



Village of Lake Isabella

VILLAGE COUNCIL REGULAR MEETING AGENDA SEPTEMBER 15, 2026 7:00 PM

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS:

Dave Torgerson, Village President
Carol Shannon, Village Clerk
Emil "Joe" Lahti, Councilmember
Carrie Barringer, Councilmember

Robert Laraway, Village Treasurer
Paul Cueny, Councilmember
Brent Peavey, Councilmember

III. AGENDA APPROVAL

IV. CONSENT AGENDA:

1. July Check Register
2. July Balance Sheet
3. July Revenue/Expenditure Report
4. Draft Minutes – Village Council 08/18/2026
5. Draft Minutes – Planning Commission 08/11/2026

V. REPORTS & PRESENTATIONS

1. Village President
2. Village Manager
3. DPW
4. Fireworks Committee Update

VI. PUBLIC HEARING(S):

1. PROPOSED ORDINANCE 2026-03 – PARK ENTRANCE

VII. PUBLIC COMMENTS

VIII. EXISTING BUSINESS:

1. PROPOSED ORDINANCE 2026-03 PARK ENTRANCE
2. AIRPORT
3. PROPOSED ORDINANCE 2026-04 - DATA CENTER(S)

IX. NEW BUSINESS:

1. INTERIM MANAGER EVALUATION PREPARATION
2. NEWSLETTER

X. PUBLIC COMMENTS

XI. COUNCIL COMMENTS

XII. ANNOUNCEMENTS

1. NEXT PLANNING COMMISSION MEETING IS OCTOBER 13, 2026 AT 7PM.
2. NEXT VILLAGE COUNCIL MEETING IS OCTOBER 20, 2026 AT 7PM.

XIII. ADJOURNMENT

CHECK REGISTER FOR VILLAGE OF LAKE ISABELLA

CHECK DATE 08/01/2026 - 08/31/2026

Check Date	Check	Vendor Name	Description	Amount
Bank 1 POOLED ACCOUNT				
08/12/2026	17699	COYNE OIL	MIDGRADE FILL UP	601.19
08/12/2026	17700	TRI COUNTY HOME WORKS ELECTRI	VILLAGE OFFICE ELECTRIC	49.01
			AIRPORT LIGHTS	201.85
			DPW ELECTRIC	60.54
			STREET LIGHTS	98.84
				135.74
				545.98
08/12/2026	17701	JESSICA MANLEY - PAYROLL	PAYROLL	2,109.30
08/12/2026	17702	JOHNSON, JERRY	PAYROLL	1,434.28
08/12/2026	17703	21ST CENTURY MEDIA - MICHIGAN	NOTICE TO FILE DEADLINE	281.50
			VARIANCE PUBLIC HEARING 2026-01	111.50
				393.00
08/12/2026	17704	MMD	ECONOMIC DEVELOPMENT SERVICES	1,800.00
08/12/2026	17705	JESSICA PHINNEY	PAYROLL	1,194.05
08/12/2026	17706	JONATHAN DAVIS - PAYROLL	PAYROLL	819.62
08/12/2026	17707	KARIS WOLFF	PAYROLL	344.93
08/12/2026	17708	SKYLAR GOODMAN-CAVE	PAYROLL	605.84
08/12/2026	17709	BAYLESS EDWARD & KATHY	2026 vil Tax Refund 21-075-00-455-00	60.00
		Void Reason: WRONG PAYABLE VENDOR		
08/18/2026	17710	CHARTER COMMUNICATIONS	PHONE BILL	225.15
08/18/2026	17711	BLUE CROSS BLUE SHIELD OF MI	DENTAL INSURANCE	369.27
08/18/2026	17712	BLOOM SLUGGETT , PC	LEGAL	3,252.00
08/18/2026	17713	CUSTOM HEATING AND COOLING	HEATING AND COOLING UNITS AND INSTALL	219.00
08/18/2026	17714	CALL MIKE	JULY MOWING	240.00
08/18/2026	17715	VERIFIED TITLE AGENCY	2026 vil Tax Refund 21-075-00-455-00	60.00
08/26/2026	17716	JESSICA MANLEY - PAYROLL	PAYROLL	2,109.30
08/26/2026	17717	JOHNSON, JERRY	PAYROLL	1,434.28
08/26/2026	17718	CONSUMER ENERGY	DPW NATURAL GAS	24.60
08/26/2026	17719	AFLAC	INSURANCE	449.32
08/26/2026	17720	VISUAL EDGE IT, INC	COPIER CONTRACT	281.45
08/26/2026	17721	VILLAGE OF LAKE ISABELLA - ME	Tax Disbursement	55,439.25
08/26/2026	17722	JESSICA PHINNEY	PAYROLL	1,194.05
08/26/2026	17723	JONATHAN DAVIS - PAYROLL	PAYROLL	812.15
08/26/2026	17724	KARIS WOLFF	PAYROLL	309.16
08/26/2026	17725	SKYLAR GOODMAN-CAVE	PAYROLL	570.20
08/26/2026	17726	ISABELLA BANK	SUPPLIES	5,912.56
1 TOTALS:				
Total of 28 Checks:				82,809.93
Less 1 Void Checks:				60.00
Total of 27 Disbursements:				82,749.93
Bank 14 LAKE IMPORVEMENT ACCOUNT				
08/18/2026	1014	BRIGHTON ANALYTICAL	BIRCH BAY DREDGE	1,290.00
14 TOTALS:				
Total of 1 Checks:				1,290.00
Less 0 Void Checks:				0.00

CHECK REGISTER FOR VILLAGE OF LAKE ISABELLA

CHECK DATE 08/01/2026 - 08/31/2026

Check Date	Check	Vendor Name	Description	Amount
Bank 14 LAKE IMPORVEMENT ACCOUNT				
Total of 1 Disbursements:				<u>1,290.00</u>
REPORT TOTALS:				
Total of 29 Checks:				84,099.93
Less 1 Void Checks:				<u>60.00</u>
Total of 28 Disbursements:				<u>84,039.93</u>

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ISABELLA
Balance As of 08/31/2026

GL Number	Description	YTD Balance 08/31/2026 Normal (Abnormal)
Fund: 101 General Fund		
*** Assets ***		
101-000-001.000	Cash in Checking	770,407.74
101-000-003.100	CDARS Investments	(261.15)
101-000-004.000	Petty Cash	200.00
101-000-019.000	ACCOUNTS RECEIVABLE	10.00
101-000-078.000	Due from the State of Michigan	130.00
101-000-084.000	Due from Other Funds	5,100.03
101-000-084.590	Due from Sewer Fund	(8.29)
101-000-123.000	Prepaid	8,571.00
101-000-275.000	DUE TO TAXPAYERS	(0.03)
Total Assets		784,149.30
*** Liabilities ***		
101-000-214.202	DUE TO MS	1,213.32
101-000-214.203	Due To Local Streets	605.39
101-000-228.000	P/R Taxes Payable To State	1,213.87
101-000-229.000	P/R Taxes Payable to Federal	737.45
101-000-229.100	FICA	976.61
101-000-229.200	MEDI	228.52
101-000-269.000	Garnishments Payable	56.78
Total Liabilities		5,031.94
*** Fund Equity ***		
101-000-390.000	Fund Balance	616,719.47
Total Fund Equity		616,719.47
Total Fund 101:		
TOTAL ASSETS		784,149.30
BEG. FUND BALANCE - 25-26		616,719.47
+ NET OF REVENUES/EXPENDITURES - 25-26		65,162.08
+ NET OF REVENUES & EXPENDITURES		97,235.81
= ENDING FUND BALANCE		779,117.36
+ LIABILITIES		5,031.94
= TOTAL LIABILITIES AND FUND BALANCE		784,149.30

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ISABELLA
Balance As of 08/31/2026

		YTD Balance 08/31/2026
GL Number	Description	Normal (Abnormal)
Fund: 103 Fire Insurance Withholding Fun		
*** Assets ***		
103-000-001.000	Cash in Checking	102.39
Total Assets		102.39
*** Fund Equity ***		
103-000-390.000	Fund Balance	100.24
Total Fund Equity		100.24
Total Fund 103:		
TOTAL ASSETS		102.39
BEG. FUND BALANCE - 25-26		100.24
+ NET OF REVENUES/EXPENDITURES - 25-26		1.46
+ NET OF REVENUES & EXPENDITURES		0.69
= ENDING FUND BALANCE		102.39
+ LIABILITIES		0.00
= TOTAL LIABILITIES AND FUND BALANCE		102.39

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ISABELLA
Balance As of 08/31/2026

GL Number	Description	YTD Balance 08/31/2026 Normal (Abnormal)
Fund: 202 Major Streets		
*** Assets ***		
202-000-001.000	Cash in Checking	554,925.87
202-000-003.100	CDARS Investments	(194.87)
202-000-078.000	Due from the State of Michigan	(272.91)
202-000-084.101	Due From General Fund	1,213.32
202-000-123.000	Prepaid	1,967.50
Total Assets		557,638.91
*** Liabilities ***		
202-000-202.000	Accounts Payable	172.00
202-000-214.000	Due To Other Funds	3,407.52
Total Liabilities		3,579.52
*** Fund Equity ***		
202-000-390.000	Fund Balance	418,218.90
Total Fund Equity		418,218.90
Total Fund 202:		
TOTAL ASSETS		557,638.91
BEG. FUND BALANCE - 25-26		418,218.90
+ NET OF REVENUES/EXPENDITURES - 25-26		144,858.80
+ NET OF REVENUES & EXPENDITURES		(9,018.31)
= ENDING FUND BALANCE		554,059.39
+ LIABILITIES		3,579.52
= TOTAL LIABILITIES AND FUND BALANCE		557,638.91

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ISABELLA
Balance As of 08/31/2026

GL Number	Description	YTD Balance 08/31/2026 Normal (Abnormal)
Fund: 203 Local Streets		
*** Assets ***		
203-000-001.000	Cash in Checking	137,471.09
203-000-003.100	CDARS Investments	(19.11)
203-000-078.000	Due from the State of Michigan	(109.74)
203-000-084.101	Due From General Fund	605.39
203-000-123.000	Prepaid	2,167.50
Total Assets		140,115.13
*** Liabilities ***		
203-000-202.000	Accounts Payable	(172.00)
203-000-214.000	Due To Other Funds	1,692.51
Total Liabilities		1,520.51
*** Fund Equity ***		
203-000-390.000	Fund Balance	151,396.03
Total Fund Equity		151,396.03
Total Fund 203:		
TOTAL ASSETS		140,115.13
BEG. FUND BALANCE - 25-26		151,396.03
+ NET OF REVENUES/EXPENDITURES - 25-26		(1,047.77)
+ NET OF REVENUES & EXPENDITURES		(11,753.64)
= ENDING FUND BALANCE		138,594.62
+ LIABILITIES		1,520.51
= TOTAL LIABILITIES AND FUND BALANCE		140,115.13

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ISABELLA
Balance As of 08/31/2026

		YTD Balance 08/31/2026	
GL Number	Description	Normal	(Abnormal)
Fund: 207 Road Patrol Milage			
*** Assets ***			
207-000-001.000	Cash in Checking		(0.95)
Total Assets			(0.95)
*** Fund Equity ***			
207-000-390.000	Fund Balance		(0.95)
Total Fund Equity			(0.95)
Total Fund 207:			
TOTAL ASSETS			(0.95)
BEG. FUND BALANCE - 25-26			(0.95)
+ NET OF REVENUES & EXPENDITURES			0.00
= ENDING FUND BALANCE			(0.95)
+ LIABILITIES			0.00
= TOTAL LIABILITIES AND FUND BALANCE			(0.95)

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ISABELLA
Balance As of 08/31/2026

		YTD Balance 08/31/2026
GL Number	Description	Normal (Abnormal)
Fund: 220 LAKE IMPROVEMENT FUND		
*** Assets ***		
220-000-001.000	Cash in Checking	81,059.53
Total Assets		81,059.53
*** Fund Equity ***		
220-000-390.000	Fund Balance	48,625.57
Total Fund Equity		48,625.57
Total Fund 220:		
TOTAL ASSETS		81,059.53
BEG. FUND BALANCE - 25-26		48,625.57
+ NET OF REVENUES/EXPENDITURES - 25-26		(17,451.59)
+ NET OF REVENUES & EXPENDITURES		49,885.55
= ENDING FUND BALANCE		81,059.53
+ LIABILITIES		0.00
= TOTAL LIABILITIES AND FUND BALANCE		81,059.53

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ISABELLA
Balance As of 08/31/2026

		YTD Balance 08/31/2026
GL Number	Description	Normal (Abnormal)
Fund: 581 Airport		
*** Assets ***		
581-000-130.000	Land	50,000.00
581-000-156.000	Runway	206,452.36
581-000-157.000	Acc. Depreciation-Runway	(206,452.00)
Total Assets		50,000.36
*** Fund Equity ***		
581-000-390.000	Fund Balance	50,000.36
Total Fund Equity		50,000.36
Total Fund 581:		
TOTAL ASSETS		50,000.36
BEG. FUND BALANCE - 25-26		50,000.36
+ NET OF REVENUES & EXPENDITURES		0.00
= ENDING FUND BALANCE		50,000.36
+ LIABILITIES		0.00
= TOTAL LIABILITIES AND FUND BALANCE		50,000.36

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ISABELLA
Balance As of 08/31/2026

		YTD Balance 08/31/2026
GL Number	Description	Normal (Abnormal)
Fund: 590 Sewer		
*** Assets ***		
590-000-130.000	Land	65,000.00
Total Assets		65,000.00
*** Liabilities ***		
590-000-214.000	Due To Other Funds	(8.29)
Total Liabilities		(8.29)
*** Fund Equity ***		
590-000-390.000	Fund Balance	70,251.22
Total Fund Equity		70,251.22
Total Fund 590:		
TOTAL ASSETS		65,000.00
BEG. FUND BALANCE - 25-26		70,251.22
+ NET OF REVENUES/EXPENDITURES - 25-26		(5,246.69)
+ NET OF REVENUES & EXPENDITURES		3.76
= ENDING FUND BALANCE		65,008.29
+ LIABILITIES		(8.29)
= TOTAL LIABILITIES AND FUND BALANCE		65,000.00

BALANCE SHEET REPORT FOR VILLAGE OF LAKE ISABELLA
Balance As of 08/31/2026

GL Number	Description	YTD Balance 08/31/2026 Normal (Abnormal)
Fund: 900 General Fixed Asset		
*** Assets ***		
900-000-137.000	Acc. Dep.-Buildings/Additions	(1,185.71)
900-000-139.000	Acc. Depreciation - St Equipme	(583.00)
900-000-146.000	Office Equipment & Furniture	2,634.90
900-000-147.000	Acc. Dep. Office & Furniture	(1,404.41)
900-000-170.000	Infrastructure	984,394.74
900-000-171.000	Accum. Depreciation Office Equ	(111,797.00)
Total Assets		872,059.52
*** Fund Equity ***		
900-000-399.000	Investment and Fixed Assets	872,059.52
Total Fund Equity		872,059.52
Total Fund 900:		
TOTAL ASSETS		872,059.52
BEG. FUND BALANCE - 25-26		872,059.52
+ NET OF REVENUES & EXPENDITURES		0.00
= ENDING FUND BALANCE		872,059.52
+ LIABILITIES		0.00
= TOTAL LIABILITIES AND FUND BALANCE		872,059.52

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ISABELLA

Balance As of 08/31/2026

GL Number	Description	26-27 Amended Budget	YTD Balance 08/31/2026 Normal (Abnormal)	Activity For 08/31/2026 Increase (Decrease)	Available Balance 08/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 101 General Fund						
Account Category: Revenues						
Department: 000						
101-000-401.000	Taxes	0.00	36,053.80	20,944.00	(36,053.80)	100.00
101-000-404.000	LAKE & RIVER RESTORATION MILL	0.00	76,832.67	21,393.42	(76,832.67)	100.00
101-000-451.000	Special Assessments	0.00	21,260.45	13,192.76	(21,260.45)	100.00
101-000-475.000	Permits	0.00	560.00	120.00	(560.00)	100.00
101-000-477.000	Cable Franchise Fee	0.00	4,831.90	4,831.90	(4,831.90)	100.00
101-000-569.000	STATE GRANTS-OTHER	0.00	2.04	0.00	(2.04)	100.00
101-000-657.000	Civil Infraction Fines	0.00	158.40	125.40	(158.40)	100.00
101-000-664.000	Interest In Checking	0.00	3,647.15	1,903.30	(3,647.15)	100.00
101-000-672.000	Miscellaneous	0.00	98.28	0.00	(98.28)	100.00
101-000-672.200	Miscellaneous-Fireworks Donati	0.00	400.00	0.00	(400.00)	100.00
Total Dept 000		0.00	143,844.69	62,510.78	(143,844.69)	100.00
Revenues		0.00	143,844.69	62,510.78	(143,844.69)	100.00
Account Category: Expenditures						
Department: 172 Village Manager						
101-172-702.000	Salaries	0.00	3,634.60	1,817.30	(3,634.60)	100.00
101-172-709.000	Social Security Tax Employer	0.00	300.81	120.32	(300.81)	100.00
101-172-718.000	Employee Insurance	0.00	3,737.12	1,868.56	(3,737.12)	100.00
101-172-718.150	Employee Contributions	0.00	934.28	467.14	(934.28)	100.00
101-172-850.000	Telephone	0.00	300.00	150.00	(300.00)	100.00
101-172-860.000	Transportation and Mileage	0.00	590.80	295.40	(590.80)	100.00
101-172-860.100	Non Taxable Vehicle Reimburse	0.00	147.64	73.82	(147.64)	100.00
Total Dept 172 - Village Manager		0.00	9,645.25	4,792.54	(9,645.25)	100.00
Department: 173 Administration						
101-173-702.000	Salaries	0.00	7,220.00	3,565.00	(7,220.00)	100.00
101-173-709.000	Social Security Tax Employer	0.00	279.59	151.08	(279.59)	100.00
101-173-718.000	Employee Insurance	0.00	201.00	100.50	(201.00)	100.00
101-173-718.100	AFLAC	0.00	306.56	153.28	(306.56)	100.00
101-173-718.150	Employee Contributions	0.00	(739.76)	(369.88)	739.76	100.00
101-173-726.000	Retirement Fund	0.00	(519.20)	(259.60)	519.20	100.00
101-173-752.000	Supplies	0.00	46.09	33.39	(46.09)	100.00
101-173-801.000	Contracted Services	0.00	234.99	34.99	(234.99)	100.00
101-173-801.100	FIREWORKS	0.00	8,500.00	0.00	(8,500.00)	100.00
101-173-801.400	Copier Contract	0.00	281.45	281.45	(281.45)	100.00
101-173-801.500	Software Support	0.00	4,384.37	4,384.37	(4,384.37)	100.00
101-173-829.000	Legal	0.00	2,029.00	2,029.00	(2,029.00)	100.00
101-173-830.000	Audit	0.00	1,000.00	0.00	(1,000.00)	100.00
101-173-850.000	Telephone	0.00	225.15	225.15	(225.15)	100.00
101-173-851.000	Postage	0.00	430.80	412.20	(430.80)	100.00
101-173-915.000	Membership and Dues	0.00	1,820.00	1,820.00	(1,820.00)	100.00
Total Dept 173 - Administration		0.00	25,700.04	12,560.93	(25,700.04)	100.00
Department: 215 Clerk						
101-215-702.000	Salaries	0.00	2,076.92	1,038.46	(2,076.92)	100.00
101-215-709.000	Social Security Tax Employer	0.00	307.64	123.06	(307.64)	100.00
Total Dept 215 - Clerk		0.00	2,384.56	1,161.52	(2,384.56)	100.00
Department: 253 Treasurer						
101-253-702.000	Salaries	0.00	2,076.92	1,038.46	(2,076.92)	100.00

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ISABELLA

Balance As of 08/31/2026

GL Number	Description	26-27 Amended Budget	YTD Balance 08/31/2026 Normal (Abnormal)	Activity For 08/31/2026 Increase (Decrease)	Available Balance 08/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 101 General Fund						
Account Category: Expenditures						
Department: 253 Treasurer						
101-253-709.000	Social Security Tax Employer	0.00	414.74	165.90	(414.74)	100.00
101-253-752.000	Supplies	0.00	115.56	0.00	(115.56)	100.00
101-253-851.000	Postage	0.00	624.00	624.00	(624.00)	100.00
Total Dept 253 - Treasurer		0.00	3,231.22	1,828.36	(3,231.22)	100.00
Department: 262 Elections						
101-262-900.000	Printing and Publishing	0.00	281.50	281.50	(281.50)	100.00
Total Dept 262 - Elections		0.00	281.50	281.50	(281.50)	100.00
Department: 265 Building and Grounds						
101-265-752.000	Supplies	0.00	674.94	116.05	(674.94)	100.00
101-265-801.000	Contracted Services	0.00	459.00	459.00	(459.00)	100.00
101-265-850.200	Radio Service	0.00	175.00	175.00	(175.00)	100.00
101-265-920.000	Electric	0.00	339.70	201.85	(339.70)	100.00
101-265-920.150	201 S. Coldwater Rd	0.00	207.13	98.84	(207.13)	100.00
101-265-921.000	VILLAGE HALL NATURAL GAS	0.00	79.22	0.00	(79.22)	100.00
101-265-921.100	Natural Gas @ 201 Coldwater	0.00	55.56	24.60	(55.56)	100.00
101-265-932.000	Equipment Repairs/Maintenance	0.00	277.38	0.00	(277.38)	100.00
Total Dept 265 - Building and Grounds		0.00	2,267.93	1,075.34	(2,267.93)	100.00
Department: 346 Code/Zoning Enforcement						
101-346-702.000	Salaries	0.00	1,038.48	519.24	(1,038.48)	100.00
101-346-709.000	Social Security Tax Employer	0.00	256.32	40.10	(256.32)	100.00
101-346-801.550	Software - LexisNexus	0.00	112.56	112.56	(112.56)	100.00
101-346-829.000	Legal	0.00	470.00	470.00	(470.00)	100.00
Total Dept 346 - Code/Zoning Enforcement		0.00	1,877.36	1,141.90	(1,877.36)	100.00
Department: 439 Airport						
101-439-920.000	Electric	0.00	120.52	60.54	(120.52)	100.00
Total Dept 439 - Airport		0.00	120.52	60.54	(120.52)	100.00
Department: 448 Street Lighting						
101-448-920.000	Electric	0.00	369.50	184.75	(369.50)	100.00
Total Dept 448 - Street Lighting		0.00	369.50	184.75	(369.50)	100.00
Department: 701 Planning Commission						
101-701-702.000	Salaries	0.00	519.24	259.62	(519.24)	100.00
101-701-709.000	Social Security Tax Employer	0.00	100.26	40.10	(100.26)	100.00
Total Dept 701 - Planning Commission		0.00	619.50	299.72	(619.50)	100.00
Department: 702 Zoning Board of Appeals						
101-702-900.000	Printing and Publishing	0.00	111.50	111.50	(111.50)	100.00
Total Dept 702 - Zoning Board of Appeals		0.00	111.50	111.50	(111.50)	100.00
Expenditures		0.00	46,608.88	23,498.60	(46,608.88)	100.00
Fund 101 - General Fund:						
TOTAL REVENUES		0.00	143,844.69	62,510.78	(143,844.69)	100.00
TOTAL EXPENDITURES		0.00	46,608.88	23,498.60	(46,608.88)	100.00
NET OF REVENUES & EXPENDITURES:		0.00	97,235.81	39,012.18	(97,235.81)	

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ISABELLA

Balance As of 08/31/2026

GL Number	Description	26-27 Amended Budget	YTD Balance 08/31/2026 Normal (Abnormal)	Activity For 08/31/2026 Increase (Decrease)	Available Balance 08/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 103 Fire Insurance Withholding Fun						
Account Category: Revenues						
Department: 000						
103-000-664.000	Interest In Checking	0.00	0.69	0.35	(0.69)	100.00
	Total Dept 000	0.00	0.69	0.35	(0.69)	100.00
	Revenues	0.00	0.69	0.35	(0.69)	100.00
Fund 103 - Fire Insurance Withholding Fun:						
	TOTAL REVENUES	0.00	0.69	0.35	(0.69)	100.00
	TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00
	NET OF REVENUES & EXPENDITURES:	0.00	0.69	0.35	(0.69)	

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ISABELLA

Balance As of 08/31/2026

GL Number	Description	26-27 Amended Budget	YTD Balance 08/31/2026 Normal (Abnormal)	Activity For 08/31/2026 Increase (Decrease)	Available Balance 08/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 202 Major Streets						
Account Category: Revenues						
Department: 000						
202-000-664.000	Interest In Checking	0.00	2,700.64	1,367.00	(2,700.64)	100.00
	Total Dept 000	0.00	2,700.64	1,367.00	(2,700.64)	100.00
	Revenues	0.00	2,700.64	1,367.00	(2,700.64)	100.00
Account Category: Expenditures						
Department: 453 Preservation of Streets						
202-453-702.000	Salaries	0.00	7,717.65	3,914.70	(7,717.65)	100.00
202-453-709.000	Social Security Tax Employer	0.00	506.96	277.15	(506.96)	100.00
202-453-718.000	Employee Insurance	0.00	1,810.44	905.22	(1,810.44)	100.00
202-453-718.100	AFLAC	0.00	296.04	148.02	(296.04)	100.00
202-453-718.150	Employee Contributions	0.00	87.26	43.63	(87.26)	100.00
202-453-860.000	Transportation and Mileage	0.00	300.60	300.60	(300.60)	100.00
	Total Dept 453 - Preservation of Streets	0.00	10,718.95	5,589.32	(10,718.95)	100.00
Department: 457 Administration						
202-457-830.000	Audit	0.00	1,000.00	0.00	(1,000.00)	100.00
	Total Dept 457 - Administration	0.00	1,000.00	0.00	(1,000.00)	100.00
	Expenditures	0.00	11,718.95	5,589.32	(11,718.95)	100.00
Fund 202 - Major Streets:						
	TOTAL REVENUES	0.00	2,700.64	1,367.00	(2,700.64)	100.00
	TOTAL EXPENDITURES	0.00	11,718.95	5,589.32	(11,718.95)	100.00
	NET OF REVENUES & EXPENDITURES:	0.00	(9,018.31)	(4,222.32)	9,018.31	

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ISABELLA

Balance As of 08/31/2026

GL Number	Description	26-27 Amended Budget	YTD Balance 08/31/2026 Normal (Abnormal)	Activity For 08/31/2026 Increase (Decrease)	Available Balance 08/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 203 Local Streets						
Account Category: Revenues						
Department: 000						
203-000-664.000	Interest In Checking	0.00	665.28	339.14	(665.28)	100.00
	Total Dept 000	0.00	665.28	339.14	(665.28)	100.00
	Revenues	0.00	665.28	339.14	(665.28)	100.00
Account Category: Expenditures						
Department: 453 Preservation of Streets						
203-453-702.000	Salaries	0.00	7,717.65	3,914.70	(7,717.65)	100.00
203-453-709.000	Social Security Tax Employer	0.00	506.96	277.15	(506.96)	100.00
203-453-718.000	Employee Insurance	0.00	1,810.44	905.22	(1,810.44)	100.00
203-453-718.100	AFLAC	0.00	296.04	148.02	(296.04)	100.00
203-453-718.150	Employee Contributions	0.00	87.24	43.62	(87.24)	100.00
203-453-801.300	Brining	0.00	700.00	0.00	(700.00)	100.00
203-453-860.000	Transportation and Mileage	0.00	300.59	300.59	(300.59)	100.00
	Total Dept 453 - Preservation of Streets	0.00	11,418.92	5,589.30	(11,418.92)	100.00
Department: 457 Administration						
203-457-830.000	Audit	0.00	1,000.00	0.00	(1,000.00)	100.00
	Total Dept 457 - Administration	0.00	1,000.00	0.00	(1,000.00)	100.00
	Expenditures	0.00	12,418.92	5,589.30	(12,418.92)	100.00
Fund 203 - Local Streets:						
	TOTAL REVENUES	0.00	665.28	339.14	(665.28)	100.00
	TOTAL EXPENDITURES	0.00	12,418.92	5,589.30	(12,418.92)	100.00
	NET OF REVENUES & EXPENDITURES:	0.00	(11,753.64)	(5,250.16)	11,753.64	

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ISABELLA

Balance As of 08/31/2026

GL Number	Description	26-27 Amended Budget	YTD Balance 08/31/2026 Normal (Abnormal)	Activity For 08/31/2026 Increase (Decrease)	Available Balance 08/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 220 LAKE IMPROVEMENT FUND						
Account Category: Revenues						
Department: 000						
220-000-404.000	LAKE & RIVER RESTORATION MILL	0.00	55,439.25	55,439.25	(55,439.25)	100.00
220-000-664.000	Interest In Checking	0.00	206.30	109.66	(206.30)	100.00
Total Dept 000		0.00	55,645.55	55,548.91	(55,645.55)	100.00
Revenues		0.00	55,645.55	55,548.91	(55,645.55)	100.00
Account Category: Expenditures						
Department: 000						
220-000-801.860	PERMITS AND TESTING	0.00	5,760.00	1,290.00	(5,760.00)	100.00
Total Dept 000		0.00	5,760.00	1,290.00	(5,760.00)	100.00
Expenditures		0.00	5,760.00	1,290.00	(5,760.00)	100.00
Fund 220 - LAKE IMPROVEMENT FUND:						
TOTAL REVENUES		0.00	55,645.55	55,548.91	(55,645.55)	100.00
TOTAL EXPENDITURES		0.00	5,760.00	1,290.00	(5,760.00)	100.00
NET OF REVENUES & EXPENDITURES:		0.00	49,885.55	54,258.91	(49,885.55)	

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LAKE ISABELLA

Balance As of 08/31/2026

GL Number	Description	26-27 Amended Budget	YTD Balance 08/31/2026 Normal (Abnormal)	Activity For 08/31/2026 Increase (Decrease)	Available Balance 08/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 590 Sewer						
Account Category: Revenues						
Department: 000						
590-000-664.000	Interest In Checking	0.00	3.76	0.02	(3.76)	100.00
	Total Dept 000	0.00	3.76	0.02	(3.76)	100.00
	Revenues	0.00	3.76	0.02	(3.76)	100.00
Fund 590 - Sewer:						
	TOTAL REVENUES	0.00	3.76	0.02	(3.76)	100.00
	TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00
	NET OF REVENUES & EXPENDITURES:	0.00	3.76	0.02	(3.76)	
Report Totals:						
	TOTAL REVENUES - ALL FUNDS	0.00	202,860.61	119,766.20	(202,860.61)	100.00
	TOTAL EXPENDITURES - ALL FUNDS	0.00	76,506.75	35,967.22	(76,506.75)	100.00
	NET OF REVENUES & EXPENDITURES:	0.00	126,353.86	83,798.98	(126,353.86)	

**Village of Lake Isabella
1010 Clubhouse Drive
Lake Isabella, MI 48893**

**Village Council
August 18, 2026
Regular Meeting Minutes**

At 7:00 p.m., Village President Torgerson called the meeting to order. The Pledge of Allegiance was recited by those in attendance.

Members Present: Peavey, Lahti, Cueny, Laraway, Shannon, & Torgerson

Members Excused: Barringer

Meeting Agenda:

The agenda was approved by unanimous consent.

Consent Agenda:

**Laraway made a motion, seconded by Peavey, to approve the Consent Agenda as presented.
Motion carried unanimously by voice vote.**

YEAS: Cueny, Lahti, Laraway, Peavey, Shannon, & Torgerson

NAYS: None

Motion Carried 6-0-0.

Village President's Report:

President Torgerson thanked Interim Village Manager Manley for the significant amount of work completed during a busy period and for keeping Village matters organized.

President Torgerson also addressed the Lake Restoration Committee and recent community discussion regarding the dredging project. He explained that the Committee is pausing portions of the work while additional information is evaluated to ensure sufficient funding remains available to complete the overall project. He encouraged residents to attend the Committee's public meetings or review information available on the Village website for accurate updates.

Village Manager's Report:

Interim Village Manager Manley summarized her written report included in the meeting packet. Updates included:

- Completion of improvements to the back office to provide workspace for the Village's dedicated Sheriff's deputy, future part-time code enforcement staff, interns, auditors, visiting professionals, and Councilmembers as needed.
- An update regarding the Village's participation in Michigan's Fire Insurance Withholding Program and the Century 21 fire-damaged property: notices were provided to the property owner, agent, and insurance company regarding debris, safety concerns, cleanup requirements, and the need for a plan to either restore or demolish the structure.
- The November 2026 Village Council election, with four seats available and four confirmed candidates: Dave Torgerson, Carrie Barringer, Jason Benzinger, and Aaron Doerr.
- Curbside recycling will continue. Isabella County Recycling is evaluating contracted service options, and any future rate changes remain subject to applicable statutory limitations.

- Recent contact with EGLE regarding the Village brush pile and leaf disposal: brush operations may continue, while leaves may no longer be buried and must instead be composted or transported to an appropriate facility. Coordination also continues with the Nottawa-Sherman Fire Department regarding a controlled brush-pile burn.
- The annual Village audit is scheduled for September 28 and 29, 2026.
- Development of a Village newsletter targeted for distribution in October, with proposed topics including the dedicated Sheriff's deputy, Council candidates, dredging, fireworks, recycling, cityhood, staff changes, Village website and Facebook resources, frequently requested contact information, building guidance, and Village property taxes.
- Recent zoning activity, including a new home, decks, sheds, and fence permits, along with ongoing code enforcement activity.
- Dedicated Sheriff patrol activity: The current schedule will remain consistent during the initial familiarization period and will later transition to more varied days and shifts, including afternoon, evening, and Saturday coverage. Positive feedback has been received from residents and Councilmembers regarding the deputy's presence in the community.

DPW Report:

DPW Supervisor Johnson reported that staff continued reorganizing and managing the brush pile, cleaning roadside ditches, and cutting back vegetation to improve visibility along Village roads. Council received the report.

MMDC:

No report given.

Public Hearings: None

Public Comments:

Ken Skutt of Isabella Vista commented regarding Proposed Ordinance 2026-04 regulating data centers. He expressed concerns regarding the proposed 10,000-square-foot building footprint, allowable building height, potential multiple stories, resource impacts, and protections for residents' quality of life. He encouraged Council to consider additional restrictions and a temporary moratorium while reviewing the proposed ordinance.

Council discussed the importance of establishing regulations because the Village currently does not have specific data-center provisions in its zoning ordinance and noted that the Planning Commission's recommended ordinance would be reviewed further before Council action.

Existing Business:

1. Proposed Ordinance 2026-03 – Park Entrance Adjacent Lots:

Interim Village Manager Manley explained that the required public hearing notice had not reached the newspaper in time due to an email delivery issue. Staff is working with the Village's IT provider to address the issue.

Laraway made a motion, seconded by Peavey, to reschedule the public hearing on Proposed Ordinance 2026-03 to the September Village Council meeting.

Motion carried unanimously by voice vote.

2. Airport

Interim Village Manager Manley reported on follow-up with the Michigan Department of Transportation and Village legal counsel. MDOT indicated there are no immediate ramifications if the inspection items are not completed; however, continued noncompliance could ultimately result in loss of the airport license. Several inspection items have already been addressed or are in progress, including signage, runway coordinates, lighting discussions, and tree removal.

Manley also reported that the Village Attorney recommended continuing the current process of having the Airport Association's attorney prepare the proposed lease for Village Attorney review as a cost-saving measure.

Council discussed the value of the approximately 22-acre airport property and prior discussions regarding a potential future transfer of ownership. Council and representatives of the Airport Association discussed whether a prior agreement existed establishing a future purchase price. Staff and the Association agreed to review available records.

Shannon made a motion, seconded by Cueny, to obtain an appraisal of the Village airport property.

Motion carried unanimously by voice vote.

New Business:

1. Crack Sealing Bid

Interim Village Manager Manley presented three bids for the Village's 2026-2028 crack sealing program:

- GT Contracting – \$1.10 per pound for 2026, 2027, and 2028.
- Wolverine Seal Coating – \$1.21 per pound for 2026, 2027, and 2028.
- K&B Asphalt Seal Coating – \$1.35 per pound in 2026, \$1.38 per pound in 2027, and \$1.39 per pound in 2028.

GT Contracting and Wolverine Seal Coating have both previously performed work for the Village and proposed materials meeting the Village's MDOT-approved material requirement. Staff recommended GT Contracting based on price and its established history with the Village's pavement maintenance program.

Cueny made a motion, seconded by Peavey, to award the 2026-2028 crack sealing program to GT Contracting at \$1.10 per pound using MDOT approved material.

Roll Call Vote

YEAS: Shannon, Cueny, Lahti, Laraway, Peavey & Torgerson

NAYS: None

Motion Carried 6-0-0

2. Rowe Professional Services Agreement

Interim Village Manager Manley presented Rowe Professional Services Company's agreement for engineering services associated with planned 2026 road work on South Clubhouse Drive from Parkview to West River Road and Bonanza Lane from Coldwater Road to School Road. The proposed engineering services total \$12,000 and include project design and preparation of bidding documents.

Council discussed the Village's longstanding use of Rowe for road improvement projects and the benefit of engineering oversight while staff gains additional experience with pavement projects.

Laraway made a motion, seconded by Lahti, to approve the Rowe Professional Services Agreement in the amount of \$12,000.

Roll Call Vote

YEAS: Cueny, Lahti, Laraway, Peavey, Shannon, & Torgerson

NAYS: None

Motion Carried 6-0-0.

3. Proposed Ordinance 2026-04 – Data Centers

Interim Village Manager Manley presented the data center ordinance recommended by the Planning Commission following several months of review, public input, research, and legal review. She explained that the Village currently has no specific zoning regulations governing data centers and recommended that Council take the proposed ordinance home for further review and research rather than introduce it at this meeting.

Council discussed the proposed ordinance, possible additional protections and restrictions, the timing of future Council review and public hearings, and the possibility of adopting a temporary moratorium while the ordinance is under consideration.

Council agreed to continue reviewing the Planning Commission's recommended ordinance and discuss potential revisions at a future meeting.

Peavey made a motion, seconded by Laraway, to establish a temporary moratorium on data centers through the November 17, 2026 Village Council meeting.

Roll Call Vote

YEAS: Cueny, Lahti, Laraway, Peavey, Shannon, & Torgerson

NAYS: None

Motion Carried 6-0-0.

4. Payroll Company Agreement

Interim Village Manager Manley presented a recommendation to transition the Village from manually processed payroll to Gusto's Plus payroll plan. The service includes payroll processing, tax filings, W-2 and 1099 preparation, employee time and project tracking, paid-time-off tracking, onboarding tools, electronic documents, and other payroll administration features.

The cost is \$80 per month plus \$12 per employee per month, with an anticipated annual cost of approximately \$1,600 and no long-term contract.

Peavey made a motion, seconded by Cueny, to proceed with implementation of the Gusto Plus Plan at \$80 per month plus \$12 per employee per month.

Roll Call Vote

YEAS: Lahti, Laraway, Peavey, Shannon, Cueny & Torgerson

NAYS: None

Motion Carried 6-0-0.

3. Paper Folding Unit

Interim Village Manager Manley explained that the Village's paper folding machine, purchased in 2019, failed while staff was preparing tax bills. The manufacturer no longer services or stocks parts for the existing model. Staff reviewed lease and purchase options and recommended purchasing a replacement unit, particularly as the Village continues completing tax and other large mailings in-house.

Shannon made a motion, seconded by Laraway, to approve the purchase of a paper folding unit at a cost of \$6,836.83.

Roll Call Vote

YEAS: Laraway, Peavey, Shannon, Cueny, Lahti, & Torgerson

NAYS: None

Motion Carried 6-0-0.

4. Fireworks Committee

Council considered the Fireworks Committee's proposed fundraising flyer. Because the Committee serves in an advisory capacity, Council authorization was requested before distributing materials representing the Village.

Torgerson made a motion, seconded by Peavey, to approve the Fireworks Committee fundraising flyer for public distribution.

Motion carried unanimously by voice vote.

Council then discussed the amount the Village should contribute toward the 2027 fireworks display. Discussion included the approximately \$15,000 cost of the 2026 show, the Committee's fundraising goals, the desire to increase community-supported funding, and reviewing the Village contribution annually.

Lahti made a motion, seconded by Cueny, for the Village to contribute \$6,000 toward the 2027 fireworks effort.

Roll Call Vote

YEAS: Shannon, Cueny, Lahti, Laraway, Peavey, & Torgerson

NAYS: None

Motion Carried 6-0-0.

5. Legal Opinions

President Torgerson stated that Council was in receipt of two privileged and confidential legal opinions.

Cueny made a motion, seconded by Laraway, to enter closed session to consider the written legal opinions.

Roll Call Vote

YEAS: Cueny, Lahti, Laraway, Peavey, Shannon, & Torgerson

NAYS: None

Motion Carried 6-0-0.

Council entered closed session at approximately 8:17 p.m.

Laraway made a motion, seconded by Lahti, to return to open session.

Motion carried unanimously by voice vote.

Council returned to open session at approximately 8:35 p.m.

Public Comments:

No additional public comments were offered.

Council Comments:

President Torgerson asked Councilmembers to consider whether the Village should revise its meeting format in the future to provide one public comment period at the end of the meeting rather than two separate public comment periods.

Announcements:

Upcoming Village meetings were discussed, including Fireworks Committee meetings and the next Planning Commission meeting in October. The next regular Village Council meeting is September 15, 2026.

Adjournment: 8:40 p.m.

Approved:

Carol Shannon, Village Clerk

David K. Torgerson, Village President



Village of Lake Isabella

Planning Commission July 14, 2026 Regular Meeting Minutes

Planning Vice-Chair Simon called the regular meeting of the Lake Isabella Planning Commission to order at 7:00 p.m.

Members Present: Grey, Lahti, Wickert, Benzinger, Simon, & Tafreshi

Members Excused: Ervin

Agenda Approval:

Grey made a motion, supported by Tafreshi, to approve the August 11, 2026 Planning Commission Meeting Agenda as presented.

VOICE VOTE: MOTION CARRIED 6-0-0.

Approval of Minutes:

Wickert made a motion, seconded by Benzinger, to approve the minutes from July 14, 2026, with the correction that Vice Chair Simon called the meeting to order.

VOICE VOTE: MOTION CARRIED 6-0-0.

Chairperson's Report: None

Village Manager Report:

Manley, Village Interim Manager, reported that the meeting packet included the year-to-date Code Enforcement Report, activity from the first weeks of the Isabella County Sheriff's Office dedicated patrol, and a year-to-date list of zoning permits issued by the Village.

Manley also reported that the Zoning Board of Appeals had heard its first variance request the previous evening involving an Accessory Structure Category 3 in the LR-3 District and approved the request.

The Lake Restoration Committee had met earlier in the day and was reevaluating the sequence and scope of projects contemplated when the lake restoration millage was approved, including review of the Peninsula area and how that project may proceed.

Requests for Proposals had been issued for the 2026-2027 crack sealing project, with bids scheduled for consideration by the Village Council. Staff was also working with Rowe Professional Services Company to prepare an RFP for planned chip-and-seal work.

Village Council Report: None

MMDC Report:

Allison Heinrich of Middle Michigan Development Corporation (MMDC) introduced MMDC's role as the economic development organization serving Clare, Isabella, and Osceola Counties. She explained that workforce availability, housing, and childcare are recurring concerns among area employers and that MMDC has increasingly focused on housing as an economic development issue.

Heinrich discussed the recently launched Central Michigan Housing Coalition, in which the Village is participating along with municipal, nonprofit, and agency partners. She stated that Isabella County is projected to have a housing shortage of approximately 4,600 units through 2029 and explained that the coalition is working on increasing housing supply, reducing development barriers, and identifying practical municipal strategies to support housing production.

Sam Mariuz, representing FLEIS & VANDENBRINK and working with MMDC, presented information regarding Michigan Public Act 381 and the use of Brownfield Tax Increment Financing (TIF) for housing development. Mariuz explained that although brownfield programs historically focused on contaminated properties, the statute has expanded over time to include other eligible properties and, beginning with legislative changes addressing Michigan's housing shortage, qualifying housing development.

Mariuz emphasized that a property does not need to be contaminated to qualify for a housing TIF. She explained that current construction costs make many housing projects difficult to finance and that housing TIF can help reduce development barriers by reimbursing qualifying eligible activities after a project has been completed and taxable value has increased.

The Commission was advised that the developer, rather than the Village or County, is responsible for initially financing and completing the project. Eligible costs generally involve infrastructure and site preparation rather than vertical building construction. After completion, the developer must submit invoices, proof of payment, contracts, and other supporting documentation before costs may be certified for reimbursement.

Mariuz explained that reimbursement is generated from a portion of the increased property taxes attributable to the development itself. Existing taxpayers do not receive an additional assessment to fund the reimbursement. Plans may extend for many years, commonly approximately 20 to 25 years for housing projects, depending upon the amount of eligible costs and the actual taxable value generated.

Commission members asked what types of infrastructure may qualify. Mariuz explained that eligible activities may include roads, sidewalks, utilities, landscaping and certain off-site infrastructure necessary to support a development. She provided examples from other communities in which tax increment was used or planned for municipal infrastructure associated with redevelopment, including snow-melt infrastructure, water-system improvements, and future roadway improvements.

The Commission also discussed the relationship between Brownfield plans and the zoning/site-plan process. Mariuz explained that Brownfield approval does not replace local zoning requirements. A development must still comply with the Village's Master Plan, Zoning Ordinance, site-plan requirements, and other applicable approvals. Brownfield financing may be considered before or after site-plan approval depending upon the project and financing circumstances.

Public Hearings: None

Public Comments:

- Mike Holcomb, 1023 Pyrenees Drive, summarized written comments submitted by himself and Gina Holcomb concerning Proposed Ordinance 2026-04. He expressed concern that the proposed ordinance did not sufficiently protect residential groundwater and requested a prohibition on groundwater extraction for data-center cooling. He also

raised concerns regarding electrical-grid capacity and potential costs to existing utility customers, requesting protections against shifting infrastructure costs to residents and advocating for a power-usage limitation.

Holcomb further expressed concern regarding emergency-response costs and requested that any data-center operator be responsible for specialized training and equipment necessary to address hazards such as battery thermal runaway. He also discussed continuous and low-frequency noise and requested substantially greater separation from residential areas.

- Gina Holcomb, 1023 Pyrenees Drive, continued the comments concerning Proposed Ordinance 2026-04. She questioned the proposed definition and size threshold for a small-scale data center and requested a substantially smaller maximum size. She raised concerns regarding the ability to combine parcels, potential future rezoning of Village-owned property, and the Cal Brewer Memorial Airport property. She also requested a specific low-frequency noise standard, mandatory testing, financial penalties, and operational consequences for violations. She requested that the Commission table the ordinance and pursue a 365-day temporary moratorium while additional impacts were evaluated.
- Lisa Moore of 1266 Clubhouse Drive stated that she agreed with the concerns raised in the Holcombs' written comments and was particularly concerned about noise and low-frequency sound. She referenced accounts of residents living near data-center facilities and stated that preserving the quiet residential character of Lake Isabella was important to her.
- Charles Osborne II, 1032 Cortez Drive, expressed agreement with the concerns previously raised and discussed possible environmental effects, including water use and runoff. He also commented that, if a data center were ever developed, employment and economic benefits should meaningfully benefit the local community.
- James Moore, 1266 Clubhouse Drive, thanked those who had prepared the written concerns and suggested consideration of language requiring a public vote for certain rezoning decisions. He also expressed concern regarding possible frequencies or other impacts generated by data-center facilities and stated that he valued Lake Isabella's existing environmental and residential character.

Existing Business:

1. Housing Discussion

Manley continued the Planning Commission's housing discussion from the July meeting. She explained that the first policy topic selected for detailed review was the Village's minimum dwelling-size requirements, consistent with the Village's Housing Action Plan and other adopted planning documents.

Staff explained that the current minimum dwelling-size requirements were originally intended to promote quality development and preserve neighborhood character; however, increasing housing and construction costs warranted review of whether those standards continue to meet the community's needs and goals for attainable housing.

The Commission was asked to consider whether the minimum dwelling size for LR-1 non-waterfront/back lots should remain at 1,200 square feet, be reduced to 1,000 square feet, or potentially be reduced further. Staff also asked the Commission to evaluate whether a separate minimum ground-floor area should remain if the overall minimum dwelling size is changed. It was clarified that garage area is not included when calculating the required dwelling area.

Additional questions included whether waterfront LR-1 lots should be treated differently and whether the LR-2 District may be appropriate for smaller homes, cottage homes, or other compact housing types. Staff emphasized that any changes should support attainable housing, encourage reinvestment on vacant residential lots, expand options for first-time buyers, retirees and smaller households, and preserve neighborhood character.

Staff reviewed the Housing Action Plan Implementation Matrix. High-priority items included minimum dwelling-size review, garage and breezeway regulations, development-opportunity inventory, and coordination with MMDC on residential development opportunities. Medium-priority topics included accessory dwelling units, duplexes, age-friendly housing, cottage housing, and builder/developer outreach. Longer-term work included land-bank opportunities, an annual housing report, and future updates to the Housing Action Plan.

For reference, staff provided general housing-size categories, explaining that a tiny home is generally under 400 square feet, a micro home approximately 400 to 600 square feet, a small home approximately 600 to 900 square feet, and a cottage approximately 900 to 1,200 square feet.

Commission members generally supported addressing housing topics individually rather than attempting to revise all housing regulations at once. Discussion focused on the potential usefulness of smaller homes on smaller lots, particularly in areas where existing lot dimensions make larger homes impractical. Members also emphasized that reduced minimum sizes should be evaluated by zoning district and neighborhood context rather than applied uniformly throughout the Village.

Commissioners expressed support for providing opportunities for starter homes, single-person households, couples, retirees, and residents wishing to downsize while also preserving the established character of waterfront neighborhoods. A commissioner specifically stated that very small or micro homes would not be appropriate on the lakefront because they would not harmonize with surrounding development. MMDC/Brownfield representatives agreed that modest reductions in minimum dwelling size can improve housing attainability and provide greater flexibility when residents rebuild or when market conditions make larger homes financially impractical. They confirmed that Brownfield financing itself does not impose a particular minimum

dwelling size; any project receiving Brownfield assistance would still be required to comply with the Village's zoning standards.

The Commission was asked to review the minimum dwelling-size matrix, zoning map, and policy questions provided in the packet and return with recommendations regarding whether minimum dwelling sizes should be changed and, if so, what sizes would be appropriate by district. No formal action was taken.

2. Proposed Data Center Ordinance 2026-04

Manley advised that the item had been continued from the July Planning Commission meeting. Following the July public hearing, staff reviewed public comments, consulted with the Village Attorney as directed, and incorporated proposed revisions into the draft ordinance.

Staff explained that the revisions expanded definitions and strengthened several standards, including provisions addressing sound and low-frequency or tonal noise at property lines. The Commission reviewed the revised draft and discussed whether the ordinance was ready to be forwarded to the Village Council.

Commission members stated that the revised ordinance addressed most of the issues discussed at the prior meeting and expressed greater comfort with the updated language. Members emphasized that the Village currently has no data-center-specific zoning regulations and that establishing enforceable local standards was important even if future amendments might become necessary as technology and information evolve. The Commission discussed the process following a recommendation. Staff explained that the Village Council would review the ordinance, could make additional revisions, and would conduct its own public-hearing process before adoption. Commissioners noted that the Council is the final legislative decision-making body.

A motion was made and seconded to recommend Proposed Ordinance 2026-04 - Data Center Regulations to the Village Council.

ROLL CALL VOTE: Grey - Yes; Benzinger - Yes; Wickert - Yes; Lahti - Yes; Simon - Yes; Tafreshi - Yes; Ervin - Absent.

MOTION CARRIED 6-0-0.

Following the vote, commissioners encouraged residents concerned about data centers to remain involved not only with the Village but also with Isabella County and the surrounding townships because development outside Village boundaries could still affect Lake Isabella. It was noted that planning and zoning for portions of the surrounding area is administered through Isabella County.

The Commission also discussed meeting audibility. Members acknowledged residents' difficulty hearing portions of meetings and discussed efforts to improve the room's audio system and microphone/speaker capabilities.

Public Comments:

During the second public-comment period, residents continued discussion of Proposed Ordinance 2026-04 and the housing TIF presentation.

Lisa Moore 1266 Clubhouse Drive asked how difficult it would be to amend the data-center ordinance after adoption. Staff explained that an amendment would generally require the same statutory process, including Planning Commission review, public notice/public hearing, and Council action. Commissioners reiterated their view that establishing regulations now provided greater protection than leaving data centers unaddressed in the Zoning Ordinance.

Commission members discussed the need to balance strong local regulations with legal concerns regarding exclusionary or excessively restrictive zoning. Members referenced experiences involving other emerging land uses and stated that the intent was not to encourage data centers, but to establish defensible standards that protect the Village while maintaining legal standing.

The Commission clarified that the only property currently zoned Industrial within the Village is Village-owned property associated with the Department of Public Works area. Discussion also clarified that combining platted lots does not erase the underlying platted legal descriptions and that any future rezoning would require the applicable public process.

Mike Holcomb 1023 Pyrenees commented again on several points he spoke on in the first public comment. Holcomb questioned whether Brownfield Housing TIF reimbursements ultimately came from general taxpayer funds. Mariuz clarified that there is no upfront state, county, or Village fund provided to the developer. The developer incurs the eligible expenses and may later receive reimbursement from a portion of the increased property taxes generated by the specific development. She confirmed that the reimbursement does not come from increased taxes on surrounding properties.

Charles Osborne, 1032 Cortez Drive, asked whether an existing single-wide manufactured home could be replaced if it were destroyed and insurance proceeds were insufficient to construct a conventional modular home. Staff advised that the Village had previously amended its regulations to allow replacement of qualifying existing single-wide homes subject to the applicable ordinance standards.

Further discussion addressed notice of rezoning proceedings. Staff clarified that the Village cannot simply rezone property without notice and the legally required process. Staff also noted that Village-owned Drew Road properties had been identified for Brownfield-related development consideration, but that this did not itself change their zoning classification.

Tim Wolff, 1070 Bundy Drive, AICP planner, commented regarding Michigan zoning procedure and noted that zoning ordinances adopted under the Michigan Zoning Enabling Act are subject to the statutory referendum process, allowing residents to pursue a petition and vote if statutory requirements are satisfied.

Lisa Moore stated the Village needed to better notify residents of Village business. Staff and commissioners noted that agendas are posted at the Village offices and on the Village website and that the website includes an e-notify function through which residents may subscribe to receive notifications when information is posted.

Mike and Gina Holcomb reiterated that their written comments were based upon a detailed review of the current proposed ordinance and maintained that several requested protections were not included. They again expressed concern about proceeding before all perceived loopholes were addressed and discussed experiences of other Michigan communities with data-center proposals.

The Holcombs asked about the possibility of a temporary moratorium. Staff explained that a moratorium would be a matter for the Village Council and stated that, because the Village had already been actively developing regulations since approximately February, had held a Planning Commission public hearing, obtained legal review, and had now forwarded the ordinance to Council, imposing a moratorium at that stage could present additional legal considerations. Staff further explained that the Council would review the ordinance and conduct a public hearing before final action.

Commission members discussed water consumption as a significant community concern and noted that different data-center cooling technologies have different water demands. One commissioner indicated an intention to raise closed-loop or air-cooled systems during Council consideration as a possible way to further protect local water resources without creating an exclusionary regulation.

Commissioners thanked residents for their participation and emphasized the importance of public input as the ordinance proceeds to the Village Council.

Member Comments: None

Announcements:

The Commission noted that Proposed Ordinance 2026-04 would proceed to the Village Council for review.

Adjournment:

With no additional business, the meeting was adjourned at 8:15 p.m.

_____ Carol Shannon, Village Clerk



Village of Lake Isabella

VILLAGE COUNCIL MEETING
SEPTEMBER 15, 2026

VILLAGE MANAGER'S REPORT

CITYHOOD

The Cityhood petition process is continuing. When we reviewed the petitions, we found we were one valid signature short of the required 100. Two individuals are currently continuing to collect signatures so that we can meet the required number and move the process forward. I will continue to keep Council updated as we complete this portion of the process.

AUDIT

Preparation for the upcoming audit is going well. Staff has been working to make sure the necessary records and documentation are organized and ready for the auditors.

STAFFING

Both of our new permanent employees have now completed their probationary-period performance reviews. We continue training, cross-training, and settling our staffing structure.

BROWNFIELD REDEVELOPMENT

We sent out the Brownfield Engineering RFP last week. Based on the current timeline, proposals should be available for review and consideration on the October Council agenda.

I also have an upcoming meeting with Middle Michigan Development Corporation (MMDC) and the State of Michigan Land Bank to discuss the properties located within the Brownfield District and potential next steps.

CODE ENFORCEMENT & PROPERTY ABATEMENT

We had a court hearing regarding 3010 Sequoia Court, and the Village was awarded the right to enter the property and abate the nuisance. A dumpster will be delivered tomorrow, and Village DPW staff, along with Deputy McCollum, will be at the property at 9:00 a.m. on September 16 to begin the cleanup.

The first resolution necessary to begin the Single Parcel Special Assessment District (SPSAD) process for this property will be on the October agenda. The Village is able to recover the costs associated with the abatement through the property, ultimately allowing those costs to be placed on the tax roll through the special assessment process.

We have also made progress on the longstanding blight issue on Cordoba with the assistance of Deputy McCollum. After several years and numerous attempts to address the property, the van has finally been removed. The RV located in the backyard is also being addressed, and we are hopeful that it will be removed as well.

There will also be two additional SPSAD resolutions on the October agenda involving properties where the Village needs to address mowing/long grass.

As discussed in my previous email, Council is aware of the current status of the Century 21 building. I have also been advised that the owners intend to rebuild following demolition of the fire-damaged structure.

The Code Enforcement Report included in the packet does not show a significant amount of change this month because much of my code enforcement time has been focused on the Sequoia Court abatement, the Cordoba property, and the Century 21 building.

I plan to conduct another Village-wide code enforcement sweep this month, with particular attention to unlicensed/inoperable vehicles, tires, brush and blight, and long grass and weeds.

PUBLIC SAFETY

There is no Sheriff's Department activity report included this month. We are working to get the reporting periods aligned so Council receives information on a consistent month-to-month basis.

As a result, next month's report will be larger and will cover approximately a month and a half of activity. After that transition, Council should receive reports covering regular monthly periods.

Deputy McCollum has also been assisting with several ongoing ordinance enforcement matters, including the Cordoba property and the upcoming Sequoia Court abatement.

Deputy McCollum has also started his rotating shifts.

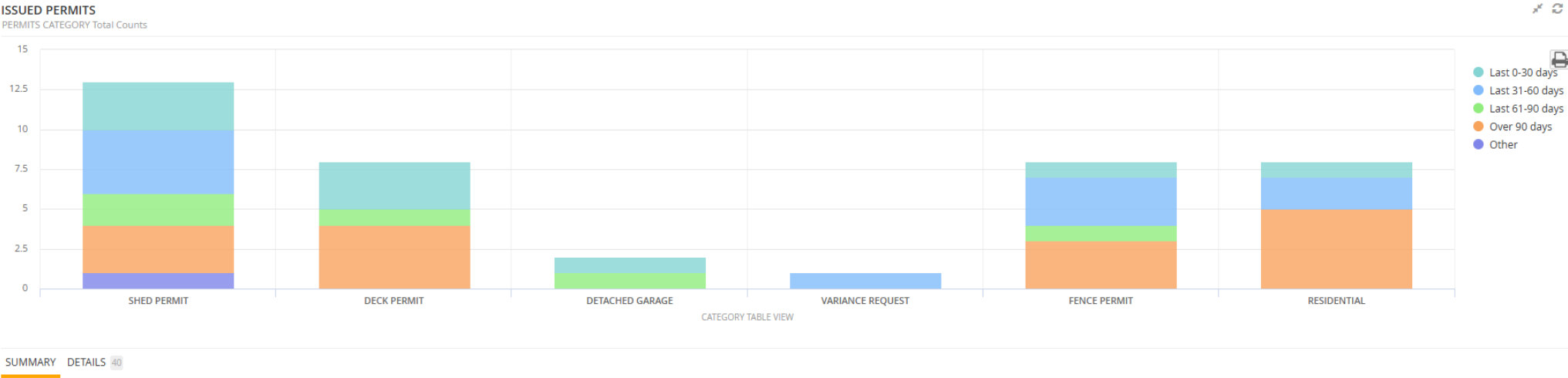
ZONING

The Zoning Report in the packet shows the zoning permits that were issued last month, with most involving sheds and decks.

I also have another new home coming into Lake Isabella and will be conducting a site visit for that project this week.

Zoning and code enforcement activity continues to remain steady, and I expect additional activity as I complete the planned enforcement sweep this month.

August Zoning Permit Activity

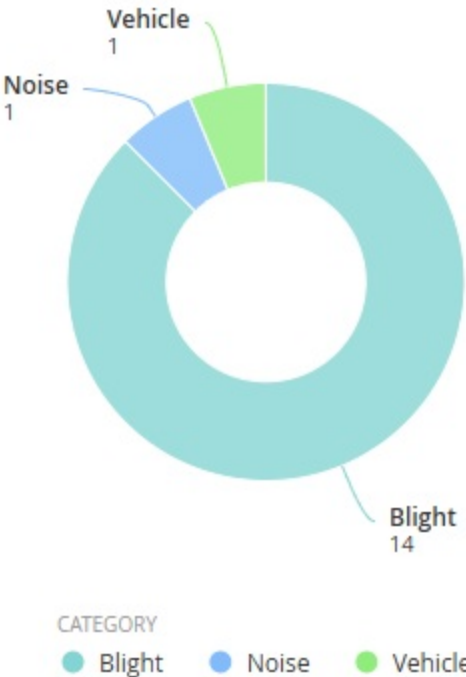


Shed Permit		Deck Permit		Detached Garage		Variance Request		Fence Permit		Residential		Total	
Last 0-30 days	3	Last 0-30 days	3	Last 0-30 days	1	Last 0-30 days	0	Last 0-30 days	1	Last 0-30 days	1	Last 0-30 days	9
Last 31-60 days	4	Last 31-60 days	0	Last 31-60 days	0	Last 31-60 days	1	Last 31-60 days	3	Last 31-60 days	2	Last 31-60 days	10
Last 61-90 days	2	Last 61-90 days	1	Last 61-90 days	1	Last 61-90 days	0	Last 61-90 days	1	Last 61-90 days	0	Last 61-90 days	5
Over 90 days	3	Over 90 days	4	Over 90 days	0	Over 90 days	0	Over 90 days	3	Over 90 days	5	Over 90 days	15
Other	1	Other	0	Other	0	Other	0	Other	0	Other	0	Other	1

PERMIT NUMBER	PERMIT TYPE	STATUS	LOCATION	CATEGORY
26-040	Shed Permit	Issued	1100 BARCELONA DR	Shed Permit
26-039	Detached Garage	Issued	792 N ROLLAND	Detached Garage
26-038	Deck Permit	Issued	1066 CLUBHOUSE DR	Deck Permit
26-037	Deck Permit	Issued	2009 DUQUESA CT	Deck Permit
26-036	Shed Permit	Issued	1003 SOUTHPORT DR	Shed Permit
26-035	Shed Permit	Issued	1004 CROSSOVER	Shed Permit
26-034	Deck Permit	Issued	1268 QUEENS WAY	Deck Permit
26-033	Fence Permit	Issued	1019 CARMEN DR	Fence Permit
26-032	Zoning	Issued	2008 RED FOX COURT	Residential
26-031	Fence Permit	Issued	1031 YORK DR	Fence Permit
26-030	Shed Permit	Issued	1048 PUEBLO PASS	Shed Permit
26-029	Shed Permit	Issued	1066 EL CAMINO GRANDE	Shed Permit

FILED ENFORCEMENTS

ENFORCEMENTS Total Counts



SUMMARY DETAILS 16

SORTED BY: ENFORCEMENT NUMBER (DESC)

ENFORCEMENT NUMBER ▼	STATUS ▼	LOCATION ▼	FILED DATE ▼	DATE CLOSED ▼	NEXT ACTION DATE ▼	CATEGORY ▼	PARCEL NUMBER ▼
CE26-0041	Open (Pending Verification)	1033 CORTEZ DR	08/11/2026			Noise	22-061-00-117-00
CE26-0040	Open (Correction Notice 2)	1001 SAND TRAP DR	08/07/2026			Blight	22-065-00-144-00
CE26-0038	Open (Pending Verification)	1003 SEVILLA ST	07/07/2026		08/03/2026	Blight	22-062-00-399-00
CE26-0035	Open (Pending Verification)	1017 RIVIERA LN	07/07/2026		08/03/2026	Blight	22-061-00-090-01
CE26-0034	Open (Pending Verification)	1026 CARMEN DR	07/27/2026		08/03/2026	Blight	22-061-00-175-00
CE26-0033	Open (Pending Verification)	1091 CARMEN DR	07/07/2026		08/03/2026	Blight	22-061-00-221-01
CE26-0031	Open (Correction Notice 1)	2015 SEQUOIA CT	07/20/2026		08/03/2026	Blight	22-077-00-049-00
CE26-0030	Open (Pending Verification)	1036 DUQUESA DR	07/20/2026		08/03/2026	Blight	22-061-00-260-00
CE26-0029	Open (Correction Notice 2)	1031 CORDOBA LN	07/20/2026		09/18/2026	Blight	22-062-00-325-00
CE26-0027	Open (Correction Notice 2)	1014 BARCELONA DR	07/10/2026		09/18/2026	Blight	22-062-00-293-00



Village of Lake Isabella

VILLAGE COUNCIL MEETING
SEPTEMBER 15, 2026

ORDINANCE 20626-03
ADJACENT PARK ENTRANCE

PUBLIC HEARING TEMPLATE

- I. The public hearing is opened.
- II. Staff summarizes the item under consideration at the public hearing.
- III. Village Council questions for staff.
- IV. Comments/questions submitted before the meeting are presented to the Village Council and entered into the record.
- V. The public hearing is opened for public comments/questions.
- VI. The public hearing is closed for public comments/questions.
- VII. Additional discussion by the Village Council.
- VIII. The public hearing is closed.
- IX. Action by the Village Council

Village of Lake Isabella
Village Council
Park Entrance Adjacent Lots and Data Center Regulations
Public Hearing Notice

Public notice is hereby given that the Village Council of the Village of Lake Isabella will hold a public hearing as part of a regular meeting on September 15, 2026, beginning at 7:00 P.M. local time. The hearing will be held at the Lake Isabella Village Hall, 1010 Clubhouse Drive, Lake Isabella, MI 48893. Public hearings are being held on the following proposed ordinances:

- **Ordinance 2026-03** – Park Entrance Adjacent Lots. This ordinance amends the Village Zoning Ordinance to allow, under specified conditions, two legally platted lots under common ownership that are separated only by a narrow park entrance access strip to be treated as a single site for zoning purposes. The amendment establishes standards requiring permanent deed restrictions, continued compliance with all zoning requirements, and preservation of park access while allowing reasonable residential development and accessory structures.

Information may be obtained, and draft copies of the proposed ordinances may be obtained at the Village Hall at the above address between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday.

Written comments can be submitted ahead of the public hearing to the Village Manager at the address above or by email at jessica@lakeisabellami.org

Carol Shannon
Village Clerk
Village of Lake Isabella
1010 Clubhouse Drive
Lake Isabella, MI 48893
989.644.8654

Village of Lake Isabella

1010 Clubhouse Drive
Lake Isabella, MI 48893

PROPOSED ORDINANCE 2026-03

PARK ENTRANCE ADJACENT LOTS

The Village of Lake Isabella hereby ordains:

Section 1: Purpose

The purpose of this ordinance amendment is to clarify and establish standards under which two (2) legally platted lots that are separated only by a narrow park entrance strip—typically a linear access corridor located along or near side lot lines and generally between ten (10) and twenty-five (25) feet in width—may be treated as a single site for zoning and development review purposes. This amendment is intended to address legacy plat configurations that can unintentionally limit reasonable residential use and accessory building placement, while preserving the intended function of park access strips and protecting adjacent properties. By allowing, subject to defined conditions, a principal dwelling to be located on one lot and accessory buildings to be located on the companion lot across the park entrance strip, the ordinance promotes consistent, practical site development, reduces unnecessary variance requests, and ensures that setbacks, lot coverage, access, and safety requirements are applied in a clear and predictable manner.

Section 2: 1218.8 (A.2.c) Created

A new subsection 1218.8(A.2.c) is hereby created and shall read as follows:

- c) Two (2) platted lots under common ownership that are separated only by a platted access strip not exceeding an average width twenty-five (25) feet, that provides an access point to a public right-of-way for a private park, outlot, or common area, may be treated as a single parcel (or single site) for zoning purposes, including for the placement and construction of accessory structures. The placement of all structures shall comply with all zoning requirements, including setbacks from the park access strip. This allowance shall apply only if the lots are permanently linked by a recorded deed restriction, in a form approved by the Village, that identifies the Village of Lake Isabella as a party with enforcement rights and prohibits the separate conveyance, transfer, or other decoupling of the lots in the future.*

Section 3: Severability

In the event that any section or sections, provisions, phrases, or words of this Ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity or the enforceability of the remaining sections, provisions, phrases, or other words of this Ordinance.

Section 4: Ordinances Repealed

All ordinances and/or parts of ordinances in conflict with or inconsistent with this Ordinance are hereby repealed to the extent of any such conflict or inconsistency.

Section 5: Effective Date

This Ordinance shall take effect and be in force upon the expiration of 7 days after the date when the notice of adoption for this Ordinance is published in a newspaper of general circulation in the Village of Lake Isabella. This Ordinance shall be codified, edited for typos and grammatical errors, and enumerated in accordance with the codification procedure of the Village of Lake Isabella.

###

We, the undersigned President and Clerk of the Village of Lake Isabella, Isabella County, State of Michigan, do hereby certify that the above and foregoing Ordinance, known as Ordinance #2026-03 **"Park Entrance Adjacent Lots"** of the Village of Lake Isabella, was adopted in the following manner with at least seven days elapsing between the publication of the public hearing for the Ordinance and the enactment by the Village Council at a regular or special meeting of the Lake Isabella Council, offered by councilmember Shannon, and seconded by councilmember _____. Initially introduced by Councilmember _____.

Planning Commission Public Hearing	
Planning Commission Recommendation	
Village Council Introduction	
Village Council Public Hearing	
Village Council Enactment	

The vote to adopt this Ordinance was taken by roll call, with the "yeas" and "nays" recorded as such.

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

Dated at Lake Isabella, Michigan, this _____ day of _____, 2026.

Village Council President
David Torgerson

Village Clerk
Carol Shannon



Airport

As outlined in the historical summary previously provided to Council, the Village has discussed transferring ownership of the airport to its users for several years. Those discussions began in earnest in 2021 and included development of a draft Memorandum of Understanding (MOU).

The draft MOU contemplated transferring approximately **24.31 acres** comprising the airport property to a future purchaser for **\$1.00**. However, the document expressly states that it is **non-binding**, that a future real estate contract would be required, and that any final contract would be contingent upon **formal approval by the Village Council**.

While the historical records show considerable discussion and support for continuing negotiations toward a possible transfer, my review has not located a formal Council motion approving the actual sale or conveyance of the airport property, a final purchase agreement, or a formally approved purchase price.

The Village's MDOT grant obligation requiring continued operation of the property as a public airport ended **December 31, 2025**. Discussions continued in late 2025 and 2026 regarding possible ownership or operational arrangements, including a potential lease, but no final lease, sale, or transfer has been approved.

CURRENT PROPERTY VALUATION

As part of determining the appropriate next steps, I contacted the Village Assessor and requested an estimated value of the airport property. Based upon State of Michigan valuation data and calculations, the Assessor provided an estimated value of approximately **\$437,400**.

Because an assessor's estimate is not the same as an independent professional appraisal prepared specifically for a potential real estate transaction, I have also been working to obtain a formal appraisal.

I have contacted **several appraisal companies**. Many of the appraisers contacted do not perform commercial appraisals. Those individuals have been helpful in providing referrals to other companies that may be able to assist.

The additional challenge is that the **sale or transfer of an airport is relatively uncommon**, and I would prefer that the Village retain an appraiser with appropriate commercial experience who is also comfortable evaluating this type of specialized property. I am continuing to work through the referrals I have received and am hopeful that **by tonight's Council meeting I will have an appraisal company secured**.

WHERE WE ARE TODAY

At this point, **no sale or transfer is being presented for approval.** Administration is gathering the information necessary so Council can make an informed decision regarding the future of the property.

The immediate next step is to secure a qualified appraiser and obtain an independent valuation of the airport property. Once that information is available, it can be brought back to Council along with the historical documents, the Assessor's estimate, and any additional legal or procedural information needed for Council to determine how it wishes to proceed.

No final terms or disposition of the airport property should be presumed from the prior non-binding MOU. Any future sale, transfer, lease, or other disposition would require appropriate Council action and documentation.



PROPOSED ORDINANCE 2026-04 DATA CENTERS

Last month, Council received Proposed Ordinance 2026-04 from the Planning Commission following its review and recommendation. Since that time, I have continued researching data center regulations used by other communities and reviewing the concerns and comments we have received.

Based on that additional research, I made several proposed additions to the ordinance for Council's consideration. These changes are shown in **red** in the updated version provided to Council.

The basic framework recommended by the Planning Commission has **not changed**. Small-scale data centers would continue to be allowed only as a Special Land Use in the Industrial District, while large-scale or hyperscale data centers would remain prohibited throughout the Village.

KEY ADDITIONS

The updated draft adds or strengthens several areas, including:

- **Size and electrical limitations:** The definition of a Small-Scale Data Center was further refined to limit total gross floor area to 10,000 square feet, Computer Floor Area to 5,000 square feet, and Maximum Electrical Demand to 1 MW. It also incorporates the cooling limitations contained later in the ordinance.
- **Five-acre parcel requirement:** The minimum five-acre requirement was clarified to require a **single five-acre parcel**, rather than allowing multiple parcels to be combined administratively to satisfy the requirement.
- **Noise protections:** Additional standards were added addressing low-frequency sound, including dBC limits. The updated ordinance also requires an independent acoustical study before Special Land Use approval and a second study within six months after operations begin.
- **Protection of Lake Isabella, the Chippewa River and groundwater:** The environmental section was expanded to specifically address these resources. The additions restrict the use of surface water for data center cooling or processing, further regulate groundwater use, require closed-loop/non-consumptive cooling or comparable technology, and allow additional hydrogeologic review when necessary.
- **Spill and contamination protections:** Additional secondary-containment and emergency-containment requirements were added for fuels, coolants, battery materials, fire-suppression agents and other materials that could potentially reach surface water or groundwater.

- **Environmental review and ongoing compliance:** The updated language further addresses groundwater impacts, environmental impact review, inspections, corrective measures and ongoing monitoring.

These additions were intended to address concerns that have been raised by property owners while maintaining the overall approach previously recommended by the Planning Commission.

DIRECTION FROM COUNCIL

I would like Council to review the updated language and identify **any additional changes or protections it would like included** before the ordinance moves forward.

If Council is satisfied with the ordinance and the changes presented tonight, Council may proceed with **introduction of Proposed Ordinance 2026-04 tonight and set a public hearing for next month.**

If Council would like additional revisions, we can instead make those changes and bring the revised ordinance back to Council **next month for introduction.**

There is no need to move the ordinance forward tonight if Council believes additional work would be beneficial. The purpose of tonight's discussion is to make sure Council is comfortable with the proposed regulations and has an opportunity to request any further changes before proceeding.

Village of Lake Isabella
PROPOSED ORDINANCE 2026-04
DATA CENTER REGULATIONS

The Village of Lake Isabella hereby ordains:

SECTION 1: PURPOSE AND INTENT

The purpose of this Ordinance is to amend the Zoning Ordinance of the Village of Lake Isabella to establish definitions, standards, limitations, and procedures related to Data Centers and associated infrastructure.

The Village Council further finds that Data Centers constitute a unique land use requiring specialized review due to their potential impacts on public infrastructure, emergency services, electrical reliability, water resources, environmental quality, and adjacent property owners. It is the intent of this Ordinance to establish clear standards for the review of such facilities while ensuring compatibility with surrounding land uses and the Village of Lake Isabella Master Plan.

The intent of this Ordinance is to protect the public health, safety, and welfare; preserve the residential, recreational, and small-community character of the Village; protect Lake Isabella and surrounding groundwater resources; ensure that public infrastructure and utilities are not overburdened; establish clear and predictable standards regarding Data Center development; allow limited small-scale data infrastructure only where compatible with surrounding land uses and existing infrastructure; and prevent large-scale or hyperscale data center development incompatible with the Village's Master Plan and infrastructure capabilities.

SECTION 2: DEFINITIONS

Accessory Equipment: Equipment, structures, or facilities customarily incidental to the operation of a Data Center, including but not limited to cooling systems, generators, substations, transformers, switchgear, batteries, utility infrastructure, fencing, security systems, and similar equipment.

Battery Energy Storage System (BESS): One or more devices, assembled together, capable of storing electrical energy for later use through electrochemical, thermal, mechanical, or other means. A Battery Energy Storage System includes batteries,

battery modules, battery racks, inverters, converters, transformers, switchgear, control systems, fire suppression systems, ventilation equipment, thermal management systems, and all associated equipment necessary for the safe storage, management, and distribution of electrical energy.

Campus: Two or more Data Center buildings or structures located upon one or more contiguous parcels operating as a coordinated facility.

Computer Floor Area: The cumulative floor area, on all stories and levels of all buildings, primarily devoted to servers, data-processing equipment, information technology equipment, networking equipment, or other computing equipment, including aisles and circulation areas principally serving such equipment.

Data Center: A building, structure, facility, campus, or portion thereof that houses information technology infrastructure and equipment for processing, storing, managing, or transmitting digital information. This includes facilities dedicated to cloud computing, artificial intelligence processing, telecommunications, cryptocurrency mining, blockchain processing, colocation services, enterprise computing, retail or wholesale data services, and similar technologies. A Data Center may include, but is not limited to, data halls, offices, security facilities, electrical distribution equipment, substations, transformers, switchgear, batteries, uninterruptible power supply systems (UPS), backup generators, cooling systems, mechanical equipment, water and wastewater infrastructure, telecommunications equipment, transmission facilities, screening, fencing, and other principal or accessory structures customarily associated with such use.

Small-Scale Data Center: ~~A Data Center containing ten thousand (10,000) square feet or less of gross floor area.~~ **A Data Center having a total cumulative gross floor area, measured across all stories and levels, not exceeding ten thousand (10,000) square feet, of which not more than five thousand (5,000) square feet, measured cumulatively across all stories and levels, may constitute Computer Floor Area, and having a Maximum Electrical Demand not exceeding one megawatt (1 MW); and utilizing only closed-loop, non-consumptive cooling or other cooling technology permitted pursuant to Section 7 of this Ordinance.**

Large-Scale or Hyperscale Data Center: Any Data Center exceeding ten thousand (10,000) square feet of gross floor area or any campus designed for phased expansion beyond ten thousand (10,000) square feet.

SECTION 3: ZONING DISTRICTS AND USE APPROVAL

Small-Scale Data Centers may be permitted only as a Special Land Use within the Industrial District subject to Planning Commission review. In addition to all applicable Site Plan Review requirements, applicants shall comply with all applicable Special Land Use standards contained and all other applicable provisions within the Village of Lake Isabella Zoning Ordinance.

Data Centers are prohibited in all Residential, Commercial, Mixed-Use, Agricultural, and shoreline-related zoning districts.

Large-Scale or Hyperscale Data Centers are prohibited in all zoning districts within the Village of Lake Isabella.

No applicant shall avoid the requirements or prohibitions of this Ordinance through phased development, multiple parcels, campus-style development, affiliated ownership structures, segmentation of buildings, successive applications, transfers of ownership, lease arrangements, or other means intended to circumvent the intent of this Ordinance. **The combination of parcels for tax, assessment, ownership, site planning, or other administrative purposes shall not be used to satisfy the minimum parcel area required by this Section.**

Approval under this Ordinance shall not relieve an applicant from obtaining all other applicable local, county, state, or federal permits or approvals. All required permits shall be obtained prior to commencement of construction or operation of a Data Center.

Approval of a Special Land Use under this Ordinance shall not create a vested right to expand, enlarge, or intensify a Data Center except as expressly approved by the Village in accordance with the Zoning Ordinance.

Each Data Center shall require its own Special Land Use approval. Approval of one facility shall not authorize additional buildings, structures, campuses, or expansions unless separately approved in accordance with this Ordinance.

SECTION 4: SITE DEVELOPMENT STANDARDS

Minimum lot size shall be a single five (5) acres parcel. **The combination of parcels for tax, assessment, ownership, site planning, or other administrative purposes shall not be used to satisfy the minimum parcel area required by this Section.**

Minimum setbacks shall be seventy-five (75) feet from front and rear property lines and fifty (50) feet from side property lines, with an additional fifty (50) foot buffer when adjacent to residential zoning or sensitive receptors.

Existing natural vegetation shall be preserved within required setback and buffer areas to the maximum extent practicable. Where existing vegetation is insufficient to provide effective screening, additional landscaping shall be installed in accordance with the Village of Lake Isabella Zoning Ordinance.

Maximum building height shall be thirty-five (35) feet.

Mechanical, cooling, generator, electrical, utility, and similar equipment shall be fully screened from public view using architectural features, walls, fencing, landscaping, or combinations thereof compatible with the principal building. Rooftop mechanical equipment shall also be screened from public view to the maximum extent practicable.

Buildings shall utilize exterior materials, colors, and architectural features that are compatible with surrounding development and the character of the Village. Highly reflective exterior materials shall be prohibited except where required for safety or building code compliance.

Outdoor storage of equipment, materials, parts, containers, refuse, or supplies associated with the operation of a Data Center shall be prohibited unless specifically approved as part of the Special Land Use and fully screened from public view.

Security fencing shall be architecturally compatible with the principal building and screened from public streets and adjacent residential properties through landscaping where practicable. Barbed wire, razor wire, or similar security features shall not be permitted except where required by federal or state law.

All utility lines serving a Data Center shall be located underground unless otherwise approved by the Planning Commission.

SECTION 5: UTILITIES AND INFRASTRUCTURE

Applicants shall demonstrate through engineering studies and written documentation from the applicable utility providers that electric, water, wastewater, broadband, transportation, and emergency service infrastructure are adequate to serve the proposed use without reducing the level of service to existing customers or requiring upgrades at public expense.

Written verification shall be provided by the applicable electric utility confirming that adequate electrical capacity exists to serve the proposed facility without adversely affecting system reliability or the utility's ability to provide service to existing customers.

Applicants shall identify the proposed cooling technology and demonstrate that the proposed system minimizes water consumption and will not adversely impact local water resources, groundwater, surface waters, wastewater infrastructure, or public utilities. Information regarding water conservation measures, including closed-loop or water-recycling systems where applicable, shall be provided.

Backup generators shall comply with all applicable EPA, EGLE, and state regulations and shall be tested only during daytime hours except during emergencies. Generator testing shall be scheduled to minimize impacts on surrounding properties.

The Planning Commission or Village Council may require additional technical studies, prepared by qualified professionals at the applicant's expense, including but not limited to water demand analyses, groundwater impact studies, electrical infrastructure analyses, traffic studies, acoustical studies, environmental assessments, emergency response evaluations, wastewater analyses, or other studies reasonably necessary to determine compliance with this Ordinance and to protect the public health, safety, and welfare.

Applicants shall submit an operations plan describing the proposed operation of the facility, emergency contact information, general operating procedures, and measures for maintaining the facility in a safe and orderly condition.

Applicants shall submit a fire protection and emergency response plan for review by the Village's contracted fire department prior to operation.

Applicants shall identify any hazardous materials proposed to be stored or utilized on-site and describe procedures for storage, handling, spill prevention, and emergency response.

Applicants shall provide a procedure for receiving and responding to complaints related to the construction or operation of the facility.

Applicants shall demonstrate compliance with all applicable local, county, state, and federal environmental laws and regulations prior to commencement of construction or operation.

Applicants shall identify proposed construction access routes and demonstrate that access is adequate for emergency vehicles and construction traffic.

As a condition of approval, the applicant shall execute an indemnification agreement, in a form approved by the Village Attorney, agreeing to defend, indemnify, and hold harmless the Village of Lake Isabella, its elected and appointed officials, employees, consultants, and agents from any claims, actions, proceedings, damages, liabilities, or costs, including reasonable attorney fees, arising from or related to the approval, construction, operation, maintenance, or decommissioning of the Data Center, except to the extent caused by the gross negligence or willful misconduct of the Village. This provision shall survive the expiration, revocation, or termination of the Special Land Use approval.

SECTION 6: NOISE, LIGHTING, AND SCREENING

Noise generated by a Data Center or associated equipment shall not exceed fifty-five (55) dBA at any property line and forty-five (45) dBA at residential property lines. ~~If the operation produces a steady pure tone, low frequency hum, whine, or other tonal noise perceptible beyond the property line, the Planning Commission may require an acoustical study prepared by a qualified professional demonstrating continued compliance with this Ordinance.~~ Noise generated by a Data Center or associated equipment shall additionally not exceed sixty-five (65) dBC at any property line or sixty (60) dBC at a property line adjoining residentially zoned property. Compliance with both the applicable dBA and dBC standards shall be required.

Prior to Special Land Use approval, the applicant shall submit an acoustical study prepared by a qualified independent acoustical professional demonstrating anticipated compliance with the applicable dBA and dBC limits of this Ordinance and evaluating low-frequency and tonal noise from all mechanical, electrical, cooling, generator, transformer, Battery Energy Storage System, and other equipment associated with the facility.

Within six (6) months following commencement of operations, the owner or operator shall submit a post-construction acoustical study prepared by a qualified independent acoustical professional verifying compliance with the applicable dBA and dBC limits and evaluating low-frequency and tonal noise during normal facility operations.

The applicant or operator shall be responsible for the reasonable costs of acoustical studies and professional sound testing required by this Ordinance or required by the Village to verify continued compliance.

No vibration generated by the operation of a Data Center shall be perceptible beyond the property boundaries.

Exterior lighting shall utilize full cutoff fixtures and be downward directed to minimize glare and spillover. Lighting shall illuminate only those areas necessary for safety and security and shall not create measurable light trespass onto adjacent properties. A landscaped buffer at least thirty (30) feet in width shall be required adjacent to residential zoning districts or sensitive receptors. Existing vegetation shall be preserved where practicable, and supplemental landscaping shall be installed where necessary to provide effective year-round screening consistent with the Village Zoning Ordinance.

Ground-mounted mechanical and electrical equipment shall be screened by fencing, walls, landscaping, or combinations thereof compatible with the principal structure. Rooftop equipment shall be screened to the maximum extent practicable.

Any Battery Energy Storage System (BESS) associated with a Data Center shall comply with all applicable building, fire, electrical, environmental, and life safety codes, including applicable editions of the Michigan Building Code, Michigan Fire Code, and nationally recognized standards adopted by reference. Battery Energy Storage Systems shall be installed, operated, maintained, and monitored in accordance with manufacturer specifications and applicable industry standards.

The Planning Commission or Zoning Administrator may require verification of continued compliance with applicable noise, lighting, or other performance standards if a documented complaint or other evidence indicates a potential violation.

SECTION 7: ENVIRONMENTAL PROTECTION

Data Centers shall not be located within floodplains, wetlands, shoreline setback areas, or environmentally sensitive areas.

The applicant shall comply with all applicable federal, state, county, and local environmental laws, regulations, permits, and approvals throughout the construction, operation, maintenance, expansion, and decommissioning of the facility. Failure to maintain compliance shall constitute a violation of this Ordinance.

No discharge of heated water, process water, industrial wastewater, or cooling water into Lake Isabella, tributaries, wetlands, or groundwater shall be permitted.

Protection of Lake Isabella, Chippewa River, and Water Resources. Lake Isabella, the Chippewa River, their tributaries, wetlands, and associated groundwater resources are significant natural and recreational resources of the Village and shall be protected from adverse impacts associated with Data Center development.

No Data Center shall withdraw, divert, pump, capture, or otherwise utilize water from Lake Isabella, the Chippewa River, any tributary, wetland, or other surface water for cooling, process operations, or other Data Center operational purposes.

No Data Center shall utilize groundwater for cooling or process operations where such withdrawal could adversely affect Lake Isabella, the Chippewa River, tributaries, wetlands, nearby wells, groundwater levels, groundwater flow, or water quality.

Cooling systems shall be closed-loop and non-consumptive or utilize another technology demonstrated to the satisfaction of the Planning Commission to require no withdrawal of surface water or groundwater for normal cooling operations and to create no cooling-water or process-water discharge to surface water or groundwater. Water use for ordinary domestic purposes, including restrooms, sinks, drinking water, cleaning, and emergency fire protection, shall not be considered process or cooling water for purposes of this provision.

The applicant shall demonstrate through plans, specifications, engineering documentation, and, when required by the Planning Commission, independent hydrogeologic or environmental analysis that the proposed facility will not adversely affect Lake Isabella, the Chippewa River, tributaries, wetlands, groundwater, or nearby wells. The cost of any professional review required by the Village shall be borne by the applicant.

The applicant shall submit a stormwater management plan prepared by a qualified professional demonstrating compliance with all applicable local, county, state, and federal requirements. Stormwater facilities shall be designed to protect adjacent properties, surface waters, wetlands, and groundwater resources from adverse impacts resulting from the development.

The applicant shall develop and maintain a Spill Prevention and Response Plan identifying procedures for preventing, containing, reporting, and remediating releases of fuels, lubricants, coolants, battery electrolytes, fire suppression agents, and other hazardous materials associated with the operation of the facility.

Secondary Containment. All fuels, lubricants, coolants, chemicals, battery electrolytes, fire suppression agents, treatment compounds, and other materials capable of contaminating soil, groundwater, or surface water shall be stored and handled with appropriate secondary containment designed to prevent a release from reaching Lake Isabella, the Chippewa River, tributaries, wetlands, stormwater facilities, groundwater, or adjacent property. Secondary containment shall be designed to accommodate the

failure or release of the largest applicable container, tank, vessel, or system, as determined through Site Plan and Special Land Use review.

Emergency containment and drainage systems shall be designed, where reasonably necessary based upon the materials stored or equipment utilized on the site, to prevent spills, leaks, contaminated fire-suppression water, or other accidental releases from leaving the property or entering Lake Isabella, the Chippewa River, tributaries, wetlands, stormwater systems, or groundwater.

The applicant shall provide documentation identifying whether any federally or state-listed threatened, endangered, or special concern species, or their critical habitats, are known or reasonably expected to occur on or adjacent to the subject property. Where such resources may be affected, the applicant shall provide appropriate documentation, surveys, or agency correspondence demonstrating compliance with applicable state and federal regulations and identifying any necessary avoidance or mitigation measures.

The applicant shall submit a Wildlife Habitat Analysis prepared by a qualified professional evaluating the potential impacts of the proposed development on wildlife habitat located on or immediately adjacent to the subject property. The analysis shall identify existing habitat features, evaluate potential impacts of the proposed development, and recommend reasonable mitigation measures where significant impacts are identified.

The owner or operator shall notify the Village as soon as reasonably practicable following any fire, explosion, hazardous material release, significant equipment failure, or other emergency event requiring response by emergency services or resulting in off-site impacts. A written report describing the event, corrective actions taken, and measures implemented to prevent recurrence shall be submitted to the Village within ten (10) business days.

~~Groundwater withdrawals shall not adversely impact nearby wells, surface waters, wetlands, or the water quality of Lake Isabella. The Planning Commission may require hydrogeologic studies prepared by a qualified professional where groundwater use or site conditions warrant additional review.~~

Groundwater withdrawals associated with ordinary domestic, sanitary, fire-protection, maintenance, or other uses permitted by this Ordinance shall not adversely impact nearby wells, surface waters, wetlands, the Chippewa River, or the water quality or water level of Lake Isabella. Groundwater shall not be withdrawn for Data Center process cooling except as expressly permitted for incidental filling or maintenance of an approved closed-loop, non-consumptive cooling system.

Any hydrogeologic study required by the Planning Commission or Village Council may include evaluation of groundwater flow, groundwater levels, nearby private wells, interaction between groundwater and surface water, and the potential effects of the proposed development on Lake Isabella, the Chippewa River, tributaries, and wetlands.

The applicant shall submit an Environmental Impact Statement describing the anticipated effects of the proposed development on groundwater, surface waters, wetlands, soils, vegetation, wildlife habitat, air quality, and other environmental resources together with proposed measures to avoid, minimize, or mitigate identified impacts. The Planning Commission may waive or reduce this requirement where it determines the proposed development will have minimal environmental impacts based upon the size, location, and characteristics of the project.

The Environmental Impact Statement shall specifically address the potential for accidental releases, equipment failures, cooling-system failures, fire-suppression events, stormwater failures, or other reasonably foreseeable incidents that could adversely affect Lake Isabella, the Chippewa River, tributaries, wetlands, groundwater, or nearby wells and shall identify measures incorporated into the facility to prevent or contain such impacts.

Areas disturbed during construction shall be stabilized and restored as soon as practicable to prevent erosion, sedimentation, and adverse environmental impacts.

Reasonable measures shall be taken during construction and site maintenance to control dust, debris, and airborne particulates from leaving the property.

All buildings, structures, landscaping, screening, fencing, stormwater facilities, utility infrastructure, Battery Energy Storage Systems, generators, cooling equipment, and other improvements associated with the Data Center shall be maintained in good repair and in accordance with the approved Site Plan and all applicable laws throughout the life of the facility. Failure to properly maintain the facility shall constitute a violation of this Ordinance.

The Village, or its designated representatives, may inspect the property at reasonable times and upon reasonable notice to verify compliance with this Ordinance, conditions of approval, and applicable permits. The owner or operator shall provide reasonable access to those portions of the property necessary to determine compliance.

Where monitoring demonstrates or the Village reasonably determines that operation of the facility is causing or contributing to an adverse impact upon Lake Isabella, the Chippewa River, a tributary, wetland, groundwater, or nearby well, the owner or

operator shall immediately take appropriate corrective measures and shall comply with any lawful enforcement action or condition necessary to bring the facility into compliance with this Ordinance and its approved Special Land Use and Site Plan.

Where required as a condition of approval, the owner shall conduct ongoing environmental monitoring, including groundwater, surface water, noise, or other monitoring reasonably necessary to verify continued compliance with this Ordinance. Monitoring reports shall be submitted to the Village upon request.

Upon request of the Village, the owner or operator shall provide written certification, signed by an authorized representative, demonstrating continued compliance with this Ordinance, all conditions of Special Land Use approval, the approved Site Plan, and all applicable federal, state, county, and local permits. The Village may require supporting documentation reasonably necessary to verify such compliance. Examples of certifications of compliance could be requested for:

1. Compliance to the Ordinance
2. Compliance with all Special Land Use Approvals
3. Compliance with the approved Site Plan
4. Compliance with all applicable federal, state, county, and local permits
5. Compliance with all environmental laws and regulations applicable to the facility
6. Compliance with all required financial assurance obligations established under this Ordinance

SECTION 8: DECOMMISSIONING

Applicants shall submit a Decommissioning Plan prepared by a qualified professional describing the anticipated method, schedule, and cost for removing the Data Center and all associated improvements at the end of its useful life or upon abandonment. The Plan shall include, at a minimum:

1. Removal of all buildings, structures, foundations, generators, transformers, Battery Energy Storage Systems (BESS), cooling equipment, fuel storage systems, utility infrastructure, fencing, security equipment, and other accessory structures associated with the Data Center.
2. Proper removal, transportation, recycling, or disposal of all hazardous materials, electronic equipment, batteries, fuels, coolants, and other regulated materials in accordance with applicable laws.

3. Restoration of the property to a safe, stable, and environmentally sound condition, including grading, erosion control, and revegetation where appropriate.

The Village may require a financial guarantee sufficient to cover decommissioning and restoration costs.

Prior to issuance of any Building Permit, the applicant shall provide a financial guarantee in a form acceptable to the Village Attorney, including but not limited to an irrevocable letter of credit, performance bond, cash escrow, or other security approved by the Village.

The amount of the financial guarantee shall be sufficient to cover the full cost of decommissioning, site restoration, environmental remediation, and administrative costs as determined by an independent professional selected by the Village at the applicant's expense.

The financial guarantee shall remain in effect for the life of the facility and shall be reviewed at least every five (5) years and adjusted as necessary to reflect current removal costs and inflation.

A Data Center shall be considered abandoned when operations have ceased for a continuous period of twelve (12) months, excluding periods during which the facility is undergoing approved repairs, maintenance, upgrades, or temporary shutdowns beyond the owner's reasonable control.

Upon determining that a facility has been abandoned, the Village shall provide written notice to the property owner and operator. Within ninety (90) days after such notice, the owner shall submit a final decommissioning schedule acceptable to the Village.

Unless otherwise approved by the Village Council for good cause shown, all decommissioning activities shall be completed within twelve (12) months after approval of the decommissioning schedule.

If the owner fails to complete decommissioning within the required time, the Village may utilize the financial guarantee to complete the work, recover its administrative expenses, and pursue any additional remedies authorized by law.

Any transfer of ownership or operational control of a Data Center shall not relieve the owner or operator of obligations imposed by this Ordinance or any conditions of approval. The new owner or operator shall assume all responsibilities associated with the operation, maintenance, financial assurance, and eventual decommissioning of the

facility. Written notice of any transfer shall be provided to the Village within thirty (30) days.

SECTION 9: SEVERABILITY

If any section, subsection, sentence, clause, phrase, provision, or portion of this Ordinance is declared invalid, unconstitutional, or unenforceable by a court of competent jurisdiction, such decision shall not affect the validity or enforceability of the remaining portions of this Ordinance, which shall remain in full force and effect. It is hereby declared to be the legislative intent of the Village Council that this Ordinance would have been adopted had such invalid, unconstitutional, or unenforceable provision not been included.

SECTION 10: ORDINANCES REPEALED

All ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed only to the extent of such inconsistency. It is the intent of the Village Council that this Ordinance supplement and be read in conjunction with the Village of Lake Isabella Zoning Ordinance. All provisions of the Zoning Ordinance not expressly modified or superseded by this Ordinance shall remain in full force and effect.

SECTION 11: EFFECTIVE DATE

This Ordinance shall take effect and be in force upon the expiration of seven (7) days after the date when the notice of adoption for this Ordinance is published in a newspaper of general circulation in the Village of Lake Isabella.



Interim Manager Six Month Review

Per the Interim Village Manager Employment Agreement, a written performance and goal evaluation is to be completed every six months. The first evaluation period covers **April 2026 through September 2026**, with the formal evaluation scheduled to take place at the **October Village Council meeting**.

To assist Council in preparing for the evaluation, the following materials are being provided:

- Interim Village Manager Employment Agreement;
- Six-Month Council Performance Review form;
- Staff Feedback for Interim Village Manager Review; and
- Six-Month Goal Discussion outlining the work and priorities from the first six months, along with proposed priorities for the next six months.

The Council evaluation asks members to consider areas including Council communication, financial management and administration, staff leadership and Village operations, resident service and professionalism, projects and follow-through, and overall performance and leadership. It also gives Council members space to identify strengths, areas for improvement, and priorities for the next six months.

Staff have also been given an opportunity to provide anonymous feedback on day-to-day communication, support, leadership, professionalism, organization, and follow-through. Staff feedback is intended to provide an additional perspective for Council to consider as part of the overall evaluation process.

Requested of Council

Please complete the **Six-Month Council Performance Review** and return your completed evaluation to **Village Clerk Carol Shannon** prior to the October Council meeting.

Individual evaluations will be compiled for Council's discussion at the October meeting. The evaluation form also includes the performance increase recommendation provided for under the Interim Village Manager Employment Agreement.

The October discussion will provide Council an opportunity to review the first six months, discuss the evaluations and feedback received, establish priorities and goals for the **next six-month period**, and take any action required under the Interim Village Manager Employment Agreement.



Village of Lake Isabella

VILLAGE COUNCIL MEETING
SEPTEMBER 15, 2026
NEW BUSINESS #2
NEWSLETTER

Fall 2026 Newsletter

Work is continuing on the **Fall Village Newsletter**. I am providing Council with copies of the articles and materials that have been completed to date so you have an opportunity to review them before the newsletter is finalized.

I am also providing the **“Get to Know the Candidates” questionnaire** that will be sent to each of the individuals running for Village Council in the November election. The intent is to give each candidate the same opportunity to provide information about themselves for residents to review prior to the election.

I have also provided **Deputy Roy McCollum** with a “Get to Know Your Village Deputy” questionnaire. He is currently completing that, and his information will be incorporated into the newsletter once it is returned.

Several additional portions of the newsletter are still being developed and assembled. Once the remaining articles, questionnaires, graphics, and other information are completed, everything will be put together into the final newsletter layout.

Council Input Requested

While the newsletter is still being completed, I would like Council to review the materials provided and let me know:

- Whether you have any comments or suggested changes to the completed materials; and
- **Whether there are any additional topics, announcements, projects, reminders, or other information you would like included in the Fall Newsletter.**

If Council has additional items it would like included, now would be a good time to identify them so they can be incorporated before the newsletter is finalized.