

1. CALL TO ORDER
[Watch Live](#)
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL / ESTABLISHMENT OF A QUORUM
4. APPROVAL OF AGENDA
5. WELCOME GUESTS
6. PRESENTATIONS
 - 6.1. Proclamation - Amanda Lacelle
7. PUBLIC COMMENT RE: ITEMS ON THE AGENDA
8. CONSENT AGENDA
 All matters listed under Consent are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. However, if discussion is desired, that item will be removed from the Consent Agenda and will be considered separately. *(roll call)*
 - 8.1. Past Minutes of the Regular City Council 3 - 7
[Regular City Council - 15 Jun 2026 - Minutes - Pdf](#)
 - 8.2. Lot split of parent parcel XT0-400-0101-00 8 - 17
[ARF-26-207 - Lot Split XT0-400-0101-00 - Pdf](#)
9. NEW BUSINESS
 - 9.1. July 6, 2026 List of Bills to be Paid. 18 - 29
[ARF - List of Bills - Pdf](#)
 - 9.2. Purchase of Two Salt Boxes from Kalida Truck Equipment 30 - 33
[ARF-26-213 - Salt Boxes - DPW - Pdf](#)
 - 9.3. Approval of BS&A Payments Addendum to Customer Agreement 34 - 48
[ARF-26-202 - Pdf](#)
 - 9.4. To Confirm the City Manager's Appointment of Daniel Black to be the next Building Official and Zoning Administrator. 49 - 54
[ARF-26-209 - Building Services and Zoning Official - Pdf](#)
 - 9.5. First Reading of Ordinance #O-02-26 - An Ordinance to Amend Chapter 86, Article III, Section 75 55 - 57
[ARF-26-198 - 1st Reading - Ordinance #O-02-26 - Vegetation Content - Pdf](#)
 - 9.6. First Reading of Ordinance #O-03-26- Apartment Square Footages 58 - 63
[ARF-26-184 - 1st Reading Ordinance #O-03 - 26 - Apartment Sq](#)

[Footages - Pdf](#)

- 9.7. First Reading of Ordinance #O-04-26- Adult Regulated Businesses 64 - 70
[ARF-26-187 - 1st Reading Ordinance #O-04-26 - Zoning Amendment - Adult Regulated Businesses - Pdf](#)
- 9.8. First Reading of Ordinance #O-05-26 - An Ordinance to Amend Chapter 98, Article III, Section 190 - Accessory Dwelling Units 71 - 84
[ARF-26-199 - 1st Reading Ordinance #O-05-26 - Accessory Dwelling Units - Pdf](#)
- 9.9. Updated Special Event Request - Downtown Tecumseh's Sun and Sand 2026 Event 85 - 86
[ARF-23-103 Special Event Request - Sun and Sand 2026 - Pdf](#)
- 10. PUBLIC COMMENT RE: ITEMS NOT ON THE AGENDA
- 11. COUNCIL COMMENTS / ANNOUNCEMENTS
- 12. ADJOURNMENT

DRAFT MINUTES

Regular City Council Meeting



7:30 PM - Monday, June 15, 2026
City Hall

The Tecumseh City Council met in regular session on Monday, June 15, 2026 at 7:30 PM at City Hall.

PRESENT: Council Member Ron Wimple, Council Member Brent Gnodtke, Mayor Brian Radant, Council Member Katie Mattison, Council Member Joe Tuckey, Council Member Gary Naugle, and Council Member Vicki Riddle

LATE:

ABSENT:

STAFF PRESENT: City Manager Coker, Acting City Clerk Grubb, City Attorney Lacasse

1. **CALL TO ORDER**
Mayor Radant called the meeting to order at 7:30 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL / ESTABLISHMENT OF A QUORUM**
Roll call was taken. A quorum was established.

4. **APPROVAL OF AGENDA**

Moved by Joe Tuckey
Seconded by Ron Wimple

Motion to approve the June 15, 2026 regular City Council Agenda as presented.

MOTION CARRIED

5. **WELCOME GUESTS**

6. **PUBLIC COMMENT RE: ITEMS ON THE AGENDA**
A resident from Rogers Hwy spoke of being in support of the city's text amendment for Accessory Dwelling Units.

7. **REPORT OF THE CITY MANAGER**

7.1. Report of the City Manager

The Report of the City Manager included:

- Economic Development

Agenda Item #8.1.

Regular City Council
June 15, 2026

- at full staff with the addition of Beth Hartsog
- Upcoming events:
 - Classic Car & Bike Show - Thursday, June 18
 - Wack-A-Doodle Day & Pet Parade on Saturday, June 20
 - Tecumseh Farmer's Market each Saturday from 9 AM - 1 PM
- Initiatives:
 - Michigan Main Street implementation through the Tecumseh Downtown Development Authority
 - Comprehensive Master Plan update through Redevelopment Ready Certified funding from MEDC
 - Predevelopment funding support for several priority projects including TPS Admin Building & Patterson Schools LLC
- TCA
 - Project update:
 - Rigging repairs and theatrical electrical upgrades scheduled for June 15th – 30th
 - Review of upcoming National Touring Season
 - Fundraising:
 - Stubnitz has awarded the TCA \$50K for the purchase of new LED Stage Lights

Moved by Vicki Riddle
Seconded by Gary Naugle

Motion to accept and place on file the Report of the City Manager.

MOTION CARRIED

8. CONSENT AGENDA

- 8.1. Past Minutes of the Regular City Council
- 8.2. Monthly Budget Report
- 8.3. Monthly Report of the Treasurer
- 8.4. Monthly Report of the Police Department
- 8.5. Monthly Report of the Fire Department.

Moved by Katie Mattison
Seconded by Joe Tuckey

Motion to adopt the June 15, 2026 Consent Agenda as presented.

MOTION CARRIED

9. NEW BUSINESS

Agenda Item #8.1.

Regular City Council
June 15, 2026

9.1. June 15, 2026 List of Bills to be Paid (*roll call*)

Moved by Gary Naugle
Seconded by Ron Wimple

Motion to approve the June 15, 2026 List of Bills to be paid.

Yes: Ron Wimple, Brent Gnodtke, Brian Radant, Council Member Katie Mattison,
Joe Tuckey, Gary Naugle, and Council Member Vicki Riddle

MOTION CARRIED 7-0 on a recorded vote

9.2. Fiscal Year 2025-2026 Fourth Quarter Budget Amendments (*roll call*)

Moved by Gary Naugle
Seconded by Vicki Riddle

Motion to approve Fiscal Year 2025-2026 fourth quarter budget amendments in the form of the attached resolution (Resolution #R-14-26).

Yes: Ron Wimple, Brent Gnodtke, Brian Radant, Council Member Katie Mattison,
Joe Tuckey, Gary Naugle, and Council Member Vicki Riddle

MOTION CARRIED 7-0 on a recorded vote

9.3. Purchase of new Police Department Patrol Vehicle under the Capital Improvement Plan (*roll call*)

Moved by Gary Naugle
Seconded by Joe Tuckey

Motion to approve the purchase request of a 2026 Dodge Durango Police Package in the amount of \$43,630 after July 1st, 2026, from LaFontaine CDJR-Lansing under the State of Michigan/Macomb County Bid Program.

MOTION CARRIED

9.4. Text amendment change for Chapter 98, Sections 98-70, 98-80, 98-81 and 98-82.9 (*non-roll call*)

Moved by Ron Wimple
Seconded by Brent Gnodtke

Motion to approve the text amendment for Sections 98-70, 98-80, 98-81 and 98-82, Chapter 98 Zoning per the letter from McKenna dated February 3, 2026; and further bring amendment back to council in ordinance form for a first and second reading.

MOTION CARRIED

Agenda Item #8.1.

Regular City Council
June 15, 2026

- 9.5. Text amendment change for Chapter 98, Sections 98-72 and 98-74. Apartment Floor Areas

Moved by Vicki Riddle
Seconded by Katie Mattison

Motion to approve the text amendment for Sections 98-72 and 98-74, Chapter 98 Zoning, using the verbiage recommended in the McKenna letter dated February 3, 2026.

MOTION CARRIED

- 9.6. Text amendment change for Chapter 98, Sections 98-191, 98-192, 98-163 D-2, and 98-164 D-3. - Accessory Dwelling Units

Moved by Ron Wimple
Seconded by Joe Tuckey

Motion to approve the text amendment change for Chapter 98, Sections 98-191, 98-192, 98-163 D-2, and 98-164 D-3 to provide detailed regulations for attached and detached Accessory Dwelling Units and maximize square footage footprint based on property acreage. and further bring amendment back to council in ordinance form for a first and second reading.

MOTION CARRIED

- 9.7. Resolution Opposing State Legislation Regarding Property Tax Cut Bills (Introduced as HB 5872-5880) (*roll call*)

Moved by Brent Gnodtke
Seconded by Gary Naugle

Motion to approve Resolution #13-26, a resolution opposing House Bills HB5872-HB5880, and related proposed legislation.

Yes: Ron Wimple, Brent Gnodtke, Brian Radant, Council Member Katie Mattison, Joe Tuckey, Gary Naugle, and Council Member Vicki Riddle

MOTION CARRIED 7-0 on a recorded vote

10. PUBLIC COMMENT RE: ITEMS NOT ON THE AGENDA

A resident from Evans Creek spoke regarding concerns to the bridge on that property and an emergency response plan for the residents on that street.

11. COUNCIL COMMENTS / ANNOUNCEMENTS

Mayor Radant thanked all in attendance.

Agenda Item #8.1.

Regular City Council
June 15, 2026

Next regular City Council meeting is scheduled for Monday, July 6, 2026 at 7:30 p.m.

12. ADJOURNMENT

Moved by Katie Mattison
Seconded by Gary Naugle

Motion to adjourn. Meeting adjourned at 8:21 PM.

MOTION CARRIED

Brian D. Radant, Mayor

Tonya A. Miller, City Clerk

Sonya A. Grubb, Acting City Clerk



Agenda Review Form

Regular City Council - July 06, 2026

- Informational
- Action / Follow Up
- Not Approved

Prepared For City Council	Staff Contact Tonya Miller, City Clerk
Date Submitted June 24, 2026	Department Clerk

Subject
Lot split of parent parcel XT0-400-0101-00

Summary
Lot split of parent parcel XT0-400-0101-00, owned by

Budgeted
Yes

Recommendation
To approve the lot split of parent parcel XT0-400-0101-00, 703 Ternes, (Eric and Patricia Jacoby, owners) to create an additional lot XT0-400-0113-00, 600 Brook Street.

Attachments
[Lot Split XT0-400-0101-00](#)

Brett Coker, City Manager

Approved - 25 Jun 2026

Agenda Item #8.2.

DATE: June 23, 2026
TO: Tecumseh City Council
FROM: City of Tecumseh
PROP #: XT0-400-0101-00

We, the undersigned owners of land situated in the City of Tecumseh legally described as:

XT0-400-0101-00

S 100 FT OF LOT 10 & N 50 FT OF LOT 11 & S 20 FT OF LOT 12 BROOKMEADE CITY OF TECUMSEH

12. Partitioning of land in existing recorded plats

Upon the filing of a petition, by owner or owners of all interest therein, within the City, platted lots, out lots, or parcels of land in existing recorded plats to be partitioned or divided upon resolution of the City Council into not more than two (2) parts, each of which shall, regarding width, depth and area, conform to the terms and provisions of the City of Tecumseh Zoning Ordinance, as amended.

13. Partitioning of land not subdivided

The owner or owners of interest shall comply with all requirements of the Land Division Act. Each part of such partition shall, regarding width, depth and area, conform to the terms and provisions of the City of Tecumseh Zoning Ordinance, as amended. The City Council may, upon resolution, approve such partition of land.

See Application

City of Tecumseh
309 E. Chicago Blvd
Tecumseh, MI. 49286
517-423-2107

Signatures together with \$150.00 fee.

Agenda Item #8.2.

DESCRIPTIONS

PARCEL 1

Owner: City of Tecumseh

Property Number: XT0-400-0101-00

Address: 703 Ternes Rd

Description:

LOTS 10, 11, AND 12, BEG AT SE COR LOT 10, TH N 88° 55' 00" W 160 FT TH N 00° 28' 00" E 70 FT TH S 88° 55' 00" E 10 FT TH N 00° 28' 00" E 30 FT TH S 88° 55' 00" E 150 FT TH S 00° 28' 00" W 100 FT TO POB CONT .36 AC BROOKMEADE CITY OF TECUMSEH

PARCEL 2

Owner: City of Tecumseh

Property Number: XT0-400-0113-00

Address: 600 Brook St

Description:

LOTS 11, AND 12 BEG AT SE COR LOT 10 TH N 88° 55' 00" W 160 FT POB TH N 88° 55' 00" W 140 FT TH N 00° 28' 00" E 70 FT TH S 88° 55' 00" E 140 FT TH S 00° 28' 00" W 70 FT TO POB CONT .225 AC BROOKMEADE CITY OF TECUMSEH

Amanda Lacelle
City Assessor

Agenda Item #8.2.

Department Head Approval

Assessor's Department:

Eric & Patricia Jacoby wish to split a portion of XT0-400-0101-00 to create an additional lot.

The partition of land is in accordance with Article VI, 7.407.600a, Sections 12 and 13, City of Tecumseh General & Zoning Ordinances.

Amanda Lacelle
Amanda Lacelle, Assessor

6/16/26
Date

Building and Zoning Department:

The partition of land meets the minimum requirements of the City of Tecumseh Zoning Ordinances, regarding width, depth and area

Bradley Raymond
Bradley Raymond, Building Inspector

6/16/2026
Date

The partition of land does not meet the minimum requirements of the City of Tecumseh Zoning Ordinances, regarding width, depth and area; is a transfer of property only (not a buildable lot).

Bradley Raymond, Building Inspector

Date

Utilities Department:

The parcel being petitioned does not include water mains or portions thereof, that have not been granted an easement.

Brad Faust
Brad Faust, Utilities Superintendent

6/16/26
Date

Treasurer's Office:

This parcel does have outstanding and/or delinquent taxes.

This parcel does not have outstanding and/or delinquent taxes.

This parcel does have special assessments.

This parcel does not have any special assessments.

✓

✓

Rachel Peters
Rachel Peters, Treasurer

6-23-26
Date

Department of Public Works:

The parcel being petitioned does not include storm sewers or portions thereof that have not been granted an easement.

Troy Rohrbach, DPW Director

Date

Agenda Item #8.2.

Department Head Approval

Assessor's Department:

Eric & Patricia Jacoby wish to split a portion of XT0-400-0101-00 to create an additional lot.

The partition of land is in accordance with Article VI, 7.407.600a, Sections 12 and 13, City of Tecumseh General & Zoning Ordinances.

Amanda Lacelle, Assessor

Date

Building and Zoning Department:

The partition of land meets the minimum requirements of the City of Tecumseh Zoning Ordinances, regarding width, depth and area.

Bradley Raymond, Building Inspector

Date

The partition of land does not meet the minimum requirements of the City of Tecumseh Zoning Ordinances, regarding width, depth and area; is a transfer of property only (not a buildable lot).

Bradley Raymond, Building Inspector

Date

Utilities Department:

The parcel being petitioned does not include water mains or portions thereof, that have not been granted an easement.

Brad Faust, Utilities Superintendent

Date

Treasurer's Office:

This parcel does have outstanding and/or delinquent taxes. _____

This parcel does not have outstanding and/or delinquent taxes. _____

This parcel does have special assessments. _____

This parcel does not have any special assessments. _____

Rachel Peters, Treasurer

Date

Department of Public Works:

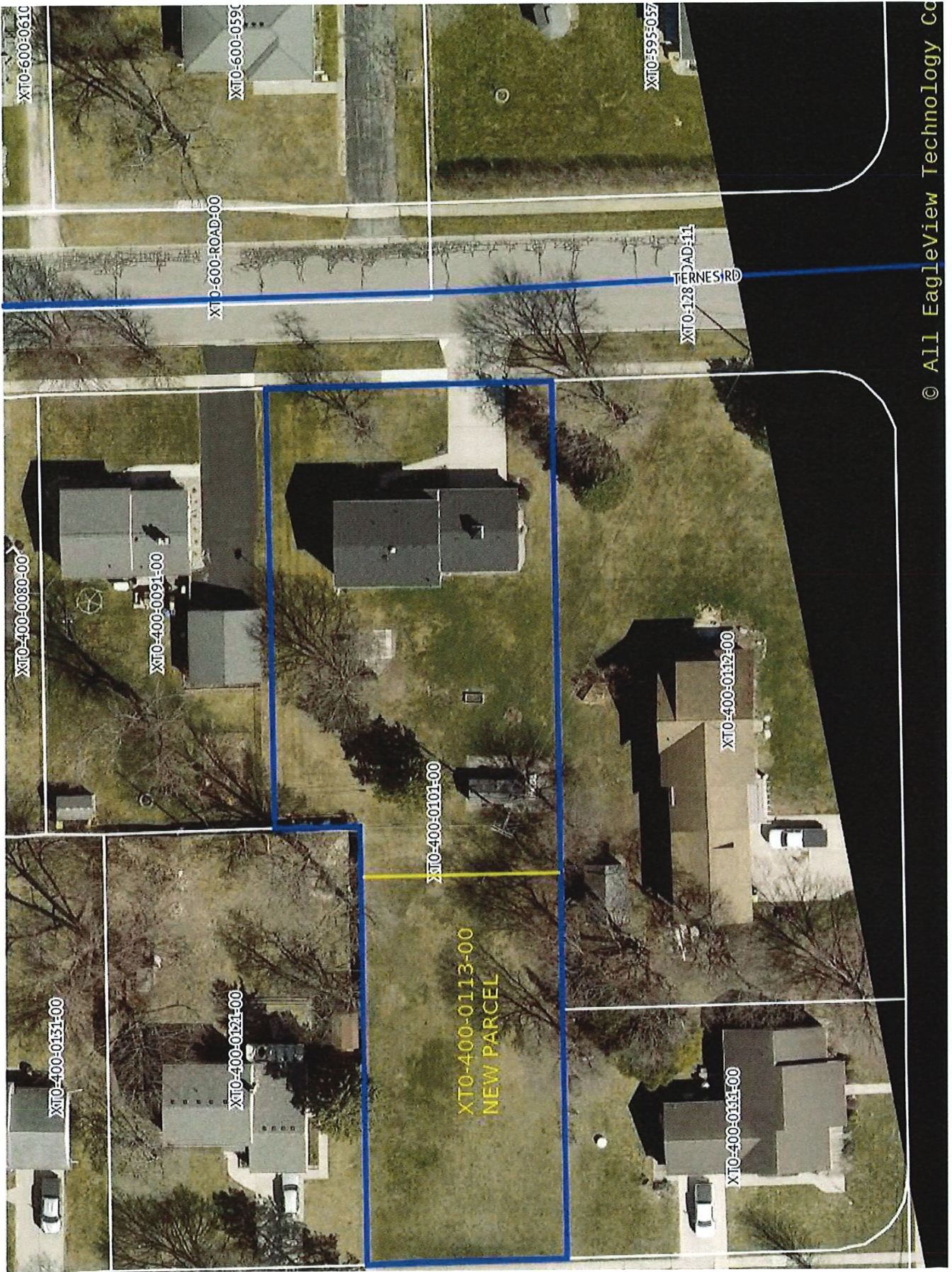
The parcel being petitioned does not include storm sewers or portions thereof that have not been granted an easement.



Wade Cleveland, DPW Director

6-18-2026

Date



LAND DIVISION APPLICATION

CITY OF TECUMSEH

High-lighted information not required for this land division / provide certified survey to assessor

1. Applicant / Owner Detail

A. Name:	Eric A. & Patricia Jacoby
B. Mailing Address:	703 Ternes Rd Tecumseh MI 49286
C. Telephone:	630-936-6868
D. FAX:	None
E. Names, Addresses, and Ownership Interest:	Eric & Patricia Jacoby - see above

Provide the names, mailing addresses, and type of ownership interest of all parties having an interest in the land to be divided. Use addition sheets as necessary. AN APPLICATION MUST BE FILED FOR EACH LOT SPLIT WITH A \$150.00 FEE FOR EACH APPLICATION.
 * Check if additional sheet(s) attached. Attach as Exhibit 1.

2. Property Detail

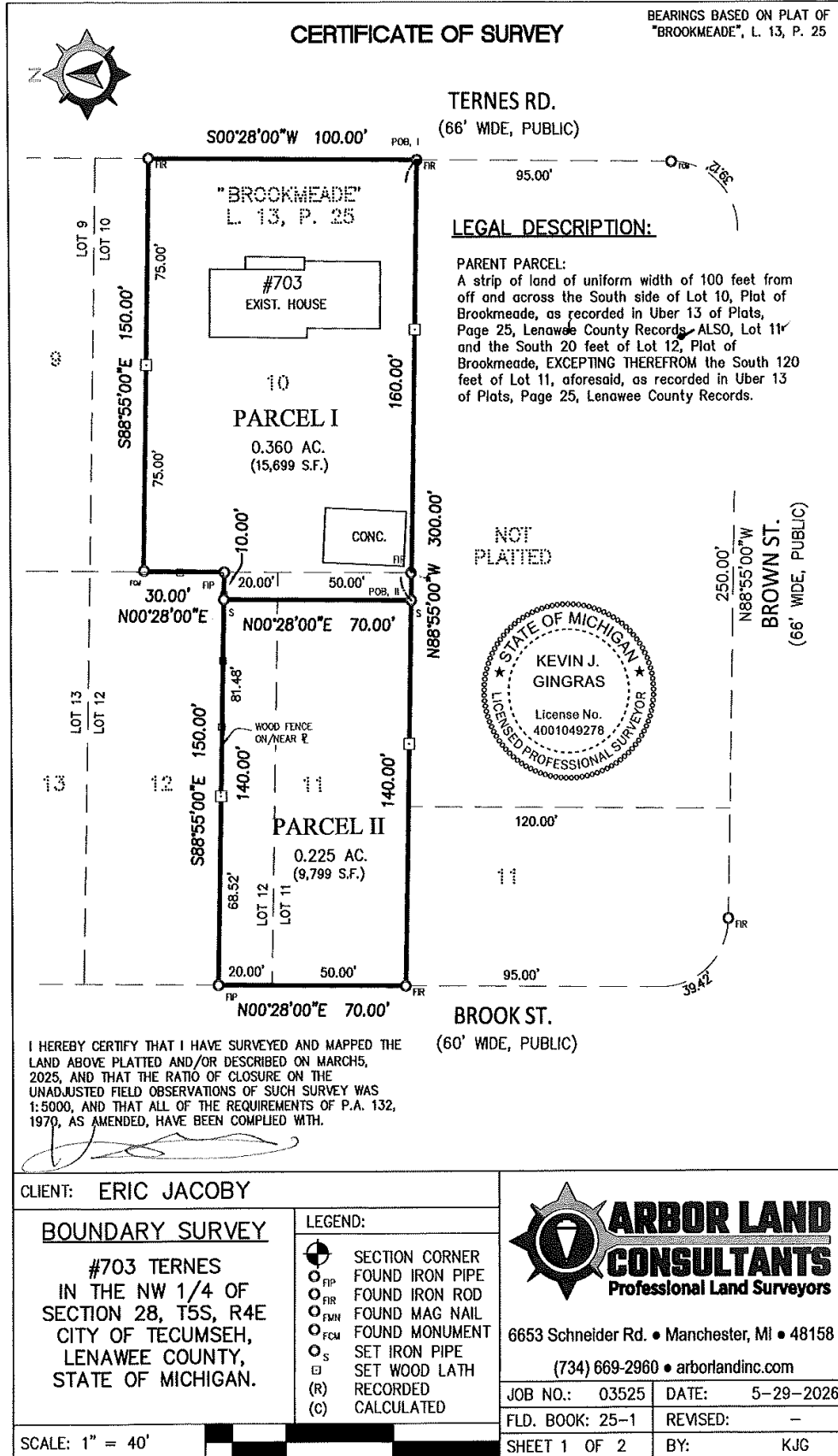
A. Address of Property to be Divided [if applicable]:	703 Ternes Rd Tecumseh MI 49286
B. Tax Identification Number of Property to be Divided:	XTO-400-0101-00
C. Legal Description of Property to be Divided, including existing easements and covenants.	Attach see survey
D. Legal Description of Property to be Created, including all Remnant Parcels. Attach as Exhibit 3 - Parcels Created. [May be included on Parcel Map]	see attached survey

E. Attach 2 Copies of Tentative Parcel Map to Include (a certified survey will be required before city council approval):

- ° Date, north arrow, scale, and name of individual or firm responsible for completion of parcel map.
- ° Name and address of applicant.
- ° Proposed lot lines and their dimensions.
- ° Location and nature of proposed ingress and egress locations to any existing public or private streets.
- ° Location of any public or private street, driveway, lake or stream, access, or utility easements to be located within any proposed lot or parcel or to benefit the same.
- ° General topographic features including contour intervals not to exceed 10 feet.
- ° Any existing buildings, public or private streets, and driveways within 100 feet of all proposed lots or parcels.
- ° Zoning designation of all proposed lots or parcels.
- ° Small scale sketch of properties and streets within one quarter (1/4) mile of subject site.
- ° Show easements or existing drains for storm drainage.

3. Additional Information

A. Describe purpose/intent of divisions. How are the parcels to be use? Will they become part of an association or other entity? Will the parcels be served by private roads? If so, who will maintain the roads? Will there be common open space or other similar features? If so, who will maintain?	Attach as Exhibit 4 - Purpose of Land Divisions. If a private road is to be constructed, Exhibit 4 should also include a copy of a proposed maintenance agreement detailing how, and by whom, said road will be maintained. N/A
B. Provide a graphic (map) or written description of any previous land divisions from the parent parcel including the size, number and date of such divisions.	Attach as Exhibit 5 - Parent Parcel
C. Provide evidence of approval from the City Public Works Department for on-site water supply and sewage disposal.	Attach as Exhibit 6 - Public Works Department



PROPOSED LEGAL DESCRIPTIONS:

PARCEL I:

A part of Lots 10, 11, and 12, Plat of Brookmeade, as recorded in Liber 13 of Plats, Page 25, Lenawee County Records described as: BEGINNING at the Southeast Corner of said Lot 10, thence along the South line of said Lots 10 and 11, North 88°55'00" West 160.00 feet; thence North 00°28'00" East 70.00 feet; thence South 88°55'00" East 10.00 feet to a point on the West line of said Lot 10; thence along said West line North 00°28'00" East 30.00 feet; thence South 88°55'00" East 150.00 feet to a point on the East line of said Lot 10 and the West line of Ternes Road; thence along said East line and said West line, South 00°28'00" West 100.00 feet to the POINT OF BEGINNING, containing 0.360 acres of land, more or less.

PARCEL II:








A part of Lots 11 and 12, Plat of Brookmeade, as recorded in Liber 13 of Plats, Page 25, Lenawee County Records described as: Commencing at the Southeast Corner of said Lot 10, thence along the South line of said Lots 10 and 11, North 88°55'00" West 160.00 feet to the POINT OF BEGINNING; thence continuing North 88°55'00" West 140.00 feet to a point on the West line of said Lot 11 and the East line of Brook Street; thence along said West line and said East line, North 00°28'00" East 70.00 feet; thence South 88°55'00" East 140.00 feet; thence South 00°28'00" West 70.00 feet to the POINT OF BEGINNING, containing 0.225 acres of land, more or less.

CLIENT: ERIC JACOBY

BOUNDARY SURVEY

#703 TERNES
IN THE NW 1/4 OF
SECTION 28, T5S, R4E
CITY OF TECUMSEH,
LENAWEE COUNTY,
STATE OF MICHIGAN.

LEGEND:

-  SECTION CORNER
-  FOUND IRON PIPE
-  FOUND IRON ROD
-  FOUND MAG NAIL
-  FOUND MONUMENT
-  SET IRON PIPE
-  SET WOOD LATH
- (R) RECORDED
- (C) CALCULATED



6653 Schneider Rd. • Manchester, MI • 48158

(734) 669-2960 • arborlandinc.com

JOB NO.: 03525 DATE: 5-29-2026

FLD. BOOK: 25-1 REVISED: -

SHEET 2 OF 2 BY: KJG

SCALE: 1" = 40'



Agenda Review Form

Regular City Council - July 06, 2026

- Informational
- Action / Follow Up
- Not Approved

Prepared For City Council	Staff Contact Laura Papworth, Account Clerk
Date Submitted June 25, 2026	Department Treasurer

Subject
July 6, 2026 List of Bills to be Paid.

Summary
July 6, 2026 List of Bills to be paid.

Budgeted
No

Recommendation
To approve the July 6, 2026 List of Bills to be paid.

Attachments
[Check Register 7-6-26](#)
[ACH Register 7-6-26](#)
[New Vendor Report 7-6-26](#)
[Council Meeting 7-6-26](#)

Tonya Miller, City Clerk
Tonya Miller, City Clerk

Approved - 02 Jul 2026
Approved - 02 Jul 2026

Agenda Item #9.1.

06/30/2026

CHECK REGISTER FOR CITY OF TECUMSEH
CHECK NUMBERS 76332 - 99999

Check Date	Check	Vendor Name	Description	Amount
Bank TEC ACCOUNTS PAYABLE				
Check Type: Paper Check				
06/09/2026	76332	HERMAN, LINDA L	BD Bond Refund	1,000.00
06/16/2026	76333	CHARLOTTE CHENOWETH	REFUND PLOT	630.00
06/16/2026	76334	CONSUMERS ENERGY	UTILITIES	73.41
06/16/2026	76335	RYAN SHELLEY	DJ SERVICES	150.00
06/16/2026	76336	U S BANK EQUIPMENT FINANC	LEASE	269.92
06/22/2026	76337	CONSUMERS ENERGY	UTILITIES	11,004.78
06/22/2026	76338	ENCORE DANCE STUDIOS	TICKET SALES	24,438.20
06/23/2026	76339	CARDMEMBER SERVICES	VACUUM BAG	55.54
			SUBSCRIPTION	19.95
			SUBSCRIPTION	684.00
			CASH BACK REWARD	(225.00)
		TOTAL CARDMEMBER SERVICES		534.49
06/25/2026	76340	AT&T MOBILITY	IPAD INTERNET	302.38
06/25/2026	76341	CONSUMERS ENERGY	UTILITIES	14,856.06
06/25/2026	76342	CONSUMERS ENERGY	UTILITIES	2,930.88
06/25/2026	76343	U S BANK EQUIPMENT FINANC	LEASE	205.31
06/29/2026	76344	CONSUMERS ENERGY	UTILITIES	2,470.33
06/29/2026	76345	CONSUMERS ENERGY	UTILITIES	1,263.02
06/29/2026	76346	CONSUMERS ENERGY	UTILITIES	621.91
06/29/2026	76347	Laurie Hofman EPP	REFUND FOR BROKEN IRRIGATION	20.00
06/29/2026	76348	RIVER RAISIN RAGTIME REVUE	TICKET SALES	471.70
07/06/2026	76349	ADRIAN ARMORY EVENTS CEN	L DFA 4TH QTR	19,150.50
07/06/2026	76350	ADVANCE AUTO PARTS	SUPPLIES	170.33
07/06/2026	76351	AIRGAS USA LLC	CYLINDER RENTAL	159.03
07/06/2026	76352	ALLEN EDWIN HOME BUILDER	BD Bond Refund	8,394.24
			BD Bond Refund	1,000.00
				9,394.24
07/06/2026	76353	ALLEN EDWIN HOME BUILDER	BD Bond Refund	7,250.03
07/06/2026	76354	MICHAEL ANDREWS CONCRET	NEW CONCRETE SIDEWALK FLAGS	3,510.00
07/06/2026	76355	APPLIED INNOVATION	LEASE	29.22
07/06/2026	76356	AUTO-WARES INC	SUPPLIES	1,029.42
07/06/2026	76357	BADGER METER INC	HOSTING SERVICE	172.34
07/06/2026	76358	BELINDA MCGUIRE	PIANO TUNING	50.00
07/06/2026	76359	BLISSFIELD HEATING & PLUME	PERMIT REFUND	115.00
			DIAGNOSTIC FEE	110.00

Agenda Item #9.1.

				225.00
07/06/2026	76360	GLORIA BORTNICHAK	JUNE LINE DANCING CLASSES	320.00
07/06/2026	76361	BUCK & KNOBBY EQUIPMENT	SUPPLIES	156.97
07/06/2026	76362	CARDMEMBER SERVICES	DRAPERY.LIGHTING UPGRADE	59,616.35
07/06/2026	76363	CARRIER & GABLE INC	SUPPLIES	373.25
07/06/2026	76364	CINTAS	UNIFORMS	226.60
			UNIFORMS	226.60
			SUPPLIES	311.38
			SUPPLIES	131.91
			SUPPLIES	158.26
			UNIFORMS	226.60
				1,281.35
07/06/2026	76365	CORE & MAIN LP	POWER CUTTER	5,617.00
			METERS	4,105.00
			METERS	6,840.00
			SUPPLIES	515.33
			METERS	21,100.00
				38,177.33
07/06/2026	76366	CREEK ENTERPRISE INC	MONTHLY SUPPORT-MAY 2026	2,603.75
07/06/2026	76367	CUMMINS SALES & SERVICE	INSPECTION	435.12
07/06/2026	76368	DAY OLD TROPHIES	ENGRAVING	237.50
07/06/2026	76369	JOHN DEERE FINANCIAL	SUPPLIES	268.13
07/06/2026	76370	DOWNTOWN PRINTING	BUSINESS CARDS - POLICE	117.20
07/06/2026	76371	F & S LANDSCAPE INC	ADEN MEAD	379.00
			MULCH	94.00
			309 S EVANS	47.25
			MULCH	47.00
			MULCH	47.00
			MULCH	94.00
			MULCH	94.00
			MULCH	188.00
			CAL ZORN SOCCER FIELD	212.00
			ADEN MEAD SOCCER FIELDS	624.00
			MULCH	94.00
			MULCH	98.70
			ADEN MEAD SOCCER FIELD	168.30
			LANDSCAPING	6,395.00
			416 E CUMMINS	105.00
			107 W KILBUCK	47.25
			1102 WILLOW	47.25

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			203 BROWN ST	47.25
			229 MAPLE	47.25
			515 N EVANS	105.00
			504 MURRAY DR	47.25
			BROADLEAF AND DANDELLION CON	135.45
			MULCH	94.00
			407 SENECA	47.25
			317 S OTTAWA	47.25
			LANDSCAPING	2,615.00
			409 E KILBUCK	47.25
				<hr/> <hr/>
				12,014.70
07/06/2026	76372	FLEIS & VANDENBRINK	PROF SVCS 5/1/26 - 5/30/26	7,067.50
07/06/2026	76373	GRAINGER	SUPPLIES	503.35
07/06/2026	76374	GREEN DEVELOPMENT VENTU	BD Bond Refund	6,967.60
07/06/2026	76375	GREY FOX FLORAL	FLAGS	625.00
			WREATH	35.00
			WREATH	35.00
				<hr/> <hr/>
				695.00
07/06/2026	76376	HALLAHAN & ASSOCIATES PC	LEGAL SERVICES	982.77
07/06/2026	76377	HEIDI HEIMERDINGER	UB refund for account: UNI1-000902	12.18
07/06/2026	76378	HOWE PLUMBING LLC	POLICE LOBBY RESTROOM	315.42
07/06/2026	76379	IDEXX DISTRIBUTION INC	SUPPLIES	1,669.15
07/06/2026	76380	INTEGRITY AUTOMATIC DOOR	FRONT DOOR REPAIR	285.00
07/06/2026	76381	KARLE NURSERY AND LANDSC	TREE PLANTING	800.00
07/06/2026	76382	KIMBALL MIDWEST	SUPPLIES	543.83
07/06/2026	76383	SANDY LAHNALA	JUNE LINE DANCING CLASSES	272.00
07/06/2026	76384	LENAWEE COUNTY TREASURE	2025 MICHIGAN TAX TRIBUNAL	1,295.20
07/06/2026	76385	LENAWEE COUNTY TREASURE	TRAILER FEES-JUNE 2026	467.50
07/06/2026	76386	LENAWEE COUNTY TREASURE	LEGAL SERVICES JAN-MAR 2026	2,440.65
07/06/2026	76387	MARC LIGHTFOOT	JUNE CARDIO DRUMMING CLASSES	96.00
07/06/2026	76388	LRE	STANDISH/GLOBE MILL DAM	2,411.25
			STANDISH DAM GRANT	3,228.75
				<hr/> <hr/>
				5,640.00
07/06/2026	76389	MACQUEEN	SUPPLIES	2,629.18
07/06/2026	76390	MANNIK & SMITH GROUP INC	PROF SVCS THRU 5/22/2026	1,300.00
07/06/2026	76391	MCKENNA ASSOCIATES INC	PROF SVCS 5/1/26-5/31/26	2,538.00
07/06/2026	76392	MEADOWBROOK MEDIA	PRINT ADS	735.30
			PRINT ADS	777.00
				<hr/> <hr/>
				1,512.30

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07/06/2026	76393	SPRINGBROOK INVESTMENT C	PRINT ADS	792.92
07/06/2026	76394	COLLETTE MEYERS	JUNE FITNESS IS AGING CLASSES	782.00
07/06/2026	76395	MI HOMEGROWN ATHLETICS	SOCCER CAMPS-JUNE 2026	3,354.60
07/06/2026	76396	MICHIGAN PIPE & VALVE	SUPPLIES	956.29
07/06/2026	76397	MICHIGAN STATE FIREMENS A	TRAINING MATERIAL	369.65
07/06/2026	76398	TONYA MILLER	MILEAGE REIMBURSEMENT	146.45
07/06/2026	76399	NALCO WPS LLC	SUPPLIES	907.16
			SUPPLIES	229.79
			SUPPLIES	229.79
				<hr/> <hr/>
				1,366.74
07/06/2026	76400	O'REILLY AUTOMOTIVE INC	SUPPLIES	55.96
07/06/2026	76401	PHENICIE ENTERPRISES	BD Bond Refund	1,000.00
07/06/2026	76402	PINNACLE IRRIGATION INC	SPRING START UP	1,300.00
			SPRING START UP	985.00
				<hr/> <hr/>
				2,285.00
07/06/2026	76403	POLYDYNE INC	SUPPLIES	277.20
07/06/2026	76404	PRO MED UNIFORM	UNIFORMS	138.50
07/06/2026	76405	PROCESS PIPING & EQUIPMEN	PLANT ACTUATED VALVES	13,500.00
07/06/2026	76406	RADANT'S ELECTRIC LLC	REPLACED OUTSIDE GFI	147.00
			REPAIR PIPE FOR THE POLE LIGHTS	750.00
			REPAIR SAUNA	405.00
			WEATHERPROOF COVER	130.00
			LED LIGHTS	2,530.00
			ELECTRICAL WORK	435.00
				<hr/> <hr/>
				4,397.00
07/06/2026	76407	RINGBLOOM ELECTRIC	PERMIT REFUND	90.00
07/06/2026	76408	CODY ROSS	REIMBURSEMENTS	194.20
07/06/2026	76409	SB ELECTRICAL CONTRACTORS	WESTHAVEN LIFT STATION	500.00
07/06/2026	76410	ANNIE SCHILLER	DOG CLASSES	2,490.50
07/06/2026	76411	SEVERANCE ELECTRIC CO INC	REPLACEMENT CONTROLLER	3,402.00
07/06/2026	76412	SLUSARSKI EXCAV & PAVING II	SEALCOATING	7,667.00
07/06/2026	76413	SPARKLEAN TOUCH	CLEANING SVCS	937.25
			CLEANING SVCS	937.25
				<hr/> <hr/>
				1,874.50
07/06/2026	76414	SPECTRUM PRINTERS INC	POLL BOOK	22.00

Agenda Item #9.1.

			POLL BOOKS	<u>418.00</u>
				440.00
07/06/2026	76415	SRM CONCRETE	SUPPLIES	964.00
07/06/2026	76416	STATE INDUSTRIAL PRODUCTS	SUPPLIES	271.87
07/06/2026	76417	TEC SCHOOLS ORCHESTR	DONATION	50.00
07/06/2026	76418	TECUMSEH ATHLETICS	TENNIS PROGRAM	607.50
07/06/2026	76419	U S BANK EQUIPMENT FINANC	PAYOFF FOR COPIERS	1,134.80
07/06/2026	76420	U S BANK EQUIPMENT FINANC	LEASE	828.73
07/06/2026	76421	UNDERWOOD NURSERY LLC	BROADLEAF WEED CONTROL WEEDING	144.00 <u>206.00</u>
				350.00
07/06/2026	76422	UNIQUE PAVING MATERIALS	SUPPLIES	803.25
07/06/2026	76423	USA BLUEBOOK	SUPPLIES SUPPLIES	164.16 <u>400.89</u>
				565.05
07/06/2026	76424	W J O'NEIL COMPANY	TROUBLESHOOT	556.00
07/06/2026	76425	WADE TRIM	PROF SVCS 3/28 - 5/1/2026 PROF SVCS 5/2/ - 5/29/26	345.00 <u>4,779.50</u>
				5,124.50
07/06/2026	76426	WATER SOLUTIONS UNLIMITE	SUPPLIES	6,056.14
07/06/2026	76427	CHERI HINKLEMAN	REIMBURSEMENT FOR TREE PROTEC	70.00
07/06/2026	76428	THE REBEL EVES LLC	MUSIC IN THE PARK PERFORMANCE	<u>2,250.00</u>
			Total Paper Check:	<u>321,729.13</u>
TEC TOTALS:				
Total of 97 Checks:				321,729.13
Less 0 Void Checks:				<u>0.00</u>
Total of 97 Disbursements:				321,729.13

Agenda Item #9.1.

06/30/2026

CHECK REGISTER FOR CITY OF TECUMSEH
CHECK NUMBERS 322 - 99999

Check Date	Check	Vendor Name	Description	Amount
Bank TEC ACCOUNTS PAYABLE				
Check Type: ACH Transaction				
06/17/2026	322(A)	MAUMEE PRINT & GRAPHICS	BANNER	62.00
06/18/2026	323(A)	PITNEY BOWES INC	LEASE	893.61
06/18/2026	324(A)	PURCHASE POWER	SUPPLIES	82.99
			POSTAGE	<u>3,047.55</u>
				4,086.15
07/08/2026	325(A)	GLOBAL ENVIRON CONSULTING LLC	TOXICITY TEST	450.00
07/08/2026	326(A)	UTILITIES INSTRUMENTATION SVC	POWER FAILURE MAIN COMP	<u>639.00</u>
			Total ACH Transaction:	<u>5,175.15</u>
TEC TOTALS:				
			Total of 5 Checks:	5,175.15
			Less 0 Void Checks:	<u>0.00</u>
			Total of 5 Disbursements:	<u>5,175.15</u>

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06/30/2026 01:42 PM
 User: LPAPWORTH
 DB: Tecumseh

VENDOR ACTIVITY REPORT FOR CITY OF TECUMSEH
 Activity From 01/01/2024
 Total of Invoices Greater Than \$0.00

Page: 1/1

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
11099 06/30/2026	POLYDYNE INC INVOICE	2035836	SUPPLIES	277.20	
			Total:	277.20	
			Net of 1 Invoices / 0 Checks	277.20	
11100 06/16/2026	CHARLOTTE CHENOWETH INVOICE	061026	REFUND PLOT	630.00	
06/16/2026	CHECK	TEC 76333			630.00
			Total:	630.00	630.00
			Net of 1 Invoices / 1 Checks		
11101 06/30/2026	INTEGRITY AUTOMATIC DOOR LLC INVOICE	7383	FRONT DOOR REPAIR	285.00	
			Total:	285.00	
			Net of 1 Invoices / 0 Checks	285.00	
11102 06/30/2026	RINGBLOOM ELECTRIC INVOICE	061826	PERMIT REFUND	90.00	
			Total:	90.00	
			Net of 1 Invoices / 0 Checks	90.00	
11104 06/29/2026	Laurie Hofman EPP INVOICE	060326	REFUND FOR BROKEN IRRIGATION	20.00	
06/29/2026	CHECK	TEC 76347			20.00
			Total:	20.00	20.00
			Net of 1 Invoices / 1 Checks		
5 invoices and 2 checks for 5 vendors:				1,302.20	650.00

**CITY COUNCIL MEETING
JULY 6, 2026**

ACCOUNTS PAYABLE	7/6/2026	\$324,592.28	
PAYROLL	6/26/2026	\$172,650.43	
SOCIAL SECURITY TAXES	6/26/2026	\$12,762.37	
EMPLOYEE'S RETIREMENT	6/26/2026	<u>\$53,788.10</u>	
TOTAL:		\$563,793.18	

PAYROLL	6/26/2026	\$118,335.90	
A/C PAYABLE - C.M.	7/6/2026	\$71,619.55	FY26-27 2250.00
SOC SECURITY TAXES FOR PAYROLL	6/26/2026	\$8,760.88	
EMPLOYEE'S RETIREMENT	6/26/2026	\$42,652.85	
TR-EQUIP RENTAL -		\$0.00	
TR-EQUIP MTC-Q/E		<u>\$0.00</u>	
TOTAL GENERAL FUND		\$241,369.18	

PAYROLL	6/26/2026	\$0.00	
A/C PAYABLE - C.M.	7/6/2026	\$0.00	
SOC SECURITY TAXES FOR PAYROLL	6/26/2026	\$0.00	
EMPLOYEE'S RETIREMENT	6/26/2026	\$0.00	
TR-EQUIP RENTAL -		\$0.00	
TR-TRUNKLINE MTCE-QUAR		<u>\$0.00</u>	
TOTAL MAJOR STREET & TRUNKLINE FUND		\$0.00	

PAYROLL	6/26/2026	\$0.00	
A/C PAYABLE - C.M.	7/6/2026	\$4,205.25	
SOC SECURITY TAXES FOR PAYROLL	6/26/2026	\$0.00	
EMPLOYEE'S RETIREMENT	6/26/2026	\$0.00	
TR-EQUIP RENTAL -		<u>\$0.00</u>	
TOTAL LOCAL STREET FUND		\$4,205.25	

PAYROLL	6/26/2026	\$9,615.83	
A/C PAYABLE - C.M.	7/6/2026	\$536.30	
SOC SECURITY TAXES FOR PAYROLL	6/26/2026	\$716.54	
EMPLOYEE'S RETIREMENT	6/26/2026	\$1,054.48	
TR-EQUIP RENTAL -		\$0.00	
TR-EQUIP MTC-Q/E		<u>\$0.00</u>	
TOTAL ECONOMIC DEVELOPMENT FUND		\$11,923.15	

A/C PAYABLE - C.M.	7/6/2026	<u>\$0.00</u>	
TOTAL VISIT LENAWEЕ FUND		\$0.00	

Agenda Item #9.1.

CITY COUNCIL MEETING-7/6/2026

PAGE 2

PAYROLL	6/26/2026	\$10,529.91
A/C PAYABLE - C.M.	7/6/2026	\$28,524.82
SOC SECURITY TAXES FOR PAYROLL	6/26/2026	\$805.53
EMPLOYEE'S RETIREMENT	6/26/2026	\$276.14
TR-EQUIP RENTAL -		\$0.00
TR-EQUIP MTC-Q/E		<u>\$0.00</u>

TOTAL DEVELOPMENT SERVICES FUND **\$40,136.40**

PAYROLL	6/26/2026	\$16,530.00
A/C PAYABLE - C.M.	7/6/2026	\$35,588.34
SOC SECURITY TAXES FOR PAYROLL	6/26/2026	\$1,190.92
EMPLOYEE'S RETIREMENT	6/26/2026	\$7,252.24
TR-EQUIP MTC-Q/E		\$0.00
SRF BONDS 2007/2014/2017/2020 PRINCIPAL/INTEREST PYMT		\$0.00
WATER/SEWER BILLING		<u>\$0.00</u>

TOTAL WASTEWATER FUND **\$60,561.50**

PAYROLL	6/26/2026	\$10,354.84
A/C PAYABLE - C.M.	7/6/2026	\$52,058.38
SOC SECURITY TAXES FOR PAYROLL	6/26/2026	\$761.80
EMPLOYEE'S RETIREMENT	6/26/2026	\$2,000.65
TR-EQUIP MTC-Q/E		\$0.00
TR-EQUIP RENTAL -		\$0.00
WATER/SEWER BILLING		

TOTAL WATER FUND **\$65,175.67**

PAYROLL	6/26/2026	\$0.00
A/C PAYABLE - C.M.	7/6/2026	\$2,408.23
SOC SECURITY TAXES FOR PAYROLL	6/26/2026	\$0.00
EMPLOYEE'S RETIREMENT	6/26/2026	<u>\$0.00</u>

TOTAL EQUIPMENT FUND **\$2,408.23**

PAYROLL	6/26/2026	\$0.00
A/C PAYABLE - C.M.	7/6/2026	\$0.00
SOC SECURITY TAXES FOR PAYROLL	6/26/2026	\$0.00
EMPLOYEE'S RETIREMENT	6/26/2026	\$0.00
WATER/SEWER BILLING		<u>\$0.00</u>

TOTAL SPECIAL ASSESSMENT FUND **\$0.00**

PAYROLL	6/26/2026	\$7,283.95
A/C PAYABLE - C.M.	7/6/2026	\$93,177.52
SOC SECURITY TAXES FOR PAYROLL	6/26/2026	\$526.70
EMPLOYEE'S RETIREMENT	6/26/2026	\$551.74
TR-EQUIP RENTAL -		<u>\$0.00</u>

TOTAL TECUMSEH CIVIC AUDITORIUM FUND **\$101,539.91**

Agenda Item #9.1.

CITY COUNCIL MEETING-7/6/2026

PAGE 3

PAYROLL	6/26/2026	\$0.00
A/C PAYABLE - C.M.	7/6/2026	\$0.00
SOC SECURITY TAXES FOR PAYROLL	6/26/2026	\$0.00
EMPLOYEE'S RETIREMENT	6/26/2026	<u>\$0.00</u>
TOTAL CIVIC AND CAPITAL IMPROVEMENT FUND		\$0.00

A/C PAYABLE - C.M.	7/6/2026	<u>\$695.00</u>
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TOTAL MEMORIAL DAY PARADE FUND \$695.00

PAYROLL	6/26/2026	\$0.00
A/C PAYABLE - C.M.	7/6/2026	\$3,100.00
SOC SECURITY TAXES FOR PAYROLL	6/26/2026	\$0.00
EMPLOYEE'S RETIREMENT	6/26/2026	\$0.00
TR-EQUIP RENTAL -		<u>\$0.00</u>

TOTAL MUNICIPAL PURCHASE FUND \$3,100.00

PAYROLL	6/26/2026	\$0.00
A/C PAYABLE - C.M.	7/6/2026	\$5,640.00
SOC SECURITY TAXES FOR PAYROLL	6/26/2026	\$0.00
EMPLOYEE'S RETIREMENT	6/26/2026	\$0.00
TR-EQUIP RENTAL -		<u>\$0.00</u>

TOTAL CAPITAL IMPROVEMENT FUND \$5,640.00

PAYROLL	6/26/2026	\$0.00
A/C PAYABLE - C.M.	7/6/2026	\$0.00
SOC SECURITY TAXES FOR PAYROLL	6/26/2026	\$0.00
EMPLOYEE'S RETIREMENT	6/26/2026	\$0.00
TR-EQUIP RENTAL -		\$0.00
TR-EQUIP MTC-Q/E		<u>\$0.00</u>

TOTAL MOVIES IN THE PARK FUND \$0.00

PAYROLL	6/26/2026	\$0.00
A/C PAYABLE - C.M.	7/6/2026	\$51.86
SOC SECURITY TAXES FOR PAYROLL	6/26/2026	\$0.00
EMPLOYEE'S RETIREMENT	6/26/2026	\$0.00
TR-EQUIP RENTAL -		\$0.00
TR-EQUIP MTC-Q/E		<u>\$0.00</u>

TOTAL DOWNTOWN DEVELOPMENT AUTH FI \$51.86

A/C PAYABLE - C.M.	7/6/2026	<u>\$0.00</u>
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TOTAL EVANS STREET MARKET FUND \$0.00

Agenda Item #9.1.

**CITY COUNCIL MEETING-7/6/2026
PAGE 4**

A/C PAYABLE - C.M.	7/6/2026	\$0.00	
TOTAL 2021 CIP BOND FUND		\$0.00	

A/C PAYABLE - C.M.	7/6/2026	<u>\$0.00</u>	
TOTAL BROWNFIELD REDEVOLPMENT FUND		\$0.00	

A/C PAYABLE - C.M.	7/6/2026	<u>\$0.00</u>	
TOTAL DDA PUBLIC ART FUND		\$0.00	

A/C PAYABLE - C.M.	7/6/2026	<u>\$0.00</u>	
TOTAL KIWANIS TRAIL PROJECT FUND		\$0.00	

A/C PAYABLE - C.M.	7/6/2026	<u>\$22,645.50</u>	
TOTAL ADRIAN-TECUMSEH LDFA FUND		\$22,645.50	

A/C PAYABLE - C.M.	7/6/2026	<u>\$149.03</u>	
TOTAL 2025 GOB WATER PROJECT FUND		\$149.03	

A/C PAYABLE - C.M.	7/6/2026	<u>\$375.00</u>	
TOTAL PERPETUAL CARE FUND		\$375.00	

A/C PAYABLE - C.M.	7/6/2026	<u>\$70.00</u>	FY26-27
TOTAL RETREE FUND		\$70.00	

A/C PAYABLE - C.M.	7/6/2026	\$3,510.00	
TOTAL 2025 GOB PROJECT FUND		\$3,510.00	

A/C PAYABLE - C.M.	7/6/2026	<u>\$237.50</u>	
TOTAL BICENTENNIAL FUND		\$237.50	



Agenda Review Form

Regular City Council - July 06, 2026

- Informational
- Action / Follow Up
- Not Approved

Prepared For City Council	Staff Contact Tonya Miller, City Clerk
Date Submitted July 2, 2026	Department Clerk

Subject

Purchase of Two Salt Boxes from Kalida Truck Equipment

Summary

In May, City Council adopted a six-year Capital Improvement Plan with the City's 2026-2027 fiscal year budget.

The Capital Improvement Plan for the DPW included the purchase of two 14-cubic-yard salt boxes for the City's leading two tandem salt trucks. The last time the City purchased salt boxes was 2012. The boxes have served the City well. However, they have reached the end of their useful life and are in need of replacement.

The City received a quote from Kalida Truck Equipment for two salt box kits for \$40,100 each, for a total expense of \$80,200.

The salt boxes are being purchased through the MiDeal program and therefore City staff is requesting the bidding process be waived under Chapter 2 - Administration, Article IV - Finance, Division II - Contracts, Purchasing and Sale of Property, Section-384 - Exception to Competitive Bidding of the City's codified ordinances:

Sec. 2-384. Exception to competitive bidding.

Competitive bidding shall not be required in respect to contracts for professional services. In any other case where competitive bidding clearly is not practical or where no advantage would result to the city to require competitive bidding, the city council, upon the written recommendation of the city manager, may authorize the selection of a contract without competitive bidding. Where a contract is let without competitive bidding, the proposed contract may be approved by the city attorney as to form and content unless prepared by him by direction of the city council, and submitted to the city council.

Financial Impact

CIP Expenditure

Budgeted	Amount:
Yes	\$80,200

Agenda Item #9.2.

Recommendation

To approve payment in the amount of \$80,200 to Kalida for two 14-cubic-yard salt boxes to be fitted on the two lead DPW tandem trucks; and to further authorize competitive bidding be waived under Section 2-384 of the City's codified ordinances.

Attachments

[1 - Sales Order Invoice-TS47365](#)

Tonya Miller, City Clerk

Approved - 02 Jul 2026

Agenda Item #9.2.



Kalida Truck Equipment, Inc.
30840 Tracy Rd
Walbridge OH 43465
(419) 666-3700

INVOICE

Invoice ID:	TS47365
Invoice Date:	7/2/2026
Sales Rep	Colin Gregory

Bill To: 20081

Sold To: 20081

Ship To:

City Of Tecumseh
309 East Chicago Blvd, PO Box 396
****EMAIL INVOICES****
Tecumseh MI 49286-0396
(517) 423-2107

City Of Tecumseh
309 East Chicago Blvd, PO Box 396
****EMAIL INVOICES****
Tecumseh MI 49286-0396

Customer PO	Terms	Contact	Contact Phone #	Shipping Method
D.P.W.	N30	WADE CLEVELAND	(517) 423-2107	DELIVERED

Part Number	Description	Qty Shipped	UOM	Price	Amount
SW70010-010758	EV-100, 14-82-45 12G S2	1	EA	40,100.00	\$40,100.00
SW70010-010758	EV-100, 14-82-45 12G S2	1	EA	40,100.00	\$40,100.00

Remit to: Kalida Truck Equipment, Inc.
 P.O. Box 188, Kalida, OH 45853
 800-686-1617

Thank your for your business!

Order Sub-Total	\$80,200.00
Sales Tax	\$0.00
Order Total	\$80,200.00
Payments	\$0.00
Total Due	\$80,200.00

A 3% charge will be applied to all debit/credit card charges starting on July 1, 2022.

MIDEAL VENDOR # VS0337087

TWO (2) OF ALL THE FOLLOWING

- SWENSON V-BOX SPREADER
- 14' LENGTH
- 84" HOPPER WIDTH
- 56" HEIGHT
- HYDRAULIC DRIVEN
- HYDRAULIC INTERLOCK
- 45 DEGREE SIDE SLOPE
- 1 1/2" X 3/8" CROSS BARS (DOUBLE WELDED)
- 12GA STAINLESS STEEL SIDES & ENDS
- 10GA STAINLESS STEEL LONGITUDINALS
- TAPERED INVERTED V
- SELF-CLEANING PINTLE STYLE CONVEYOR CHAIN (21,000 LBS. TENSILE STRENGTH PER STRAND)
- 10GA STAINLESS STEEL CONVEYOR FLOOR
- SWING UP SPINNER
- 12" ADJUSTABLE HEIGHT SPINNER EXTENSION
- FOR LOWER SPINNER ASSEMBLY:
- (3) INTERNAL BAFFLES

Agenda Item #9.2.



Kalida Truck Equipment, Inc.
30840 Tracy Rd
Walbridge OH 43465
(419) 666-3700

INVOICE

Invoice ID:	TS47365
Invoice Date:	7/2/2026
Sales Rep	Colin Gregory

- (4) EXTERNAL BAFFLES
20" POLY SPINNER DISC
DROP-N-LOCK TOP SCREENS
REDESIGNED BOLT-IN 6" HAT CHANNEL
**** STAINLESS STEEL LEG STAND INSTALLED ON THE SPREADER ****
**** STAINLESS STEEL TAILGATE LATCH BAR INSTALLED ****

ECCO LED WORK LIGHT INSTALLED (EXACT LOCATION TBD)

BUYERS VIBRATOR
QTY - 2 PER SPREADER
900 IB VIBRATOR

QUOTED INSTALLED IN FREIGHTLINER TANDEM 14' DUMP BODY

Customer hereby agrees to hold harmless Kalida Truck Equipment, Inc., and its agents, members and employees from any claim resulting from misuse, negligent use or nonuse of any product or service rendered by Kalida Truck Equipment, Inc. whether utilized on another product, or utilized individually.



Agenda Review Form

Regular City Council - July 06, 2026

- Informational
- Action / Follow Up
- Not Approved

Prepared For City Council	Staff Contact Rachel Peters, Treasurer
Date Submitted June 18, 2026	Department Treasurer

Subject

Approval of BS&A Payments Addendum to Customer Agreement

Summary

The City currently utilizes Invoice Cloud for receiving and processing credit/debit card and e-check (ACH) payments. This is for both on-line payments and card payments at City Hall and the Police department. Invoice Cloud interfaces with our BS&A software so that payments are reflected in our systems in real-time. Our current contract with Invoice Cloud expires 2/17/2029, and we currently pay Invoice Cloud approximately \$250 per month for these services. This does not include credit card fees, as those are passed directly on to the customers.

Recently it came to the City's attention that starting January 1, 2027, those municipalities that use a third party (such as Invoice Cloud) to receive payments and interface to BS&A would be charged an integration fee of approximately \$1,000 per quarter.

This prompted City staff to investigate alternatives and research the BS&A Payments product to potentially replace Invoice Cloud.

If the City signs an addendum **now** with BS&A to switch to BS&A Payments at the **end** of our contract term with Invoice Cloud, we would be able to avoid both the integration fees (those would be waived) and any termination fees if we were to terminate sooner than the end of our contract term with Invoice Cloud. BS&A has agreed to keep the same fees for customers (3.25% for cards and \$2.50 for e-checks). The product is also free to BS&A Clients, so we would avoid the monthly service fees we currently have with Invoice Cloud. The only fee to the City would be to purchase new card terminals for \$300 each at the time of conversion.

Drawbacks to switching to BS&A Payments include the transition period, during which we would need to communicate the change to customers - particularly those that have automatic payments set up through Invoice Cloud. In addition, BS&A does not take Venmo and Paypal payments, while Invoice Cloud does. This would impact approximately 70 customers per quarter that currently use those two methods of payment.

Benefits to switching (other than the ultimate financial benefits mentioned earlier) include the fact that BS&A Payments is part of the software we already use, reducing the exports needed each time new bills are generated. In addition, this should eliminate confusion for

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customers who set up automatic payments through the payment system since it is more integrated with our billing systems. Finally, there are currently response time and integration issues with Invoice Cloud that we have yet to resolve, which hinders the productivity of our staff.

Other local municipalities already use BS&A Payments and have recommended the product.

Financial Impact

Avoidance of \$4,000 annual integration fees which would have started in January 2027.
Reduction of service fees of approximately \$3,000 annually starting in February 2029.

Budgeted

No

Amount:

N/A

Policy Implications

None

Recommendation

To authorize the City Manager to enter the agreement with BS&A for their Payments product to take card and e-check payments, to be implemented in February 2029.

Attachments

[City of Tecumseh - Payments Addednum](#)

Brett Coker, City Manager

Approved - 22 Jun 2026

Tonya Miller, City Clerk

Approved - 24 Jun 2026

Integrated Payments Addendum

Last Updated: April 21, 2026

This Addendum (“**Addendum**”) supplements the Customer Agreement last entered into by and between BS&A Software, LLC (“**BS&A**”), as amended, and the business set forth on the Customer Order (“**Customer**”). This Addendum, together with the Customer Agreement (which includes the Customer Order Form and Customer Terms and Conditions) are collectively referred to as the “**Agreement**”. BS&A and Customer may be referred to individually as a “**Party**” or collectively as “**Parties**.”

Payment processing services accessible through an integration with BS&A’s platform are provided by Processors. This Addendum will apply if Customer sets up an account with a Processor (“**Account**”), to receive payment processing services from Processor (“**Payment Processing Services**”) through such integration.

Capitalized terms used but not defined in this Addendum have the meanings given in **Exhibit 1** (Definitions). If not defined in this Addendum or **Exhibit 1**, capitalized terms will have the meanings given to them in the Agreement or in the applicable Processor Agreements.

1. Payment Processing Services. Customer may elect to integrate one or more of the Payment Methods that BS&A offers for integration with the BS&A platform by agreeing to the terms of the applicable schedule to this Addendum for such Payment Method (“**Payment Method Schedule**”). Payment Processing Services that are accessible through an integration with the BS&A platform are provided by the respective Processor. BS&A may suspend, modify, or terminate its relationship with any Processor in its sole discretion, at any time and without notice, and without affecting the Parties’ relationship under this Addendum. Customer will fully cooperate with any BS&A platform access or other changes required to facilitate a conversion to a new Processor. Customer acknowledges that Processor, not BS&A, has the ultimate decision whether to approve Customer for the Payment Processing Services. If Processor does not approve Customer for Payment Processing Services, BS&A may terminate the Agreement upon written notice to Customer.

1.1 Processor Agreements. Customer’s use of the Payment Processing Services is subject to the applicable Processor Agreement(s) as reflected in the Payment Method Schedule for such Payment Processing Services. Customer may not use any Payment Processing Services until Customer agrees to the applicable Processor Agreement(s). By agreeing to this Addendum, Customer expressly: (a) accepts and agrees to be bound by the Processor Agreement(s), and (b) authorizes BS&A to capture Customer’s electronic or digital acceptance of the Processor Agreement(s) and provide proof of such acceptance to Processor as may be requested by Processor. Customer understands that: (i) the Processor Agreements are solely between Customer and the respective Processor(s); (ii) the Payment Processing Services are provided solely by the respective Processor; (iii) Customer is solely responsible for its own relationship with Processor; and (iii) BS&A is not a party to the Processor Agreements, has no control over the Payment Processing Services or the Processor Agreements, and will have no liability under the Processor Agreements or in any way relating to the Payment Processing Services. Customer is responsible for checking for applicable updates to the Processor Agreements from time to time, and any use by Customer of the Payment Processing Services following a change to the Processor Agreements shall constitute acceptance of such change.

1.2 Customer Information and Onboarding. Customer will follow the onboarding procedures and policies provided by BS&A and Processor (as may be amended from time to time), and Customer will provide all requested information. All information provided by Customer to BS&A must be truthful and accurate. If any information disclosed to BS&A or Processor becomes untrue or not accurate, Customer must immediately notify BS&A and Processor of such change, as applicable. As part of the onboarding procedures BS&A may, in some cases, require information from an individual’s credit profile. By submitting a Customer Order, Customer represents and warrants to BS&A that it has obtained written instruction and authorization from each Beneficial Owner (or other required individual) for BS&A to obtain information from such individuals’ credit profile (including consumer reports) from a credit reporting agency for the purpose of identification verification and fraud and credit risk evaluation when applicable. “**Beneficial Owner**” means

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any person who: (a) directly or indirectly owns or controls at least 25% or more of Customer's ownership interests; or (b) exercises substantial control over Customer.

1.3 Transaction Processing and Settlement. Transactions are processed by Processor, not BS&A. Processor (or its partner banks) will settle Transaction proceeds to Customer's designated bank account in accordance with the applicable Processor Agreement(s). Customer acknowledges and agrees that its processed transactions may, in Processor's discretion, be deposited into to a pooled account held for the benefit of Customer and other customers of BS&A held at any financial institution so that such funds may be combined and aggregated with other funds that are ultimately settled to Customer by such financial institution. Customer understands and agrees that BS&A does not process, receive, or hold Customer funds at any time and that BS&A is not a bank, money transmitter, or other money services business (as such terms are defined by the Bank Secrecy Act or any state law). To the extent BS&A is deemed to hold or receive funds (constructively or otherwise) of any customer of Customer at any point in time, Customer hereby irrevocably appoints BS&A as its non-fiduciary agent for the limited purpose of collecting, receiving, holding, and settling funds from Customer's customer ("**Payor**") on Customer's behalf. In such event, such funds shall be deemed received by Customer upon receipt by BS&A and shall satisfy the Payor's obligation to Customer in connection with the Transaction for the goods or services sold by Customer. If BS&A fails to remit such funds to Customer, Customer's sole recourse for such event is solely against BS&A and not against the Payor or the Payor's financial source.

1.4 Data Usage and Sharing. Customer agrees that BS&A and Processor may use Transaction data that has been de-identified and/or aggregated for the business purposes of providing insights, optimizing payment performance, and improving BS&A's and Processor's products and services, including fraud prevention and risk assessments. Customer authorizes BS&A to: (a) access and receive data relating to Customer's Account, including transaction and usage data and other data about the Account; (b) share data regarding the Account, related activity and other Customer data with Processor in connection with the Payment Processing Services; (c) issue instructions to Processor regarding Transactions and funds processed by Processor; and (d) to perform all other necessary activities, including access, usage and applying the appropriate settings with respect to the data of Customer processed through Processor's systems. Customer agrees to complete and submit any additional authorization forms or other such documentation as requested by BS&A or Processor from time to time. The Parties acknowledge that Customer, not BS&A or Processor, is responsible for providing the necessary disclosures to, and obtaining the required consents from, Payors or other data subjects regarding the processing of personal information by BS&A and Processor. Additionally, Customer is responsible for fulfilling any other obligations associated with required disclosures or consents when interacting directly with consumer Payors or data subject and must comply with the data privacy and security terms in the Customer Agreement.

2. Payment Terms

2.1 Fees. The fees for the Payment Processing Services will be as set forth in **Exhibit 3 (Fees)** of this Addendum and will be automatically debited by BS&A via ACH from the depository account designated by Customer that is on file with BS&A ("**Customer Account**"). Customer hereby authorizes BS&A, Processor, their financial institutions and any of their assignees to collect amounts owed under this Addendum (including, but not limited to, the fees for the Payment Processing Services set forth on **Exhibit 3 (Fees)** and any liabilities arising under this Addendum) by debiting funds from the Customer Account ("**ACH Debit Authorization**"). All payments are non-refundable. If Customer fails to make any payment when due (or any ACH Debit of the Customer Account is returned or rejected for any reason), late charges will accrue as permitted pursuant to Section 7.1 (Fees) of the Customer Agreement. All fees are exclusive of any applicable taxes, unless otherwise provided. Customer agrees that all ACH transactions authorized pursuant to this authorization comply with all Applicable Laws and with the Network Rules (including the Nacha Operating Rules). Notwithstanding anything to the contrary in the Agreement, fees for the Payment Processing Services can be amended upon thirty (30) days' notice to Customer.

2.2 Discrepancies. If Customer believes that there is an error in any statement provided by BS&A or Processor or any information reported by BS&A or Processor regarding a Transaction, or any error made in the amount of a payment or settlement, Customer must notify BS&A within thirty (30) days of the date

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Client first had access to the statement or payment containing the error or discrepancy or it will be deemed to have waived such claim.

2.3 Tax Reporting. BS&A or Processor, as determined between them, may send documents to Customer and the Internal Revenue Service (“IRS”) or other tax authority for Transactions processed using the Payment Processing Services. BS&A may have tax reporting responsibilities in connection with the Payment Processing Services such as an IRS report on Form 1099-K (which reports Customer’s gross transaction amounts each calendar year to the IRS), or state or other taxing authority requirements. Customer acknowledges that BS&A or Processor (as determined in their sole discretion) will report the total amount of transactions received by Customer in connection with the Payment Processing Services each calendar year as required by the taxing authorities. Customer will cooperate with BS&A and Processor in providing accurate and complete tax reporting information, including any other information that may be required by the taxing authorities to fulfil tax reporting described herein. Customer represents and warrants that all information that it submits for tax reporting purposes is complete and accurate to the best of its knowledge, and that BS&A and Processor may rely on all such information submitted by Customer. Customer agrees that neither Processor nor BS&A will be liable for any penalty or other damages stemming from any 1099-K form that is issued incorrectly if it comports with the information provided by Customer, and neither Processor nor BS&A will have any obligation to verify the legal name or tax ID number for reporting purposes. Customer understands and agrees that BS&A and Processor may submit tax reporting information exactly as provided by Customer. Notwithstanding the foregoing, BS&A or Processor may in their sole discretion investigate or validate any tax reporting information or other information submitted by Customer.

2.4 Electronic Delivery of Tax Documents. In connection with the tax reporting activities described above, Customer may elect to receive electronic delivery of the referenced tax-related documents from BS&A or Processor, including through BS&A’s platform or another online portal whereby Customer can access and download the applicable statements. If Customer elects to receive tax documents electronically, it will provide such consent by clicking an “I Accept” or similar button or checking a box captioned with acceptance and consent language (“**Tax E-Delivery Consent**”). The Tax E-Delivery Consent will remain in effect until withdrawn by Customer. The Tax E-Delivery Consent may be printed or downloaded. If Customer does not specifically consent to the electronic delivery of tax-related documents, Customer will receive paper copies of all required tax-related documents, including Form 1099-K. BS&A or Processor will notify Customer once the applicable tax forms become available via the email address BS&A has on file for Customer.

3. Compliance

3.1 Laws and Rules. Customer agrees to comply at all times with all Applicable Laws and Network Rules. Additional data protection standards and policies which Customer must comply with are set forth in the Processor Agreements. Furthermore, Customer acknowledges and agrees that it is fully responsible for all acts and omissions of its employees, contractors, and agents and will ensure their compliance with all Applicable Laws and Network Rules as well as Customer’s other obligations under this Addendum and the Processor Agreements.

3.2 Customer’s Business. Customer understands that all Transactions are between Customer and Payor and, except as provided in Section 1.3 for instances where BS&A is deemed to hold or receive funds of a Payor, any issues relating to a Transaction are solely between Customer and the Payor. Customer is solely responsible for all liabilities associated with Customer’s payment processing activity and use of the Payment Processing Services, including without limitation with respect to Chargebacks, refunds, identity theft, fraud and any assessments or fees imposed by Processor, a sponsor bank, the card networks or any third party. Customer is responsible for determining what, if any, taxes apply to the goods and services Customer provides to its Payors and the payments Customer makes or receives, and it is Customer’s responsibility to collect, report and remit the correct tax to the appropriate tax authority. Customer will comply with any and all applicable tax laws, including those in connection with Transactions.

3.3 Prohibited Activities. Customer will not use Account(s) or Payment Processing Services for any activity that is illegal, fraudulent, prohibited by Processor, or that is otherwise in breach of Applicable Law, Network Rules or the Agreement, including this Addendum, or the Processor Agreements. Customer may

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not use the Payment Processing Services in breach of the Processor Agreement or for any activity that Applicable Law or the Processor Agreements prohibit.

3.4 Fraud Monitoring. BS&A and Processor may monitor Transactions for the purpose of determining fraudulent activity and whether Customer is in good standing. Such monitoring if conducted, will be for the benefit of BS&A and/or Processor only. BS&A does not have any obligation to monitor Transactions on Customer's behalf. Based on BS&A's methods, which are subject to change without notice, BS&A may decide to suspend Customer's access to the Payment Processing Services, or in other ways limit Customer's privileges to the extent BS&A deems necessary or useful to prevent fraud or losses. Without limiting the foregoing, BS&A may, in its sole discretion, or at the direction of Processor, delay sending instructions on Customer's behalf if BS&A reasonably believes that Customer's instructions may involve fraud or misconduct, or violate Applicable Law this Addendum, or other applicable BS&A or Processor policies, as determined by BS&A or Processor in their sole and absolute discretion.

3.5 Cardholder Fee Programs. If Customer elects to impose a fee on Payors with respect to Transactions (including a surcharge for credit cards, a convenience fee, service fee or other similar type of fee) or implement a discount based on the type of payment method used for a Transaction (including cash, check, or ACH) (collectively, "**Payor Fee Program**"), Customer must first seek approval from BS&A. Customer is solely responsible for its compliance with all applicable Network Rules and all present and future federal and state laws and regulations relating to any such Payor Fee Program and any required consumer disclosures related thereto. Although BS&A may, in its discretion, assist Customer with disclosures and practices relating to such Payor Fee Programs, BS&A's provision or approval of any materials or practices shall not be deemed a confirmation that such materials or practices comply with the Network Rules or Applicable Law and shall not in any way relieve Customer from its responsibility to ensure that all program materials and practices comply with the Network Rules and Applicable Law. Customer must provide BS&A with at least at thirty (30) days prior written notice before implementing (or announcing publicly that it intends to implement) any Payor Fee Program that would be considered a surcharge program under the Network Rules.

3.6 Suspension of Payment Processing Services. BS&A may at any time suspend or terminate the provision of the Payment Processing Services in whole or in relation to any Transaction: (a) if there is any breach of the Agreement, or (b) if required to do so by a third party; or (c) upon the occurrence of any event that may give rise, in BS&A's discretion, to a significant increase in its risk profile.

4. Customer Losses

4.1 Chargebacks and Other Losses. Customer is solely responsible for Chargebacks, Fines, assessments, costs, penalties, fees, currency conversion differences and other losses otherwise owed or incurred by Customer pursuant to or in connection with this Addendum and the Processor Agreements, as applicable (collectively, "**Customer Losses**"). Customer Losses include any liabilities of BS&A owed to Processor attributable to Customer's use of the Payment Processing Services. If BS&A determines in its sole discretion that Customer is incurring excessive Client Losses, BS&A may establish controls or conditions governing Customer's use of the Payment Processing Services, including without limitation, by (a) establishing new fees, (b) instructing Processor to require a reserve, (c) instruct Processor to delay payouts, and/or (d) terminating this Addendum and access to the Payment Processing Services. Notwithstanding anything to the contrary herein, for any Transaction that results in a Chargeback, BS&A may direct the withholding of the Chargeback amount and any associated fees. Customer authorizes BS&A to withhold, deduct or debit the amount of any Customer Losses, from Customer's Account or offset from any amounts otherwise due to Customer. Further, if BS&A reasonably believes that a Chargeback is likely with respect to any Transaction, BS&A may instruct Processor to withhold the amount of the potential Chargeback from payments otherwise due to Customer until such time that: (i) a Chargeback is assessed, in which case BS&A will retain the funds; (ii) the period of time under Applicable Law or Network Rules by which the Payor may dispute the Transaction has expired; or (iii) BS&A determines that a Chargeback on the Transaction will not occur, in which case BS&A will instruct the release of the withheld funds to Customer. If BS&A is unable to recover funds related to a Chargeback for which Customer is liable, BS&A may set off or debit Customer's Account for the full amount of the applicable Chargeback, or, if BS&A is unable to do so, Customer shall pay BS&A the amount of such Chargeback and any associated fees, fines

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or penalties immediately upon demand. Customer will pay all costs and expenses, including without limitation attorneys' fees, other legal expenses, and handling fees incurred by or on behalf of BS&A in connection with the collection of all Chargebacks. This section will survive termination of this Addendum. Additional Chargeback terms and requirements are set forth in the Processor Agreements.

4.2 Investigations. BS&A is not obligated to intervene in any dispute arising between Customer and Payors. Notwithstanding anything to the contrary herein, if BS&A or Processor needs to conduct an investigation or resolve any pending dispute related to Customer Losses, Customer will assist BS&A when requested, at Customer's expense, to investigate such Customer Losses. Customer will timely submit all applicable information, documentation, or evidence related to Chargebacks to BS&A or Processor, within the timeframe instructed by BS&A, necessary for BS&A to meet card network timelines for submitting evidence and responding to a Chargeback. Customer authorizes BS&A to share information about a Chargeback with the Payor, the Payor's financial institution and Customer's financial institution in order to investigate or mediate a Chargeback. BS&A will request necessary information from Customer to contest the Chargeback. If a Chargeback dispute is not resolved in Customer's favor by the card network or issuing bank or Customer chooses not to contest the Chargeback, BS&A may recover the Chargeback amount and any associated fees. Customer acknowledges that its failure to assist BS&A or Processor in a timely manner when investigating a Transaction, including providing necessary documentation within the time period specified in BS&A's or Processor's request, may result in an irreversible Chargeback. BS&A or Processor may charge a fee as set forth in the applicable price schedule for mediating or investigating Chargeback disputes, in addition to any other Chargeback fees set forth in this Addendum, the Processor Agreements or the Agreement, if applicable. BS&A and Processor reserve the right to change such fees at any time. If BS&A reasonably suspects that the Customer's access to the BS&A platform or Payment Processing Services has been used for an unauthorized, illegal, or criminal purpose, Customer gives BS&A express authorization to (but understands that BS&A is not obligated to) share information about Customer and any Transactions with law enforcement. Customer will pay all costs and expenses, including without limitation attorneys' fees, other legal expenses, and handling fees incurred by or on behalf of BS&A in connection with the collection of Customer Losses. Customer understands and agrees that additional terms related to Customer Losses may be set forth in the Processor Agreements. This Section will survive termination of this Addendum.

5. Liability

5.1 Indemnification. In addition to the indemnification obligations under the Processor Agreements and the Agreement, Customer will indemnify, defend and hold harmless BS&A and its officers, directors, employees, affiliates, agents and representatives (collectively with BS&A, the "**BS&A Parties**") from and against any and all losses, damages, costs (including legal fees), Fines, claims, assessments, Chargebacks, fees, and other amounts incurred (by Processor or BS&A Parties) that are caused by, arise out of or are in any way related to: (a) Customer's breach of any of its obligations, representations, warranties or covenants in this Addendum; (b) the Processor Agreements (including Customer's breach of its obligations in the Processor Agreements) or Customer's use of the Payment Processing Services, including all activity on Customer's Account(s); (c) Customer's violation or non-compliance with any Applicable Law or Network Rules (including non-compliance of PCI-DSS); (d) all Customer Losses; (e) Customer's implementation of a Payor Fee Program; and (f) Customer's fraud, gross negligence or willful misconduct.

5.2 Limitation of Liability. TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT SHALL BS&A PARTIES BE LIABLE TO CUSTOMER OR ANY OTHER PARTY FOR ANY INDIRECT, INCIDENTAL, SPECIAL, PUNITIVE, OR CONSEQUENTIAL OR EXEMPLARY DAMAGES, WHETHER BASED ON WARRANTY, CONTRACT, TORT (INCLUDING NEGLIGENCE), OR ANY OTHER LEGAL THEORY, AND WHETHER OR NOT BS&A IS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL BS&A'S TOTAL CUMULATIVE LIABILITY ARISING OUT OF OR RELATED TO THIS ADDENDUM EXCEED IN THE AGGREGATE THE TOTAL FEES CUSTOMER PAID TO BS&A UNDER THIS ADDENDUM IN THE SIX (6) MONTHS IMMEDIATELY PRECEDING THE EVENT GIVING RISE TO THE LIABILITY. THE EXISTENCE OF MULTIPLE CLAIMS WILL NOT ENLARGE THIS LIMIT. FOR THE AVOIDANCE OF DOUBT, CUSTOMER AGREES AND ACKNOWLEDGES THAT ANY ASSESSMENT, FINE, PENALTY, FEE, OR OTHERWISE

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IMPOSED BY PROCESSOR, A BANK, A CARD NETWORK OR A GOVERNMENT AGENCY OR REGULATOR WILL BE DEEMED TO BE A DIRECT DAMAGE AND NOT INDIRECT, CONSEQUENTIAL, OR INCIDENTAL.

5.3 Warranty Disclaimer. CUSTOMER AGREES THAT CUSTOMER'S USE OF THE PAYMENT PROCESSING SERVICES WILL BE AT CUSTOMER'S SOLE RISK. TO THE FULLEST EXTENT PERMITTED BY LAW, BS&A PARTIES DISCLAIM ALL WARRANTIES, EXPRESS OR IMPLIED, IN CONNECTION WITH THE PAYMENT PROCESSING SERVICES AND CUSTOMER'S USE THEREOF. CUSTOMER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE ACCURACY OR COMPLETENESS OF THE PAYMENT PROCESSING SERVICES. BS&A DOES NOT WARRANT, ENDORSE, GUARANTEE, OR ASSUME RESPONSIBILITY FOR ANY PRODUCT OR SERVICE ADVERTISED OR OFFERED BY A THIRD PARTY IN CONNECTION WITH THE PAYMENT PROCESSING SERVICES, AND BS&A WILL NOT BE A PARTY TO OR IN ANY WAY BE RESPONSIBLE FOR MONITORING ANY TRANSACTION BETWEEN CUSTOMER AND THIRD-PARTY PROVIDERS (INCLUDING PROCESSOR) OF PRODUCTS OR SERVICES, INCLUDING THE PAYMENT PROCESSING SERVICES.

5.4 Force Majeure. BS&A is not responsible for any delay or failure in performing its obligations under this Addendum, in whole or in part, for any cause or circumstance outside its reasonable control, including, without limitation: fires, floods, storms, earthquakes, civil disturbances, disruption of telecommunications, pandemics, transportation, utilities, services or supplies, governmental action, computer viruses, corruption of data, failures of Processor or other third party provider, DDoS or other computer attacks, incompatible or defective equipment, software, or services, or otherwise.

6. Term and Termination

6.1 Term. This Addendum will be effective on the date that BS&A approves Customer for the Payment Processing Services and will continue for five (5) years unless earlier terminated in accordance with this section. This Addendum will automatically renew for consecutive two (2)-year renewal terms unless either party gives the other party written notice of non-renewal no less than sixty (60) days before the end of the then-current term.

6.2 Termination. This Addendum will automatically terminate upon termination of the Agreement.

6.3 Termination by BS&A. In addition to the termination rights set forth under the Agreement, BS&A will have the right to terminate this Addendum immediately, with or without notice, if: (a) Customer breaches any provision of this Addendum or any Processor Agreements; (b) the Processor Agreements, the Customer's Account or BS&A's agreements with Processor terminate for any reason; (c) Customer or its employees and agents use the Payment Processing Services in a manner inconsistent with the intended purpose; (d) Customer or its employees and agents violate any Applicable Laws or Network Rules; or (e) BS&A is required to terminate this Addendum by Processor, government agency, payment network, or other regulator. BS&A will not be liable to Customer or other third party for termination of the Payment Processing Services for any reason.

6.4 Effect of Termination. The termination of this Addendum will not affect any of BS&A's rights or Customer's obligations arising under this Addendum. After termination of this Addendum and/or Customer's Account, Customer shall continue to be liable for all Chargebacks, refunds, Fines, fees, card network liabilities, credits, adjustments and unresolved disputes resulting from or relating to Transactions processed pursuant to this Addendum. The termination of Customer's access to Payment Processing Services will be effective immediately. Customer authorizes BS&A to notify Processor of any termination of this Addendum; however, Customer is responsible to manually close its Account separately in accordance with Processor's procedures.

7. General

7.1 Precedence. Any inconsistency, conflict, or ambiguity between this Addendum and the Agreement will be resolved by giving precedence and effect to this Addendum, but only to the extent of the inconsistency, conflict, or ambiguity. Other than as expressly amended by this Addendum, all other provisions of the Agreement will remain in full force and effect.

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7.2 Amendments. Except as set forth below in this section, this Addendum may only be amended with the written consent of both parties. BS&A reserves the right to amend this Addendum, including applicable fees and rates, at any time. BS&A will use reasonable efforts to give Customer thirty (30) days' prior notice of any material amendment. If Customer does not agree to the amendment it may terminate this Addendum without penalty within thirty (30) days of receiving notice of the amendment. Failure to terminate this Addendum prior to the effective date of the amendment, or any continued use of the Payment Processing Services following the effective date of the amendment, will constitute Customer's acceptance of and agreement to the amendment. Notwithstanding the foregoing, the termination right set forth herein will not apply to any amendment which, in BS&A's sole and absolute discretion, is required to comply with applicable laws or Network Rules, or to pass through increases in third party costs and fees, including but not limited to fees and assessments charged by Processor, payment networks, or BS&A's vendors and service providers.

7.3 Dispute Resolution. The dispute resolution provisions of the Agreement, including the choice of law and venue will apply to any and all disputes or claims arising under this Addendum.

7.4 Counterparts. This Addendum may be executed simultaneously in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. An electronic signature shall be accepted as an original for all purposes.

7.5 Electronic Signatures. This Addendum may be executed and delivered by electronic means (including click-to-accept) and the parties agree that such electronic execution and delivery will have the same force and effect as delivery of an original document with original signatures, and that each party may use such electronic signatures as evidence of the execution and delivery of this Addendum to the same extent that an original signature could be used.

7.6 Notices. Unless otherwise indicated, all notices required to be made of Customer to BS&A under this Addendum must be delivered in accordance with Section 15.3 (Notices) of the Customer Agreement

7.7 Survival. All portions of this Addendum that would reasonably be believed to survive termination shall survive and remain in full force upon termination, including but not limited to the Limitation of Liabilities, Representation and Warranties, Licensing, Indemnification, and Dispute Resolution sections.

AGREED AND ACCEPTED

BS&A Software, LLC

City of Tecumseh

Name: _____
Title: _____
Date: _____

Name: _____
Title: _____
Date: _____

Signature

Signature

Exhibit 1

Definitions

For purposes of the Addendum, capitalized terms are defined as follows:

1. **"ACH"** means the Automated Clearing House.
2. **"Account"** means an account that Customer sets up with Processor.
3. **"Applicable Law"** means any applicable law, rule, regulation or order.
4. **"Chargeback"** means a Transaction that is successfully charged back at the request of a cardholder or the issuer pursuant to relevant Network Rules, resulting in a cancellation of a Transaction for which Customer has been paid or was due to be paid and an obligation to refund the relevant amount of the transaction to cardholder.
5. **"Fine"** means any fine, assessment, uplifted service fee or other additional payment imposed by the Payment Networks, regulatory or governmental authorities, and/or the financial institution that processes a Transaction.
6. **"Network Rules"** means the rules and regulations of all applicable payment networks, including industry standards such as the Payment Card Industry Data Security Standards ("**PCI-DSS**").
7. **"Payment Method"** means the type of payment to be accepted by Customer from a Payor.
8. **"Processor"** means the applicable payment processor that BS&A designates or modifies from time to time, in its sole discretion. BS&A's Processors as of the "Last Updated" date of this Addendum are identified in the applicable Payment Method Schedule.
9. **"Processor Agreement"** means the Processor's applicable agreement(s) as identified in the applicable Payment Method Schedule, and any other terms and conditions of Processor as each may be updated or modified by Processor from time to time.
10. **"Transaction"** means any transaction involving Customer's goods or services that is processed through the Payment Processing Services pursuant to this Addendum.

Exhibit 2

Tax E-Delivery Consent

Please read this information carefully and print or download a copy for your files.

Consent to Electronic Delivery of Tax-Related Documents

By executing the Addendum or otherwise accepting this Tax E-Delivery Consent (“**Consent**”), you acknowledge that you have read and understand the terms of this Consent, and you affirmatively elect and consent to receive tax-related documents in connection with the Payment Processing Services (“**Tax Documents**”), including but not limited to IRS Form 1099-K, via electronic delivery.

This Tax E-Delivery Consent (“**Consent**”) is effective until withdrawn in the manner described below. You understand you will **NOT** receive hard (paper) copies of Tax Documents unless and until such withdrawal.

This is your copy of the Consent. Please print, download, and save a copy of this Consent for your records.

Electronic Delivery

You agree that BS&A may deliver Tax Documents to you in any of the following ways:

- (a) via email at the email address BS&A has on file for you; and/or
- (b) via an online interface which allows you to view and download the Tax Documents. For example, such interface may be provided through your account or profile on the BS&A services, if applicable. If Tax Documents are provided via the BS&A services or other online interface, BS&A (or its processor or service provider, as applicable) will notify you via email once each Tax Document becomes available.

Additional or Substitute Paper Copies

In addition to obtaining electronic copies, you may also request paper copies of your Tax Documents by contacting BS&A at the contact information provided below. Note that requesting a paper copy of Tax Documents will be considered a one-time request and will not be considered a withdrawal of this Consent. You must formally withdraw this Consent in the manner described below to begin regularly receiving paper copies of Tax Documents on a going-forward basis.

For information that is required by law to be sent to you, including Form 1099-K and other Tax Documents, as applicable, if BS&A receives notice that an email is undeliverable due to an incorrect or inoperable email address, or if BS&A is otherwise unable to deliver your Tax Documents via electronic means, BS&A will attempt to send such information via U.S. Postal Service to the mailing address BS&A has on file for you.

Notification of Change of Tax Information or Email

You must notify BS&A promptly if your email address used to receive Tax Documents, notifications, or other account information changes. You must also notify BS&A promptly of any relevant change in your information as it appears on your Form W-9, including your name, address, or taxpayer identification number. BS&A must have such information exactly as it appears on your Form W-9 in order to properly fill out and issue your Form 1099-K.

By agreeing to this Consent, you agree to notify BS&A promptly of any such change, by contacting BS&A by mail or email at the contact information provided below.

Withdrawal or Termination this Consent

You may withdraw this Consent at any time by providing written notice of withdrawal to BS&A by mail or email at the contact information provided below. In each case, you must state that you are withdrawing consent to paperless delivery of tax-related documents, and you must provide your name and taxpayer identification number exactly as they appear on your IRS Form W-9.

Agenda Item #9.3.

You understand that withdrawal of this Consent is prospective only; withdrawal ensures that future Tax Documents will be delivered to you on paper, but does not apply to any Tax Document that has already been furnished to you electronically. BS&A may take up to 10 business days after receipt of your withdrawal to process your request.

In addition, BS&A reserves the right to terminate this Consent and stop electronic delivery of Tax Documents at any time by giving notice to you. If BS&A does so, BS&A will send future Tax Documents as paper copies, via mail.

System Requirements

To access Tax Documents electronically, you need a computer system or mobile device that, at minimum, has the following features and capabilities:

- internet access;
- browser software (at least 128-bit encryption, JavaScript enabled);
- application that can read and display PDF files;
- sufficient hardware necessary to support the above features, including sufficient storage to download and retains files to keep a copy for your records; and
- printer (if you want to print a hard copy).

By agreeing to this Consent you certify that your computer system or mobile device meets these hardware and software requirements.

Contact BS&A

You may contact BS&A by mail or email to update your Form W-9 information or to withdraw this Consent at:

BS&A Software, LLC
14965 Abbey Ln. Bath, MI 48808-7709
support@bsasoftware.com

Agenda Item #9.3.

Exhibit 3

Payment Processing Services & Fees

Service	Fee
Payment Processing Implementation	\$0
Monthly Account Fee	\$0
Gateway	\$0
PCI DSS	\$0
Tokenization	\$0
Real-Time ACH Validation	\$0
Real-Time Transaction Fraud & Risk Monitoring	\$0
Text – to – Pay	\$0
IVR	\$0

Credit Card – Visa, Mastercard, Discover, American Express – Pass-Through to Payor		
Online, Text, IVR, Counter	Percentage	Per Transaction
Utility Billing	3.25%	\$0.00
Tax	3.25%	\$0.00
Misc.	3.25%	\$0.00

ACH – Pass-Through to Payor	
Transaction Amount	Fee per Transaction
\$0 - \$1,000 +	\$2.50

Agenda Item #9.3.

Item	Price	Quantity	Total
Stripe S710 Terminal and Dock	\$365.00		
Stripe S710 Terminal	\$300.00		
Stripe S710 Dock	\$65.00		
Stripe S710 Hub	\$50.00		
Stripe S710 Case	\$35.00		

Payment Type	Accept Payments Using this Method
Online with BS&A Online	
Text-to-Pay	
IVR Phone Payments	
Counter with Cash Receipting	

Type	Pass Through to Payor	Absorbed by Municipality	Mixed
Credit Card Fees - Online			
Credit Card Fees - IVR			
Credit Card Fees - Counter			
ACH Fees - Online			
ACH Fees - IVR			
ACH Fees - Counter			

Payment Method Schedule to the Integrated Payments Addendum

Card Processing and ACH Services

Last Updated: April 21, 2026

By using Card Processing and/or ACH Services, Customer agrees to the terms of this Payment Method Schedule for Card Processing and ACH Services, which supplement the terms of the Integrated Payments Addendum last entered into between BS&A and Customer. Capitalized terms used but not defined in this Payment Method Schedule have the meanings given in the Addendum. In the event of a conflict between the terms of this Payment Method Schedule and the terms of the Addendum, the conflicting term in this Payment Method Schedule will prevail, but only to the extent of the conflict.

1. Processor and Processor Agreements. As of the “Last Updated” date of the Addendum, BS&A’s Processor for Card Processing and ACH Services is Stripe, Inc. (“**Stripe**”), and Customer’s use of Card and/or ACH Processing Services is subject to Customer entering into the following Processing Agreement(s) with Stripe: the Stripe Connected Account Agreement, the Stripe Services Agreement, the Stripe Privacy Policy, and other terms and conditions of Stripe, as each may be updated or modified by Stripe from time to time (collectively, the “**Stripe Agreements**”). Customer may not use Card Processing or ACH Services unless Customer enters into the Stripe Agreements with Stripe.

2. Card Processing Services Terms. The following apply to Customer’s use of Card Processing and ACH Services:

(a) For Card Processing and ACH Services, the “Account” is Customer’s Stripe Connected Account (as such term is defined in the Stripe Agreements). Customer will not use the Stripe Connected Account for any activity prohibited by Stripe, including but not limited to those activities listed in the section of Stripe Services Agreement titled “Services Restrictions” or those activities listed in the Stripe Restricted Businesses List. Customer shall not use the Card Processing or ACH Services to conduct a Restricted Business or transact with a Restricted Business. Customer may not use the Card Processing or ACH Services in breach of the Connected Account Agreement or for any activity that Applicable Law or the Stripe Agreements prohibit.

(b) In connection with Section 2.1 of the Addendum, for the avoidance of doubt, any fees or payment terms that may be posted on Stripe’s website for Stripe’s direct customers are not applicable.

(c) For purposes of Section 5.1, Customer Losses include all “Merchant Losses” as that term is defined in the Stripe Agreements.

AGREED AND ACCEPTED

BS&A Software, LLC

City of Tecumseh

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Signature

Signature



Agenda Review Form

Regular City Council - July 06, 2026

- Informational
- Action / Follow Up
- Not Approved

Prepared For City Council	Staff Contact Amy Ahrens,
Date Submitted June 30, 2026	Department Building Services

Subject

To Confirm the City Manager's Appointment of Daniel Black to be the next Building Official and Zoning Administrator.

Summary

Starting in May 2026, the City advertised for the Building Official and Zoning Administrator position within the department of Building Services. The position was advertised on the City of Tecumseh website and the Code Officials Conference of Michigan (COCM) website. The candidates were interviewed by City Manager Coker, Kelly Jo Gilmore, Director of Economic Development, Brad Raymond, Interim Building Official and Zoning Administrator, and Sonya Grubb, Development Services Coordinator for Building Services. The result of the interviews led to the nomination of Daniel Black for the Building Official and Zoning Administrator position.

Mr. Black comes to us with a significant amount of experience in Construction and is a licensed Residential Builder and Inspector. Mr. Black holds the position of Building Official and Zoning Administrator for the City of Adrian. Mr. Black worked for the City of Detroit as a Commercial Property Maintenance Building Inspector and obtained his Act 407 Building Official and Plan Reviewer License. In addition to his license, he is certified as a Internachi Home Inspector and holds a Michigan Realtor License.

Therefore, based on Mr. Daniel Black's resume, the interviews and positive references, I am pleased to request City Council's confirmation of my appointment of Mr. Daniel Black to be the next Building Official and Zoning Administrator.

Financial Impact

The proposed starting salary of \$80,000 per year, which is within the current budget.

Budgeted

Yes

Recommendation

To confirm the City Manager's appointment of Mr. Daniel Black to be the next Building Official and Zoning Administrator contingent upon a successful background check.

Agenda Item #9.4.

Attachments

[Daniel Black resume_Redacted](#)

Tonya Miller, City Clerk

Approved - 30 Jun 2026

Tonya Miller, City Clerk

Approved - 30 Jun 2026

DANIEL BLACK

June 3, 2026

Mr. Brett Coker
City Manager
City of Tecumseh
309 E. Chicago Blvd
Tecumseh, Mi 49286

Dear Mr. Coker,

My name is Dan Black. I am a husband and father of two and have been a resident of Lenawee County for nearly 28 years. For the majority of my adult life, I have been involved in two things, construction and church ministry where I have enjoyed serving people in various capacities. Throughout my years in construction, I have become well versed in most anything as it relates to residential building maintenance and construction. I am comfortable with framing, leading crews, concrete work, roofing, plumbing and electrical, HVAC, as well as cabinets, tile work, finish trim and have my Residential Builders License. I enjoy the construction work but for some time I had been contemplating a move to something different like being a building inspector. In November of 2021, I applied for and was hired as a building inspector for the City of Detroit and have obtained my Act 407 Building Official and Plan Reviewer License. As a Commercial Property Maintenance Building Inspector for the City of Detroit the learning curve was incredible. I enjoyed the years working there however an opportunity opened up to become Building Official and Zoning Administrator for the City of Adrian. In June of 2025 I made the leap to Adrian; a community I know and love where I currently serve.

I am writing this in hopes of being interviewed and considered for the position of Building Official and Zoning Administrator that you have posted. I have included my years of experience in my resume. Any gap years were spent in ministry. I look forward to hearing from you.

Sincerely,

DANIEL BLACK

DANIEL BLACK

Skills Summary

Licensed Building Official and Plan Reviewer with the City of Detroit

Licensed Residential Builder with experience in many different facets of construction.

Internachi Certified Home Inspector

Education

Degree / Date of Graduation

Graduated High-school in 1993 from Muskegon Reeths-Puffer High School

Attended Indiana Wesleyan University 1993-1995

Michigan Residential Builders License 2005-current

Michigan Realtor License 2010 (in holding)

Internachi Certified Home Inspector

Michigan Building Official and Plan Reviewer License 2022-current

Experience

Rob Henderson Roofing

Roofer 1989-1993

Tearing off old shingled roofs, replacing roof sheeting, laying shingles, clean-up etc.

Toby with Integrity Residential Construction

Carpenter 1996-1999

Room additions and remodeling of homes throughout Grant County Indiana. Bathrooms, kitchens, finishing basements were our specialties.

Carpet One of Lenawee County

Hard surface flooring installer 2004-2007

Agenda Item #9.4.

[REDACTED]

Installed hardwood, laminate, and tile floors throughout Lenawee County, Michigan. Also obtained my residential builders licensed during this time.

Dan Black Construction

Owner 2015-2021

Residential remodeling contractor specializing in kitchens and baths. I have also done whole house remodels and additions, new construction and pole barns throughout Lenawee and surrounding counties.

Spot On Inspections LLC

Owner 2022-Current

Performing real-estate home inspections throughout Lenawee and surrounding counties.

City of Detroit

Building Inspector December 2021-2025

Commercial Property Maintenance Building Inspector. Inspecting commercial properties throughout the City of Detroit.

City of Adrian

Building Official and Zoning Administrator 2025- current

Reviewing construction documents and site plans. Issuing permits, performing inspections, enforcing and interpreting code, supervising staff, creating agendas and attending City and Planning Commission Meetings.

References:

Paul Trinka (Former Fire Chief, City of Adrian)

[REDACTED]
[REDACTED]
[REDACTED]

Robert Watson (Building Official, City of Wayne)

Former Supervisor with City of Detroit

[REDACTED]

Agenda Item #9.4.

[Redacted]

Lisa Hewitt-Cruz (Community Development Director, Lenawee County)

[Redacted]

[Redacted]

[Redacted]

[Redacted]



Agenda Review Form

Regular City Council - July 06, 2026

- Informational
- Action / Follow Up
- Not Approved

Prepared For City Council	Staff Contact Tonya Miller, City Clerk
Date Submitted June 10, 2026	Department Clerk

Subject
First Reading of Ordinance #O-02-26 - An Ordinance to Amend Chapter 86, Article III, Section 75

Summary
Chapter 86 Vegetation, Article III - Trees, Section 75 - Location of Planting and Height of Branches, Subparagraph (b) directly conflicts with the recently revised and adopted (2025) Zoning Ordinance (Chapter 98) of the City's codified ordinances. City staff is requesting City Council adopt a change in content under Chapter 86 Section 75 to read as stated in the updated Zoning Ordinance .

Financial Impact
None

Budgeted
No

Policy Implications
Alleviate conflicting requirements between chapters in the City's codified ordinances.

Recommendation
To approve the first reading of Ordinance #O-02-26 to amend Chapter 98 - Article III - Section 75 Subparagraph (b) and to schedule a second reading and possible adoption for the July 20, 2026 Regular City Council meeting.

Attachments
[Ordinance O-02-26 - Chapter 86 Section 75 - Vegetation - Location of Planting - Pdf](#)

Tonya Miller, City Clerk

Approved - 30 Jun 2026



City of Tecumseh
CITY COUNCIL

Ordinance O-02-26

**AN ORDINANCE amending...Chapter 86 Vegetation. Article III - Trees.
Section 86-75. - Location of Planting and Height of Branches**

**AMENDMENT OF ... Chapter 86 Vegetation. Article III - Trees. Section
86-75. - Location of Planting and Height of Branches**

THE CITY OF TECUMSEH HEREBY ORDAINS:

SECTION 1. Amendment of Chapter 86 Vegetation, Article III - Trees - Section 86-75 to read as:

(b) Any tree located on private property so near to a street or right-of-way, park or public place as to overhang, obstruct the view, interfere with light from any street lamp or interfere with the use of the street or right-of-way, park or public place so that in the opinion of the city manager or his designee it endangers the life, health, safety or property of the public is declared a public nuisance; and in such case the city manager or his designee shall notify the owner or occupant of the property on which the tree or plant is located in writing of the existence of such nuisance with instructions for its removal or correction within such time as the city manager or his designee shall deem reasonable; and if such owner or occupant fails to comply with such notice, the city manager shall cause such nuisance to be removed or corrected, and the expense of such removal or correction shall be collected in the manner set forth in [section 86-84](#). All trees and plants located on the triangle formed by two property lines at the intersection of two streets, and extending for a distance of 25 feet each way from the intersection of the rights-of-way lines on any corner lot within the city, shall not be permitted to grow ~~to~~**above a height of more than three feet above the surface of the roadway two (2) feet from the established sidewalk grades**, in order that the view of the driver of a vehicle approaching a street intersection shall not be obstructed. Trees may be planted and maintained in this area provided that all branches are trimmed to maintain a clear vision for a vertical height of eight feet above the roadway surface.

SECTION 2. Saving Provision. All provisions of Chapter 86, Section 75 of the municipal code of the City of Tecumseh not amended by this ordinance shall continue in full force and effect.

SECTION 3. Severability. If any section, subsection, subparagraph, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 4. Repeal. All ordinances or parts of ordinances in conflict with this Ordinance are repealed.

Agenda Item #9.5.

SECTION 5. Effective Date. This ordinance shall become effective ten (10) days after publication.

CERTIFICATE OF CITY CLERK

This is to certify that this resolution was duly adopted at the meeting of the City Council on

I hereby certify that the foregoing constitutes a true and complete copy of an Ordinance Amendment duly adopted by the City Council of the City of Tecumseh, at a meeting held on the

Motion for adoption by:

Supported by:

I further certify that the following City Council Members voted as follows for the adoption of the Ordinance Amendment:

AYES

NAYS

ABSENT

CERTIFICATE OF POSTING AND PUBLICATION

I, Tonya A. Miller, the City Clerk of the City of Tecumseh do hereby certify that on _____, 2026, the foregoing Ordinance Amendment was posted in the office of the Clerk and on the City of Tecumseh's website. In addition, the Notice of Adoption was published in the Tecumseh Herald on _____.



Agenda Review Form

Regular City Council - July 06, 2026

- Informational
- Action / Follow Up
- Not Approved

Prepared For City Council	Staff Contact Sonya Grubb, Development Services Coordinator
Date Submitted June 3, 2026	Department Building Services

Subject

First Reading of Ordinance #O-03-26- Apartment Square Footages

Summary

Seeking text amendment for Sections 98-72 and 98-74, Chapter 98 Zoning, to create a more concise scale for apartment square footage in the RA-2 district. Current minimum square footage is too large.

The attached ordinance contains a red-line version showing the proposed text.

Budgeted

No

Recommendation

To approve the first reading of Ordinance #O-03-26, specifically Chapter 98 Zoning, Section 98-72 and 98-74 with recommended verbiage from McKenna letter dated February 3, 2026.

Attachments

- [apt sq footage review letter 2.3.26](#)
- [Ordinance O-03-26 - Amend Sections 98-72 and 98-74 RE Apartment Sq Footage - Pdf](#)

Tonya Miller, City Clerk
Tonya Miller, City Clerk

Approved - 30 Jun 2026
Approved - 30 Jun 2026



MCKENNA

Memorandum

TO: Sonya Grubb, Ed Engle, Brad Raymond
FROM: Lauren Sayre
SUBJECT: Revisions to Zoning Ordinance - Section 98-72 & 98-74, Minimum Floor Area for Apartments
DATE: February 3, 2026

BACKGROUND

In the RA-2 district, apartments (multi-unit dwellings) are permitted by special land use. However, the RA-2 district specifies that the minimum floor area per unit is 800 square feet. While this works reasonably for duplexes (permitted by right), triplexes (permitted by special land use), and quadplexes (permitted by special land use), this is not realistic for apartments. We are proposing to attach and exception to the floor area minimum for apartments in the RA-2 district and refer to the standards in the RM-1 for apartments.

PROPOSED CHANGES

Sec. 98-72. - Schedule of regulations summary table

We propose adding a footnote the schedule of regulations summary table to point to the dimensional requirements of the RM-1 district for apartments. We also noted that the footnote that excepted Accessory Dwelling Units/Carriage Houses was missing from this table in the RA-1 district, so this was added below.

Use District	Minimum Lot		Min. Floor Area (Sq. Ft.)	Maximum Height (Minimum /Maximum)		Setbacks (Minimum/Maximum) (Feet)				Other Regulations
	Area (Sq. Ft.)	Width (Feet)		Stories	(Feet)	Front	Side (One)	Side (Both)	Rear	
RA-1	9,600	80	1,000 ^L	NA/2	NA/30	30/NA ^A	8/NA ^B	18/NA ^B	30/NA	Sec. 98-73
RA-2	6,000	60	800 ^{L M}	NA/2	NA/30	30/NA ^{A M}	5/NA ^{B M}	10/NA ^{B M}	25/NA ^M	Sec. 98-74

L. Minimum floor area is not applicable to carriage houses/accessory dwelling units.

M. Minimum perimeter setbacks, minimum separation between multi-unit residential buildings, and minimum floor area for apartments is subject to the standards for the RM-1 district (Sec. 98-75).

HEADQUARTERS
 235 East Main Street
 Suite 105
 Northville, Michigan 48167

☎ 248.596.0920
 ☎ 248.596.0930
 MCKA.COM

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Sec. 98-74. - RA-2—One-family residential district.

We propose paralleling the additions to the schedule of regulations summary in the RA-2 residential district zoning district summary.

Dimensional Standards		
Lot Minimum	Area	9,600 sq. ft.
	Width	80 ft.
Minimum Floor Area per Unit		1,000 sq. ft. ^{BE}
Minimum Front Yard Setback		30 ft. ^{CE}
Minimum Side Yard Setback	One Side	8 ft. ^{DE}
	Both Sides	18 ft. ^{DE}
Minimum Rear Yard Setback		30 ft. ^E
Maximum Building Height		30 ft./2 stories
Footnotes		
<p>A. Duplexes/two-family dwelling units are permitted by right in the RA-1 and RA-2 district only when constructed in compliance with the Michigan Municipal League's pattern book homes.</p> <p>B. Minimum floor area is not applicable to carriage houses/accessory dwelling units.</p> <p>C. Established building line: In the event there is an established building line along a street, the front yard setback shall be the established building line provided that in no case may the front yard setback be reduced to less than twenty (20) feet.</p> <p>D. Side street yard. The side yard abutting on a street shall not be less than eight (8) feet when there is a common rear yard. In the case of a rear yard abutting a side yard of an adjacent lot, the minimum side street yard setback shall be thirty (30) feet.</p> <p>E. Minimum perimeter setbacks, minimum separation between multi-unit residential buildings, and minimum floor area for apartments is subject to the standards for the RM-1 district (Sec. 98-75).</p>		



City of Tecumseh
CITY COUNCIL

Ordinance O-03-26

AN ORDINANCE amending...

Section 98-72, Schedule of regulations summary table and Section 98-74, RA-2—One-family residential district, of the City of Tecumseh municipal code.

AMENDMENT OF ... Sections 98-72 and 98-74 - Regulation Summary Table and RA-2

THE CITY OF TECUMSEH ORDAINS

Section 1. Amendment to Section 98-72 of the City of Tecumseh. Section 98-70 of the municipal code of the City of Tecumseh is amended by the following:

The minimum floor area for the RA-1 and RA-2 district shall include footnote "L", which states "Minimum floor area is not applicable to carriage houses/accessory dwelling units."

And

The minimum floor area, and setbacks (front, side (one), side (both), and rear) for the RA-2 district shall include footnote "M", which states "Minimum perimeter setbacks, minimum separation between multi-unit residential buildings, and minimum floor area for apartments is subject to the standards for the RM-1 district (Sec. 98-75)."

Section 2. Amendment to Section 78-603 of the City of Tecumseh. Section 98-74 of the municipal code of the City of Tecumseh is amended in its entirety as follows:

The minimum floor area per unit, minimum front yard setback, minimum side yard setback (one side), minimum side yard setback (both sides), and rear yard setback shall include footnote "E" which states "Minimum perimeter setbacks, minimum separation between multi-unit residential buildings, and minimum floor area for apartments is subject to the standards for the RM-1 district (Sec. 98-75)."

Section 3. Saving Provision. All provisions of the municipal code of the City of Tecumseh not amended by this ordinance shall continue in full force and effect.

Agenda Item #9.6.

Section 4. Severability. If any section, subsection, subparagraph, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 5. Repeal. All ordinances or parts of ordinances in conflict with this Ordinance are repealed.

Section 6. Effective Date. This ordinance shall become effective ten (10) days after publication.

CERTIFICATE OF CITY CLERK

This is to certify that this resolution was duly adopted at the meeting of the City Council on

I hereby certify that the foregoing constitutes a true and complete copy of an Ordinance Amendment duly adopted by the City Council of the City of Tecumseh, at a meeting held on the

Motion for adoption by:

Supported by:

I further certify that the following City Council Members voted as follows for the adoption of the Ordinance Amendment:

AYES

NAYS

ABSENT

CERTIFICATE OF POSTING AND PUBLICATION

Agenda Item #9.6.

I, Tonya A. Miller, the City Clerk of the City of Tecumseh do hereby certify that on _____, 2026, the foregoing Ordinance Amendment was posted in the office of the Clerk and on the City of Tecumseh's website. In addition, the Notice of Adoption was published in the *Tecumseh Herald* on _____.



Agenda Review Form

Regular City Council - July 06, 2026

- Informational
- Action / Follow Up
- Not Approved

Prepared For City Council	Staff Contact Sonya Grubb, Development Services Coordinator
Date Submitted June 3, 2026	Department Building Services

Subject

First Reading of Ordinance #O-04-26- Adult Regulated Businesses

Summary

Seeking text amendment for Sections 98-70, 98-80, 98-81 and 98-82, Chapter 98 Zoning, to create conformity when addressing Adult Regulated Business (currently referred to as Adult Regulated Uses and Adult Regulated Businesses). And to change the use from Permitted Use to a Special Land Use.

The attached ordinance contains a red-line version showing the proposed text.

Budgeted

No

Recommendation

To approve the first reading of Ordinance #O-04-26, specifically Chapter 98 Zoning, Section 98-70, 98-80, 98-81 and 98-82 with recommended verbiage from the McKenna review letter dated February3, 2026.

Attachments

- [Tecumseh Adult Uses ZO Text Amendment Memo 2-3-26](#)
- [Ordinance O-04-26 - Zoning Amendment - Adult Regulated Businesses - Pdf](#)

Tonya Miller, City Clerk
Tonya Miller, City Clerk

Approved - 30 Jun 2026
Approved - 30 Jun 2026



MCKENNA

Memorandum

TO: Sonya Grubb, Ed Engle, Brad Raymond
FROM: Lauren Sayre
SUBJECT: Revisions to Zoning Ordinance - Section 98-70, 98-80, 98-81, 98-82, Adult Regulated Businesses
DATE: February 3, 2026

BACKGROUND

In general, the proposed amendments are intended to provide consistency and clarity with respect to Adult Regulated Businesses.

Permitted Uses. The proposed revisions to Sec. 98-70 (Commercial, office and retail uses) and subsequent Zoning District Summaries in Section 98-80 (I-C—Industrial-commercial district) and Section 98-81 (I-1—Industrial district) to change Adult Regulated Businesses so they are not permitted by right in these districts in the permitted use table and district summaries, but some of them are special land use as indicated in Sec. 98-82(e).

Currently Adult Regulated Businesses include the following:

- (1) *Adult bookstore or video store*
- (2) *Adult cabaret means an establishment*
- (3) *Adult motion picture theater*
- (4) *Adult novelty business*

We believe that this was an oversight during the Zoning Ordinance update that was adopted in August 2025, so this minor text amendment is intended to rectify this oversight. Communities often choose not to permit Adult Regulated Businesses by right (principal permitted use) because doing so removes local discretion over uses that are politically sensitive and widely perceived as having potential land-use compatibility and secondary-effect concerns. Permitted-by-right approval limits a community's ability to evaluate site-specific context, impose tailored operational conditions, or respond to public concerns through a public review process. We are proposing to change the "principal permitted use" designation to "special land use approval needed."

Use Standard. We also noted some discrepancies in the Use Standards for Adult Regulated Businesses. Section 98-82(e) refers to City Council approving adult motion picture theater, adult bookstore or video store, or adult cabaret uses by special land use. This does not include adult novelty businesses and is not consistent with Planning Commission being the final authority on special land use approvals.

To clarify where these uses are permitted, we propose removing this provision in the use standards and making all adult businesses require special land use approval, and noting it in the permitted use tables and the district summaries for consistency and quick reference.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
MCKA.COM

Communities for real life.



PROPOSED CHANGES

Sec. 98-70. - Commercial, office and retail uses

The proposed changes are shown below and include changing the principal permitted use designation to special land use. We also propose to change the name to “adult regulated business” to ensure consistency with the use standard naming in Sec. 98-82.

Key:	■ Principal Permitted Use	□ Special Land Use	Blank = Not Permitted
------	---------------------------	--------------------	-----------------------

USE	DISTRICT	DESIGN STANDARD												
		RA-1	RA-2	RM-1	RM-2	MH	B-1	B-3	D-1	D-2	D-3	I-C	I-1	
COMMERCIAL, OFFICE and RETAIL	Adult Regulated Businesses											■	■	Sec. 98-82

Sec. 98-80. - I-C—Industrial-commercial district & Sec. 98-81. - I-1—Industrial district

Consistent with the change above, we propose renaming “Adult Regulated Uses” to “Adult Regulated Business” and moving the use from the Permitted Uses column into the Special Land Uses column for both of these districts (I-C & I-1).

Sec. 98-82

We propose removing Section 98-82(d) and Section 98-82(e) as they are repetitive or inaccurate to current procedures and will be enforced by the above changes to require special land use approval for Adult Regulated Businesses.

~~(d) Zoning districts. An adult motion picture theater, adult bookstore or video store, or adult cabaret shall be located only within an I-1 or I-C district.~~

~~(e) Special use approval required. An adult motion picture theater, adult bookstore or video store, or adult cabaret shall be permitted only by special land use approval granted by the City council after review and recommendation of the planning commission, and after public hearing pursuant to the discretionary decisions in Article II, Division 4 of this chapter pertaining to special and conditional land uses. The special land use shall be approved only if the following criteria are satisfied:~~

- ~~(1) There has been compliance with all provisions of this section and all other sections of this Ordinance and the City Code of Ordinances.~~
- ~~(2) The establishment of an adult motion picture theater, adult bookstore or video store, or adult cabaret will not have a deleterious effect on the surrounding area or the City in general.~~
- ~~(3) There is compliance with the standards included in Article II, Division 4 of this chapter.~~





City of Tecumseh
CITY COUNCIL

Ordinance O-04-26

AN ORDINANCE amending...

An ordinance to amend Section 98-70, Commercial, office and retail uses, Section 98-80, I-C—Industrial-commercial district, Section 98-81, I-1—Industrial district, and Section 98-82, Adult regulated businesses, of the City of Tecumseh municipal code.

AMENDMENT OF ... Amendment to Section 98-70, Section 98-80, Section 98-81, and Section 98-82 - Adult Regulated Business

THE CITY OF TECUMSEH ORDAINS

Section 1. Amendment to Section 98-70 of the City of Tecumseh. Section 98-70 of the municipal code of the City of Tecumseh is amended by the following:

Change “Adult Regulated Uses” to “Adult Regulated Businesses.”

AND

Change the Adult Regulated Businesses from “Principal Permitted Use” to “Special Land Use” in the I-C and I-1 Zoning Districts.

Section 2. Amendment to Section 98-80 of the City of Tecumseh. Section 98-80 of the municipal code of the City of Tecumseh is amended in its entirety as follows:

Change “Adult Regulated Uses” to “Adult Regulated Businesses.”

AND

Change the Adult Regulated Businesses from “Principal Permitted Use” to “Special Land Use” in the I-C Zoning District.

Section 3. Amendment to Section 98-81 of the City of Tecumseh. Section 98-81 of the municipal code of the City of Tecumseh is amended in its entirety as follows:

Change “Adult Regulated Uses” to “Adult Regulated Businesses.”

AND

Agenda Item #9.7.

Change the Adult Regulated Businesses from “Principal Permitted Use” to “Special Land Use” in the I-1 Zoning District.

Section 4. Amendment to Section 98-82 of the City of Tecumseh. Section 98-82 of the municipal code of the City of Tecumseh is amended in its entirety as follows:

Removal of subsection (d) and subsection (e).

Section 5. Saving Provision. All provisions of the municipal code of the City of Tecumseh not amended by this ordinance shall continue in full force and effect.

Section 6. Severability. If any section, subsection, subparagraph, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 7. Repeal. All ordinances or parts of ordinances in conflict with this Ordinance are repealed.

Section 8. Effective Date. This ordinance shall become effective ten (10) days after publication.

CERTIFICATE OF CITY CLERK

This is to certify that this resolution was duly adopted at the meeting of the City Council on

I hereby certify that the foregoing constitutes a true and complete copy of an Ordinance Amendment duly adopted by the City Council of the City of Tecumseh, at a meeting held on the

Motion for adoption by:

Supported by:

I further certify that the following City Council Members voted as follows for the adoption of the Ordinance Amendment:

Agenda Item #9.7.

AYES

NAYS

ABSENT

CERTIFICATE OF POSTING AND PUBLICATION

I, Tonya A. Miller, the City Clerk of the City of Tecumseh do hereby certify that on _____, 2026, the foregoing Ordinance Amendment was posted in the office of the Clerk and on the City of Tecumseh's website. In addition, the Notice of Adoption was published in the *Tecumseh Herald* on _____.



Agenda Review Form

Regular City Council - July 06, 2026

- Informational
- Action / Follow Up
- Not Approved

Prepared For City Council	Staff Contact Sonya Grubb, Development Services Coordinator
Date Submitted June 11, 2026	Department Building Services

Subject
First Reading of Ordinance #O-05-26 - An Ordinance to Amend Chapter 98, Article III, Section 190 - Accessory Dwelling Units

Summary
Chapter 98 Section 190
Seeking text amendment for Section 190, Chapter 98 Zoning, to create a distinct detail for attached and detached accessory dwelling units.

Financial Impact
None

Budgeted
No

Policy Implications
Alleviate distinction and requirements for Accessory Dwelling Units

Recommendation
To approve the first reading of Ordinance #O-0-26, specifically Chapter 98 Zoning, Section 190 - Accessory Dwelling Units.

Attachments
[McKenna - ADU Memo June 1 2026](#)
[Ordinance O-05-26 - Zoning Amendment - Accessory Dwelling Units - Pdf](#)

Tonya Miller, City Clerk
Tonya Miller, City Clerk

Approved - 30 Jun 2026
Approved - 30 Jun 2026

Agenda Item #9.8.



MCKENNA

Memorandum

TO: Sonya Grubb, Brad Raymond
FROM: Lauren Sayre
 Emily Huhman
SUBJECT: Background Information for Discussion on Accessory Dwelling Units
DATE: June 1, 2026

The purpose of this memorandum is to provide information on accessory dwelling units (ADUs) and potential benefits and drawbacks to permitting them in your zoning ordinance. It also offers information on regulatory frameworks in place in other communities throughout the State that may help address potential drawbacks for allowing ADUs. These regulatory considerations frame the draft zoning ordinance text amendment language provided in the separate memorandum for your consideration.

WHAT ARE ACCESSORY DWELLING UNITS?

ADUs are smaller, secondary dwelling units that can be attached to or detached from the principal home. Attached and detached ADUs can take several forms, as shown the graphic and photo examples below:



ADUs can take several forms - both attached and detached.



Example of an attached ADU.



Example of a detached ADU.

HEADQUARTERS
 235 East Main Street
 Suite 105
 Northville, Michigan 48167

☎ 248.596.0920
 ☎ 248.596.0930
 MCKA.COM

Communities for real life.



Often referred to as “granny flats” or “mother-in-law suites”, these types of housing units have grown in popularity as an option for aging relatives who would like to live close to family, young adults staying with their parents, and other multi-generational living arrangements. Some homeowners have also rented an ADU on their property to add extra income, improving the affordability of their own housing.

DETACHED ADU CONSIDERATIONS

Category	PROs: Why a city may allow them	CONs: Why a city may restrict them
Housing Supply	Adds gentle density without large-scale redevelopment; helps address housing shortages	Incremental growth can strain housing planning if not tracked or capped
Affordability	Creates smaller, more affordable housing options; supports workforce housing	May still rent at market rates, limiting true affordability benefits
Neighborhood Character	Maintains single-family appearance more than duplexes or apartments	Can alter low-density character if widely adopted (more buildings per lot)
Property Tax Revenue	Increases taxable value of properties without major infrastructure investment	Requires administrative oversight (permitting, inspections)
Infrastructure Demand	Less intensive than large developments; uses existing roads/utilities	Cumulative impacts (parking, sewer, water) can strain systems over time
Flexibility for Residents	Supports aging in place, multigenerational living, and local workforce housing	Harder to regulate long-term vs short-term rentals if not addressed in code (if that sort of regulation is desired)
Economic Development	Supports small-scale investment by homeowners; local construction activity	Limited direct economic impact compared to larger developments
Land Use Efficiency	Makes better use of underutilized residential lots	Reduces open space/backyard area, potentially impacting stormwater or green space goals
Public Perception	Often more acceptable than apartments (“hidden density”)	Potential neighborhood opposition/privacy concerns

BUILDING MATERIALS

While we believe that the current draft provisions, which require an ADU to match the principal residence in appearance, would address any concerns over visual inconsistencies. Additional material specifications could include any of the following:

- Only allowing neutral tones (whites, grey, beige, etc) or earth tones (red, brown, tan, etc)
- Only allowing materials such as vinyl siding, wood, fiber cement, brick, stone.

PROPOSED CHANGES

We propose replacing the existing Section 98-191 and Section 98-192 with the following. Please note that blue text indicates added language. Red text indicates removed language.



Sec. 98-191. - Attached accessory structures.

(a). Accessory Structures (Non-Dwelling).

(1) *Lot coverage and setback.* Where the accessory structure is attached to a main building, it shall be considered a part of the main building and shall be subject to the area, lot coverage and setback regulations of this Ordinance applicable to main buildings.

(2) *Determination of attachment.* For the purpose of determining lot coverage and setback, an accessory structure located within ten feet of a main building shall be considered "attached."

(3) *Height.* The maximum height for attached accessory structures shall be the maximum height permitted in the zoning district or the height of the principal structure, whichever is less.

(a) Accessory Dwelling Units (ADUs). The following table provides the requirements for attached accessory dwelling units (ADUs).

Standard	Requirement
<i>ADUs Permitted.</i>	<ul style="list-style-type: none"> Attached Accessory Dwelling Units shall only apply within the RA-1, RA-2 zoning districts. One (1) Accessory Dwelling Unit is permitted per parcel
<i>Ownership and occupancy.</i>	Ownership of the ADU shall remain with the owner of the property. In no case may the owner of the property divide ownership rights between the principal and accessory dwelling units through a land division, condominium, or other means.
<i>Location and setbacks.</i>	Attached ADUs must meet the lot dimensions and setbacks of the corresponding zoning district for the principal structure.
<i>Height.</i>	ADUs attached to the principal structure shall comply with the height standards for the zoning district.
<i>Minimum Floor Area</i>	All ADUs must conform to Michigan Building Code requirements for minimum floor area for dwelling units.
<i>Maximum Floor Area</i>	<ul style="list-style-type: none"> Attached ADUs shall not exceed 50% of the gross floor area of the principal structure. In no cases shall attached ADUs exceed 800 square feet in size. Space dedicated primarily to storage, or the parking of vehicles, within the same building as an ADU, shall not count towards the maximum dwelling unit size of an ADU.
<i>Entry and Design.</i>	<ul style="list-style-type: none"> The primary entry, and any associated external staircases, for an attached unit shall be placed at the side or rear of the principal structure. An attached ADU shall be designed to maintain the appearance of the principal structure. ADUs shall be designed of high-quality, natural materials. Metal siding shall not be permitted as a primary building material.
<i>Utilities.</i>	An ADU shall be connected to an approved water and sewer system. However, utilities for the ADU shall not be metered separately from the principal structure.
<i>Parking.</i>	Additional off-street parking is not required for ADUs.
<i>Requirements for Occupancy.</i>	The following shall be required prior to occupancy of an ADU: <ul style="list-style-type: none"> Building Permit Certificate of Occupancy



Sec. 98-192. - Detached accessory structures.

(a). Accessory Structures (Non-Dwelling)

(1). *Location and setbacks.* A structure accessory to any building shall only be erected in a side or rear yard.

a. *Side yard structures.* If the accessory building or structure is erected in a side yard, it must conform to the all yard regulations of this chapter applicable to main buildings.

b. *Rear yard structures.* A detached structure accessory to a residential building located in the rear yard shall not be located closer than ten (10) feet to any principal building nor shall it be located closer than six (6) feet to any side or rear yard. However, if the detached building accessory to a residential building is two hundred (200) square feet or less it may be located one foot from any lot line. In those instances where the rear lot line is conterminous with an alley right-of-way, the accessory building shall be no closer than one (1) foot to such rear lot line.

(2). *Accessory structure lot coverage in residential districts.*

a. The combined lot coverage of all detached structures shall not exceed **fifty percent (50%)** of a rear yard area or the ground floor living area of the principal building, whichever is less.

b. Each property may have one shed not to exceed eighty (80) square feet that is exempt from the accessory structure lot coverage calculations.

c. On a corner lot, all of the land to the rear of the house, including the side yard abutting the street, may be used in the computation of percent of lot coverage for accessory structures.

d. In no case shall an accessory structure be located in the front yard.

(3) *Height.* In residential districts buildings may be constructed to equal the permitted maximum height of structures in such districts, subject to board of appeals review and approval, when such structures exceed two (2) stories in height. In nonresidential districts, buildings or structures accessory to residences shall not exceed the height limits for accessory buildings or structures required in residential districts.

a. **Accessory structures in residential districts.** No detached building or structure accessory to a residential dwelling unit or group of dwelling units may exceed one story or fourteen (14) feet in height provided that a detached accessory building may be constructed not to exceed one and one-half (1½) stories or sixteen (16) feet in height on those properties occupied with two-story dwellings and where fifty percent (50%) of all properties within two hundred (200) feet of such property are occupied with two-story dwellings. In those instances, where an accessory building or structure exceeds fourteen (14) feet in height, side and rear setbacks shall be increased one (1) foot for each two (2) feet or height in excess or fourteen (14) feet of height. **This subsection does not apply to accessory dwelling units (ADUs).**

(b). Accessory Dwelling Units (ADUs). The following table provides the requirements for detached accessory dwelling units (ADUs).



Standard	Requirement
<i>ADUs Permitted.</i>	<ul style="list-style-type: none"> • Detached ADUs shall only apply within the RA-1, RA-2, D-2, and D-3 zoning districts. • One (1) ADU is permitted per parcel. • Mobile homes, recreational vehicles, and travel trailers shall not be used as ADUs.
<i>Ownership and occupancy.</i>	Ownership of the ADU shall remain with the owner of the property. In no case may the owner of the property divide ownership rights between the principal and accessory dwelling units through a land division, condominium, or other means.
<i>Location and setbacks.</i>	<ul style="list-style-type: none"> • ADUs shall not be located in the front yard of any parcel. • ADUs shall be located no closer than ten (10) feet from the property line in side and rear yards.
<i>Height, RA-1, RA-2.</i>	<ul style="list-style-type: none"> • A single-story accessory structure featuring an ADU shall not exceed a height of sixteen (16) feet. • An accessory structure featuring an ADU on the second floor shall not exceed a height of twenty-four (24) feet from grade. • In no case shall the height of a detached ADU exceed the height of the principal structure.
<i>Height, D-2, D-3.</i>	<ul style="list-style-type: none"> • An accessory structure featuring an ADU on the second floor shall not exceed a height of twenty-four (24) feet . • In no case shall the height of a detached ADU exceed the height of the principal building.
<i>Minimum Floor Area</i>	All ADUs must conform to Michigan Building Code requirements for minimum floor area for dwelling units.
<i>Maximum Floor Area</i>	<ul style="list-style-type: none"> • Detached ADUs shall not exceed 50% of the gross floor area of the principal structure. • In no cases shall attached ADUs exceed 800 square feet in size. • Space dedicated primarily to storage, or the parking of vehicles, within the same building as an ADU, shall not count towards the maximum dwelling unit size of an ADU.
<i>Entry and Design.</i>	<ul style="list-style-type: none"> • The primary entry for a detached ADU shall be oriented towards the front or interior of the lot. This standard does not apply to side street lot lines or rear lot lines with alley access. • No rooftop or second-story decks are permitted on a detached ADU unless oriented towards the interior of the lot and designed to limit visibility from properties sharing a common side or rear lot line. This standard does not apply to side street lot lines or rear lot lines with alley access. • Detached ADUs in all Zoning Districts shall be designed to maintain the appearance of the principal structure. • Detached ADU in D-2 and D-3 Downtown Districts must comply with design standards and requirements of Section 98-166. • ADUs shall be designed of high-quality, natural materials. Metal siding shall not be permitted as a primary building material.
<i>Utilities.</i>	An ADU shall be connected to an approved water and sewer system. However, utilities for the ADU shall not be metered separately from the principal structure.
<i>Parking.</i>	Additional off-street parking is not required for ADUs.
<i>Requirements for Occupancy.</i>	<p>The following shall be required prior to occupancy of an ADU:</p> <ul style="list-style-type: none"> • Building Permit • Certificate of Occupancy



Sec. 98-292. – Definitions, A, B

We recommend adding the following definition to Section 98-292.

- (b) **Accessory dwelling unit.** Additional living quarters on an existing single-family lot that are independent of the primary dwelling unit and are equipped with separate kitchen and bathroom facilities. Accessory dwelling units can be attached or detached from the primary dwelling unit.

ADDITIONAL REFERENCES

We also recommend adding a cross-reference in Sections 98-163. - D-2 Downtown Edge & 98-164. - D-3 Downtown Residential to refer to the new standards in 98-192. – Detached Accessory Structures.



City of Tecumseh
CITY COUNCIL

Ordinance O-05-26

AN ORDINANCE amending...

Section 98-163, D-2 Downtown Edge, Section 98-164, D-3 Downtown Residential, Section 98-191, Attached accessory structures, Section 98-192, Detached accessory structures, and Section 98-292, Definitions, A, B.

AMENDMENT OF ... Chapter 98 Zoning - Sections 98-191 and 98-192 - Accessory Dwelling Units

THE CITY OF TECUMSEH ORDAINS

Section 1. Amendment to Section 98-163. Section 98-163 of the municipal code of the City of Tecumseh is amended to include the following reference in the permitted uses table.

Section 98-163. – D-2, Downtown Edge

Carriage House/Accessory Dwelling Unit ([Sec. 98-166](#)) (Sec. 98-192)

Section 2. Amendment to Section 98-164. Section 98-164 of the municipal code of the City of Tecumseh is amended to include the following reference in the permitted uses table.

Section 98-163. – D-3, Downtown Residential

Carriage House/Accessory Dwelling Unit ([Sec. 98-166](#)) (Sec. 98-192)

Section 3. Amendment to Section 98-191 of the City of Tecumseh. Section 98-191 of the municipal code of the City of Tecumseh is amended to the following:

Section 98-191. - Attached accessory structures.

(a). Accessory Structures (Non-Dwelling).

(1) *Lot coverage and setback.* Where the accessory structure is attached to a main building, it shall be considered a part of the main building and shall be subject to the area, lot coverage and setback regulations of this Ordinance applicable to main buildings.

(2) *Determination of attachment.* For the purpose of determining lot coverage and setback, an accessory structure located within ten feet of a main building shall be considered "attached."

Agenda Item #9.8.

(3) *Height.* The maximum height for attached accessory structures shall be the maximum height permitted in the zoning district or the height of the principal structure, whichever is less.

(b). Accessory Dwelling Units (ADUs). The following table provides the requirements for attached accessory dwelling units.

Standard	Requirement
Standard	Requirement
<i>ADUs Permitted.</i>	<ul style="list-style-type: none"> • Attached Accessory Dwelling Units shall only apply within the RA-1, RA-2 zoning districts. • One (1) Accessory Dwelling Unit is permitted per parcel
<i>Ownership and occupancy.</i>	Ownership of the ADU shall remain with the owner of the property. In no case may the owner of the property divide ownership rights between the principal and accessory dwelling units through a land division, condominium, or other means.
<i>Location and setbacks.</i>	Attached ADUs must meet the lot dimensions and setbacks of the corresponding zoning district for the principal structure.
<i>Height.</i>	ADUs attached to the principal structure shall comply with the height standards for the zoning district.
<i>Minimum Floor Area</i>	All ADUs must conform to Michigan Building Code requirements for minimum floor area for dwelling units. <ul style="list-style-type: none"> • Attached ADUs shall not exceed 50% of the gross floor area of the principal structure. • Attached ADUs shall not exceed 800 square feet, except on lots of one (1) acre or more, where the maximum is 1,000 square feet.
<i>Maximum Floor Area</i>	<ul style="list-style-type: none"> • Space dedicated primarily to storage, or the parking of vehicles, within the same building as an ADU, shall not count towards the maximum dwelling unit size of an ADU. • The primary entry, and any associated external staircases, for an attached unit shall be placed at the side or rear of the principal structure.
<i>Entry and Design.</i>	<ul style="list-style-type: none"> • An attached ADU shall be designed to maintain the appearance of the principal structure. • ADUs shall be designed of high-quality, natural materials. Metal siding shall not be permitted as a primary building material.
<i>Utilities.</i>	An ADU shall be connected to an approved water and sewer system. However, utilities for the ADU shall not be metered separately from the principal structure.
<i>Parking.</i>	Additional off-street parking is not required for ADUs.
<i>Requirements for Occupancy.</i>	The following shall be required prior to occupancy of an ADU: <ul style="list-style-type: none"> • Building Permit • Certificate of Occupancy

Section 4. Amendment to Section 98-192 of the City of Tecumseh. Section 98-192 of the municipal code of the City of Tecumseh is amended to the following:

Section 98-192. - Detached accessory structures.

(a). Accessory Structures (Non-Dwelling)

Agenda Item #9.8.

(1). *Location and setbacks.* A structure accessory to any building shall only be erected in a side or rear yard.

a. *Side yard structures.* If the accessory building or structure is erected in a side yard, it must conform to the all yard regulations of this chapter applicable to main buildings.

b. *Rear yard structures.* A detached structure accessory to a residential building located in the rear yard shall not be located closer than ten (10) feet to any principal building nor shall it be located closer than six (6) feet to any side or rear yard. However, if the detached building accessory to a residential building is two hundred (200) square feet or less it may be located one foot from any lot line. In those instances where the rear lot line is conterminous with an alley right-of-way, the accessory building shall be no closer than one (1) foot to such rear lot line.

(2). *Accessory structure lot coverage in residential districts.*

a. The combined lot coverage of all detached structures shall not exceed fifty percent (50%) of a rear yard area or the ground floor living area of the principal building, whichever is less.

b. Each property may have one shed not to exceed eighty (80) square feet that is exempt from the accessory structure lot coverage calculations.

c. On a corner lot, all of the land to the rear of the house, including the side yard abutting the street, may be used in the computation of percent of lot coverage for accessory structures.

d. In no case shall an accessory structure be located in the front yard.

(3) *Height.* In residential districts buildings may be constructed to equal the permitted maximum height of structures in such districts, subject to board of appeals review and approval, when such structures exceed two (2) stories in height. In nonresidential districts, buildings or structures accessory to residences shall not exceed the height limits for accessory buildings or structures required in residential districts.

a. *Accessory structures in residential districts.* No detached building or structure accessory to a residential dwelling unit or group of dwelling units may exceed one story or fourteen (14) feet in height provided that a detached accessory building may be constructed not to exceed one and one-half (1½) stories or sixteen (16) feet in height on those properties occupied with two-story dwellings and where fifty percent (50%) of all properties within two hundred (200) feet of such property are occupied with two-story dwellings. In

Agenda Item #9.8.

those instances, where an accessory building or structure exceeds fourteen (14) feet in height, side and rear setbacks shall be increased one (1) foot for each two (2) feet or height in excess of fourteen (14) feet of height. This subsection does not apply to accessory dwelling units (ADUs).

b. Accessory Dwelling Units (ADUs). The following table provides the requirements for detached accessory dwelling units (ADUs).

<u>Standard</u>	Requirement
<u>Standard</u>	Requirement
<i>ADUs Permitted.</i>	<ul style="list-style-type: none"> • Detached ADUs shall only apply within the RA-1, RA-2, D-2, and D-3 zoning districts. • One (1) ADU is permitted per parcel. • Mobile homes, recreational vehicles, and travel trailers shall not be used as ADUs.
<i>Ownership and occupancy.</i>	<p>Ownership of the ADU shall remain with the owner of the property. In no case may the owner of the property divide ownership rights between the principal and accessory dwelling units through a land division, condominium, or other means.</p>
<i>Location and setbacks.</i>	<ul style="list-style-type: none"> • ADUs shall not be located in the front yard of any parcel. • ADUs shall be located no closer than ten (10) feet from the property line in side and rear yards. • A single-story accessory structure featuring an ADU shall not exceed a height of sixteen (16) feet.
<i>Height, RA-1, RA-2.</i>	<ul style="list-style-type: none"> • An accessory structure featuring an ADU on the second floor shall not exceed a height of twenty-four (24) feet from grade. • In no case shall the height of a detached ADU exceed the height of the principal structure.
<i>Height, D-2, D-3.</i>	<ul style="list-style-type: none"> • An accessory structure featuring an ADU on the second floor shall not exceed a height of twenty-four (24) feet. • In no case shall the height of a detached ADU exceed the height of the principal building.
<i>Minimum Floor Area</i>	<p>All ADUs must conform to Michigan Building Code requirements for minimum floor area for dwelling units.</p> <ul style="list-style-type: none"> • Detached ADUs shall not exceed 50% of the gross floor area of the principal structure.
<i>Maximum Floor Area</i>	<ul style="list-style-type: none"> • Detached ADUs shall not exceed 800 square feet, except on lots of one (1) acre or more, where the maximum is 1,000 square feet. • Space dedicated primarily to storage, or the parking of vehicles, within the same building as an ADU, shall not count towards the maximum dwelling unit size of an ADU.
<i>Entry and Design.</i>	<ul style="list-style-type: none"> • The primary entry for a detached ADU shall be oriented towards the front or interior of the lot. This standard does not apply to side street lot lines or rear lot lines with alley access. • No rooftop or second-story decks are permitted on a detached ADU unless oriented towards the interior of the lot and designed to limit visibility from properties sharing a common side or rear lot line. This standard does not apply to side street lot lines or rear lot lines with alley access.

Agenda Item #9.8.

Utilities.

Parking.

Requirements for Occupancy.

- Detached ADUs in all Zoning Districts shall be designed to maintain the appearance of the principal structure.
 - Detached ADU in D-2 and D-3 Downtown Districts must comply with design standards and requirements of Section 98-166.
 - ADUs shall be designed of high-quality, natural materials. Metal siding shall not be permitted as a primary building material.
- An ADU shall be connected to an approved water and sewer system. However, utilities for the ADU shall not be metered separately from the principal structure. Additional off-street parking is not required for ADUs. The following shall be required prior to occupancy of an ADU:
- Building Permit
 - Certificate of Occupancy

Section 5. Amendment to Section 98-292. Section 98-292 of the municipal code of the City of Tecumseh is amended to include the following provision:

Section 98-292. – Definitions, A, B

Accessory dwelling unit. Additional living quarters on an existing single-family lot that are independent of the primary dwelling unit and are equipped with separate kitchen and bathroom facilities. Accessory dwelling units can be attached or detached from the primary dwelling unit.

Section 6. Saving Provision. All provisions of *Chapter 98* of the municipal code of the City of Tecumseh not amended by this ordinance shall continue in full force and effect.

Section 7. Severability. If any section, subsection, subparagraph, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 8. Repeal. All ordinances or parts of ordinances in conflict with this Ordinance are repealed.

Section 9. Effective Date. This ordinance shall become effective ten (10) days after publication.

CERTIFICATE OF CITY CLERK

Agenda Item #9.8.

This is to certify that this resolution was duly adopted at the meeting of the City Council on

I hereby certify that the foregoing constitutes a true and complete copy of an Ordinance Amendment duly adopted by the City Council of the City of Tecumseh, at a meeting held on the

Motion for adoption by:

Supported by:

I further certify that the following City Council Members voted as follows for the adoption of the Ordinance Amendment:

AYES

NAYS

ABSENT

CERTIFICATE OF POSTING AND PUBLICATION

I, Tonya A. Miller, the City Clerk of the City of Tecumseh do hereby certify that on _____, 2019, the foregoing Ordinance Amendment was posted in the office of the Clerk and on the City of Tecumseh's website as authorized by ?. In addition, the Notice of Adoption was published in the _____ on _____.



Agenda Review Form

Regular City Council - July 06, 2026

- Informational
- Action / Follow Up
- Not Approved

Prepared For City Council	Staff Contact Amy Ahrens,
Date Submitted June 16, 2026	Department Economic Development

Subject
Updated Special Event Request - Downtown Tecumseh's Sun and Sand 2026 Event

Summary

To request an update to the Special Event Request for the extension of the street closure from S. Evans St. (Chicago Boulevard to Pottawatamie St.) for the Sun and Sand Downtown Tecumseh event on July 17-18, 2026. This event is our annual sand sculpture event with activities and events for the whole community to enjoy.

The street closure request for S. Evans St. (Chicago Boulevard to Pottawatamie St.) on Friday, July 17, 2026, from 8:00AM until Saturday, July 18, 2026, at 10:30 PM. The parking spaces behind Boulevard Market in the southeast parking lot are also being requested for closure for placement of portable restrooms for both Friday and Saturday. The extension of the street closure to 10:30 pm on Saturday, July 18, 2026, is to allow the American Legion to hold a chicken broil with a band.

Evans St. will be the host of the street party on Friday with a live band, multiple food trucks, tables/chairs, and other possible activities.
The Social District will be activated for this event.

Budgeted No	Amount: No
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Recommendation

To approve the extended street closure request for Sun and Sand 2026, closing S. Evans St. (Chicago Boulevard to Pottawatamie St.) on Friday, July 17 from 8AM until Saturday, July 18 at 10:30 PM, as well as the parking spaces behind Boulevard Market in the southeast parking lot for both days. The extension of the street closure to 10:30 pm on Saturday, July 18, 2026, is to allow the American Legion to hold a chicken broil with a band.

Brett Coker, City Manager
Troy Rohrbach, DPW

Approved - 22 Jun 2026
Approved - 24 Jun 2026

Agenda Item #9.9.

Superintendent	
Sarah Gilmore, Parks & Recreation Director	Approved - 24 Jun 2026
Scot Long, Fire Chief	Approved - 24 Jun 2026
Kelly Jo Gilmore, Economic Development Director	Approved - 24 Jun 2026
Jeff Wright, Chief of Police	Approved - 25 Jun 2026
Wade Cleveland, DPW Superintendent	Approved - 25 Jun 2026
Tonya Miller, City Clerk	Approved - 30 Jun 2026