



**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 DOROH AND RECITED BY ALL PRESENT**
3. **ROLL CALL & DETERMINATION OF QUORUM**

Attendee Name	Title	Status	
		Present	Absent
Lynne Farmer	Mayor	<b>X</b>	
Pati Martinez-Serratos	Mayor Pro Tem	<b>X</b>	
Heléne Rivers	Councilmember	<b>X</b>	
Jeremy Uplinger	Councilmember	<b>X</b>	
Renee Doroh	Councilmember	<b>X</b>	
Amber Garcia	Councilmember	<b>X</b>	
Darla McCrumb	Councilmember	<b>X</b>	
<b>QUORUM MET (7 PRESENT)</b>			

**OTHERS PRESENT**

Justin Weber, City Manager  
 Shelly Umbanhowar, City Clerk  
 Scott Graham, City Attorney  
 Steve Lowder, DPW Director

Stephenie Cagle, City Treasurer  
 Derek Babcock, Fire Chief  
 Approximately 20 members of the public

4. **AUTHORIZATION TO EXCUSE ABSENT COUNCILMEMBER(S) FROM THE MEETING**  
None.
5. **APPROVAL OF REGULAR AGENDA**

<b>Motion to accept Regular Meeting 11/17/25 Agenda as presented.</b>	
<b>RESULT:</b>	<b>CARRIED (UNANIMOUS)</b>
<b>MOVER:</b>	Heléne Rivers, Councilmember
<b>SECONDER:</b>	Renee Doroh, Councilmember

6. **APPROVAL OF CONSENT AGENDA**
  - a. **Consent Agenda**

<b>Motion to accept Consent Agenda items:</b> Regular Meeting Minutes 11/03/25. Accounts Payable/Payroll: General Checking in the amount of <b>\$131,837.93</b> and Roads Checking in the amount of <b>\$26,838.83</b> .	
<b>RESULT:</b>	<b>MOTION CARRIED (7 YES) (ROLL CALL)</b>
<b>MOVER:</b>	Jeremy Uplinger, Councilmember
<b>SECONDER:</b>	Pati Martinez-Serratos, Mayor Pro Tem
<b>AYES:</b>	Rivers, Martinez-Serratos, Farmer, Uplinger, Doroh, Garcia, McCrumb
<b>NAYS:</b>	None

8. REGULAR BUSINESS

a. 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 given, \*\*absent, no 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, not report to file

iii. Other

Bangor Housing Commission and Van Buren County Senior Services updates were given.

9. OPPORTUNITY FOR PUBLIC COMMENT

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

10. NEW BUSINESS

a. Planning Commission Recommendation to Rezone 137 W Monroe St Bangor, MI 49013

<b>Motion to Planning Commission Recommendation to Rezone 137 W Monroe St Bangor, MI 49013 to M1, Multi Use.</b>	
<b>RESULT:</b>	<b>MOTION CARRIED (7 YES) (ROLL CALL)</b>
<b>MOVER:</b>	Jeremy Uplinger, Councilmember
<b>SECONDER:</b>	Heléne Rivers, Councilmember
<b>AYES:</b>	Rivers, Martinez-Serratos, Farmer, Uplinger, Doroh, Garcia, McCrumb
<b>NAYS:</b>	None

b. Introduction to Amendment Ordinance #254 Fire Prevention

Fire Chief Babcock explains the need to update Ordinance #254 to reflect the adoption of the 2021 edition of the International Fire Code (IFC) and the International Property Maintenance Code (IPMC). This amendment will also add a property registration for all rentals and businesses in the City of Bangor. Adoption of the amendments to Ordinance #254 will be at the next Regular City Council meeting on 12/01/25.

c. Resolution #2025-16, Ordinance #285 & #290 Marijuana Application Fee

<b>Motion to Increase the Marijuana Application Fee from \$3,000.00 to \$5,000.00.</b>	
<b>RESULT:</b>	<b>MOTION CARRIED (7 YES) (ROLL CALL)</b>
<b>MOVER:</b>	Amber Garcia, Councilmember
<b>SECONDER:</b>	Heléne Rivers, Councilmember
<b>AYES:</b>	Rivers, Martinez-Serratos, Farmer, Uplinger, Doroh, Garcia, McCrumb
<b>NAYS:</b>	None

11. OPPORTUNITY FOR PUBLIC COMMENT

Mayor Farmer opened the public comment. Five (5) public comments were offered. Mayor Farmer closed the public comment period.

12. COUNCILMEMBER CLOSING COMMENTS

Councilmember comments were heard.

13. CLOSED SESSION

<b>Motion to convene into closed session at 7:45 PM</b> per MCL 15.268 8 (1) (h) To consult with its attorney regarding <i>material exempt from discussion or disclosure by state or federal statute (Attorney-Client Privilege Written Opinion)</i>	
<b>RESULT:</b>	<b>MOTION CARRIED (6 YES, 1 NO) (ROLL CALL)</b>
<b>MOVER:</b>	Amber Garcia, Councilmember
<b>SECONDER:</b>	Heléne Rivers, Councilmember
<b>AYES:</b>	Uplinger, Doroh, Garcia, McCrumb, Martinez-Serratos, Rivers
<b>NAYS:</b>	Farmer

<b>Motion to reconvene into regular session at 8:25 PM</b> Reconvene into open session to consider any motions on any of the matters discussed under the closed session listed above.	
<b>RESULT:</b>	<b>CARRIED (UNANIMOUS)</b>
<b>MOVER:</b>	Amber Garcia, Councilmember
<b>SECONDER:</b>	Heléne Rivers, Councilmember

The Council room doors are unlocked and remaining public is invited inside. Mayor Farmer did not return to open session.

<b>Motion to retain Plunkett Cooney to represent the City in the Farmer v. City of Bangor Case No. 25-075260-AW based on the terms of the engagement letter presented to City Council.</b>	
<b>RESULT:</b>	<b>MOTION CARRIED (5 YES, 1 ABSTAIN, 1 NO VOTE) (ROLL CALL)</b>
<b>MOVER:</b>	Amber Garcia, Councilmember
<b>SECONDER:</b>	Heléne Rivers, Councilmember
<b>AYES:</b>	Doroh, Garcia, McCrumb, Martinez-Serratos, Rivers
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	Uplinger
<b>NO VOTE:</b>	Farmer

The Council would like a closed session on the 12/01/25 agenda under MCL 15.268 Sec. 8 (h) “to consult with its attorney regarding trial or settlement strategy in connection with specific pending litigation” Farmer v. City of Bangor Case No. 25-075260-AW

14. ADJOURNMENT

<b>Motion to adjourn at 8:28 PM.</b>	
<b>RESULTS:</b>	<b>CARRIED (UNANIMOUS)</b>
<b>MOVER:</b>	Darla McCrumb, Councilmember
<b>SECONDER:</b>	Heléne Rivers, Councilmember

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, November 17<sup>th</sup>, 2025**. These minutes were **approved by the City Council on Monday, December 1<sup>st</sup>, 2025**, by unanimous vote. The original is on file at the Bangor City Hall, 257 W. Monroe Street, Bangor, Michigan 49013.

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Shelly Umbanhowar, City Clerk

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