

# 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  
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1. **Call Meeting to Order**
2. **Pledge of Allegiance** Mayor/Chair will ask a Councilmember to lead
3. **Roll Call and Determination of Quorum** Four (4)
4. **Authorization to Excuse Absences, if any, from the Meeting**
5. **Approval of Agenda for 03/16/26**
6. **Adopt Consent Agenda** (Roll Call Vote)

**STAY CONNECTED**

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

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

- a. Approval of **Regular Meeting** minutes for **03/02/26**
- b. Approval of **General Checking Accounts Payable & Payroll** for **03/11/26** for **\$103,277.60**
- c. Approval of **Roads Accounts Payable** for **03/11/26** for **\$8,980.00**
- d. Approval of **T&A2 Accounts Payable** for **03/11/26** for **\$412,579.31**

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

a. **Resolutions**

- i) None

b. **Proclamations**

**ACTION ITEM: Proclamation 2026-01 (Bangor Church of Christ 150 Years)**

Proclamation 2026-01, Bangor Church of Christ 150 Years of Service .....Mayor Farmer

**The Council will:** Adopt and Present Proclamation 2026-01, Bangor Church of Christ 150 Years of Services in Bangor.

c. **Reports**

i) **Department Heads**

- Department of Public Works (DPW) .....DPW Director Lowder
- Police Department .....See Report Provided & Officer Present
- 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 Commission .....See Current Meeting Minutes and Master Plan Provided
- Cemetery Committee.....**Skip**, Meetings Resume in April
- Parks & Recreation Advisory Board .....Secretary Dawn Wade
- Economic Development Corporation (EDC) .....**Skip**, Meetings Resume March 19, 2026
- Downtown Development Authority (DDA).....Mayor Pro Tem Martinez-Serratos

iii) **Other**

- Bangor Housing Commission and Van Buren County Senior Services .....Jerry Muenzer

d. **Presentations**

None

8. **Comments/Concerns from the Audience/Public – AGENDA ITEMS ONLY\***

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

**9. Unfinished Business/Postponed Items**

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

**10. New Business**

- a. **ACTION ITEM: Payroll Process Policy 2026-88** .....City Manager Weber  
**The Council will:** Approve the Payroll Process Policy 2026-88, effective immediately.
- b. **ACTION ITEM: Entity Oversight Policy 2026-96** .....City Manager Weber  
**The Council will:** Approve the Entity Oversight Policy
- c. **ACTION ITEM: Sewer Deficit Elimination Plan**.....Treasurer Cagle  
**The Council will:** Approve the Sewer Deficit Elimination Plan
- d. **ACTION ITEM: City Council & DDA Joint Meeting**.....Mayor Farmer  
**The Council will:** Approve the City Council & DDA joint meeting – Tuesday, 03/17/26 @ 6PM.

**11. Comments/Concerns from the Audience/Public – NON-AGENDA ITEMS\***

This is an opportunity for the public to address the Council and to make any appropriate comments about non-agenda items. 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. Adjournment**

**Next Regularly Scheduled City Council Meetings:**

**PLEASE NOTE: THE NEXT REGULAR CITY COUNCIL MEETINGS ARE  
 MONDAY, APRIL 6<sup>TH</sup> AND APRIL 20<sup>TH</sup>, 2026**

For agendas and packets refer to the City’s website at [www.cityofbangormi.org](http://www.cityofbangormi.org)

**Free Local Newspaper  
 Weekly Delivery**  
 South Haven Beacon New editions dropped off at City Hall every Thursday.

**Resources**  
 Need Information or Help? Visit our website at [www.cityofbangormi.org](http://www.cityofbangormi.org) and go to **Community, Resources.**

**Council Recordings & Live Stream**  
 Downtown Bangor Visit our YouTube Channel [@CityofBangorMI](https://www.youtube.com/c/CityofBangorMI) and go to live.

**Upcoming Commission/Board Meetings**

<b>Commission/Board</b>	<b>Date</b>	<b>Time</b>	<b>Location</b>	<b>Frequency</b>
<b>Planning Commission</b>	April 9, 2026	7PM	257 W Monroe St	1 X per month; Second Thursday*
<b>Bangor Community Fire Department Fire Board</b>	April 13, 2026	7:30 PM	417 W Arlington St	1 X per month; Second Monday**
<b>Parks &amp; Recreation Advisory Board</b>	April 14, 2026	5PM	257 W Monroe St	1 X per month; Second Tuesday*
<b>Economic Development Corporation (EDC)</b>	April 16, 2026	6PM	257 W Monroe St	1 X per month; Third Thursday*
<b>Bangor Housing Commission</b>	April 16, 2026	6PM	820 Second St	1 X per month; Third Thursday**
<b>Downtown Development Authority (DDA)</b>	April 21, 2026	7PM	257 W Monroe St	1 X per month; Third Tuesday*
<b>Cemetery Committee</b>	April 27, 2026	7PM	257 W Monroe St	1 X per month; Fourth Monday*

*\*Subject to change if there is a scheduling conflict at City Hall – if a date is changed, a notice is posted on the boards outside City Hall, Facebook, and City website (events calendar)*

*\*\*These boards control their own meeting schedule*

\*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)***

# CONSENT AGENDA

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



**BANGOR, MI**  
TRAIN CITY USA  
GATEWAY TO THE LAKE



**Council Chambers**

**Regular Meeting**

**7:00PM**

**257 W MONROE ST BANGOR, MI 49013**

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

Attendee Name	Title	Status	
		Present	Absent
Lynne Farmer	Mayor	<b>X</b>	
Pati Martinez-Serratos	Mayor Pro Tem	<b>X</b>	
Heléne Rivers	Councilmember	<b>X</b>	
Jeremy Uplinger	Councilmember	<b>X</b>	
Renee Doroh	Councilmember	<b>X</b>	
Amber Garcia	Councilmember		<b>X</b>
Darla McCrumb	Councilmember	<b>X</b>	
<b>QUORUM (4) MET (6 PRESENT)</b>			

**OTHERS PRESENT**

Justin Weber, City Manager  
 Shelly Umbanhowar, City Clerk  
 Stephenie Cagle, City Treasurer  
 Scott Graham, City Attorney

Steve Lowder, DPW Director  
 Derek Babcock, Fire Chief  
 Ezekiel Drake, Police Officer  
 Approximately 4 members of the public

4. **AUTHORIZATION TO EXCUSE ABSENT COUNCILMEMBER(S) FROM THE MEETING**  
 Motion to excuse Councilmember Garcia from the 03/02/26 Regular City Council Meeting.  
**Mover:** Councilmember Rivers; **Seconder:** Councilmember Doroh.
5. **APPROVAL OF REGULAR AGENDA**

<b>Motion to accept Regular Meeting 03/02/26 Agenda as presented.</b>	
<b>RESULT:</b>	<b>CARRIED (UNANIMOUS)</b>
<b>MOVER:</b>	Jeremy Uplinger, Councilmember
<b>SECONDER:</b>	Renee Doroh, Councilmember
<b>ABSENT:</b>	Garcia

6. **APPROVAL OF CONSENT AGENDA**

a. **Consent Agenda**

<b>Motion to accept Consent Agenda items with the removal of C. Approval of General Checking Accounts Payable &amp; Payroll, move to #9 (b) Unfinished Business: Regular Meeting Minutes 02/17/26 &amp; COTW Meeting Minutes 02/17/26 Roads Checking in the amount of \$450.00.</b>	
<b>RESULT:</b>	<b>CARRIED (UNANIMOUS)</b>
<b>MOVER:</b>	Jeremy Uplinger, Councilmember
<b>SECONDER:</b>	Heléne Rivers, Councilmember
<b>ABSENT:</b>	Garcia

7. REGULAR BUSINESS

a. Resolutions

i. Resolution 2026-06 Five-Year Water Rate Study

Motion to adopt **Resolution 2026-06** Five-Year Water Rate Study by Abonmarche to Support Water System Infrastructure Maintenance and Improvements.

**RESULT:** CARRIED (UNANIMOUS)  
**MOVER:** Heléne Rivers, Councilmember  
**SECONDER:** Darla McCrumb, Councilmember  
**ABSENT:** Garcia

i. Resolution 2026-07 Senator Gary C Peters FY27 Congressionally Directed Spending (CDS) Request for the Bangor Water Storage Tank

Motion to adopt **Resolution 2026-07** Senator Gary C Peters FY27 Congressionally Directed Spending (CDS) Request for the Bangor Water Storage Tank Grant Application approval.

**RESULT:** CARRIED (UNANIMOUS)  
**MOVER:** Jeremy Uplinger, Councilmember  
**SECONDER:** Heléne Rivers, Councilmember  
**ABSENT:** Garcia

b. Proclamations

None

c. Reports

None

d. Presentations

**Audit Presentation from Vredeveld Haefner LLC, For the Year Ended June 30, 2025**

The Council reviewed and received the audit presentation from Mike Vredeveld of Vredeveld Haefner LLC regarding the audit findings. A discussion followed, including a question-and-answer session with the City Treasurer. The City Treasurer will be responsible for preparing deficit elimination plans for the two funds currently in deficit. The Council was also advised that both the City Treasurer and City Council should review the component unit budgets for the Bangor Housing Commission (BHC), Economic Development Corporation (EDC), and the Downtown Development Authority (DDA).

9. OPPORTUNITY FOR PUBLIC COMMENT

Mayor Farmer opened the public comment. No public comments were offered. Mayor Farmer closed the public comment period.

10. UNFINISHED BUSINESS/POSTPONED ITEMS/REMOVED FROM CONSENT AGENDA ITEMS

a. Unfinished Business/Postponed Items

None

b. Items Removed From Consent Agenda

Motion to approve **General Checking Accounts Payable & Payroll** in the amount of **\$108,750.04**, this is the new total, with the removal of the Crown Trophy invoice for \$100.00. This invoice was already paid by a private citizen.

**RESULT:** CARRIED (UNANIMOUS)  
**MOVER:** Jeremy Uplinger, Councilmember  
**SECONDER:** Heléne Rivers, Councilmember  
**ABSENT:** Garcia

## 10. NEW BUSINESS

## a. Planning Commission Lot Split for 206 Lincoln Ave

**Motion to accept the Planning Commission recommendation – Lot Split for 206 Lincoln Ave.**

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

## 11. OPPORTUNITY FOR PUBLIC COMMENT

Mayor Farmer opened the public comment. Zero (0) 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 8:00 PM.**

**RESULTS:** CARRIED (UNANIMOUS)  
**MOVER:** Jeremy Uplinger, Councilmember  
**SECONDER:** Heléne Rivers, Councilmember

\_\_\_\_\_  
 Shelly Umbanhowar, City Clerk

\_\_\_\_\_  
 Mayor Lynne Farmer

## CERTIFICATION

I, Shelly Umbanhowar, the duly appointed Clerk for the City of Bangor, do hereby certify that this is a true and exact copy of the minutes from the Regular Meeting held on Monday, March 2<sup>nd</sup>, 2026. These minutes were approved by the City Council on Monday, March 16<sup>th</sup>, 2026, by unanimous vote. The original is on file at the Bangor City Hall, 257 W. Monroe Street, Bangor, Michigan 49013.

\_\_\_\_\_  
 Shelly Umbanhowar, City Clerk



**BANGOR, MI**  
**TRAIN CITY USA**  
GATEWAY TO THE LAKE

**CITY COUNCIL**

**AGENDA FACT SHEET**

**To:** Mayor 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  
**Subject:** Accounts Payable and Payroll  
**Date:** 03/02/26

**Recommended Action:**

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

- **Invoice List** for 03/02/26 in the amount of **\$50,972.96.**
- **Payroll** for 02/27 (02/08-02/21/26) in the amount of **\$43,822.44.**
  - For a **grand total** amount of **\$10** from the **GCK-2** account.

<b>• TOTAL AMOUNT OF <u>GCK-2</u> BILLS LIST &amp; PAYROLL</b>	<b>\$108,850.04</b>
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**ROADS** - Treasurer recommends City Council approval of the following:

- **Bill List** for 03/02/26 in the amount of **\$8,980.00.**
  - For a **grand total** amount of **\$8,980.00** from the **ROADS** account.

<b>• TOTAL AMOUNT OF <u>ROADS</u> BILLS LIST</b>	<b>\$8,980.00</b>
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**TAXES** - Treasurer recommends City Council approval of the following:

- **Pass through Taxes & Refund Checks** for 03/02/26 in the amount of **\$412,579.31.**
  - For a **grand total** amount of **\$412,579.31** from the **TAXES** account.

<b>• TOTAL AMOUNT OF <u>TAXES</u> BILLS LIST</b>	<b>\$412,579.31</b>
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**Council Action:**

For Action

**Summary:**

See GCK-2, ROADS and TAX Invoice approval lists.

03/10/2026

INVOICE APPROVAL BY INVOICE REPORT FOR CITY OF BANGOR  
EXP CHECK RUN DATES 03/17/2026 - 03/17/2026  
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
BANK CODE: GCK-2

Vendor Code	Vendor Name	Description	Amount
ABON	ABONMARCHE	DWSRF PROJECT PLAN UPDATE THROUGH	
	162968	2/21/26	5,392.00
TOTAL FOR: ABONMARCHE			5,392.00
STORY, ANG	ANGELA J. STORY	MARCH ASSESSING FEE	
	120-198-03/26		1,383.33
TOTAL FOR: ANGELA J. STORY			1,383.33
STURGIS	BANGOR BANKING CENTER	SKID STEER LOAN PAYMENT	
	49274 3.11.26		1,224.52
TOTAL FOR: BANGOR BANKING CENTER			1,224.52
BENISTAR	BENISTAR/UA-6803	APRIL RETIRESS HEALTH BENIFITS	
	04012026		3,197.50
TOTAL FOR: BENISTAR/UA-6803			3,197.50
BEST WAY	BEST WAY DISPOSAL	FEBRURAY 2026 TRASH & RECYCLING SERVICES	
	2004738	CITYWIDE	13,549.28
TOTAL FOR: BEST WAY DISPOSAL			13,549.28
BLUE FIRE	BLUE FIRE MEDIA, INC	WEB-DEV MONTHLY PAYMENT	
	34485		100.00
TOTAL FOR: BLUE FIRE MEDIA, INC			100.00
CINTAS	CINTAS CORPORATION #301	DPW UNIFORMS	
	4261158564		57.49
	4261881429		57.49
	9362495573		53.99
	9362495576		215.96
TOTAL FOR: CINTAS CORPORATION #301			384.93

CONSUMERS	CONSUMERS ENERGY		
	201988381701	POLICE STATION NATURAL GAS 1/22/26-2/19/26	207.16
		NATURAL GAS ARLINGTON LIFT 01/22/26-	
	201988381702	02/19/26	157.87
	201988381703	NATURAL GAS DPW BUILDING 01/22/26-02/19/26	1,062.15
	201988381704	CITY HALL NATURAL GAS 1/22/26-2/19/26	403.91
TOTAL FOR: CONSUMERS ENERGY			<u>1,831.09</u>
DANSAUTO	DAN'S AUTOMOTIVE		
	I011863	POLICE CAR #54 OIL CHANGE	40.65
TOTAL FOR: DAN'S AUTOMOTIVE			<u>40.65</u>
ELHORN	ELHORN ENGINEERING COMPANY		
	309952	WATER TREATMENT SUPPLIES	2,010.00
TOTAL FOR: ELHORN ENGINEERING COMPANY			<u>2,010.00</u>
HERALD	HERALD-PALLADIUM		
	71394486	BOARD OF REVIEW ADS	203.25
TOTAL FOR: HERALD-PALLADIUM			<u>203.25</u>
I&M/AEP	INDIANA MICHIGAN POWER		
	04017231707 202026	WELL #3 ELECTRIC 1/31/26-3/02/26	369.63
	04163431705 2.2026	MORA PARK ELECTRIC 1/31/26-3/02/26	26.57
	04198685705 2.2026	DOWNTOWN ELECTRIC 2/01/26-2/28/26	925.30
		SIGN FOR SUBDIVISION ELECTRIC 01/31/26-	
	04245352838 2.2026	3/02/26	20.93
		WHITE OAK LIFT DR ELECTRIC SERVICES 1/29/26-	
	04252867108 2.2026	2/26/26	59.61
	04263767701 2.2026	MORA PARK CONCESSION 1/31/26-3/02/26	27.82
	04304035704 2.2026	LIONS PARK ELECTRIC 1/31/26-3/02/26	35.83
	04308417106 2.2026	CHARLES PARK ELECTRIC 01/31/26-03/02/26	37.60
	04332631706 2.2026	M43 PARK ELECTRIC 1/31/26-3/02/26	34.88
	04336250909 2.2026	GETMAN LIFT ELECTRIC 1/31/26-3/2/26	152.33
	04484945516 2.2026	AERATORS ELECTRIC 1/31/26-3/2/26	1,583.07
	04486384706 2.2026	WELL #7 ELECTRIC 1/31/26-3/2/2026	494.74
	04502584701 2.2026	DPW BLDG ELECTRIC 1/31/26-3/02/26	338.55
	04533584704 2.2026	STREET LIGHT ELECTRIC 1/31/26-3/02/26	40.05
	04565184704 2.2026	CITY HALL ELECTRIC 1/31/26-3/02/26	241.73
	04641721701 2.2026	MONROE PARK ELECTRIC 1/31/2026-3/02/26	27.41
	04666721701 2.2026	WELL #5 ELECTRIC 1/31/26-3/02/26	206.64
	04674522026 2.2026	ARLINGTON SIGN ELECTRIC 1/31/26-3/02/26	116.72
			<b>PAGE 2 TOTAL 8,824.40</b>

	04692724901 2.2026	PARK LIFT ELECTRIC 1/31/26-3/02/26	66.65
	04814950806 2.2026	LIONS LIFT ELECTRIC 1/31/26-3/02/26	460.65
	04833520408 2.2026	POLICE STATION ELECTRIC 1/31/26-3/02/26	211.23
	04875184709 2.2026	OUTSIDE LIGHTS ELECTRIC 1/31/26-3/02/26	57.50
	04935184707 2.2026	CITY HALL ELECTRIC 1/31/26-3/02/26	26.57
	04984353203 2.2026	ARLINGTON LIFT ELECTRIC 08/01-08/29/23	1,276.45
TOTAL FOR: INDIANA MICHIGAN POWER			<u>6,838.46</u>

INTEGRITY	INTEGRITY TECH PARTNERS		
		MONTHLY PROJECT LABOR - IT SERVICES CITY	
	14554	HALL, POLICE, DPW	1,271.80
TOTAL FOR: INTEGRITY TECH PARTNERS			<u>1,271.80</u>

INVOICE	INVOICE CLOUD, INC.		
	4096-2026_2	ONLINE BILL PAY FOR UB	435.00
TOTAL FOR: INVOICE CLOUD, INC.			<u>435.00</u>

TAPPER	JOHN TAPPER AUTOMOTIVE		
	05693	POLICE CAR #55 DOOR LOCK REPAIR	766.70
TOTAL FOR: JOHN TAPPER AUTOMOTIVE			<u>766.70</u>

LANDERS	LANDERS HARDWARE INC		
	2.28.2026	FEBRUARY 2026 VARIOUS PURCHASES	632.59
TOTAL FOR: LANDERS HARDWARE INC			<u>632.59</u>

LEXIPOL	LEXIPOL		
	INVPRA11266829	POLICE ONE ACADEMY - POLICE TRAINING	645.60
TOTAL FOR: LEXIPOL			<u>645.60</u>

MENARDS SH	MENARDS SOUTH HAVEN		
	97753	ENTRY LEVER, SPRAY PAINT,SAND BAG W/TIE	112.86
TOTAL FOR: MENARDS SOUTH HAVEN			<u>112.86</u>

PRIMAR	MERLE BOES, INC		
	SI-117704	DPW/POLICE FUEL	1,463.88
	SI-126917	DPW/POLICE FUEL	412.78
	SI-127955	DPW/POLICE GAS	326.98
TOTAL FOR: MERLE BOES, INC			<u>2,203.64</u>

PSI	PRINTING SYSTEMS INC		
	240543	UTILITY BILLING ENEVOLPES	357.12
TOTAL FOR: PRINTING SYSTEMS INC			<u>357.12</u>

PRO	PRO VISION		
	SMX-26038	POLICE DASH CAMS 12/28/25-12/27/26	3,564.00
TOTAL FOR: PRO VISION			3,564.00
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STAPLES	STAPLES		
	6053679293	DPW, CITY HALL AND POLICE OFFICE SUPPLIES	269.42
	6056483100	CITY HALL OFFICE SUPPLIES	57.99
	6056840948	DPW/CITY HALL OFFICE SUPPLIES	200.44
TOTAL FOR: STAPLES			527.85
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STAR UNIFO	STAR UNIFORM		
	53856-2	POLICE UNIFORMS	126.00
TOTAL FOR: STAR UNIFORM			126.00
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TERM	TERMINIX COMMERCIAL		
	90353744	DPW PEST CONTROL - MAINTENANCE	114.28
	91544863	DPW PEST CONTROL - MAINTENANCE	114.28
TOTAL FOR: TERMINIX COMMERCIAL			228.56
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TERM	TERMINIX COMMERICAL		
	90353783	DPW PEST CONTROL - MAINTENANCE	50.00
	91544900	DPW PEST CONTROL - MAINTENANCE	50.00
TOTAL FOR: TERMINIX COMMERICAL			100.00
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USBANK	US BANK EQUIPMENT FINANCE		
	576997126	POLICE COPIER LEASE	166.27
TOTAL FOR: US BANK EQUIPMENT FINANCE			166.27
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VERIZWIRE	VERIZON WIRELESS		
	613000078218	DPW DASH CAMS	27.46
	630000085947	DPW DASH CAMS	252.50
TOTAL FOR: VERIZON WIRELESS			279.96
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VREDEVELD	VREDEVELD HAEFNER LLC		
	7124	AUDIT SERVICES THROUGH 2/28/2026	2,500.00
TOTAL FOR: VREDEVELD HAEFNER LLC			2,500.00
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DEVISSER	WALTER L DEVISSER JR		
	FEB 2026	FEB MECANICAL PERMITS	900.00
TOTAL FOR: WALTER L DEVISSER JR			900.00
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**TOTAL - ALL VENDORS** 50,972.96

**PAYROLL**

PAYROLL	PAYROLL		
	COUNCIL	FEBRURAY COUNCIL PAY	1,076.49
	3/13/2026	02/22-03/07/2026 PAYROLL, INCLUDING BHC	42,745.95
TOTAL FOR: PAYROLL			43,822.44

**TOTAL - ALL PAYROLL** 43,822.44

**CHECKS IN BETWEEN**

CHECKS IN BETWEEN	CHECKS IN BETWEEN		
	42883	WOLF KUBOTA - 2YR EXTENDED WARRANTY ON SKID STEER	2,125.00
	42884	ELAN FINANCIAL SERVICES - CITY CREDIT CARD CHARGES/MARCH 2026	4,687.20
	492911	UNITED STATES POSTAL SERVICES - UTILITIY BILLING POSTAGE	1,600.00
	42912	STATE OF MICHIGAN - J. WILLIAMS WATER OP EXAM	70.00
TOTAL FOR: CHECKS IN BETWEEN			8,482.20

**TOTAL - ALL CHECKS IN BETWEEN** 8,482.20

**GRAND TOTAL - ALL CATEGORIES** 103,277.60

TOTAL - ALL VENDORS

FUND TOTALS:

Fund 101 - GENERAL FUND	76,191.65
Fund 590 - SEWER FUND	7,182.18
Fund 591 - WATER FUND	11,968.55
Fund 661 - MOTOR EQUIPMENT FUND	7,935.22
<b>FUND TOTALS:</b>	<b>103,277.60</b>

BANK TOTALS:

Bank GCK-2 GENERAL CHECKING 2	103,277.60
<b>BANK TOTAL:</b>	<b>103,277.60</b>

PAYMENT TYPE TOTALS:

Paper Check	49,394.82
EFT Transfer	53,882.78
<b>PAYMENT TYPE TOTALS:</b>	<b>103,277.60</b>

03/10/2026

INVOICE APPROVAL BY INVOICE REPORT FOR CITY OF BANGOR  
EXP CHECK RUN DATES 03/17/2026 - 03/17/2026  
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
BANK CODE: ROADS

Vendor Code	Vendor Name		Amount
	Invoice	Description	
ABON	ABONMARCHE		
	162967	ACA TMF REPORT AND STUDY THROUGH 2/21/26	8,980.00
TOTAL FOR: ABONMARCHE			8,980.00

TOTAL - ALL VENDORS	8,980.00
---------------------	----------

**FUND TOTALS:**

Fund 203 - LOCAL STREETS FUND	8,980.00
-------------------------------	----------

**BANK TOTALS:**

Bank ROADS STREET FUNDS	8,980.00
-------------------------	----------

**PAYMENT TYPE TOTALS:**

Paper Check	8,980.00
-------------	----------

03/09/2026 INVOICE APPROVAL BY INVOICE REPORT FOR CITY OF BANGOR  
 EXP CHECK RUN DATES 03/02/2026 - 03/03/2026  
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
 BANK CODE: T&A 2

Vendor Code	Vendor Name	Description	Amount
PASS TRHOUGH	PASS THROUGH TAXES	WINTER TAX DISBURSMENT 1/31/26-2/13/26	
		BANGOR DDA	40,292.47
		BANGOR EDC	7,425.05
		BANGOR HISTORICAL SOCIETY	2,533.96
		BANGOR PUBLIC SCHOOLS	211,021.70
		CITY OF BANGOR	39,659.53
		SENIOR SERVICES OF VAN BUREN COUNTY	5,075.71
		VAN BUREN COUNTY TREASURER	17,696.34
		VAN BUREN DISTRICT LIBRARY	8,108.69
		VAN BUREN INTERMEDIATE SCHOOL	78,191.03
<b>TOTAL FOR: PASS THROUGH TAXES</b>			<b>410,004.48</b>
REFUND CHECKS			
		CORELOGIC CENTRALIZED REFUNDS	438.35
		LERETA LLC	2125.56
		MARTINEZ VICENTE	10.92
<b>TOTAL FOR: ALL REFUNDS</b>			<b>2,574.83</b>
TOTAL - ALL VENDORS			412,579.31

# REGULAR BUSINESS

- RESOLUTIONS
- PROCLAMATIONS
- DEPARTMENT HEAD REPORTS
- PRESENTATIONS



**BANGOR, MI**  
TRAIN CITY USA  
GATEWAY TO THE LAKE

## PROCLAMATION FOR BANGOR CHURCH OF CHRIST

**Whereas,** On the 3rd day of October 1866 at One O'clock P.M. In the School House in District One of Bangor Township, County of Van Buren, the first trustees of The Christian Union Church Association were elected.

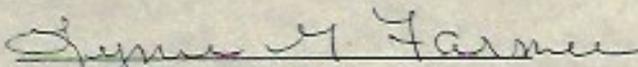
**Whereas,** On March 22, 1876 the Christian Church Society was organized when Elder J.H. Reese came to Bangor. With 14 members. By July 15, 1879 the congregation reached over 100 members and the organization was incorporated as the "Church of Christ of Bangor."

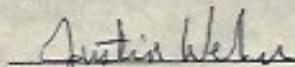
**Whereas,** in 1885 the steeple bell was purchased from the Buckeye Bell Foundry, Cincinnati, Ohio. The bell weighing 1039 lbs. and was probably transported from Ohio to Michigan by railcar. The bell was hung quietly in the Autumn of 1885. Its melodious tones rang out the gratitude of the church and called worshippers to the service of God.

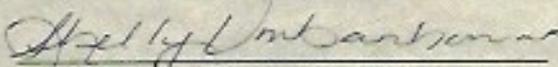
**Whereas,** Under the leadership of Foster Fuller (1923-1929) the church made great strides. Then disaster struck on March 9, 1924 the church building was discovered to be on fire. The building and its contents could not be saved. The only thing that was saved was the church bell. Work began to rebuild the next day.

**Whereas,** The Congregational Church gave a generous donation of \$500.00. During the 8 months that the church was homeless the I.O.O.F Lodge (Odd Fellows) allowed the church to meet in their building. The congregation and the towns people all worked together to build a new church at the same location. It was dedicated on December 7, 1924, just 8 months after the fire.

**Therefore,** The Bangor Church of Christ building that rose "Up From The Ashes" will celebrate its 150th Anniversary on March 22, 2026.

  
Lynne M. Farmer, Mayor

  
Justin Weber, City Manager

  
Shelly Umbanhowar, City Clerk



COUNCIL REPORT from Department of Public Works

FOR FEBRUARY 2026

WATER	171 hours worked 35 miss digs 1 frozen lines 0 main break 16 shut offs	
SEWER	56 hours worked 0 pump issue	
STREETS	149 hours worked	11 miles major 21 miles local sidewalks which got plowed
DDA	61 hours worked	
PARKS	2 hours worked	
Cemetery	0 hours worked 0 burials	
DS / shop	144 hours worked  43 work orders done	clean shop work on vehicles
Training	14 hours      7 guys 24 hours      2 guys	sewer class

submitted by

*Steven Louder Director / Operator*  
3/9/2026



# Bangor Police Department

City of Bangor Statistics

FEB 2026



<b>Total Calls, Traffic Stops &amp; Events FEB</b>	<b>370</b>	<b>Police Calls for Service -FEB</b>	128
YTD Total Calls, Traffic Stops & Events	370	Year end Calls for Service	299
Animal Issues	0		
Attempt to Locate	2		
Assist Other Agency	9		
Background Investigation	2		
BOLO	10		
Civil Dispute	6		
Court Services	2		
Delinquent Juveniles	8		
Disorderly/Disturbing Peace	1		
DOMESTIC	5		
Evidence Management	4		
False Alarm	5		
Fire Assist	2		
Follow-Up	3		
Fraud	2		
General Assist	10		
Harrassment	1		
Hit & Run property	1		
Lost & found property	2		
Medical Assist	14		
Motor assist	3		
Name & TX	4		
911 Hangups	2		
Noise Complaint	1		
PO Standby	1		
Property Damage	0		
Suspicious Situation	11		
Traffic Accidents / Offense	1		
Trespassing	6		
Welfare Check	7		
Warrant Arrest	2		
		<b>Traffic Stops &amp; Tickets</b>	
		Traffic Stops	43
		Tickets Issued	22
		Monthly Ticket Percentage Rate	51%
		YTD Traffic Stops	71
		YTD Tickets Issued	35
		YTD Ticket Percentage Rate	49%
		Ordinance Tickets	0
		Parking violations tickets	1
		<b>Department/Officer Training</b>	
		first Aid/Bloodborne Pathogens/ Situational awareness to mass casualty	
		<b>Lobby Visits</b>	135
		<b>Phone Calls</b>	4
		<b>Revenue from citations</b>	\$287



# Monthly Summary Report

**Shelly Umbanhowar**  
**City Clerk & FOIA Coordinator**  
 clerk@cityofbangormi.gov

## Overview

**Clerk's Office Motto:** Preserving Bangor's **past** while promoting its **future**.

**Clerk's Office Mission:** The mission of the City Clerk's Office is to continually **expand and improve** communications and information delivery to our citizens; to meet the challenges of tomorrow with **moral and ethical principles**; to **manage and preserve** the official records of the City; to **support the needs and requirements** of the City Manager and City Council; to **administer all Elections** held in the City; and to **provide these services in a manner that is high quality, efficient, fair, and courteous**; and **maintain excellence** in the area of records management and **grow** into current technology and resident relations.

## Key Tasks & Totals (YTD to 03/06/26)

Task	Total
<b>FOIA</b>	14
<b>Emails</b>	1351
<b>Council Packets</b>	5
<b>Accounts Payable</b>	332
<b>Payroll</b>	5
<b>Website</b>	50 updates (documents, meeting minutes, community posts, event calendar)
<b>Facebook</b>	20,961 Views (Last 28 Days)
<b>YouTube</b>	4,304 Views (Last 28 Days)

## Goals for February



### Focus Areas:

**Monthly To Do** - working on a system to organize and target monthly to do's that need to go to either the City Council and/or Commissions and/or Boards

**Records** - Secure locking fire proof and cabinets throughout City Hall.



### Grants:

**Apply & secure** grants for elections, city hall, and record preservation.



### Legal To Dos:

**OATHS** - Working on any expired terms on City Commission and/or Boards and to have new appointments to Council and administer OATHs after.

**ADA**- New requirements for websites to be accessible to people with disabilities.

## Networking



- Van Buren County Clerks
- Michigan Association of Municipal Clerks
- Civic Roundtable
- eLearning
- Jurassic Parliament

## City Hall Staff

### Amanda Karr, Deputy Clerk

will assist in the Clerk's office while I am at Clerk Institute the week of March 8<sup>th</sup> - March 13<sup>th</sup>. Amanda will ensure that any FOIA requests are answered in a timely manner according to FOIA law. She will also prepare and print the Council packets for the 03/16/26 Regular City Council meeting. She will also keep election tasks going through the week as the dates and deadlines for the May 2026 are already in full swing. She will also continue her regularly assigned tasks in the lobby of City Hall.

### Renee Ward, Administrative Assistant

works at City Hall two (2) days per week. Usually Thursday-Friday. With an occasional swap in days with Amanda. Both Renee and Amanda are very accommodating in making sure we have Monday-Friday full coverage at City Hall. Renee works closely with the Deputy Clerk, Clerk, and Treasurer in a variety of tasks including: utility billing, new resident accounts, assisting DPW and/or the police department, payments - taxes & utility billing, and water shut offs.

## Yearly Tasks

Task	Date(s)
<b>Elections</b>	<b>May 2026, August 2026, November 2026</b>
<b>Clerks Institute</b>	March 2026 (03/08–03/13/26) Year 3 - MiPMC Accreditation



# Memo



**BANGOR, MI**  
**TRAIN CITY USA**  
GATEWAY TO THE LAKE

**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:** 3/9/2026

**Re:** City Council Meeting 3/16/26

\*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 3/09/2026, the bank balances are:

General Checking Account:	\$	599,366.78
Roads Checking Account:	\$	882,168.86
Trust and Agency (Taxes):	\$	712,027.51
General Savings Account:	\$	7,999.02
MiClass	\$	546,566.92
Total All Accounts	\$	2,748,129.09

**Bank Balances**



**YTD Balances by Fund as of 2/28/2026**

<b>Fund 101 – General</b>			<b>Balance</b>
<i>Projected Revenue:</i>			\$ 1,398,838.00
<i>Projected Expenditures</i>			\$ 1,375,896.00
<i>YTD Revenues:</i>			\$ 1,094,737.05
<i>YTD Expenditures:</i>			\$ 904,710.10
101	Expenses - City Council	\$ 100,341.40	
172	Expenses - City Manager	\$ 19,115.84	
215	Expenses - City Clerk	\$ 36,731.41	
247	Expenses - Board of Review	\$ 424.57	
253	Expenses - City Treasurer	\$ 39,554.81	
257	Expenses - Assessor Department	\$ 11,768.64	
262	Expenses - Elections	\$ 735.25	
265	Expenses - City Hall	\$ 118,340.82	
301	Expenses - Police Department	\$ 372,905.14	
371	Expenses - Code Enforcement	\$ 29,175.12	
440	Expenses - DPW	\$ 128,907.38	
448	Expenses - Street Lights	\$ 930.38	
567	Expenses - Cemetery	\$ 19,007.63	
701	Expenses - Planning Commission	\$ -	
751	Expenses - Parks	\$ 26,771.71	
790	Expenses - Library	\$ -	
<b>Fund 202 – Major Roads</b>			
<i>Projected Revenue:</i>			\$ 260,000.00
<i>Projected Expenditures</i>			\$ 233,250.00
<i>YTD Revenues:</i>			\$ 183,784.06
<i>YTD Expenditures:</i>			\$ 84,152.17
172	Expenses - City Manager	\$ 3,659.75	
446	Expenses - Construction/Sidewalks	\$ 21,112.00	
447	Expenses - Admin. & Engineering	\$ 6,180.00	
463	Expenses - Routine Maintenance	\$ 39,029.92	
473	Expenses - Rout. Maint. Bridges	\$ 7,000.00	
474	Expenses - Traffic Services	\$ -	
478	Expenses - Winter Maint. Fund	\$ 7,170.50	
488	Expenses - M-43 Surface Maint.	\$ -	
489	Expenses - M-43 Sweep & Flush	\$ -	
491	Expenses - M-43 Drains & Ditches	\$ -	
497	Expenses - M-43 Winter Maint.	\$ -	

<b>Fund 203 – Local Roads</b>			
<i>Projected Revenue:</i>			\$ 170,000.00
<i>Projected Expenditures</i>			\$ 166,900.00
<i>YTD Revenues:</i>			\$ 98,684.35
<i>YTD Expenditures:</i>			\$ 55,199.78
172	Expenses - City Manager	\$ 3,659.60	
446	Expenses - Construction	\$ -	
447	Expenses - Admin. & Engineering	\$ 7,607.50	
463	Expenses - Routine Maintenance	\$ 36,762.16	
474	Expenses - Traffic Services	\$ -	
478	Expenses - Winter Maint. Fund	\$ 7,170.52	
<b>Fund 207 - Police Bldg Maint/Equipment</b>			
<i>Projected Revenue:</i>			\$ 40,000.00
<i>Projected Expenditures</i>			\$ 40,000.00
<i>YTD Revenues:</i>			\$ 42,029.82
<i>YTD Expenditures:</i>			\$ 11,116.75
<b>Fund 209 – Cemetery</b>			
<i>Projected Revenue:</i>			\$ 15,000.00
<i>Projected Expenditures</i>			\$ 15,000.00
<i>YTD Revenues:</i>			\$ 10,073.19
<i>YTD Expenditures:</i>			\$ 385.93
<b>Fund 242 - Planning Commission</b>			
<i>Projected Revenue:</i>			\$ 1,600.00
<i>Projected Expenditures</i>			\$ 15,000.00
<i>YTD Revenues:</i>			\$ 1,000.00
<i>YTD Expenditures:</i>			\$ -
<b>Fund 264 - MCOLES Training</b>			
<i>Projected Revenue:</i>			\$ 6,000.00
<i>Projected Expenditures</i>			\$ -
<i>YTD Revenues:</i>			\$ 6,000.00
<i>YTD Expenditures:</i>			\$ -
<b>Fund 271 - Library Maint</b>			
<i>Projected Revenue:</i>			\$ 4,000.00
<i>Projected Expenditures</i>			\$ 20,000.00
<i>YTD Revenues:</i>			\$ -
<i>YTD Expenditures:</i>			\$ 171.35

<b>Fund 590 – Sewer</b>			
<i>Projected Revenue:</i>			\$ 658,400.00
<i>Projected Expenditures</i>			\$ 561,700.00
<i>YTD Revenues:</i>			\$ 356,839.57
<i>YTD Expenditures:</i>			\$ 344,797.64
<b>Fund 591 - Water</b>			
<i>Projected Revenue:</i>			\$ 573,600.00
<i>Projected Expenditures</i>			\$ 570,100.00
<i>YTD Revenues:</i>			\$ 398,594.36
<i>YTD Expenditures:</i>			\$ 413,539.57
<b>Fund 661 – Motor Pool</b>			
<i>Projected Revenue:</i>			\$ 291,000.00
<i>Projected Expenditures</i>			\$ 221,350.00
<i>YTD Revenues:</i>			\$ 28,839.80
<i>YTD Expenditures:</i>			\$ 166,715.73
<b>Total All Funds</b>			
<i>Projected Revenue:</i>			\$ 3,418,438.00
<i>Projected Expenditures</i>			\$ 3,219,196.00
<i>YTD Revenues:</i>			\$ 2,220,582.20
<i>YTD Expenditures:</i>			\$ 1,980,789.02

# Fund Balances

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

Fund 101 – General			\$	851,299.61
Fund 202 – Major Roads			\$	461,798.73
Fund 203 – Local Roads			\$	110,500.90
Fund 207 - Police Bldg Maintenance/Equipment			\$	94,010.82
Fund 209 – Cemetery			\$	18,261.90
Fund 242 - Planning Commission			\$	9,324.69
Fund 264 - MCOLES Police Training			\$	9,000.00
Fund 271 - Library Maintenance			\$	60,877.70
Fund 590 – Sewer			\$	4,900,997.55
Fund 591 - Water			\$	1,029,859.93
Fund 661 – Motor Pool			\$	122,404.68
Total All Funds			\$	7,668,336.51

 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.

CITY OF BANGOR  
**PLANNING COMMISSION**  
REGULAR MEETING MINUTES  
February 12, 2026, 7:00 P.M.  
257 W. Monroe Street  
Bangor, Michigan 49013

1. **Call To Order:** Meeting called to order at 7:00 P.M. by Chairperson Derek Babcock.
  
2. **Pledge of Allegiance:** Pledge led by Chairperson Derek Babcock and recited by all present.
  
3. **Roll Call: Present:** Derek Babcock, Yvonne Beasley, Adam Burrous, Renee Doroh, Lynne Farmer, and Kevin Gruetzmacher. **Absent:** Carla Gray, Kathryn Lugten and Dave Markel.
  
4. **Approval of the Agenda:** Motion by Renee Doroh to approve the Agenda as presented. Support by Kevin Gruetzmacher. Motion Carried.
  
5. **Approval of the December 11th 2025 , Minutes:** Motion by Renee Doroh to approve the December 11th, 2025 minutes as presented. Support by Adam Burrous. Motion Carried.
  
6. **New Business:**
  - a. Update legal description/lot split at 206 Lincoln Ave. Chairperson Derek Babcock explained this was to clean up a mistake from years ago. Motion by Renee Doroh to cede an easement to Pat Bator for 9 feet to update the lot split. Support by Adam Burrous. Motion Carried.
  
7. **Unfinished Business:**
  - a. Master Plan update. Beckah Schrag was present to present to the committee Goals for the Master Plan. Questions

were asked by the committee members and Beckah gave her suggestions to the committee. The question was asked what do we need to add into the Master Plan? It was suggested that the Zoning Map needed updating. Also that updates need to be added to the zoning ordinances. The next meeting will be March 13th, 2026 at 7:00 P.M. with Future Land use being discussed.

**8. *Comments/Concerns from the Audience/Public:*** None.

**9. *Board Minutes Comments:*** None

**10. *Adjournment:*** Meeting was adjourned at 7:59 P.M. by the Chairperson Derek Babcock.

Respectfully Submitted by Lynne M. Farmer

# City of Bangor Master Plan

2026



# Acknowledgements

## **Master Plan**

### **City of Bangor, Van Buren County, Michigan**

#### **Prepared By**

#### **The City of Bangor Planning Commission**

Adam Burrous

Carla Gray

David Markel, Vice Chair

Kevin Gruetzmacher

Jeremy Uplinger

Kathryn Lugten, Secretary

Derek Babcock, Chairperson

Yvonne Beasley

Lynne Farmer, Mayor

#### **Approved By**

#### **The City of Bangor City Council**

Renee Doroh

Lynne Farmer, Mayor

Amber Garcia

Darla McCrumb

Helene River

Jeremy Uplinger

Patricia Martinez-Serratos, Mater Pro Tem

This Plan was prepared with assistance from the Southwest Michigan Planning  
Commission.



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## Plan Purpose

A Master Plan provides a long-term vision for the growth and development of the City of Bangor by assessing current conditions, identifying opportunities for change, and reflecting the aspirations of residents and community leaders. This plan is implemented through zoning regulations, capital improvement projects, citizen committees, and other strategic tools to achieve the community's vision, goals, and objectives.

Master Plans in Michigan are authorized by the **Michigan Planning Enabling Act, Public Act 33 of 2008**, which outlines their core purposes and requirements. According to the Act, Master Plans should:

- Promote public health, safety, and general welfare;
- Encourage the responsible use of resources in accordance with their character and adaptability;
- Prevent overcrowding of land by buildings or population;
- Reduce congestion on public roads and streets;
- Support the development of infrastructure, including transportation systems, sewage disposal, water supply, and recreational facilities; and
- Consider the city's character and suitability for various land uses, taking into account trends in land and population development.

While a Master Plan itself does not regulate development in the way that zoning ordinances and other local regulations do, it plays a critical role in shaping those policies. Courts frequently reference Master Plans when making decisions on zoning ordinance provisions, further underscoring their significance. Ultimately, the Master Plan serves as a foundational guide for shaping the long-term character and development of the City of Bangor, informing future ordinance updates and land-use policies.

A key component of this process is the **community's vision for the future**. This vision was shaped through input from residents, property owners, and other stakeholders, ensuring broad community support. It serves as a guiding force for public and private decision-making, influencing choices made by citizens, investors, and elected officials.

The planning process also provides an opportunity for the City to define its core values, assess potential challenges, and take proactive steps to safeguard its future. By engaging in this process, the City of Bangor can ensure that growth and development align with the community's priorities while preserving the qualities that make it a desirable place to live, work, and invest.

## Regional Location

The City of Bangor is located in the western portion of Van Buren County, in the southwest region of Michigan (**Error! Reference source not found.**). Positioned roughly 12 miles inland from Lake Michigan and 30 miles west of Kalamazoo, Bangor is connected regionally by M-43 and the Amtrak rail line. Its proximity to South Haven and access to agricultural areas make it a unique blend of rural character and regional connectivity. The surrounding landscape includes forests, farmlands, and waterways such as the Black River, contributing to both the economic and recreational appeal of the region.

Map 1 provides a visual overview of the community's boundaries, transportation network, and key natural features. It highlights major roadways, local streets, and the railroad corridor, as well as natural elements such as the South Branch Black River and Cedar Drain. This map serves as a foundational reference for understanding existing conditions and guiding future planning efforts within Bangor.

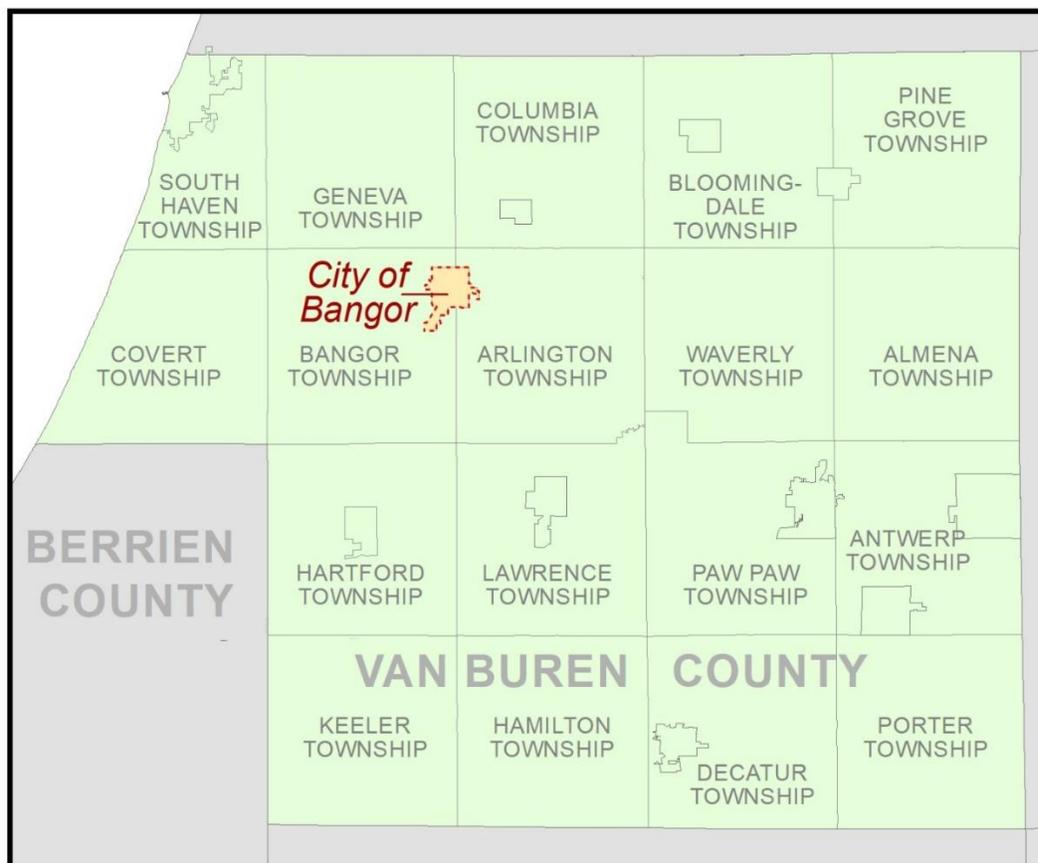
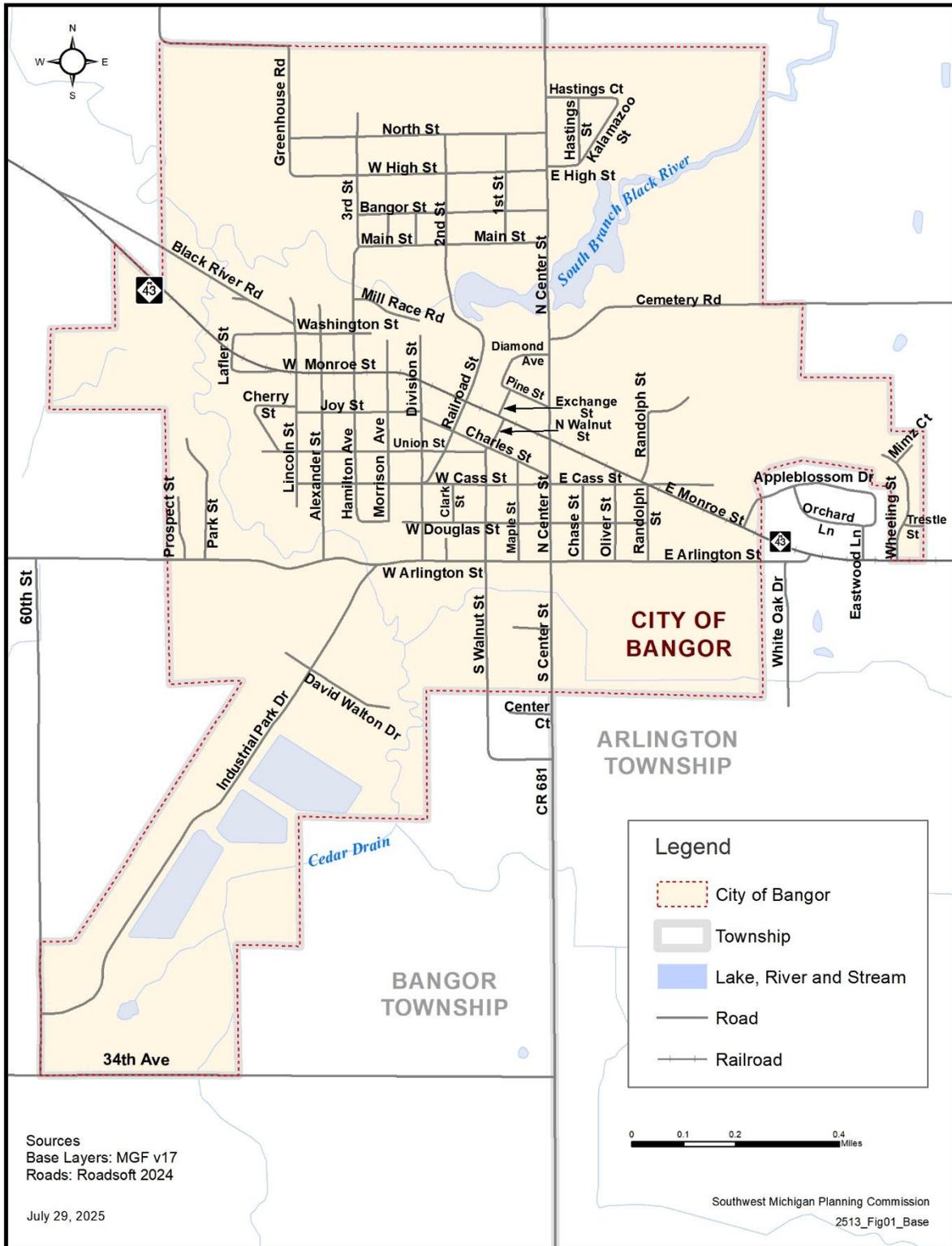


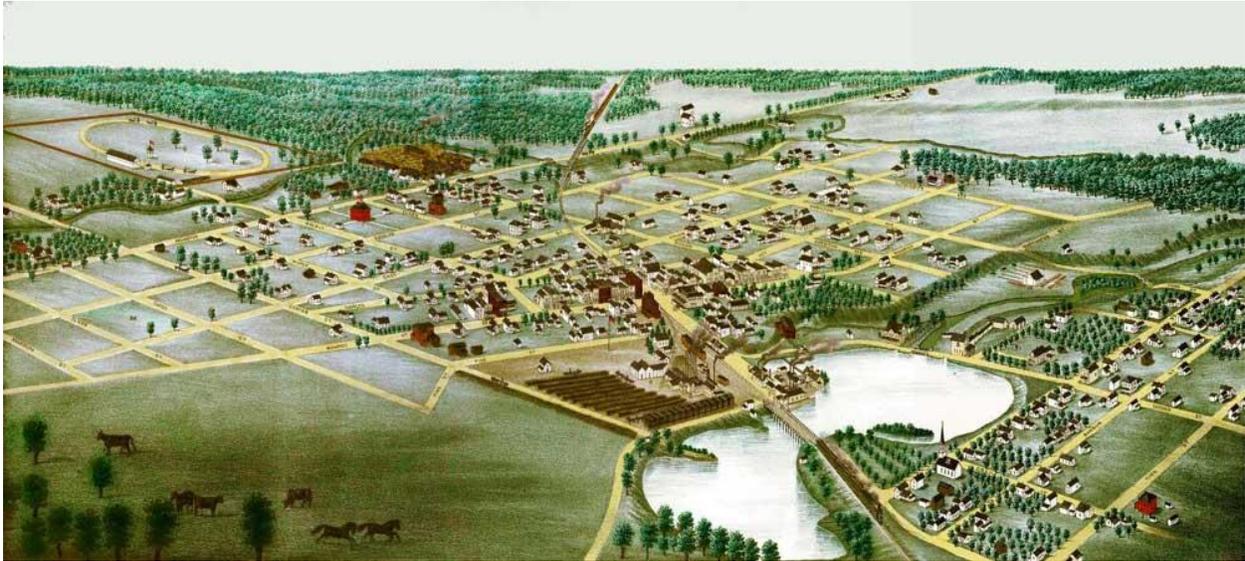
Figure 1 City of Bangor within Van Buren County, Michigan

Map 1 City of Bangor



## History

Bangor was first settled in the early 1830s, originally known as Marion before adopting its current name in 1853. The city's development was closely tied to the growth of the railroad and lumber industries. The Bangor Furnace Company, established in the 1870s, marked a peak in industrial activity before transitioning to agriculture as the primary economic driver. Orchards and small farms remain central to the area's identity, contributing to its heritage and ongoing economic activity.



*Photo 1 Bangor Historical Society*

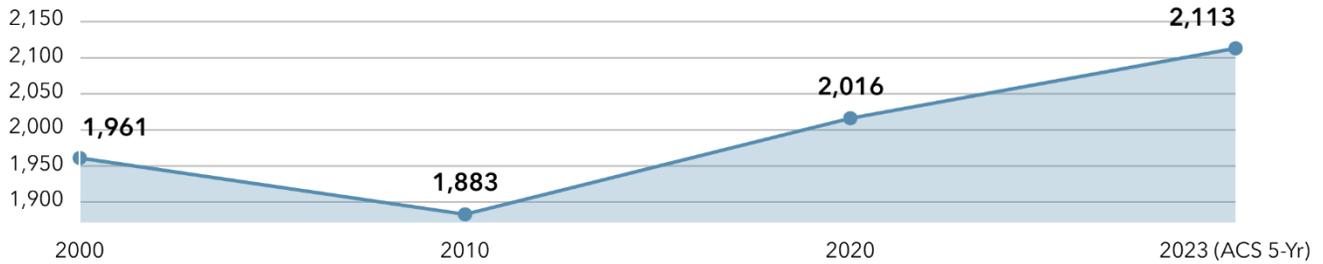
## Existing Conditions

This chapter reviews the current profile of development in the City of Bangor by examining the character of the people and housing, economic development, educational system and land uses. This lays the foundation for determining community values and implementing the Master Plan.

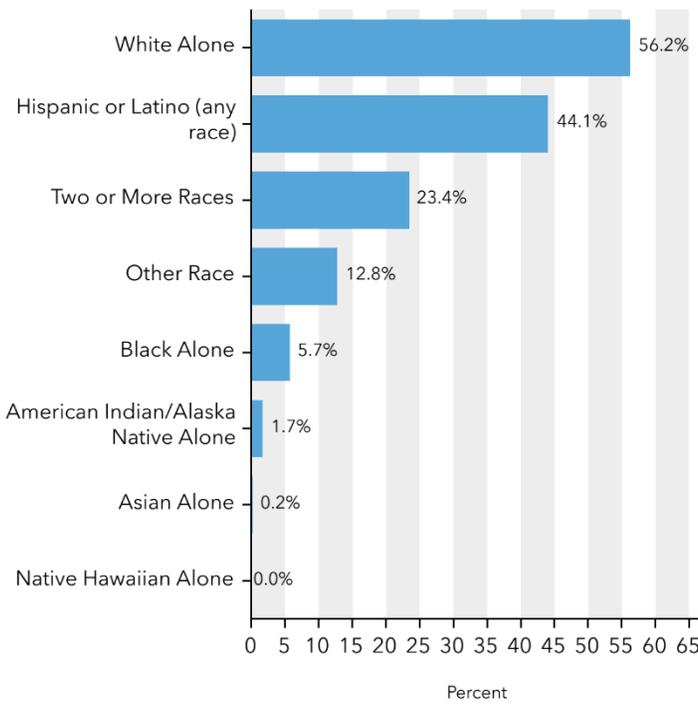
# Community Snapshot

Bangor City, MI

## Total Population



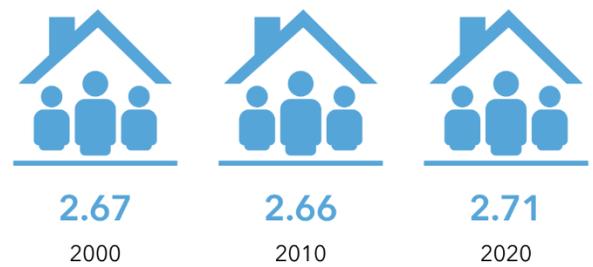
## Race and Ethnicity



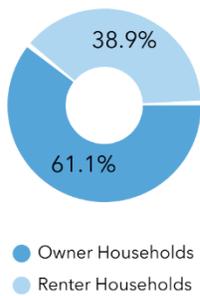
## Median Age



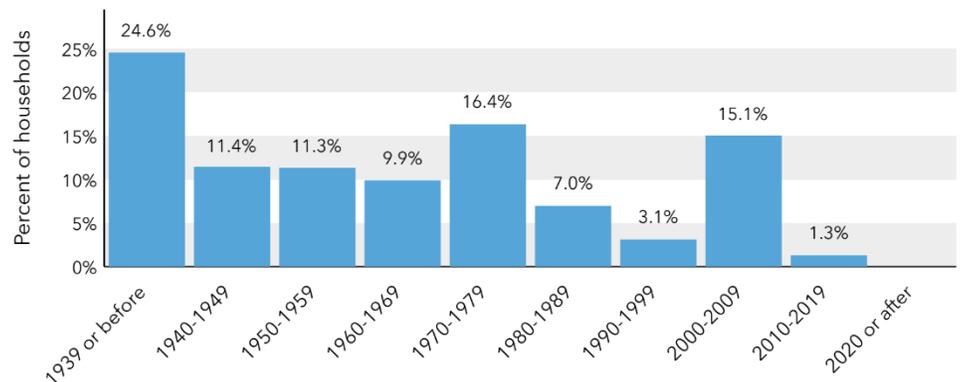
## Average Household Size



## Home Ownership

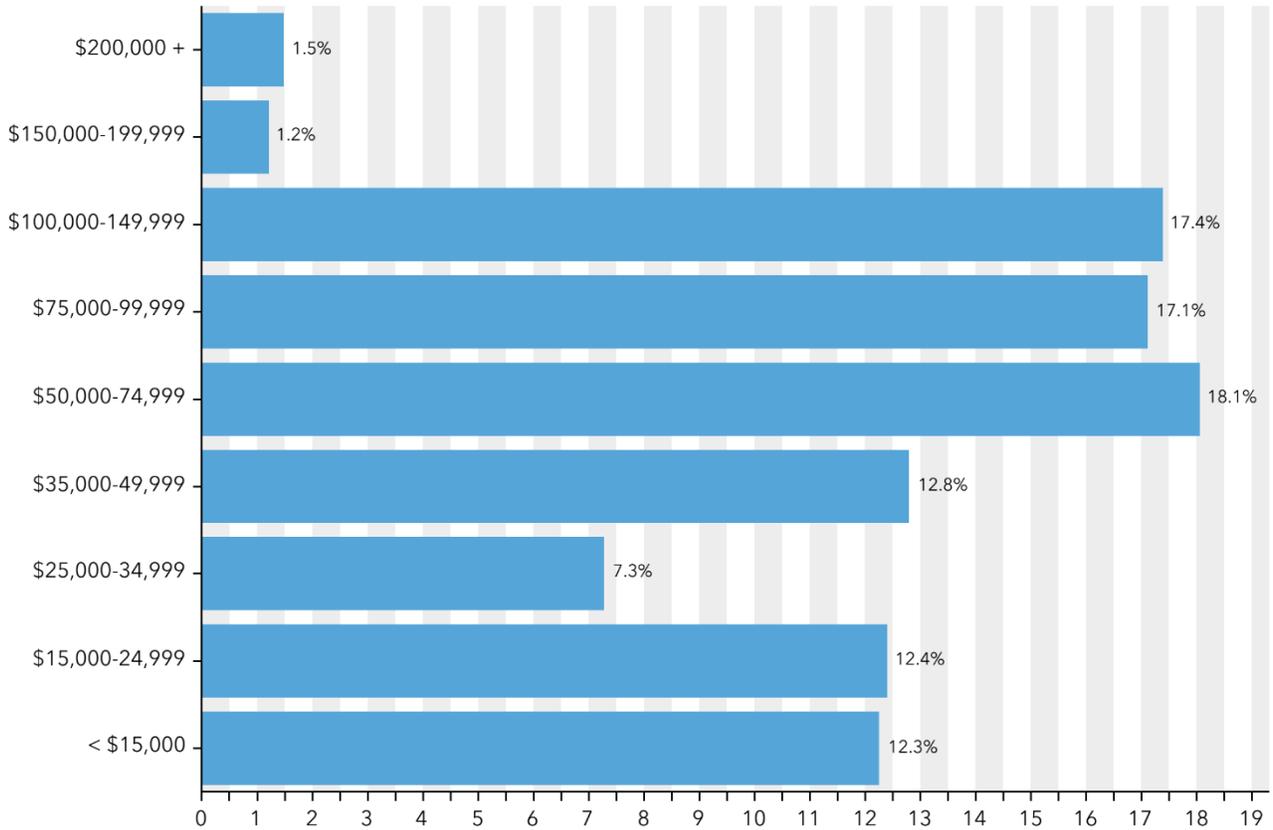


## Year Property Built



Unless specified otherwise, all data are sourced from the U.S. Census Bureau's 2023 American Community Survey 5-Year Estimates.

## Distribution of Household Income Levels



### Employment



White Collar



Blue Collar



Services

Unemployment Rate **4.7%**

### Households Below the Poverty Level



### Income



Median Household Income



Households with Social Security Income



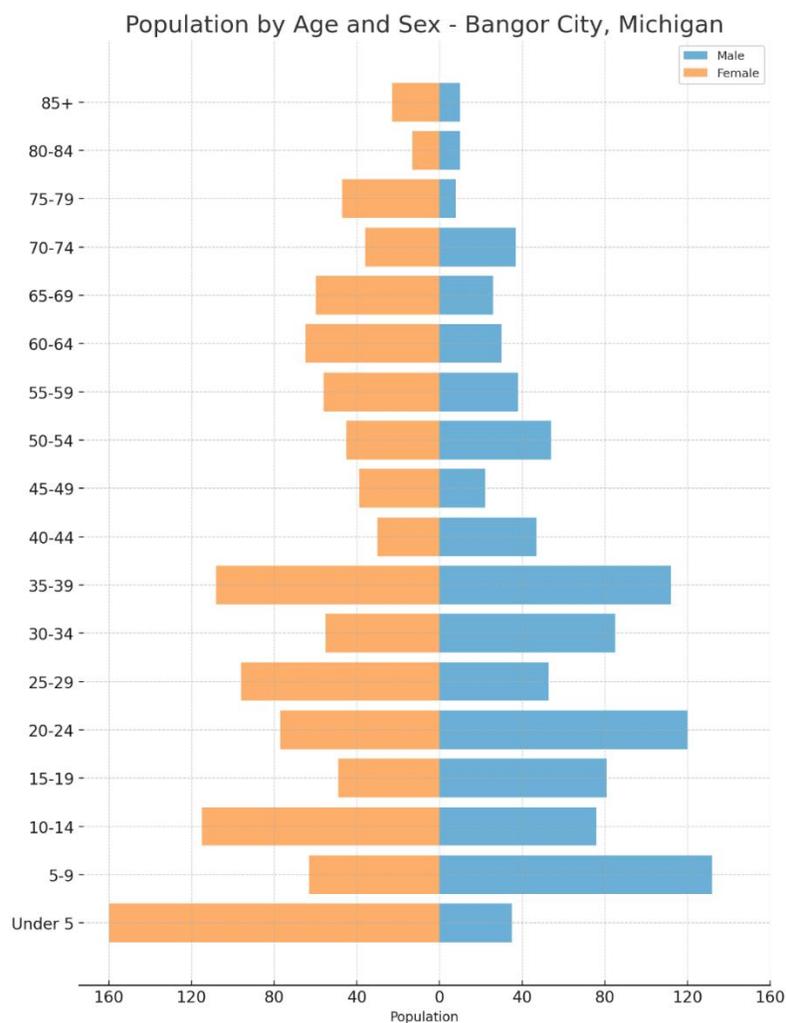
Median Disposable Income (2025)

Unless specified otherwise, all data are sourced from the U.S. Census Bureau's 2023 American Community Survey 5-Year Estimates.

## Demographics

Bangor has experienced modest population growth over the past decade. The U.S. Census recorded 1,885 residents in 2010, which increased to 2,016 in 2020, and the 2023 ACS 5-Year Estimates place the current population at approximately 2,113. While growth has been gradual, the city has also seen a demographic shift in age. The median age increased from 32.9 in 2010 to 34.4 in 2020, indicating a slowly aging population that may have future implications for housing, healthcare, and senior services.

Disability rates also reflect this aging trend. Among Bangor’s population, 12.1% reported having a disability. This figure increases significantly with age: 2.2% of those under 18 reported a disability, compared to 13.6% of adults ages 18 to 64, and 28.5% of residents age 65 and over. These statistics suggest a growing need for accessible housing, transportation, and community services that support residents with varying levels of ability.



Bangor is one of the more racially and ethnically diverse communities in the region. The population is approximately 64.2% White, 7.4% Black or African American, 1.4% American Indian, and 14.3% identifying with another race. A notable 27.4% identify as Hispanic or Latino, and 16.2% of the population is foreign-born. Nearly 29% of residents speak Spanish at home, reflecting the city's multicultural identity and the importance of bilingual outreach and services.

## Housing and Household Characteristics

According to 2023 ACS data, the average household size in Bangor is 2.90, while the average family size is notably higher at 3.53. Most households are composed of families, though a significant portion includes individuals or non-family households, reflecting a diversity in living arrangements. Geographic mobility in the community remains low, with 88.8% of residents reporting they lived in the same house one year ago. Only 6% moved within Van Buren County and 1.2% relocated from outside the state or country.

Bangor contains 823 housing units, with a homeownership rate of 61.1% and a renter occupancy rate of 38.9%. Single-family homes make up 68.8% of the housing stock, while 26.1% are in multi-unit buildings and 4.9% are mobile homes. The city has a mix of old and newer housing, with nearly a quarter of homes built before 1939 and only 1.3% built since 2010. Owner-occupied homes tend to house larger families, with an average size of 3.36, compared to 2.19 for renter-occupied units.

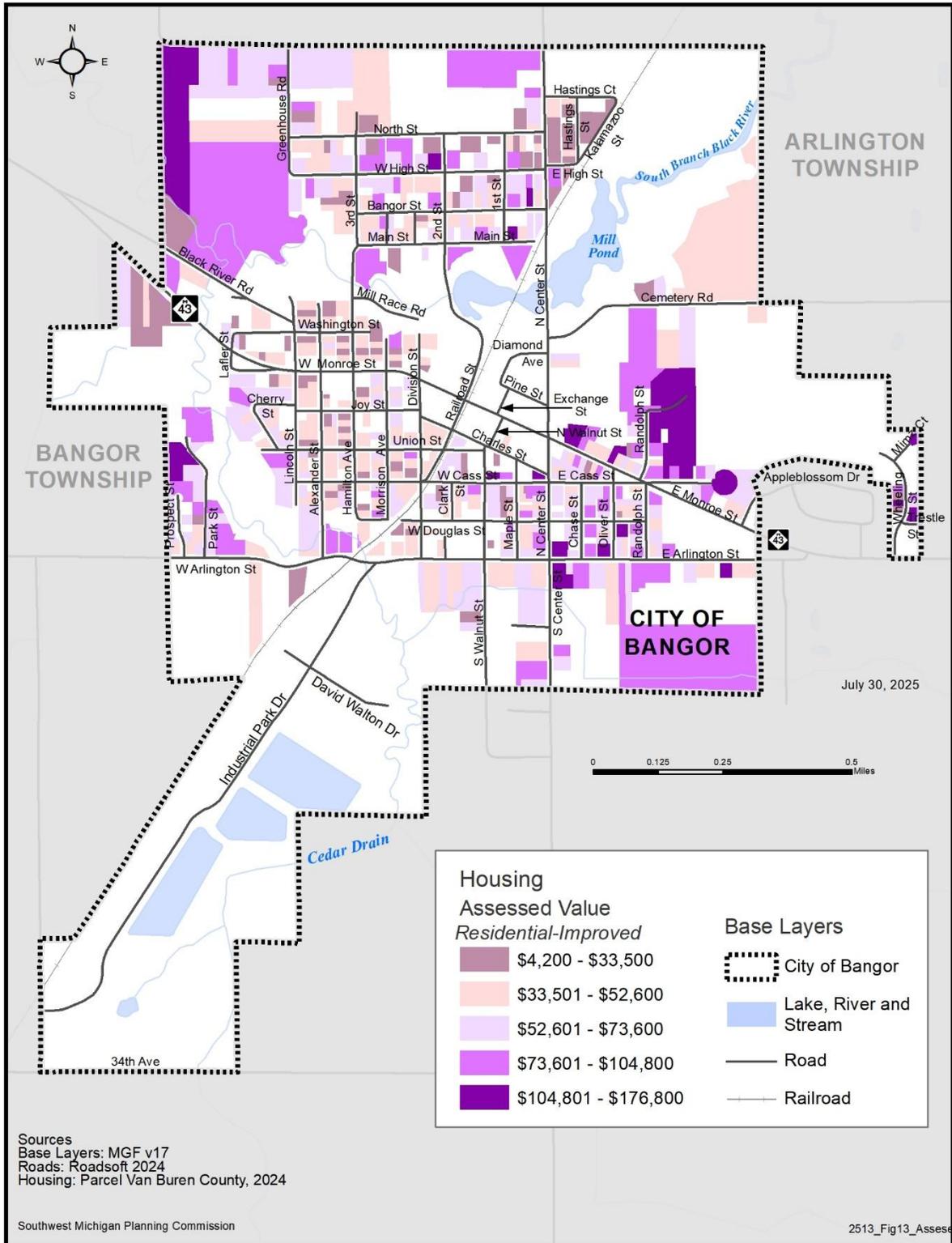
Map 2 shows the City of Bangor's housing landscape, which reflects a diverse range of residential property values that highlight both established neighborhoods and areas of growth potential. Housing assessed values range from \$4,200 to \$176,800, with the highest-value clusters concentrated near East Monroe Street, Arlington Street, and along the city's eastern edge, where new or well-maintained homes contribute to a strong residential base. Moderate-value housing dominates much of the city's central grid, especially along streets like High, Monroe, and Cass, where historic and established neighborhoods create a consistent residential fabric. Lower-value parcels appear in scattered pockets throughout the community, particularly west of Railroad Street and in the southern areas near Douglas Street.

Map 3 shows the assessed value for vacant residential parcels in the City of Bangor. These parcels are scattered throughout the city, with concentrations visible along Wheeling, Bangor Street, Cemetery Road, and North Street. The assessed values of these vacant parcels range from \$200 to \$127,100, indicating a wide spectrum of development potential. Higher value parcels are located on the North, East and West portions of the City

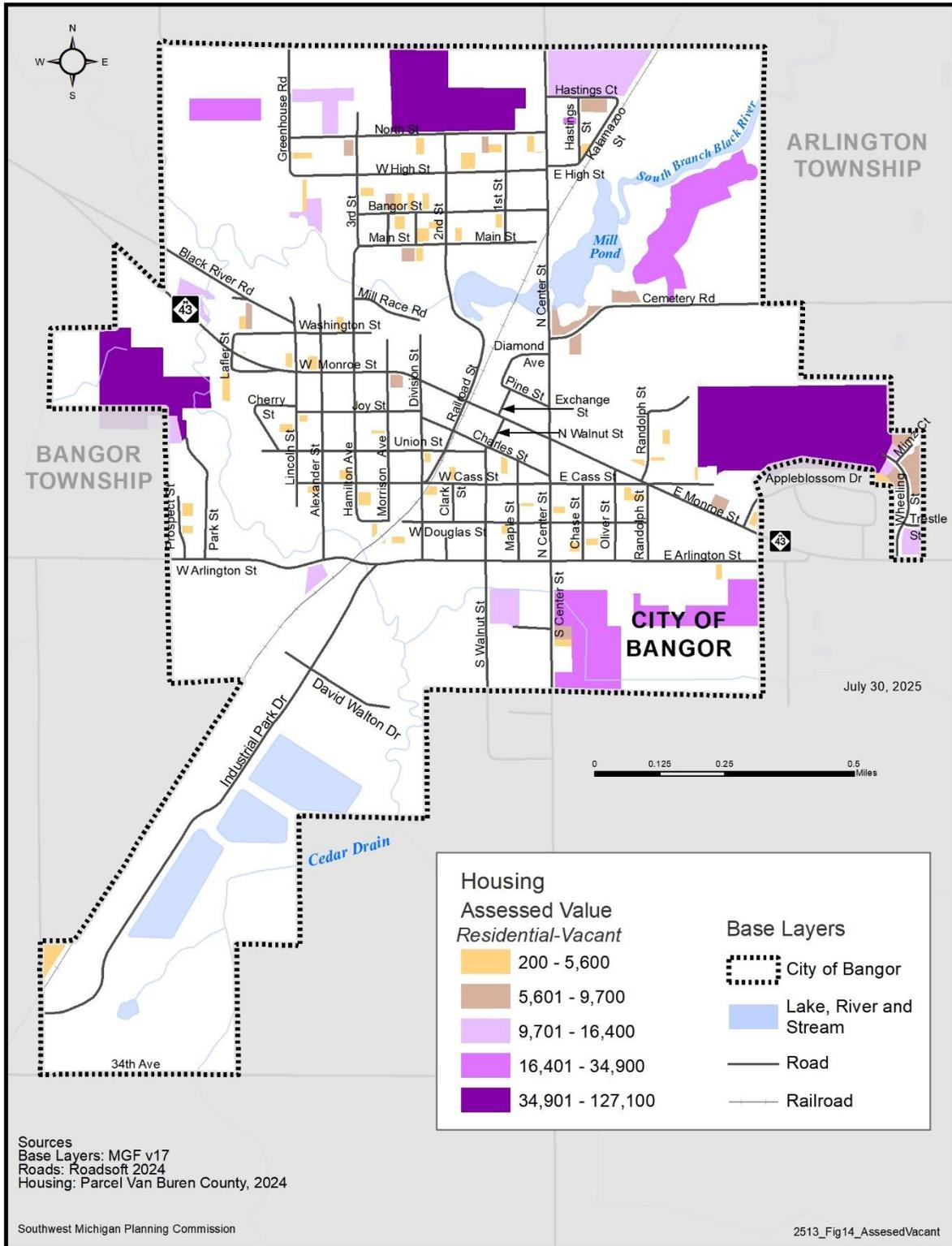
where larger parcels are available, while lower-value parcels are near woven within the neighborhood core.

Map 4 shows residential properties that have not claimed a homestead tax, meaning the property is either a rental or second home. The most concentrated area that are possible rentals or second homes are on the outskirts of the city core, however there are many throughout the City as well. The residential areas throughout the City are a patchwork of homes with and without homestead exemptions.

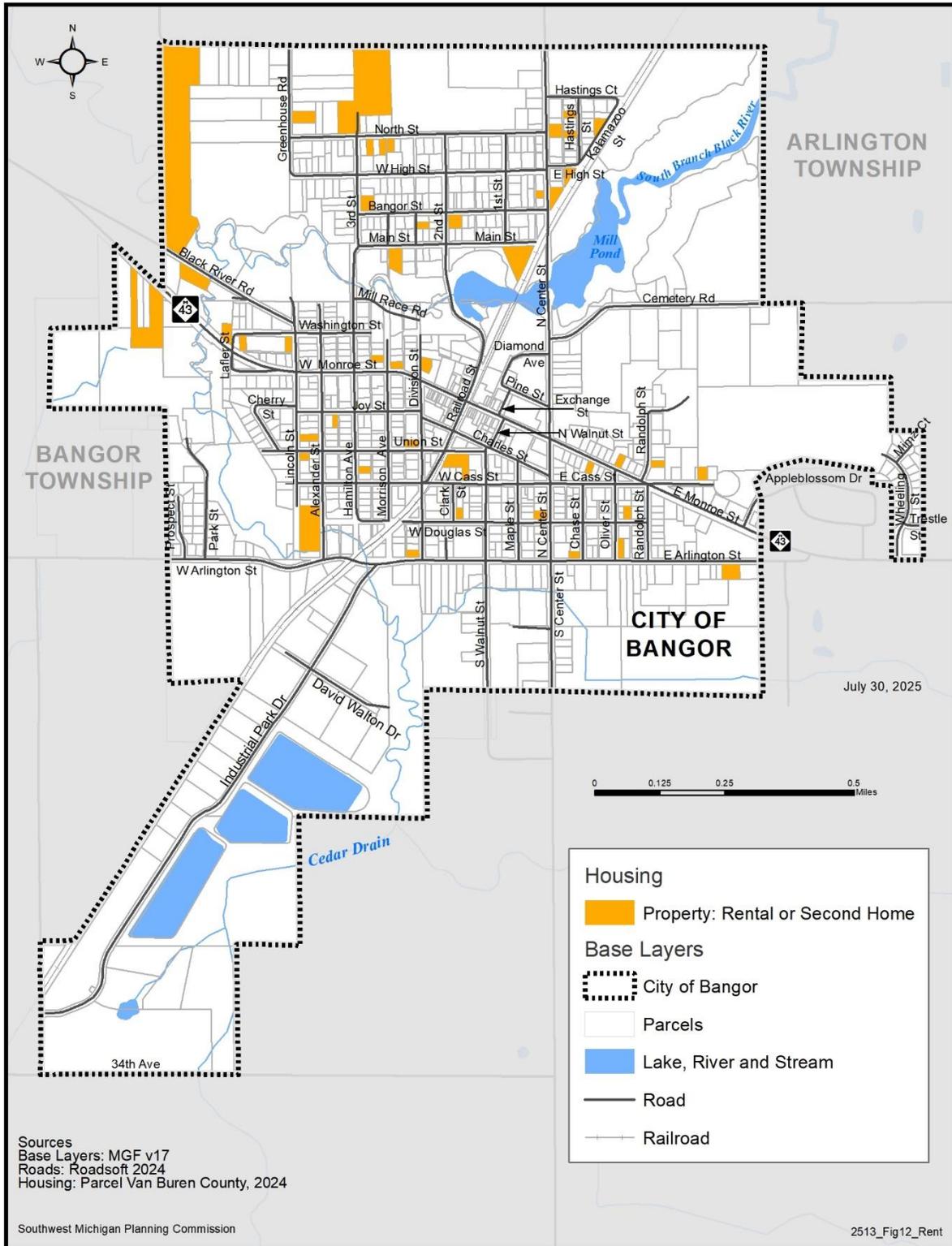
Map 2 Residential Assessed Value



Map 3 Bangor Vacant Residential Assessed Value



Map 4 Rentals or Second Home Properties



## Economic Conditions

The median household income in Bangor is \$50,714. The city exhibits a wide range of income levels, with 4% of households earning less than \$10,000 and 2.7% earning \$200,000 or more. Most households (74.5%) receive income from employment, but many also rely on fixed incomes, such as Social Security (36.3%) and retirement income (24.3%).

Labor force participation among residents 16 and over stands at 59.2%. The majority of employed individuals (89%) work in private-sector jobs, while 8.5% work in government and 2.4% are self-employed.

Educational outcomes help explain some of these economic trends. As of 2023, 76.6% of residents age 25 and over had completed high school, and only 14.9% had earned a bachelor's degree or higher. Meanwhile, 23.4% of adults had not completed high school, which may limit access to higher-wage employment and contribute to persistent income challenges.

Poverty affects 15.6% of Bangor residents. Rates are highest among working-age adults, with 19.1% of residents ages 18 to 64 living below the federal poverty level. Children under 18 have a poverty rate of 10.3%, while 12.2% of residents age 65 and over are also in poverty.

Beyond federal poverty data, approximately 50% of Bangor households fall below the ALICE threshold—an acronym for Asset Limited, Income Constrained, Employed. ALICE households earn more than the federal poverty level but still struggle to afford basic necessities such as housing, childcare, food, transportation, and healthcare. These households are often one unexpected expense away from financial instability.

## Land Cover

The City of Bangor has multiple land cover types throughout the City. The following categories are summarized in Table 1 and described below.

Agriculture – Agricultural uses make up approximately 9% (104 acres) of the total land area in the City. This includes cultivated cropland and areas used for pasture or hay/grassland. These uses are primarily located at the edges of the city limits, with the largest concentration found on the eastern side of the City, particularly along the outskirts near Cemetery Rd.

Developed Land – Developed areas represent the largest land use category, accounting for 36% (426 acres) of the City. This category includes a range of development intensities: high-intensity uses, medium-intensity, and low-intensity residential neighborhoods. It also

includes roads, sidewalks, and other elements of the transportation network. The majority of the City's high-intensity developed land uses are in the downtown, with medium intensity moving away from the center of the City.

Developed Open Space – Developed open space covers **21% (252 acres)** of the City. These areas are typically characterized by a mix of grass, shrubs, young trees, and other landscaping features. Found throughout the community, these spaces are important for maintaining biodiversity, offering habitats for various wildlife species, and contributing to the ecological health of the City.

Forested Area - Although the wooded areas include coniferous, deciduous woods, and mixed forests, deciduous woods are the overwhelming forested area in the City of Bangor. Woods cover over 79 acres amounting to 7% of the total City land. The majority of the wooded areas are adjacent to the various wetlands throughout the City and may include many naturally occurring plants and animals.

Water – Surface water, including lakes, ponds, and streams, comprises about 3% (31 acres) of the land within city limits. This includes features like Mill Pond and sections of the South Branch Black River.

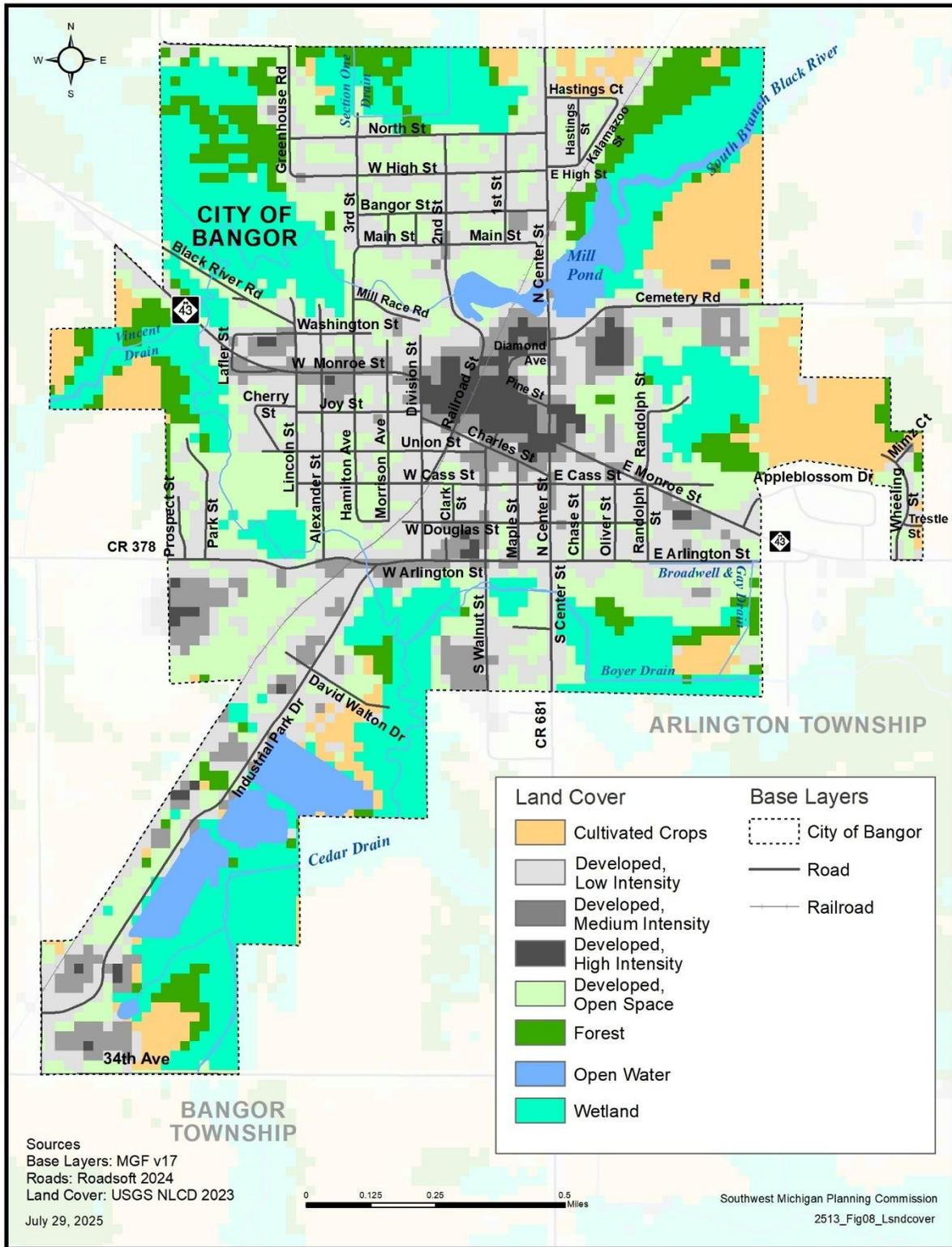
Wetlands – The second largest existing land use in the City of Bangor is wetlands, which comprise 24% (282 acres) of the City's area. The wetlands are largely connected and concentrated around waterways and bodies of water such as the South Branch Black River, Boyer Drain, and Cedar Drain. As with all wetlands, they are generally incubators of a variety of plant and animal species. Some of them are protected under State of Michigan and/or Federal laws; however smaller non-connected wetlands may not be, and local protection should be considered in these instances, especially during site plan reviews.

The analysis of existing land cover in the City of Bangor highlights a balanced mix of urban development, natural features, and open space. While developed land dominates the landscape, the significant presence of wetlands, forested areas, and open water shows the City's strong connection to its natural surroundings. This variety in land use supports a good quality of life for residents and helps protect the land and water resources that make Bangor a unique and valued place to live.

Table 1 General Land Use Cover 2023

Land Cover	Acres	Percent
Crops	104	9%
Developed, Open Space	252	21%
Developed, Low Intensity	306	26%
Developed, Medium Intensity	94	8%
Developed, High Intensity	28	2%
Forest	79	7%
Water	31	3%
Wetlands	282	24%
<b>NLCD: 2023 USGS National Land Cover Data (NLCD)</b>		

Map 5 Land Cover in the City of Bangor



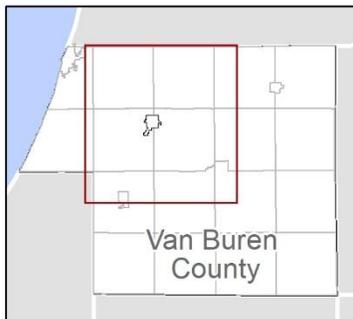
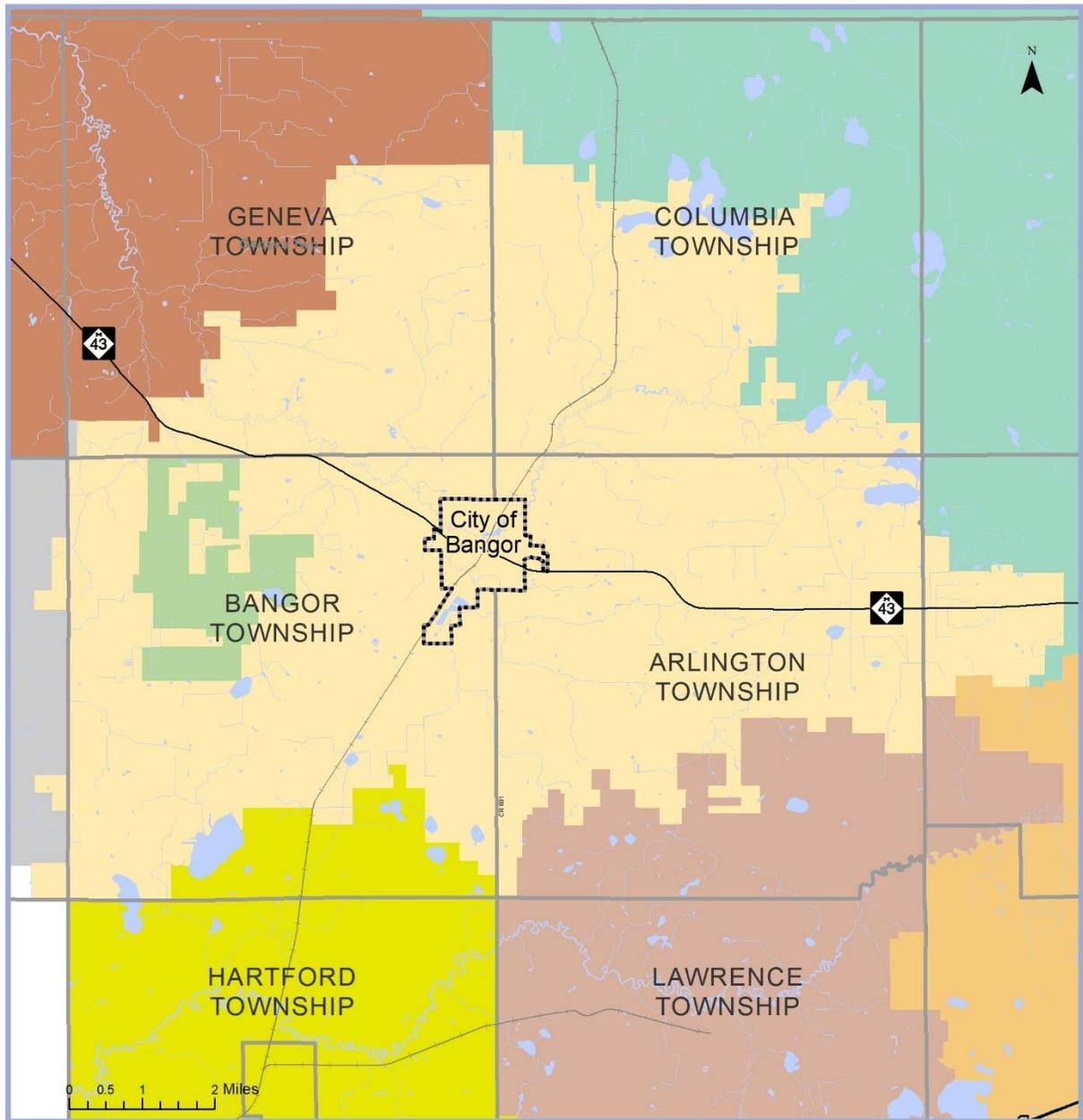
## Municipal Services

### Drinking Water and Sanitary Waste

#### School Districts

Schools are foundational for every community, acting as catalysts for community development, social equity, and long-term economic vitality. Beyond their primary role in education, schools serve as centers for social interaction, cultural enrichment, and community engagement, fostering a sense of belonging and unity. Additionally, well-designed schools promote inclusivity by offering equal opportunities for all children to excel, regardless of their socioeconomic background. Thoughtful planning of community infrastructure, accessibility, and adaptability to evolving needs ensures that communities can fully take advantage of their educational opportunities, contributing to the overall resilience, sustainability, and prosperity. The City of Bangor is covered entirely by the Bangor Public School District, which also extends beyond the boundaries of the City, serving neighboring communities as well.

Map 6 School Districts Surrounding the City of Bangor



- School District**
- Bangor Public School
  - Bangor Township S/D #8
  - Bloomingdale Public School District
  - Covert Public Schools
  - Hartford Public School District
  - Lawrence Public School
  - Paw Paw Public School District
  - South Haven Public Schools

- Base Layers**
- City of Bangor
  - Township
  - Water
  - Road
  - Railroad

Sources  
 Base Layers and School Districts: MGF 17v  
 Roads: Roadsoft 2023

July 31, 2025

2514\_Fig19\_School

## Natural Features and Environmental Quality

Certain features within a community are widely recognized by residents as essential to its identity and their overall quality of life. These elements often form the basis of how people connect to or describe their community. Some are cultural landmarks, such as historic buildings, a vibrant downtown, or iconic structures like lighthouses, that reflect the human-made character of a place.

Equally important are the community's natural features: lakes, forests, wildlife, scenic views, and similar elements that provide a strong sense of place and emotional connection. The way these natural assets are incorporated into the city's fabric can greatly influence the overall character and livability of the area.

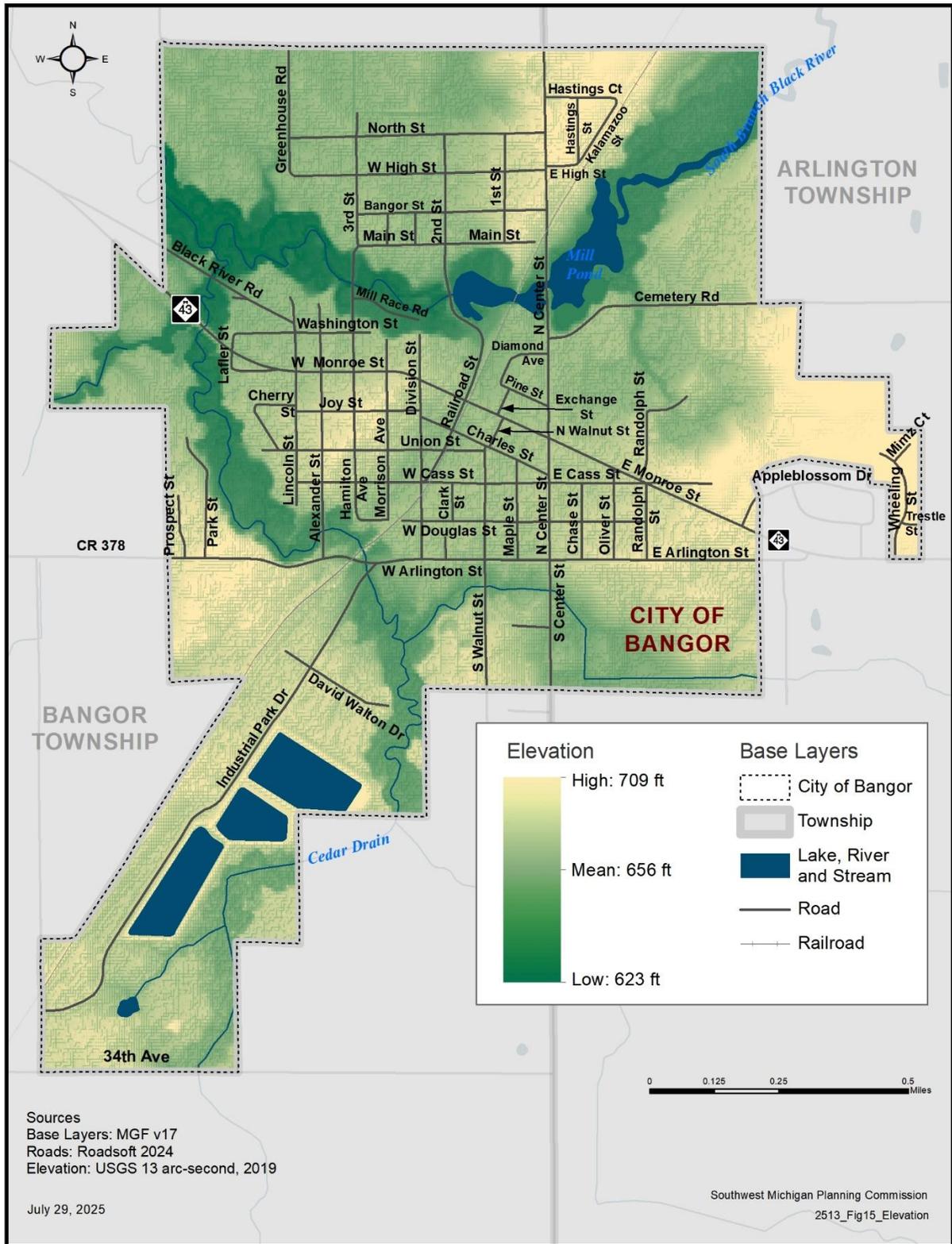
Natural features are generally approached in one of two ways: preservation or integration. Preservation is appropriate for areas that are highly sensitive or valued, where any significant change could negatively affect aesthetics, environmental health, or property value. For example, land that supports endangered species may require strict protective measures, sometimes reinforced through legislation, to prevent harm.

On the other hand, integration is suitable for areas where natural features are important but not as vulnerable to change. In these cases, thoughtful development can take place in harmony with the landscape, allowing nature and community growth to coexist. These features should still be carefully monitored, as even minor disturbances over time can have cumulative effects.

### Elevation

Elevation in the City of Bangor varies between about 623 feet to a high of 709 feet above sea level (Map 7). The average height of the City is 656 feet. Higher elevations are generally concentrated along the eastern portions of the city, while lower elevations are found along the South Branch Black River and its tributaries, particularly in the northwest and central areas near Mill Pond.

Map 7 Elevation in Bangor



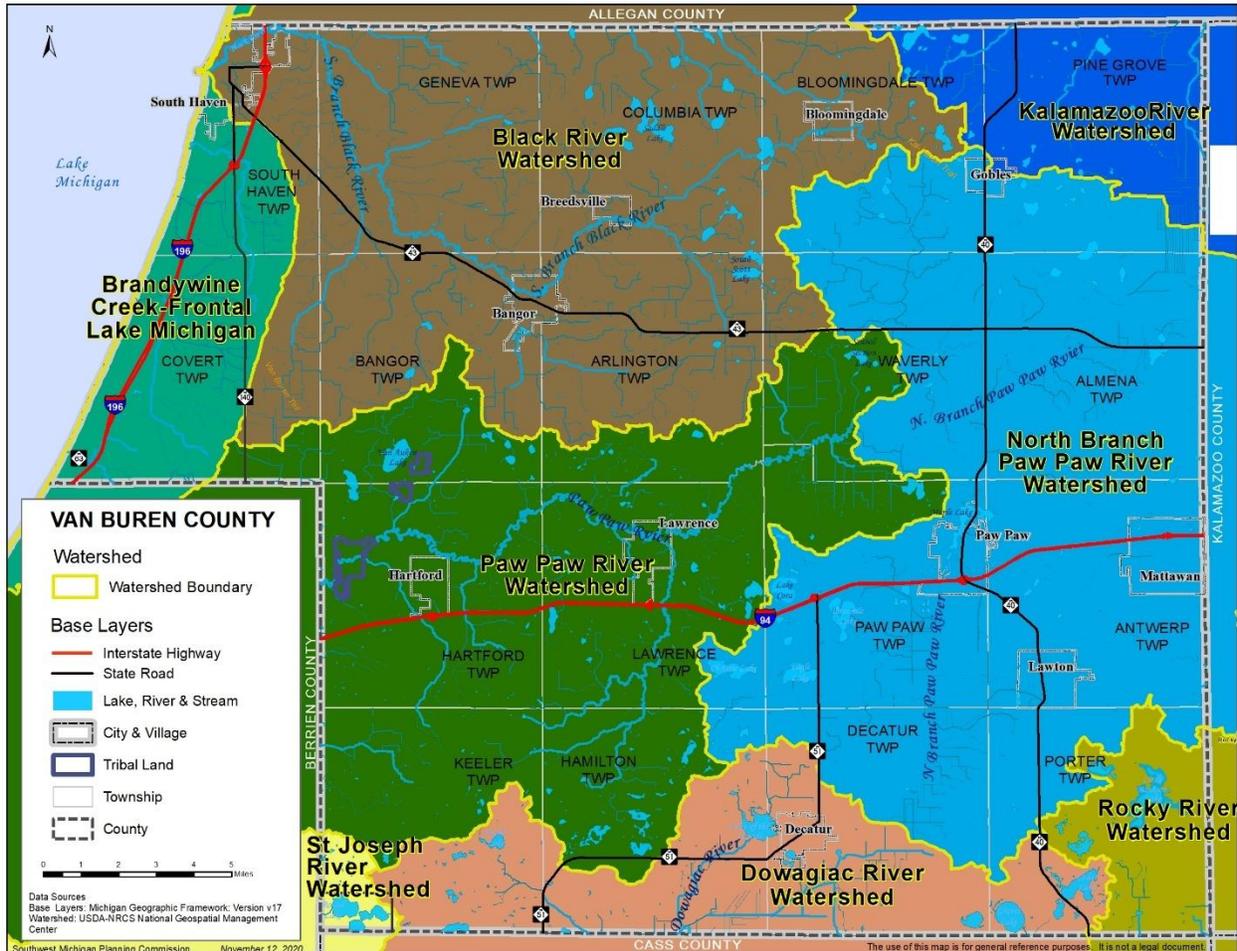
## Watersheds

A watershed is the area of land that catches rain and snow and drains or seeps into a marsh, stream, river, lake or groundwater. You are sitting in a watershed now. Homes, farms, ranches, forests, small towns, big cities and more can make up watersheds. Some watersheds cross county, state, and even international borders such as the Great Lakes Basin. Watersheds come in all shapes and sizes. Some are millions of square miles, others are just a few acres. Just as creeks drain into rivers, watersheds are nearly always part of a larger watershed or basin. For example the St. Joseph River Watershed is part of the Lake Michigan Watershed which is part of the Great Lakes Basin. Every stream, tributary or river has an associated watershed.

Most watersheds are composed of a mixture of uplands, wetlands, riparian areas, streams and lakes. The most common component of almost all watersheds is the upland area, covering in many cases over 99% of the total watershed area. The rain and snow that falls onto a watershed, and that does not evaporate, is stored in the soil, and over a period of time is released down slope through groundwater, wetlands and streams. This water then moves through a network of drainage pathways, both underground and on the surface.

The City of Bangor is entirely within the Black River Watershed with water flowing into the Black River and out to Lake Michigan.

Map 8 Van Buren County Watersheds



## Water Quality and Features

There is an integral relationship between water resources, water quality, and land use. People need and use water for everyday life. People also live by bodies of water for aesthetics and recreational purposes. Farmers use water as part of their farming activities and industry uses water for processing and wastewater discharge. The variety of applications for water means that there is constant pressure from different user groups on how to allocate this valuable resource.

Water quality is a term used to describe the chemical, physical, and biological characteristics of water, usually in respect to its suitability for a particular purpose such as drinking, swimming, fishing, etc.

Water resources are vital to planning and guiding land use decisions. Certain land uses require access to water; others require isolation from it. Individual landowners, whether residential, agricultural, or industrial, are rarely aware of the complexity of water resources or of the effect that their actions may have. This lack of awareness, coupled with the

economic and cultural value of water resources, creates a need for action by the community.

Preservation and conservation of water quality is important for economic development, property values, tourism and recreation, drinking water supplies and plant and animal life. Proactive and effective planning can be a step in the right direction for the future of water quality within a community. A combination of poor soils unsuitable for septic systems, a high-water table, and an increasing amount of rural development resulting in increased runoff may begin to threaten the quality of an area’s water supplies. Specific local regulations, such as those pertaining to site plan review standards, encouraging open space developments with incentives, increasing water body setbacks, maintaining buffers around streams and wetlands, protecting floodplains, instituting proper impervious cover standards, using overlay districts to protect natural features and reducing density in areas with soil limitations for septic systems are among the techniques that can assist in protecting surface and ground water quality.

The following table illustrates best practices that will protect or improve water quality.

*Table 2 Best Practices for Improved Water Quality*

<b>Homeowners</b>	<b>Developers/Builders</b>	<b>Municipalities</b>
Use native plants in landscaping	Use low impact development techniques	Enact ordinances protecting water and natural resources
Establish and maintain natural vegetation along drains, creeks, rivers and lakes	Use porous pavements	Describe the value of water and natural resources in the master plan
Use porous pavement	Cluster developments and preserve open spaces	Ensure zoning and future land use maps direct development towards existing development and infrastructure
Install rain barrels and rain gardens	Minimize impervious areas to allow for infiltration	Direct high-density development away from natural areas and unsuitable soils
Reduce or eliminate fertilizer/pesticide use	Use native plants in landscaping	

## Wetlands

Part 303 of the Natural Resources and Environmental Protection Act (NREPA) defines a wetland as “Land characterized by the presence of water at a frequency and duration sufficient to support, and that under normal circumstances does support, wetland vegetation or aquatic life and is commonly referred to as a bog, swamp, or marsh.”

"Wetland" is the collective term for marshes, swamps, bogs, and similar areas often found between open water and upland areas. Of the estimated 11 million acres of wetlands that stood in Michigan 150 years ago, only 3 million acres remain. These wetlands have been filled or drained for development or agriculture.

Wetlands play a key role in environmental quality and are quite common throughout the City. They act as filters for lakes, rivers, and aquifers. Wetlands offer a natural system for minimizing sedimentation and nutrient laden runoff into streams, rivers and inland lakes. They help prevent flooding and supply key habitat areas for wildlife to thrive. Preservation of wetlands and marshes is extremely important to the future quality and quantity of water resources in the City of Bangor.

There are many intact wetlands surrounding several of the small drains/streams and river in the City. Protecting wetlands is imperative to protect the water quality of these lakes and streams. Any development should be sensitive to the wetlands as these areas provide such important functions to the community (maintaining water quality, mitigating flooding, etc.). The Wetland Function maps on the following pages show which wetlands in the City are most helpful for reducing sediment and transforming nutrients. These functions help to protect surface and ground water resources.

Part 303 of NREPA is the regulation that Michigan uses to protect wetland resources through regulating land which meets the statutory definition of a wetland, based on vegetation, water table, and soil type. Certain activities require a permit from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) such as: filling or placing of material in a wetland; draining of water from a wetland; removing vegetation, including trees, if such removal would adversely affect the wetland; constructing or maintaining a use or development in a wetland; and/or dredging or removing soil from a wetland. Certain activities are exempt from permit requirements. In general, exempt activities include fishing, trapping or hunting, hiking and similar activities; existing, established farm activities; and harvesting of forest products.

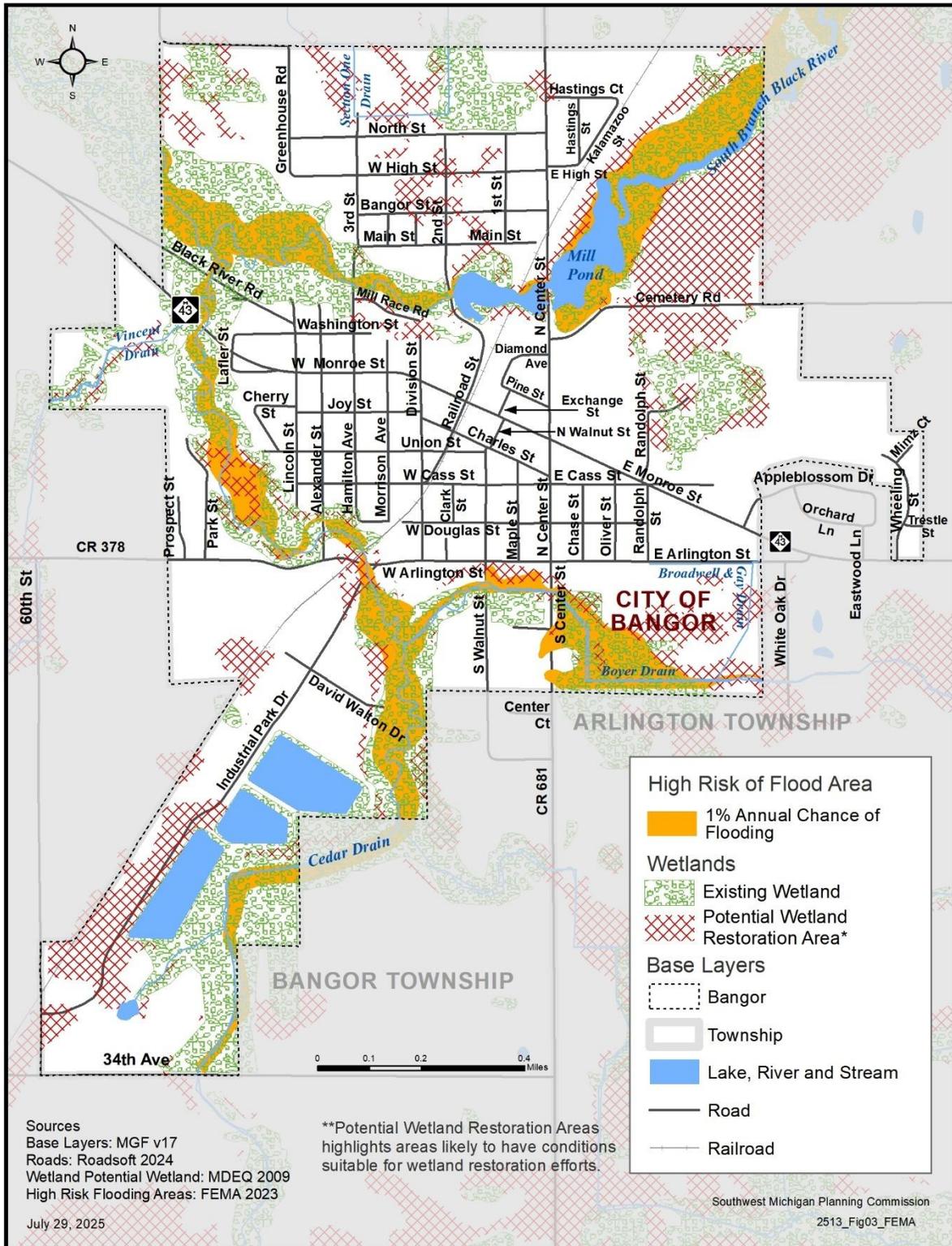
Wetland areas subject to regulation by EGLE include wetlands, regardless of size, which are contiguous to, or are within 500 feet of the ordinary high water mark of, any lake, stream, or pond; wetlands which are larger than five acres and not contiguous to any lake, stream, or

pond; and those wetlands which are not contiguous to any lake, stream or pond, but are essential to the preservation of natural resources.

Generally, wetlands must be identified through individual site determinations. Accordingly, when site plans are reviewed that appear to have potential wetlands, the City may elect to require the site determination to ensure that existing wetlands are protected to the degree possible.

The City of Bangor has 280 acres of wetlands and has a significant amount of land within the 100-year floodplain, especially along South Branch Black River, Cedar Drain, Maple Creek, and Boyer Drain. Areas directly adjacent to these waterways are most likely to suffer impacts from flooding. These wetlands account for 24% of the City's 1.85 square miles and are a defining feature of Bangor's landscape by contributing to the City's distinct blend of natural beauty and small-town character.

Map 9 Wetlands and High Risk Flood Areas



## **Wetland Functions**

Wetland functions refer to the biological, chemical, and physical processes that occur within a wetland. These functions are derived from National Wetlands Inventory data and assessed based on a wetland's physical properties and attributes. Specifically, three key properties determine wetland function:

1. **Landscape Position** – The wetland's location relative to the surrounding landscape.
2. **Landform** – The wetland's primary water source.
3. **Water Flow Path** – The movement of water and its ability to transport materials, such as sediment.

This evaluation method applies general wetland science principles to classify wetlands at a watershed level, highlighting those expected to perform specific functions at high or moderate levels. This analysis serves as an initial assessment of wetland resources within a watershed, providing insight into their overall condition and trends. While not regulatory, the analysis helps identify areas where wetland enhancement or protection efforts should be prioritized based on the significant functions that they provide.

## **Nutrient Transformation**

Wetlands that support nutrient transformation play a crucial role in improving local water quality. Wetland vegetation slows water flow, causing the deposition of organic and mineral particles that absorb nutrients like nitrogen and phosphorus. Additionally, wet soils provide the conditions necessary for microbial activity, which drives key chemical transformations. Microbes, relying on organic matter as a food source, facilitate nutrient cycling, making wetlands rich in organic matter particularly effective in this function.

Riparian forested wetlands, often called Riparian Buffers, are especially vital for reducing nutrient runoff from agricultural areas. Excess nutrients in waterways can lead to harmful algal blooms, which impair recreation and degrade water quality by depleting dissolved oxygen, harming fish populations.

In the City of Bangor, many wetlands are rated as having high or moderate sediment retention function, as shown in

Map 10. Wetlands with a high sediment retention function are prominently located along the Black River, Boyer Drain, and other waterways, where they play a vital role in nutrient retention and sediment filtration during floods. These areas, especially those with dense vegetation and direct connection to rivers and streams, act like sponges, slowing, storing, and gradually releasing water during flood events. Wetlands rated as moderate typically occur in areas with less saturation or lower vegetation density but still contribute meaningfully to slowing water flow and reducing erosion.

The distribution of wetland function across Bangor indicates that these ecosystems are crucial to managing stormwater, maintaining water quality, and protecting infrastructure from flood impacts.

### **Flood Water Storage**

Wetlands function as natural floodwater storage systems, acting like sponges that temporarily retain and gradually release floodwaters. The presence of wetland vegetation further slows the speed of incoming water, reducing downstream flooding and lowering flood heights, which helps minimize property damage and personal injury.

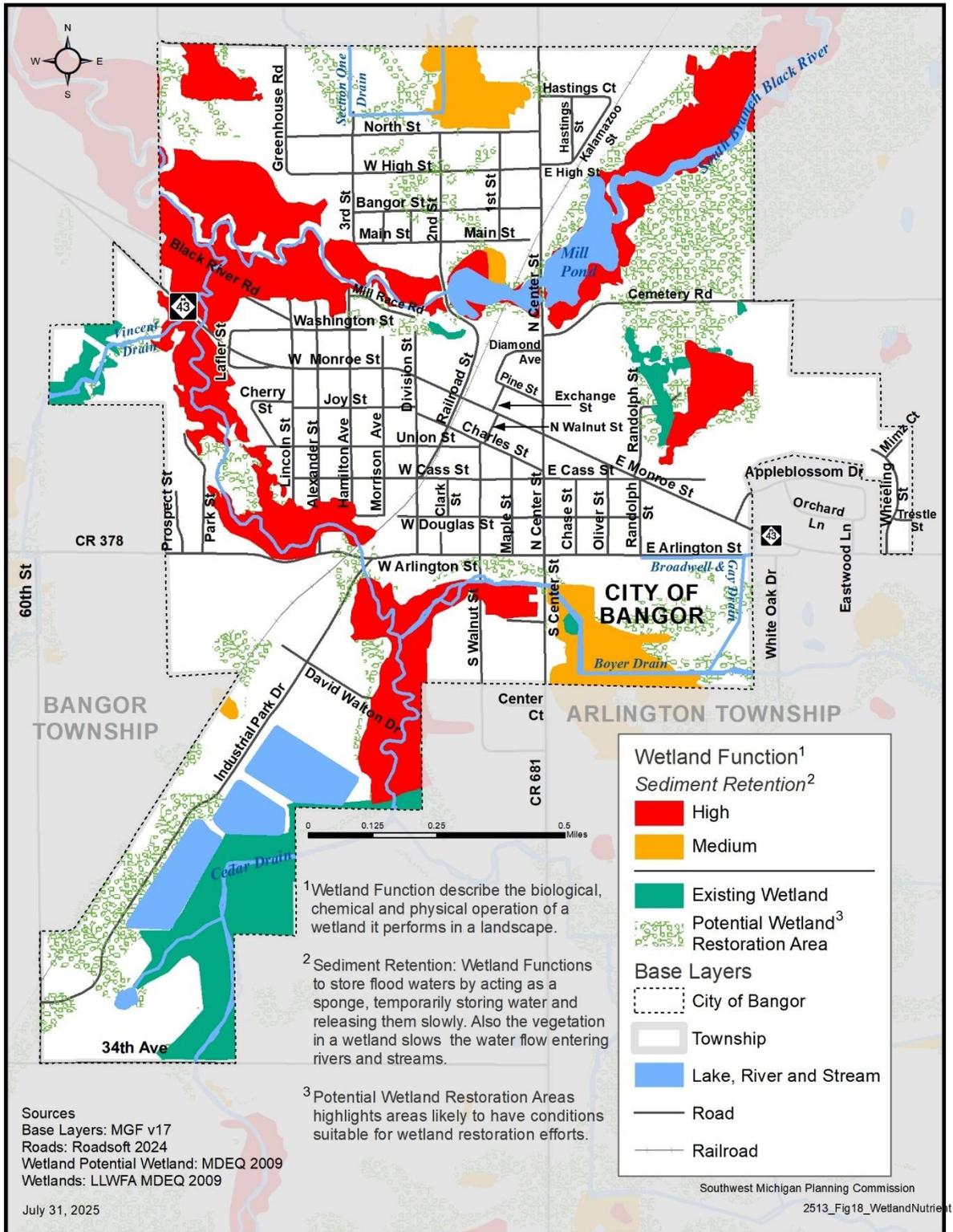
High-velocity floodwaters can damage vegetation, erode stream banks, and transport debris, pollutants, and other materials throughout the watershed. Wetlands dominated by trees or dense shrub stands are highly effective in slowing water flow, allowing more water to be absorbed into the ground. Wetlands adjacent to streams in relatively flat landscapes provide moderate floodwater detention benefits.

The Wetland Function Map for Flood Storage (Map 11) highlights many wetlands that are ranked as highly significant for floodwater storage. These areas are concentrated along the South Branch Black River, Maple Creek, and Cedar and Boyer Drains. These areas provide crucial flood mitigation by retaining water during storm events, reducing impacts on roads, properties, and infrastructure.

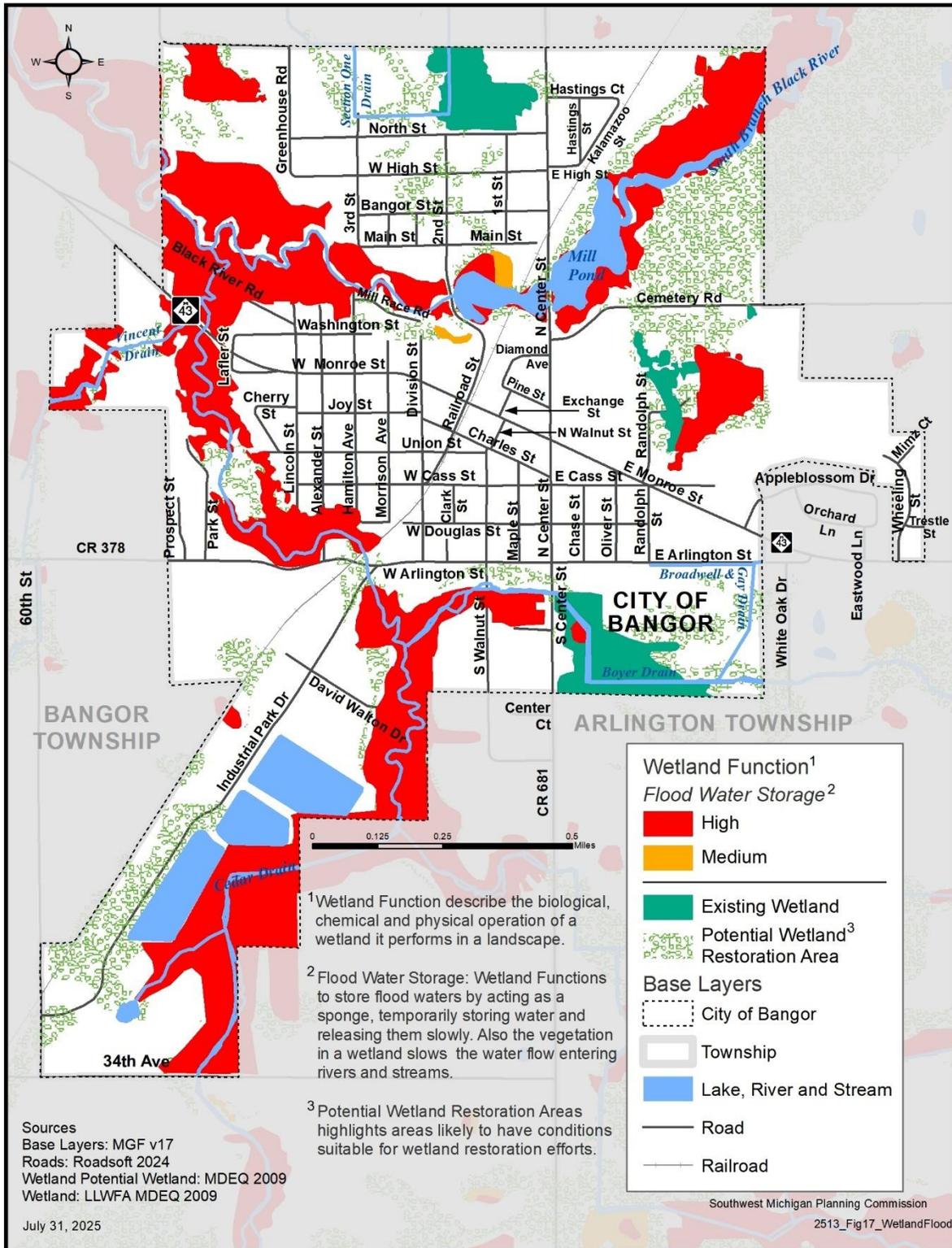
### **Potential Wetland Restoration Areas**

The Wetland Function Maps also include a Potential Wetland Restoration Areas layer, which identifies sites suitable for wetland restoration. These areas are often characterized by hydric soils, which develop under prolonged saturation, flooding, or ponding conditions that lead to anaerobic environments. Some of these areas were identified from historical land use data (circa 1800) compiled by the Michigan Natural Features Inventory (MNFI), indicating their status as pre-settlement wetlands or lost wetlands. In the City of Bangor, more than one-third of the wetlands have been lost, totaling 183.2 acres. Restoring these wetlands could enhance water quality, flood protection, and habitat diversity while contributing to overall watershed health.

Map 10 Wetland Function for Sediment Retention



Map 11 Wetland Function for Flood Water Storage



## High Quality Natural Areas

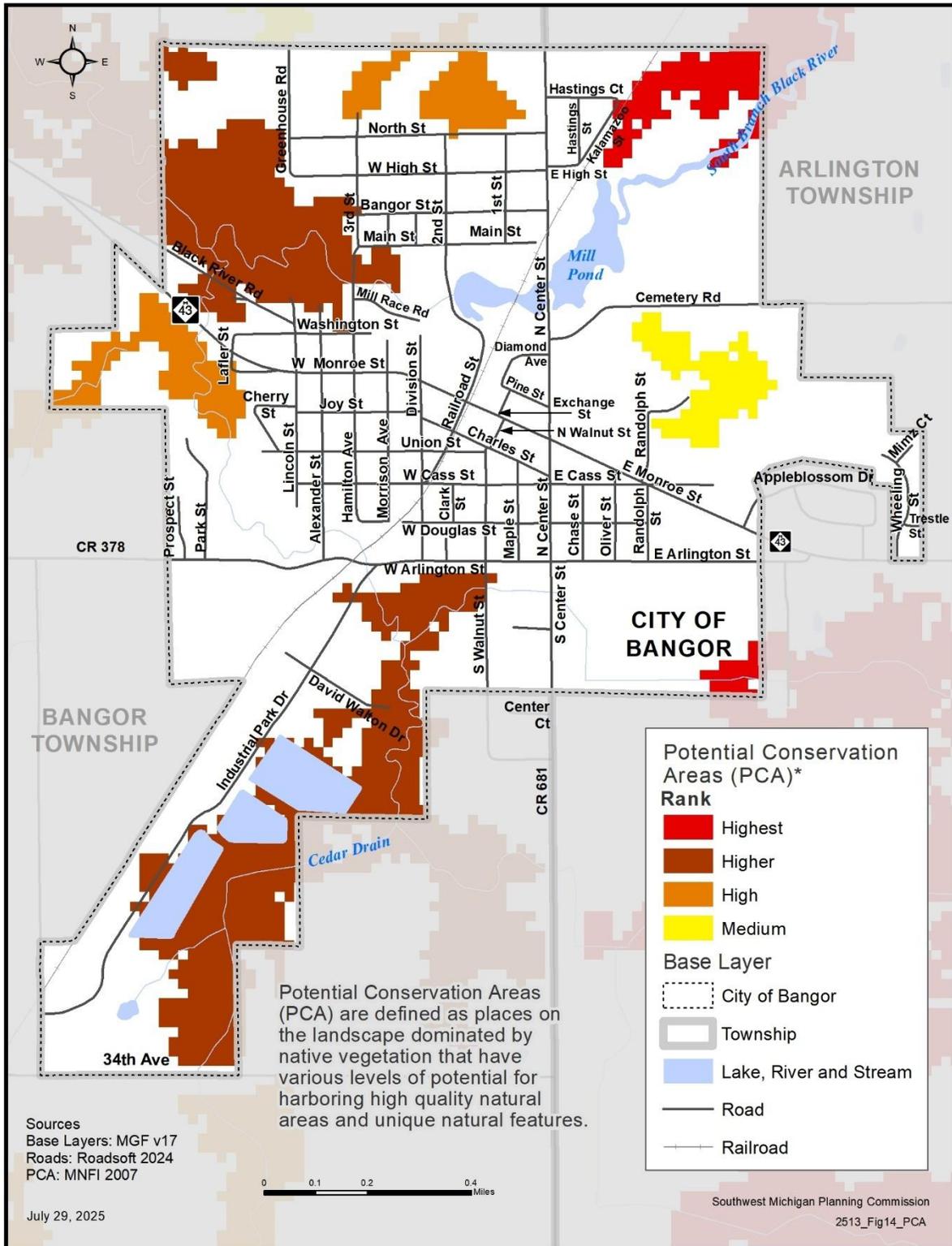
The community should carefully monitor land use in areas rich in these features which have been identified on the Potential Conservation Areas map. Potential Conservation Areas (PCAs) are defined as places on the landscape dominated by native vegetation that have various levels of potential for harboring high quality natural areas and unique natural features. Scoring criteria to prioritize areas included: total size, size of core area, length of stream corridor, landscape connectivity, restorability of surrounding land, vegetation quality, and biological rarity score.

The Potential Conservation Areas map represents the last remaining remnants of the area's ecosystems and natural plant communities. The map ranks areas where the landscape is dominated by native vegetation that have various levels of potential for harboring high quality natural areas and unique natural features. In addition, these areas provide critical ecological services such as maintaining water quality and quantity, soil development and stabilization, habitat for pollinators, wildlife travel corridors, stopover sites for migratory birds, sources of genetic diversity and floodwater retention. Consequently, it is to a community's advantage that these sites be carefully integrated into the planning for future development. Striking a balance between development and natural resource conservation and preservation is critical if the City of Bangor is to maintain its unique natural heritage.

In the City of Bangor, high-quality natural areas are primarily clustered along drains, rivers, creeks, and bodies of water

Map 12). The highest concentrations of Priority Conservation Areas (PCAs) are found along Cedar Drain, Maple Creek, and South Branch Black River.

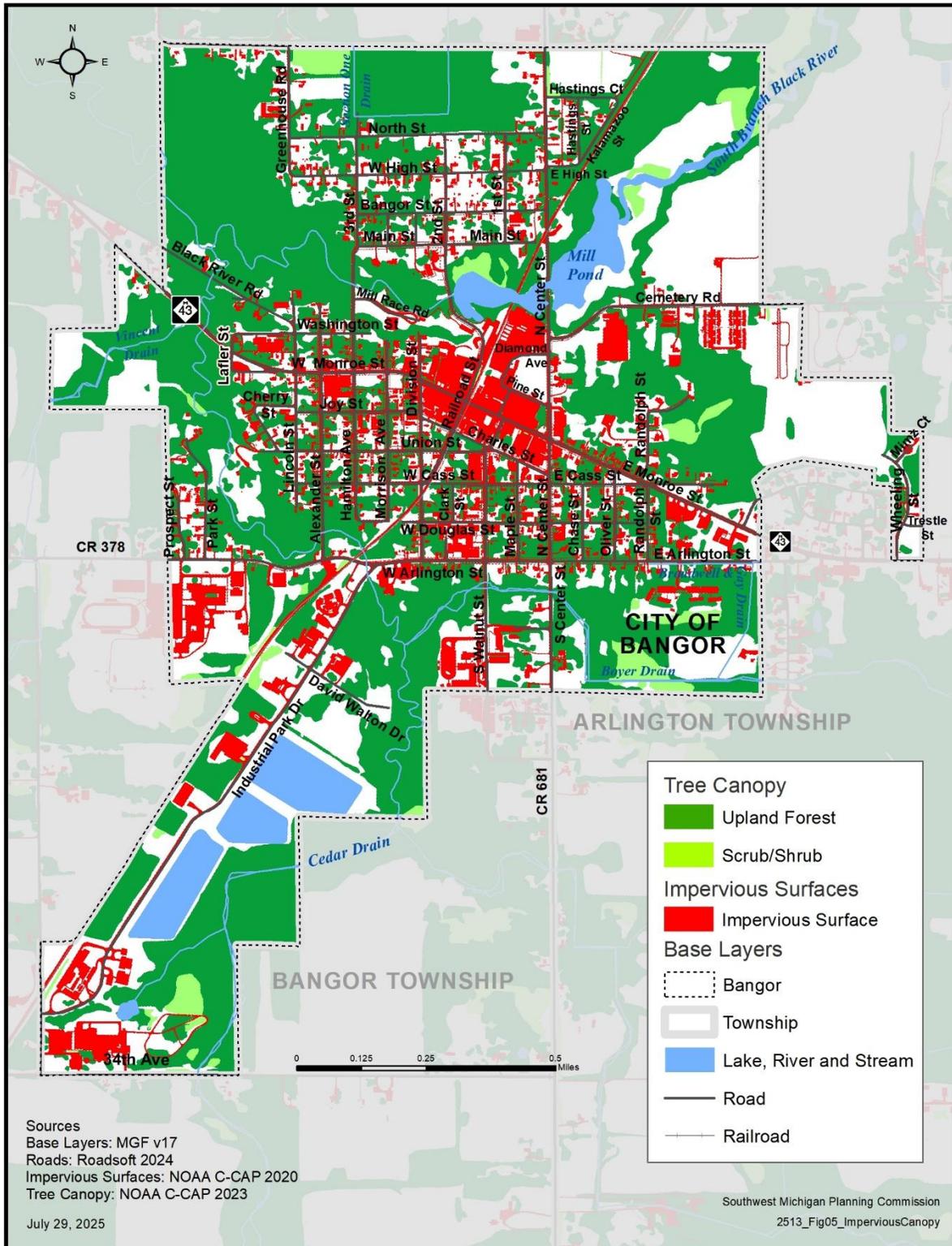
Map 12 Potential Conservation Areas in the City of Bangor



## Tree Canopy and Impervious Surfaces

Effective stormwater management is crucial for mitigating flooding. Large amounts of impervious surfaces can exacerbate runoff and reduce natural infiltration. 16% of the City of Bangor is covered in impervious surfaces. These include roads, sidewalks, driveways, buildings, and more. Map 13 demonstrates the impervious surfaces throughout the City of Bangor, contributing to increased flood risk. Conversely, tree canopy coverage can aid in stormwater management by enhancing infiltration and reducing runoff. Map 13 also shows the tree canopy coverage in Bangor. Tree Canopy covers 53% of the City of Bangor, with just over 562 acres of canopy. This map also highlights areas that can benefit from increased vegetation to mitigate both heat and flooding risks. By analyzing this map, the City can identify areas where increasing vegetation and reducing impervious surfaces can improve stormwater management and mitigate flooding risks.

Map 13 Tree Canopy and Impervious Surfaces



## Transportation

Intensive land uses such as residential and commercial development require access to major roadways carrying larger volumes of traffic while industrial development requires accessibility and proximity to sufficiently constructed all-weather roads to accommodate the associated truck traffic. Therefore, to appropriately plan for future land uses within the City, it is necessary to categorize and analyze the transportation and road systems within City of Bangor. Roads also provide locations for public utilities such as water, sewer, gas, electric, and telephone lines. The road system is of vital importance for the overall well-being of the City and its residents.

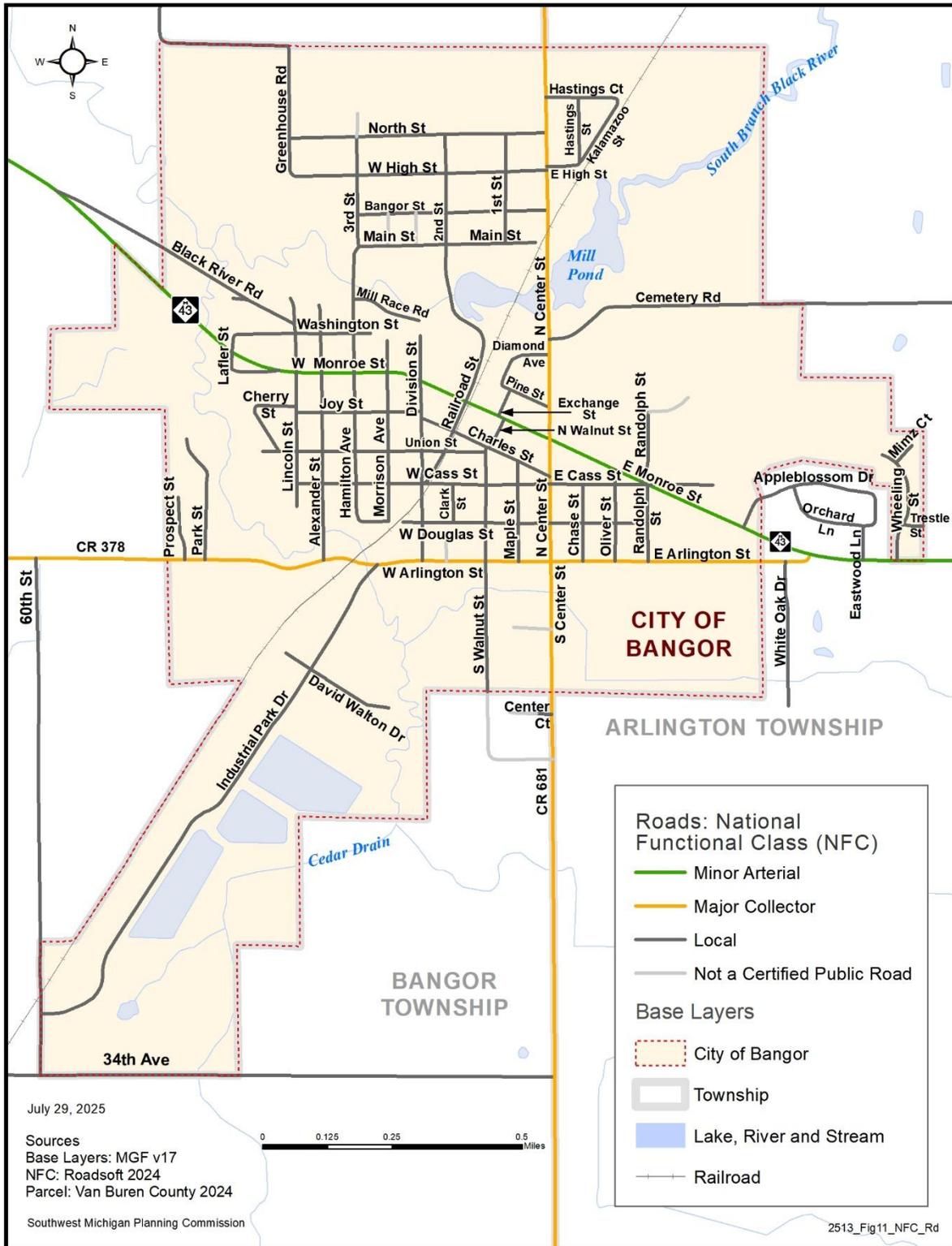
### **Rail**

Transportation in Bangor is supported by M-43 and a local Amtrak station providing regional rail service. Van Buren Public Transit offers demand-response service for local travel. Most residents (67.3%) commute alone by car, with an average travel time of 20.9 minutes. Remote work is also present, with about 10% of workers working from home, reflecting

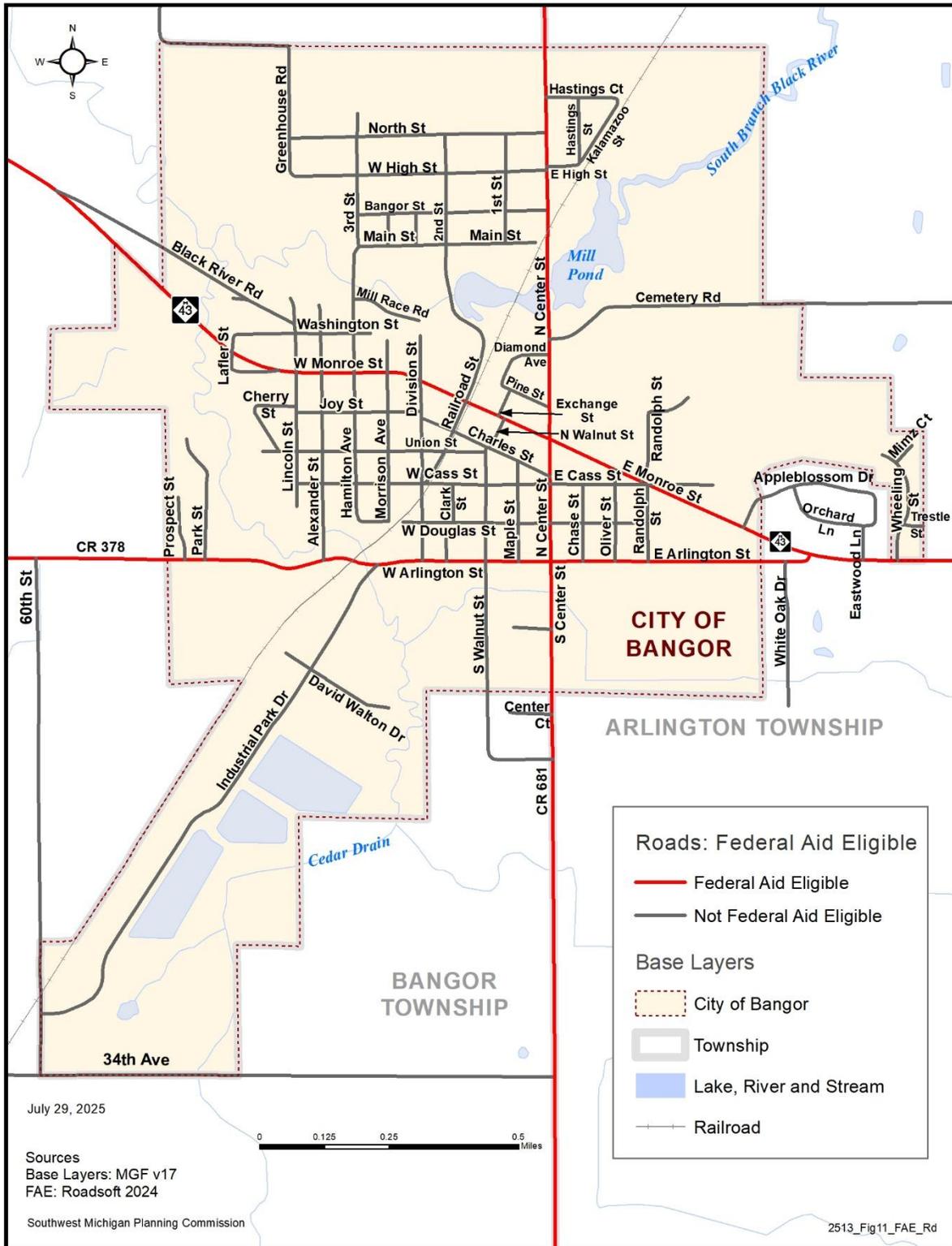
### Road Classifications

The Federal Highway Administration (FHWA) has developed the National Functional Classification System (NFC) to classify all highways, streets, and roads according to their function. This system is recognized as the unofficial road classification system by transportation engineers and planners around the country. The various roads in the City are illustrated on Map 14. The NFCS designation is also responsible for determining those roads which are eligible for federal funding assistance. In the City of Bangor, both major and minor arterial collectors are eligible for federal funding (Map 15).

Map 14 City of Bangor National Functional Class



Map 15 City of Bangor Federal Aid Eligible Roads



## Road Conditions

The City of Bangor has approximately 17.4 miles of public roads, and 0.32 miles of private roads. The majority of the roads in the City of Bangor are considered to be in poor condition. Poor condition means that the roads need either heavy rehabilitation, or full reconstruction.

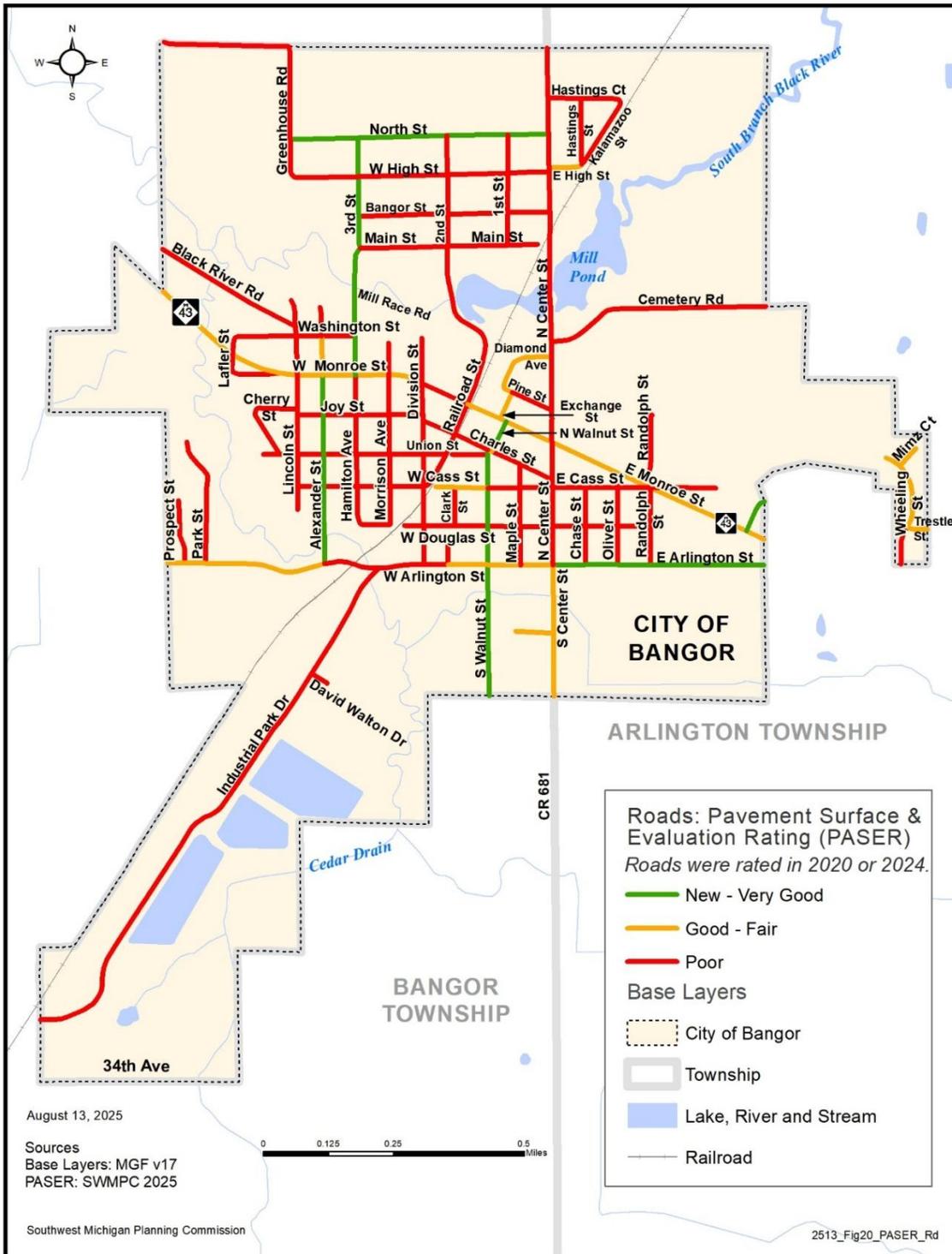
*Figure 2 PASER Ratings*



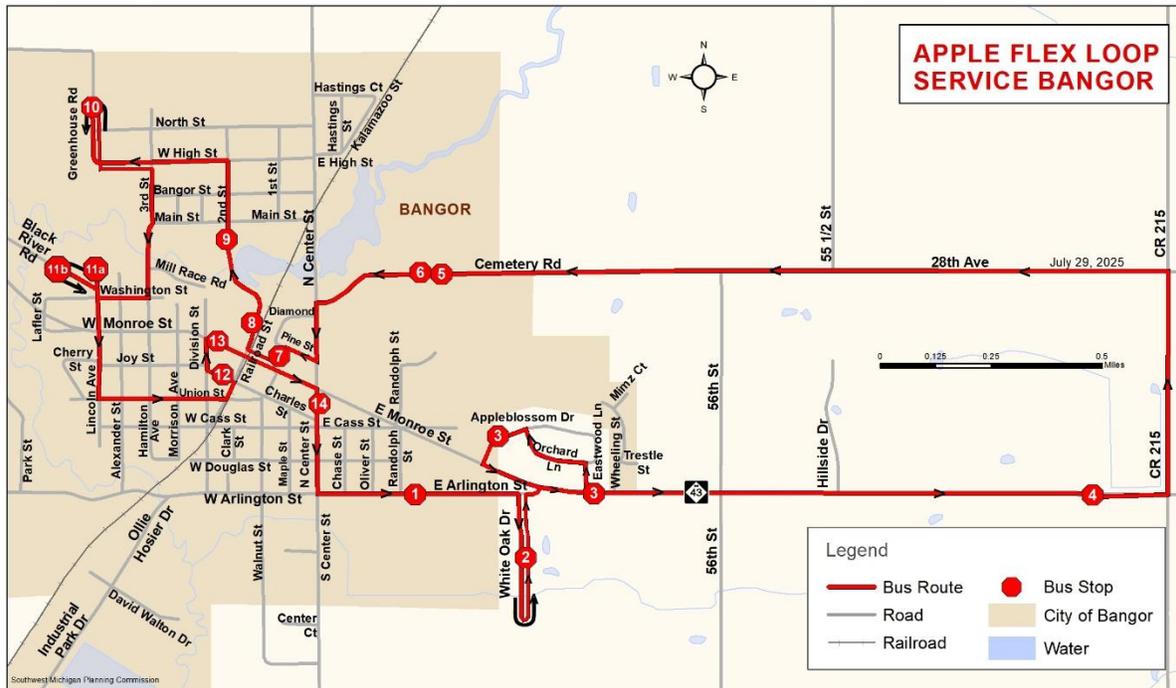
*Table 3 PASER Ratings in Bangor*

PASER	Miles	Percent
Poor 1-4	12	70%
Fair 5-7	3	16%
Very Good 8-10	2	14%

Map 16 PASER Road Conditions



## Transit



## Complete Streets

The goals and objectives of this plan support the promotion of high-quality transportation infrastructure and non-motorized trails. This Plan further supports enacting complete streets policy, in the form of a City Resolution. Complete streets are roadways planned, designed and constructed to allow access to all legal users safely and efficiently, without any one user taking priority over another. Complete streets can result in increased safety for non-motorized users, improved public health, a cleaner environment, mobility equity and enhanced quality of life through increased modal choices and more inviting streets.

Michigan law encourages the Michigan Department of Transportation to consider enhancement grant applicants with complete streets policies. The Michigan Planning Enabling Act has also been amended to stipulate that transportation improvements be respectful of the surrounding context, further ensuring that more equitable and attractive streets become reality.

The City's objective will be to work jointly with surrounding communities and developers to promote healthy lifestyles for people of all abilities through the development of a non-motorized network. Suggested design elements may include sidewalks on both sides of a

roadway or street; adequate lighting; pedestrian signals and signage; bike lanes; multi-use trails; and other features.

Some features may be accomplished through simple road restriping and the addition of signage. Other projects may be more involved and may only be practicable when coordinated with major roadway reconstruction. The City should work with neighboring communities, developers, the road department, and other pertinent agencies in implementation of complete streets policy.

## Non-Motorized Network

On-road facilities are part of the roadway design and transportation network. On-road facilities include paved shoulders and bicycle lanes. Minimum widths are based on the American Association of State Highway and Transportation Officials (AASHTO) 1999 standards. Paved shoulders should be at least 4 feet or greater on each side of the roadway. Bicycle lanes should be at least 5 feet or greater on each side of the roadway.

There are many specific ways to improve non-motorized transportation:

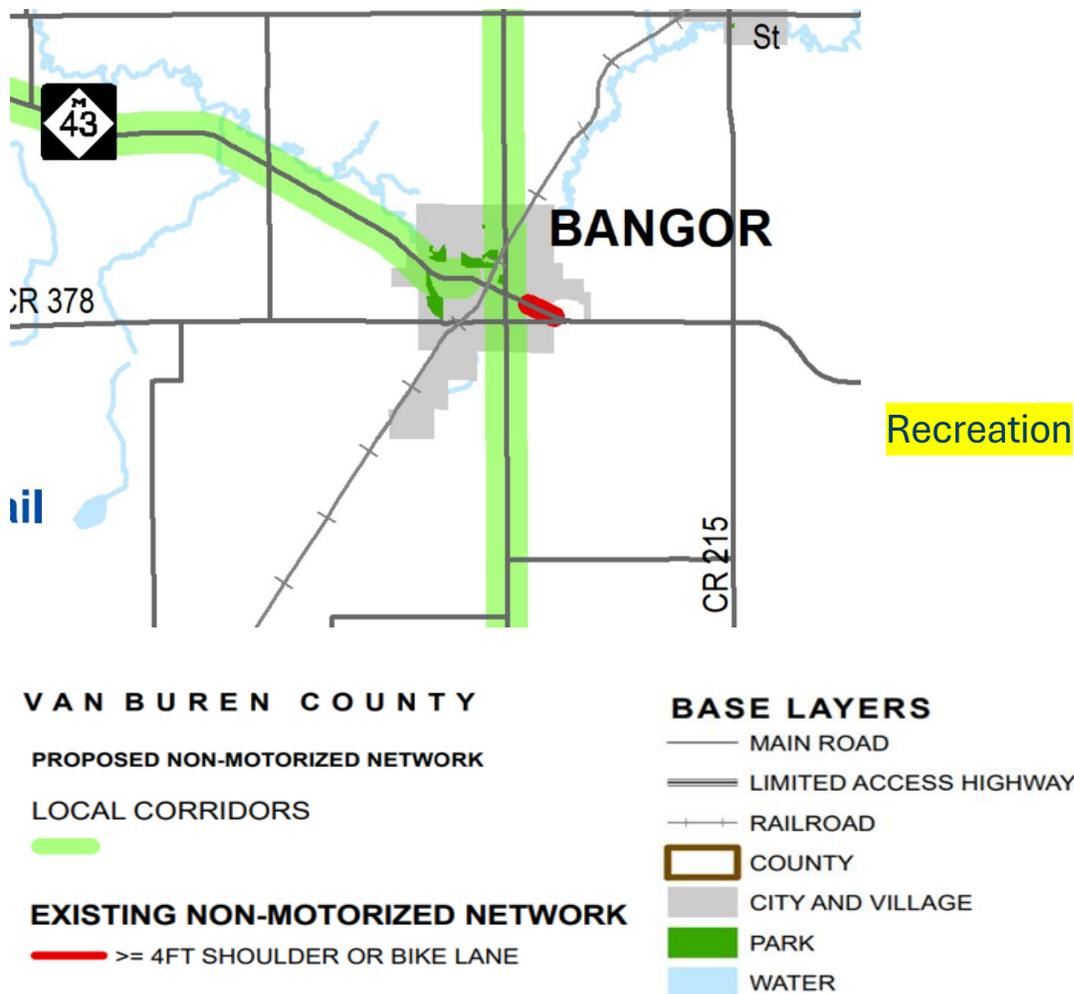
- Add and improve existing sidewalks and crosswalks.
- Correct specific roadway hazards to non-motorized transport (sometimes called “spot improvement”).
- Utilize universal design concepts when designing facilities (transportation systems that accommodate people with disabilities and other special needs).
- Include amenities such as bicycle parking, streetscape improvements, street furniture (e.g., benches), and Public Bike Sharing Systems (PBS), which are automated bicycle rental systems designed to provide efficient mobility for short, utilitarian urban trips.
- Increase safety with traffic calming, traffic speed reductions, vehicle restrictions, and road space reallocation.
- Provide safety education, law enforcement, and encouragement programs.
- Address security concerns of pedestrians and cyclists.
- Develop kiosks and multi-modal access guides, which include maps and other information on how to walk and cycle to a particular destination.

Off-road facilities include shared-use paths which accommodate multiple non-motorized users (mainly pedestrians and bicyclists) and minimum 10 foot width (based on AASHTO standards). Shared-use paths frequently follow green spaces, abandoned rail beds, or might be adjacent to natural features like rivers. Due to their separation from vehicular traffic, they provide a popular alternative means of travel for many types of users. Often, unpaved/unimproved paths are more popular with hikers, mountain bikers, and equestrians and are more often used for recreation and not as much for transportation. Shared-use

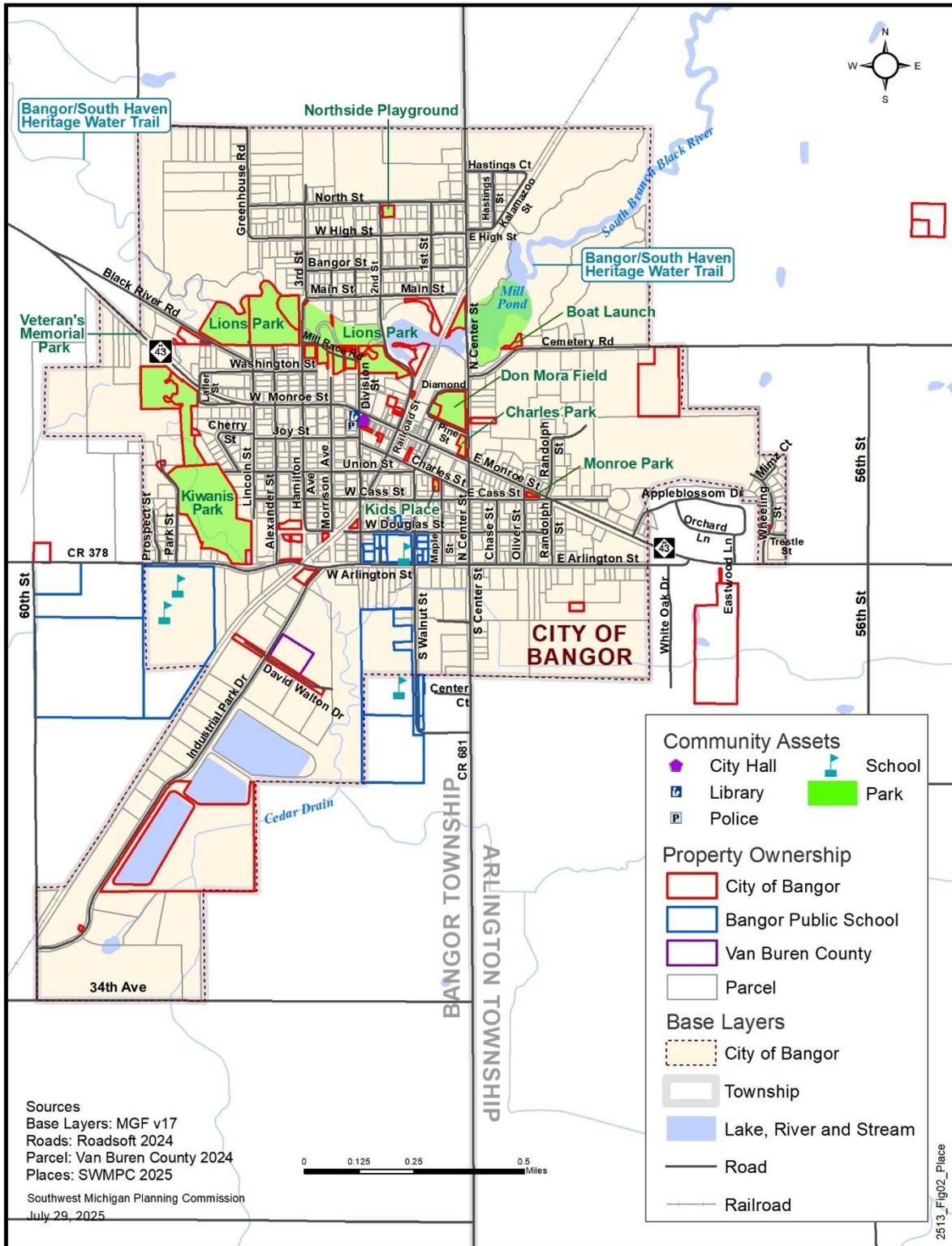
paths must be at least 10 feet wide. Surface types are either improved (paved or crushed stone) or unimproved.

MDOT’s Southwest Michigan Region Non-Motorized Transportation Plan (2020) identified existing on-road and off-road facilities and identified local and regional priorities for non-motorized facilities. There is an existing 4-ft wide shoulder along part of E Monroe Street. Two local corridors are proposed: one along M-43 which would connect Bangor to South Haven, and one along CR 681 which would connect the City of Bangor to US 12. Map 17 shows the existing and proposed on-road and off-road non-motor facilities in and around the City of Bangor.

Map 17 Proposed and Existing Nonmotorized Facilities (MDOT)



Map 18 Community Assets in Bangor



## Planning Process



**City of Bangor Master Plan Survey**  
*La Ciudad de Bangor Encuesta del Plan General*

The City of Bangor is updating their Master Plan. Take this quick survey to have your voice heard on the topics of development, housing, transportation and zoning in the City.  
*La ciudad de Bangor está actualizando su Plan General. Responda esta encuesta rápida para que se escuche su voz sobre los temas de desarrollo, vivienda, transporte y zonificación en la ciudad.*

**Deadline: October 1, 2025**  
*Fecha límite: 1 de octubre de 2025*

Find the survey using the QR code or the link below:  
*Encuentre la encuesta usando el código QR o el siguiente enlace:*  
[www.surveymonkey.com/r/BangorCity](http://www.surveymonkey.com/r/BangorCity)  
**OR find paper copies at City Hall**  
*O encuentre copias impresas en el Ayuntamiento*



## Survey Summary

# Goals and Objectives

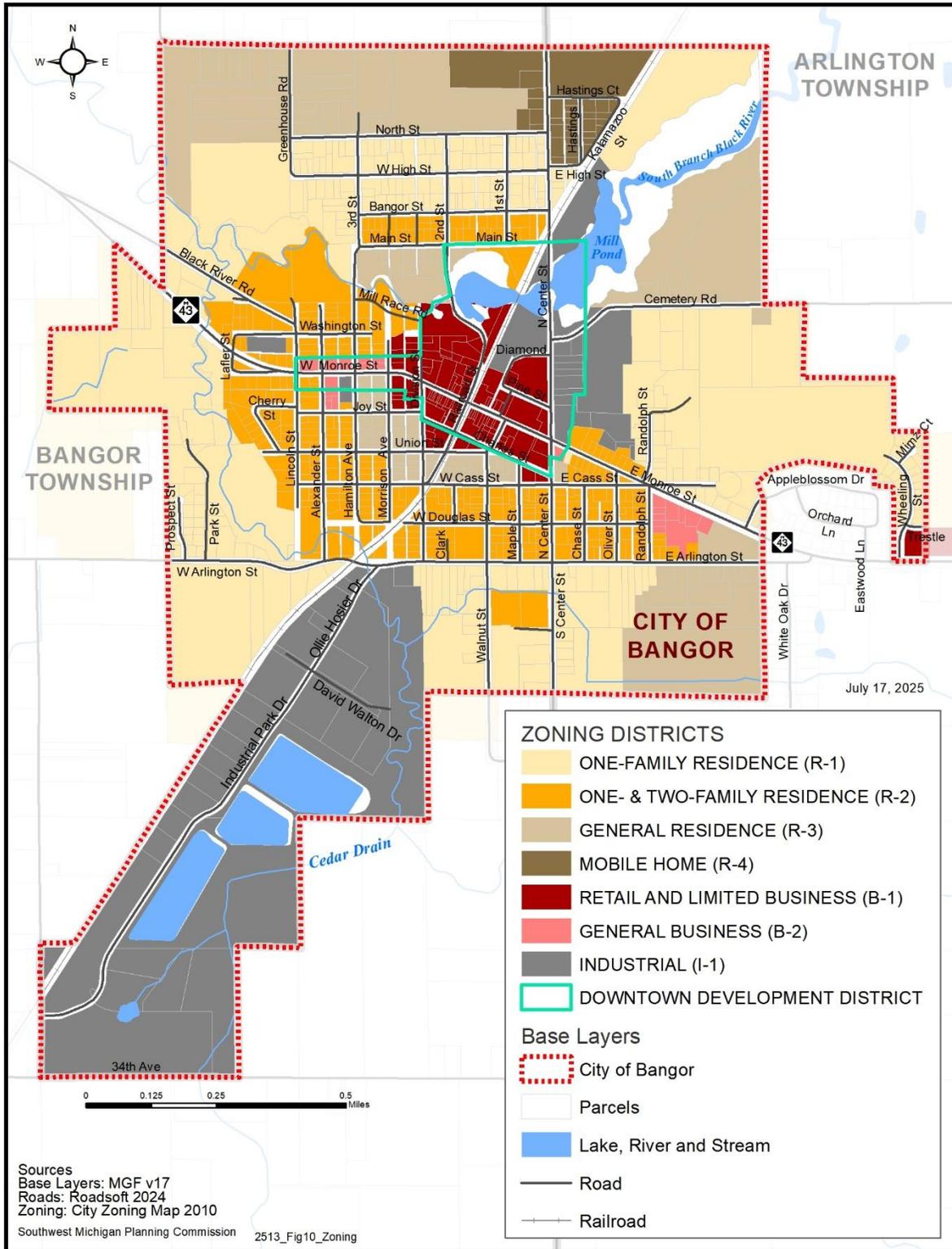
Vision

Goals and Objectives

# Future Land Use

## Zoning Plan

Map 19 City of Bangor Zoning Map, 2010





# Plan Implementation

# Appendices

## Appendix A

## Appendix B

**AUGUST 28, 2025**

**FOR IMMEDIATE RELEASE:**

**CITY OF BANGOR, MICHIGAN:** The City of Bangor is updating its Master Plan. The City's Planning Commission is guiding the planning process. As part of the plan updates, the Planning Commission is soliciting public input by offering a survey. The City officials hope you participate and share your opinions, thoughts and concerns. Your input is critical in guiding the future vision of the City.

The online survey is available at <https://www.surveymonkey.com/r/BangorCity>.

The survey will be offered through October 1, 2025.

If you have any questions, please contact Marcy Hamilton at 269-925-1137 ex. 1525 or email at [hamiltonm@swmpc.org](mailto:hamiltonm@swmpc.org)

##

## Appendix C



To: The Communities of Arlington Township, Bangor Township, and the Van Buren County Planning Commission

From: Southwest Michigan Planning Commission (for the City of Bangor)

Date: July 17, 2025

Re: Master Plan Update Notice

The City of Bangor is in the process of updating its Master Plan. The master plan is a long-range planning tool used to define the township's vision, goals, and policies. An effective plan accurately communicates citizen needs and desires about their community and recommends specific strategies to achieve those values.

The City of Bangor will welcome your cooperation and comments. As required by law, you will receive a copy of the draft plan for review and comment. The draft plan will be provided in digital format, unless otherwise requested.

Sincerely,

*Marcy Hamilton*

Marcy Hamilton, Senior Planner/Deputy Executive Director  
Southwest Michigan Planning Commission  
376 W Main Street, Suite 130  
Benton Harbor, MI 49022  
269-925-1137 x 1525  
[hamiltonm@swmpc.org](mailto:hamiltonm@swmpc.org)  
[www.swmpc.org](http://www.swmpc.org)

# COMMENTS PUBLIC

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

THIS PUBLIC COMMENT TIME  
IS FOR AGENDA ITEMS ONLY



**BANGOR, MI**  
TRAIN CITY USA  
GATEWAY TO THE LAKE

# UNFINISHED BUSINESS

-NONE



**BANGOR, MI**  
TRAIN CITY USA  
GATEWAY TO THE LAKE

# NEW BUSINESS

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



**BANGOR, MI**  
TRAIN CITY USA  
GATEWAY TO THE LAKE

**CITY OF BANGOR**  
**VAN BUREN COUNTY, MICHIGAN**  
**POLICY 2025-88**  
**PAYROLL PROCESS POLICY**

<b>Policy Number:</b> 2025-88	<b>Revision Date:</b>
<b>Date Adopted:</b>	
<b>Department:</b> Human Resources/Payroll	All City Employees (DPW, City Hall, Police)

**SECTION 1 PURPOSE**

The purpose of this policy is to document the internal controls and segregation of duties established for payroll processing. These controls are designed to safeguard public funds, reduce the risk of fraud or error, and ensure compliance with applicable accounting and auditing standards. Due to the City’s small staffing structure, full segregation of duties is not always possible; therefore, compensating controls have been implemented where necessary.

**SECTION 2 PAYROLL SCHEDULE AND PROCESSING TIMELINE**

- Payroll is processed **biweekly**.
- The official **pay date** is **Friday** of the payroll week.
- To avoid delays or processing errors, the Clerk or Treasurer must process payroll in BS&A and submit to the bank on **Monday of the week payroll is due**.

This timeline allows adequate time for review, correction of discrepancies, ACH transmission, and final authorization prior to the Friday pay date.

**SECTION 3 PAYROLL CHANGES AND DOCUMENTATION REQUIREMENTS**

To maintain accuracy, accountability, and internal control integrity, **no payroll changes shall be made without proper written documentation**.

All payroll-related changes must be supported by the appropriate approved form prior to entry into BS&A Payroll.

## SECTION 4 REQUIRED DOCUMENTATION FOR PAYROLL CHANGES

The following changes require a completed and approved **Employee Payroll Change Form**:

- Direct deposit additions or changes
- Salary adjustments
- Pay rate changes
- Step increases or merit increases
- Position changes
- Benefit deduction changes
- Tax withholding changes (if applicable documentation required)
- Any other modification affecting employee compensation or payroll deductions

The Employee Payroll Change Form must:

- Be completed in full
- Include supporting documentation (if applicable)
- Be approved by the appropriate supervisor and City Manager (if required)
- Be submitted prior to the payroll processing deadline

No verbal requests or email-only instructions shall be accepted without the required form.

## SECTION 5 PAYROLL CORRECTIONS

If a payroll error occurs and a correction is necessary after payroll has been processed or finalized, a **Payroll Correction Form** must be completed.

The Payroll Correction Form shall include:

- Employee name
- Pay period affected
- Description of the error
- Amount of correction
- Explanation of how the error occurred
- Authorization signatures

Corrections may include:

- Underpayments
- Overpayments
- Incorrect deductions
- Missed compensation
- Reversals or adjustments

All correction documentation must be retained with the payroll packet for the applicable pay period for audit review.

## **SECTION 6 INTERNAL CONTROL STANDARD**

Under no circumstances shall payroll changes be made directly within the system without supporting documentation. Proper documentation ensures:

- Transparency
- Accountability
- Audit compliance
- Protection against unauthorized payroll modifications

## **SECTION 7 TIMEKEEPING & DEPARTMENTAL APPROVAL**

### **Employee Responsibility**

- All employees are responsible for completing their own **paper timesheets**.
- Timesheets must be completed in accordance with the established payroll schedule.
- Employees must submit their signed timesheets to their designated supervisor on the dates indicated in the payroll schedule.

No payroll will be processed without a completed and signed timesheet.

If an employee is absent from work on the day timesheets are due, the supervisor may submit the timesheet on behalf of the employee without the employee's signature.

In such cases:

- The supervisor must review the timesheet for accuracy.
- The supervisor must clearly note on the timesheet the reason the employee was unable to sign (e.g., illness, vacation, emergency leave, shift schedule).
- The supervisor's signature will certify that the hours submitted are accurate to the best of their knowledge.

This provision is intended solely to avoid payroll delays and does not eliminate the employee's responsibility for accurate time reporting.

### **Supervisor Review Responsibilities**

Supervisors are responsible for reviewing timesheets for:

- Accuracy of hours worked
- Proper recording of leave time
- Overtime authorization
- Completeness and employee signature

Supervisors must approve timesheets prior to submission to the City Clerk for payroll processing.

The review structure is as follows:

- **DPW Supervisor** – Reviews and approves DPW assistant director and crew member timesheets.
- **Clerk and/or Treasurer** – Reviews and approves Deputy Clerk and Administrative Assistant timesheets.
- **City Manager** – Reviews and approves timesheets for:
  - DPW Director
  - City Clerk
  - City Treasurer
- **Police Chief (or designee)** – Reviews and approves police officer timesheets.

Supervisors approving timesheets do not process payroll within the payroll system.

## **SECTION 8 PAYROLL FUNCTIONAL RESPONSIBILITIES**

The following duties have been assigned to separate individuals whenever feasible:

### **1. Timekeeping & Approval**

**Responsible Party:** Department Supervisors

- Review and approve employee timesheets.
- Verify overtime authorization.
- Confirm leave usage.
- Approve hours prior to payroll processing.

Supervisors do not process payroll in the accounting system.

### **2. Payroll Data Entry**

**Responsible Party:** City Clerk

- Enter approved hours into BS&A Payroll.
- Maintain employee pay rates as authorized by council or employment agreements.
- Generate preliminary payroll register.
- Prepare payroll reports for review.

The payroll data entry person does not provide final authorization to release payroll funds.

Payroll processing form signed and submitted to Clerk or Treasurer for next step. Must be retained with payroll documents.

### **3. Administrative / HR Review**

**Responsible Party:** City Treasurer (or designated official)

- Verify employee status changes.

- Confirm pay rates align with approved salary schedule.
- Review deductions and benefit changes.
- Certify payroll accuracy prior to final approval.

Payroll processing form signed and submitted to Clerk or Treasurer for next step. Must be retained with payroll documents.

#### **4. Final Authorization**

**Responsible Party:** City Manager

- Review payroll summary reports.
- Confirm gross and net payroll totals.
- Review employer contributions and tax liabilities.
- Approve payroll prior to ACH transmission.

The final authorizer does not enter payroll data.

#### **5. Bank Reconciliation**

**Responsible Party:** City Treasurer

- Perform monthly bank reconciliation.
- Review payroll clearing account activity.
- Verify ACH transfers and check totals.
- Report discrepancies to City Council.

The individual performing reconciliation does not process payroll entries whenever staffing allows.

### **SECTION 9 COMPENSATING CONTROLS (SMALL MUNICIPALITY CONSIDERATIONS)**

The City has implemented the following compensating controls:

- Payroll register provided to City Council for review at regular meetings.
- Variance analysis comparing payroll totals to prior pay periods.
- Retention of complete payroll approval packet each pay period.
- Restricted system access within BS&A Payroll based on role permissions.

### **SECTION 10 DOCUMENTATION RETENTION**

For each pay period, the City maintains:

- Approved timesheets
- Payroll detail and summary registers
- Signed payroll authorization form

- ACH confirmation documentation
- Tax liability reports

Records are retained in accordance with state record retention requirements.

### **SECTION 11 EXCEPTION WHEN DUAL CONTROL IS NOT POSSIBLE**

The City recognizes that, due to staffing limitations, there may be instances where full dual control or ideal segregation of duties is not possible.

In such cases:

- Payroll may still be processed to ensure employees are paid timely.
- The individual processing payroll must prepare written documentation detailing:
  - Why dual control was not possible (e.g., illness, vacation, emergency absence).
  - Which control step was combined.
  - The date of occurrence.
- Supporting payroll reports (detail and summary registers) must be attached.
- The City Manager shall perform a post-processing review as soon as reasonably possible.
- The exception documentation shall be retained with that pay period's payroll packet for audit purposes.

This exception procedure is intended to ensure operational continuity while maintaining transparency and accountability.

### **SECTION 12 CONCLUSION**

The City believes the above procedures provide reasonable assurance that payroll is processed accurately, authorized appropriately, and protected from misuse. This policy will be reviewed periodically and updated as staffing or operational needs change.

### **SECTION 13 POLICY UPDATES**

This policy will be reviewed periodically and updated as necessary to reflect changes in technology, law, and organizational needs.

### **SECTION 14 EFFECTIVE DATE**

This policy is effective immediately and applies to all City of Bangor employees.

# Employee Payroll Change Form

## Employee Information

<b>Employee Name</b>		<b>Payroll Processing Notes</b> <i>(To be filled out by payroll team)</i> <input type="checkbox"/> New rate updated in payroll system <input type="checkbox"/> Overtime/shift differential updated in payroll system <i>(if applicable)</i> <input type="checkbox"/> Notified employee of rate change <input type="checkbox"/> Confirmed for next payroll
<b>Employee ID No.</b>		
<b>Job title</b>		
<b>Department</b>		
<b>Manager</b>		

## Payroll Change Details

<b>Type of change</b>	
<i>Check all that apply</i>	
Wage increase <input type="checkbox"/> Overtime rate change <input type="checkbox"/> Shift differential adjustment <input type="checkbox"/> Bonus or incentives	<input type="checkbox"/> Change in pay frequency <input type="checkbox"/> Temporary to regular <input type="checkbox"/> Part-time to full-time <input type="checkbox"/> Other: _____
<b>Reason for pay change</b>	
<input type="checkbox"/> Annual increase <input type="checkbox"/> Performance-based increase <input type="checkbox"/> Promotion to new role	<input type="checkbox"/> Market rate adjustment <input type="checkbox"/> Other: _____
<b>Old rate: \$</b>	<b>New rate: \$</b>
	\$ _____ \$ _____ \$ _____
<b>Effective date:</b>	

## Approval

<b>Requested by: (Manager/Supervisor)</b>	
Name and signature:	Date:
<b>HR approval:</b>	
Name and signature:	Date:
<b>Payroll processed by:</b>	
Name and signature:	Date:

# Employee Payroll Correction Form

## Employee Information

<b>Employee Name</b>		<b>Payroll Processing Notes</b> <i>(To be filled out by payroll team)</i> <input type="checkbox"/> New rate updated in payroll system <input type="checkbox"/> Overtime/shift differential updated in payroll system <i>(if applicable)</i> <input type="checkbox"/> Notified employee of rate change <input type="checkbox"/> Confirmed for next payroll
<b>Employee ID No.</b>		
<b>Job title</b>		
<b>Department</b>		
<b>Manager</b>		

## Type of Correction

<b>Type of change</b>	
<i>Check all that apply</i>	
<input type="checkbox"/> Hours Worked <input type="checkbox"/> Overtime <input type="checkbox"/> Salary Adjustment <input type="checkbox"/> Incorrect Deduction	<input type="checkbox"/> Other Please Specify: _____ _____
<b>Reason for Correction</b>	
<i>Explanation:</i>	
<input type="checkbox"/> Clerical Error <input type="checkbox"/> Submission Error <input type="checkbox"/> Other Please Specify: _____	
<b>Correction Amount Total: \$</b>	<input type="checkbox"/> <b>Correction Complete</b> <b>Total \$</b>
<b>Payroll Pay Date Error Occured:</b>	
<b>Payroll Pay Date Error Was Corrected:</b>	

## Approval

<b>HR approval:</b>	
Name and signature:	Date:
<b>Payroll processed by:</b>	
Name and signature:	Date:

# PAYROLL APPROVAL

CITY OF BANGOR

## PAYROLL INFORMATION

Pay Date

Pay Period

## PAYROLL APPROVAL

Processor Name :

Processor Title :

---

Signature Of Processor

Approval Name :

Approval Title :

---

Signature Of Approver

---

Notes :



**BANGOR, MI**  
TRAIN CITY USA  
GATEWAY TO THE LAKE

CITY OF BANGOR

## **Policy# 2026-96, Oversight of Component Units and Related Public Bodies**

**City of Bangor, Michigan**

### **Policy on Financial Oversight of the DDA, EDC, and Housing Commission**

---

#### **I. Purpose**

This policy establishes a consistent process for financial oversight by the Bangor City Council of public bodies created by or associated with the City, including:

- Bangor Downtown Development Authority (DDA)
- Bangor Economic Development Corporation (EDC)
- Bangor Housing Commission

These entities are created pursuant to Michigan law, including but not limited to:

- Downtown Development Authority Act
- Economic Development Corporations Act
- Housing Commission Act

These entities are separate public bodies corporate but may be considered component units for financial reporting purposes.

---

#### **II. Policy Statement**

The Bangor City Council retains governance oversight responsibility for public authorities and commissions for which it appoints members.

Oversight does not constitute operational control or budget approval unless otherwise required by statute, ordinance, or interlocal agreement.

---

#### **III. Annual Budget Submission Requirement**

Each authority or commission shall submit to the City Manager and City Clerk:

1. A copy of its adopted annual budget within 30 days of adoption.
2. A copy of its year-end financial statements within 60 days of fiscal year end.

3. A copy of any independent audit report within 15 days of receipt.
- 

#### **IV. Council Review Process**

- The City Manager shall place submitted budgets and financial statements on a regular City Council agenda for review.
  - Council review shall be for oversight, transparency, and financial awareness purposes.
  - Council action shall consist of acknowledgment and receipt unless statute requires formal approval.
- 

#### **V. Treasurer's Role**

The City Treasurer shall:

- Review submitted financial documents for impact on City finances, including:
  - Tax increment financing implications
  - Debt exposure
  - Interfund obligations
  - Cash flow impacts
- Assist with consolidation and reporting requirements for the City's annual audit.
- Provide financial analysis to the City Manager and Council when requested.

The Treasurer does not approve, amend, or control the budgets of independent authorities unless specifically designated by law or agreement.

---

#### **VI. Implementation**

This policy shall take effect upon adoption and shall be incorporated into the City's administrative procedures manual.



**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

**Subject:** City Council & DDA Joint Meeting

**Date:** 03/12/26

---

#### **Summary:**

To ensure compliance, I am asking the Council to approve their attendance at upcoming joint meeting with the DDA prior to their Regularly scheduled meeting at 7PM on Tuesday, March 17<sup>th</sup>, 2026.

The Clerk needs to prepare and post a notice of this joint meeting at least 18 hours prior to the meeting.

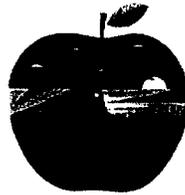
Thank you for your attention to this matter to ensure transparency and adherence to OMA requirements.

- The City Council and DDA joint meeting is on Tuesday, March 17, 2026 @ 6PM.

#### **Action:**

The City Clerk recommends the Council approve the date and time of the joint meeting with the DDA.

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



**BANGOR, MI**  
**TRAIN CITY USA**  
GATEWAY TO THE LAKE

Lynne Farmer, Mayor  
Pati Martinez-Serratos, Mayor Pro Tem  
Helene Rivers, Council Member  
Darla McCrumb, Council Member  
Amber Garcia, Council Member  
Renee Doroh, Council Member  
Jeremy Uplinger, Council Member

# City of Bangor – Sewer Fund

## Deficit Elimination Plan (FY 2027–FY 2029)

### Follow-Up to FY 2023 Deficit Elimination Plan

#### Purpose

The purpose of this Deficit Elimination Plan (DEP) is to continue the City’s efforts, initiated in FY 2023, to eliminate the unrestricted deficit net position in the Sewer Fund and restore long-term financial stability.

#### Background

In FY 2023, the City adopted a Deficit Elimination Plan to address a negative unrestricted net position in the Sewer Fund. Since adoption, corrective actions have included sewer rate adjustments, improved monitoring of expenditures, and strengthened billing and collection procedures.

As of June 30, 2025, the Sewer Fund reports an **unrestricted deficit net position of \$73,668**. This updated plan represents a continuation of the original FY 2023 plan and establishes a revised schedule to eliminate the remaining deficit beginning FY 2027.

#### Deficit History and Progress Since FY 2023

The original unrestricted deficit in FY 2023 totaled **\$156,321**. Corrective measures implemented since then have reduced the deficit by **\$82,653**, resulting in the current balance of **\$73,668** as of June 30, 2025.

#### Deficit Reduction Progress Table

Fiscal Year	Unrestricted Net Position Deficit	Change
FY 2023 (Original Deficit)	\$156,321	—
FY 2025 (Current Balance)	\$73,668	(\$82,653)
<b>Total Reduction Achieved</b>		<b>\$82,653</b>

## Factors Contributing to the Original Deficit

The original deficit developed over multiple fiscal years due to revenues not fully covering the cost of providing sewer services. Contributing factors included:

- Operating expenses, capital maintenance, and depreciation exceeding sewer revenues
- Sewer rates not adjusted frequently enough to recover full-service costs
- Fluctuations in customer usage and rising service costs

Corrective actions implemented since FY 2023 have strengthened financial oversight and begun to restore the fund's unrestricted net position.

## Treasury Deficit Elimination Table

### Fiscal Year Beginning Deficit Budgeted Deficit Reduction Ending Deficit Balance

FY 2027	\$73,668	\$24,556	\$49,112
FY 2028	\$49,112	\$24,556	\$24,556
FY 2029	\$24,556	\$24,556	\$0

**Total remaining deficit to be eliminated: \$73,668**

## Corrective Actions Implemented and Planned

The City has taken and will continue the following actions to eliminate the remaining deficit:

- **Sewer Rate Review and Adjustments:** Rates adjusted to reflect the full cost of operations, maintenance, and depreciation.
- **Improved Financial Monitoring:** Regular quarterly reviews, budget-to-actual comparisons, and ongoing monitoring of revenues and expenditures.
- **Expenditure Controls:** Annual review of operating expenses to identify savings and maintain budget compliance.
- **Billing and Collection Improvements:** Enhanced billing procedures and collection efforts to reduce delinquencies.
- **Capital Planning Coordination:** Align capital improvement planning with Sewer Fund financial planning to anticipate infrastructure repair and replacement needs.
- **Ongoing Budget Evaluation:** Continued evaluation of revenues and expenditures each budget cycle, with adjustments as necessary to ensure the deficit elimination schedule is met.

## Conclusion

This updated Deficit Elimination Plan builds on the original FY 2023 plan and reflects the City's commitment to financial stability. Through continued revenue monitoring, prudent expenditure management, and ongoing financial oversight, the City anticipates eliminating the remaining **\$73,668 Sewer Fund deficit by FY 2029** and maintaining a positive unrestricted net position thereafter.

**CITY OF BANGOR  
COUNTY OF VAN BUREN  
STATE OF MICHIGAN  
RESOLUTION 2026-08**

**RESOLUTON NO. 2026-08  
A RESOLUTION TO ADOPT THE UPDATED DEFICIT ELIMINATION PLAN FOR THE  
SEWER FUND**

**WHEREAS**, the City of Bangor has identified an unrestricted deficit net position in the **Sewer Fund**; and

**WHEREAS**, the original Deficit Elimination Plan (DEP) was adopted in FY 2024 to address the deficit, which totaled \$156,321 at that time; and

**WHEREAS**, as of June 30, 2025, the Sewer Fund has a remaining unrestricted deficit net position of \$73,668, reflecting a reduction of \$82,653 since the original DEP; and

**WHEREAS, Michigan law and the Michigan Department of Treasury** require municipalities with enterprise fund deficits to adopt a formal plan to eliminate deficits in a timely manner; and

**WHEREAS, the City** has developed an updated Deficit Elimination Plan beginning FY 2027 to fully eliminate the remaining Sewer Fund deficit over a three-year period through a combination of revenue enhancements, expenditure controls, and financial monitoring.

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

1. The City Council hereby **adopts the updated Deficit Elimination Plan for the Sewer Fund**, beginning FY 2027, as presented and attached to this resolution.
2. The City Manager, Treasurer, and other appropriate staff are authorized and directed to implement the DEP, including revenue adjustments, expenditure controls, and ongoing financial monitoring, to achieve full elimination of the remaining deficit by FY 2029.
3. This resolution shall become effective immediately upon adoption.
4. The City Treasurer is directed to file a copy of this resolution and the updated DEP with the Michigan Department of Treasury, and include it in the City's official financial records.

The foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Bangor, County of Van Buren, and State of Michigan, at a regular meeting held this 16<sup>th</sup> day of March, 2026, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, as amended, the same being the Open Meetings Act, and the Minutes of said meeting have been or will be made available as required by said Act.

**Members Present:**

**Members Absent:**

**Members Voting Yes:**

**Members Voting No:**

The Resolution was declared ADOPTED: YES\_\_\_ NO\_\_\_

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Shelly Umbanhowar, City Clerk  
City of Bangor

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Lynne Farmer, Mayor  
City of Bangor

# COMMENTS PUBLIC

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

THIS PUBLIC COMMENT TIME  
IS FOR ANY NON-AGENDA ITEMS ONLY



**BANGOR, MI**  
TRAIN CITY USA  
GATEWAY TO THE LAKE

# COUNCIL CLOSING COMMENTS

EACH COUNCIL MEMBER WILL GIVE THEIR  
CLOSING COMMENTS TO THE PUBLIC



**BANGOR, MI**  
TRAIN CITY USA  
GATEWAY TO THE LAKE

# MEETING ADJOURNMENT

-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