

CALL MEETING TO ORDER

MAYOR MCCRUMB WILL
CALL THE MEETING TO ORDER



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE

PLEDGE OF ALLEGIANCE

THE MAYOR WILL CALL ON A COUNCIL
MEMBER TO LEAD THE PLEDGE,
EVERYONE CAN PARTICIPATE



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE

ROLL CALL & QUORUM

CLERK WILL DO A ROLL CALL, QUORUM IS
FOUR (4) COUNCILMEMBERS



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE

EXCUSE ABSENT COUNCIL MEMBERS

COUNCIL WILL ALREADY KNOW WHAT
COUNCIL MEMBERS ARE ABSENT AND
EXCUSES, THIS IS AN OPPORTUNITY TO
EXCUSE OR NOT EXCUSE A COUNCIL
MEMBERS ABSENCE AT EACH MEETING



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE



Date: Monday, July 6, 2026 // **Time:** 7:00 PM

Location: Council Chambers, 257 W Monroe St Bangor, MI 49013

Mayor: Darla McCrumb **Mayor Pro-Tem:** Pati Martinez-Serratos **City Manager:** Justin Weber

Council Members: Amber Garcia, Heléne Rivers, William Murphy Jr, Renee Doroh

City Council meetings are conducted in accordance with Michigan's Open Meeting Act (OMA), 1976 PA 267, MCL 15.261 et seq. and Roberts Rules of Order Newly Revised.

1. **Call to Order**
2. **Pledge of Allegiance** Mayor/Chair will ask a Councilmember to lead
3. **Roll Call and Determination of Quorum** Four (4)
4. **Authorization to Excuse Absences, if any, from the Meeting**
5. **Approval of Posted Agenda for 07/06/26**
6. **Adopt Consent Agenda**

STAY CONNECTED
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NIXLE: text "49013" to 888777

All items listed under 'Consent Agenda Items' are considered to be routine and have previously been reviewed by Council, and will be enacted with one motion, unless stated otherwise by a Council Member, in which event the item will be removed from the consent agenda and considered in 10. b. unfinished business.

- a. Approval of **Regular Meeting** minutes for **06/15/26**
- b. Approval of **General Checking Accounts Payable & Payroll** for **07/06/26** for **\$157,572.19**
- c. Approval of **Roads Accounts Payable** for **07/06/26** for **\$6,452.92**

Roll Call VoteCity Clerk Shelly Umbanhowar

7. **Regular Business** (Resolutions, Proclamations, Reports, and Presentations)

a. **Resolutions**

i) **ACTION ITEM: Resolution 2026-21 BHC Deficit Elimination Plan for FY25**

BHC Deficit Elimination Plan for FY25City Treasurer Stephenie Cagle

Roll Call VoteCity Clerk Shelly Umbanhowar

ii) **ACTION ITEM: Resolution 2026-22 Revised Deficit Elimination Plan – Motor Pool Fund**

Revised Deficit Elimination Plan for the Motor Pool FundCity Treasurer Stephenie Cagle

Roll Call VoteCity Clerk Shelly Umbanhowar

b. **Proclamations**

i) None

c. **Reports**

i) None

d. **Presentations**

i) **ACTION ITEM: Softball Tournament**

Softball Tournament.....Kathy Sparks

8. **Comments/Concerns from the Audience/Public**

This is an opportunity for the public to address the Council and to make any appropriate comments about agenda items specifically. Persons addressing City Council are to wait until they are recognized by the Mayor/Chair. **Please limit your comments to three (3) minutes per speaker.**

9. **Unfinished Business/Postponed Items**

- a. None
- b. Items Removed from Consent Agenda (*If any item is removed from Consent Agenda, it is discussed here*)

10. **New Business**

- a. **ACTION ITEM: Lynne Farmer Resignation**.....City Manager Weber
- b. **ACTION ITEM: Dan Farmer, Resignation from Bangor Housing Commission**City Manager Weber
- c. **ACTION ITEM: Mayor Pro Tem Selection**Mayor McCrumb
- d. **ACTION ITEM: Council Vacancy, Application, Appointment Process**Mayor McCrumb
Motion to acknowledge the Council vacancy, Open the Application Process, and Approve the appointment Process.
- e. **ACTION ITEM: BCFD Appointment**.....City Manager Weber

11. **City Manager Updates/Closing Comments**

12. **Councilmember Closing Comments**

13. **Adjournment**

CONSENT AGENDA

- APPROVAL OF MEETING MINUTES
- APPROVAL GENERAL, ROADS, T&A CHECKING AP



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE



Council Chambers

Regular Meeting

7:00PM

257 W MONROE ST BANGOR, MI 49013

1. This meeting was called to order by Mayor Farmer at 7:00 pm.
2. PLEDGE OF ALLEGIANCE IS LED BY COUNCILMEMBER MURPHY AND RECITED BY ALL PRESENT
3. **ROLL CALL & DETERMINATION OF QUORUM**

Attendee Name	Title	Status	
		Present	Absent
Lynne Farmer	Mayor	X	
Darla McCrumb	Mayor Pro Tem	X	
Heléne Rivers	Councilmember	X	
William Murphy Jr	Councilmember	X	
Renee Doroh	Councilmember	X	
Amber Garcia	Councilmember	X	
Pati Martinez-Serratos	Councilmember		X
QUORUM (4) MET (6 PRESENT)			

OTHERS PRESENT

Justin Weber, City Manager
 Shelly Umbanhowar, City Clerk
 Stephenie Cagle, City Treasurer

Scott Graham, City Attorney
 Steve Lowder, DPW Director
 Approximately 15 members of the public

4. **AUTHORIZATION TO EXCUSE ABSENT COUNCILMEMBER(S) FROM THE MEETING**
 Excuse Councilmember Martinez-Serratos from the 06/15/26 Regular City Council Meeting.
 Mover: Councilmember Garcia, Second: Councilmember Murphy. Ayes from all.

5. **APPROVAL OF POSTED REGULAR AGENDA**

Motion to accept Regular Meeting 06/15/26 Posted Agenda with the removal of #13, Closed Session.	
RESULT:	CARRIED (UNANIMOUS)
MOVER:	William Murphy Jr, Councilmember
SECONDER:	Renee Doroh, Councilmember
ABSENT:	Martinez-Serratos

6. **TRUTH IN TAXATION PUBLIC HEARING**

a. Public Hearing Call to Order

Motion to go into Public Hearing for Truth In Taxation/Operating Millage Levy.

Mover: Councilmember Murphy; Second: Councilmember Garcia. Ayes from all.

Public Hearing begins at 7:02 PM.

b. Comments – Citizen Participation

Mayor Farmer opened the public comments to garner input regarding the proposed Truth In Taxation/City Operating Millage Levy. No comments were offered. No comments were by email or in writing. Mayor Farmer closed the public comments.

c. Public Hearing for Truth In Taxation Adjournment

Motion to adjourn the Public Hearing for Truth In Taxation/Operating Millage Levy.

Mover: Councilmember Garcia; Second: Councilmember Murphy.

Public Hearing adjourned at 7:03 PM.

CITY OF BANGOR FY 2026/2027 BUDGET PUBLIC HEARING**d. Public Hearing Call to Order**

Motion to go into Public Hearing for FY 2026/2027 Budget.

Mover: Councilmember Garcia; Second: Councilmember Rivers. Ayes from all.

Public Hearing begins at 7:04 PM.

e. Comments – Citizen Participation

Mayor Farmer opened the public comments to garner input regarding the proposed City of Bangor FY 2026/2027 Budget. No comments were offered. No comments were by email or in writing. Mayor Farmer closed the public comments.

f. Public Hearing for FY 2026/2027 Budget Adjournment

Motion to adjourn the Public Hearing for FY 2026/2027 Budget.

Mover: Councilmember Garcia; Second: Councilmember Rivers. Ayes from all.

The Public Hearing adjourned at 7:05 PM.

7. APPROVAL OF CONSENT AGENDA**a. Consent Agenda**

Motion to accept Consent Agenda, with no removals or corrections: Approval of General Checking Accounts Payable & Payroll in the amount of \$201,526.50, T&A2 Accounts Payable in the amount of \$95,575.95, and Roads Accounts Payable in the amount of \$3,873.62; Minutes as Presented, no changes: Closed Session Meeting 06/01/26 and Regular Meeting 06/01/26.

RESULT: MOTION CARRIED (6 YES; 1 ABSENT) (ROLL CALL)

MOVER: Heléne Rivers, Councilmember

SECONDER: Renee Doroh, Councilmember

YES: Garcia, McCrumb, Rivers, Murphy, Doroh, Farmer

NO: None

ABSENT: Martinez-Serratos

8. REGULAR BUSINESS**a. Resolutions**

- i. Resolution 2026-14 Truth In Taxation/City Operating Millage Levy – Resolution adopting the City Operating Millage Levy.

Motion to adopt Resolution 2026-14 Truth In Taxation/City Operating Millage.

RESULT: MOTION CARRIED (6 YES; 1 ABSENT) (ROLL CALL)

MOVER: Renee Doroh, Councilmember

SECONDER: Amber Garcia, Councilmember

YES: Garcia, McCrumb, Rivers, Murphy, Doroh, Farmer

NO: None

ABSENT: Martinez-Serratos

- ii. Resolution 2026-15 Fire Special Assessment Millage – Resolution adopting the Fire Special Assessment Millage.

Motion to adopt Resolution 2026-15 Fire Special Assessment.

RESULT: MOTION CARRIED (6 YES; 1 ABSENT) (ROLL CALL)
MOVER: Heléne Rivers, Councilmember
SECONDER: Renee Doroh, Councilmember
YES: Garcia, McCrumb, Rivers, Murphy, Doroh, Farmer
NO: None
ABSENT: Martinez-Serratos

- iii. Resolution 2026-16 Police Special Levy Assessment Millage – Resolution adopting the Police Special Levy Assessment Millage.

Motion to adopt Resolution 2026-16 Police Special Levy Assessment.

RESULT: MOTION CARRIED (6 YES; 1 ABSENT) (ROLL CALL)
MOVER: Renee Doroh, Councilmember
SECONDER: Amber Garcia, Councilmember
YES: Garcia, McCrumb, Rivers, Murphy, Doroh, Farmer
NO: None
ABSENT: Martinez-Serratos

- iv. Resolution 2026-17 General Finance Budget for FY 2026/2027 – Resolution adopting the General Finance Budget for FY 2026/2027.

Motion to adopt Resolution 2026-17 General Finance for FY 2026/.

RESULT: MOTION CARRIED (6 YES; 1 ABSENT) (ROLL CALL)
MOVER: Amber Garcia, Councilmember
SECONDER: Heléne Rivers, Councilmember
YES: Garcia, McCrumb, Rivers, Murphy, Doroh, Farmer
NO: None
ABSENT: Martinez-Serratos

- v. Resolution 2026-19 4th Quarter Budget Amendments for FY 2025/2026 – Resolution adopting the 4th Quarter Budget Amendments for FY 2025/2026.

Motion to adopt Resolution 2026-19 4th Quarter Budget Amendments for FY 2025/2026.

RESULT: MOTION CARRIED (6 YES; 1 ABSENT) (ROLL CALL)
MOVER: Heléne Rivers, Councilmember
SECONDER: William Murphy Jr, Councilmember
YES: Garcia, McCrumb, Rivers, Murphy, Doroh, Farmer
NO: None
ABSENT: Martinez-Serratos

b. Proclamations

- i. None

c. Reports

i. Department Heads

DPW*, Police*, Fire*, Code Enforcement**, Clerk, and Treasurer: The reports have been received by the Council, reviewed as presented, and are hereby placed on file for record. **verbal report also given (DPW & Police presented a written report as well), **not present, no verbal report given and no written report to file.*

ii. Commission and Boards

Reports from Planning, Cemetery**, Parks & Recreation**, EDC*, and DDA**: The reports have been received by the Council, reviewed as presented, and are hereby placed on file for record. **verbal, no report to file, **did not meet or no representative available to give verbal report, not report to file*

iii. **Other**

Bangor Housing Commission and Van Buren County Senior Services updates: updates were given by Jerry Muenzer.

d. **Presentations**

i. None

9. **OPPORTUNITY FOR PUBLIC COMMENT - AGENDA ITEMS**

Mayor Farmer opened the public comment. Zero (0) public comments were offered. Mayor Farmer closed the public comment period.

10. **UNFINISHED BUSINESS/POSTPONED ITEMS/REMOVED FROM CONSENT AGENDA ITEMS**a. **Unfinished Business/Postponed Items**

None

b. **Items Removed From Consent Agenda**

None

11. **NEW BUSINESS**a. **PILOT Agreement with Bangor Housing Commission (BHC)**

The City Attorney reviewed the delinquent PILOT (Payment in Lieu of Taxes) obligations and discussed the matter with the Council. He explained that under the longstanding PILOT agreement, the Housing Commission makes PILOT payments to the City in lieu of property taxes. During the recent BHC audit, it was discovered that PILOT payments had not been made for approximately seven to eight years. The reason the payments ceased is unknown, and there is no evidence that payments were missed prior to that period.

The City Attorney advised that state and federal regulations permit municipalities to negotiate repayment schedules for delinquent PILOT obligations and to forgive a portion of the amount owed; however, the entire delinquency cannot be waived. He further reported that HUD has been made aware of the delinquency and the proposed resolution. The discussion focused on balancing the City's interest in recovering public funds with BHC's ability to repay the obligation without creating undue financial hardship. It was noted that PILOT amounts fluctuate based on rental income and that the delinquent amount calculated by the auditors extends through 2025.

The City Attorney presented a proposed settlement agreement and recommended reduction of the total amount due. He advised that similar settlements commonly include substantial reductions and that the proposed agreement provides a framework for repayment while allowing for future modification if financial circumstances warrant. Following discussion, there was support for accepting the City Attorney's recommended reduction and directing the City Manager and Director to work together to establish an appropriate repayment schedule.

Motion to accept proposed agreement and a reduction amount of the total amount due of \$30,000.00 through 2025. The City Manager is to work with the BHC Director regarding payment terms and amount.

RESULT: MOTION CARRIED (5 YES; 1 NO; 1 ABSENT) (ROLL CALL)

MOVER: Helène Rivers, Councilmember

SECONDER: Renee Doroh, Councilmember

YES: McCrumb, Rivers, Murphy, Doroh, Farmer

NO: Garcia

ABSENT: Martinez-Serratos

b. Darla McCrumb, Resignation from the Cemetery Committee

Motion to accept Darla McCrumb's resignation from the Cemetery Committee effective as of 05/19/26.

RESULT: CARRIED (UNANIMOUS)

MOVER: Amber Garcia, Councilmember

SECONDER: Heléne Rivers, Councilmember

ABSENT: Martinez-Serratos

12. **OPPORTUNITY FOR PUBLIC COMMENT - NON-AGENDA ITEMS**

Mayor Farmer opened the public comment. One (1) public comment was offered. Mayor Farmer closed the public comment period.

13. **COUNCILMEMBER CLOSING COMMENTS**

Councilmember comments were heard.

13. **ADJOURNMENT**

Motion to adjourn at 8:02 PM.

RESULTS: CARRIED (UNANIMOUS)

MOVER: Amber Garcia, Councilmember

SECONDER: Darla McCrumb, Councilmember

ABSENT: Martinez-Serratos

Shelly Umbanhowar, City Clerk

Mayor Lynne Farmer

CERTIFICATION

I, Shelly Umbanhowar, the duly appointed Clerk for the City of Bangor, do hereby certify that this is a true and exact copy of the minutes from the Regular Meeting held on Monday, June 15th, 2026. These minutes were approved by the City Council on Monday, July 6th, 2026, by unanimous vote. The original is on file at the Bangor City Hall, 257 W. Monroe Street, Bangor, Michigan 49013.

Shelly Umbanhowar, City Clerk



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE

CITY COUNCIL AGENDA FACT SHEET

To: Mayor McCrumb, Pro Tem Martinez-Serratos, Councilmember Rivers, Garcia, Doroh and Murphy
CC: Justin Weber, City Manager
From: Shelly Umbanhowar, MiPMC, City Clerk
CC: Stephenie Cagle, MiCPT, Treasurer
Subject: Accounts Payable and Payroll
Date: 07/02/26

Recommended Action:

GENERAL CHECKING - Treasurer recommends City Council approval of the following:

- **Invoice List** for 07/06/26 in the amount of **\$49,692.84.**
- **Payroll** for 06/19 (05/31-06/13/26)
- **Payroll** for 07/03 (06/14-06/27/26) in the amount of **\$98,676.11.**
- **Checks In Between** for 07/06/26 in the amount of **\$9,203.24.**
 - o For a **grand total** amount of **\$157,572.19** from the **GCK-2** account.

• TOTAL AMOUNT OF <u>GCK-2</u> BILLS LIST & PAYROLL	\$157,572.19
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ROADS - Treasurer recommends City Council approval of the following:

- **Bill List** for 07/06/26 in the amount of **\$6,452.92.**
 - o For a **grand total** amount of **\$6,452.92** from the **T&A** account.

• TOTAL AMOUNT OF <u>ROADS</u> BILLS LIST & PAYROLL	\$6,452.92
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Council Action:

For Action

Summary:

See GCK-2 and ROADS Invoice approval lists.

06/30/2026 INVOICE APPROVAL BY INVOICE REPORT FOR CITY OF BANGOR
 EXP CHECK RUN DATES 06/30/2026 - 07/07/2026
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: GCK-2

Vendor Code	Vendor Name Invoice	Description	Amount
ABON	ABONMARCHE 164448	FY27 BANGOR DWSRF PROJECT PLAN UPDATE	298.00
TOTAL FOR: ABONMARCHE			298.00
AT&T	AT&T MOBILITY 06142026	PHONE @ WELLS	117.72
TOTAL FOR: AT&T MOBILITY			117.72
AUTO	AUTO-WARES GROUP 378-243061	GREEN TRACTOR - GEAR OIL	7.09
	378243176	RED F250 FLEX PIPE, HDGM CLMP	49.85
	378-243180	RED F250 CONNECTOR	16.58
	378-243222	RED F250 HD BX CLM	20.36
	378-243232	RED F250 90 DEG ELBOW	15.39
TOTAL FOR: AUTO-WARES GROUP			109.27
BANG	BANGOR COMMUNITY FIRE DEPT 070126	4TH OF JULY - FIREWORKS 2026	2,000.00
TOTAL FOR: BANGOR COMMUNITY FIRE DEPT			2,000.00
BENISTAR	BENISTAR/UA-6803 07012026	RETIREMENT BENEFITS JULY 2026	3,197.50
TOTAL FOR: BENISTAR/UA-6803			3,197.50
CINTAS	CINTAS CORPORATION #301 4271896985	RUGS CITY HALL & POLICE STATION0609	105.21
	4273164705	DPW UNIFORMS	62.97
	4273797923	DPW UNIFORMS	62.97
	472370908	DPW UNIFORMS	65.45
TOTAL FOR: CINTAS CORPORATION #301			296.60
CIVICPLUS	CIVICPLUS LLC 375415	ANNUAL SUBSCRIPTION - ORDINANCE CODIFICATION	3,362.63
TOTAL FOR: CIVICPLUS LLC			3,362.63

COMCAST	COMCAST		
	0013411_060826	DPW 06/21-07/20/26 INTERNET	164.80
	0022578_061426	PARK ST LIFT INTERNET 06/28-07/27/26	52.90
	0030183_061226	CITY HALL 06/16-07/15/26 INTERNET	374.96
	0030191_061226	POLICE STATION INTERNET 06/16-07/15/26	61.53
TOTAL FOR: COMCAST			654.19
CONSUMERS	CONSUMERS ENERGY		
	7710.062226	POLICE STATION NATURAL GAS 05/22-06/22/26	24.62
	8098.062226	NATURAL GAS ARLINGTON LIFT 05/22-06/22/26	30.96
	8270.061726	WELL #9 05/19-06/17/26	108.89
	8353.062226	NATURAL GAS DPW BUILDING 05/22-06/22/26	137.60
	8536.062226	CITY HALL NATURAL GAS 05/22-06/22/26	133.73
	8833.061726	WELL #8 05/19-06/17/26	1,091.61
TOTAL FOR: CONSUMERS ENERGY			1,527.41
CORE&MAIN	CORE & MAIN LP		
	Y771376	DPW - METERS	3,268.20
TOTAL FOR: CORE & MAIN LP			3,268.20
DANSAUTO	DAN'S AUTOMOTIVE		
	I012168	CAR #51 - OIL CHANGE	40.65
TOTAL FOR: DAN'S AUTOMOTIVE			40.65
DECATURELE	DECATUR ELECTRONICS, LLC		
	061526	POLICE DEPT EQUIPMENT	178.00
TOTAL FOR: DECATUR ELECTRONICS, LLC			178.00
DELTA	DELTA DENTAL OF MICHIGAN		
	RIS0007086135	DENTAL INSURANCE	1,747.92
TOTAL FOR: DELTA DENTAL OF MICHIGAN			1,747.92
ELHORN	ELHORN ENGINEERING COMPANY		
	311276	WATER TREATMENT SUPPLIES	3,100.00
TOTAL FOR: ELHORN ENGINEERING COMPANY			3,100.00
FERGUSON	FERGUSON ENTERPRISES, INC		
	0244730	DPW CURB BX COMP W/LID	936.99
	0244731	DPW - 2 1/2 OUTSIDE CURB BX REP LID	145.02
	0312288	DPW - 6 FT CURB & VLV BX	333.18
TOTAL FOR: FERGUSON ENTERPRISES, INC			1,415.19

FLEETWOODS	FLEETWOODS MECHANICAL SERVICES		
	73117	CITY HALL TUNE UP AC	79.00
	73118	DPW AC TUNE UP	79.00
	73144	POLICE DEPT & LIBRARY TUNE UP AC	158.00
TOTAL FOR: FLEETWOODS MECHANICAL SERVICES			316.00
GETTYSBURG	GETTYSBURG FLAG WORKS		
	S231410	200 FLAGS, GRAVE MARKER	815.89
TOTAL FOR: GETTYSBURG FLAG WORKS			815.89
MENARDS SH	MENARDS SOUTH HAVEN		
	2273	MATERIALS FOR PAINTING DPW TRAILER	72.80
	2797	DPW SHOP - MISC SUPPLIES	335.66
	2991	DPW - SUPPLIES	46.90
	3111	QUONSET HUT - DPW	233.03
TOTAL FOR: MENARDS SOUTH HAVEN			688.39
PRIMAR	MERLE BOES, INC		
	SI-142874	DPW GAS 0606	984.80
	SI-142876	DPW GAS 06/06/26	874.41
	SI-144089	DPW GAS 06/13/26	535.20
	SI-144753	DPW GAS 06/18/26	640.56
	SI-144756	DPW GAS 06/19/26	1,076.17
TOTAL FOR: MERLE BOES, INC			4,111.14
MI TOWNSHI	MICHIGAN TOWNSHIP SERVICES ALLEGAN		
	4367	PERMIT FEES MAY 2026 ELECTRICAL	410.40
TOTAL FOR: MICHIGAN TOWNSHIP SERVICES ALLEGAN			410.40
PITNEY	PITNEY BOWES		
	050726	POSTAGE FOR METER	201.00
	1029615557	INK CARTRIDGES FOR POSTAGE MACHINE	191.70
	3322797481	POSTAGE METER LEASE 05/10-08/09/26	74.04
TOTAL FOR: PITNEY BOWES			466.74
PRIORITY	PRIORITY HEALTH		
	261680009038	HEALTH INSURANCE	15,152.90
TOTAL FOR: PRIORITY HEALTH			15,152.90
RODSPRINTS	ROD'S PRINTS & PROMOTIONS		
	14246	DPW DOOR LOGOS, VEHICLES	72.00
TOTAL FOR: ROD'S PRINTS & PROMOTIONS			72.00

UMBANHOWAR	SHELLY UMBANHOWAR		
	062026	MILEAGE REIMBURSEMENT	173.16
TOTAL FOR: SHELLY UMBANHOWAR			173.16
SPECTRUM	SPRCTRUM PRINTERS, INC		
	INV091548	MAY 2026 ELECTION - PRECINCT KIT	54.19
TOTAL FOR: SPRCTRUM PRINTERS, INC			54.19
STANDARD	STANDARD INSURANCE COMPANY		
	070126	LIFE INSURANCE	177.00
TOTAL FOR: STANDARD INSURANCE COMPANY			177.00
STAPLES	STAPLES		
	7010218899	CITY HALL, DPW OFFICE SUPPLIES	493.00
	7010290891	CITY HALL OFFICE SUPPLIES	57.60
TOTAL FOR: STAPLES			550.60
TERM	TERMINIX COMMERCIAL		
	97676053	DPW PEST CONTROL	114.28
TOTAL FOR: TERMINIX COMMERCIAL			114.28
TRACE	TRACE ANALYTICAL LABORATORIES, INC		
	6F00685	DRINKING WATER REQ	129.76
TOTAL FOR: TRACE ANALYTICAL LABORATORIES, INC			129.76
TREE BUSTE	TREE BUSTERS AND MORE LLC		
		CUT DOWN AND CLEAN UP OF 2 DEAD TREES AT	
	902	CHARLES PARK	1,500.00
TOTAL FOR: TREE BUSTERS AND MORE LLC			1,500.00
USBANK	US BANK EQUIPMENT FINANCE		
	583810098	CITY COPIER LEASE	522.88
TOTAL FOR: US BANK EQUIPMENT FINANCE			522.88
USABLUE	USA BLUEBOOK		
	INV01072596	WATER TREATMENT SUPPLIES	682.58
TOTAL FOR: USA BLUEBOOK			682.58
VANCLERK	VAN BUREN COUNTY CLERK		
		VOTERS CARD PRINTING FOR THE QUARTER ENDING	
	062426	06/30/26	47.95
TOTAL FOR: VAN BUREN COUNTY CLERK			47.95

VERIZWIRE	VERIZON WIRELESS	DPW, POLICE, CODE ENF - ON DUTY CELL PHONES, WIFI	
	6145777568	HOTSPOT - CODE ENF	324.16
TOTAL FOR: VERIZON WIRELESS			324.16

PP VILLAGE	VILLAGE OF PAW PAW		
	APRIL-26	LAB ANALYSIS APRIL 2026	1,766.00
TOTAL FOR: VILLAGE OF PAW PAW			1,766.00

VSP	VISION SERVICE PLAN		
	825417678	VISION INSURANCE	303.54
TOTAL FOR: VISION SERVICE PLAN			303.54

TOTAL - ALL VENDORS			49,692.84
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PAYROLL

PAYROLL	PAYROLL		
	06/19/26	Payroll - 05/31-06/13/26 including BHC	46,998.56
	07/02/26	Payroll - 06/14-06/27/26 including BHC	47,855.97
	06/30/26	Council 4th Qtr & June 2026 Meeting Pay	3,821.58
TOTAL FOR: PAYROLL			98,676.11

TOTAL - ALL PAYROLL			98,676.11
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CHECKS IN BETWEEN

CHECKS IN BETWEEN	CHECKS IN BETWEEN		
		Police - April 2026 - March 2027 Online; Evidence	
	43094	Module	3,753.08
	43095	Various credit card charges May 2026	5,450.16
TOTAL FOR: CHECKS IN BETWEEN			9,203.24

TOTAL - ALL CHECKS IN BETWEEN			9,203.24
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GRAND TOTAL - ALL CATEGORIES			157,572.19
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FUND TOTALS:

Fund 101 - GENERAL FUND	135,734.77
Fund 209- CEMETERY FUND	815.89
Fund 590 - SEWER FUND	6,321.38
Fund 591 - WATER FUND	9,590.97
Fund 661 - MOTOR EQUIPMENT FUND	5,109.18
	157,572.19

BANK TOTALS:

Bank GCK-2 GENERAL CHECKING 2	157,572.19
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PAYMENT TYPE TOTALS:

Paper Check	51,613.72
ACH Transaction	654.19
EFT Transfer	105,304.28
	157,572.19

06/30/2026 INVOICE APPROVAL BY INVOICE REPORT FOR CITY OF BANGOR
EXP CHECK RUN DATES 06/30/2026 - 07/07/2026
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: ROADS

Vendor Code	Vendor Name		Amount
	Invoice	Description	
FLEIS	FLEIS & VANDENBRINK INC		
		HAMILTON AVE BRIDGE REPLACEMENT - PROF SVCS	
	78190	FOR 05/03-05/30/26	4,900.00
TOTAL FOR: FLEIS & VANDENBRINK INC			4,900.00
SHARE	SHARE CORP.		
		INVERTED TIP PRECAUTION BLUE & SAFETY GREEN,	
	341960	MARKING FLAGS	902.66
TOTAL FOR: SHARE CORP.			902.66
VBCORC	VAN BUREN COUNTY ROAD COMMISSION		
	0071.0.01.0_062426	COLD PATCHING MATERIAL - 2.31 YARDS - MAY 2026	650.26
TOTAL FOR: VAN BUREN COUNTY ROAD COMMISSION			650.26

TOTAL - ALL VENDORS	6,452.92
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FUND TOTALS:	
Fund 202 - MAJOR STREETS FUND	3,226.46
Fund 203 - LOCAL STREETS FUND	3,226.46
	6,452.92

BANK TOTALS:	
Bank ROADS STREET FUNDS	6,452.92

PAYMENT TYPE TOTALS:	
Paper Check	6,452.92

REGULAR BUSINESS

- RESOLUTIONS
- PROCLAMATIONS
- DEPARTMENT HEAD REPORTS
- PRESENTATIONS



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE

Memo



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE

To: City Manager Weber
Mayor McCrumb
Mayor Pro-Tem Martinez-Serratos
Councilmember Murphy
Councilmember Rivers
Councilmember Doroh
Councilmember Garcia

From: Stephenie Cagle, Treasurer

cc: N/A

Date: 6/22/2026

Re: City Council Meeting 7/6/2026

City Council is being asked to consider two resolutions related to Deficit Elimination Plans required by the Michigan Department of Treasury:

1. Resolution Adopting the Revised Deficit Elimination Plan for the Motor Pool Fund
2. Resolution Acknowledging Receipt of and Accepting the Bangor Housing Commission Fiscal Year 2025 Deficit Elimination Plan

The Michigan Department of Treasury requested a revised Motor Pool Fund Deficit Elimination Plan with additional financial details. Treasury also advised that the City's Motor Pool Fund DEP could not be submitted without the Bangor Housing Commission DEP.

The Bangor Housing Commission approved its Fiscal Year 2025 Deficit Elimination Plan on June 18, 2026, and sent it to the City on June 22, 2026.

Both plans were provided to a State Treasury representative for review before being placed on the City Council agenda.

The revised Motor Pool Fund DEP outlines the City's plan to address the Motor Pool deficit through updated financial schedules, revised cost allocations, annual rate review, and long-term fleet planning.

The Bangor Housing Commission DEP addresses the Housing Commission's deficit. The City Council resolution acknowledges receipt of and accepts the Housing Commission's Fiscal Year 2025 DEP for submission with the City's DEP materials.

Administration recommends approval of both resolutions so the plans may be submitted to the Michigan Department of Treasury, and the City may remain in compliance with State requirements.

CITY OF BANGOR
VAN BUREN COUNTY, MICHIGAN

RESOLUTION: 2026-21

**RESOLUTION ACCEPTING THE BANGOR HOUSING COMMISSION DEFICIT
ELIMINATION PLAN FOR FISCAL YEAR 2025**

WHEREAS, the Bangor Housing Commission has prepared and adopted a Deficit Elimination Plan (DEP) for Fiscal Year 2025 to address an unrestricted net position deficit of **\$32,502** identified as of September 30, 2025; and

WHEREAS, the Deficit Elimination Plan identifies the causes of the deficit, including unit vacancies, tenant turnover and eviction costs, rehabilitation expenses, delayed audits, and increased operating and maintenance costs; and

WHEREAS, the Deficit Elimination Plan establishes corrective actions and financial management strategies intended to eliminate the deficit and restore the financial stability of the Bangor Housing Commission; and

WHEREAS, the Plan includes measures to increase occupancy, strengthen rent collection efforts, complete required audits, improve financial oversight, monitor expenditures, pursue available HUD funding opportunities, and maintain compliance with applicable federal regulations; and

WHEREAS, the Bangor Housing Commission has secured approval for approximately \$113,000 in HUD Shortfall Funding for 2025 and intends to pursue additional shortfall funding opportunities for Fiscal Year 2026; and

WHEREAS, pursuant to applicable State of Michigan requirements, the governing body of the City of Bangor has reviewed the Bangor Housing Commission's Deficit Elimination Plan and finds that the Plan provides a reasonable strategy for addressing the identified deficit and improving the Commission's long-term financial condition; and

WHEREAS, the City Council recognizes the importance of maintaining financially sound operations at the Bangor Housing Commission for the benefit of the residents it serves.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Bangor City Council hereby acknowledges receipt of and accepts the Bangor Housing Commission Fiscal Year 2025 Deficit Elimination Plan.
2. The City Council supports the implementation of the corrective actions and financial management practices identified within the Deficit Elimination Plan.

3. The City Council requests that the Bangor Housing Commission provide periodic updates regarding progress toward eliminating the deficit and achieving the financial objectives outlined in the Plan.
4. The City Clerk is directed to maintain a copy of this Resolution and the Deficit Elimination Plan in the official records of the City and to provide copies to any appropriate state agencies as required.
5. This Resolution shall take effect immediately upon adoption.

Adopted this **6th day of July, 2026.**

AYES:

NAYES:

ABSTAIN:

ABSENT:

ADOPTED: _____

Shelly Umbanhowar, Clerk

CLERK'S CERTIFICATION

State of Michigan }

County of Van Buren } ss

City of Bangor }

I, Shelly Umbanhowar, Clerk of the City of Bangor, do hereby certify that the foregoing resolution was adopted on July 6, 2026 at a regular meeting of the City Council of the City of Bangor.

Shelly Umbanhowar, Clerk



BANGOR HOUSING COMMISSION

RESOLUTION NO. 2025-2026-18-06

RESOLUTION ADOPTING THE DEFICIT ELIMINATION PLAN FOR FISCAL YEAR 2025

WHEREAS, the Bangor Housing Commission has completed its Fiscal Year 2025 financial reporting and has identified an unrestricted net position deficit in the amount of **Thirty-Two Thousand Five Hundred Two Dollars (\$32,502)**; and

WHEREAS, the deficit resulted from a combination of factors including prolonged unit vacancies, tenant turnover and eviction costs, rehabilitation expenses necessary to return units to service, delayed completion of required audits, and increased operating and maintenance costs; and

WHEREAS, the Bangor Housing Commission has prepared a Deficit Elimination Plan (DEP) outlining the causes of the deficit, corrective actions, revenue enhancement strategies, and long-term financial stabilization measures designed to eliminate the deficit and restore financial stability; and

WHEREAS, the Deficit Elimination Plan includes actions to:

- Increase occupancy and reduce unit vacancies;
- Strengthen rent collection efforts;
- Complete all required audits and maintain compliance with reporting requirements;
- Improve financial oversight and budgeting practices;
- Utilize available HUD operating, capital, and shortfall funding opportunities;
- Monitor monthly financial performance and implement expenditure controls; and
- Maintain compliance with HUD regulations and Bangor Housing Commission policies; and

WHEREAS, the Board of Commissioners has reviewed the Deficit Elimination Plan and finds it to be in the best interests of the Bangor Housing Commission and consistent with sound financial management practices.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Bangor Housing Commission Board of Commissioners hereby adopts the Fiscal Year 2025 Deficit Elimination Plan as presented.
2. The Executive Director is authorized and directed to implement all corrective actions identified within the Deficit Elimination Plan.
3. The Executive Director shall provide periodic progress reports to the Board regarding implementation of the Deficit Elimination Plan and the Commission's financial condition.

4. The Board shall monitor progress toward eliminating the deficit and maintaining long-term financial stability through regular review of financial statements and budget performance.
5. A copy of this Resolution and the adopted Deficit Elimination Plan shall be maintained in the official records of the Bangor Housing Commission and submitted to any state or federal agency as required.

YEAS: 5

NAYS: 0

ABSENT:

ABSTAIN:

ADOPTED this 18 day of June, 2026, 2025.

Chairperson, Board of Commissioners

Dan Farmer

Secretary, Board of Commissioners

Executive Director

Brandy Wines

Bangor Housing Commission

820 2nd Street

Bangor, MI 49013

PH: (269)427-5535

FX: (269)427-8876

Resident member Geary, V.P. Muenzer. Brandy Wines Commissioner Gray, Commissioner Mock



Bangor Housing Commission

Deficit Elimination Plan (DEP)

Fund: Financial Analysis Fund

Fiscal Year of Deficit: September 30, 2025

Unrestricted Net Position Deficit: (\$32,502.).

Primary Causes of Deficit

The deficit was primarily caused by operational and management challenges, including:

- Extended unit vacancies resulting in lost rental revenue.
- Costs associated with evictions and unit turnover.
- Expenses incurred to rehabilitate vacant units and prepare them for occupancy.
- Delays in completing required annual audits.
- Increased operating and maintenance costs.

Explanation of Deficit Increase

During fiscal year 2025, the Bangor Housing Commission experienced financial challenges due to a high number of vacancies, tenant evictions, and the need to restore several units to rentable condition. These circumstances reduced rental income while increasing maintenance and operating expenses.

In addition, prior audit requirements had not been completed in a timely manner, creating administrative and financial management challenges that contributed to the deficit position.

Corrective Actions

The Bangor Housing Commission has implemented the following corrective measures:

1. Aggressively market and fill vacant units to maximize occupancy and rental revenue.
2. Improve tenant screening and lease enforcement practices to reduce future evictions and bad debt.
3. Complete all required annual audits and maintain compliance with reporting requirements.
4. Strengthen financial oversight and budgeting procedures.
5. Ensure that all operations comply with HUD regulations and Bangor Housing Commission policies.
6. Monitor monthly financial performance and adjust expenditure as needed.
7. The BHC has a 2025 shortfall funding that was approved for \$113,000.
8. The BHC will be filing for shortfall funding for 2026 as well.

Funding Sources and Revenue Enhancement

To address the deficit and improve financial stability, the Bangor Housing Commission will:

- Maintain full occupancy of available housing units whenever possible.
- Apply for and utilize HUD Shortfall Funding, if eligible.
- Continue to maximize HUD operating and capital grant opportunities.
- Pursue collection of outstanding tenant accounts where appropriate.
- Monitor and increase other revenue sources when available.

Financial Projections

Operating Activity	FY 2025 Actual	FY 2026 Projected
Unrestricted Net Position	(32,502.)	(46,694.)
Tenant Revenue and Other	\$227,418	\$227,418
HUD Operating Grants	\$195,609	\$195,609
Capital Grants	\$60,665	\$60,665
Other Income	\$5,066	\$113,290
Interest Income	\$279	\$279
Total Revenue and Contributions	\$489,037	\$597,261
Administrative	\$118,220	\$118,220
Tenant Services	\$8,518	\$8,518

Operating Activity	FY 2025 Actual	FY 2026 Projected
Utilities	\$48,959	\$48,959
Maintenance	\$190,246	\$190,246
Protective Services	\$821	\$821
Insurance	\$36,077	\$62,305
Bad Debt – Tenant Rent	\$65,176	\$65,176
Payment in Lieu of Taxes	\$16,253	\$16,253
Other General Expenses	\$6,566	\$6,566
Depreciation	\$29,317	\$29,317
Total Expenses	\$520,153	\$546,381
Change in Net Position	(\$31,116)	\$880

Long-Term Financial Stability Plan

The Bangor Housing Commission is committed to maintaining long-term financial stability through the following actions:

- Conduct annual tenant recertifications in accordance with HUD requirements.
 - Maintain high occupancy levels and minimize unit vacancies.
 - Continue compliance with HUD regulations and reporting requirements.
 - Monitor operating expenses and implement cost-control measures when appropriate.
 - Complete annual audits on time.
 - Maintain strong financial oversight and internal controls.
-

Prepared By:

Brandy Wines, Executive Director
Bangor Housing Commission
820 2nd Street
Bangor, MI 49013
Phone: (269) 427-5535
Fax: (269) 427-8876

BANGOR HOUSING COMMISSION

RESOLUTION NO. 2020-~~2026~~-18-06

A Resolution to adopt a Policy regarding the manner in which the BHC disburses funds for normal business activities.

WHEREAS, the Bangor Housing Commission ("BHC"), through its Board of Commissioners, conducts business on a day-to-day basis through the actions of its Executive Director,

WHEREAS, the BHC recognizes its obligation and duty to supervise, monitor, and verify all BHC expenditures and disbursements of monies,

WHEREAS, the BHC has established policies requiring the Executive Director to account to the Board for all expenditures and disbursements both in the form of monthly reports, and in the form of reports provided to the Board as requested by Board members,

WHEREAS, the BHC has evaluated the need to conduct banking business, the manner in which it makes disbursements, and the form of its expenditures,

WHEREAS, the BHC has determined that the use of electronic banking practices and procedures have become safe and necessary in light of contemporary business practices,

NOW, THEREFORE, BE IT RESOLVED:

1. The Executive Director is authorized to maintain a "petty cash" account for use by BHC staff when necessary. All petty case expenditures shall be supported by appropriate documentation.
2. The Executive Director is authorized to keep at Authority offices a separate petty cash amount for the purpose of providing change for residents using laundry machines.
3. The Executive Director is authorized to use a debit card/credit card for purchases, as the Director determines to be appropriate. Purchases shall be supported by appropriate documentation.
4. The Executive Director is authorized to use electronic means such as ACH transfers in order to pay Authority bills, and to disburse monies from Authority accounts.
5. The Executive Director shall provide the Board on a monthly basis account statements identifying all disbursements of Authority funds, for any purpose.
6. Any Board Member is authorized to request documentation verifying all Authority expenditures and disbursements at any time.

7. The Executive Director or the Board President shall have the authority to pay or request payment of any amount by check or other comparable instrument.
8. This Resolution shall be included in the BHC Operational Documents maintained by the BHC.
9. Any prior policy or resolution of the BHC that conflicts with this Policy is terminated, cancelled, and rescinded, and shall no longer apply.

ADOPTED OCTOBER 15, 2020, after a motion by Commissioner Gray, support by V.P. Munzer, and the following vote:

AYE: 5

NAY: 0

Brand White

Board Secretary

CITY OF BANGOR
VAN BUREN COUNTY, MICHIGAN

RESOLUTION: 2026-22

**RESOLUTION ADOPTING THE REVISED DEFICIT ELIMINATION PLAN FOR THE
MOTOR POOL FUND**

WHEREAS, the City of Bangor has identified an unrestricted deficit net position in the Motor Pool Internal Service Fund; and

WHEREAS, the City previously adopted a Deficit Elimination Plan (DEP) to address the Motor Pool Fund deficit pursuant to the requirements of Public Act 34 of 2001, as amended; and

WHEREAS, the Michigan Department of Treasury requested revisions to the City's Deficit Elimination Plan to include a detailed breakdown of budgeted revenues, expenditures, and corrective actions; and

WHEREAS, as of June 30, 2025, the Motor Pool Fund reported an unrestricted net position deficit of approximately \$170,711; and

WHEREAS, the City Treasurer has prepared a revised Deficit Elimination Plan that includes detailed financial projections and corrective actions designed to eliminate the deficit by Fiscal Year 2026; and

WHEREAS, the revised Deficit Elimination Plan provides for increased departmental chargebacks, improved cost allocation among benefiting funds, annual review of Motor Pool rates, and implementation of a structured fleet replacement program; and

WHEREAS, the City Council finds that adoption of the revised Deficit Elimination Plan is necessary to ensure compliance with State requirements and maintain the City's long-term financial stability.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bangor, Van Buren County, Michigan, as follows:

1. Adoption of Revised DEP.

The City Council hereby adopts the Revised Deficit Elimination Plan for the Motor Pool Internal Service Fund, attached hereto and incorporated by reference, for submission to the Michigan Department of Treasury.

2. Implementation of Corrective Actions.

The City Manager, Treasurer, and other appropriate City staff are authorized and directed to implement all corrective actions identified in the revised Deficit Elimination Plan, including:

- o Revision of departmental chargeback rates;
- o Adjustment of charges to other City funds to ensure full cost recovery;

- o Annual review of Motor Pool rates during the budget process; and
 - o Development and implementation of a fleet replacement program.
3. **Treasury Submission.**
The City Treasurer is authorized and directed to submit the revised Deficit Elimination Plan and this Resolution to the Michigan Department of Treasury and maintain all related records in the City's official files.
4. **Effective Date.**
This Resolution shall take effect immediately upon adoption.

Adopted this 6th day of July 2026.

AYES:

NAYES:

ABSTAIN:

ABSENT:

ADOPTED:_____

Shelly Umbanhowar, Clerk

CLERK'S CERTIFICATION

State of Michigan }
County of Van Buren } ss
City of Bangor }

I, Shelly Umbanhowar, Clerk of the City of Bangor, do hereby certify that the foregoing resolution was adopted on July 6, 2026, at a regular meeting of the City Council of the City of Bangor.

_____ Shelly Umbanhowar, Clerk

Justin Weber, City Manager
Shelly Umbanhowar, Clerk
Stephenie Cagle, Treasurer



Darla McCrumb, Mayor
Pati Martinez-Serratos, Mayor Pro Tem
Helene Rivers, Council Member
Amber Garcia, Council Member
Renee Doroh, Council Member
William Murphy, Jr, Council Member

City of Bangor – Motor Pool Internal Service Fund

Deficit Elimination Plan (FY 2026–FY 2027)

Deficit Elimination Plan Summary Sheet

Fund: Motor Pool Internal Service Fund

Fiscal Year of Deficit: June 30, 2025

Unrestricted Net Position Deficit: \$170,711

Previous Deficit (June 30, 2023): \$94,833

Revised Deficit Elimination Period: FY 2026 (1 Year)

Primary Causes of Deficit

- Increased repair and maintenance costs associated with aging vehicles and equipment
- Several fleet units beyond normal service life requiring significant repairs
- Departmental chargebacks and transfers not fully covering operational costs

Explanation of Deficit Increase

The increase in the Motor Pool Fund deficit is primarily attributable to increased repair and maintenance expenditures associated with an aging fleet of vehicles and equipment. Several units required significant repairs, resulting in higher operating costs than originally budgeted.

Several pieces of equipment currently in service are beyond typical service life, including the 1992 John Deere Backhoe Loader, 2007 Leaf Vac Truck, and 2008 Ford F-250, which have required increased maintenance and repair expenditures.

Additional Revenue Variances

An increase in “other revenue” in FY 2026 is primarily attributable to an agreement between the City and the City’s Downtown Development Authority (DDA), under which the DDA agreed to contribute \$14,377 annually for a period of four years toward Motor Pool operations. The DDA did not make its scheduled payment in FY 2025; therefore, two payments were received in FY 2026, resulting in a one-time increase in revenue for that fiscal year.

Additionally, revenue from other City funds increased due to the implementation of more appropriate and cost-reflective charges to those funds. Prior charges did not fully recover the cost of services provided by the Motor Pool Fund. Adjustments made beginning in FY 2026 better align revenues with actual operational costs.

Corrective Actions

- Adjust internal service charges to departments utilizing Motor Pool vehicles and equipment
- Adjust charges to other City funds to ensure equitable and full cost recovery
- Conduct annual review of Motor Pool chargeback rates during the budget process
- Implement a multi-year fleet replacement schedule to reduce long-term repair costs

Funding Source

The deficit will be eliminated through a combination of:

- Increased departmental charges to the Police Department and Department of Public Works
- Improved cost allocation and revised fee structures to other City funds
- A one-time transfer of \$150,000 from the General Fund fund balance to the Motor Pool Fund

This one-time transfer significantly improves the financial position of the Motor Pool Fund and allows for immediate stabilization while long-term structural improvements are implemented.

Deficit Elimination Schedule

	Actual 2025	2026	2027
Unrestricted Net Position Surplus/(Deficit) July 1		\$(170,711)	\$29,550
Operating Revenues:			
Billings to Other Funds	\$226,001	\$333,000	\$345,000
Other Revenue	\$0	\$30,000	\$14,000
Total Operating Revenues	\$226,001	\$363,000	\$359,000
Operating Expenditures:			
Personnel Services	\$54,318	\$55,750	\$62,500
Supplies	\$76,299	\$86,850	\$84,000
Contractual Services	\$4,056	\$4,000	\$5,000
Utilities	\$1,465	\$1,500	\$2,200
Repairs & Maintenance	\$11,783	\$8,000	\$10,000
Other Expenses	\$7,205	\$33,000	\$21,000
Depreciation	\$93,836	\$95,000	\$95,000
Total Operating Expenditures	\$248,962	\$284,100	\$279,700
Operating Income	\$(22,961)	\$78,900	\$79,300
Non-Operating Revenues (Expenses)			
Interest Earnings			
Interest Expense	\$(33,722)	\$(28,639)	\$(17,284)
Transfer(s) In	\$101,982	\$150,000	
Transfer(s) Out			
Total Non-Operating Revenue/(Expense)	\$68,260	\$121,361	\$(17,284)
Change in Net Position	\$45,299	\$200,261	\$62,016
Projected Unrestricted Net Position (Deficit) June 30		\$29,550	\$91,566
Add Back: Depreciation			
Projected Unrestricted Net Position (Deficit) June 30		\$29,550	\$91,566

Long-Term Financial Stability

The City of Bangor will:

- Review Motor Pool rates annually to ensure full cost recovery
- Maintain appropriate charges to all benefiting funds
- Continue implementation of a structured fleet replacement plan
- Monitor operating costs and adjust rates as necessary

These actions will ensure the Motor Pool Fund maintains a positive unrestricted net position in future fiscal years.

Compliance Statement

This Deficit Elimination Plan is submitted in accordance with Public Act 34 of 2001, as amended.



CITY OF BANGOR

257 West Monroe Street / Bangor, Michigan 49013

Telephone: 269.427.5831 / Email: clerk@cityofbangormi.gov / Website: www.cityofbangormi.org

City Manager Justin Weber

Treasurer Stephenie Cagle

Clerk Shelly Umbanhowar

To: Mayor and City Council

From: Justin Weber, City Manager

Date: June 30, 2026

Subject: Invitation to Attend Softball Tournament

Council Members,

I would like to make you aware of a community event taking place on **Saturday, July 11, 2026**, at **Don Mora Park**.

Kathy Sparks is hosting a softball tournament that will include a special recognition honoring **our military veterans, public safety personnel, and City officials** for their service to the community. Kathy has extended an invitation to all members of the Bangor City Council to attend the event and participate in the recognition ceremony.

Your attendance is entirely voluntary; however, I wanted to ensure each Council Member was aware of the invitation and had the opportunity to attend if your schedule permits. Community events such as this provide an opportunity to support our residents and recognize those who have served our community and our nation.

If you are available, I encourage you to attend and help celebrate those being recognized.

Please let me know if you have any questions.

Justin Weber
City Manager
City of Bangor

COMMENTS PUBLIC

WAIT UNTIL RECOGNIZED BY THE CHAIR
-THREE (3) MINUTES PER SPEAKER

—



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE

UNIFINISHED BUSINESS

ITEMS FROM PREVIOUS MEETINGS THAT
WERE TABLED OR POSTPONED
ARE PLACED AND DISCUSSED HERE



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE

NEW BUSINESS

-ITEMS LISTED ON AGENDA UNDER
NEW BUSINESS WILL BE DISCUSSED HERE



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE

CITY COUNCIL AGENDA FACT SHEET

To: Mayor McCrumb, Mayor Pro Tem Martinez-Serratos, Councilmember Rivers, Garcia, Doroh and Murphy

CC: Justin Weber, City Manager

From: Shelly Umbanhowar, MiPMC, City Clerk

CC: Stephenie Cagle, MiCPT, City Treasurer

Subject: Mayor Pro Tem Darla McCrumb as Mayor

Date: 07/02/26

Summary:

The City Charter provides that when a vacancy occurs in the office of Mayor, the **Mayor Pro Tem automatically succeeds to the office of Mayor**. Section 5.21 of the Charter states that the Mayor Pro Tem "shall succeed to the office of Mayor in the case of a vacancy in that office."

Accordingly, upon the Mayor's written resignation becoming effective 06/25/26 and creating a vacancy, Mayor Pro Tem Darla McCrumb became the Mayor of the City of Bangor by operation of the Charter. No appointment by the City Council is required to fill the office of Mayor.

While the resignation became effective upon receipt (June 25, 2026) in accordance with the City Charter, formal acceptance by the City Council provides a clear public record of the resignation in the official meeting minutes and promotes transparency with the public.

Council Action:

Motion to formally accept the resignation of Lynne Farmer, effective June 25, 2026.

RECEIVED
JUN 25 2026

As Mayor of Bangor, I want to first thank the citizens of Bangor for^{City of Bangor} electing me to this position and for the honor of serving you these last 4 years as your mayor.

I will be stepping down to care for my husband's as he is facing 3 brain glioblastomas. And we do not know what the future holds for us.

I have given 15 years of service to our community and leave with pride as I look around and see all the things we have made possible.

Possibly my greatest accomplishment is the cannon project. I am most proud of how we made it look brand new and it is now a place where we can truly honor our Veterans.

Wreaths Across America has been a wonderful tradition to honor the Veteran's just before Christmas. I could have not done it with out the DPW workers and the community support. Thank you all for this great honor of serving our fallen soldiers.

The big Christmas tree is also another of our accomplishments. I hope you all love it like I do as you look at it each Christmas season.

A big thank you to the businesses downtown for sponsoring the various metal sculptures. They are truly beautiful.

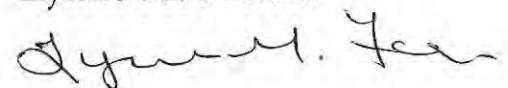
Thank you to Jose Villalobos who stepped up and helped with the planters downtown once Mark Mortensen retired. Also to all the businesses who adopted a planter and made the town look so beautiful.

It is with a sad heart that I leave you but I know you will continue to grow and thrive. I wish you the best in the future.

Thank you for allowing me to serve you all.

June 25, 2026

Lynne M. Farmer



June 18, 2026

Brandy and Housing Commission Members,

This letter will serve as my letter of resignation from the board.
It is with a heavy heart that I tender my resignation.
I have enjoyed serving on this board with each and every one of you.
The progress we have made as a board is outstanding.
Brandy, you have helped move the Housing Commission to the next level.
I appreciate all you have done and your commitment to the people you serve.

I will be moving to a new chapter in my life. My memory is getting worse and I will need Lynne to give me more care.

I will miss each and every one of you and wish you the very best as you continue to serve the people who are a part of our Housing Commission family.

Best Wishes.



Dan Farmer



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE

CITY COUNCIL AGENDA FACT SHEET

To: Mayor McCrumb, Mayor Pro Tem Martinez-Serratos, Councilmember Rivers, Garcia, Doroh and Murphy

CC: Justin Weber, City Manager

From: Shelly Umbanhowar, MiPMC, City Clerk

CC: Stephenie Cagle, MiCPT, City Treasurer

Subject: Mayor Pro Tem

Date: 07/02/26

Summary:

Following the succession of Mayor Pro Tem Darla McCrumb to the office of Mayor, a vacancy now exists in the office of Mayor Pro Tem.

Section 5.21 of the City Charter provides that the City Council shall fill the vacancy in the office of Mayor Pro Tem. The Charter further provides that **until the vacancy is filled, the senior member of the Council from the standpoint of continuous service shall act as Mayor Pro Tem.**

Based upon continuous service on the Bangor City Council, **Councilmember Pati Martinez-Serratos is the senior member of the Council.** Therefore, under the Charter, **Councilmember Martinez-Serratos is serving as the Acting Mayor Pro Tem until such time as the City Council appoints a Mayor Pro Tem.**

The City Council has the authority to appoint a Mayor Pro Tem to fill the vacancy. The Council may choose to appoint **Councilmember Martinez-Serratos** to continue serving as Mayor Pro Tem, or it may appoint another member of the Council to the position. Until the Council takes such action, Councilmember Martinez-Serratos will continue to serve as Acting Mayor Pro Tem in accordance with Section 5.21 of the City Charter.

Council Action:

Motion to appoint a Mayor Pro Tem. Council may either appoint another Councilmember to serve as Mayor Pro Tem or continue Councilmember Pati Martinez-Serratos in the position.



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE

CITY COUNCIL

AGENDA FACT SHEET

To: Mayor McCrumb, Mayor Pro Tem Martinez-Serratos, Councilmember Rivers, Garcia, Doroh and Murphy

CC: Justin Weber, City Manager

From: Shelly Umbanhowar, MiPMC, City Clerk

CC: Stephenie Cagle, MiCPT, City Treasurer

Subject: Council Vacancy, Application & Appointment Process

Date: 07/02/26

Summary:

To comply with Section 6.5(a) of the City Charter, the City Council must appoint a qualified individual to fill the vacant Council seat within thirty (30) days of the vacancy. To provide an open and transparent appointment process while meeting the Charter deadline, the following timeline is recommended:

Recommended Timeline

July 6, 2026 – Regular City Council Meeting

- Council formally acknowledges the Council vacancy.
- Council formally accepts the resignation of Mayor Lynne Farmer.
- Council authorizes the opening of the application period for the vacant Council seat.
- Council approves the application form and appointment timeline.

July 7 – July 16, 2026

- Application period is open.
- Notice of the vacancy is posted on the City's website, social media, City Hall, and other customary public notice locations.

July 16, 2026 – 4:00 p.m.

- Deadline for submitting applications to the City Clerk.

July 20, 2026 – Regular City Council Meeting

- Council interviews qualified applicants (if desired).
- Council deliberates and appoints an individual to fill the vacant Council seat.

Immediately Following Appointment

- The appointed Council Member takes the Oath of Office and assumes the duties of office.
- Council fills any committee or board appointments made vacant by the appointment, if necessary.

This proposed schedule provides an open, fair, and transparent appointment process while ensuring the City Council complies with the thirty-day appointment requirement established by Section 6.5(a) of the City Charter. The individual appointed by the Council will serve until the next regular City election, at which time the remainder of the unexpired term will be filled by election in accordance with the City Charter and applicable Michigan election law.

Council Action:

Motion Acknowledging the Council Vacancy

Motion: To acknowledge that, pursuant to the City Charter, Darla McCrumb has succeeded to the office of Mayor, thereby creating a vacancy on the City Council effective June 25, 2026.

Motion to Open the Application Process

Motion: To authorize the City Clerk to accept applications from qualified electors interested in appointment to the vacant City Council seat, with applications due no later than 4:00 p.m. on Thursday, July 16, 2026.

Motion to Approve the Appointment Process

Motion: To approve the proposed appointment timeline and application process for filling the vacant City Council seat, including conducting applicant interviews and making the appointment at the July 20, 2026, Regular City Council Meeting.

City Council Vacancy Application



Position Applying for: City Council Member (Appointment)

Application Deadline: No later than 4PM on Thursday, July 16, 2026

Date Submitted:

Applicant Information

Full Name

Address

Mailing Address (if different)

Phone Number

Email Address

Eligibility

I have been a resident of the City for at least one (1) year immediately preceding the appointment

☐

Yes

☐

No

I am a registered elector of the City

☐

Yes

☐

No

I am not in default to the City

☐

Yes

☐

No

I am not guilty of the Commission of a Felony

☐

Yes

☐

No

I am at least 18 years of age

☐

Yes

☐

No

I am eligible to hold public office under Michigan law

☐

Yes

☐

No

If you answered "No" to any of the above, please explain:

Employment

Current Employer

Occupation/Position

Brief description of your professional background

Education/Training

Please describe any education, certifications, training, or experience you believe would assist you in serving on the City Council

Civic and Community Involvement

Please list any volunteer work, civic organizations, committees, boards, commissions, or other community involvement



Page 2

Civic and Community Involvement

1. Why are you interested in serving on the Bangor City Council?

2. What skills, experience, or perspectives would you bring to the City Council?

3. What do you believe are the most important issues facing the City of Bangor?

4. Describe your experience working collaboratively with others to solve problems.

5. Approximately how much time can you dedicate each month to Council meetings, committee meetings, reviewing agendas, training, and constituent communication?

6. Is there any additional information you would like the City Council to consider?

References (Optional)

Reference #1

Name:

Relationship:

Phone/Email:

Reference #2

Name:

Relationship:

Phone/Email:

Applicant Certification

I certify that the information provided in this application is true and complete to the best of my knowledge. I understand that this application is a public record and may be disclosed in accordance with the Michigan Freedom of Information Act.

I further understand that appointment to the Bangor City Council is made by the City Council in accordance with the City Charter and applicable Michigan law.

Applicant Signature

Date

Printed Name:

For Office Use Only

Date Received:

Received By:

Interview Date:

Application Complete: ☐ Yes ☐ No

Interview Scheduled: ☐ Yes ☐ No

Council Action:

☐ Appointed

☐ Not Appointed

Letter Sent as to Decision

☐ Yes ☐ No

Date

Clerk Signature

Date



CITY OF BANGOR

257 West Monroe Street / Bangor, Michigan 49013

Telephone: 269.427.5831 / Email: clerk@cityofbangormi.gov / Website: www.cityofbangormi.org

City Manager Justin Weber

Treasurer Stephenie Cagle

Clerk Shelly Umbanhowar

To: City Council

From: Justin Weber, City Manager

Date: June 30, 2026

Subject: Appointment of City Council Representative to the Fire Board

Council,

The City Council is requested to appoint one of its members to serve as the City's representative on the Fire Board.

This appointment ensures the City of Bangor continues to have representation on the Fire Board and provides a direct line of communication between the Board and the City Council regarding fire department operations, budgeting, planning, and other matters affecting fire protection services.

At the upcoming meeting, I respectfully request that the Council nominate and appoint one Council Member to serve as the City's Fire Board representative. Once appointed, the selected Council Member will represent the City's interests and report back to the Council on Fire Board activities as appropriate.

Please be prepared to discuss this appointment and nominate interested Council Members during the meeting.

Justin Weber
City Manager
City of Bangor

CITY MANAGER UPDATES/ CLOSING COMMENTS

CITY MANAGER WILL GIVES
UPDATES/CLOSING COMMENTS TO COUNCIL



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE

COUNCIL CLOSING COMMENTS

EACH COUNCIL MEMBER WILL GIVE THEIR
CLOSING COMMENTS TO THE PUBLIC



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE

MEETING ADJOURNMENT

-CHAIR WILL ADJOURN
AND CLOSE MEETING

-ONCE THE MEETING IS ADJOURNED,
PLEASE EXIT THE COUNCIL ROOM



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE



CITY OF BANGOR

257 West Monroe Street / Bangor, Michigan 49013

Telephone: 269.427.5831 / Email: clerk@cityofbangormi.gov / Website: www.cityofbangormi.org

City Manager Justin Weber

Treasurer Stephenie Cagle

Clerk Shelly Umbanhowar

To: Mayor and City Council

From: Justin Weber, City Manager

Date: June 30, 2026

Subject: Community Development Block Grant (CDBG) Homeowner Improvement Project Award

Council,

I am pleased to inform you that the City of Bangor has been awarded funding through the **Community Development Block Grant (CDBG) Homeowner Improvement Project**. This program will provide qualifying low-income homeowners within the City of Bangor with **up to \$20,000 per household** to complete eligible home improvements.

The purpose of the program is to assist homeowners with necessary repairs that improve the **health, safety, code compliance, accessibility, and energy efficiency** of their homes. Eligible improvements may include items such as roofing, siding, windows, electrical, plumbing, heating systems, accessibility modifications, and other qualifying repairs. Program administration is being coordinated by **Market One**, and the City has partnered with them to make this opportunity available to Bangor residents.

The application period is as follows:

- **Applications Open:** June 29, 2026
- **Applications Close:** July 13, 2026

Applications will be accepted on a **first-come, first-served basis** until available funding has been exhausted. Paper applications are available at **Bangor City Hall**, 257 W. Monroe Street, Bangor, Michigan 49013. Completed applications may be submitted electronically to CDBG@marketone.org or returned to City Hall.

This grant represents a significant investment in our community by helping residents make needed improvements to their homes while preserving the City's housing stock and improving neighborhood conditions. I encourage Council Members to help share this opportunity with eligible residents so that as many Bangor homeowners as possible can benefit from the program.

Justin Weber
City Manager
City of Bangor