

CALL MEETING TO ORDER

MAYOR FARMER WILL
CALL 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

APPROVE AGENDA

-11/17/25



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE



1. **Call Meeting to Order**
2. **Pledge of Allegiance**
3. **Roll Call and Determination of Quorum** Four (4)
4. **Authorization to Excuse Absences, if any, from the Meeting**
5. **Approval of Agenda for 11/17/25**

STAY CONNECTED
WEBSITE: cityofbangormi.org
FACEBOOK: BangorMI
YOUTUBE: @CityofBangorMI
NIXLE: text "49013" to 888777

6. **Adopt Consent Agenda** (Roll Call Vote)

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 unfinished business.

- a. Approval of **Regular Meeting** minutes for **11/03/25**
- b. Approval of **General Checking Accounts Payable & Payroll** for **11/17/25** for **\$131,837.93**
- c. Approval of **Roads Accounts Payable** for **11/17/25** for **\$26,838.83**

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

a. **Reports**

i) **Department Heads**

- Department of Public Works (DPW)DPW Director Lowder
- Police Department.....Officer, Report Provided
- Fire Department.....Fire Chief Babcock
- Code Enforcement/Zoning.....Code Enforcement Officer Drake
- Clerk's Department.....See Report Provided
- Treasurer's Department.....See Report Provided

ii) **Commission and Boards**

- Planning CommissionSee Report Provided
- Cemetery Committee.....Mayor Farmer
- Parks & Recreation Advisory BoardCouncilmember Doroh
- Economic Development Corporation (EDC)No Mtg in Oct, Next Mtg 11/20 @ 6PM
- Downtown Development Authority (DDA).....Mayor Farmer

iii) **Other**

- Bangor Housing Commission and Van Buren County Senior ServicesJerry Muenzer

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

This is an opportunity for the public to address the Council and to make any appropriate comments. 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: Planning Commission Recommendation**Derek Babcock, Chair
The Council will: Approve recommendation of the Planning Commission to Rezone 137 W Monroe St.
- b. **ACTION ITEM: Amendment - Ordinance #254 Fire Prevention**Fire Chief Babcock
The Council will: Introduce (first reading) Amendments to Fire Prevention, Ordinance #254.
- c. **ACTION ITEM: Resolution #2025-16, Ordinance #285/#290 Marijuana Application Fee**City Manager Weber
The Council will: Approve Resolution #2025-16, Amendment of Marijuana Application Fee, Ordinance #285 & #290.

11. Comments/Concerns from the Audience/Public*

This is an opportunity for the public to address the Council and to make any appropriate comments. 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.**

12. Councilmember Closing Comments

13. Closed Session

- a. **ACTION ITEM: Closed Session**City Attorney Graham
The Council will: Motion to go into closed session to consult with our attorney regarding MCL Section 15.268 (h) attorney/client privilege.
The audience will be dismissed from the council chambers at this time.

14. Back to Open Session

- a. **ACTION ITEM: Open Session**City Attorney Graham
The Council will: Motion to go back into open session.
The audience may come back into the council chambers at this time.

15. Adjournment

Next Regularly Scheduled City Council Meetings:

MONDAY, DECEMBER 1ST, 2025 & MONDAY, DECEMBER 15TH, 2025

For agendas and packets refer to the City's website at www.cityofbangormi.org

Other Commission/Board Meetings:

Bangor Housing Commission November 20, 2025 @ 6PM at 820 Second St (Third Thursday)

Downtown Development Authority (DDA) November 18, 2025 @ 7PM at 257 W Monroe St (Third Tuesday)

Parks & Recreation Advisory Board has a **Special Meeting November 20, 2025 @ 4:30 PM** at **Charles Park**

Economic Development Corporation (EDC) Last Meeting of 2025: November 20th, 2025 @ 6PM at 257 W Monroe St (Third Thursday)

Bangor Community Fire Department Fire Board December 8, 2025 @ 7:30 PM at 417 W Arlington St (Second Monday)

Parks & Recreation Advisory Board December 9, 2025 @ 5PM at 257 W Monroe St (Second Tuesday)

Planning Commission December 11, 2025 @ 7PM at 257 W Monroe St (Second Thursday)

Cemetery Committee Done meeting for 2025: They will resume meetings beginning in April 2026 (Fourth Monday)

*The purpose of the public comment periods are for members of the public to inform the council of their views. Traditionally, Council does not respond to comments made at the meeting; however, the Mayor and/or City Manager may direct staff to follow up with the speaker as appropriate. Public and council comments are not required to be recorded. ***"Meeting Minutes are a record of what was done, not what was said" - Roberts Rules of Order Newly Revised (RONR)***

Questions for City Hall Staff:

JUSTIN WEBER, CITY MANAGER: Email: j.weber@cityofbangormi.gov

STEPHENIE CAGLE, CITY TREASURER: Email: treasurer@cityofbangormi.gov

SHELLY UMBANHOWAR, CITY CLERK: Email: clerk@cityofbangormi.gov

ADOPT CONSENT AGENDA

COUNCIL WILL APPROVE
CONSENT AGENDA FOR 11/17/25
-MINUTES FOR 11/03/25
-GENERAL A&P APPROVAL
-ROADS A&P APPROVAL



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

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

OTHERS PRESENT

Shelly Umbanhowar, City Clerk

Scott Graham, City Attorney

Steve Lowder, DPW Director

Stephenie Cagle, City Treasurer

Approximately 22 members of the public

4. **AUTHORIZATION TO EXCUSE ABSENT COUNCILMEMBER(S) FROM THE MEETING**

Motion to excuse Councilmember McCrumb from the 11/03/25 Regular City Council Meeting. Mover: Councilmember Garcia; Second: Councilmember Uplinger

5. **APPROVAL OF REGULAR AGENDA**

Motion to accept Regular Meeting 11/03/25 Agenda as presented.

RESULT: CARRIED (UNANIMOUS)
MOVER: Heléne Rivers, Councilmember
SECONDER: Renee Doroh, Councilmember

6. **APPROVAL OF CONSENT AGENDA**

a. **Consent Agenda**

Motion to accept Consent Agenda items: Regular Meeting Minutes **11/03/25**. Accounts Payable/Payroll: General Checking in the amount of **\$105,639.03** and T&A2 Checking in the amount of **\$1,760.70**.

RESULT: MOTION CARRIED (6 YES; 1 ABSENT) (ROLL CALL)
MOVER: Amber Garcia, Councilmember
SECONDER: Pati Martinez-Serratos, Mayor Pro Tem
AYES: Rivers, Martinez-Serratos, Farmer, Uplinger, Doroh, Garcia
NAYS: None
ABSENT: McCrumb

8. REGULAR BUSINESS

None

7. OPPORTUNITY FOR PUBLIC COMMENT

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

9. UNFINISHED BUSINESS/POSTPONED ITEMS/REMOVED FROM CONSENT AGENDA ITEMS**a. 1st Quarter Budget Amendments****Motion to approve 1st Quarter Budget Amendments as presented.**

RESULT: MOTION CARRIED (6 YES; 1 ABSENT) (ROLL CALL)
MOVER: Renee Doroh, Councilmember
SECONDER: Amber Garcia, Councilmember
AYES: Rivers, Martinez-Serratos, Farmer, Uplinger, Doroh, Garcia
NAYS: None
ABSENT: McCrumb

b. 1st Quarter Budget Amendments Resolution 2025-12, Resolution to Amend the 2025/2026 Budget**Motion to accept Resolution 2025-12, Resolution to Amend the 2025/2026 Budget.**

RESULT: CARRIED (UNANIMOUS)
MOVER: Amber Garcia, Councilmember
SECONDER: Renee Doroh, Councilmember

10. NEW BUSINESS**a. None****11. OPPORTUNITY FOR PUBLIC COMMENT**

Mayor Farmer opened the public comment. Two (2) public comments were offered. Mayor Farmer closed the public comment period.

12. COUNCILMEMBER CLOSING COMMENTS

Councilmember comments were heard.

13. ADJOURNMENT**Motion to adjourn at 7:15 PM.**

RESULTS: CARRIED (UNANIMOUS)
MOVER: Amber Garcia, Councilmember
SECONDER: Jeremy Uplinger, 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 3rd, 2025**. These minutes were **approved by the City Council on Monday, November 17th, 2025**, 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 Farmer, Pro Tem Martinez-Serratos, Councilmember Rivers, McCrumb, Garcia, Doroh and Uplinger

CC: Justin Weber, City Manager

From: Shelly Umbanhowar, City Clerk

CC: Stephenie Cagle, Treasurer; Shelly Umbanhowar, Clerk

Subject: Accounts Payable and Payroll

Date: 11/13/25

Recommended Action:

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

- **Invoice List** for 11/10/25 in the amount of **\$90,420.12.**
- **Payroll** in the amount of **\$41,417.81.**
 - For a **grand total** amount of **\$131,837.93** from the **GCK-2** account.

• TOTAL AMOUNT OF <u>GCK-2</u> BILLS LIST & PAYROLL	\$131,837.93
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ROADS - Treasurer recommends City Council approval of the following:

- **Bill List** for 11/10/25 in the amount of **\$26,838.83.**
 - For a **grand total** amount of **\$26,838.83** from the **ROADS** account.

• TOTAL AMOUNT OF ROADS BILLS LIST	\$26,838.83
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Council Action:

For Action

Summary:

See GCK-2 AND ROADS Invoice approval lists.

11/10/2025 INVOICE APPROVAL BY INVOICE REPORT FOR CITY OF BANGOR
 EXP CHECK RUN DATES 11/18/2025 - 11/18/2025
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: GCK-2

Vendor Code	Vendor Name Invoice	Description	Amount
ABON	ABONMARCHE		
	161223	ACA TMF REPORT AND STUDY SERVICES THROUGH 10/31/25	12,750.00
TOTAL FOR: ABONMARCHE			12,750.00
ACRISURE	ACRISURE GREAT LAKES PARTNERS		
	73122	CYBER INSURANCE - ANNUAL RENEWAL STARTING 10/15/25	2,245.25
TOTAL FOR: ACRISURE GREAT LAKES PARTNERS			2,245.25
AUTO	AUTO-WARES GROUP		
	378-228824	VAC TRUCK - WIRE REPAIR	16.98
	378-229375	SNOWBLOWER - DPW EQUIPMENT	26.16
TOTAL FOR: AUTO-WARES GROUP			43.14
BENISTAR	BENISTAR/UA-6803		
	12012025	RETIREMENT BENEFITS DEC 2025	2,865.84
TOTAL FOR: BENISTAR/UA-6803			2,865.84
BEST WAY	BEST WAY DISPOSAL		
	1764063	NOVEMBER 11/01-11/30/25 TRASH & RECYCLING SERVICES CITYWIDE	13,209.04
TOTAL FOR: BEST WAY DISPOSAL			13,209.04
BLUE FIRE	BLUE FIRE MEDIA, INC		
	33453	WEB-DEV MONTHLY PAYMENT	100.00
	33464	ANNUAL RENWAL OF EVEN CALENDAR FOR WEBSITE	175.00
TOTAL FOR: BLUE FIRE MEDIA, INC			275.00
CINTAS	CINTAS CORPORATION #301		
	4247984467	RUGS CITY HALL & POLICE STATION	102.16
	4248421417	DPW UNIFORMS	57.49
	4249155402	DPW UNIFORMS	57.49
	5300243312	DPW HARD SURFACE DISINFECTANT	7.98
TOTAL FOR: CINTAS CORPORATION #301			225.12

COMCAST	COMCAST		
	0022594.102425	WHITE OAK LIFT 11/07-12/06/25	49.90
	0022602.102425	ARLINGTON LIFT INTERNET 11/07-12/06/25	134.95
	0022651.102425	ARLINGTON LIFT INTERNET 11/07-12/06/25	49.90
TOTAL FOR: COMCAST			234.75
COMCASTBUS	COMCAST		
	255573315	CITY HALL PHONES BILLING ACTIVITY UP TO AND INCLUDING 10/31/25	271.47
TOTAL FOR: COMCAST			271.47
CONSUMERS	CONSUMERS ENERGY		
	100010937710.102125	POLICE STATION NATURAL GAS 09/20-10/21/25	23.20
	100010938098.102125	NATURAL GAS ARLINGTON LIFT 09/20-10/21/25	34.45
	100010938353.102125	NATURAL GAS DPW BUILDING 09/20-10/21/25	142.11
	100010938536.102125	CITY HALL NATURAL GAS 09/20-10/21/25	142.11
TOTAL FOR: CONSUMERS ENERGY			341.87
CORE&MAIN	CORE & MAIN LP		
	X721530	14 WATER METERS	5,280.00
TOTAL FOR: CORE & MAIN LP			5,280.00
WILCOX	COURIER-LEADER & FLASHES		
	18673	11/4/25 ELECTION REQUIRED PUBLICATIONS - PUBLIC ACCURACY, NOTICE OF REGISTRATION, NOTICE OF ELECTION	400.00
TOTAL FOR: COURIER-LEADER & FLASHES			400.00
DANSAUTO	DAN'S AUTOMOTIVE		
	I011516	DPW VEHICLE MOUNT AND BALANCE TIRES, DISPOSAL	120.00
TOTAL FOR: DAN'S AUTOMOTIVE			120.00
DEWOLF	DEWOLF & ASSOCIATES		
	4028	PROPERTY ROOM MANAGEMENT - POLICE/KENDEGRAN	495.00
TOTAL FOR: DEWOLF & ASSOCIATES			495.00
EVER	EVERBRIDGE		
	M90627	ANNUAL FEE FOR NIXLE ALERTS TO RESIDENTS	3,399.00
TOTAL FOR: EVERBRIDGE			3,399.00

I&M/AEP	INDIANA MICHIGAN POWER		
	04017231707.102825	WELL #3 ELECTRIC 09/30-10/28/25	157.27
	04163431705.102825	MORA PARK ELECTRIC 09/30-10/28/25	29.66
	04198685705.103125	DOWNTOWN ELECTRIC 10/01-10/31/25	1,925.84
	04245352838.102825	SIGN FOR SUBDIVISION ELECTRIC 09/30-10/28/25	29.66
	04252867108.102425	WHITE OAK LIFT DR ELECTRIC SERVICES 09/26-10/24/25	51.78
	04263767701.102825	MORA PARK CONCESSION 09/30-10/28/25	30.92
	04304035704.102825	LIONS PARK ELECTRIC 09/30-10/28/25	38.62
	04308417106.102825	CHARLES PARK ELECTRIC 09/30-10/28/25	32.56
	04332631706.102825	M43 PARK ELECTRIC 09/30-10/28/25	35.31
	04336250909.102825	GETMAN LIFT ELECTRIC 09/30-10/28/25	123.23
	04484945516.102825	09/30-10/27/25 AERATORS ELECTRIC	1,347.63
	04486384706.102825	09/30-10/28/25 WELL #7 ELECTRIC	233.58
	04502584701.102825	DPW BLDG ELECTRIC 09/30-10/28/25	175.07
	04533584704.102825	STREET LIGHT ELECTRIC 09/30-10/28/25	43.44
	04565184704.102825	CITY HALL ELECTRIC 09/30-10/28/25	221.78
	04641721701.102825	MONROE PARK ELECTRIC 09/30-10/28/25	36.89
	04666721701.102925	WELL #5 ELECTRIC 09/30-10/28/25	31.51
	04674522026.102825	ARLINGTON SIGN ELECTRIC 09/30-10/28/25	118.48
	04692724901.102825	PARK LIFT ELECTRIC 09/30-10/27/25	61.19
	04814950806.102825	LIONS LIFT ELECTRIC 09/30-10/28/25	263.27
	04833520408.102825	POLICE STATION ELECTRIC 09/30-10/28/25	197.08
	04875184709.102825	OUTSIDE LIGHTS ELECTRIC 09/30-10/28/25	59.70
	04935184707.102825	09/30-10/28/25 CITY HALL ELECTRIC	29.66
	04984353203.102825	ARLINGTON LIFT ELECTRIC 09/30-10/28/25	578.88
TOTAL FOR: INDIANA MICHIGAN POWER			5,853.01

INTEGRITY	INTEGRITY TECH PARTNERS		
		MONTHLY PROJECT LABOR - IT SERVICES CITY HALL,	
	14057	POLICE, DPW	1,584.10
TOTAL FOR: INTEGRITY TECH PARTNERS			1,584.10

INVOICE	INVOICE CLOUD, INC.		
	4096-2025_10	ONLINE BILL PAY FOR UB	491.25
TOTAL FOR: INVOICE CLOUD, INC.			491.25

TAPPER	JOHN TAPPER AUTOMOTIVE		
	03371	BANGOR POLICE VEHICLE	3,089.60
TOTAL FOR: JOHN TAPPER AUTOMOTIVE			3,089.60

LANDERS	LANDERS HARDWARE INC		
		OCTOBER 2025 VARIOUS PURCHASES - DPW/CITY	
	110125	HALL/POLICE	341.64
TOTAL FOR: LANDERS HARDWARE INC			341.64

PRIMAR	MERLE BOES, INC		
	662277	DPW GAS 10/01/25	430.17
	662310	DPW GAS 10/04/25	366.71
	662345	DPW GAS 10/09/25	500.37
	662370	DPW GAS 10/12/25	207.54
	662618	DPW GAS 10/16/25	206.42
	662674	DPW GAS 10/22/25	663.27
TOTAL FOR: MERLE BOES, INC			2,374.48
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MOTOROLA	MOTOROLA SOLUTIONS, INC		
		VIDEO MANAGER STORAGE BODY WORN CAMERAS -	
	1411213298	ANNUAL 11/21/25-11/17/26	1,723.02
TOTAL FOR: MOTOROLA SOLUTIONS, INC			1,723.02
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NYE	NYE UNIFORM		
	930302	CITY HALL STAFF - LOGO POLO & JACKET	122.00
	930308	CITY HALL STAFF - LOGO POLO & JACKET	72.36
	930407	CITY HALL STAFF LOGO POLOS & JACKET	60.00
	930408	CITY HALL STAFF - LOGO POLO & JACKET	60.00
TOTAL FOR: NYE UNIFORM			314.36
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PCI	PERCEPTIVE SERVICE & OPERATIONS		
	17389	OCTOBER SUPPORT SERVICES	197.50
TOTAL FOR: PERCEPTIVE SERVICE & OPERATIONS			197.50
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RELIABLE	REPUBLIC SERVICEWS#646		
	0646-002035018	DPW CONTAINER PICK UP 11/01-11/30/25	113.36
TOTAL FOR: REPUBLIC SERVICEWS#646			113.36
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GRAHAM	SCOTT GRAHAM PLLC		
	2282	COURT FEES; DELIVERY	147.57
	OCTOBER	LEGAL SERVICES FOR OCTOBER 2025	13,075.00
	SEPTEMBER	LEGAL SERVICES SEPTEMBER 2025	10,275.00
TOTAL FOR: SCOTT GRAHAM PLLC			23,497.57
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BAHAM	SHANE BAHAM		
	111025	UTILITY BED FOR FORD TRUCK - DPW	300.00
TOTAL FOR: SHANE BAHAM			300.00
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SNIDER	SNIDER SERVICES		
	251106	OCTOBER 2025 BUILDING PERMITS	4,967.61
TOTAL FOR: SNIDER SERVICES			4,967.61
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STAR UNIFO	STAR UNIFORM		
	50900-2	POLICE - JACKET/BOOT BADGE	160.00
	51094-2	POLICE - JACKET/BOOT/BADGE	112.00
TOTAL FOR: STAR UNIFORM			272.00

TERM	TERMINIX COMMERCIAL		
	88509693	PEST CONTROL MAINTENANCE - CITY HALL	50.00
	88509707	PEST CONTROL - POLICE DEPARTMENT	52.00
TOTAL FOR: TERMINIX COMMERCIAL			102.00

KENDREGANT	TYLER KENDREGAN		
	102925	MILEAGE REIMBURSEMENT FOR TRAVEL TO TRAINING - POLICE	226.80
TOTAL FOR: TYLER KENDREGAN			226.80

DEVISSER	WALTER L DEVISSER JR		
	OCTOBER	MECHANICAL PERMITS - OCTOBER 2025	162.00
TOTAL FOR: WALTER L DEVISSER JR			162.00

TOTAL - ALL VENDORS			87,765.78
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DEBIT CARD TRANSACTIONS

Oct-25	OCTOBER 2025	2,404.34
		2,404.34

TOTAL - ALL DEBIT CARD TRANSACTIONS			2,404.34
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PAYROLL

10/31/25	CITY COUNCIL PAY OCTOBER 2025	1,130.32
11/07/25	10/19-11/01/25 PAYROLL	40,287.49
		41,417.81

TOTAL - ALL PAYROLL			41,417.81
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CHECKS IN BETWEEN

42649	AMBER BEMIS - PARK RENTAL REFUND	100.00
42650	SIERRA DAILY - UTILITY BILLING REFUND DEPOSIT	150.00
		250.00

TOTAL - ALL CHECKS IN BETWEEN			250.00
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TOTAL - ALL CATEGORIES			131,837.93
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FUND TOTALS:

Fund 101 - GENERAL FUND	102,657.17
Fund 590 - SEWER FUND	6,007.05
Fund 591 - WATER FUND	16,681.74
Fund 661 - MOTOR EQUIPMENT FUND	6,491.97
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	131,837.93

BANK TOTALS:

Bank GCK-2 GENERAL CHECKING 2	131,837.93
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PAYMENT TYPE TOTALS:

Paper Check	82,756.88
EFT Transfer	44,575.67
ACH Transaction	4,505.38
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	131,837.93

11/10/2025 INVOICE APPROVAL BY INVOICE REPORT FOR CITY OF BANGOR
 EXP CHECK RUN DATES 11/18/2025 - 11/18/2025
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: ROADS

Vendor Code	Vendor Name Invoice	Description	Amount
VANDERGALI	ALEX VANDER GALIEN 1046	SIDEWALK REPLACEMENT PROJECT 2025	21,112.00
TOTAL FOR: ALEX VANDER GALIEN			21,112.00
FLEIS	FLEIS & VANDENBRINK INC 75622	BRIDGE INSPECTIONS SERVICES 09/28-10/25/25	4,600.00
TOTAL FOR: FLEIS & VANDENBRINK INC			4,600.00
KROHN EX	KROHN EXCAVATING, LLC 3301	20 YARDS OF GRAVEL	430.00
TOTAL FOR: KROHN EXCAVATING, LLC			430.00
LANDERS	LANDERS HARDWARE INC 110125.ROADS	PAINT LINES FOR STREETS - WALNUT	15.98
TOTAL FOR: LANDERS HARDWARE INC			15.98
LAWNBOYS	LAWN BOYS, INC. 48533	ROAD GRAVEL 21A	232.00
TOTAL FOR: LAWN BOYS, INC.			232.00
SHARE	SHARE CORP. 321008	INVERTED TIP PRECAUTION BLUE PAINT	448.85
TOTAL FOR: SHARE CORP.			448.85

TOTAL - ALL VENDORS	26,838.83
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FUND TOTALS:

Fund 202 - MAJOR STREETS FUND	23,983.41
Fund 203 - LOCAL STREETS FUND	2,855.42

BANK TOTALS:

Bank ROADS STREET FUNDS	26,838.83
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PAYMENT TYPE TOTALS:

Paper Check	26,838.83
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REGULAR BUSINESS

COUNCIL WILL HEAR
-DEPARTMENT HEAD REPORTS
-COMMISSION AND BOARDS REPORT
-OTHER REPORTS



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE



Bangor Police Department

City of Bangor Statistics

OCT 2025



Total Calls, Traffic Stops & Events OCT	248	Police Calls for Service - OCT	193
YTD Total Calls, Traffic Stops & Events	2,358	YTD Calls for Service	1,723
Abandoned vehicles	1		
Animal issues	2		
Arrest for Traffic Violation	4		
Assault	3	Traffic Stops & Tickets	
Assist Other Agency	22	Traffic Stops	55
Attempt to Locate	7	Tickets Issued	19
Background investigation	4	Monthly Ticket Percentage Rate	34
BOLO	2		
Civil Disputes	1		
Court Seives	12		
Court Bond violation	1		
Delinquent Students	24	YTD Traffic Stops	635
Disturbing the peace	1	YTD Tickets Issued	316
DOA	2	YTD Ticket Percentage Rate	49
Domestic Assault	2		
Evidence Management	11		
False Alarm	4		
Follow ups	3	Parking Tickets	2
General Assist	27	Ordinance Tickets	0
Harassment	3	Department/Officer Training	
Hit & Run property damage	1	Off Duty, safe & ready	
Home Invasion	0	Lobby visits	N/A
Larceny	3	Phone Calls	24
Lost & Found property	3	Revenue from citations	N/A
Medical Assist	11	Suspicious Situation	9
Missing Person	0	Resisting & Obstructing	1
Motor assist	2	Traffic Accident	3
Name & TX	6	Trespassing	2
911 hangups	2	Vin Inspections	6
Non-traffic accidents	1	Warrant Arrest	3
OWI	1	Welfare Check	1

Shelly Umbanhowar

CITY CLERK

Networking

- Van Buren County Clerks (In Person and Chat)
- Member of MAMC (Michigan Associate of Municipal Clerks)
- Civic Roundtable (Online forum to assist with Elections)
- eLearning (Elections training/support)



Trainings/Meetings

October 2025

- Every Monday – Staff Meeting
- BS&A
- Integrity Tech for IT
- eLearning & QVF for Elections
- Meeting with Abonmarche regarding ongoing items
- Check ins with Market One about MSHDA Grant



Happening Now

November 2025

- Election Training – Mandatory Ongoing
- Record Shred Day – 11/19/25
- FOIA Requests – 97 YTD
- Website, Facebook, YouTube, documents & Flyers
- BS&A Payroll Clean Up and Organization
- November 4, 2025 Election is done and was successful
- Filing, emails, phones
- Payroll & Accounts Payable
- Election Schedule Change for City of Bangor City Council
- End of Year/Beginning of 2026 Schedules
- Council Packets Thursday before each meeting
- Postings, Publications, Nixle Alerts
- Created new resident packets with information



Looking Ahead

2025-2026

- PTO December 22, 2025 – January 2, 2026
- Elections for 2026 – Three (3), so far...
- 2026 Elections: May (*Local, two council seats*), August (*State Primary*), November (*State/Senate*)
- Continue to use the City website, Facebook page, and YouTube as outreach tools for the Residents of Bangor
- Records Retention current, organized and clean (Upstairs)
- MAMC – Year Three (GRADUATION) Institute March 2026, in Mt Pleasant; Registered for week one 3/8–3/13/26



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE

Memo



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

From: Stephenie Cagle, Treasurer

cc: N/A

Date: 11/12/2025

Re: City Council Meeting 11/17/2025

*Act 51 funds (MDOT) are received **monthly**
*State Revenue Share funds are received **bi-monthly**
*Real and Personal Property Taxes are collected **July 1 to February 28**
City Operating millage is collected on the **Summer Taxes (beginning July 1)
Road and Cemetery millages are collected on the **Winter Taxes (beginning December 1)

As of 11/12/2025, the bank balances are:

General Checking Account:	\$	866,826.68
Roads Checking Account:	\$	812,611.80
Trust and Agency (Taxes):	\$	241,259.83
General Savings Account:	\$	7,983.08
MiClass	\$	539,803.11
Total All Accounts	\$	2,468,484.50

Bank Balances



YTD Balances by Fund as of 11/12/2025

Fund 101 – General			Balance
<i>Projected Revenue:</i>			\$ 1,381,100.00
<i>Projected Expenditures</i>			\$ 1,375,896.00
<i>YTD Revenues:</i>			\$ 718,919.81
<i>YTD Expenditures:</i>			\$ 491,277.83
101	Expenses - City Council	\$ 40,768.96	
172	Expenses - City Manager	\$ 10,148.09	
215	Expenses - City Clerk	\$ 20,996.12	
247	Expenses - Board of Review	\$ 80.73	
253	Expenses - City Treasurer	\$ 20,185.27	
257	Expenses - Assessor Department	\$ 5,533.32	
262	Expenses - Elections	\$ (72.06)	
265	Expenses - City Hall	\$ 65,261.13	
301	Expenses - Police Department	\$ 219,533.13	
371	Expenses - Code Enforcement	\$ 21,554.93	
440	Expenses - DPW	\$ 56,554.39	
448	Expenses - Street Lights	\$ 824.62	
567	Expenses - Cemetery	\$ 11,735.79	
701	Expenses - Planning Commission	\$ -	
751	Expenses - Parks	\$ 18,173.41	
790	Expenses - Library	\$ -	
Fund 202 – Major Roads			
<i>Projected Revenue:</i>			\$ 260,000.00
<i>Projected Expenditures</i>			\$ 239,250.00
<i>YTD Revenues:</i>			\$ 109,829.33
<i>YTD Expenditures:</i>			\$ 29,914.91
172	Expenses - City Manager	\$ 1,983.34	
446	Expenses - Construction	\$ -	
447	Expenses - Admin. & Engineering	\$ -	
463	Expenses - Routine Maintenance	\$ 27,931.57	
473	Expenses - Rout. Maint. Bridges	\$ -	
474	Expenses - Traffic Services	\$ -	
478	Expenses - Winter Maint. Fund	\$ -	
488	Expenses - M-43 Surface Maint.	\$ -	
489	Expenses - M-43 Sweep & Flush	\$ -	
491	Expenses - M-43 Drains & Ditches	\$ -	
497	Expenses - M-43 Winter Maint.	\$ -	

Fund 203 – Local Roads			
<i>Projected Revenue:</i>			\$ 170,000.00
<i>Projected Expenditures</i>			\$ 169,900.00
<i>YTD Revenues:</i>			\$ 40,898.48
<i>YTD Expenditures:</i>			\$ 24,728.23
172	Expenses - City Manager	\$ 1,983.23	
446	Expenses - Construction	\$ -	
447	Expenses - Admin. & Engineering	\$ -	
463	Expenses - Routine Maintenance	\$ 22,745.00	
474	Expenses - Traffic Services	\$ -	
478	Expenses - Winter Maint. Fund	\$ -	
Fund 207 - Police Bldg Maint/Equipment			
<i>Projected Revenue:</i>			\$ 40,000.00
<i>Projected Expenditures</i>			\$ 40,000.00
<i>YTD Revenues:</i>			\$ 19,332.50
<i>YTD Expenditures:</i>			\$ -
Fund 209 – Cemetery			
<i>Projected Revenue:</i>			\$ 15,000.00
<i>Projected Expenditures</i>			\$ 15,000.00
<i>YTD Revenues:</i>			\$ -
<i>YTD Expenditures:</i>			\$ 480.43
Fund 242 - Planning Commission			
<i>Projected Revenue:</i>			\$ 1,600.00
<i>Projected Expenditures</i>			\$ 15,000.00
<i>YTD Revenues:</i>			\$ 600.00
<i>YTD Expenditures:</i>			\$ -
Fund 264 - MCOLES Training			
<i>Projected Revenue:</i>			\$ 6,000.00
<i>Projected Expenditures</i>			\$ -
<i>YTD Revenues:</i>			\$ -
<i>YTD Expenditures:</i>			\$ -
Fund 271 - Library Maint			
<i>Projected Revenue:</i>			\$ 4,000.00
<i>Projected Expenditures</i>			\$ 20,000.00
<i>YTD Revenues:</i>			\$ -
<i>YTD Expenditures:</i>			\$ 35.98

Fund 590 – Sewer			
<i>Projected Revenue:</i>			\$ 658,400.00
<i>Projected Expenditures</i>			\$ 555,700.00
<i>YTD Revenues:</i>			\$ 200,389.33
<i>YTD Expenditures:</i>			\$ 119,869.66
Fund 591 - Water			
<i>Projected Revenue:</i>			\$ 573,600.00
<i>Projected Expenditures</i>			\$ 570,100.00
<i>YTD Revenues:</i>			\$ 220,821.59
<i>YTD Expenditures:</i>			\$ 109,643.61
Fund 661 – Motor Pool			
<i>Projected Revenue:</i>			\$ 261,100.00
<i>Projected Expenditures</i>			\$ 221,350.00
<i>YTD Revenues:</i>			\$ 23.00
<i>YTD Expenditures:</i>			\$ 86,458.70
Total All Funds			
<i>Projected Revenue:</i>			\$ 3,370,800.00
<i>Projected Expenditures</i>			\$ 3,222,196.00
<i>YTD Revenues:</i>			\$ 1,310,814.04
<i>YTD Expenditures:</i>			\$ 862,409.35

Fund Balances

***Fund balances are a combination of cash and assets.

Fund 101 – General			\$ 928,689.00
Fund 202 – Major Roads			\$ 270,601.00
Fund 203 – Local Roads			\$ 113,251.00
Fund 207 - Police Bldg Maintenance/Equipment			\$ 122,470.00
Fund 209 – Cemetery			\$ 2,520.04
Fund 242 - Planning Commission			\$ 17,250.69
Fund 264 - MCOLES Police Training			\$ 3,000.00
Fund 271 - Library Maintenance			\$ 77,203.00
Fund 590 – Sewer			\$ 4,617,793.00
Fund 591 - Water			\$ 1,237,009.00
Fund 661 – Motor Pool			\$ 104,796.00
Total All Funds			\$ 7,494,582.73

➡ A **fund balance** represents the difference between the **assets** (cash, receivables, etc.) and **liabilities** (debts, obligations) in a government fund. The fund balance is crucial because it reflects the financial health of each fund such as the general fund, water fund, or special revenue funds-and determines the city's ability to cover expenses, emergencies, or unforeseen events.

➡ Fund balances are a critical part of managing the city's finances responsibly. They provide flexibility, stability, and security for the City. By understanding the different types of fund balances and their role, the City Council can make better-informed decisions to ensure the city's long-term financial health and ability provide services to residents.



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE

CITY COUNCIL
AGENDA FACT SHEET

To: Mayor Farmer, Pro Tem Martinez-Serratos, Councilmember Rivers, McCrumb, Garcia, Doroh, and Uplinger
CC: Justin Weber, City Manager
From: Stephenie Cagle, Treasurer
CC: Shelly Umbanhowar, City Clerk
Subject: Planning Commission Report
Date: 11/13/25

Summary:

- August Meeting Minutes are being submitted as the current update on Planning Commission.
- September 11, 2025 meeting was cancelled.
- October 9, 2025 meeting was reschedule to October 8, 2025.
 - There was no quorum for the meeting October 8, 2025 meeting.
 - Agenda items will be discussed at the next regular meeting on Thursday, November 13, 2025 at 7PM.



BANGOR PLANNING COMMISSION

REGULAR MEETING AGENDA

Date: Oct. 8, 2025 **Time:** 7:00 PM

Location: 257 W Monroe St, Bangor, MI 49013

Planning Commission meetings are conducted in accordance with Michigan's Open Meeting Act (OMA), 1976 PA 267, MCL 15.261 et seq.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call of Planning Commission Members
4. Approval of Agenda
5. Approval of Meeting Minutes
 - a. Aug.15, 2025
6. New Business
 - A. Rezoning request 137 W. Monroe St.
7. Unfinished Business/Postponed Items
 - A. Update from Code Enforcement Officer Drake for 9 N. Walnut St.
8. Comments/Concerns from the Audience/Public
9. Adjournment

Agenda items might be added or removed as necessary after the publication deadline

*The purpose of the public comment periods are for members of the public to inform the council of their views. Traditionally, Council does not respond to comments made at the meeting; however, the Mayor or City Manager may direct staff to follow up with the speaker as appropriate. Public and council comments are not required to be recorded. "Meeting Minutes are a record of what was done, not what was said" - Roberts Rules of Order Newly Revised (RONR)

CITY OF BANGOR
PLANNING COMMISSION
REGULAR MEETING MINUTES
August 14th, 2025, 7:00 P.M.
257 W. Monroe Street
Bangor, Michigan 49013

1. **Call To Order:** Chairperson Derek Babcock
2. **Pledge of Allegiance:** Led by Chairperson Derek Babcock, recited by all present.
3. **Roll Call:** Yvonne Beasley, Derek Babcock, Adam Burrous, Renee Doroh, Lynne Farmer, Carla Gray, Kevin Gruetzmacher, David Markel, Kathryn Lugten

Absent: none

4. **Approval of the Agenda:**

- a. Motion by Kathryn Lugten to accept the agenda with the Master Plan Survey Questions Review added to unfinished business.
- b. Support by David Markel
- c. Ayes: Yvonne Beasley, Derek Babcock, Adam Burrous, Renee Doroh, Lynne Farmer, Carla Gray, Kevin Gruetzmacher, David Markel, Kathryn Lugten
- d. Motion Carried

5. **Approval of July 10th, 2025, Minutes.**

- a. Motion by Carla David Markel to approve the July 10th meeting minutes
- b. Support by Yvonne Beasley
- c. Ayes: Yvonne Beasley, Derek Babcock, Adam Burrous, Renee Doroh, Lynne Farmer, Carla Gray, Kevin Gruetzmacher, David Markel, Kathryn Lugten
- d. Motion Carried

6. **New Business**

- a. SUP Appeal for 9 N. Walnut St.
 - i. Motion by Lynne Farmer gives the business owner thirty (30) days from today's date to demonstrate compliance with selling only those items approved in their Land Use Application (i.e., Avon and Jafra products). During this 30-day period, the Code Enforcement Officer shall conduct an inspection/s to verify that the business complies. The Planning Commission shall review the matter at its next regularly scheduled meeting following the 30 days to determine if the business complies.

- ii. Support Yvonne Beasley
- iii. Ayes: Yvonne Beasley, Derek Babcock, Adam Burrous, Renee Doroh, Lynne Farmer, Carla Gray, Kevin Gruetzmacher, David Markel, Kathryn Lugten
- iv. Motion Carried
- b. Discussion on re-zoning Industrial Pk. Rd.
 - i. Planning commission discussed rezoning the north half of Industrial Park (I-1) to be Business 2(B-2).
 - ii. Further information needed:
 - 1. Is there a different tax rate between I-1 and B-2?
 - a. Derek Babcock will follow up with Angela Story, City Assessor
 - 2. What is the process for rezoning?
 - a. Derek Babcock will communicate with Bill Snyder regarding Zoning codes
 - b. Derek Babcock will reach out to the City Attorney about this process as well.
 - iii. Motion by David Markel to table this discussion for next month's meeting.
 - iv. Support by Lynne Farmer
 - v. Ayes: Yvonne Beasley, Derek Babcock, Adam Burrous, Renee Doroh, Lynne Farmer, Carla Gray, Kevin Gruetzmacher, David Markel, Kathryn Lugten
 - vi. Motion Carried

7. Unfinished Business/Postponed Items

- a. Review the Master Plan survey questions
 - i. Spelling correction on question 14
 - ii. Question 2: Request to change from picking one to clicking all that apply.
 - iii. Request for Spanish and English text in all areas.
 - iv. Choose a flyer style for the advertising survey to the community.
 - 1. Update the city logo to be the most recent (train headlight is white).
 - 2. Listed locations to post the flyer in the community.
 - 3. Paper copies of the survey will be available at City Hall
 - 4. Request to send a survey to Bangor Middle and High School for student input.

8. Opportunity for Public Comments:

- a. No public comments

9. Board Member Comments:

- a. No board comments

10. Adjournment:

- a. Motion by Lynne Farmer to adjourn at 7:45 PM.
- b. Support by Carla Gray
- c. Ayes: Yvonne Beasley, Derek Babcock, Adam Burrous, Renee Doroh, Lynne Farmer, Carla Gray, Kevin Gruetzmacher, David Markel, Kathryn Lugten
- d. Meeting Adjourned

Respectfully Submitted by *Kathryn Lugten*

COMMENTS PUBLIC

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



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE

UNFINISHED BUSINESS

-NONE



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE

NEW BUSINESS

- PLANNING COMMISSION RECOMMENDATION
- AMENDMENT ORDINANCE #254, FIRE PREVENTION
- RESOLUTION 2025-16, MARIJUANA APPLICATION FEE



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 Farmer, Pro Tem Martinez-Serratos, Councilmember Rivers, McCrumb, Garcia, Doroh, and Uplinger
CC: Justin Weber, City Manager
From: Stephenie Cagle, Treasurer
CC: Shelly Umbanhowar, City Clerk
Subject: Planning Commission Recommendation's that Require City Council Approval
Date: 11/13/25

Summary:

The Planning Commission is in the process of recommending changes to rezoning 137 W Monroe St for Council consideration. However, their regular meeting to approve and recommend these changes is scheduled for **Thursday, November 13, 2025, at 7:00 PM.**

Due to the timing of their meeting coinciding with the **City Council packet pickup** schedule for the **Regular Council Meeting on Monday, November 17, 2025**, the Planning Commission's supporting documents will not be available until the day of the Council meeting.

This timing constraint means the related materials and recommendations from the Planning Commission will be provided to Council members on the day of the meeting (11/17/25) for review and consideration. Planning Commission Chair Derek Babcock will be at the meeting to discuss and answer any questions the Council has on this recommendation.



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE

CITY COUNCIL AGENDA FACT SHEET

To: Mayor Farmer, Pro Tem Martinez-Serratos, Councilmember Rivers, McCrumb, Garcia, Doroh, and Uplinger
CC: Justin Weber, City Manager
From: Stephenie Cagle, Treasurer
CC: Shelly Umbanhowar, City Clerk
Subject: Planning Commission Report
Date: 11/13/25

Summary:

Fire Chief Babcock recently informed the City Council of the need to update our Fire Ordinance to adopt the 2021 edition of the **International Fire Code (IFC)** and **International Property Maintenance Code (IPMC)**.

There is a lot of back up information being presented for this update.

- This ordinance update also includes a rental & business property registration. This is vital for safety of the City residents. The Fire Department will be responsible for the inspections. City Hall will process payments received using the new fee schedule that goes with the property registration(s).
- The Council will have the first reading of the ordinance. Only the purpose **at the top of the ordinance** needs to be introduced at the November 17, 2025 Regular City Council Meeting.
 - The ordinance will then be posted and published.
 - The Council will then adopt, by Resolution, the amended Ordinance at the Regular City Council meeting on December 1, 2025. The ordinance will be effective 10 days after publication.
- The documents for back up information include:
 - Bangor Community Fire Department memo from October 3, 2025, including why the adoption is critical for the City
 - Business Registration Application
 - Single Family Registration Application
 - Multiple Properties Registration Application
 - Business/Rental Registrations Fee Schedule
 - Rental Inspection Checklist
 - MCL-554-139, which is referenced in the updated ordinance

Please contact **Chief Babcock** at **269.214.0123** or **chiefbabcock@bangorfire.org** with any questions you have.

CITY OF BANGOR
VAN BUREN COUNTY, MICHIGAN
ORDINANCE NO. 254 AMENDMENT

AMENDMENT TO TITLE IX, GENERAL REGULATIONS, CHAPTER 93: FIRE PREVENTION OF THE GENERAL PROVISIONS OF THE CITY OF BANGOR MICHIGAN, CODE OF ORDINANCES, TO ADOPT THE INTERNATIONAL FIRE CODE (IFC) 2021 EDITION AND THE INTERNATIONAL PROPERTY MAINTENANCE CODE (IMPC) 2021 EDITION, AND TO PROHIBIT BURNING OF GRASS, WEEDS, OPEN LAND, RUBBISH, WOOD, PAPER, PAPER GOODS, CARDBOARD, BRUSH AND LEAVES IN THE CITY OF BANGOR; AUTHORIZE PRIOR APPROVAL FROM THE FIRE CHIEF FOR CERTAIN FIRES; AND ESTABLISH PENALTIES FOR SAME. AND TO ADD SECTION 93.70 SINGLE AND TWO FAMILY RENTAL DWELLINGS, PROPERTY REGISTRATION AND SAFETY THIS ARTICLE IS INTENDED TO PROTECT AND PROMOTE THE HEALTH, SAFETY AND WELFARE OF ALL THE CITIZENS OF THE CITY BY REQUIRING THE REGISTRATION AND PERMITTING OF SINGLE, TWO-FAMILY, AND MULTIPLE RESIDENTIAL RENTAL DWELLINGS IN THE CITY ALONG WITH PROPER FIRE SAFETY FACILITIES AND EQUIPMENT. RENTAL DWELLING REGISTRATION, WHEN COMBINED WITH PERIODIC INSPECTIONS OF CERTAIN HABITABLE AREA AND EXTERIOR ACCESSIBILITY ASPECTS OF THE PROPERTY, WILL AID IN THE ENFORCEMENT OF THE MINIMUM STANDARDS FOR SAFETY FROM FIRE AND ACCIDENTS.

93.10 TITLE

This ordinance shall amend the City Code of Ordinances, Title IX, Chapter 93.

93.20 INTERPRETATION

This amendment shall be constructed as an amendment to Chapter 93 of Title IX of the General Provisions of the City of Bangor, Michigan Code of Ordinances to read as herein contained. This amendment shall prohibit burning of grass, weeds, open land, rubbish, wood, paper, paper goods, cardboard, brush and leaves in the City of Bangor corporate limits. This amended ordinance shall establish penalties as set forth specifically herein, by reference to Title I, Chapter 10, Section 10.99, or by those penalties and fees as adopted by Ordinance 250, Title I, Chapter 11 of the General Provisions of the Code of Ordinances for the City of Bangor.

93.30 SEVERABILITY

If any provision or section of this ordinance may later be amended or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions that can be given effect without the invalid provisions or applications.

93.40 REFERENCE TO OTHER SECTIONS

This ordinance, sections of this ordinance, or any of the parts of this amendment take precedence over other sections of this code. The Bangor City Council automatically amends affected sections of this code upon proper adoption, from time to time, of subsequent amendments.

93.50 FIRE PREVENTION CODE ADOPTED, AMENDMENTS

(A) The **International Fire Code (IFC), 2021 Edition and the International Property Maintenance Code (IPMC), 2021 Edition**, and all succeeding code editions are hereby adopted as the Fire Prevention Code for the City of Bangor, for the control of buildings, structures and premises as herein provided; and each and all and subsequent regulations, provisions, penalties, conditions and terms of the IFC are hereby referred to, adopted and made a part hereof, as if fully set out in this section, with additions, deletions, and changes, if any, prescribed in division (B) or (C) of this section or other sections of this Chapter.

93.51 GENERAL PROVISION

(A) It shall be unlawful to light or maintain any fire in any section of the city within 15 feet to any building or structure or flammable material other than that to be burned as to cause a fire hazard.

(B) The term fire, as used in this section, shall not construed to mean or include a fire in a furnace, stove, boiler, home grill or home barbecue pit, fireplace, or incinerators properly licensed by County, State or Federal statute, provided any approved fire may be extinguished by fire or city personnel at the discretion of the fire or city personnel. The term fire, as used in this section, shall not apply to approved camp fire and recreational fires which are contained and monitored,

(C) It shall be unlawful to burn grass, weeds, open land, rubbish, wood, lumber, paper goods, cardboard, brush or leaves anywhere in the city. However, wood, lumber, brush, paper, paper goods and cardboard may be burned under the following conditions:

(1) Prior approval of the Fire Chief for the ABB Fire District whom shall approve the site or area of the proposed burn, the method of the proposed burn; the type of incinerator including size, height, and cover; the location of the incinerator; the materials proposed to be burned, the time and any other criteria or conditions which the Fire Chief shall deem appropriate.

(2) The Fire Chief and/or the ABB Fire District are authorized to establish any rules, time limits, fees, penalties, application and approval process or other conditions in implementing 93.03 (C), (1) as deemed necessary and appropriate for the prevention of fires within the City of Bangor and within rules and regulations of the **International Fire Code (IFC), 2021 Edition and the International Property Maintenance Code (IPMC), 2021 Edition**, as adopted and amended by the City of Bangor.

(3) No fire of any sort shall be approved by the Fire Chief of the ABB Fire District if it is built or allowed to be burned within one (1) foot of any paved or improved street or alleyway in the City of Bangor.

(4) No fire shall be built or allowed to be burned in any park land owned by the City except those for the cooking of foods for picnics, reunions, outings and other such occasions. Such fires shall be in acceptable grills burning wood, charcoal or other usual and customary materials as the fire source. Such fires shall not need prior approval from the Fire Chief.

(5) Contractor fires for debris or heat require prior approval from the Fire Chief for the ABB Fire District.

(6) The ABB Fire District may approve and conduct fire training fires in the City of Bangor.

(D) No burning of grass, weeds, open land, or leaves shall be allowed under any condition in any B-1 or B-2 zoned sections of the City unless they are burned in proper incinerators licensed under County, State or Federal statute. However, fires defined under 93.05 (B) are allowed.

93.60 PENALTIES

Violations of any portion of this ordinance are subject to Title I, Chapter 10 and Chapter 11 of the Code of Ordinances for the City of Bangor, or as established specifically herein below.

(A) Violations of this ordinance shall warrant increasing penalties as herein established:

First Offense: Verbal or Written warning.

Second Offense: \$100.00 fine payable to the City of Bangor.

Third Offense: \$250.00 fine payable to the City of Bangor City.

Fourth and repeating offenses: A fine not to exceed \$500 or imprisonment not more than 90 days, or both fine and imprisonment.

(B) A separate offense shall be deemed committed upon each day during which a violation occurs.

(C) Both A and B above are City penalties. The Fire Chief of the ABB Fire District may add additional penalties.

93.70 SINGLE AND TWO FAMILY RENTAL DWELLINGS, PROPERTY AND BUSINESS REGISTRATION AND SAFETY

Footnotes:

Editor's note - Ord. No. 254, amended & introduced Nov 17, 2025; adopted Dec 1, 2025.

SEC. 93.70.1 FINDINGS AND PURPOSE

- (A) Findings. The city council finds that dwellings and dwelling units that are leased or rented to the public and businesses, when improperly maintained, in terms of their structures, equipment, use or occupancy, may adversely affect the public health, safety and general welfare. The city council establishes these regulations to correct and prevent unsafe conditions that may exist within properties not originally intended or constructed for non-owner occupancy, to establish mechanisms for the continued safety of single- and two-family rental housing, multiple housing units, and businesses within the city, and to promote the public health, safety and general welfare of its citizens.
- (B) Purpose. This article is intended to protect and promote the health, safety and welfare of all the citizens of the city by requiring the registration and permitting of single, two-family, and multiple residential rental dwellings and businesses in the city along with proper fire safety facilities and equipment. Rental dwelling and business registration, when combined with periodic inspections of certain habitable area and exterior accessibility aspects of the property, will aid in the enforcement of the minimum standards for safety from fire and accidents.

SEC. 93.70.2 AUTHORITY

This article is adopted under the city's general regulatory authority to adopt ordinances for the protection of the health, safety and welfare of its inhabitants under the City Ordinances Act, MCL 554.139 et seq.

SEC. 93.70.3 DEFINITIONS

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Bedroom means room which is intended, arranged, and designed to be occupied by one or more persons primarily for sleeping purposes, as determined by the zoning

administrator. A bedroom must be not less than 70 square feet and not less than seven feet in any dimension.

Business any trade, occupation, home occupation, profession, work, commerce or other activity owned or operated either for profit or not for profit by any person within the City, excluding, however, political establishments.

Designated agent means an individual designated to perform obligations under this article and to serve as contact person for the city for issues relating to a rental property. The designated agent must live or maintain a physical place of business within 45 miles of the rental unit.

Dwelling, single-family means a detached building or structure, including a mobile home, containing one dwelling unit, designed for the use and occupancy of one family only and containing housekeeping facilities.

Dwelling, two-family (duplex) means a detached building or structure containing two dwelling units, designed for the use and occupancy of one family in each unit with each unit containing housekeeping facilities.

Dwelling unit means one or more rooms designed for use or occupancy by one family for living and sleeping purposes with housekeeping facilities.

Maximum occupancy load means the maximum number of allowable occupants for a rental property, as established in subsection Sec. 93.70.8 (d).

Occupant means an individual living in, sleeping in, or otherwise having possession of a space.

Owner means any Individual or other person holding legal or equitable title to a property or to real improvements upon a property solely, jointly, by the entireties, in common, or as a land contract vendee or title to a mobile home or house trailer.

Premises means the land and the improvements on it, such as a building, store, shop, apartment, or other designated structure.

Property means land, firmly attached structures and integrated equipment (such as light fixtures or a well pump), and anything growing on the land.

Rental dwelling means any dwelling, including a single-family home, two-family home, or mobile home, containing a rental unit.

Rental property means all types of rental dwellings and units.

Rental unit means a particular living quarters within a dwelling intended for occupancy by a person other than the owner and the family of the owner, including mobile homes, single-family homes, apartments, hotel/motel units, and rooming units.

Short-term rental means the rental of any rental unit for a term of less than 28 days, but does not include the use of campgrounds, hotel rooms, transitional housing operated by a nonprofit entity, group homes such as nursing homes and adult foster care homes, hospitals, or housing provided by a substance-abuse rehabilitation clinic, mental health facility, or other healthcare related clinic.

Violation notice means a writ issued by the city zoning administrator, advising an owner, or his agent, of a violation of this article. Violation notices shall list all infractions and corrective measures necessary to comply with this article and a period within which corrections must be completed.

SEC. 93.70.4 APPLICABILITY

This article applies to single-family or two-family dwellings and businesses located in the city and to all persons owning or exercising control over such buildings or premises which in total or in part, are rented or leased. Unless excluded under section 8-104 of this article, occupancy of a single-family or two-family dwelling by any person other than the owner of record, shall be presumed to require registration of the dwelling as rental property. Such presumption may be rebutted if the occupant has ownership equity of 25 percent or more of the fee or life estate. An occupant claiming ownership may be required to provide proof that a transfer of ownership is supported by a substantial equity interest in the property.

SEC. 93.70.5 EXCEPTIONS AND EXEMPTIONS

Rental property registration under this article is not required where occupancy of a dwelling unit occurs, under the following circumstances:

- (A) *Family occupancy.* Any member of a family (and that family member's guests) may occupy a dwelling as long as any other member of that family is the owner of the dwelling or dwelling unit. Family occupancy also exempts guest houses or similarly separate dwelling units located on the same premises as the owner's domicile, when occupied by family guests, exchange students, visiting clergy, medical caregivers, and child care givers, without remuneration to the owner.
- (B) *House-sitting.* During the temporary absence of the owner and owner's family the owner may permit non-owner occupancy of the premises, without remuneration, without a rental dwelling property registration.
- (C) *Dwelling sales.* Occupancy by a prior owner after the sale of a dwelling under a rental agreement for a period of less than 91 days following closing. Rental property registration is required if legal or equitable ownership is not transferred in its entirety within 90 days of execution of the conditional sales agreement.
- (D) *Estate representative.* Occupancy by a personal representative, trustee, or guardian of the estate and his family, with or without remuneration. The estate shall notify the city of the owner's name, date of death, and name of the person occupying the premises.

SEC. 93.70.6 REGISTRATION AND PERMITTING REQUIRED; PROHIBITION

Each single-family and two-family rental dwelling and each rental unit within such dwelling and businesses, shall be registered with, and permitted by the city. An owner of any single-family or two-family dwelling located within the city shall not rent a dwelling, or a dwelling unit, to another unless the dwelling or dwelling unit, has been registered and permitted in accordance with the requirements of this article.

No person may commence a business without having first registered the business as provided in this ordinance.

SEC. 93.70.7 APPLICATION FOR RENTAL DWELLING AND BUSINESS PROPERTY REGISTRATION AND PERMIT

- (A) *Responsibility.* It shall be the responsibility of the owners of rental property and business to apply for registration through the submission of a rental dwelling property registration and permit application. The application shall be on a form prepared and supplied by the city.
- (B) *Application.* To register a rental unit or business, the owner or designated agent shall:
 - (1) Truthfully provide and certify as true the following on a form provided by the city:
 - a. Name, address, and telephone numbers of the owner and any agent for the owner.
 - b. The street address of the rental unit, along with other identification if more than one rental unit has the same street address.
 - c. The number of rental units in the building, if more than one.
 - d. The number of bedrooms in each rental unit, and the intended number of occupants in each rental unit.
 - e. For short-term rentals, a parking site plan as described in subsection 93.70.9 (B).
 - f. An affidavit and agreement, signed by the property owner, permitting inspections of the subject property by officials of the city.
 - g. Such other information as the city requests.
 - (2) Pay an administrative fee, as set by resolution of the city council.
 - a. Acceptance of completed application. An application is not considered accepted by the city until the city zoning administrator schedules the inspection of the premises and delivers to the owner a written acknowledgement of a completed application.

- b. Provisional rental dwelling property registration and permit. The written acknowledgement of a completed application shall serve as the issuance of provisional rental property registration and permit. The provisional permit shall indicate the maximum occupancy load of the rental unit.

SEC. 93.70.8 INSPECTIONS, ISSUANCE OF FINAL REGISTRATION AND PERMIT

Final approval of the application and permit is contingent upon a fire safety inspection and compliance with the city fire code. Subsequent to the filing and acceptance of a completed registration application, the rental property shall be inspected by the city fire code official.

- (A) *Rental property registration inspections.* Within 60 days following the acceptance of an application for rental dwelling registration and permit, the provisional rental dwelling shall have an inspection for compliance with the requirements of the city's fire safety standards.
- (B) *Governing fire safety standards.* The provisions of the International Fire Code as amended, hereinafter referred to as the "fire code", as adopted by the city and included by reference in chapter 16, article II of the Code, shall govern the minimum conditions and standards for fire safety relating to the structures and the exterior premises of rental dwellings regulated under this article, including the fire safety facilities and equipment to be provided.
- (C) *Approval.* Upon a finding of compliance with the fire safety standards of the city, by the city fire code official, the rental and/or business property registration and permit shall be declared approved and a final rental and/or business property permit for the rental and/or business property shall be issued to the owner by the zoning administrator. The date of issuance shall be assigned by the zoning administrator and shall be affixed to the permit and the permit shall be posted near the main entrance.
- (D) *Maximum occupancy load as condition of permit.* Except as otherwise provided in this section, the maximum occupancy load shall be two persons per bedroom, plus two additional persons per finished level with means of emergency egress (e.g. a functional window), up to a total of 12 persons. Applicants who wish to request a maximum occupancy load of more than 12 persons, or more than two persons per bedroom, must do so on the application form. The zoning administrator and fire code official may approve such requests upon determining that the proper safety features are met, may require some or all of the following:
 - a. Provides one bedroom for every two requested occupants.
 - b. Has a parking site plan allowing sufficient access for

- emergency vehicles.
 - c. Automatic sprinkler systems.
 - d. Fire alarm systems.
 - e. Interconnected smoke alarm systems.
 - f. Fire rated corridors.
 - g. Fire rated stairwell enclosures.
 - h. Sleeping rooms with automatic door closers.
 - i. A sufficient number of emergency exits, suitably placed in relation to the designated bedrooms.
- (E) *Changes in registration information.* During the approved permit period, the owner or his registered agent shall provide written notification to the city of any change in the information required under section 93.70.7.

SEC. 93.70.9 SHORT-TERM RENTAL REGULATIONS

In recognition of the unique difficulties presented by short-term rentals, the city adopts the following regulations:

- (A) *Designation of local agent.* If the owner of a short-term rental unit does not qualify as a local agent, the owner shall designate a local agent and authorize the agent in writing to act as the owner's agent for any acts required of the owner or the owner's agent under this article.
- (B) *Parking site plan.* Applicants seeking a short-term rental permit must submit a parking site plan depicting or describing the available off-street parking. The plan must provide adequate access for emergency vehicles, as determined by the fire chief.
- (C) *Off-street parking.* Occupants in a short-term rental unit shall not park in a parking space on a public street within one mile of the rental unit. Occupants shall be informed of, and shall acknowledge in writing, the number of off-street parking spaces provided for the rental unit prior to leasing such unit.
- (D) *Waste disposal.* Occupants shall not leave trash or refuse within public view, except in proper containers for the purpose of collection by the collectors between the hours of 5:00 a.m. and 9:00 p.m. on scheduled waste collection days.
- (E) *Local agent's duty to remedy.* For any violation of this article, the city may (in addition to other remedies) notify the designated agent for the rental unit by telephone. The designated agent shall be deemed to have received notice upon receipt of a voicemail message. Upon receiving notice, the local agent shall ensure that the violation of this section is remedied within five hours. Failure to remedy the violation within five hours shall constitute a violation by the local agent.

SEC. 93.70.10 EXPIRATION, RENEWAL, VOIDANCE BY CHANGE OF USE OR STRUCTURAL CHANGE

- (A) *Expiration.* A final rental and/or business property registration and permit issued under this article shall be valid for a period of three years (36 months) from the date of issuance, as affixed to the final permit.
- (B) *Renewal.* Rental and/or business property permits shall be renewed at least 30 days before the expiration date assigned by the city, or within 30 days of sale or transfer of ownership of a property, following the same requirements set forth in section 93.70.7 and section 93.70.8 of this article.
 - 1. *Renewal registration requirements.* An application for the renewal shall contain the same information as an initial application. If there have been no changes from the previous registration and permit form, the information previously submitted may be incorporated by reference.
- (C) *Changes in use or structure.* Any change in the use or structure of a dwelling that results in noncompliance with the standards of the city fire code or building code, as determined by the city zoning administrator and/or city fire code official, or building code official, shall void the rental property permit.

SEC. 93.70.11 FIRE CODE VIOLATIONS, NOTICES AND INSPECTIONS

- (A) *Violations not imminently dangerous.* If upon inspection by the city fire code official, a violation of the fire code is discovered, but the violation is deemed by the fire code official not to be imminently dangerous to life or limb, a violation notice shall be issued. The notice shall be in writing, and shall include the street address of the rental dwelling or rental unit in question, a statement of the violation or violations and why the notice is being issued. The notice shall also include a correction order allowing a reasonable time to make the repairs and improvements needed to bring the rental dwelling or rental dwelling premises into compliance. The notice shall be delivered personally or sent by certified or first-class mail addressed to the owner or designated agent at the address indicated on the accepted rental property registration application form.
- (B) *Re-inspection and fees.* Re-inspection of a property shall occur on the date specified on the violation notice, or sooner if requested by the owner and city scheduling permits such inspection. A fee, as published in the schedule of fees, shall be charged for each re-inspection. A re-inspection may be waived as determined by the fire code official if the owner or designated agent has provided written notification and supporting documentation to the city that all corrections have been made within the specified time period.

- (C) *Schedules.* Time schedules for the correction of violations shall be reasonable as determined by the city fire code official.
- (D) *New violation notice.* If a violation is not corrected upon the expiration of the allowed time, as identified in the violation notice, but a good faith effort has been made to correct the violation, the zoning administrator or fire code official may provide a revised compliance date. If new violations are found at the same premises, a new notice shall be issued with an appropriate date before which corrections must be completed.
- (E) *Violations that threaten life, limb, or property.* If upon inspection of the rental property the fire code official determines that a violation is of such a serious nature so as to immediately threaten the life, limb, health, property, safety or welfare of the public or the occupants thereof, the fire code official may inform the city official and may recommend that the structure be further investigated for possible declaration as a "dangerous building" under Title XV: Land Usage, chapter 150 of the Code and Ordinance 291. If so declared, notice of the violation shall proceed in accordance with Section 4 (B) of Ordinance 291, of the Code.

SEC. 93.70.12 FEES

Rental dwelling property owners shall be required to pay a fee for initial rental dwelling property registration, the initial inspection, re-registration and for any re-inspection performed as a result of any violation. Fees shall be paid at the time of registration, inspection, re-registration or re-inspection, as applicable. Such fees shall be established by the city council and included in this ordinances and updated with a fee resolution as amended.

SEC. 93.70.13 VIOLATIONS AND PENALTIES

- (A) *Municipal civil infraction.* Any person failing to comply with any of the provisions of this article is responsible for a municipal civil infraction. Any person who is found responsible or admits responsibility for a municipal civil infraction shall be subject to a civil fine of not more than \$100.00 for the first infraction and increasing penalties for additional infractions as established by this Code.
- (B) *Initial suspension of rental permit.* Upon a determination by the zoning administrator that the owner or local agent of a rental unit have (individually or in combination) committed a total of three or more unresolved violations of this article relating to the unit within the last three years, the zoning administrator shall issue a notice of rental permit suspension to the owner, with a copy to any local agent. The notice shall notify the owner that a hearing may be requested to show cause why the permit for the rental unit should not be suspended. If, within 14 days of service of the notice, a hearing is requested, the city shall schedule a

hearing before the city council and notify the owner in writing of a time and place for that hearing. At the hearing, the owner or owner's representative shall have the opportunity to show cause why the city should not suspend the permit.

- (C) *Subsequent suspensions.* After a rental and/or business permit has been suspended for a given unit, any additional violation committed within the two years of the expiration of the last suspension is grounds for an additional suspension. Notice and an opportunity for hearing on a subsequent suspension shall be provided in the same manner as provided in subsection (b).

1. *Length and timing of suspensions.* Suspensions shall generally be effective immediately upon the final administrative determination of the city pursuant to subsection (b). However, the zoning administrator shall have discretion to defer the suspension as appropriate to reasonably protect the interests of any occupant residing in the rental unit. Suspensions shall be for the following periods:

- (a) First suspension – Three (3) months.
- (b) Second suspension – Six (6) months.
- (c) Third suspension – Permanent.

93.80 EFFECTIVE DATE

This ordinance shall become effective 10 calendar days after its adoption and publication.

93.90 RECORD

Motion made by _____ and seconded by _____ to approve the resolution.

AYES: _____
NAYES: _____
PRESENTED: November 17th, 2025
ADOPTED: December 1, 2025
PUBLISHED: November 24th, 2025
EFFECTIVE DATE: December 4, 2025

CERTIFICATION

I, Shelly Umbanhowar, the duly appointed Clerk for the City of Bangor, Van Buren County, hereby certify that the foregoing resolution was adopted by the City at their regular meeting of said council held on November 17th, 2025, at which meeting a quorum was

present by roll call of said council members as hereinbefore set forth; the said resolution was ordered to take immediate effect.

Shelly Umbanhowar
Clerk for the City of Bangor



CITY OF BANGOR
BUSINESS/RENTAL REGISTRATION
FEE SCHEDULE

Introduced 11/17/25;
Adopted 12/01/25;
Ordinance.#254, Resolution 2025-14

BUSINESS/RENTAL REGISTRATIONS

FUNCTION and/or SERVICE	FEE DESCRIPTION	ADOPTED RATE/FEE
Business Registration		
Annual Fee	Inspection	\$150.00
Late Fee	30 Days	\$50.00
Late Fee	60 Days	\$100.00
Late Fee	90 Days	\$150.00
Failure to Register		Double the Registration Fee
Occupying Condemned Property		\$500.00
No-Show/Cancellation		\$75.00
Failure to Update Mailing Address		\$75.00
Business Fire Inspection		
2 nd Visit	Violations Not Corrected	\$100.00
3 rd Visit	Violations Not Corrected	\$250.00
Rental Registration (Residential)		
Single Unit Annual Fee		\$100.00
Short-Term Rental Annual Fee		\$150.00
Per Unit		\$50.00 (6 or more \$50.00 per unit)
Per Room		\$75.00
Failure to Register		Double the Registration Fee
Valid Complaint Inspection		\$100.00
2 nd Visit	Violations Not Corrected	\$100.00
3 rd Visit	Violations Not Corrected	\$250.00
Removal of Postings		\$500.00
Renting Condemned Property		\$500.00
No-Show/Cancellation		\$50.00
Failure to Provide Accurate Mailing Address		\$50.00
Late Fee	30 Days	\$50.00
Late Fee	60 Days	\$100.00
Late Fee	90 Days	\$150.00

BANGOR COMMUNITY FIRE DEPARTMENT



Arlington Township * City of Bangor * Bangor Township

417 W. Arlington St. Bangor, Michigan 49013

PHONE: (269) 427-8980 Fax (269) 427-6117

EMAIL: Chiefbabcock@bangorfire.org

Fire Chief -Derek Babcock



October 3, 2025

Bangor City Council
City of Bangor
257 W. Monroe St.
Bangor, MI 49013

RE: Formal Request to Adopt the 2021 International Fire Code and the 2021 International Property Maintenance Code

Dear Members of the City Council,

On behalf of the Bangor Community Fire Department, I am writing to formally request that the City of Bangor update its fire code ordinance 93.01, which currently references the 1999 BOCA National Fire Prevention Code, to adopt the **2021 International Fire Code (IFC)** and the **2021 International Property Maintenance Code (IPMC)**.

The State of Michigan has already adopted the **2021 Michigan Building Code (MBC)**, which establishes the regulatory framework for construction and occupancy across the state. However, because the City's ordinance remains tied to the outdated 1999 BOCA standard, a significant gap exists between our local fire safety requirements and both state standards and modern fire protection practices.

The **International Fire Code** establishes minimum requirements—consistent with nationally recognized good practice—for providing reasonable levels of life safety and property protection from fire, explosion, and hazardous conditions in both new and existing buildings. It also ensures a reasonable level of safety for firefighters and emergency responders during emergency operations.

The **International Property Maintenance Code** sets minimum standards for the continued occupancy and maintenance of structures and premises. It ensures that existing buildings and properties are maintained in a manner that supports public health, safety, and general welfare.

Why Adoption Matters

- Eliminates the gap between the City's outdated 1999 BOCA reference and the current State-adopted 2021 Michigan Building Code.
- Provides a modern, science-based framework that addresses today's fire and property maintenance risks.
- Equips the Fire Department and City with the most current tools to safeguard residents, businesses, and emergency responders.

We respectfully request that this matter be placed on an upcoming City Council agenda for consideration and discussion. Should you need additional information, technical input, or examples of other municipalities that have adopted these codes, please do not hesitate to contact me.

Thank you for your ongoing commitment to public safety and for your partnership in protecting the community we serve.

Sincerely,

A handwritten signature in black ink, appearing to read 'Derek Babcock', with a long, sweeping horizontal line extending to the right.

Derek Babcock
Fire Chief

City of Bangor – Request to Adopt Updated Codes

2021 International Fire Code (IFC) & 2021 International Property Maintenance Code (IPMC)

Current Situation

- City ordinance 93.01 still references the 1999 BOCA National Fire Prevention Code.
- The State of Michigan has adopted the 2021 Michigan Building Code (MBC).
- This creates a regulatory gap between City requirements and current state and national standards.

Why Adoption is Needed

- Eliminates outdated standards – Aligns City code with the 2021 MBC adopted by the State.
- Modern, science-based framework – Reflects current best practices in fire prevention, building safety, and property maintenance.
- Public safety first – Ensures residents, businesses, and visitors are protected by the most up-to-date codes.
- Supports firefighters & responders – Provides safer conditions for emergency operations.
- Improves property maintenance oversight – Establishes clear, enforceable standards for continued use and upkeep of buildings.

What the Codes Do

International Fire Code (IFC): Sets minimum requirements for fire prevention, hazardous conditions, and emergency safety for both new and existing buildings.

International Property Maintenance Code (IPMC): Ensures existing properties are maintained in a safe, sanitary, and structurally sound condition, protecting health and welfare.

Next Step Requested

Place adoption of the 2021 IFC and 2021 IPMC on an upcoming City Council agenda for consideration and approval.

Prepared by:

Derek Babcock, Fire Chief

Bangor Community Fire Department

Business Registration Application
City of Bangor, Van Buren County, Michigan
Inspections Department Fire/Building Official
257 W Monroe St Bangor, MI 49013
Phone: 269.427.5831
www.cityofbangormi.org

This application is for: Business Registration ☐ \$150 Annual Registration Fee

Penalty: Failure to provide the information may result in denial of your request.

Application Being Submitted By *(please print)*

BUSINESS NAME		BUSINESS ADDRESS		
NAME OF CITY IN WHICH LOT COMBINATION REQUEST IS LOCATED BANGOR		CITY BANGOR	ZIP CODE 49013	
COUNTY VAN BUREN COUNTY	BETWEEN _____ AND _____			
Owner Information				
OWNER NAME		OWNER E-MAIL		
OWNER MAILING ADDRESS	CITY	STATE	ZIP CODE	OWNER TELEPHONE NUMBER <small>(Include Area Code)</small>

Business Type	
BUSINESS TYPE	CONTACT PERSON
TELEPHONE NUMBER <small>(Include Area Code)</small>	

Signatures		
I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.		
APPLICANT'S SIGNATURE	DATE	TOTAL AMOUNT ENCLOSED \$ _____
Return to: City of Bangor, Inspection Department 257 W Monroe St Bangor, MI 49013		

Validation – For Department Use Only		VALIDATION AREA (STAMP)
REC'D APPLICATION/FEE Date & Initials:		
FEE PAID: <input type="checkbox"/> YES <input type="checkbox"/> NO AMOUNT PAID: _____ <input type="checkbox"/> CASH OR <input type="checkbox"/> CHECK # _____		
FEE RECORDED Date & Initials:		
REVIEW Date & Initials:		
INSPECTION COMPLETE <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED*		
*IF DENIED, REASON:		
APPROVAL SIGNATURE		

Rental Registration Application (1 to 5 Properties)

City of Bangor, Van Buren County, Michigan
Inspections Department Fire/Building Official
 257 W Monroe St Bangor, MI 49013
 Phone: 269.427.5831
 www.cityofbangormi.org

This application is for: Rental Registration Application Single Family

- ☐ \$100 Single Family Property Renewal Registration (*Annual Fee*)
☐ \$150 Short Term Rental

All rental units/properties must be registered with the City of Bangor, prior to January 01, each year.

The OWNER must indicate a valid residential mailing address Ord 254, 93.70.7

Penalty: Failure to provide the information may result in denial of your request.				
Owner Information Only (please print) (required)				
OWNER NAME		OWNER ADDRESS		
NAME OF CITY IN WHICH LOT COMBINATION REQUEST IS LOCATED		CITY	ZIP CODE	
BANGOR		BANGOR	49013	
COUNTY	BETWEEN AND			
VAN BUREN COUNTY				
Owner Additional Information				
OWNER DRIVER LICENSE #		OWNER E-MAIL		
SOCIAL SECURITY # (Last 4-digits)		D.O.B.		
OWNER MAILING ADDRESS, if different than above		CITY	STATE	ZIP CODE
				OWNER TELEPHONE NUMBER (Include Area Code)

Property and Tenant Information				
ADDRESS		CITY	STATE	ZIP
CURRENT TENANT NAME			CURRENT TENANT PHONE OR E-MAIL	
NUMBER OF BEDROOMS	NUMBER OF OCCUPANTS	SHORT TERM RENTALS ONLY – PARK SITE PLAN ATTACHED ORD 254, SEC 93.70.9		
<input type="checkbox"/> YES <input type="checkbox"/> NO* *If no, explain why:				
AFFIDAVIT AND AGREEMENT SIGNED BY PROPERTY OWNER PERMITTING INSPECTIONS OF THE SUBJECT PROPERTY BY OFFICIALS OF THE CITY - IN ACCORDANCE WITH ORD 254, SEC. 93.70.7				
<input type="checkbox"/> YES <input type="checkbox"/> NO* *If no, explain why:				

Property Owner or Local Agent Information Only				
BUSINESS NAME		CONTACT NAME		
ADDRESS		CITY	STATE	ZIP
TELEPHONE NUMBER	SIGNATURE			

Your signature acknowledges that you have registered this rental property as the OWNER of the listed address and NOT as a MANAGER OR LEASEE under a Lease to Own Agreement. I understand that I am the responsible party for adhering to the requirements of the City of Bangor Code of Ordinances and to maintain my property accordingly.

Owner Signature _____

Date _____

Validation – For Department Use Only	VALIDATION AREA (STAMP)
REC'D APPLICATION/FEE Date & Initials:	
FEE PAID: <input type="checkbox"/> YES <input type="checkbox"/> NO AMOUNT PAID: _____ <input type="checkbox"/> CASH OR <input type="checkbox"/> CHECK # _____	
FEE RECORDED Date & Initials:	
REVIEW Date & Initials:	
APPROVAL SIGNATURE	
INSPECTION SCHEDULED FOR	
INSPECTION COMPLETE <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED*	
*IF DENIED, REASON(S):	
NOTES	

Rental Registration Application Multiple Properties (6 or more)

City of Bangor, Van Buren County, Michigan
Inspections Department Fire/Building Official
 257 W Monroe St Bangor, MI 49013
 Phone: 269.427.5831
 www.cityofbangormi.org

This application is for: Rental Registration Application Multiple Properties (6 or more)
☐ \$50 Per Unit/Per Room Registration (Annual Fee)

The following information is required before your rental property(ies) can be officially registered with the City of Bangor Inspection Department. All rental units/properties must be registered with the City of Bangor prior to January 01, each year.

The owner must indicate a valid physical mailing address. If you are purchasing this property through an unregistered land contract, you are not the legal owner of this property. If the owner resides out of state, a local agent must be identified.

Penalty: Failure to provide the information may result in denial of your request.					
Owner Information Only (please print) (required)					
OWNER NAME			OWNER ADDRESS		
NAME OF CITY IN WHICH LOT COMBINATION REQUEST IS LOCATED			CITY	ZIP CODE	
BANGOR			BANGOR	49013	
COUNTY	BETWEEN AND				
VAN BUREN COUNTY					
Owner Additional Information					
OWNER DRIVER LICENSE #			OWNER E-MAIL		
SOCIAL SECURITY # (Last 4-digits)			D.O.B.		
OWNER MAILING ADDRESS, if different than above	CITY	STATE	ZIP CODE	OWNER TELEPHONE NUMBER (Include Area Code)	

List all rental properties, including property type (Single or Multiple Family). If additional room is needed list on the back.									
	S/F	M/F	Apt	Rm		S/F	M/F	Apt	Rm
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you reside outside of the State of Michigan, the ordinance **requires that you designate in writing "the name, address, and telephone number of the agent within the State of Michigan for the receipt of the service of notice of violation under the provisions of this article"** Ord 254, Sec 93.70.7

Property Owner or Local Agent Information Only			
BUSINESS NAME		CONTACT NAME	
ADDRESS	CITY	STATE	ZIP
TELEPHONE NUMBER	E-MAIL		

Your Signature acknowledges that you are registering your rental property(ies) as the RESPONSIBLE PARTY of the listed address(es). I understand that I am the responsible party (owner or registered land contract owner) and I agree to adhere to the requirements of the City of Bangor Code of Ordinances and the currently adopted version of the International Property Maintenance Code. I agree to maintain my property in accordance with all applicable codes, standards, and ordinances. I understand the City of Bangor relies on current Van Buren County Register of Deeds information to determine ownership.

SIGNATURE	DATE	TOTAL AMOUNT ENCLOSED \$ _____
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Return to: City of Bangor, Inspection Department 257 W Monroe St Bangor, MI 49013

List all rental properties, including property type (Single or Multiple Family). If additional room is needed list on the back.

	S/F	M/F	Apt	Rm		S/F	M/F	Apt	Rm
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Validation – For Department Use Only

VALIDATION AREA (STAMP)

REC'D APPLICATION/FEE Date & Initials:

FEE PAID: ☐ YES ☐ NO AMOUNT PAID: _____ ☐ CASH OR ☐ CHECK # _____

FEE RECORDED Date & Initials:

REVIEW Date & Initials:

INSPECTION SCHEDULED FOR

INSPECTION COMPLETE ☐ APPROVED ☐ DENIED*

*IF DENIED, REASON:

APPROVAL SIGNATURE

BANGOR COMMUNITY FIRE DEPARTMENT

Proudly serving: City of Bangor | Bangor Township | Arlington Township

Rental Inspection Checklist

This is a summary checklist to ensure compliance with Fire and Life Safety codes.

The entire International Fire Code 2021 edition may be referenced if other violations are found.

Please ensure compliance with the entire checklist **PRIOR** to scheduling your fire safety inspection. Violations found upon initial inspection may require a re-inspection and additional fees.

1. Recreational fires shall **not** be conducted within **25 feet** of a structure or combustible material (IFC 307.4.3)
2. Charcoal burners and other **open-flame cooking devices shall not be operated** on combustible balconies or within 10 feet (3048 mm) of combustible construction. *Exceptions: LP-gas cooking devices having LP-gas container with a water capacity not greater than 1 pound {0.454 kg} LP-gas capacity.* (IFC 308.1.4)
3. Storage of combustible materials shall be separated from heaters or heating devices by a distance or shielding so that ignition cannot occur. Maintain a **minimum 36"** clearance on all sides of fuel fired appliances to storage of combustibles. (IFC 315.3)
4. Fire Safety Plans shall be **posted on each floor level** of the structure adjacent to the main egress travel path and shall **include the following information:** (IFC 404)
 - a. The procedure for reporting a fire or other emergency.
(ie: Call 911, there is a fire at 123 Main St. or there is a medical emergency at 123 Main St.)
 - b. Current address and location of occupancy.
 - c. Floor Plans identifying the locations of the following:
 - i. Exits
 - ii. Primary evacuation routes
 - iii. Secondary evacuation routes
 - iv. Portable fire extinguishers
 - d. Identification and assignment of personnel responsible for emergency contact and maintenance of systems. (Local representative)
5. Address must be installed so it is **visible from the road** fronting property with 4" minimum letters and numbers. *(Green Reflective 911 Address Signs mounted at roadfronting property and visible from both directions of travel are recommended.)* (IFC 505.1)
6. Portable unvented fuel-fired heating equipment is **prohibited**. (IFC 603.4)
7. Electrical hazards **shall be abated**. (Cover plates intact, no open wiring junction boxes) (IFC 605.1)
8. Electrical Panels require a **minimum 30"** clear working space provided in front of the panel. No storage of any materials shall be within the 30" clear designated space. {IFC 605.3}

BANGOR COMMUNITY FIRE DEPARTMENT

Proudly serving: City of Bangor | Bangor Township | Arlington Township

9. Extension cords shall **not** be a substitute for permanent wiring. Ensure there are **NO** extension cords within the occupancy. (*Approved UL listed surge protectors may be utilized*) (IFC 605.5)
10. Holes in walls, ceilings, and doors must be repaired to maintain the fire resistance rating of the barrier. (IFC 703.1)
11. Portable Fire Extinguishers of a 2A10BC **minimum rating** must be installed and mounted on an approved hanger within the egress path on each level of the structure. (IFC 906)
12. Portable Fire Extinguishers require annual maintenance by an approved fire protection contractor. (IFC 906)
13. Smoke Alarms are required to be **installed in every sleeping room and outside of every sleeping room**, in all mechanical rooms, and in every room in the path of the means of egress. In addition, there must be a **smoke alarm on each level** of the structure including basements. Interconnected smoke alarms may be required. (IFC 907.2)
14. Carbon Monoxide alarms shall be installed on each level of the structure. They shall be installed outside of the sleeping areas where sleeping occurs. (Carbon Monoxide alarms are not required if the home contains **NO** fuel fired appliances and utilizes only electric heat and cooking devices.) (IFC 1103.9)
15. Minimum dimensions of egress windows shall be 24" in height, and 20" in width. The bottom of the clear window opening shall **not** be more than 44" measured from the floor. Non-compliant windows shall be replaced or rooms will **not** be utilized for sleeping. (IFC 1030)
16. Exits shall be maintained **free** of obstructions including ice and snow at all times. (IFC 1031)
17. Basements and attached garages shall be **free** of flammable liquid storage. (ie: solvent, thinners, oil paints, gasoline, propane, etc.) (IFC 5704)

By signing below, I the property owner acknowledge completion of the checklist and have ensured that the structure meets all of the required fire and life safety code requirements as a condition of the rental permit application.

Rental Property Street Address: _____

Property Owner's Printed Name: _____ Date: _____

Property Owner's Signature: _____

Revised Statutes of 1846 (EXCERPT)
GENERAL PROVISIONS.

554.139 Lease or license of residential premises; covenants; modifications; liberal construction, inspection.

Sec. 39.

(1) In every lease or license of residential premises, the lessor or licensor covenants:

(a) That the premises and all common areas are fit for the use intended by the parties.

(b) To keep the premises in reasonable repair during the term of the lease or license, and to comply with the applicable health and safety laws of the state and of the local unit of government where the premises are located, except when the disrepair or violation of the applicable health or safety laws has been caused by the tenants wilful or irresponsible conduct or lack of conduct.

(2) The parties to the lease or license may modify the obligations imposed by this section where the lease or license has a current term of at least 1 year.

(3) The provisions of this section shall be liberally construed, and the privilege of a prospective lessee or licensee to inspect the premises before concluding a lease or license shall not defeat his right to have the benefit of the covenants established herein.

History: Add. 1968, Act 295, Eff. Oct. 1, 1968



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE

CITY COUNCIL
AGENDA FACT SHEET

To: Mayor Farmer, Pro Tem Martinez-Serratos, Councilmember Rivers, McCrumb, Garcia, Doroh, and Uplinger
CC: Justin Weber, City Manager
From: Stephenie Cagle, Treasurer
CC: Shelly Umbanhowar, City Clerk
Subject: Resolution #2025-16, Ordinance #285 & #290 Marijuana Application fee
Date: 11/13/25

Summary:

Please read the 'action summary' portion of the Resolution for more detailed information on the request for the Marijuana Application fee to be returned to \$5,000.00 per application annually.

Documents being provided for back up:

- Ordinance 285 Medical Marijuana Facilities and Grow Operations
- Ordinance 290 Recreation Marijuana Establishment
- Resolution 2022-07, Resolution that reduced the fee to \$3,000.00
- MCL-333-27956, this MCL shows what the maximum amount that municipalities can charge for application fees

**CITY OF BANGOR
VAN BUREN COUNTY, MICHIGAN
A RESOLUTION TO AMEND THE MARIJUANA ESTABLISHMENT
ANNUAL FEE ESTABLISHED IN ORDINANCE 285 & 290
RESOLUTION NO.: 2025-16**

WHEREAS, the City of Bangor has adopted ordinances to regulate the licensing and operation of marijuana establishments within the City; and

WHEREAS, the City of Bangor currently assesses an annual fee of **Three Thousand Dollars (\$3,000.00)** for each licensed marijuana establishment to cover administrative, inspection, enforcement, and public safety costs associated with marijuana-related businesses. The City Council modified the application fee to be reduced to \$3,000.00 per year in May of 2022; and

WHEREAS, upon review of administrative costs, public safety expenses, and operational impacts, it has been determined that the current annual fee does not adequately cover the City's expenses associated with the oversight of marijuana establishments; and

WHEREAS, the City Council desires to adjust the annual licensing fee to ensure the costs incurred by the City are fairly offset by the marijuana industry operating within its jurisdiction.

NOW, THEREFORE, BE IT RESOLVED, that the City of Bangor hereby sets the **annual marijuana establishment licensing fee at Five Thousand Dollars (\$5,000.00) per license**; and

BE IT FURTHER RESOLVED, that this new fee amount shall become effective on **January 6, 2026** and will be applicable to all marijuana establishment licenses issued or renewed **after that date**. Current applicants with their annual fee due on or before January 5th, 2026 will pay \$3,000.00; and

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to update the City of Bangor Fee Schedule to reflect this change, and City staff are authorized to notify current license holders of this adjustment in accordance with the City's ordinances and applicable laws.

Adopted this **17th day of November, 2025**.

Bangor City Council 11/17/2025

Action Summary

Staff Member: Justin Weber, City Manager

Department: City Manager

(a) SUMMARY

A Resolution seeking to update Ordinance #285 & #290, to amend Section 7 of Ordinance #285 and Section VIII of Ordinance #290 of City Ordinances, Medical Marijuana Facilities and Grow Operations and Recreational Marijuana

Establishments (*see attachments*), and to revert to the original application fee of \$5,000.00 annually per application.

(b) BUDGETARY CONSIDERATIONS

An increase of \$2,000.00 annually per application. As of November 2025, we have five (5) marijuana applicants that pay that fee annually. The first year of full annual payments in January of 2027, of \$5,000.00 each, will increase revenue by \$10,000.00. Total Revenue for the year of 2027 and going forward will be \$25,000.00.

(c) HISTORY, BACKGROUND and DISCUSSION

In February 2018, Ordinance No. 285 was adopted, and in February 2020, Ordinance No. 290 followed (*see attachments*). In May 2022, a Resolution (*see attachment*) was passed to reduce the annual fee for marijuana establishments from the original ordinance amount of \$5,000 to \$3,000.

There is no financial justification for reducing the application fee. The original fee of \$5,000 was appropriate and should remain in place. In accordance with **MCL 333.27956 (4)**, a municipality may charge an annual fee of not more than \$5,000 to defray application, administrative, and enforcement costs associated with the operation of marijuana establishments within the municipality. Therefore, by restoring the fee to \$5,000, we are fully within compliance with State law (*see attachment*).

However, the effective date of this change should be January 6, 2027, as we cannot implement the increase for the current year's applicants. Their renewal fees are due on or before January 5, and there will not be sufficient time to provide proper notice and complete our due diligence prior to that deadline.

POSITIONS

The City Manager, City Treasurer and City Clerk support the adoption of these Ordinance amendments.

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

CERTIFICATION

This true and complete copy of Resolution 2025-16 was declared adopted at a regular meeting of the Bangor City City Council held on November 17th, 2025.

Lynne Farmer, Mayor

Shelly Umbanhowar, City Clerk

Introduced: November 17th, 2025

Adopted: November 17th, 2025

Published: November 24th, 2025

Effective: December 4th, 2025

City of Bangor
Medical Marihuana Ordinance
Ordinance No: 285

An Ordinance Amending Ordinance No. 284 of the City of Bangor Ordinances, originally adopted on September 7, 2017 to permit and regulate Medical Marihuana Grow Operations, Processing Facilities, Safety Compliance Facilities, and Provisioning Center, and Secure Transporters by Special Use in certain parts of the City, and to prohibit Medical Marihuana Provisioning Centers throughout the City:

The City Council of Bangor hereby ordains:

ARTICLE I. MEDICAL MARIHUANA FACILITIES AND MEDICAL MARIHAUNA GROW OPERATIONS

SECTION 1. Purpose

The purpose of this article is to

- 1) Serve and protect the health, safety and welfare of the general public;
- 2) Establish fair and equitable rules and regulations for establishing and operating Medical Marihuana Facilities and Medical Marihuana Grow Operations;
- 3) Provide reasonable regulations pursuant to the City of Bangor general police power granted to the city by the Michigan Constitution of 1963 and the city charter.

SECTION 2. Definitions

Medical Marihuana Grow Operation: A commercial facility licensed under Public Act 281 of 2016 that cultivates, dries, trims, or cures marihuana for sale to a processor or provisioning center.

Medical Marihuana Processing Facility: A commercial facility licensed under Public Act 281 of 2016 that purchases marihuana from a licensed grow operation and extracts resin from the marijuana or creates a marihuana-infused product for sale and transfer in packaged form to a provisioning center.

Medical Marihuana Safety Compliance Facility: A commercial facility licensed under Public Act 281 of 2016 that receives marihuana from a licensed grow operation, licensed processing facility, or licensed caregiver, tests it for contaminants and for tetrahydrocannabinol and other cannabinoids, returns the test results, and may return the marihuana to the marijuana facility.

Medical Marihuana Secure Transporter: A commercial facility licensed under Public Act 281 of 2016 that stores marihuana and transports marihuana between marihuana facilities for a fee.

Medical Marihuana Provisioning Center: A commercial facility licensed under Public Act 281 of 2016 that purchases marihuana from a licensed grower or processor and sells, supplies, or provides marihuana to registered qualifying patients, directly, or through the patients registered primary caregivers. The term "provisioning center" shall include any commercial property where marihuana is sold at retail to registered qualifying patients or registered primary caregivers. A noncommercial location used by a primary caregiver to assist a qualifying patient connected to the caregiver through the department's marihuana registration process in accordance with the Michigan Medical Marihuana Act is not a provisioning center for purposes of this Ordinance."

City of Bangor
Medical Marihuana Ordinance
Ordinance No: 285

SECTION 3. Medical Marihuana Facilities

- A) Pursuant to Section 205(1) of Public Act 281 of 2016, the City authorizes the following state-licensed medical marihuana facilities for operation within the municipality:

Growers,

Processors, Safety Compliance Facilities, and Secure Transporters. Will follow the City's Zoning Ordinance. As needed per the zoning ordinance a Special Use Permit may be granted for the following Medical Marihuana Uses.

- 1) Medical Marihuana Grow Operations
- 2) Medical Marihuana Processing Facilities
- 3) Medical Marihuana Safety Compliance Facilities
- 4) Medical Marihuana Secure Transporters
- 5) Medical Marihuana Provisioning Center

- B) All Special Use Permits granted to the Medical Marihuana Uses listed above shall be conditioned on the licensing of the facility by the State of Michigan. Facilities must meet all

State requirements, including but not limited to those of LARA and the MDEQ. Facilities must maintain an active license from the State of Michigan under Public Act 281 of 2016 at all times, in order to operate.

- C) **Medical Marihuana Facilities Designation**

The Industrial Park shall be the only designated area for Commercial Medical Marihuana Facilities such as Medical Marihuana Grow Operation, Medical Marihuana Processing Facilities, Medical Marihuana Safety Compliance Facilities, Medical Marihuana Secure Transporters.

- D) **Number of Available Provisioning Center Permits**

The number of Provisioning Center Permits in effect at any time shall not exceed the following maximums within the City:

Provisioning Center: 3

The City Council may review and amend these numbers by resolution or as it determines to be advisable.

City of Bangor
Medical Marihuana Ordinance
Ordinance No: 285

SECTION 4:

The following shall apply to Grow Operations, Processing Facilities, and Safety Compliance Facilities:

- 1) All facilities must be designed and operated to minimize the amount of pesticides, fertilizers, nutrients, marihuana, and other potential contaminants discharged into the public wastewater and/or storm water systems.
- 2) All facilities must be designed to minimize odors emanating from the marihuana plants.
- 3) All facilities must maintain a secure, closed, clean environment in the room where marihuana is to be stored, grown, processed, or tested, in order to prevent outside contamination and prevent the inadvertent and/or unauthorized removal of marihuana from the facility. All facilities must provide shower and locker room facilities for employees to ensure the provision of a clean environment.
- 4) All facilities must have adequate security to prevent access to the marihuana by non-authorized personnel, including unauthorized removal. All rooms that contain marihuana, in any form, must be individually locked and accessible only to authorized personal.
- 5) All drying, soil mixing, testing, processing, and other non-growing activities must take place in a separate room from any growing activities.
- 6) All facilities must be, in compliance with the standards of this Ordinance, including but not limited to the standards, at all times.
- 7) Medical Marihuana Grow Operations Does Not include:
 - a) A qualifying patient growing 12 or fewer medical marihuana plants at his/her residence for personal use in accordance with the Michigan Medical Marihuana Act 281; or
 - b) A primary caregiver growing 12 or fewer medical marihuana plants at his/her residence for personal use of a single qualifying patient in accordance with the Michigan Medical Marihuana Act 281
- 8) *Primary caregiver:* A person is a Primary Caregiver as defined by the Michigan Medical Marihuana Act 281
- 9) *Qualifying patient:* A person who is Qualifying Patient as defined by the Michigan Medical Marihuana Act 281

Section 5: The following shall apply to Secure Transporters:

- 1) All facilities, vehicles, and processes must be designed and operated to minimize the amount of pesticides, fertilizers, nutrients, marihuana, and other potential contaminants discharged into the public wastewater and/or storm water systems.
- 2) All facilities, vehicles, and processes must be designed to minimize odors emanating from the marihuana plants.

City of Bangor
Medical Marihuana Ordinance
Ordinance No: 285

- 3) All operations must, have processes in place to prevent the contamination or pollination of the marihuana during the loading and unloading process.
- 4) All facilities, vehicles, and processes must have adequate security to prevent access to the marihuana by non-authorized personnel, including unauthorized removal. All marihuana must be stored in hermetically sealed containers prior to transport.
- 5) All operations must be, in compliance with the standards of this Ordinance, including but not limited to the standards at all times.

Section 6: Special Use:

- A. If approved for a Special Use, and after payment of a fee to be determined by the City Council, Medical Marihuana Facilities shall be issued an Operating License. The Operating Permit must be renewed annually, through the payment of a fee to be determined by the City Council and through compliance with the requirements of the State of Michigan and this Ordinance as demonstrated through an inspection by the Building Official or his or her designee. The Operating License and State Medical Marihuana Facility License must be displayed in plain view clearly visible to City officials and Medical Marihuana Licensing Board authorized agents. All License Holders shall be subject to periodic inspection, and shall make their Facilities available to any, and all authorized state and local building inspectors, environmental inspectors, and law enforcement personnel.
- B. Within 30 days after Special Use Approval, the City shall provide the following to the Medical Marihuana Licensing Board:
 - 1) A copy of this Ordinance
 - 2) A copy of any zoning regulations that apply to the Applicant Facility
 - 3) A description of any violation of this Ordinance or applicable zoning regulations committed by the applicant, but only if those violations related to activities licensed under Public Act 281 of 2016.
 - 4) No person who has opened or operated a facility doing business or purporting to do business under this Section without first obtaining a Special Use Permit and a State Operating License shall be eligible for an Operating License under this Ordinance.
- C. Licensed medical marihuana patients or caregivers authorized by the State of Michigan under Initiated Law 1 of 2008 shall not be required to receive Special Use Approval to conduct legal activities in any zoning district, but must comply will all applicable City ordinances, including those governing odor, and all applicable State laws.
- D. Permit issued under this Section may be revoked by the City Council for any of the following:
 - 1) Knowing fraudulent or material misrepresentation contained in the Application
 - 2) A pattern of knowing violations of this Section, after reasonable notice and opportunity to cure
 - 3) A loss after final determination of the State Medical Marihuana Licensing Board of the Permit Holder's State Medical Marihuana Facility License
 - 4) Failure or refusal to pay the Annual Fee.

City of Bangor
Medical Marihuana Ordinance
Ordinance No: 285

Section 7: Fee Schedule:

The City Fee Schedule for the permit to operate the Medical Marihuana Facilities shall be as following:

- A. Medical Marihuana Facility License: \$5,000
- B. Medical Marihuana Facility Annual Inspection/License Renewal: \$5,000

Failure to register or apply for a permit with the City will be turned in the State, and local law enforcement for dismantle of the said operation.

Section 8: PERMIT REQUIREMENT:

- 1) Establish that the applicant is a currently registered with one (1) of the five (5) Medical Marihuana licensed under Public Act 281 of 2016 by producing his or her license issued by the State of Michigan;
- 2) Provide a map citing the proposed location of said Medical Marihuana operating facility;
- 3) Agree that the operation that each of the five (5) Medical Marihuana operating facility shall comply with applicable laws and regulations of the Michigan Medical Marihuana Act;
- 4) Set hours of operation for the Medical Marihuana Provisioning Center not to exceed from 8:00 a.m. to 9:00 p.m. Monday through Saturday;
- 5) Not allow persons under the age of 18 to be on the premises of any medical marihuana Medical Marihuana Provisioning Center unless they possess a valid medical marihuana registry card issued by the State of Michigan, and are accompanied by a parent or legal guardian;
- ~~6) That the applicant's facility is in compliance with the Federal Drug Free School Zone Act.~~

Section 9: APPLICATION TO OPERATE

Applications to operate a medical marihuana one (1) of each of the five (5) Medical Marihuana operating facility shall be available at the City of Bangor office. A processing fee to be set by motion shall accompany a completed application, along with documentation and / or affidavits to support that the application meets the requirements of Section 7: 1 of this Ordinance.

- A. Any one (1) of each of the five (5) Medical Marihuana operating facility opened prior to the adoption of this Ordinance must file for a permit within thirty (30) days of the adoption of this Ordinance.
- B. An application to operate a one (1) of each of the five (5) Medical Marihuana operating facility must be submitted at least seven (7) days prior to the next regularly scheduled City Council meeting in order for said application to be considered at that meeting.
- C. The application will be valid for sixty (60) days. If at the end of said sixty days, application has not been approved, the applicant will have to re-apply.
- D. There shall be an annual renewal process.

City of Bangor
Medical Marihuana Ordinance
Ordinance No: 285

SECTION 10. CIVIL FORFEITURE

Any medical marihuana sold or possessed with intent to sell in violation of this Amended Ordinance may be seized, forfeited and disposed of by the police agencies serving the City of Bangor.

SECTION 11. ADDITIONAL CONDITIONS

The City Council may impose such reasonable terms and conditions on a Commercial Medical Marihuana Facility special use as may be necessary to protect the public health, safety, and welfare, and to obtain compliance with the requirements of this Ordinance and applicable law.

SECTION 12. SEVERABILITY

Sections of this ordinance shall be deemed severable to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part so declared to be invalid.

SECTION 13. PENALTY

Any persons, firm, or corporation who shall violate any provisions of this Ordinance shall be deemed responsible of violating a municipal civil infraction and shall, upon finding thereof, be subject to a fine of not more than Five Thousand and 00/5,000 (\$5,000) Dollars, plus Court cost and cost of prosecution not to exceed Five Thousand and 00/5,000 (\$5,000) Dollars, both, at the discretion of the Court. Each day that a violation occurs shall be considered a separate offense. The City may in addition seek injunctive relief.

City of Bangor
Medical Marihuana Ordinance
Ordinance No: 285

SECTION 14. ADOPTION AND EFFECTIVE DATE

This Amended Ordinance is hereby, declared to have been adopted by the City of Bangor Council at a meeting thereof duly called and held on the 22 day of Jan., and ordered to be given effect as mandated by law, and shall become effective twenty (20) days after said date of adoption.

I hereby certify the foregoing constitutes a true and complete copy of Ordinance Number 285 duly adopted by the City Council of the City of Bangor, County of Van Buren, State of Michigan, at a regular meeting held on the 22 day of Jan., at which the following members were present:

Bator, Hicks, Fng, Aleman, Lowder, Farmer, Householder
and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, of the Public Acts of Michigan of 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

I further certify that member Farmer moved for adoption of said Ordinance and that member HICKS seconded said motion.

I further certify that the following members voted for adoption of said Ordinance:

Bator, Hicks, Fng, Aleman, Lowder, Farmer, Householder

and that the following members voted against such Ordinance:

none

I further certify that said Ordinance has been recorded in the Ordinance Book of the City of Bangor and the signatures of the City Mayor and City Clerk have authenticated that such recording.

Nick Householder

Nick Householder, Mayor

Laura Roe

Laura Roe, City Clerk

I do hereby certify that a synopsis of this Ordinance, in accordance with statutory requirements was published on 2/3/18, in the ~~Van Buren Reminder~~, a copy of which is attached hereto.

Herald Palladium
12

Laura Roe
City Clerk

AFFP

Ordinance No. 285

Affidavit of Publication

STATE OF MICHIGAN }
COUNTY OF BERRIEN } SS

Samantha Smith, being duly sworn, says:

That she is Accounting Clerk of the Herald Palladium, a Daily newspaper of general circulation, printed and published in St Joseph, Berrien County, Michigan; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

February 03, 2018

Publisher's Fee: \$ 277.34

That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Subscribed to and sworn to me this 3rd day of February 2018.



Ashley Banks, Notary Public 01/23/2024

NOTICE OF ADOPTION OF ORDINANCE NO. 285, ORDINANCE AMENDING THE MEDICAL MARIHUANA FACILITIES, AND MEDICAL GROW OPERATIONS

Summary of Ordinance No. 285
City of Bangor

The following is a summary of the City of Bangor Ordinance No. 285 Amending Ordinance No. 284, the Medical Marihuana, adopted by the Bangor City Council at a regular meeting on January 22, 2018. This Ordinance is being published in summary form pursuant to MCL 41.184. A true copy of the entire ordinance may be inspected or obtained from City Hall, located at 257 W. Monroe, Bangor, MI 49013, during regular business hours.

ORDINANCE AMENDING THE MEDICAL MARIHAUNA FACILITIES AND MEDICAL MARIHAUNA GROW OPERATIONS

Purpose

The City adopts the following amendments for the health, safety, and welfare of City residents.

SECTION 3 (C). Amendment of Article I: This section provides that the Industrial Park shall be the only designated area for Commercial Medical Marihuana Facilities such as Medical Marihuana Grow Operation, Medical Marihuana Processing Facilities, Medical Marihuana Safety Compliance Facilities, Medical Marihuana Secure Transporters.

SECTION 3 (D). Amendment of Article I: This section provides that the number of Provisioning Center Permits shall not exceed three (3).

SECTION 12: This section provides that the City Council may impose such reasonable terms and conditions on a Commercial Medical Marihuana Facility special use as may be necessary to protect the public health, safety, and welfare, and to obtain compliance with the requirements of this Ordinance and applicable law.

INCONSISTENT ORDINANCES: This section provides that all Ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are repealed to the extent of such inconsistency or conflict.

EFFECTIVE DATE: This section provides that this Ordinance shall take effect 10 days after publication as provided by law.

Laura Roe,
City Clerk

60000682 60925314

CITY OF BANGOR
257 W MONROE STREET
BANGOR, MI 49013



CITY OF BANGOR
COUNTY OF VANBUREN, STATE OF MICHIGAN

ORDINANCE NO. 290

FIRST READING: February 3, 2020

ADOPTED: February 5, 2020

RECREATIONAL (ADULT USE) MARIHUANA ESTABLISHMENT ORDINANCE

An ordinance to amend the Code of the City of Bangor by adding a new Chapter 118 , Recreational (Adult Use) Marihuana establishments; to provide regulations regarding recreational (adult use) marihuana establishments; to provide a title for the ordinance; to define words; to authorize the operation of and provide regulations for recreational (adult use) marihuana establishments in the City of Bangor pursuant to the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018, as may be amended; to provide for an annual fee; to provide penalties for violation of this ordinance; to provide for severability; to repeal all ordinances or parts of ordinances in conflict therewith and to provide an effective date.

CITY OF BANGOR
VAN BUREN COUNTY, MICHIGAN

ORDAINS:

SECTION I
TITLE

This ordinance shall be known as and may be cited as the City of Bangor Recreational (Adult Use) Marihuana Establishment Ordinance.

SECTION II
PURPOSE

The purpose of the ordinance is to regulate recreational (adult use) marihuana establishments in the City in order to protect the public health, safety and general welfare of the City's residents, to provide reasonable regulations regarding City licensing of recreational (adult use) marihuana establishments, to provide a method to defray administrative costs of such establishments and to coordinate City regulations and license approval with laws and regulations

enacted by the State of Michigan. It is not the intent of this Ordinance to restrict or abrogate the protections for recreational (adult use) marihuana found in the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018, MCL 333.27951, *et seq.*, as may be amended.

SECTION III **DEFINITIONS**

Words used herein shall have the definitions as provided for in the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018, MCL 333.27951, *et seq.*, as may be amended.

SECTION IV **RECREATIONAL (ADULT USE) MARIHUANA ESTABLISHMENTS**

The following recreational (adult use) marihuana establishments may be authorized to operate within the City by the holder of a state operating license, and the City may issue a City license for the same, subject to compliance with the Michigan Regulation and Taxation of Marihuana Act (Initiated Law 1 of 2018), as may be amended, the Rules promulgated thereunder and this ordinance:

1. Unlimited growers shall be authorized in the City which number may include Class A, B or C growers, in any combination.
2. Unlimited processors shall be authorized in the City.
3. Not more than three (3) retailers shall be authorized in the City.
4. Zero (0) microbusinesses shall be authorized in the City.
5. Unlimited secure transporters shall be authorized in the City.
6. Unlimited safety compliance facilities shall be authorized in the City.
7. Not more than two (2) marihuana event organizers shall be authorized in the City annually.
8. Not more than two (2) temporary marihuana events shall be authorized in the City annually.
9. Not more than two (2) designated consumption establishments shall be authorized in the City.
10. Zero (0) excess marihuana grower licenses are authorized in the City.
11. No other license types as may be established by the Rules promulgated pursuant Initiated Law 1 of 2018, as amended, shall be authorized in the City.

SECTION V
RECREATIONAL (ADULT USE) MARIHUANA ESTABLISHMENT LICENSES

1. All applicants for a City recreational (adult use) marihuana establishment license shall be pre-qualified by the State of Michigan Marijuana Regulatory Agency and shall provide proof of such approval from the State prior to or upon applying to the City for a City license. In the event that an applicant already has a license from the State of Michigan for a medical marihuana facility license, the applicant does not need to obtain prequalification for a recreational (adult use) marihuana establishment license.

2. On and after April 15, 2020 the City shall accept applications for a City license to operate a recreational (adult use) marihuana establishment within the City. Application shall be made on a City form and must be submitted to the City Clerk and/or other designee of the City (hereinafter referred to as the "Clerk."). Once the Clerk receives a complete application including the initial annual recreational (adult use) marihuana establishment fee, the application shall be time and date stamped. All complete applications received on or after April 15, 2020 shall be considered for conditional authorization and/or City licensure. In the event that more applications are submitted to the Clerk than the number of recreational (adult use) marihuana establishments authorized for City licensure by this ordinance, the applications shall be considered by the City Council pursuant to the evaluation criteria contained in Section VI of this Ordinance. The City Council shall consider an application for a recreational (adult use) marihuana establishment licensure within 30 days of the date of receipt of a complete application. Once the City Council has determined which applications will be authorized for City licensure (per Section V herein), any additional complete applications shall be held in abeyance for future conditional licensure. Any applicant waiting for future conditional licensure may withdraw their application by written notice to the Clerk at any time and may receive a partial refund of the initial annual medical marihuana fee submitted.

3. If a conditionally licensed applicant is denied a state operating license, then such conditional license will be canceled by the Clerk and the conditional license shall be available to the next applicant for the specific type of recreational (adult use) marihuana establishment license in order of rankings, per the evaluation criteria in Section VI.

4. A conditionally licensed applicant shall receive a license from the City to operate the recreational (adult use) marihuana establishment within the City upon the applicant providing the Clerk proof that the applicant has received a state operating license for the recreational (adult use) marihuana facility in the City and the applicant has met all other requirements of this ordinance for the operation of a recreational (adult use) marihuana establishment.

5. If a conditionally licensed applicant fails to obtain a license from the City within one year from the date of conditional license, then such conditional license shall be canceled by the Clerk and the conditional license shall be available to the next applicant for the specific type of recreational (adult use) marihuana establishment license in order of rankings, per the evaluation criteria in Section VI. The City Council shall have the authority to extend the deadline to obtain a City license for up to an additional six months on written request of the

applicant, within thirty days prior to cancellation, upon the reasonable discretion of the City Council making a finding of good cause for the extension.

6. A licensee shall not operate a recreational (adult use) marihuana establishment at any location in the City other than the address provided in the application to the City.

SECTION VI **LICENSE EVALUATION CRITERIA**

In the event that the City receives more applications for recreational (adult use) marihuana establishment licenses than are authorized by this ordinance, the City Council shall review all applications to determine which of the applications are best suited to operate such establishment in the City in compliance with Initiated Law 1 of 2018, as amended. In making such analysis, the City Council shall consider the following criteria:

1. The applicant's experience in operating other licensed marihuana businesses in the City of Bangor.
2. The applicant's experience in operating other licensed marihuana businesses in Van Buren County.
3. The applicant's experience in operating other licensed marihuana businesses in Michigan.
4. If the applicant is a resident of the City of Bangor.
5. If the applicant is a resident of Van Buren County, Michigan.
6. An estimate of the number and type of jobs that the marihuana event organizer and/or temporary marihuana event is expected to create and the amount and type of compensation expected to be paid for such jobs.
7. Planned tangible capital investments in the City, including if multiple licenses are proposed.
8. An explanation of anticipated economic benefits to the City with supporting factual data.
9. The applicant's general business management experience.
10. The applicant's financial ability and/or means to operate or maintain a marihuana establishment.
11. Whether the applicant has been delinquent in paying taxes to the City of Bangor, Van Buren County and/or any other public entity in the past 10 years.

12. Whether the applicant has a history of non-compliance with any regulatory requirements in the City of Bangor, Van Buren County or elsewhere within the State of Michigan.

SECTION VII

GENERAL REGULATIONS REGARDING AUTHORIZED RECREATIONAL (ADULT USE) MARIHUANA ESTABLISHMENTS

1. A licensed recreational (adult use) marihuana establishment shall only be operated within the City by the holder of a State operating license issued pursuant to Michigan Regulation and Taxation of Marihuana Act (Initiated Law 1 of 2018), as may be amended and the Rules promulgated thereunder. The facility shall only be operated as long as the State operating license and City license both remain in effect.
2. Prior to operating a licensed recreational (adult use) marihuana establishment within the City pursuant to a State operating license, the facility must comply with all applicable regulations, ordinances and codes.
3. Prior to operating an authorized recreational (adult use) marihuana establishment within the City pursuant to a State operating license, the establishment must comply with all City construction, building ordinances and zoning ordinances, all other applicable City ordinances specifically regulating recreational (adult use) marihuana establishments and generally applicable City regulatory ordinances and regulations. The establishment shall only be operated as long as it remains in compliance with all such ordinances and regulations now in force or which hereinafter may be established or amended.
4. If at any time a licensed recreational (adult use) marihuana establishment violates this ordinance the City Council may request that the State revoke or refrain from renewing the establishment's State operating license. Once such State operating license is revoked or fails to be renewed, the Clerk shall cancel the City license and the license shall be available to the next applicant for the specific type of recreational (adult use) marihuana establishment license in order of rankings, per the evaluation criteria in Section VI.
5. A recreational (adult use) marihuana establishment is not required to have any minimum setback from an existing public or private school providing education in kindergarten or any grades 1 – 12.
6. A recreational (adult use) marihuana establishment may co-locate with a medical marihuana facility, as authorized by Section 6, subsection 5 of the Michigan Regulation and Taxation of Marihuana Act (Initiated Law 1 of 2018).
7. A recreational (adult use) marihuana establishment shall prevent smoke, odors, debris, dust, noise, lights, glare, heat, other emissions or discharge from interfering with the reasonable and comfortable use and enjoyment of another's property. Whether smoke, odors, debris, dust, noise, lights, glare, heat, other emissions or discharge interfere with the reasonable and comfortable use and enjoyment of property shall be measured against the objective standards

of a reasonable person of normal sensitivity.

8. A recreational (adult use) marihuana grower, processor and retailer may operate from a single location, as authorized by Section 6, subsection 5 of the Michigan Regulation and Taxation of Marihuana Act (Initiated Law 1 of 2018), but in such case said establishment(s) shall be located in an area zoned for industrial or agricultural uses, as specified in Administrative Rule 24.

9. A marihuana retailer establishment shall only be open to the public between the hours of 9:00 a.m. and 9:00 p.m. Monday through Saturday. A marihuana retailer establishment shall not be open on Sunday.

10. All signage and advertising shall comply with City of Bangor, Van Buren County and/or MDOT regulations.

11. A licensed recreational (adult use) marihuana establishment shall consent to inspection of the facility by City officials, including City Police Officers, upon reasonable notice, to verify compliance with this ordinance.

12. The City expressly reserves the right to amend or repeal this ordinance in any way including, but not limited to, complete elimination of or reduction in the type and/or number of licenses for recreational (adult use) marihuana establishments authorized to operate within the City.

SECTION VIII

ANNUAL RECREATIONAL (ADULT USE) MARIHUANA ESTABLISHMENT FEE

There is hereby established an annual nonrefundable City recreational (adult use) marihuana establishment fee in the amount of \$5,000, for each licensed recreational (adult use) marihuana establishment within the City, to help defray administrative and enforcement costs associated therewith. An initial annual recreational (adult use) marihuana establishment fee of \$5,000 shall be payable at the time of application for City authorization and thereafter the same amount shall be payable each year on or before January 5th. The City may pro-rate the application fee based on the application date and/or renewal application date.

SECTION IX

NONRENEWAL, SUSPENSION, REVOCATION, APPEALS

1. It is hereby expressly declared that nothing in this ordinance be held or construed to give or grant to any authorized recreational (adult use) marihuana establishment a vested right, privilege or permit to continued licensure from the City for operations within the City.

2. Each license is exclusive to the licensee cannot be sold or transferred. The attempted transfer, sale or other conveyance of an interest in a license without prior approval of the Planning Commission and/or City Council is grounds for suspension or revocation of the license or for other appropriate sanction.

3. The City Council, after notice and hearing, may suspend, revoke or refuse to renew a license for any of the following reasons:

- a. The applicant or licensee, or his/her agent, manager or employee, has violated, does not meet or has failed to comply with any of the terms, requirements, conditions or provisions of this ordinance or with any applicable state or local law or regulation;
- b. The recreational (adult use) marihuana establishment has operated in a manner that adversely affects the public health, safety and welfare.

4. Evidence to support a finding for nonrenewal, suspension or revocation of a license may include, without limitation, a continuing pattern of conduct of drug related criminal complaints within the premises of the recreational (adult use) marihuana establishment or in the immediate surrounding area or an ongoing nuisance condition emanating from or caused by a recreational (adult use) marihuana establishment.

5. An applicant may appeal any City decision regarding licensure, nonrenewal, suspension or revocation of a license to the full City Council, upon written request. An applicant requesting such appeal shall submit the request in writing to the City Clerk, which request shall include reasons for the appeal. The City Clerk shall, within a reasonable time thereafter, provide notice to the applicant of the time and date of the City Council meeting at which the appeal will be heard. At such City Council meeting, the applicant will have the opportunity to present his/her case supporting their appeal request.

SECTION X

VIOLATIONS AND PENALTIES

1. Any person who disobeys neglects or refuses to comply with any provision of this ordinance or who causes, allows or consents to any of the same shall be deemed to be responsible for the violation of this ordinance. A violation of this ordinance is deemed to be a nuisance per se.

2. A violation of this ordinance is a municipal civil infraction, for which the fines shall not be less than \$100 nor more than \$500 for the first offense and not less than \$250 nor more than \$500 for subsequent offenses, in the discretion of the Court. For purposes of this section, "subsequent offenses" means a violation of the provisions of this ordinance committed by the same person within 12 months of a previous violation of the same provision of this ordinance for which said person admitted responsibility or was adjudicated to be responsible. The foregoing sanctions shall be in addition to the rights of the City to proceed at law or equity with other appropriate and proper remedies. Additionally, the violator shall pay costs which may include all expenses, direct and indirect, which the City incurs in connection with the municipal civil infraction. This section is not intended to conflict with the penalty provisions in the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018, MCL 333.27951, *et seq.*, as may be amended.

3. Each day during which any violation continues shall be deemed a separate offense.

4. In addition, the City may seek injunctive relief against persons alleged to be in violation of this ordinance, and such other relief as may be provided by law.

5. This ordinance shall be administered and enforced by the City's Ordinance Enforcement Officer, City Police Officer or by such other person (s) as designated by the City Council from time to time.

SECTION XI **SEVERABILITY**

The provisions of this ordinance are hereby declared to be severable. If any clause, sentence, word, section or provision is hereafter declared void or unenforceable for any reason by a court of competent jurisdiction, it shall not affect the remainder of such ordinance which shall continue in full force and effect. The provisions herein shall be construed as not interfering or conflicting with the statutory regulations for licensing recreational (adult use) marihuana establishments pursuant to the Michigan Regulation and Taxation of Marihuana Act (Initiated Law 1 of 2018).

SECTION XII **REPEAL**

All ordinance or parts of ordinances in conflict herewith are hereby repealed.

SECTION XIII **EFFECTIVE DATE**

This ordinance shall take effect ten (10) days after publication after adoption.

 Clerk
City of Bangor

AFFP

Ordinance 290

Affidavit of Publication

STATE OF MICHIGAN }
COUNTY OF BERRIEN } SS

Courtney Kruger, being duly sworn, says:

That she is Legal Clerk of the Herald Palladium, a Daily newspaper of general circulation, printed and published in St Joseph, Berrien County, Michigan; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

March 12, 2020

Publisher's Fee: \$ 2,161.49

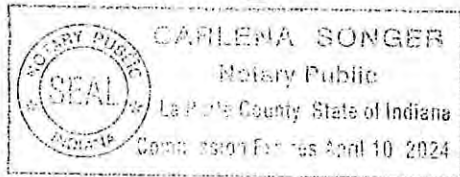
That said newspaper was regularly issued and circulated on those dates.

SIGNED:

Courtney Kruger

Subscribed to and sworn to me this 12th day of March 2020.

Carlena Songer
Carlena Songer, Notary Public 4/10/2024



60000682 61115623

CITY OF BANGOR
257 W MONROE STREET
BANGOR, MI 49013

CITY OF BANGOR
COUNTY OF VAN BUREN, STATE OF MICHIGAN
ORDINANCE NO. 290
FIRST READING: February 3, 2020
ADOPTED: February 5, 2020

RECREATIONAL (ADULT USE) MARIHUANA ESTABLISHMENT ORDINANCE

An ordinance to amend the Code of the City of Bangor by adding a new Chapter 118, Recreational (Adult Use) Marihuana establishments; to provide regulations regarding recreational (adult use) marihuana establishments; to provide a title for the ordinance; to define words; to authorize the operation of and provide regulations for recreational (adult use) marihuana establishments in the City of Bangor pursuant to the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018, as may be amended; to provide for an annual fee; to provide penalties for violation of this ordinance; to provide for severability; to repeal all ordinances or parts of ordinances in conflict herewith and to provide an effective date.

CITY OF BANGOR
VAN BUREN COUNTY, MICHIGAN
ORDAINS:
SECTION I
TITLE

This ordinance shall be known as and may be cited as the City of Bangor Recreational (Adult Use) Marihuana Establishment Ordinance.

SECTION II
PURPOSE

The purpose of the ordinance is to regulate recreational (adult use) marihuana establishments in the City in order to protect the public health, safety and general welfare of the City's residents, to provide reasonable regulations regarding City licensing of recreational (adult use) marihuana establishments, to provide a method to defray administrative costs of such establishments and to coordinate City regulations and license regulations with legislation enacted by the State of Michigan. It is not the intent of this Ordinance to restrict or abrogate the protections for recreational (adult use) marihuana found in the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018, MCL 333.27951, et seq., as may be amended.

SECTION III
DEFINITIONS

Words used herein shall have the definitions as provided for in the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018, MCL 333.27951, et seq., as may be amended.

SECTION IV
RECREATIONAL (ADULT USE) MARIHUANA ESTABLISHMENTS

The following recreational (adult use) marihuana establishments may be authorized to operate within the City by the holder of a state operating license, and the City may issue a City license for the same, subject to compliance with the Michigan Regulation and Taxation of Marihuana Act (Initiated Law 1 of 2018), as may be amended, the Rules promulgated thereunder and this ordinance:

1. Unlimited growers shall be authorized in the City which number may include Class A, B or C growers, in any combination.
2. Unlimited processors shall be authorized in the City.
3. Not more than three (3) retailers shall be authorized in the City.
4. Zero (0) microbusinesses shall be authorized in the City.
5. Unlimited secure transporters shall be authorized in the City.
6. Unlimited safety compliance facilities shall be authorized in the City.
7. Not more than two (2) marihuana event organizers shall be authorized in the City annually.
8. Not more than two (2) temporary marihuana events shall be authorized in the City annually.
9. Not more than two (2) designated consumption establishments shall be authorized in the City.
10. Zero (0) excess marihuana grower licenses are authorized in the City.
11. No other license types as may be established by the Rules promulgated pursuant to Initiated Law 1 of 2018, as amended, shall be authorized in the City.

SECTION V
RECREATIONAL (ADULT USE) MARIHUANA ESTABLISHMENT LICENSES

1. All applicants for a City recreational (adult use) marihuana establishment license shall be pre-qualified by the State of Michigan Marijuana Regulatory Agency and shall provide proof of such approval from the State prior to or upon applying to the City for a City license. In the event that an applicant already has a license from the State of Michigan for a medical marihuana facility license, the applicant does not need to re-apply for a recreational (adult use) marihuana establishment license.
2. On and after April 15, 2020 the City shall accept applications for a City license to operate a recreational (adult use) marihuana establishment within the City. Application shall be made on a City form and must be submitted to the City Clerk and/or other designee of the City (hereinafter referred to as the "Clerk"). Once the Clerk receives a complete application including the initial annual recreational (adult use) marihuana establishment fee, the application shall be time and date stamped. All complete applications received on or after April 15, 2020 shall be considered for conditional authorization and/or City licensure. In the event that more applications are submitted to the Clerk than the number of recreational (adult use) marihuana establishments authorized for City licensure by this ordinance, the applications shall be considered by the City Council pursuant to the evaluation criteria contained in Section VI of this Ordinance. The City Council shall consider an application for a recreational (adult use) marihuana establishment license within 30 days of the date of receipt of a complete application. Once the City Council has determined which applications will be authorized for City licensure (per Section V herein), any additional complete applications shall be held in abeyance for future conditional licensure. Any applicant waiting for future conditional licensure may withdraw their application by written notice to the Clerk at any time and may receive a partial refund of the initial annual medical marihuana fee submitted.
3. If a conditionally licensed applicant is denied a state operating license, then such conditional license will be canceled by the Clerk and the conditional license shall be available to the next applicant for the specific type of recreational (adult use) marihuana establishment license in order of rankings, per the evaluation criteria in Section VI.
4. A conditionally licensed applicant shall receive a license from the City to operate the recreational (adult use) marihuana establishment within the City upon the applicant providing the Clerk proof that the applicant has received a state operating license for the recreational (adult use) marihuana facility in the City and the applicant has met all other requirements of this ordinance for the operation of a recreational (adult use) marihuana establishment.
5. If a conditionally licensed applicant fails to obtain a license from the City within one year from the date of conditional license, then such conditional license shall be canceled by the Clerk and the conditional license shall be available to the next applicant for the specific type of recreational (adult use) marihuana establishment license in order of rankings, per the evaluation criteria in Section VI.
6. The City Council shall have the authority to extend the deadline to obtain a City license for up to an additional six months on written request of the applicant, within thirty days prior to cancellation, upon the reasonable discretion of the City Council making a finding of good cause for the extension.
6. A licensee shall not operate a recreational (adult use) marihuana establishment at any location in the City other than the address provided in the application to the City.

SECTION VI
LICENSE EVALUATION CRITERIA

In the event that the City receives more applications for recreational (adult use) marihuana establishment licenses than are authorized by this ordinance, the City Council shall review all applications to determine which of the applications are best suited to operate such establishment in the City in compliance with Initiated Law 1 of 2018, as amended. In making such analysis, the City Council shall consider the following criteria:

1. The applicant's experience in operating other licensed marihuana businesses in the City of Bangor.
2. The applicant's experience in operating other licensed marihuana businesses in Van Buren County.
3. The applicant's experience in operating other licensed marihuana businesses in Michigan.
4. If the applicant is a resident of the City of Bangor.
5. If the applicant is a resident of Van Buren County, Michigan.
6. An estimate of the number and type of jobs that the marihuana event organizer and/or temporary marihuana event is expected to create and the amount and type of compensation expected to be paid for such jobs.
7. Planned tangible capital investments in the City, including if multiple licenses are proposed.
8. An explanation of anticipated economic benefits to the City with supporting factual data.
9. The applicant's general business management experience.
10. The applicant's financial ability and/or means to operate or maintain a marihuana establishment.
11. Whether the applicant has been delinquent in paying taxes to the City of Bangor, Van Buren County and/or any other public entity in the past 10 years.
12. Whether the applicant has a history of non-compliance with any regulatory requirements in the City of Bangor, Van Buren County or elsewhere within the State of Michigan.

SECTION VII
GENERAL REGULATIONS REGARDING

AUTHORIZED RECREATIONAL (ADULT USE) MARIHUANA ESTABLISHMENTS

1. A licensed recreational (adult use) marihuana establishment shall only be operated within the City by the holder of a State operating license issued pursuant to Michigan Regulation and Taxation of Marihuana Act (Initiated Law 1 of 2018), as may be amended and the Rules promulgated thereunder. The facility shall only be operated as long as the State operating license and City license both remain in effect.
2. Prior to operating a licensed recreational (adult use) marihuana establishment within the City pursuant to a State operating license, the facility must comply with all applicable regulations, ordinances and codes.
3. Prior to operating an authorized recreational (adult use) marihuana establishment within the City pursuant to a State operating license, the establishment must comply with all City construction, building ordinances and zoning ordinances, all other applicable City ordinances specifically regulating recreational (adult use) marihuana establishments and generally applicable City regulatory ordinances and regulations. The establishment shall only be operated as long as it remains in compliance with all such ordinances and regulations now in force or which hereinafter may be established or amended.
4. If at any time a licensed recreational (adult use) marihuana establishment violates this ordinance the City Council may request that the State revoke or refrain from renewing the establishment's State operating license. Once such State operating license is revoked or fails to be renewed, the Clerk shall cancel the City license and the license shall be available to the next applicant for the specific type of recreational (adult use) marihuana establishment license in order of rankings, per the evaluation criteria in Section VI.
5. A recreational (adult use) marihuana establishment is not required to have a minimum setback from an existing public or private school providing education in kindergarten or any grades 1 - 12.
6. A recreational (adult use) marihuana establishment may co-locate with a medical marihuana facility, as authorized by Section 6, subsection 5 of the Michigan Regulation and Taxation of Marihuana Act (Initiated Law 1 of 2018).
7. A recreational (adult use) marihuana establishment shall prevent smoke, odors, debris, dust, noise, lights, glare, heat, other emissions or discharge from interfering with the reasonable and comfortable use and enjoyment of another's property. Whether smoke, odors, debris, dust, noise, lights, glare, heat, other emissions or discharge interfere with the reasonable and comfortable use and enjoyment of property shall be measured against the objective standards of a reasonable person of normal sensitivity.
8. A recreational (adult use) marihuana grower, processor and retailer may operate from a single location, as authorized by Section 6, subsection 5 of the Michigan Regulation and Taxation of Marihuana Act (Initiated Law 1 of 2018), but in such case said establishment shall be located in an area zoned for industrial or agricultural use, as specified in Administrative Rule 24.
9. A marihuana retailer establishment shall only be open to the public between the hours of 9:00 a.m. and 9:00 p.m. Monday through Saturday. A marihuana retailer establishment shall not be open on Sunday.
10. All signage and advertising shall comply with City of Bangor, Van Buren County and/or MDOT regulations.
11. A licensed recreational (adult use) marihuana establishment shall consent to inspection of the facility by City officials, including City Police Officers, upon reasonable notice, to verify compliance with this ordinance.
12. The City expressly reserves the right to amend or repeal this ordinance in any way including, but not limited to, complete elimination of or reduction in the type and/or number of licenses for recreational (adult use) marihuana establishments authorized to operate within the City.

SECTION VIII
ANNUAL RECREATIONAL (ADULT USE) MARIHUANA ESTABLISHMENT FEE

There is hereby established an annual nonrefundable City recreational (adult use) marihuana establishment fee in the amount of \$5,000, for each licensed recreational (adult use) marihuana establishment within the City, to help defray administrative and enforcement costs associated therewith. An initial annual recreational (adult use) marihuana establishment fee of \$5,000 shall be payable at the time of application for City authorization and thereafter the same amount shall be payable each year on or before January 5th. The City may pro-rate the application fee based on the application date and/or renewal application date.

SECTION IX
NONRENEWAL, SUSPENSION, REVOCATION, APPEALS

1. It is hereby expressly declared that nothing in this ordinance be held or construed to give or grant to any authorized recreational (adult use) marihuana establishment a vested right, privilege or permit to continued licensure from the City for operations within the City.
2. Each license is exclusive to the licensee cannot be sold or transferred. The attempted transfer, sale or other conveyance of an interest in a license without prior approval of the Planning Commission and/or City Council is grounds for suspension or revocation of the license or for other appropriate sanction.
3. The City Council, after notice and hearing, may suspend, revoke or refuse to renew a license for any of the following reasons:
 - a. The applicant or licensee, or his/her agent, manager or employee, has violated, does not meet or has failed to comply with any of the terms, requirements, conditions or provisions of this ordinance or with any applicable state or local law or regulation;
 - b. The recreational (adult use) marihuana establishment has operated in a manner that adversely affects the public health, safety and welfare.
4. Evidence to support a finding for nonrenewal, suspension or revocation of a license may include, without limitation, a continuing pattern of conduct of drug related criminal complaints within the premises of the recreational (adult use) marihuana establishment or in the immediate surrounding area or an ongoing nuisance condition emanating from or caused by a recreational (adult use) marihuana establishment.
5. An applicant may appeal any City decision regarding licensure, nonrenewal, suspension or revocation of a license to the full City Council, upon written request. An applicant requesting such appeal shall submit the request in writing to the City Clerk, which request shall include reasons for the appeal. The City Clerk shall, within a reasonable time thereafter, provide notice to the applicant of the time and date of the City Council meeting at which the appeal will be heard. At such City Council meeting, the applicant will have the opportunity to present his/her case supporting their appeal request.

SECTION X
VIOLATIONS AND PENALTIES

1. Any person who disobeys neglects or refuses to comply with any provision of this ordinance or who causes, allows or consents to any of the same shall be deemed to be responsible for the violation of this ordinance. A violation of this ordinance is deemed to be a nuisance per se.
2. A violation of this ordinance is a municipal civil infraction, for which the fines shall not be less than \$100 nor more than \$500 for the first offense and not less than \$250 nor more than \$500 for subsequent offenses, in the discretion of the Court. For purposes of this section, "subsequent offender" means a violation of the provisions of this ordinance committed by the same person within 12 months of a previous violation of the same provision of this ordinance for which said person admitted responsibility or was adjudicated to be responsible. The foregoing sanctions shall be in addition to the rights of the City to proceed at law or equity with other appropriate and proper remedies. Additionally, the violator shall pay costs which may include all expenses, direct and indirect, which the City incurs in connection with the municipal civil infraction. This section is not intended to conflict with the penalty provisions in the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018, MCL 333.27951, et seq., as may be amended.
3. Each day during which any violation continues shall be deemed a separate offense.
4. In addition, the City may seek injunctive relief against persons alleged to be in violation of this ordinance, and such other relief as may be provided by law.
5. This ordinance shall be administered and enforced by the City's Ordinance Enforcement Officer, City Police Officer or by such other person (s) as designated by the City Council from time to time.

SECTION XI
SEVERABILITY

The provisions of this ordinance are hereby declared to be severable. If any clause, sentence, word, section or provision is hereafter declared void or unenforceable for any reason by a court of competent jurisdiction, it shall not affect the remainder of such ordinance which shall continue in full force and effect. The provisions herein shall be construed as not interfering or conflicting with the statutory regulations for licensing recreational (adult use) marihuana establishments pursuant to the Michigan Regulation and Taxation of Marihuana Act (Initiated Law 1 of 2018).

SECTION XII
REPEAL

All ordinance or parts of ordinances in conflict herewith are hereby repealed.

SECTION XIII
EFFECTIVE DATE

This ordinance shall take effect ten (10) days after publication after adoption.

Clerk

Marijuana Fees City of Bangor Resolution 2022-07

WHEREAS, The City of Bangor allows licensed medical, consumption and recreational marijuana establishments according to ordinance.

WHEREAS, The City of Bangor established a license fee for each medical, consumption and recreational licensed issued.

WHEREAS, the standard fee beginning in 2022 will be reduced from five thousand dollars (\$ 5,000.00) per year to three thousand dollars (\$ 3,000.00) per year.

WHEREAS, a motion was made by Farmer and supported by Serratos to adopt the resolution.

ROLL CALL: Uplinger, Serratos, Alcaraz, Muenzer, Williams; Farmer

AYES: Uplinger, Serratos, Alcaraz, Farmer, Muenzer, Williams

NAYS:

ABSENT: Legon

Resolution declared adopted this 16th day of May, 2022.
Christina Sanders, City Clerk

CERTIFICATION

I, Christina Sanders, the duly appointed City Clerk of the City of Bangor, do hereby certify that the above is a true and exact copy of a Resolution, passed by the Bangor City Council, on May 16, 2022, the original of which is on file at my office.

Date: May 16, 2022

Christina Sanders
Christina Sanders, City Clerk

MICHIGAN REGULATION AND TAXATION OF MARIHUANA ACT (EXCERPT)
Initiated Law 1 of 2018

333.27956 Adoption or enforcement of ordinances by municipality; marihuana establishment local license; annual fee; restrictions on transportation or other facilities prohibited.

Sec. 6.

1. Except as provided in section 4, a municipality may completely prohibit or limit the number of marihuana establishments within its boundaries. Individuals may petition to initiate an ordinance to provide for the number of marihuana establishments allowed within a municipality or to completely prohibit marihuana establishments within a municipality, and such ordinance shall be submitted to the electors of the municipality at the next regular election when a petition is signed by qualified electors in the municipality in a number greater than 5% of the votes cast for governor by qualified electors in the municipality at the last gubernatorial election. A petition under this subsection is subject to section 488 of the Michigan election law, 1954 PA 116, MCL 168.488.

2. A municipality may adopt other ordinances that are not unreasonably impracticable and do not conflict with this act or with any rule promulgated pursuant to this act and that:

- (a) establish reasonable restrictions on public signs related to marihuana establishments;
- (b) regulate the time, place, and manner of operation of marihuana establishments and of the production, manufacture, sale, or display of marihuana accessories;
- (c) authorize the sale of marihuana for consumption in designated areas that are not accessible to persons under 21 years of age, or at special events in limited areas and for a limited time; and
- (d) designate a violation of the ordinance and provide for a penalty for that violation by a marihuana establishment, provided that such violation is a civil infraction and such penalty is a civil fine of not more than \$500.

3. A municipality may adopt an ordinance requiring a marihuana establishment with a physical location within the municipality to obtain a municipal license, but may not impose qualifications for licensure that conflict with this act or rules promulgated by the department.

4. A municipality may charge an annual fee of not more than \$5,000 to defray application, administrative, and enforcement costs associated with the operation of the marihuana establishment in the municipality.

5. A municipality may not adopt an ordinance that restricts the transportation of marihuana through the municipality or prohibits a marihuana grower, a marihuana processor, and a marihuana retailer from operating within a single facility or from operating at a location shared with a marihuana facility operating pursuant to the medical marihuana facilities licensing act, 2016 PA 281, MCL 333.27101 to 333.27801.

History: 2018, Initiated Law 1, Eff. Dec. 6, 2018

Compiler's Notes: This new act was proposed by initiative petition pursuant to Const. 1963, art 2, section 9. The proposed language was certified to the legislature on April 26, 2018 with the 40-day consideration period lapsing on June 5, 2018. The initiative petition was submitted to the voters as proposal 18-1 at the November 6, 2018 general election where it was approved 2,356,422 for and 1,859,675 against. For the transfer of powers and duties of the department of licensing and regulatory affairs, including its bureau of marijuana regulation, to the marijuana regulatory agency, and abolishment of the bureau of marijuana regulation, see E.R.O. No. 2019-2, compiled at MCL 333.27001. For the renaming of the marijuana regulatory agency to the cannabis regulatory agency, see E.R.O. No. 2022-1, compiled at MCL 333.27002.

COMMENTS PUBLIC

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



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

CLOSED SESSION

THE COUNCIL WILL: MOTION TO
GO INTO CLOSED SESSION TO CONSULT
WITH OUR ATTORNEY UNDER MCL SECTION 15.268
(H) ATTORNEY/CLIENT PRIVILEGE.

THE AUDIENCE WILL BE DISMISSED FROM THE
COUNCIL CHAMBERS AT THIS TIME.



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE

OPEN SESSION

THE COUNCIL WILL: MOTION TO GO BACK INTO
OPEN SESSION.

THE AUDIENCE MAY COME BACK INTO THE COUNCIL
CHAMBERS AT THIS TIME.



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE

MEETING ADJOURNMENT

-MAYOR WILL ADJOURN
AND CLOSE MEETING

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



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE

F.Y.I. ITEMS

ITEMS FOR GENERAL INFORMATION
PURPOSES BUT NOT AN AGENDA ITEM.



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE



Van Buren Conservation District

October 2025 Program Update

Submitted by Emily Hickmott, Executive Director

The VBCD staff continues to work exclusively from home and the field until our office at the USDA Service Center reopens. We are not available in our office, but we will continue to work and be available to meet. We are grateful to be able to continue working on soil and water conservation in Van Buren County thanks to local funding sources like the Van Buren Conservation District Programs Millage; support from Van Buren County and our local townships, villages, and cities; and other local funding sources. Contact information is available at VanBurenCD.org/about to find out how our team can best help you.

Since last month's report, we have completed this season's road right-of-way treatment of high priority invasive species - Japanese knotweed and phragmites. We enjoyed being a part of the Van Buren County Road Commission's Employee Appreciation Day where we were able to do some invasive species trivia with their excellent staff! Check out the staff's updates below to see what else we've been up to this fall.

Did you know? Michigan's Conservation Districts are governmental subdivisions of the State of Michigan. We are public organizations created under the provisions of Soil Conservation District Law, Public Act 297 of 1937. We are overseen by the Michigan Department of Agriculture and Rural Development.

Our work is administered by a publicly elected board of directors (as defined by the Natural Resources and Environmental Protection Act Public Act 451 of 1994, as amended). Board Directors serve four year terms that are typically staggered, so we tend to have an election at our annual meeting each year. Curious about what conservation districts are or how we work? Reach out anytime!

Upcoming Events (Details available on our website):

- Veteran's Day Holiday | Tuesday, November 11, 2025
- Van Buren Conservation District Board Meeting | Wednesday, November 19, 2025 | 10:00 AM | VBCD Office / USDA Service Center | 1035 E Michigan Ave., Paw Paw, MI 49079
 - *Meeting relocation will be posted on our website and on the USDA doorfront if the USDA Center is not open on November 19.*
- Thanksgiving Holiday | Thursday, November 27, 2025
- Van Buren Conservation District Board Meeting | Wednesday, December 17, 2025 | 10:00 AM | VBCD Office / USDA Service Center | 1035 E Michigan Ave., Paw Paw, MI 49079
 - *Meeting relocation will be posted on our website and on the USDA doorfront if the USDA Center is not open on November 19.*

Program Updates:

- **Ag Conservation/Water Quality Projects** (*Erin Fuller and Colleen Forestieri*) - In September, the Ag and Water Quality team coordinated our annual aerial fly-on cover crop co-op. Over 2,200 acres of cover crops were planted with this method. Additionally, Erin Fuller led a "Discover with the District" event at the Phillips Family Memorial Nature Sanctuary in Decatur.



Van Buren Conservation District

October 2025 Program Update

Submitted by Emily Hickmott, Executive Director

- **SWxSW Corner CISMA (Cooperative Invasive Species Management Area) Team** (*Abbie Bristol, Alex Florian, Jena Johnson*) – The field season is slowly winding down, but the CISMA team is still working diligently to finalize projects, address high priority invasive species, and prepare for the upcoming year. The Strike Team was hard at work spraying and identifying all the Phragmites and Japanese knotweed in Van Buren County Road Rights of Way. Multiple presentations were given to a variety of audiences, including the Van Buren County Road Commission, garden clubs, and coastal communities. The team was available for impromptu surveys of spotted lanternfly (SLF) when reports were suddenly made (no SLF were found, but connections with property owners were made). The team identified the CISMA's needs and began writing grants for competitive projects to fund work in 2026 and beyond.
- **Michigan Agriculture Environmental Assurance Program (MAEAP) and Regen Ag Program** (*Kyle Mead*) – The Fiscal year has come to an end, and the tech has been able to meet or exceed all of his goals except for the Reverification Goal and missed by not much. This past year has been great for meeting new landowners and filling the pipeline with more folks who will sooner or later become MAEAP Verified.
- **National Association of Conservation Districts (NRCS) Technical Assistance** (*Lucas Hartman, Gabriel Francisco*) – This month was our annual Grazing Field Day and it was held at Conservation Technician Gabriel Francisco's farm Thunderfoot Farms in Paw Paw Michigan. Attendees heard from Gabe about how his farm has been working this multi-generational farm and some of the interesting grazing practices he has been doing on his small diversified livestock farm. Keynote speaker was Nathan Drumhiller of Drumhiller Farms located in Parma Michigan.
- **Outreach** (*Jacob Diljak*) – September saw two field day events supporting two groups within our communities: coastal residents and farmers. The VBCD's first Dune Day and Grazing Field Day strengthened our community support and shared stewardship of our natural resources. We also unveiled our new trail signage along the Van Buren State Trail!
- **Resource Recovery & Recycling** (*Kalli Marshall, Jacob Diljak*) – September was a busy month as we engaged with Municipal Leaders at Lunch and Learns, held our last Passenger & Semi Tire and Electronics Collection of the year and prepped for the end of the fiscal year. We were able to upgrade our pesticide container with a new sign and paint. We are wrapping up the 2023 Recycling Infrastructure Grant and share the exciting end results.