYSTEM:							
TOTAL REVENUES		1,502,989.00	82,665.18	705,882.07	0.00	797,106.93	46.97
TOTAL EXPENDITURES		1,502,604.00	42,246.90	250,611.38	194,577.20	1,057,415.42	29.63
NET OF REVENUES & EXPENDITURES		385.00	40,418.28	455,270.69	(194,577.20)	(260,308.49)	
Fund 651 - MOTOR VEHICLE & EQUIPMENT							
Fund 651 - MOTOR VEHICLE & EQUIPMENT:							
TOTAL REVENUES		484,538.00	1,088.11	236,430.09	0.00	248,107.91	48.79
TOTAL EXPENDITURES		422,303.00	12,336.79	147,682.40	2,807.12	271,813.48	35.64
NET OF REVENUES & EXPENDITURES		62,235.00	(11,248.68)	88,747.69	(2,807.12)	(23,705.57)	
TOTAL REVENUES - ALL FUNDS		22,407,281.00	1,177,064.51	6,703,122.63	0.00	15,704,158.37	29.91
TOTAL EXPENDITURES - ALL FUNDS		22,054,948.00	353,628.42	5,569,412.43	313,114.73	16,172,420.84	26.67
NET OF REVENUES & EXPENDITURES		352,333.00	823,436.09	1,133,710.20	(313,114.73)	(468,262.47)	

* Revenues - USDA Funds received 8/31/2026
Expenses - Checks to contractors out 9/1/2026.

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

At a regular Cass City Village Council Meeting held at the Cass City Municipal offices, 6506 Main Street, Cass City, Michigan, Tuscola County, Michigan on **September 28, 2026**:

Motion By:

Supported By:

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

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

NOW, THEREFORE, BE IT RESOLVED THAT:

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

2027 Village of Cass City Fiscal Year.

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

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

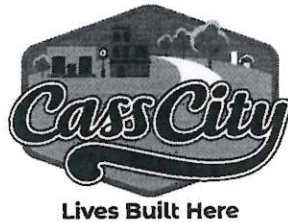
Clerk, Village of Cass City

Certification

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Cass City Village Council, County of Tuscola, Michigan, at a meeting held on Monday, September 28, 2026.

Date

Clerk, Village of Cass City



TO: Village President and Council

FROM: Deboria Powell, Village Manager

DATE: September 28, 2026

SUBJECT: Adopt the 2027 Village Council Meeting Schedule

In preparation of the 2027 Village of Cass City Financial Budget, one of the first steps is to formally adopt a schedule of Village Council Meetings.

The proposed meeting schedule is presented, for your consideration.

MOTION: Adopt the 2027 Village of Cass City Council Meeting Schedule

2027 Village of Cass City Council Regular Meetings

All meetings start at 6 pm.

Monday, January 25 2027

Monday, February 22, 2027

Monday, March 29, 2027

Monday, April 26, 2027

Monday, May 24, 2027*

Monday, June 28, 2027

Monday, July 26, 2027

Monday, August 30, 2027

Monday, September 27, 2027

Monday, October 25, 2027

Monday, November 29, 2027

Monday, December 13, 2027 **

Monday, December 13, 2027 Public Hearing on Proposed 2028 Budget

*Third Monday of the month because of the Holiday

*Second Monday of the month because of the Holiday

2027 Committee of the Whole (2nd Wednesday)

All meetings start at 6 pm.

January 13, 2027

March 10, 2027

May 12, 2027

July 14, 2027

September 8, 2027

November 10, 2027

December 8, 2027

Adopted _____

VILLAGE OF CASS CITY

RESOLUTION TO ADOPT 2027 STRATEGIC PLANNING GOALS FOR THE

VILLAGE OF CASS CITY

Minutes of a Regular Meeting of the Village Council of the Village of Cass City, Tuscola County, Michigan, held for the Village of Cass City, 6506 Main Street, in said Village, on September 28, 2026, at 6:00 pm.

Present:

Absent:

Motion by: _____ Supported by: _____

WHEREAS; at the September 9, 2026 Village Council Committee of the Whole meeting, the existing goals for 2026 and potential goals for 2027 were discussed by the Village Council for their consideration in determining the goals for 2027; and

WHEREAS; the September 9, 2026 Committee of the Whole meeting was held with the following members present: President Robert Piaskowski, Trustees: Jeffrey Benkelman, Kevven Dorland, Jordan Goka, Dustin Griesing, Michael Kirn, and Eric Oslund.

NOW THEREFORE, BE IT RESOLVED, that the Cass City Village Council hereby sets the 2027 Strategic Planning Goals as:

1. Public Safety Optimization
2. Infrastructure Asset Management Plan
3. Downtown Revitalization
4. Prioritize Park Improvements

ROLL CALL:

AYE:

NAY:

ABSENT:

ABSTAIN:

RESOLUTION DECLARED ADOPTED/NOT ADOPTED

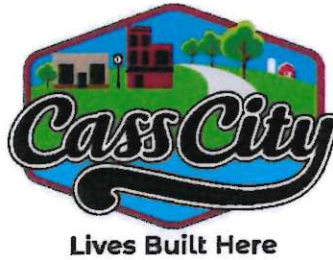
Village Clerk

Date

Certification: I hereby certify that the foregoing constitutes a true and current copy of a resolution adopted by the Village of Cass City, Tuscola County, at a Regular Meeting held on September 28, 2026.

Village Clerk

Date



TO: Village President and Council
FROM: Deboria L. Powell, Village Manager
DATE: September 28, 2026
RE: Approve the payment for land application of Biosolids

The Wastewater Treatment plant had Biotech Agronomics Inc. haul Biosolids this fall to local farm fields. Due to our upgrades of the digesters, we needed to completely empty our digesters. About 47,000 gallons more than normal needed to be hauled due to the complete cleanout.

Biosolids are hauled each fall and help fertilize the farm field. In 2026, Biotech Agronomics hauled on September 2-3 to Mike Justice field on the southwest side of Dodge Rd and Severance Rd.

This Biosolids haul was dependent on the contractors' timing for working on the digesters.

Biotech Agronomics Inc. hauled 179,500 gallons of Biosolids at a cost of \$0.102 per gallon. Fuel cost for hauling was \$4,668.80.

The total cost for the Fall haul was \$22,977.80.

The total cost of the 2026 fall biosolids haul exceeded the budgeted amount due to the hauling of an additional 47,000 gallons of biosolids and the application of a fuel surcharge totaling \$4,668.80. As a result, a budget amendment is necessary to cover the associated expenses.

MOTION #1: Approve budget amendment to transfer from 590-003-943 Collections Equipment Rental in the amount of \$10,000 to 590-002-800. Also, to transfer from 590-004-933 Maintenance Repair & Maintenance in the amount of \$10,000 to 590-002-800.

MOTION #2: To ratify the payment to Biotech Agronomics Inc. for the 2026 fall biosolids haul in the amount of \$22,977.80, from account 590-002-800.

Cass City Downtown Development Authority
Minutes
July 14, 2026

The Meeting was brought to order at 1:30 pm by Village Council Ex-Officio Piaskowski.

BOARD MEMBERS PRESENT: Misty DeLong, Eric Brown, Gavin Frederick, Andrew Klco, Robert Piaskowski, Christine Anthony, Tyler Erla

ABSENT: Jon Ligrow, David Weiler, Alisha Proctor

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

Motion to approve the minutes from June 9, 2026, meeting was made by Brown and supported by Erla. Motion Carried.

Motion to approve June 30, 2026, Financial Report was made by Brown and supported by DeLong. Motion Carried.

Citizen Comments: No citizen comments.

Chamber of Commerce Report: Radabaugh mentioned there was a recap meeting last week on the Freedom Festival and they also still have a summer helper who is in on Thursday's and Friday's.

Old Business: There were some questions about the Brush Monkeys and how much the total cost was and how that compared to last year. Powell mentioned having the jail crew clean windows after Labor Day weekend.

Downtown Development Plan: There was a lot of discussion about a Downtown Development Plan. It was ultimately put on hold for the time being. It was decided that everyone would like to review the executive summary from the previous plan from 2000 before we moved further.

Motion to adjourn at 2:04 pm was made by Anthony and supported by DeLong. Motion Carried.

Next Meeting: 8/11/2026

Respectfully Submitted,

Lindsey Hagle

Administrative Assistant

Cass City Economic Development Corporation (EDC)
Minutes
July 14, 2026

The Meeting was brought to order at 2:05 pm by Ex-Officio Piaskowski.

BOARD MEMBERS PRESENT: Misty DeLong, Eric Brown, Gavin Frederick, Andrew Klco, Robert Piaskowski, Christine Anthony, Tyler Erla

ABSENT: Jon Ligrow, David Weiler, Alisha Proctor

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

Motion to approve the minutes from June 9, 2026, meeting was made by Fredrick and supported by Brown. Motion Carried.

Motion to approve the June 30, 2026, Financial Report was made by Brown and supported by Fredrick. Motion Carried.

No comments during Citizen Comments.

Motion to adjourn at 2:06 pm was made by Klco and supported by DeLong. Motion Carried.

Next Meeting: 8/11/2026

Respectfully submitted,

Lindsey Hagle

Administrative Assistant

Cass City Planning Commission Meeting
Minutes of August 4, 2026

PRESENT: Christine Anthony, Gary Barnes, Colleen Langenburg, Eric Oslund, Dallas Rabideau, Erik Tamlyn, Village President Robert Piaskowski

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

Excused: Barbara Kirn, Heather Severance

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

Tamlyn asked for nominations for Vice Chairman, receiving none. The nominations are deferred to the next Planning Commission.

Motion by Anthony, supported by Langenburg, to approve the minutes of the June 2, 2026 Meeting. Motion carried

There were no comments during Citizens' Comments.

Zoning Ordinance and Zoning Map Update

Manager Powell discussed the timelines for updating the Zoning Ordinance and Zoning Maps, including recent zoning classification updates adopted by the Village Council.

Recommendations by the Michigan Association of Planners recommends ordinance language that encourages higher housing density, such as changing the minimum square foot minimums of a home from 12,500 sq ft to 4,300 sq ft. Their recommendations are listed below in chart form, with the Planning Commission's comments listed in red. (See Attached).

As a RRC community, the Village of Cass City is eligible for Toolbox funds, with proposed funds being used for McKenna's fees to assist with the Master Plan, and its corresponding materials.

Distribute 2026 Village of Cass City Master Plan Materials

Manager Powell distributed bound printed copies of the Adopted 2026 Village of Cass City Master Plan. She distributed a promotional tri-fold brochure that gave a summary of the Master Plan, and a QR Code to link directly to it on the Village of Cass City website. These brochures will be included in the next water/sewer billing and at the front counter.

The next scheduled Planning Commission Meeting has been scheduled for Tuesday, September 1, 2026 at 7:00 pm.

Motion to adjourn the meeting at 8:17 pm was made by Oslund, supported by Barnes.
Motion Carried.

Respectfully submitted,

Nanette Walsh, Village Clerk/Treasurer

Cass City Zoning Ordinance Review for Housing Reform Consideration

Michigan Association of Planning for Region H Housing Partnership

May 2025

General

- Link: https://www.casscity.org/images/FORMS_PDFS/Zoning%20Ordinance%209.19.23.pdf
- Date adopted: February 17, 2021
- Consultant: Giffels Webster
- Pages: 160

Element	Included	Recommended
Zone Districts		
Abbreviation	Name	
RA-1	One-household residential	
RB	Two family residential	
RC	Multiple family residential	
MH	Mobile home	
OS-1	Office service	
B-1	Community business	
B-2	General business	
I-1	Light industrial	
I-2	General industrial	
P-1	Vehicular parking	
• "One-household" is updated terminology • "Multiple household" is used inconsistently; it's on the district description but not on the map • RA-2 "Adjacent Neighborhood" has standards in the code and looks to be on the map based on the description given, but is not listed in the map key, the districts list, or the use table (RA-2 already rescinded)		
COLLAPSE ZONE DISTRICTS		
Number of SF districts, and distinctions among them	• 1 • Looks from the amendment list like these were collapsed in September 2022	Good
Number of residential districts that allow housing other than SF	• 2 (RB, RC) • "Two household dwellings" permitted in RC and RA-1 (SLU), but not in RB which is the two-family district	Clarify "two household dwelling" permissions Change "family" to "household"

<i>Element</i>	<i>Included</i>	<i>Recommended</i>
REZONE FOR MIXED USE AND MULTIFAMILY IN COMMERCIAL DISTRICTS		
Districts other than residential that allow housing	- B-1, B-2: Ground floor residential occupancy (SLU); B-1 listed in use table but not in district - B-1: Residential occupancy in 2+ story buildings	Clarify ground floor residential in B-1. Look into "less than 50% of square footage on first floor permitted for residential usage."
EXPAND ALLOWABLE USES IN RESIDENTIAL DISTRICTS		
Uses permitted in lowest-density residential districts	- RA-1 - ADU - Two-household dwellings - RB district allows for conversion of single-family homes to two-family "to extend the economic life of these structures and allow owners to justify the expenditures for repair and modernization" - RC district specifies one-household attached dwellings and multiple family with 2-4 units (only?)	- ADUs and duplexes are good - Conversion of SF homes to 2F is good - Allow more than 4 units in RC district? Action: Ponder and return this item to the Planning Commission
PERFORMANCE ZONING		
Buffering between residential and nonresidential	- B-2: 20' side yard setback abutting residential - P-1: Required wall abutting residential	- Setback could be smaller - Required wall is good if it allows smaller setback than otherwise would be Action: Ponder and return this item to the Planning Commission
Driveway/parking	- Parking permitted in required front yard with 10' landscaped setback; 20' setback if visitor parking - Parking permitted in rear yard - RA-1: Non-residential uses to be accessed by major or secondary street	Consider smaller than 20' if parking wall Action: Ponder and return this item to the Planning Commission
Building stepdown/stepback	None	OK

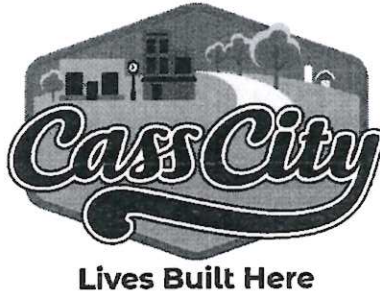
<i>Element</i>	<i>Included</i>	<i>Recommended</i>
Form and Context		
REDUCE MINIMUM LOT WIDTH AND AREA		
Minimum lot widths and areas for residential	- RA-1: 8500 sf area, 60' width - RB: 4000 sf area, 40' width - RC: 1200 sf per DU + 1200 per efficiency (3600 sf for 2-unit with >10% efficiency apartments) This has been done. Add footnotes.	- Smaller lots in RA-1 - RC: Lot area requirements that are tied to the number of dwelling units do not allow for taller buildings to take up less space. Setbacks could allow for the desired distance between buildings on adjacent lots, supplemented by open space requirements to provide recreational space and outdoor access for residents.
Setbacks	- RA1: Front 25, side 6, rear 35 - RB: Front 23, side 10, rear 35 - RC: Front 25, side 25, rear 25 - Multiple dwellings: between-building setbacks range from 15'-60' - Setback = height of main building if greater than required measurement; 50' or height of building if abutting residential - Side yards not required along interior lot lines; if openings on walls, 10'; if bordering residential street or district, 10'	The series of setbacks that apply between buildings on the same property, ranging from 15' to 60', could be reduced or rethought. Done. N/A
REDUCE OR ELIMINATE MINIMUM DWELLING UNIT SIZE		
Minimum dwelling unit size	- RA-1: 20' minimum width on at least 2 sides; average 3:1 depth-to-width ratio (works out to about 1200 sf minimum) - RA-2: 375 sf - Two family dwellings: 20' minimum width on 2 sides - Multiple household dwellings: 500 for 1 bedroom (studio not permitted?), +200 sf per bedroom	Dwelling unit standards for multiple households begin at 1-bedroom, suggesting that efficiencies are not permitted, although the code also imposes a 10% maximum percentage of units to be efficiencies. A bedroom size of 10'x12' is reasonable (120 sf), but standards require a 200 sf increase per bedroom. Assuming \$200 per square foot construction cost, this adds \$16,000 per bedroom to the cost of a unit. Debbie to research and bring back to Planning Commission.
Bedroom standards	No more than 10% efficiency in multiple-household lots	Increase Done.

Attached garage standards	No	Good
<i>Element</i>	<i>Included</i>	<i>Recommended</i>
REDUCE OR ELIMINATE MINIMUM PARKING REQUIREMENTS		
General	- No minimum parking requirements (ADU and RA-2 sections appear to impose requirements?) - Maximum parking requirements - Single household: 2 +1 per ADU - Multi household: 1 + 0.5 per additional bedroom	Clarify parking minimums for ADUs and RA-2 N/A
On-site spaces required per dwelling unit	RA-2 Adjacent Neighborhood: 1	See above
Parking location requirements	RA-2 Adjacent Neighborhood: Parking in rear, accessed by alley	See above; if parking minimum is retained, good placement
Does on-street count?	Not mentioned	N/A because no minimums
Share parking?	Not mentioned	N/A because no minimums
MISSING MIDDLE HOUSING TYPOLOGIES, INCLUDING ADUS		
ADUs allowed? Restrictions?	- Allowed only in RA-1 375 sf < area of ADU < 40% of principal dwelling unit - Height limit of 2 stories or height of principal unit 1 ADU per dwelling unit - Cannot be sold separately - Primary entrance "less visible" than principal unit entrance - Stairway cannot be in building front - Must provide kitchen, living space, bathroom; may not provide >2 bedrooms - Landscaping, fencing, and window/door placement for privacy of adjacent lots - Minimum rental term of 1 year 1 off-street parking space required 15' setback from principal unit 6' rear setback	- Design standards limit flexibility and increase cost without demonstrating need - Requirement that an ADU be <40% of the area of the principal structure may particularly limit design flexibility when adding an ADU inside an existing residential structure: what is the practical difference is between allowing an existing structure to be divided equally versus a 60/40 split? Action: Ponder and return this item to the Planning Commission
2-4 units, cottage courts allowed in neighborhoods	No, allowed only in RC	Allow in all districts

<i>Element</i>	<i>Included</i>	<i>Recommended</i>
High lot coverage permitted for multifamily	No, 30% House with 70% Greenspace?	Increase, using open space requirements as needed to get usable green space
DENSITY AND HEIGHT BONUS		
Bonus language	No	OK
Parking and open space calibration	No	OK
Affordability component	No	OK
FORM AND SITE STANDARDS		
Density based on lot criteria	No	Use as needed to allow additional dwelling units in all districts (example: only on corner lots of those with access to a main street) Action: Ponder and return this item to the Planning Commission
Building element requirements	No	OK

<i>Element</i>	<i>Included</i>	<i>Recommended</i>
Process		
ELIMINATE OR REDUCE ELECTED BODY APPROVALS		
Elected body approves PUDs	No PUD provision	OK
Elected body approves SLUs	No	Good
Elected body approves site plan	No	Good
EXPAND ADMINISTRATIVE REVIEW		
What can be administratively approved (zoning administrator)	- All multiple dwellings in RC submitted to Planning Commission - Site plan shall be submitted to PC for any use requiring off-street parking - but there are no minimum parking requirements?	- Permit some multiple dwellings administratively with standards - Clarify parking requirement relationship to site plan submittal
Required materials	N/A	OK
Administrative departure	N/A	OK
PRE-APPROVED PLANS		
	Not mentioned	Consider developing or using preapproved plans
FLEXIBLE APPROACH TO NONCONFORMITIES		
Second nonconforming category	No	Treat existing housing more leniently than other nonconformities
Right to rebuild	If <60% of replacement cost	Allow rebuild YES
Calibrated setbacks, lot width, lot coverage to existing conditions	Single-household dwellings may be constructed on nonconforming lots	Good
Criteria for expansion	No	Allow expansion of existing housing
POLICE POWER TO REGULATE NUISANCE		
Overcrowding, noise	Not mentioned in ZO	OK

Map		
General	Area zoned for housing other than single-family exceeds area planned for - RB zoning along Seeger St; between Pine to 3rd and West to Oak - B-1 and B-2 districts exceed planned area; both allow housing on ground floor which is not contemplated in the plan	Good



TO: Village Council

FROM: Debbie Powell, Village Manager

DATE: September 28, 2026

RE: September Manager's Report

Cass City Newsletter

The Fall 2026 issue of the Cass City Newsletter has been completed and sent to the printers. I expect to see the newsletter in mailboxes within the next week. There is a lot of good information in it, be sure to check it out.

Personnel

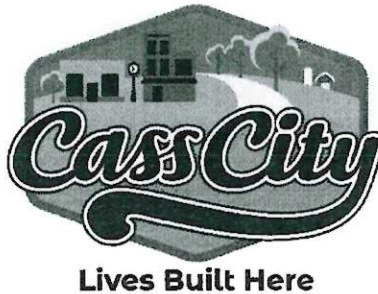
In September, annual employee evaluations are performed by Supervisors. I have been working with my Department Heads on their individual evaluations and their staff. This year I asked my direct reports to provide feedback on a series of ten questions. It was enlightening and very helpful. I am considering a different format for future evaluations.

I have been working on revisions to the Employee Handbook. The last substantial update to the Employee Handbook was in 2019. I plan to review the proposed changes with the Personnel/Public Safety Committee at their meeting on October 14 at 4:00 pm.

High Water Utilization

It has been my unfortunate experience this past week to speak with two homeowners who have very high water utilization due to faulty toilets. We try to educate the public how plumbing problems can add up to thousands of gallons very quickly and hundreds of dollars in extra charges. These two residents were not aware of the problem and asked for a reduction of their bill.

Due to our financial grants and loans with USDA, we are not allowed to discount, waive charges, or give away free water. The only recourse I have for adjusting their bill concerns whether the water went to the sewer system and was treated at our plant. I



can adjust their sewer charges if the water went through the meter but did not go to the wastewater treatment plant. This would apply, as an example, if someone left an outdoor hose running. Otherwise, the only relief I can offer is a payment arrangement for the excessive utility bill.

Our current meter reading system and software does not alert village staff to high usage as it is occurring. Our meter readers become aware when they are out doing meter reads for the monthly bill. The village reports high water use right away to the customer.

Police Department Millage

The Police Department is meeting with local groups to provide information on the purpose of the November 3 ballot request for a Police Department millage. I attended the September 21st Lions Club meeting with Officer Hulbert and provided educational handouts to them.

Eastern Michigan Council of Government – EMCOG & PPG

On September 11, I attended an EMCOG meeting at Saginaw Valley State University. Karl Hoesch presented on the Partners for Public Good (PPG). The following information is from their website www.partnersforpublicgood.org – “PPG is a non-partisan, not-for-profit team of doers, coaches, and advisors. We help state and local governments harness core operational functions like procurement, staffing, technology, and budgeting to drive public impact. With support from Bloomberg Philanthropies, we are proud to be a part of their longstanding work to drive government innovation and improves lives nationwide.” Tim Heiden, former Village Manager for Peck, has utilized their services and arranged for them to present to our group. PPG offers a variety of services to local government at no cost. I was pleased to learn about PPG and will keep them in mind for future project assistance.

Tim Heiden is also the Chair of EMCOG and has been working with a former village employee Sam Moore as the Interim Director for EMCOG. Tim Heiden has recently been hired by the Village of Reese as their new Village Manager.

Autumn has arrived and soon October will be upon us. The Pinktober event will be October 15, from 5:00 - 6:30 pm, and local businesses will be handing out candy. The Municipal Building is open during the event, and we are looking for volunteers to give out candy. Trick or Treat is Saturday, October 31, from 5:30 – 7:00 pm.



PARKS AND RECREATION

PARKS & RECREATION SUMMARY SEPTEMBER 2026

- ***National Recreation & Park Association (speaker), Sept 28-Oct 2, 2026, Philadelphia***
- Grant research for parks projects (pool, rail trail, pickleball/tennis courts, playground equipment, gaga ball pit)
- Grant requests submitted to TCCF/FYI
- Monthly Parks & Rec committee meeting held on September 10
- Parks Master Plan survey launched September 21-October 5
- 2027 budget preparation & CIP planning (drafts submitted to VM/VC)
- Tennis/pickleball court estimates with contractors; establish planning committee
- Sept 12, Fire vs Police 50th anniversary softball game (very well attended!)
- Daily management and oversight of Parks staff and fall projects
- Completed annual reviews for Parks staff

COMMUNITY DEVELOPMENT SUMMARY AUGUST 2026

- CDBG housing rehab/MHSDA grant; continued collaboration
- Continued engagement, project collaboration & event planning with local community agencies; Cass City Chamber (Christmas in the Village), L.E.A.D. Tuscola, Cass City Promise
- Business recruitment/retention/research visits
- Research grant opportunities for local businesses/MML program
- Meeting with Melonie & Tim McEver regarding new business, opportunities for increased community marketing and engagement
- Attended monthly Chamber of Commerce meeting; provide Village updates
- Attended Christmas in the Village meeting; focus on downtown business engagement strategies
- Continued contact on downtown tree replacements
- Abadata website training
- Safe Route to Schools grant meetings
- Attended Village meetings: Budget & Finance, DDA/EDC, Personal & Public Safety, Committee of the Whole

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

VILLAGE OF CASS CITY
DEPARTMENT OF UTILITIES
VILLAGE COUNCIL SUMMARY REPORT
September 2026

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

WASTEWATER TREATMENT PLANT

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

Additional items that were completed:

- All three lift stations have been checked for routine maintenance.
- The crew has continued to do general/routine maintenance around the plant.
- Crew has continued to do numerous drinking water testing

Construction

Painters are coating the equipment for the Final Clarifiers. Crews have removed the west digester cover . Lots of work ramping up at this time with installs of equipment.

The Wastewater plant had no violations of our NPDES permit for the month of August.

The average flows treated were: 181,000 gals/day for August 2026

181,000 gals/day for August 2025

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
- Crew did water shutoffs for no payments
- Kevin and Al did miss digs for the month.
- Did all yearly sampling for PFOS, Nitrites, and Lead/Copper
- Replaced 2 galvanized water services 6343 Church St & 4545 Oak St
- **The month of August 2026: The wells pumped 10.814 million gallons of water**
- **The average daily pumpage for August 2026: 349,000 gallons**
- **The average daily pumpage for August 2025: 336,000 gallons**

PUBLIC WORKS

- Performed routine maintenance on the Village Trucks and equipment.
- Patching streets
- Hung Fall banners
- Crew has cleaned sewer mains

On September 6 the VacTruck dump box did not go completely down due to a faulty limit switch. When pulling into the DPW barn the truck hit the overhead opening and damaged some of the steel and light. The crew immediately fixed the trucks issue and has done all repairs of the Pole Barn.

Submitted by,

RJ Klaus Director of Public Utilities



September 24, 2026

Police Activity Report for September 2026

Calls for service in September 2026 (70 *complaints*) have *decreased* from August 2026 (97 *complaints*). It should be noted that the *monthly comparison* is 23 days to 31 days.

Calls for service decreased in 2026 (940 *complaints*) from the same reporting period in 2025 (1047 *complaints*).

We have started to increase our truck enforcement on Main Street due to the beginning of Sugar Beet Season.

Comparing the same reporting period in 2026 to 2025

- Assaults have *decreased*.
- Burglary has *decreased*.
- 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 2026 **DO NOT** include open code violations from previous years.

- 19 properties with *Blight/Rubbish*
- 29 *Vacant Properties*
- 17 *Signs*



- 48 *Animal*
- 11 *Golf Carts/ORV/ATV*
- 18 *Inoperable Vehicle*
- 1 *Recreational Vehicle Storage*
- 64 properties in violation of the *Grass/Weed*
- 1 property with Council Approved Livestock

Meetings

- Chief Freeman – Department Head
- Chief Freeman & Sgt Pierce – Village Council
Personnel & Public Safety
Public Services
- Sgt Pierce – Child Advocacy Board
LEAD Tuscola
911 Authority Board
Personnel & Public Safety
- Officer Coleman – Critical Incident Stress Management

Training

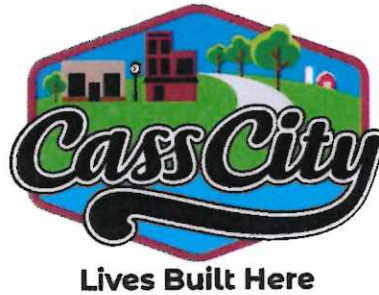
The department held is yearly firearms qualifications. All officers met MCOLES required standards.

Officer Coleman – Applied Suicide Intervention Skills Training

Chief Freeman – Crowd Control

Significant Events

- Child Neglect
- Criminal Sexual Conduct 2nd
- Suicidal Person x 2
- Elder Abuse



Public Relations

Sgt Pierce represented the department at this year's Child Advocacy Center's Golf Outing. In addition, officers donated to sponsor a hole in the department's name.

Officers led and assisted with traffic control for the Cass City High School Homecoming Parade.

Chief Freeman assisted Sgt. Jordan Wade from Tuscola County Emergency Services in conducting a security assessment at the United Methodist Church.

Officer Wessels represented the department in this year's Police vs Fire softball game hosted by Parks & Recreation.

Offense Count Report

Page: 1

Report Criteria:

Start Offense	End Offense	Officer
01000	PTL	ALL
SEPTEMBER	AUGUST	
09/01/2026-09/23/2026	08/01/2026-08/31/2026	

Offense	Description	SEPTEMBER	AUGUST
13001	NONAGGRAVATED ASSAULT	1	3
13003	INTIMIDATION/STALKING	0	1
23005	LARCENY - THEFT FROM MOTOR VEHICLE	0	1
23007	LARCENY - OTHER	1	1
26007	FRAUD - IDENTITY THEFT	1	0
29000	DAMAGE TO PROPERTY	1	0
36004	SEX OFFENCE - OTHER	0	1
38001	FAMILY - CHILD ABUSE/NEGLECT NONVIOLENT	1	2
38003	OTHER FAMILY OFFENSE	3	2
50000	OBSTRUCTING JUSTICE	1	3
53001	DISORDERLY CONDUCT	0	2
53002	PUBLIC PEACE - OTHER	1	0
54001	HIT AND RUN MOTOR VEHICLE ACCIDENT	0	1
54003	TRAFFIC OFFENSE	3	0
55000	HEALTH AND SAFETY	2	0
57001	TRESPASS	1	0
70000	JUVENILE RUNAWAY	0	1
73000	MISCELLANEOUS CRIMINAL OFFENCE	0	1
91001	DELINQUENT MINORS	1	0
93001	TRAFFIC CRASH	3	3
93002	NONTRAFFIC CRASH	0	1
93003	TRAFFIC VIOLATION - CIVIL	14	4
93004	PARKING	1	2
93006	TRAFFIC POLICING	0	5
93008	BREATHALYZER INSPECTION	0	1
98003	PROPERTY INSPECTION	1	0
98006	CIVIL MATTER	4	7
98007	SUSPICIOUS SITUATION	9	10
98008	FOUND/LOST PROPERTY	2	0
99001	SUICIDE OR ATTEMPT	1	1
99003	MISSING PERSON	0	1
99008	GENERAL ASSISTANCE-NON POLICE AGENCY	10	8
99009	GENERAL NON-CRIMINAL	1	5
99010A	ANIMALS	1	7
99010C	GOLF CARTS	1	0
99010G	GRASS/WEEDS	0	2
99010J	INOPERABLE VEHICLE	0	1
99010R	RUBBISH/GARBAGE IN YARD	1	2
99010T	ORV/ATV	1	2
99010W	WASTE COLLECTION	0	3
99010X	SIGNS	0	1
99010Y	HARBORING LIVESTOCK	0	1
99013	ASSIST TO ANOTHER POLICE AGENCY	3	10
99014	ASSIST PAROLE/PROBATION AGENCY	0	1
Totals:		70	97

Offense Count Report

Page: 1

Report Criteria:

Start Offense	End Offense	Officer
01000	PTL	ALL
2026	2025	
01/01/2026-09/23/2026	01/01/2025-09/23/2025	

Offense	Description	2026	2025
11002	SEXUAL PENETRATION PENIS/VAGINA - CSC 3RD DEGREE	1	3
11007	SEXUAL CONTACT FORCIBLE - CSC 2ND DEGREE	2	3
11008	SEXUAL CONTACT FORCIBLE - CSC 4TH DEGREE	1	3
13001	NONAGGRAVATED ASSAULT	13	13
13002	AGGRAVATED/FELONIOUS ASSAULT	2	4
13003	INTIMIDATION/STALKING	11	13
21000	EXTORTION	0	1
22001	BURGLARY - FORCED	0	1
22002	BURGLARY - ENTRY WITHOUT FORCE	0	1
23003	LARCENY - THEFT FROM A BUILDING	1	3
23005	LARCENY - THEFT FROM MOTOR VEHICLE	4	0
23007	LARCENY - OTHER	4	8
25000	FORGERY/COUNTERFEITING	4	1
26001	FRAUD - FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	2	5
26002	FRAUD - CREDIT CARD/AUTOMATIC TELLER MACHINE	1	3
26006	FRAUD - BAD CHECKS	1	2
26007	FRAUD - IDENTITY THEFT	3	3
26008	FRAUD - HACKING/COMPUTER INVASION	1	0
27000	EMBEZZLEMENT	2	0
29000	DAMAGE TO PROPERTY	8	5
30002	RETAIL FRAUD - THEFT	1	0
35001	VIOLATION OF CONTROLLED SUBSTANCES ACT	0	2
36004	SEX OFFENCE - OTHER	2	0
38001	FAMILY - CHILD ABUSE/NEGLECT NONVIOLENT	9	3
38003	OTHER FAMILY OFFENSE	17	14
50000	OBSTRUCTING JUSTICE	12	15
53001	DISORDERLY CONDUCT	9	7
53002	PUBLIC PEACE - OTHER	2	1
54001	HIT AND RUN MOTOR VEHICLE ACCIDENT	6	3
54002	OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	1	2
54003	TRAFFIC OFFENSE	21	6
55000	HEALTH AND SAFETY	7	5
57001	TRESPASS	6	5
70000	JUVENILE RUNAWAY	2	1
72000	ANIMAL CRUELTY	1	2
73000	MISCELLANEOUS CRIMINAL OFFENCE	5	0
89001	SERVICE OF COMMISSION PAPERS	0	1
91001	DELINQUENT MINORS	4	8
92002	INCAPACITATION	1	0
92004	INSANITY	0	1
93001	TRAFFIC CRASH	20	18
93002	NONTRAFFIC CRASH	5	7
93003	TRAFFIC VIOLATION - CIVIL	60	28
93004	PARKING	29	36

Offense Count Report

Page: 2

Report Criteria:

Start Offense	End Offense	Officer
01000	PTL	ALL
2026	2025	
01/01/2026-09/23/2026	01/01/2025-09/23/2025	

Offense	Description	2026	2025
93006	TRAFFIC POLICING	51	36
93007	TRAFFIC SAFETY	2	12
93008	BREATHALYZER INSPECTION	8	7
93009	BREATHALYZER TEST	0	1
94002	FALSE ALARM ACTIVATION	13	23
97006	ACCIDENT - ALL OTHER	1	0
98002	INVESTIGATION - VEHICLE	0	2
98003	PROPERTY INSPECTION	12	18
98004	OTHER INSPECTION	27	68
98005	UNFOUNDED ALARM	1	0
98006	CIVIL MATTER	37	47
98007	SUSPICIOUS SITUATION	73	75
98008	FOUND/LOST PROPERTY	10	19
98009	DRUG OVERDOSE	1	1
99001	SUICIDE OR ATTEMPT	4	5
99002	NATURAL DEATH	3	3
99003	MISSING PERSON	2	1
99007	PUBLIC RELATIONS	1	2
99008	GENERAL ASSISTANCE-NON POLICE AGENCY	98	144
99009	GENERAL NON-CRIMINAL	18	16
99010	VILLAGE ORDINANCE VIOLATION	7	5
99010A	ANIMALS	48	31
99010B	BLIGHT	6	3
99010C	GOLF CARTS	6	3
99010D	BRUSH IN STREET	0	3
99010G	GRASS/WEEDS	64	107
99010H	RECREATIONAL VEHICLE STORAGE	1	4
99010J	INOPERABLE VEHICLE	18	36
99010K	RENTALS	1	0
99010N	UNNECESSARY NOISE	3	3
99010R	RUBBISH/GARBAGE IN YARD	13	19
99010T	ORV/ATV	5	5
99010V	VACANT PROPERTY	29	9
99010W	WASTE COLLECTION	26	31
99010X	SIGNS	17	0
99010Y	HARBORING LIVESTOCK	2	0
99010Z	ZONING	1	1
99013	ASSIST TO ANOTHER POLICE AGENCY	45	69
99014	ASSIST PAROLE/PROBATION AGENCY	1	0
99911	911 HANGUP CALL	4	1
Totals:		940	1047

Offense Report

Report Criteria:

Start Date	End Date	Start Offense	End Offense	Status
01/01/2026	09/23/2026	99010	99011	ALL

Incident	Rprt Date	Description	Area	Officer	Status
<i>9901-0 -- VILLAGE ORDINANCE VIOLATION</i>					Count: 7
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
26-000516	05/29/2026	Illegal Burn		COLEMAN, ASHLEY	Closed
26-000755	07/28/2026	Door to Door Solicitation		FREEMAN, JAMES	Closed
<i>9901-0A -- ANIMALS</i>					Count: 48
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
26-000451	05/15/2026	Barking Dogs		COLEMAN, ASHLEY	Turned Over Animal Control
26-000469	05/19/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000470	05/19/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000471	05/19/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000472	05/19/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000473	05/19/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000474	05/19/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000475	05/19/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000476	05/19/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000477	05/19/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000478	05/19/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000479	05/19/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000480	05/19/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000481	05/19/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000485	05/20/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000486	05/20/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control

Offense Report

Report Criteria:

Start Date	End Date	Start Offense	End Offense	Status
01/01/2026	09/23/2026	99010	99011	ALL

Incident	Rprt Date	Description	Area	Officer	Status
26-000487	05/20/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000489	05/20/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000490	05/20/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000491	05/20/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000492	05/20/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000493	05/20/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000511	05/28/2026	Dogs at Large		PIERCE, RYAN	Closed
26-000551	06/03/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000563	06/06/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000574	06/09/2026	Bat Removal		PIERCE, RYAN	Closed
26-000579	06/10/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000592	06/11/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000721	07/16/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000758	07/29/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000761	07/30/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000777	08/04/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000782	08/06/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000789	08/09/2026	Dog At Large		COLEMAN, ASHLEY	Closed
26-000793	08/11/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000807	08/17/2026	No Dog License		FREEMAN, JAMES	Turned Over Animal Control
26-000814	08/19/2026	Dog @ Large/Fail to License		PIERCE, RYAN	Turned Over Animal Control
26-000835	08/25/2026	Nuisance Animal		FREEMAN, JAMES	Closed
26-000883	09/11/2026	Welfare Check On Dog		COLEMAN, ASHLEY	Closed
9901-0B -- BLIGHT					Count: 6
26-000271	03/26/2026	Dilapidated Fence		FREEMAN, JAMES	Complied
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	In Person Contact
26-000607	06/16/2026	Blighted Structure		FREEMAN, JAMES	In Person Contact
26-000739	07/24/2026	Blighted Structure		HULBURT, ETHAN	Open
9901-0C -- GOLF CARTS					Count: 6
26-000292	03/30/2026	Golf Cart Violation		HARTZELL, WILLIAM	Closed
26-000524	05/29/2026	Golf Cart Violation		PIERCE, RYAN	Closed
26-000538	06/01/2026	Golf Cart Violation		HARTZELL, WILLIAM	Closed

Offense Report

Page: 3

Report Criteria:

Start Date	End Date	Start Offense	End Offense	Status
01/01/2026	09/23/2026	99010	99011	ALL

Incident	Rprt Date	Description	Area	Officer	Status
26-000552	06/03/2026	Golf Cart Violation		FREEMAN, JAMES	Closed
26-000612	06/16/2026	Golf Cart Violation		FREEMAN, JAMES	Exceptional Clearance
26-000891	09/13/2026	Golf Cart Violation		HULBURT, ETHAN	Closed
9901-0G -- GRASS/WEEDS					Count: 64
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	Complied
26-000383	04/29/2026	Grass/Weeds		FREEMAN, JAMES	Complied
26-000384	04/29/2026	Grass/Weeds		FREEMAN, JAMES	Complied
26-000385	04/29/2026	Grass/Weeds		FREEMAN, JAMES	Complied
26-000386	04/29/2026	Grass/Weeds		FREEMAN, JAMES	Complied
26-000387	04/29/2026	Grass/Weeds		FREEMAN, JAMES	Complied
26-000388	04/29/2026	Grass/Weeds		FREEMAN, JAMES	Complied
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	Complied
26-000414	05/06/2026	Grass/Weeds		FREEMAN, JAMES	Turned Over to Parks For Mowing
26-000419	05/06/2026	Grass/Weeds		FREEMAN, JAMES	Complied
26-000420	05/06/2026	Grass/Weeds		FREEMAN, JAMES	Complied
26-000441	05/12/2026	Grass/Weeds		FREEMAN, JAMES	Complied
26-000455	05/18/2026	Grass/Weeds		FREEMAN, JAMES	Complied
26-000456	05/18/2026	Grass/Weeds		FREEMAN, JAMES	Complied
26-000464	05/19/2026	Grass/Weeds		FREEMAN, JAMES	Complied
26-000465	05/19/2026	Grass/Weeds		FREEMAN, JAMES	Complied
26-000466	05/19/2026	Grass/Weeds		FREEMAN, JAMES	Complied
26-000484	05/20/2026	Grass/Weeds		FREEMAN, JAMES	Turned Over to Parks For Mowing
26-000521	05/29/2026	Grass/Weeds		FREEMAN, JAMES	Complied
26-000523	05/29/2026	Grass/Weeds		FREEMAN, JAMES	Complied
26-000527	05/30/2026	Grass/Weeds		FREEMAN, JAMES	Complied
26-000534	06/01/2026	Grass/Weeds		FREEMAN, JAMES	Complied
26-000539	06/02/2026	Grass/Weeds		FREEMAN, JAMES	Turned Over to Parks For Mowing
26-000540	06/02/2026	Grass/Weeds		FREEMAN, JAMES	Closed
26-000541	06/02/2026	Grass/Weeds		FREEMAN, JAMES	Complied
26-000542	06/02/2026	Grass/Weeds		FREEMAN, JAMES	Complied
26-000543	06/02/2026	Grass/Weeds		FREEMAN, JAMES	Complied
26-000568	06/08/2026	Grass/Weeds		HULBURT, ETHAN	Complied
26-000585	06/11/2026	Grass/Weeds		HULBURT, ETHAN	Complied
26-000586	06/11/2026	Grass/Weeds		HULBURT, ETHAN	Complied
26-000587	06/11/2026	Grass/Weeds		HULBURT, ETHAN	Complied
26-000588	06/11/2026	Grass/Weeds		HULBURT, ETHAN	Complied
26-000589	06/11/2026	Grass/Weeds		HULBURT, ETHAN	Complied
26-000590	06/11/2026	Grass/Weeds		HULBURT, ETHAN	Complied

Offense Report

Report Criteria:

Start Date	End Date	Start Offense	End Offense	Status
01/01/2026	09/23/2026	99010	99011	ALL

Incident	Rprt Date	Description	Area	Officer	Status
26-000591	06/11/2026	Grass/Weeds		HULBURT, ETHAN	Complied
26-000607	06/16/2026	Blighted Structure		FREEMAN, JAMES	In Person Contact
26-000651	06/30/2026	Grass/Weeds		HULBURT, ETHAN	Complied
26-000656	07/01/2026	Grass/Weeds		HULBURT, ETHAN	Complied
26-000657	07/01/2026	Grass/Weeds		HULBURT, ETHAN	Complied
26-000658	07/01/2026	Grass/Weeds		HULBURT, ETHAN	Complied
26-000659	07/01/2026	Grass/Weeds		HULBURT, ETHAN	Complied
26-000660	07/01/2026	Grass/Weeds		HULBURT, ETHAN	Turned Over to Parks For Mowing
26-000662	07/01/2026	Grass/Weeds		HULBURT, ETHAN	Complied
26-000663	07/01/2026	Grass/Weeds		HULBURT, ETHAN	Complied
26-000686	07/06/2026	Grass/Weeds		HULBURT, ETHAN	Complied
26-000687	07/06/2026	Grass/Weeds		HULBURT, ETHAN	Complied
26-000688	07/06/2026	Grass/Weeds		HULBURT, ETHAN	Complied
26-000689	07/06/2026	Grass/Weeds		HULBURT, ETHAN	Complied
26-000690	07/06/2026	Grass/Weeds		HULBURT, ETHAN	Complied
26-000691	07/06/2026	Grass/Weeds		HULBURT, ETHAN	Complied
26-000692	07/06/2026	Grass/Weeds		HULBURT, ETHAN	Complied
26-000693	07/07/2026	Grass/Weeds		HULBURT, ETHAN	Complied
26-000715	07/14/2026	Grass/Weeds		HULBURT, ETHAN	Complied
26-000716	07/14/2026	Grass/Weeds		HULBURT, ETHAN	Turned Over to Parks For Mowing
26-000750	07/27/2026	Grass/Weeds		HULBURT, ETHAN	Open
26-000776	08/04/2026	Grass/Weeds		HULBURT, ETHAN	Closed
26-000781	08/06/2026	Grass/Weeds/Rubbish		HULBURT, ETHAN	Closed

9901-0H -- RECREATIONAL VEHICLE STORAGE

Count: 1

26-000606	06/16/2026	Recreational Storage		HULBURT, ETHAN	Unfounded
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9901-0J -- INOPERABLE VEHICLE

Count: 18

26-000170	03/04/2026	Inoperable Vehicle/s		FREEMAN, JAMES	Complied
26-000187	03/10/2026	Inoperable Vehicle/s		FREEMAN, JAMES	Complied
26-000270	03/26/2026	Inoperable Vehicle/s		FREEMAN, JAMES	In Person Contact
26-000271	03/26/2026	Dilapidated Fence		FREEMAN, JAMES	Complied
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	Complied
26-000467	05/19/2026	Inoperable Vehicle/s		FREEMAN, JAMES	Complied
26-000533	06/01/2026	Inoperable Vehicle/s		FREEMAN, JAMES	Complied
26-000578	06/10/2026	Inoperable Vehicle/s		FREEMAN, JAMES	Closed
26-000594	06/11/2026	Inoperable Vehicle/s		HULBURT, ETHAN	Complied
26-000609	06/16/2026	Inoperable Vehicle/s		HULBURT, ETHAN	Complied
26-000611	06/16/2026	Inoperable Vehicle/s		HULBURT, ETHAN	Complied
26-000694	07/07/2026	Inoperable Vehicle/s		HULBURT, ETHAN	Complied
26-000740	07/24/2026	Inop Vehicle/48 hour parking		PIERCE, RYAN	Closed
26-000753	07/28/2026	Vehicle Parts in VRW		HULBURT, ETHAN	Closed
26-000824	08/22/2026	Inoperable Vehicle (Parts)		WAGNER, JEFFREY	Closed

9901-0K -- RENTALS

Count: 1

26-000018	01/07/2026	Rental Inspection		FREEMAN, JAMES	Cleared by Citation
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Report Criteria:

Start Date	End Date	Start Offense	End Offense	Status
01/01/2026	09/23/2026	99010	99011	ALL

Incident	Rprt Date	Description	Area	Officer	Status
9901-0N -- UNNECESSARY NOISE					Count: 3
26-000316	04/04/2026	Loud Music		WAGNER, JEFFREY	Closed
26-000625	06/20/2026	Disturbing The Peace		WAGNER, JEFFREY	Unfounded
26-000722	07/17/2026	Loud Music		HULBURT, ETHAN	Closed
9901-0R -- RUBBISH/GARBAGE IN YARD					Count: 13
26-000271	03/26/2026	Dilapidated Fence		FREEMAN, JAMES	Complied
26-000295	03/31/2026	Rubbish on Property		FREEMAN, JAMES	Complied
26-000296	03/31/2026	Rubbish on Property		FREEMAN, JAMES	Complied
26-000297	03/31/2026	Rubbish on Property		FREEMAN, JAMES	Complied
26-000309	04/01/2026	Blighted Structure/Rubbish		FREEMAN, JAMES	In Person Contact
26-000378	04/29/2026	Grass/Weeds/Rubbish on Property		FREEMAN, JAMES	Complied
26-000609	06/16/2026	Inoperable Vehicle/s		HULBURT, ETHAN	Complied
26-000664	07/01/2026	Rubbish on Property		HULBURT, ETHAN	Closed
26-000665	07/01/2026	Rubbish on Property		HULBURT, ETHAN	Complied
26-000666	07/01/2026	Rubbish on Property		HULBURT, ETHAN	Closed
26-000781	08/06/2026	Grass/Weeds/Rubbish		HULBURT, ETHAN	Closed
26-000845	08/27/2026	Rubbish on Property		HULBURT, ETHAN	Complied
26-000875	09/09/2026	Rubbish on Property/Blighted Structure		HULBURT, ETHAN	Open
9901-0T -- ORV/ATV					Count: 5
26-000134	02/24/2026	ORV Violation		PIERCE, RYAN	Closed
26-000555	06/04/2026	ORV Violation		HARTZELL, WILLIAM	Closed
26-000786	08/07/2026	BOL Go Cart / Mini Bike		COLEMAN, ASHLEY	Closed
26-000805	08/17/2026	ORV/ATV Violation		FREEMAN, JAMES	Open
26-000897	09/14/2026	ORV/ATV Inquiry		FREEMAN, JAMES	Closed
9901-0V -- VACANT PROPERTY					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

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Report Criteria:

Start Date	End Date	Start Offense	End Offense	Status
01/01/2026	09/23/2026	99010	99011	ALL

Incident	Rprt Date	Description	Area	Officer	Status
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
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: 26

26-000158	03/02/2026	Waste Collection		FREEMAN, JAMES	Closed
26-000159	03/02/2026	Waste Collection		FREEMAN, JAMES	Closed
26-000166	03/03/2026	Waste Collection		FREEMAN, JAMES	Closed
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	Closed
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	Closed
26-000440	05/12/2026	Waste Collection		FREEMAN, JAMES	Closed
26-000443	05/13/2026	Waste Collection		FREEMAN, JAMES	Closed
26-000444	05/14/2026	Waste Collection		FREEMAN, JAMES	Closed
26-000462	05/19/2026	Waste Collection		FREEMAN, JAMES	Closed
26-000463	05/19/2026	Waste Collection		FREEMAN, JAMES	Closed
26-000593	06/11/2026	Waste Collection		FREEMAN, JAMES	Closed
26-000645	06/29/2026	Waste Collection		FREEMAN, JAMES	Closed
26-000646	06/29/2026	Waste Collection		FREEMAN, JAMES	Closed
26-000704	07/09/2026	Waste Collection		FREEMAN, JAMES	Closed
26-000749	07/27/2026	Waste Collection		FREEMAN, JAMES	Closed
26-000830	08/24/2026	Waste Collection		FREEMAN, JAMES	Closed
26-000836	08/25/2026	Waste Collection		FREEMAN, JAMES	Closed
26-000837	08/25/2026	Waste Collection		FREEMAN, JAMES	Closed

9901-0X -- SIGNS

Count: 17

26-000252	03/24/2026	Business Sign		FREEMAN, JAMES	Complied
26-000253	03/24/2026	Business Sign		FREEMAN, JAMES	Complied
26-000254	03/24/2026	Business Sign		FREEMAN, JAMES	Complied
26-000255	03/24/2026	Business Sign		FREEMAN, JAMES	Complied
26-000256	03/24/2026	Business Sign		FREEMAN, JAMES	Complied
26-000257	03/24/2026	Business Sign		FREEMAN, JAMES	Complied
26-000258	03/24/2026	Business Sign		FREEMAN, JAMES	Complied
26-000259	03/24/2026	Business Sign		FREEMAN, JAMES	Complied
26-000260	03/24/2026	Business Sign		FREEMAN, JAMES	Complied
26-000261	03/24/2026	Business Sign		FREEMAN, JAMES	Closed
26-000262	03/24/2026	Business Sign		FREEMAN, JAMES	Complied
26-000263	03/24/2026	Business Sign		FREEMAN, JAMES	Complied
26-000264	03/24/2026	Business Sign		FREEMAN, JAMES	Complied

Offense Report

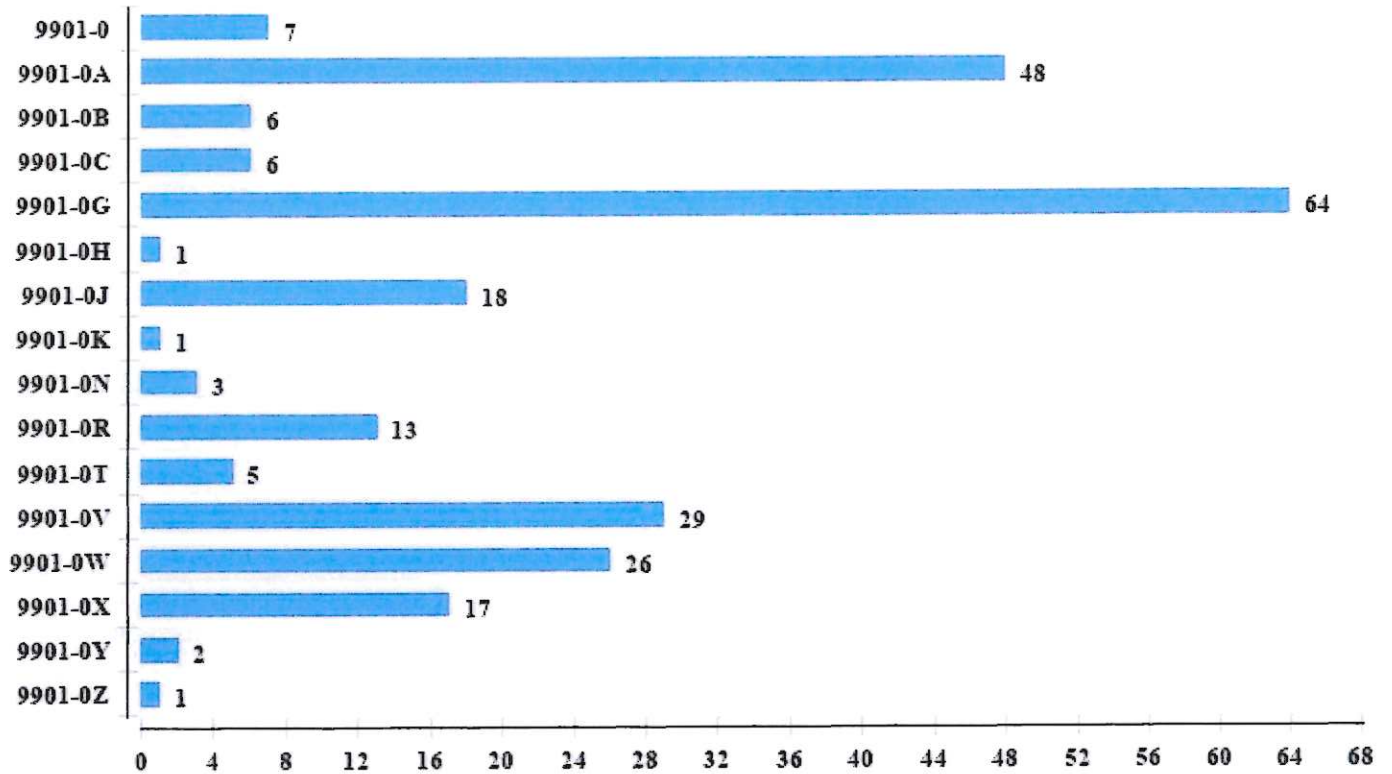
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Report Criteria:

Start Date	End Date	Start Offense	End Offense	Status
01/01/2026	09/23/2026	99010	99011	ALL

Incident	Rprt Date	Description	Area	Officer	Status
26-000265	03/24/2026	Business Sign		FREEMAN, JAMES	Complied
26-000272	03/26/2026	Business Sign		FREEMAN, JAMES	Notice Mailed
26-000373	04/27/2026	Business Sign		FREEMAN, JAMES	Open
26-000813	08/19/2026	Business Sign		FREEMAN, JAMES	In Person Contact
<i>9901-0Y -- HARBORING LIVESTOCK</i>					Count: 2
26-000161	03/02/2026	Harboring Livestock		FREEMAN, JAMES	Council Approved
26-000834	08/25/2026	Harboring Livestock		FREEMAN, JAMES	Unfounded
<i>9901-0Z -- ZONING</i>					Count: 1
26-000667	07/01/2026	Building Permit		FREEMAN, JAMES	Turned Over
					Total: 247

Offense Activity Counts





TEDC Director Report

Prepared by: Alisha Proctor, Executive Director
Tuscola County Economic Development Corporation

During August 2026, TEDC continued business retention and expansion, brownfield redevelopment, housing, infrastructure, site readiness, mobility, grant administration, and municipal assistance throughout Tuscola County. Work included direct engagement with employers and developers, coordination with local and state partners, project and reimbursement management, preparation of funding requests, and continued development of TEDC's internal capacity. TEDC's BRE team also completed recent training on Brownfield TIF.

1. Tuscola County-wide activity

Business retention, expansion, and partner engagement

- Conducted and coordinated business retention and expansion outreach, including the August BRE schedule and direct assistance to employers, developers, agricultural and farm-service businesses, downtown businesses, and commercial redevelopment projects.
- Provided introductions, funding research, letters of support, referrals, and follow-up assistance in coordination with MEDC, Michigan Works!, SBDC, MMTTC, EGLE, MDARD, and other partners.
- Attended the MEDA Annual Meeting and Summer Conference on August 6-7 for statewide economic-development learning and relationship building.

Brownfields, site readiness, and redevelopment

- Continued serving as lead for the EPA MI Green Thumb coalition, which consists of eligibility review, environmental assessment, or redevelopment support across the three-county service area.
- Continued administration and reimbursement coordination for active, SSRP, EPA Assessment, EGLE brownfield projects, including Cook Chevrolet in Vassar and 6201 Church Street in Cass City.
- Supported municipal and developer projects involving housing, commercial redevelopment, downtown investment, and reuse of challenged properties.

Housing, infrastructure, and mobility

- Continued TPA services for Village of Cass City CDBG Housing Rehabilitation Program and pursued additional third-party-administrator opportunities for the City of Caro and Kingston Township.
- Discussion and coordination for the Cass River Multi-Use Path/MDOT TAP project planning and coordination
- Continued Caro Dam feasibility
- FEMA grant for Moore Drain submitted on the behalf of Vassar and other infrastructure-funding work.

Grant administration and organizational matters

- Submitted the USDA Rural Business Development Grant request.
- Helped in coordinating regional convening and partnership work, including Thumb Region Capital Connect and planning to reconvene the Municipal Managers Group/EDC Roundtable.

2. Cass City focus

Business retention: Walbro

- Met with Walbro as part of TEDC's business-retention and employer-engagement work, with discussion focused on the company's operations, workforce, continued role in Cass City, and opportunities for partner support.



The meeting reinforced Walbro's importance to Cass City's manufacturing base, workforce, and long-term economic identity and created an opportunity to connect the company with TEDC and partner resources.

- Completed follow-up from the Walbro meeting and route specific needs to the correct workforce, training, state, or technical-assistance partner.
- Follow-ups include focused on any workforce, training, supplier, or other needs identified by Walbro rather than treating the visit as a completed outcome by itself.

CDBG Housing Rehabilitation Program

- Continued serving as Lead Third Party Administrator for the Village of Cass City's MSHDA CDBG homeowner-rehabilitation program.
- Maintained oversight of applicant intake, completeness review, income verification, environmental-review coordination, procurement, compliance, reporting, and final submission review.

6201 Church Street brownfield project

- Continued grant administration and reimbursement coordination for the 6201 Church Street redevelopment project.
- Advanced the extension request associated with vapor-mitigation-system monitoring and tracked approved work-plan and payment activity.
- Maintained coordination among the Village, environmental consultant, EGLE, and TEDC to keep required monitoring, documentation, and reimbursement work moving.

Community and project development

- Continued outreach and assistance related to local business, redevelopment, and community-development opportunities.

Program	Total Award	Used / Spent	Remaining
EGLE - 6201 Church Street	\$600,000.00	\$498,359.31	\$101,640.69
EGLE - 1223 W. Saginaw Road	\$1,000,000.00	\$82,397.36	\$917,602.64
EPA MI Green Thumb	\$600,000.00	\$252,876.59	\$347,123.41
MEDC SSRP	\$215,381.00	\$75,417.49	\$139,963.51