



City Council Meeting

February 3, 2025

6:00 p.m.

Cadillac Municipal Complex

Council Chambers

200 N. Lake St.

Cadillac, MI 49601



February 3, 2025 City Council Meeting Agenda
6 p.m. at City Hall - 200 N. Lake St. – Cadillac, MI 49601

We are fully present

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL

I. APPROVAL OF AGENDA

II. PUBLIC COMMENTS

This opportunity for public comment provides the public with a chance to make a statement regarding any subject matter. Public comment is not an opportunity to necessarily ask questions or converse with City Staff, Council Members or other meeting attendees. Contact information for Council and staff is available on our website, www.cadillac-mi.net, or can be obtained by calling (231) 775-0181. Comment time is limited to 3-minutes, and unused time may not be yielded back or given to someone else to use.

III. CONSENT AGENDA

All items listed on the consent agenda are considered routine and will be enacted by one motion with roll call vote. There will be no separate discussion of these items unless a Council Member so requests it, in which event the items will be removed from the consent agenda and discussed separately.

- A. Minutes from the regular meeting held on December 16, 2024
Support Document III-A

IV. COMMUNICATIONS

- A. Downtown Sidewalk Cafés
Support Document IV-A
- B. Friends of the Library
Support Document IV-B

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V. APPOINTMENTS

- A. Recommendation regarding reappointment to the Zoning Board of Appeals.
Support Document V-A
- B. Recommendation regarding reappointment to the Zoning Board of Appeals.
Support Document V-B
- C. Recommendation regarding reappointment to the Planning Commission.
Support Document V-C
- D. Recommendation regarding appointment to the Cadillac-Wexford Airport Authority.
Support Document V-D
- E. Recommendation regarding appointment to the Local Development Finance Authority.
Support Document V-E
- F. City Council Member appointments, regular and alternate, to the Board of Review.

VI. CITY MANAGER'S REPORT

- A. Cadillac Housing Commission compensation change request.
Support Document VI-A
- B. Bids and recommendation regarding Countertop Water Systems.
Support Document VI-B
- C. Out-of-State Travel Request.
Support Document VI-C
- D. PFAS Update
Support Document VI-D

VII. INTRODUCTION OF ORDINANCES

- A. Resolution to introduce Ordinance Amending the City Zoning Map Re: 128 E. Pine Street and set a public hearing for February 18, 2025.
Support Document VII-A

VIII. ADOPTION OF ORDINANCES AND RESOLUTIONS

- A. Resolution Adopting City and CAPS Community Recreation Plan.
Support Document VIII-A
- B. Resolution to Enter into an Agreement with Mercantile Bank to Obtain Credit, City of Cadillac, Michigan.
Support Document VIII-B

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IX. GOOD OF THE ORDER

X. PUBLIC COMMENTS

This opportunity for public comment provides the public with a chance to make a statement regarding any subject matter. Public comment is not an opportunity to necessarily ask questions or converse with City Staff, Council Members or other meeting attendees. Contact information for Council and staff is available on our website, www.cadillac-mi.net, or can be obtained by calling (231) 775-0181. Comment time is limited to 3-minutes, and unused time may not be yielded back or given to someone else to use.

XI. ADJOURNMENT

Core Values (R.I.T.E.)

Respect

Integrity

Trust

Excellence

Guiding Behaviors

We support each other in serving our community

We communicate openly, honestly, respectfully, and directly

We are fully present

We are all accountable

We trust and assume goodness in intentions

We are continuous learners

CITY COUNCIL MEETING MINUTES

December 16, 2024

Cadillac City Hall - 200 N. Lake St. - Cadillac, Michigan 49601

CALL TO ORDER

Mayor Filkins called the City Council meeting to order at approximately 6:00 pm.

PLEDGE OF ALLEGIANCE

ROLL CALL

Council Present: Elenbaas, Schippers, Engels, King, Mayor Filkins

Council Absent: None

Staff Present: Peccia, Roberts, Dietlin, Wallace, Ottjepka, Homier, Lanning

APPROVAL OF AGENDA

2024-226 Approve agenda as presented.

Motion was made by Elenbaas and supported by Engels to approve the agenda as presented.

Motion unanimously approved.

PUBLIC COMMENTS

Pat Ponczek expressed concerns regarding bed and breakfasts.

Brandy Graham expressed concerns regarding PFAS.

Audrey Wood discussed recommendations for addressing PFAS.

Andrea Lilly discussed recommendations for addressing PFAS.

Jan Wood discussed recommendations for addressing PFAS.

Bill Barnett expressed concerns regarding PFAS.

Bruce Loper expressed concerns regarding bed and breakfasts.

Jeff Anderson expressed concerns regarding PFAS.

Andy VanAlst expressed concerns regarding bed and breakfasts.

Steve Piwowarski expressed concerns regarding PFAS, short-term rentals, and bed and breakfasts.

Becky Anderson expressed concerns regarding PFAS.

Alexandria Wright expressed concerns regarding PFAS.

Don Oyler expressed concerns regarding bed and breakfasts and PFAS.

Heather Kraszewski expressed concerns regarding PFAS.

Rick Torres expressed concerns about communication, decision-making, and PFAS.

Will Markham offered a prayer for wisdom.

CONSENT AGENDA

2024-227 Approve consent agenda as presented.

Motion was made by Schippers and supported by Elenbaas to approve the consent agenda as presented.

Motion unanimously approved.

APPOINTMENTS

A. Recommendation regarding reappointment to the Cadillac Historic Districts Commission.

2024-228 Approve reappointment to the Cadillac Historic Districts Commission.

Motion was made by Elenbaas and supported by King to approve the reappointment of Gwen Dubravec to the Cadillac Historic Districts Commission for a 3-year term to expire on December 31, 2027.

Motion unanimously approved.

B. Recommendation regarding reappointment to the Cadillac Historic Districts Commission.

2024-229 Approve reappointment to the Cadillac Historic Districts Commission.

Motion was made by Elenbaas and supported by King to approve the reappointment of Mark Snider to the Cadillac Historic Districts Commission for a 3-year term to expire on December 31, 2027.

Motion unanimously approved.

C. Recommendation regarding appointment to the Cadillac West Corridor Improvement Authority.

2024-230 Approve appointment to the Cadillac West Corridor Improvement Authority.

Motion was made by Schippers and supported by Elenbaas to approve the appointment of Kevin Dewey to the Cadillac West Corridor Improvement Authority for a 4-year term to expire on December 16, 2028.

Motion unanimously approved.

CITY MANAGER'S REPORT

A. Bids and recommendation regarding The Market Renovations Project.

Owen Roberts, Director of Finance, stated the City is in the process of administering a Community Development Block Grant received to make significant improvements and renovations to The Market at Cadillac Commons. He noted grant funds will cover 87% of

overall project costs and the City has pledged the remaining 13% as a local match. He noted three (3) bids were received and the low bid was received from Orshal Construction in the amount of \$957,000 which was more than we had appropriated for the project. He stated we have identified several viable options that reduced the cost of the project by \$54,623. He noted we are going to be requesting additional funds from the MEDC but that doesn't happen until January 20, 2025. He stated it would look positive to the Michigan Strategic Fund if we maintained our match percentage of 13% which is included in the budget amendment later in the agenda. He noted the recommendation is to approve the contract with Orshal Construction in the amount of \$902,377. He stated if the vote in January does not go our way, we will bring back what the options would be at that time. He noted in conjunction with our architect, engineer and the project team at MEDC we've been able to find some value engineering options that really haven't altered the scope of what we are able to do with the project.

2024-231 Award The Market Renovations Project.

Motion was made by Elenbaas and supported by Schippers to approve the recommendation for The Market at Cadillac Commons Renovations Project be awarded to Orshal Construction in the amount of \$902,377.

Motion unanimously approved.

B. Calendar Year 2025 Council Meeting Schedule

Peccia noted the proposed Calendar Year 2025 Council Meeting Schedule is very similar to the meeting schedule that was approved last year. He stated the schedule takes into consideration elections as well as federal holidays. He noted as always Council is able to call special meetings as needed.

2024-232 Approve Calendar Year 2025 Council Meeting Schedule.

Motion was made by Elenbaas and supported by Engels to approve the Calendar Year 2025 Council Meeting Schedule as presented.

Motion unanimously approved.

INTRODUCTION OF ORDINANCES

- A. Adopt resolution to introduce Ordinance Vacating a Portion of West Nelson Street and Reserving a Public Utility Easement in Favor of the City of Cadillac and set a public hearing for January 21, 2025.

Peccia noted this is a recommendation from the Planning Commission in regard to the North Lake Street Flats multifamily development project.

John Wallace, Community Development Director, stated with respect to this easement, the Nelson Street right-of-way is a remnant of what used to be a paper right-of-way that went from Lake Street all the out to Mitchell Street. He noted at some point they negotiated the vacation of the easement across the G&D property that used to be the automotive dealer that was at that location. He stated it really left a very small section of Nelson Street coming off Lake Street. He noted there will not be any buildings placed over this and we will be

retaining easement rights for utilities. He stated it is going to be used as the primary access point to the development.

2024-233 Set public hearing for Ordinance 2025-01.

Motion was made by Schippers and supported by Elenbaas to adopt the resolution to introduce Ordinance Vacating a Portion of West Nelson Street and Reserving a Public Utility Easement in Favor of the City of Cadillac and set a public hearing for January 21, 2025.

Motion unanimously approved.

ADOPTION OR ORDINANCES AND RESOLUTIONS

A. Adopt Resolution Amending General Appropriations Act for Fiscal Year 2025.

Roberts stated the additional appropriation of dollars for The Market at Cadillac Commons Renovation Project will come from the General Fund. He noted his recommendation is to use a portion of the remaining ARPA funds. He stated the current balance remaining prior to this is \$785,116. He noted we can do this project with federal grant dollars and ARPA dollars with no City funds.

2024-234 Adopt Resolution Amending General Appropriations Act for Fiscal Year 2025.

Motion was made by Schippers and supported by Elenbaas to adopt the Resolution Amending General Appropriations Act for Fiscal Year 2025 as presented.

Motion unanimously approved.

B. Adopt Ordinance to Amend Sections 46-4, 46-186, and 46-216 of the Code of Ordinances.

Peccia noted this item was remanded back to the Planning Commission for a second time. He stated the Planning Commission did have another discussion about it at their last meeting. He noted we did have them spend some time talking about overlays and even went down a couple of different pathways in terms of how big the overlay could be, where it could be, and whether it could or couldn't be restricted to any particular zone.

Wallace stated the Planning Commission did undertake a discussion of the overlay. He noted we reviewed the Council minutes in terms of the directive to look at a geographic area and that area was looked at. He stated we also looked at other variations of overlays, some which may include single-family districts and some that don't. He noted when they looked at all the different overlay options, they still felt that the direction of their original recommendation to go with the RM-1 and RM-2 was the appropriate way to go and that was the final determination from the Planning Commission. He stated he believes the City is obligated to provide for legal uses within the City and have a pathway for those so as we look forward for a final vote on anything, that vote should include a pathway for letting people in the community know where they can consider a particular use. He noted sometimes we don't like the use but the courts have decided that we still have to provide for uses that we don't like if they're illegal. He stated it's just letting people know what they can expect in terms of where they can apply for things and have that be a clear pathway.

King stated he sent everybody an email today regarding his concerns. He noted going back in this process, we've been asking to have staff tell the Planning Commission what the history was of the original B&B, and why that was revoked. He stated the message that kept coming through was they couldn't really find anything. He noted it disturbs him that it took a citizen to do a Freedom of Information Act request and the response is 11 pages long, and it has a full history of what happened in 1988 and then what happened when the permit was revoked. He stated this is exactly the history he expected to be given to the Planning Commission to help them and us know what the options were so we knew that we were doing the right thing, especially, with an issue that we've had so much feedback on.

King stated to get a recommendation without this history that we should change all of RM-1 and RM-2 is ridiculous after he looks at the history. He noted back in 1988, an application was made for a special use permit for 312 Cass Street. He stated that was considered by staff and legal of the City at that time and it was recommended that in following with state law regarding bed and breakfast, a special use could be granted. He noted the Planning Commission actually granted the special use permit. He stated it was zoned RM-1 which it is zoned today and bed and breakfast was not a considered listing for a special use at that time.

King asked if you can ask for a special use if it's not listed or is it if it's not listed it's excluded. He noted he couldn't find authority in his quick search to say if it's not listed, it's excluded. He stated he thinks if it fits within the nature of the property and in the nature of that zoning, it can be requested and reviewed by Planning Commission and then come to us, as it did in 1988. He noted that option appears to be one option and the Planning Commission wasn't given that option, and we weren't given that option. He stated we voted 5-0 to send it back to Planning Commission and have staff give the history and all options, which would include, do we just do another special use, as it was done in 1988, and deal with that one property and not disrupt the rest of RM-1 and RM-2 throughout the City. He noted the other option is an overlay in this RM-1 area and we can do the textual change just to add B&B to that area of the RM-1 for which the use was approved previously and the use before was seen as conducive. He noted we weren't given that option either, and that bothers him.

King stated through numerous meetings at the Planning Commission and here at Council meetings the public spoke and said they don't want all of RM-1 and RM-2 to be affected with this textual change. He noted he did hear staff tell us last time it would be too difficult and too much work would have to be done to do a special overlay. He asked what work does it take to simply say in this little area for this neighborhood where it was done before, we're going to add a B&B as a special use that then can go in front of the Planning Commission and then in front of us to make a decision. He noted he believes it's why there is so much caution and distrust. He added we've got to be transparent.

King asked why didn't all five of us get this after it was given to that citizen and why didn't the Planning Commission get it. He noted the history is clear on how it was done, and the reason it was revoked, which is contained in these 11 pages. He noted it was simply because the owners had changed from the people that had run it as a bed and breakfast, and the new owner who had run it as a bed and breakfast for a period of time was up to have it renewed and he didn't want to run it anymore, and he didn't want to have to pay for an inspection. He stated that it was removed or revoked because the business stopped operating. He added it wasn't because of the nature of that neighborhood or because it wasn't appropriate there, it

followed a natural course because it wasn't being used and it wasn't going to be inspected, and therefore it was withdrawn so it wasn't hanging out there, which is the right thing to do.

King stated he isn't sure why we weren't given all that information right from the beginning, but once it was produced, he's not sure how much clearer we could have been that we wanted this information by voting 5-0 and asking that the history be given to the Planning Commission and then us, with all options.

King noted the first option is we could consider letting Mr. Ulrich follow the same process that was followed in 1988 and doing a special use request. He stated they got input from the neighbors who all supported that use and he's very comfortable doing that and not disrupting every resident of the City of Cadillac in RM-1 and RM-2 who doesn't want that sweeping change.

King stated another option is a motion could be made that says, let's do a special overlay district, which would be just Cass Street, that portion that Mr. Ulrich's home's on, and down to Park Street which is RM-1 and not touching any other portion. He noted that overlay will only be to add the textual change for B&B as a special use. He stated if we later decide that with housing or everything else, that we need to do more we're free to do more. He stated we've heard clearly a lot of the public saying, don't change all of RM-1 and RM-2. He noted there is no way he would vote to change RM-1 and RM-2 to achieve this goal. He stated he would entertain applying for the special use permit just as it had been applied for back in 1988. He noted that gives the least impact on the citizens of Cadillac.

Schippers noted we rejected spot zoning for another property, which was the Pine Street place. She stated we said spot zoning is no way to zone and now are we going to spot zone because that's what that is.

King stated because this was a special use and would be a special use and would be appropriate in an RM-1 situation like this and it has precedent there, he doesn't think it is spot zoning.

Schippers asked Council Member King what is spot zoning.

King stated spot zoning is where you have a whole neighborhood of R-1 homes, like Sunnyside Drive, and you say we're going to pick one home in the middle of it and change the zoning just for that one home.

Schippers stated like the Pine Street house that we rejected.

King stated the Pine Street house is a totally different issue and he doesn't want us to get confused on that. He noted the RM-1 that Mr. Ulrich owns would be appropriate to have a special use for a bed and breakfast. He stated he believes it can be done without changing the zoning.

Schippers noted she is very much opposed to spot zoning and that's why she rejected the Pine Street house.

King stated then maybe we just have to say no.

Schippers noted we're saying that people have spoken, and I have heard these folks that are here come back time and time again and tell us. She stated there are 11,000 people in this community, and not everybody comes to the meetings, but I have heard from multiple people that they think this is a great idea. She noted people show up to meetings when they are against things and people don't always show up when they're in favor of something, but they do call and tell you. She stated she doesn't think saying that the people have spoken is accurate. She stated we have to represent everybody.

Mayor Filkins stated this document from 1988 that was uncovered, she believes that she heard at every one of the Planning Commission meetings, what the history was and why it went away. She noted it was shared that it went away because the person that was running it didn't want to run it anymore so she disagrees that we didn't know the history of that property. She stated each time it came back to the Planning Commission, that group of nine individuals feels very strongly that we reaffirm this thought that we brought forward as a Planning Commission.

Engels stated when we were rejecting the Pine Street house, that was a tough decision because he thought that was a good idea and he thought that would have been a good short-term rental, but there was no way to make an exception and carve out a change for owners of a home that were actively flouting our ordinances. He noted they continued to profit from that for quite a while afterwards, and we had a hard time shutting them down.

Engels stated with this one, we talked about the history a little bit. He noted we were discussing two things at the same time, which was how and if we should allow bed and breakfasts, but also why did this come about and is there a way to find a narrower solution for the request. He noted when we sent it back to the Planning Commission again, he was very interested to hear them vet out the idea of an overlay to see where they would want to extend that if they thought that was a good idea. He stated it would be an overlay with a special use permit, which would be very restrictive, versus allowing an RM-1 and an RM-2 with a special use permit.

Engels stated that there are a lot of people in this community that were against Airbnb's in their neighborhood. He noted he rejects the idea that you can't tell the difference between an Airbnb and a bed and breakfast. He stated a bed and breakfast is somebody's home and Andy lives there. He noted he agrees with the reasoning of the Planning Commission that it fit with the definitions of RM-1 and RM-2, it's very restrictive, and they did not want to encroach on the R-3, R-2, or even R-1 neighborhoods.

Engels stated he doesn't think all those people feel the same way about a bed and breakfast, Andy's bed and breakfast, being allowed in RM-1 and RM-2 by special use permit as they do about a vacation rental right next to their home. He noted he thinks one can be a building block of a neighborhood, and the other one can't. He stated he believes the Planning Commission did a good job. He noted they investigated the idea of an overlay and dealt with the issue thoroughly.

2024-235 Adopt Ordinance 2024-13.

Motion was made by Engels and supported by Schippers to approve the resolution to adopt Ordinance to Amend Sections 46-4, 46-186, and 46-216 of the Code of Ordinances.

Ayes: Schippers, Engels, Mayor Filkins

Nays: Elenbaas, King

Motion carried.

PUBLIC COMMENTS

Bill Barnett mentioned transparency, the LDFA, and the LDFA appointment.

Audrey Wood expressed concerns about PFAS and oversight of the LDFA.

Pat Ponczek asked Council to do their job.

Jeff Anderson expressed concerns about PFAS.

Alexandria Wright reminded Council of the Core Values.

Andy VanAlst stated that Andy Ulrich is the only that is happy and everyone else isn't.

Carol Wolfgram reminded Council of the Guiding Behaviors.

Anthony Slaughterhawk commented on contaminated water.

Shanda Lee commented on bad water.

Rick Torres offered a prayer for wisdom.

GOOD OF THE ORDER

King stated he is disappointed the vote went the way it did, but options were ignored that would help lessen the impact on all the citizens that have spoken and there was a decision made to make a universal sweeping change, that there were large and loud opinions against. He noted we are not doing our job. He stated these citizens here have told us there is a lack of trust in us. He stated we as a Council, five of us, have not acted in response to that because I think that gap grows bigger. He noted to all of you that are here, this is a call to greater participation. He thanked members of the public for being here and stating their opinions. He noted that's what makes a community and that's what makes us stronger.

King noted he's trying to learn as much as he can as quickly as he can. He stated he has spoken to Mr. Warner and other people because he thinks that it's our duty to learn as much about this problem and what possible solutions are so we can fix it and avoid misunderstandings. He noted he doesn't blame the public for not trusting us right now.

King stated transparency is key and he doesn't know if we will be going into closed session because he doesn't feel we've been given a reason that fits within the statute. He noted we don't have a lawsuit going on and we have nothing for any issue that should not be discussed openly with the public.

King noted in relation to all of the other issues that we are going to have to deal with, we do need to work together. He encouraged people to stay involved and wished everyone a Merry Christmas.

Schippers noted there were questions asked during public comments that she would like to have addressed. She stated she understands that people are pretty freaked out about this right now. She noted these are the people who are on wells in the City. She noted she had asked if we could figure out a way to do some kind of payment plan or figure out some way to help hook people up to City water, because City water is PFAS-free.

Schippers stated she knows it's not our job to test wells that aren't on our system, and to provide for people that aren't on our system, but they are citizens, even though they're not paying for the water, they're paying taxes in our City, and we are responsible for their well-being. She noted she would like, as soon as possible, to see if there's some way that we can help the citizens of Cadillac. She asked if it would be possible to utilize ARPA funds to help people get connected to City water.

Elenbaas stated he wanted to clarify that there is no PFAS in our new wells.

Jeff Dietlin, Director of Utilities, stated we tested the water before the wellfield was put there and we've tested each well 2 or 3 times each year and it's reported to the State of Michigan. He noted the Consumer's Confidence Report on the website shows everything that we test for and the results. He stated we are PFAS free at both the Crosby site and at the 44 site. He noted each of those sites is able to deliver enough water for the entire City of Cadillac so if one of them became contaminated, we could utilize the other one and be okay.

Elenbaas asked if anything is added to the water that comes from those sites.

Dietlin stated chlorine and phosphate are added.

Peccia explained the formation, purpose and financing of the LDFA. He stated when the LDFA was created, PFAS was not on anyone's radar. He noted he had stated that it was not the charge of the LDFA to clean up PFAS but that was until the EPA said if you're looking at having the ability to stop testing for one of the chemicals that has been cleaned up as part of the LDFA operation, that's fine, but before we're going to allow you to do that we want you to test for PFAS. He stated we then collaborated with the State of Michigan, with EGLE, who is conducting those tests.

Peccia noted he is bewildered as to why people are learning about test results in the newspaper versus the results coming from the State directly. He stated if people are within the LDFA zone, as part of the LDFA requirement, they either need to prove that their well is not contaminated or if it is then they have to connect into the City system. He noted for those that are outside of the zone, that provision doesn't exist. He stated City Council can look at considering an ordinance that would require people to connect to the City system.

Peccia noted when people connect to a municipal system those costs are traditionally paid for by the developer and then that is relayed back to whoever buys the property or is conveyed to the City. He stated we have a special assessment process in which we are able to specially assess properties so there is a way to create a funding plan. He noted questions arise of how you move that forward and should it be the City's responsibility to install infrastructure in areas where infrastructure doesn't exist. He stated the State of Michigan is saying that if you have a private well and you're within the study zone that was

created and your well contains a certain level of PFAS then people are advised to contact the health department.

Peccia noted if people are not in the study zone and they're not in the LDFA, we did reach out to the State to ask what they should do if they are still on a private well and are still concerned. He stated the information we received was that people can have their well tested and report the results but there was no guarantee that the State of Michigan Health Department or EGLE was going to reimburse for the testing or provide a filter. He noted the question that will ultimately come, perhaps to Council, will be whether or not from a policy point of view is this something that we should start looking at from a fiduciary perspective.

Peccia stated the Utilities Department operates as a business by the sale of water and sewer services. He noted they do not operate off of taxpayer dollars. He stated the LDFA operates in a hybrid type system. He stated none of those funds are necessarily earmarked for that type of purpose on a broad scale. He noted that it becomes a policy question and a question of can or should the LDFA try to change its operational agreement.

Mayor Filkins stated it's not going to be resolved tonight but every time we have a meeting we learn about new concerns and about research that our citizens have done on their own. She noted they bring us that information and we do our own research. She stated she would like to have a clear understanding of our policy options moving forward. She noted Cadillac cannot be the only community dealing with this situation. She stated the town hall has been referred to as a 101 and she felt like it was a 101 because she didn't really learn much more that we already knew. She asked if there is something the LDFA can do to work with those agencies to bring more education into the community.

Peccia stated it could be the LDFA or it could be a subcommittee of Council. He noted, right now, the best information we are getting is that if you have a private well and are in the study zone or the LDFA and a test shows that you have a contaminant in it, the State is suggesting getting a filter. He stated having another open session is something we can work on doing with them.

Engels noted he wasn't around when this area was polluted but this our responsibility because we are on Council now. He stated he attended the Great Lakes PFAS Conference a few weeks ago. He noted he has been doing research not only on the PFAS issue but also on the history of Cadillac. He stated the PFAS issue is nationwide, and these chemicals have been spreading through the environment for decades. He noted he read that PFAS is in the blood of 98% of Americans to a lesser or greater degree. He mentioned several everyday items that contain PFAS. He stated it's very alarming to hear that something's forever and it's everywhere. He noted starting small is a way to reassert control over the situation.

Engels noted people want to have a public discussion about local pollution in this community. He stated he has realized that discussion has been going on for a very long time. He noted the EPA website says there are six (6) co-mingled groundwater contaminant plumes under the industrial park. He stated the PFAS 101 presentations showed the water table, and you could picture how it's not just a general flow and one direction, there are several flows. He noted the plan they came up with to clean it up for the Superfund site was they pumped it back out of the water, cleaned it up at the LDFA facility and then dumped it into the Clam River.

Engels stated at no point in this process over the past several decades were we ever intentionally removing or treating PFAS. He noted there are no special PFAS filters. He stated he thinks our charcoal filters were capturing it anyway but that's an emergent technology along with the information that we are finding out about it. He noted the County dump made the decision several years ago to stop sending

the leachate to us to treat. He stated they decided to dig an injection well down, supposedly below the water table, which was supposed to not pollute the water people are drinking as long as the pipe didn't break.

Engels noted his priorities revolve around things he does know and things he can control. He stated he thinks the number one priority from a City Council perspective is to make sure the City drinking water is free of PFAS. He noted we have our wellfields located in two separate locations, so we don't get caught off guard by an unexpected plume of pollution. He stated 80% of what your body absorbs comes from drinking water and not necessarily from the household things. He noted the City water has no PFAS and is safe to drink. He stated if you hook up to City water you can be confident that we're bringing you a safe product. He noted he absolutely believes that everyone deserves access to clean water whether they are on City water or not.

Engels stated he thinks priority number two is making sure we get people hooked up to this safe water that we are providing. He noted there are over 200 wells and we need to continue educating people about testing their wells. He stated we need to work on a program to get all residents in the City hooked up to City water. He noted if we need to plan with Haring Township to extend our water to that neighborhood that's right next to the industrial park, that's right next to two EPA Superfund sites where people still drink well water then our priority will be to work with Haring Township and get them hooked up too.

Engels stated he thinks the third priority is cleanup. He noted we don't know how long cleanup will take. He stated we're all interested in whether the LDFA wells can be used to clean up the groundwater pollution in the same way they have for the last several decades, in the same way they successfully clean up the chromium and plating chemicals and maybe additional contaminants that we're not screening for or filtering for. He noted it's hard to have a plan for cleanup when you're still trying to understand the full problem and trying to understand the possible solutions.

Engels noted people need to get their wells tested because that will help us understand the problem. He stated people need to educate themselves because even if they are on City water these forever chemicals are everywhere and they may need to make household changes to further reduce their exposure.

Engels stated one of the studies he read said 83% of the water tested across the country was contaminated by PFAS. He noted he thinks it's up to everyone to try to understand the problem, try to start making those small changes, and take control of your health. He stated if you are someone who's trying desperately to get hooked up to City water, that is exactly what he is trying to accomplish as well. He noted that process might take a long time but we need to start today. He stated everybody in the City needs to be on City water and that's the primary goal. He noted filters and bottled water are band aids.

Mayor Filkins stated the next item on the agenda is a closed session.

King noted it does not say what opinion we're discussing. He stated it's not related to litigation and it's not related to anything he's familiar with that would be an exception to closed session, therefore, he thinks it's probably an issue. He noted we had previously talked about if it didn't fit in the exception and Council wasn't given advanced notice on what the opinion is, he cannot go into closed session without a stated, specific exception that's legitimate.

Mayor Filkins stated she agrees and asked City Manager Peccia or City Attorney Homier to address the concern.

City Attorney Homier stated the legal opinion was provided to all of City Council prior to the last meeting which was canceled. He noted there is specifically an exception in the Open Meetings Act for material that is exempt under state or federal law which does include written confidential legal opinions with the city attorney.

King stated he disagrees. He noted you have to state the specific reason and the subject matter.

Homier stated that is not a requirement.

Mayor Filkins noted the legal opinion was sent to all of us.

King stated it may have been, but he doesn't remember.

Mayor Filkins stated she is ok with just tabling it for tonight.

There was discussion about moving the last Public Comments section after Good of the Order on future agendas and Council agreed to that change.

Mayor Filkins noted it would provide the public with the opportunity to hear some of Council's responses from the first public comments and then it will provide the public with the opportunity to respond.

Schippers asked if something was brought up in the second Public Comments section would it be ok to ask for it to be addressed by staff.

Mayor Filkins stated we can ask that it be addressed by staff.

ADJOURNMENT

Respectfully submitted,

Carla J. Filkins, Mayor

Sandra Wasson, City Clerk

February 3, 2025

Council Communication

Re: Downtown Sidewalk Café's

Introduction

Clam-Torch RMPL, LLC, DBA Clam Lake Beer Company; Raven BBQ, LLC, DBA Raven Social; Fiester Enterprises, Inc. DBA Roaring 20's Saloon; Roasted Café, LLC and Mi Mezcal Mexican Grill, LLC, have requested approval to place sidewalk cafés in front of their downtown Cadillac restaurants in 2025. Staff has requested and received site plans showing the placement of the tables, chairs, and barriers from the five businesses. The five site plans show the café placement near the building's front walls with adequate room for pedestrian traffic meeting the 60 inches of clearance required in the ordinance.

Staff has reviewed and approved the five site plan requests and supports the program subject to the following conditions:

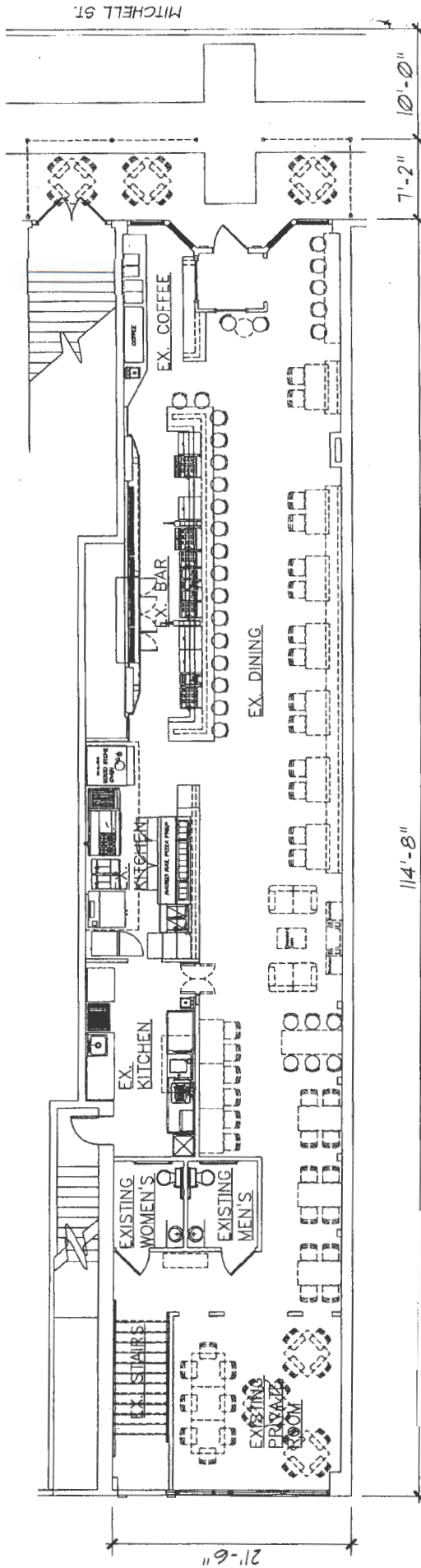
- 1) The Cadillac City Code of Ordinance that relates to sidewalk cafes in Section 46-395 is followed which includes a requirement for a site plan and proof of insurance.
- 2) Businesses with a sidewalk café on Mitchell Street/Business US-131 acquire the needed sidewalk café permit through the State of Michigan.

Requested Council Action

Council is asked to approve the request of Clam-Torch RMPL, LLC, DBA Clam Lake Beer Company; Raven BBQ, LLC, DBA Raven Social; Fiester Enterprises, Inc. DBA Roaring 20's Saloon; Roasted Café, LLC and Mi Mezcal Mexican Grill, LLC, to have sidewalk cafes in front of their businesses in 2025, meeting the two conditions listed above.

Clam Lake Beer Co.

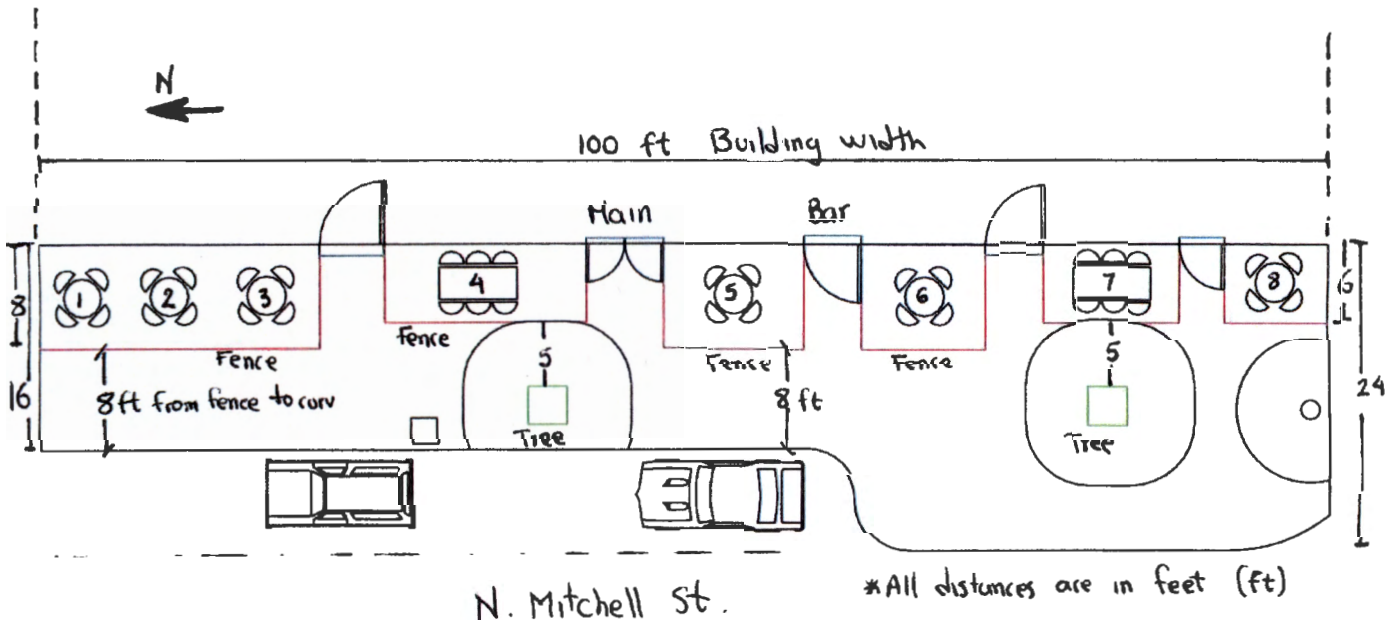
106 S. Mitchell Street



EXISTING
STREET LEVEL FLOOR PLAN
SCALE: NTS 1/8" = 1'-0"

APPROVED
REVIEWED FOR COMPLIANCE WITH
CADILLAC ZONING ORDINANCE
Danella Amin 1/14/25
CADILLAC ZONING DEPARTMENT

Mi Mezcal Mexican Grill



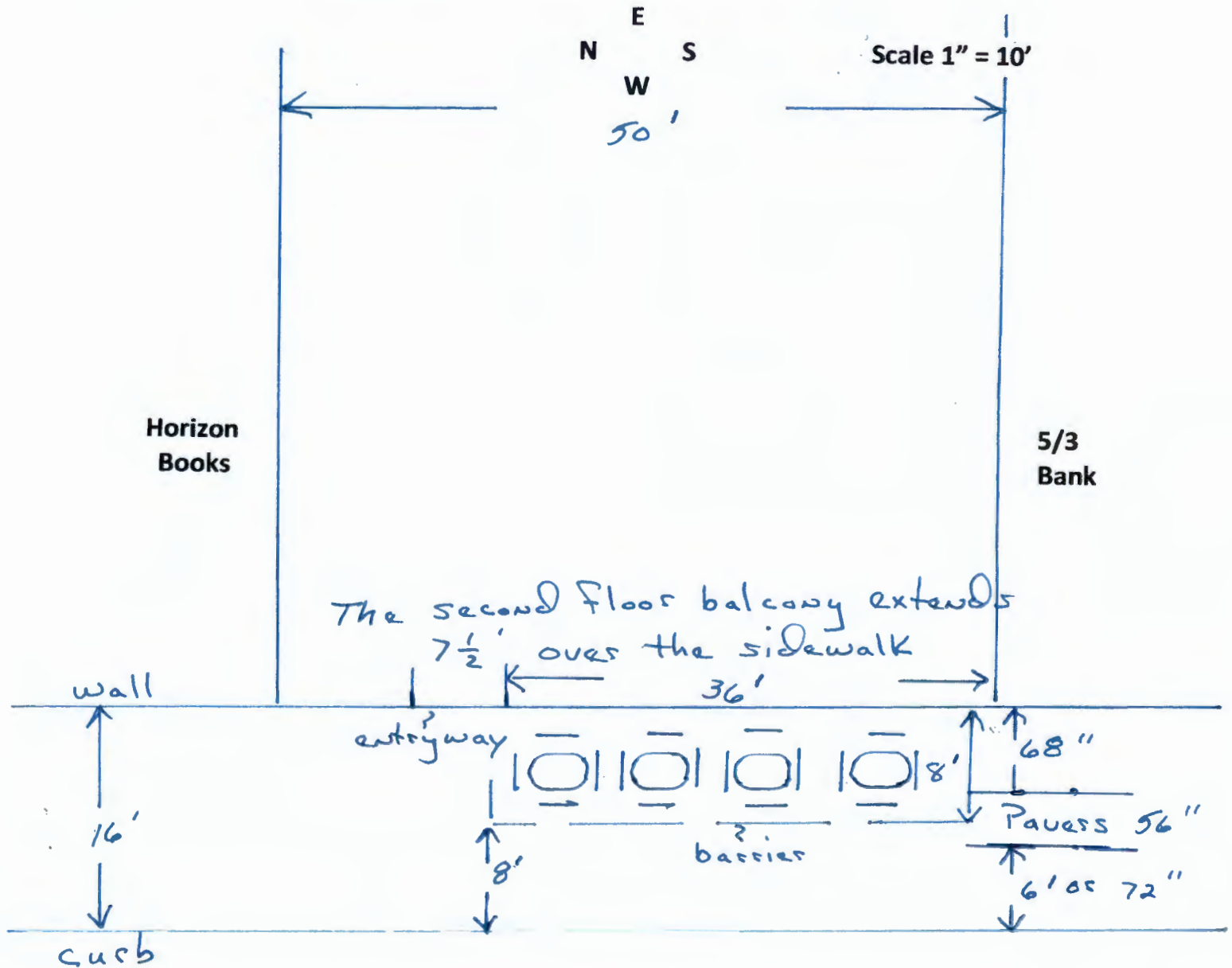
APPROVED
REVIEWED FOR COMPLIANCE WITH
CADILLAC ZONING ORDINANCE
Danell Amr 1/14/25
CADILLAC ZONING DEPARTMENT

APPROVED

**REVIEWED FOR COMPLIANCE WITH
CADILLAC ZONING ORDINANCE**

Danielle J. [Signature] 1/14/25
CADILLAC ZONING DEPARTMENT

Raven Brewing & BBQ



119 S. Mitchell St.

12
Mitchell Street

Sidewalk

16'2"

6' 8' 19' 8' OUTDOOR Seating

APPROVED

REVIEWED FOR COMPLIANCE WITH
CADILLAC ZONING ORDINANCE

Danielle Murr 1/14/25

CADILLAC ZONING DEPARTMENT

Roaring 20's
Saloon

210 S. Mitchell St.
CADILLAC, MI
(231) 884-3618

25'6"

APPROVED
REVIEWED FOR COMPLIANCE WITH
CADILLAC ZONING ORDINANCE
Danielle Ann 1/14/25
CADILLAC ZONING DEPARTMENT

Roasted Cafe
115 W. Mitchell

Lee & Bobbi Brown
Building
109 - 113 W. Mitchell

Evolve yoga

Blossom
Boutique

Entry Door

Sidewalk

16'

Mitchell Street

bassins or
potted plant

Date: February 3, 2025

Council Communication

Re: *Friends of the Library*

Introduction

The Friends of the Library are asking to place yard type signs in the City Right-Of-Way for the days that they have scheduled to have their Used Book sales in 2025. The events will be held in April, July and October (exact dates are attached). These three-day events benefit the library and reading programs the Friends of the Library sponsor. Included in the Friends of the Library temporary Sign Permit application is additional information describing their request. Staff has told representatives for the Friends of the Library that council approval is not needed for signs placed on library property if the signs meet the dimensional standards in the ordinance.

The locations the group is requesting are;

1. Two sided white signs with banners 42"x25" will be Placed on the Cadillac Wexford Public Library (CWPL) lawn near the corner of Lake Street and the library monument sign an the other near the city parking lot, which is by the CWPL parking lot (on the parking lot side of the sidewalk).
2. Placement for two signs that will be located on the street side of the sidewalk in front of the CWPL. These signs will not be near the driveway where they could obstruct the view of drivers entering or leaving the library.
3. One yellow sandwich board sign placed on the lawn on the CWPL side of the sidewalk, a distance from the driveway so as not to obstruct view of drivers entering or leaving.

The signs will read as shown in the attached pages with their sign permit application. The only change to location from the approvals in years past is the yellow sign used to be in front of Horizon Bank on South Mitchell Street. This will now be located on the library tree lawn. This change is due to problems with wind knocking the sign down on the busy road.

Requested Council Action

Consider granting permission for the Friends of the Library to place temporary signs at the locations listed above during the hours of the sale on the dates shown in the schedule provided. Additionally allow administrative staff the flexibility to approve changes in dates for Friends of the Library book sales if requested.

RECEIVED

JAN 11 9 2025



Permit Number: _____ Date: _____
Zoning District _____ Payment Received: _____
Fee (Circle one) Permanent \$20 Temporary \$10
Approved By: _____

Sign Permit Application

Applicants Name Vicki Long Phone [REDACTED]
Applicants Email Address [REDACTED]
Applicant's Address [REDACTED]
Site Address (If Different) _____
Business Name Friends of the Cadillac Wexford Public Library
Property Owner's Name Cadillac Wexford Public Library
Property Owner's Address 411 S Lake Street, Cadillac, MI 49601

Circle Sign Type **WALL** **POLE** **PROJECTING** **HANGING** **MONUMENT**
If sign is temporary, how many days will it be projected? See attached, Only during Book Sales

Circle Purpose Type **INSTITUTION** **BUSINESS** **DISPLAY**
Value of Sign _____ Height _____ Width _____
Set Back(s) _____
Height of Building (if applicable) _____

****ALL SIGN PERMIT APPLICATIONS MUST INCLUDE A COMMERCIAL BUILDING PERMIT****
See attached for photos of signs and location placement during Used Book Sales

****ALL SIGN PERMIT APPLICATIONS REQUIRE A DRAWING OR SKETCH OF THE SITE****

DRAWINGS MUST INCLUDE THE FOLLOWING:

- HEIGHT AND WIDTH OF SIGN
- LIGHTING SPECIFICATIONS
- TOTAL DISPLAY AREA
- PROJECTION DISTANCE FROM BUILDING WALL

I hereby certify that the proposed work is authorized by the property owner and will comply with the local and state laws. This permit will become null and void if work is not started within six months from date of permit.

Applicant Signature Vicki Long Date 1/09/2025

Payment Code: ZONING

Friends of the Library Book Sale Schedule for 2025

Signs will only be used during the Friends of the Library Book Sales.

April 16 – 19, 2025

July 16 – 19, 2025

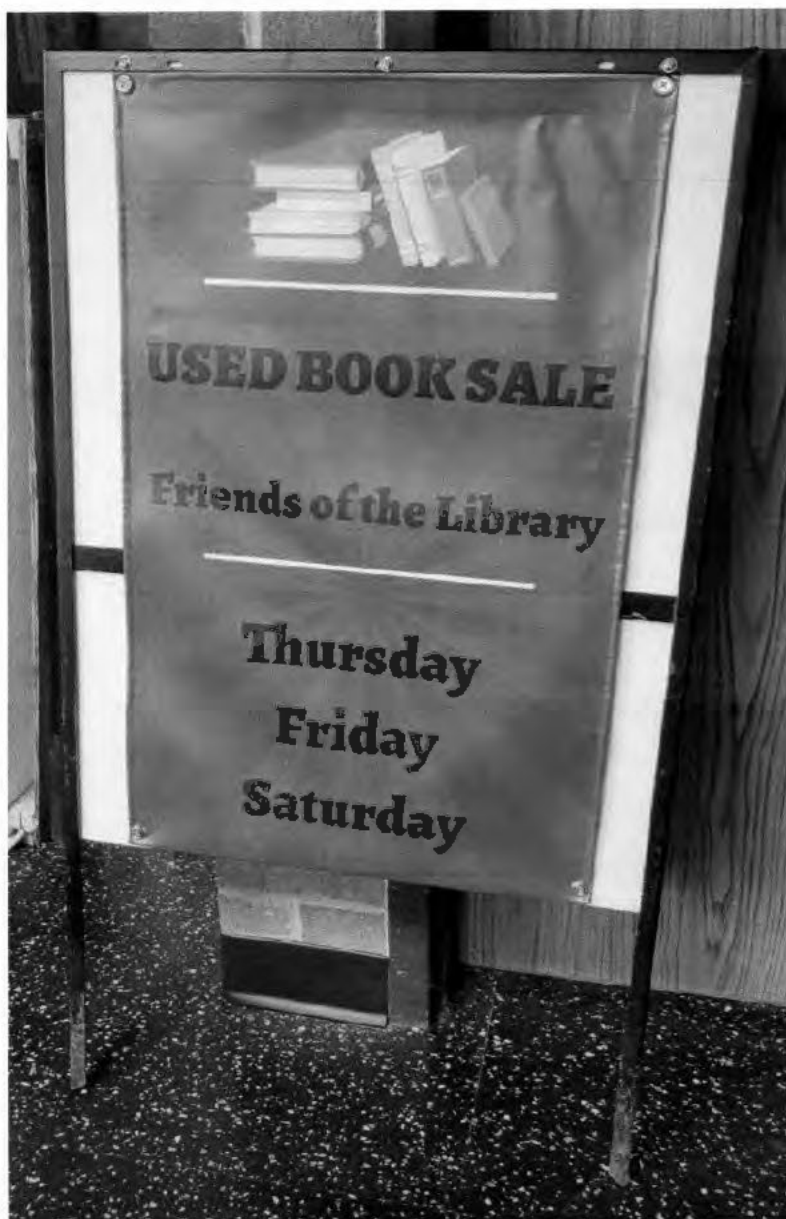
October 8 - 11, 2025

Friends of the Library Book Sale Signs

Two Sided white Signs with banners: 42" x 25

One sign will be placed in front of the door to the Cadillac Wexford Public Library (library).

The other sign will be placed between the city parking lot and the library parking lot on the parking lot side of the sidewalk where it will not obstruct the view of drivers.



Friends of the Library Book Sale Signs

Two White Sandwich Board Signs: 38" x 24

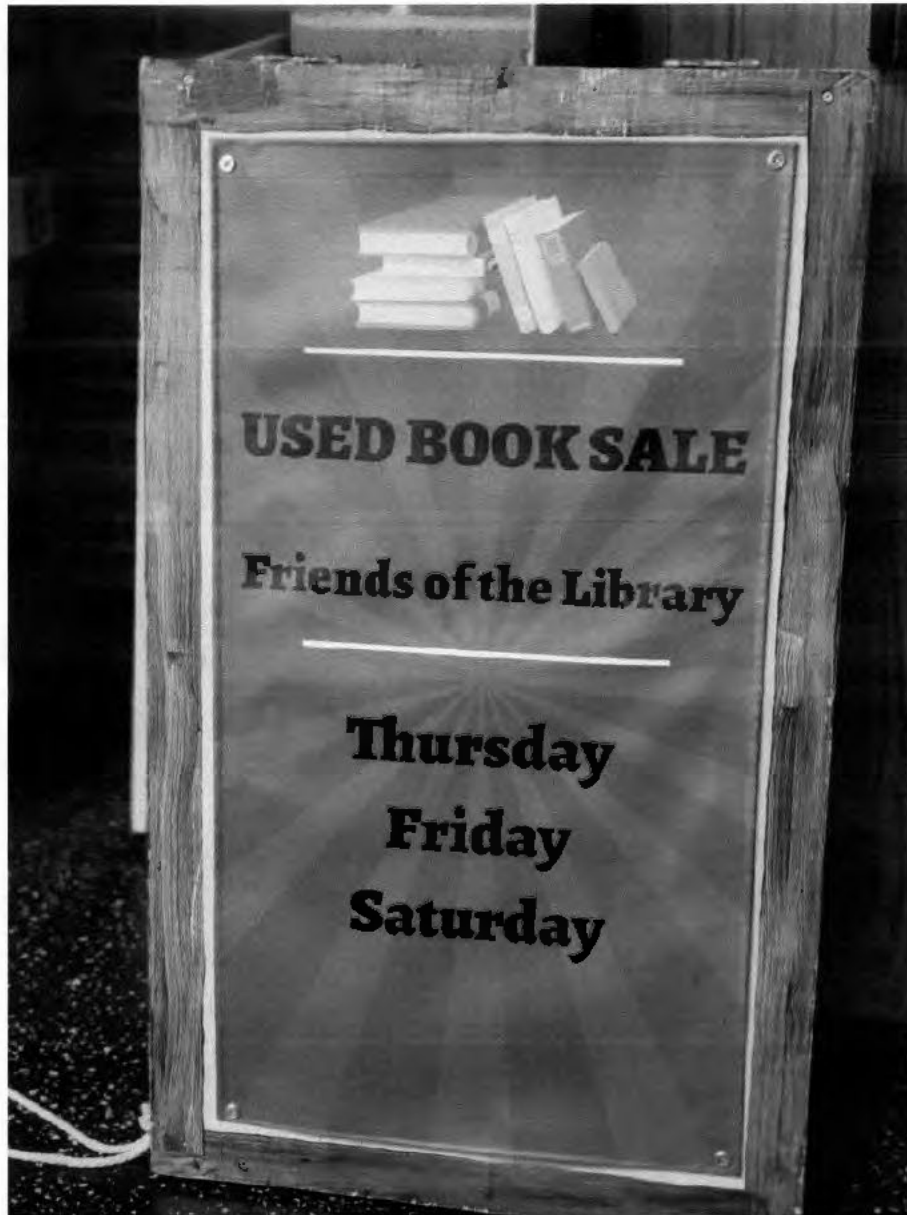
Placement for both signs will be on the street side of the sidewalk in front the Cadillac Wexford Public Library. Signs will not be close to the library driveway or the street corner.



Friends of the Library Book Sale Signs

One Yellow Sandwich Board hinged sign with banners: 41" x 24

Placement for this sign will be on the lawn on the library side of the sidewalk in the grass a distance from the driveway so it will not obstruct the view of drivers entering and leaving the library driveway.



February 3, 2025

COUNCIL COMMUNICATION

Re: Reappointment of Shari Ault to a Three-Year Term on the Zoning Board of Appeals.

Shari Ault has expressed her interest in serving on the Zoning Board of Appeals for another three-year term. Shari Ault has been a member of this board since 2004.

Requested Council Action:

Motion to reappoint Shari Ault to a three-year term on the Zoning Board of Appeals, which will end on 2/3/2028.

February 3, 2025

COUNCIL COMMUNICATION

Re: Reappointment of Louis Nichols to a Three-Year Term on the Zoning Board of Appeals.

Louis Nichols has expressed his interest in serving on the Zoning Board of Appeals for another three-year term. Louis Nichols has been a member of this board since 1992.

Requested Council Action:

Motion to reappoint Louis Nichols to a three-year term on the Zoning Board of Appeals, which will end on 2/3/2028.

February 3, 2025

COUNCIL COMMUNICATION

Re: Reappointment of John Putvin to a Three-Year Term on the Planning Commission representing Ward 3.

John Putvin has expressed his interest in being reappointed to serve as a member on the Planning Commission, representing Ward 3.

Requested Council Action:

Motion to reappoint John Putvin to a three-year term on the Planning Commission representing Ward 3, term will end on 2/3/2028.

February 3, 2025

COUNCIL COMMUNICATION

Re: Appointment of Adam Nelson to a Two-Year Term on the Cadillac-Wexford Airport Authority

Adam Nelson has expressed interest in serving on the Cadillac-Wexford Airport Authority for a two-year term.

Requested Council Action:

Motion to appoint Adam Nelson to a two-year term on the Cadillac-Wexford Airport Authority which will expire on 2/3/2027.



Application for Appointment to Standing and Special Committees, Boards & Commissions

The information provided on this form is for the use of the Cadillac City Council in its deliberation to fill vacancies on standing and special committees, boards and commissions. Applications may be submitted at any time and will be kept on file for a period of one (1) year. In most cases, you must be a resident of the City of Cadillac to serve on its committees, boards and commissions. Exceptions include the DDA, CBOA, LDFA, Clam River Greenway Committee and Brownfield Redevelopment Authority. Applicants may be required to interview with the City Manager for appointment consideration.

To which committee, board or commission are you seeking appointment? Please check all that apply.

- | | |
|--|---|
| ☒ Airport Authority | ☐ Economic Development Corporation |
| ☐ Board of Review | ☐ Elected Officials Compensation Commission |
| ☐ Brownfield Redevelopment Authority | ☐ Election Commission |
| ☐ Cadillac Area Council for the Arts | ☐ Housing Commission |
| ☐ Cadillac-Wexford Transit Authority | ☐ Local Development Finance Authority |
| ☐ Cadillac West Corridor Improvement Authority | ☐ Planning Commission |
| ☐ Cemetery Board | ☐ Retirement Board to Administer Act 345 |
| ☐ Civil Service Commission | ☐ Zoning Board of Appeals |
| ☐ Clam River Greenway Committee | ☐ Construction Board of Appeals |
| ☐ Historic Districts Commission | ☐ City of Cadillac/Clam Lake Joint Planning Commission |
| ☐ Diggins Hill Tennis Court Fundraising Committee | |
| ☐ Downtown Development Authority | ☐ Other _____ |

Please print or type:

Name Adam John Nelson Address [REDACTED]

Telephone: Home [REDACTED] Business/cell [REDACTED]

E-mail [REDACTED] Date available for appointment 01JAN2025

Please complete the following. You may use additional sheets as needed.

Community Service

List boards, commissions, committees or community service organizations that you are currently serving or have served upon, offices held, and in what municipality or county.

US Army, 2014 - 2018, Combat Engineer

Currently in Cadillac Area Chamber of Commerce Leadership Class of 2025

Volunteered for a variety of events and taskings put on by After 26 Depot

Employment and Education

List any employment experience or education that, in your opinion, best qualifies you for this appointment. List job titles, duties (current and past), level of education and any certificates or degrees you have obtained.

Job History

Avon Protection - Research and Development Engineer

Avon Protection - Business Development Manager, Department of Defense

US Army - Combat Engineer

Education History

Ferris State University - Mechanical Engineer Technician, Bachelors of Science

Have you ever worked for the City of Cadillac? ☐ Yes ☒ No

If yes, please list dates and names of departments.

Why do you have interest in serving on this board/commission/committee?

I am a transplant to the Cadillac area but have grown to love this community. With that comes the want to serve and give back anyway I can through my own skill sets and abilities.

Personal

Rules of law and ethics prohibit appointees from participating in and voting on matters in which they may have a direct or indirect financial interest. Are you aware of any potential conflicts of interest? ☐ Yes ☒ No

If yes, please indicate potential conflicts.

Are you aware of the time commitment necessary to serve on the committee, board and/or commission to which you seek appointment, and will you have such time? ☒ Yes ☐ No

Please provide information about specific training, education, experience or interests you possess that qualify you as an appointee to the position you seek.

Engineering Background

An engineering background would be a valuable asset to pull from while you go through this construction project for the multi-use building.

Security Training/Experience/Clearance

The airport grounds are considered a secured area, my previous military experience and current position at Avon Protection would allow me to help maintain and improve such systems already in place.

I hereby certify that the preceding information is correct to the best of my knowledge.

Signature Adam J Nelson

Date 12DEC2024

You are invited to attach additional pages, enclose a copy of your résumé or submit supplemental information that you feel may assist in the evaluation of your application.

Mail or return your completed application to:

Marcus Peccia, City Manager
City of Cadillac
200 N. Lake St.
Cadillac MI 49601

Thank you for giving us the opportunity to consider you for appointment.

February 3, 2025

Council Communication

Re: Recommendation Regarding Appointment to the Local Development Finance Authority

Upon review of the two applications received for the current vacancy, and consultation with the Mayor, it is recommended that Mike Solomon be appointed to the Local Development Finance Authority. A copy of both applications received are included for reference.

Recommended Action

Appoint Mike Solomon to the Local Development Finance Authority for a 4-year term to expire on February 3, 2029.



Application for Appointment to Standing and Special Committees, Boards & Commissions

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RECEIVED

NOV 12 2024

To which committee, board or commission are you seeking appointment? Please check all that apply.

- | | |
|--|---|
| ☐ Airport Authority | ☐ Economic Development Corporation |
| ☐ Board of Review | ☐ Elected Officials Compensation Commission |
| ☐ Brownfield Redevelopment Authority | ☐ Election Commission |
| ☐ Cadillac Area Council for the Arts | ☐ Housing Commission |
| ☐ Cadillac-Wexford Transit Authority | ☒ Local Development Finance Authority |
| ☐ Cadillac West Corridor Improvement Authority | ☐ Planning Commission |
| ☐ Cemetery Board | ☐ Retirement Board to Administer Act 345 |
| ☐ Civil Service Commission | ☐ Zoning Board of Appeals |
| ☐ Clam River Greenway Committee | ☐ Construction Board of Appeals |
| ☐ Historic Districts Commission | ☐ City of Cadillac/Clam Lake Joint Planning Commission |
| ☐ Diggins Hill Tennis Court Fundraising Committee | |
| ☐ Downtown Development Authority | ☐ Other _____ |

Please print or type:

Name Michael Solomon Address [REDACTED]

Telephone: Home [REDACTED] Business/cell [REDACTED]

E-mail [REDACTED] available for appointment 11/12/24

Please complete the following. You may use additional sheets as needed.

Community Service

List boards, commissions, committees or community service organizations that you are currently serving or have served upon, offices held, and in what municipality or county.

Planning & Zoning Chair
Zoning Board of Appeals Chair
Board of Public Works Chair
Solid Waste Committee
Well Head Protection
MSU Extension Council Chair
Lake Mitchell Improvement Board Chair
MI Chapter N Am Lakes Mgt Society - Board of Dir

Employment and Education

List any employment experience or education that, in your opinion, best qualifies you for this appointment. List job titles, duties (current and past), level of education and any certificates or degrees you have obtained.

BS Forestry MSU
MS Hydrology
Senior Hydrologist USFS
Senior Hydrologist / Lake Manager Restorative Lake
Sciences
Wexford County Drain Commissioner

Have you ever worked for the City of Cadillac? ☐ Yes ☒ No

If yes, please list dates and names of departments.

Why do you have interest in serving on this board/commission/committee?

To protect Ground water, Drinking water & Clan
River from possible contaminants

Personal

Rules of law and ethics prohibit appointees from participating in and voting on matters in which they may have a direct or indirect financial interest. Are you aware of any potential conflicts of interest? ☐ Yes ☒ No

If yes, please indicate potential conflicts.

Are you aware of the time commitment necessary to serve on the committee, board and/or commission to which you seek appointment, and will you have such time? ☒ Yes ☐ No

Please provide information about specific training, education, experience or interests you possess that qualify you as an appointee to the position you seek.

*Knowledge of groundwater and water contaminants
Working with Municipalities, EGLE & EPA
Extensive history of working with Boards in a
public forum,
Open meetings act experience*

I hereby certify that the preceding information is correct to the best of my knowledge.

Signature

Michele J. Schem

Date

2/10/24

You are invited to attach additional pages, enclose a copy of your résumé or submit supplemental information that you feel may assist in the evaluation of your application.

Mail or return your completed application to:

Marcus Peccia, City Manager
City of Cadillac
200 N. Lake St.
Cadillac MI 49601

Thank you for giving us the opportunity to consider you for appointment.



Application for Appointment to Standing and Special Committees, Boards & Commissions

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To which committee, board or commission are you seeking appointment? Please check all that apply.

- | | |
|--|---|
| ☐ Airport Authority | ☐ Economic Development Corporation |
| ☐ Board of Review | ☐ Elected Officials Compensation Commission |
| ☐ Brownfield Redevelopment Authority | ☐ Election Commission |
| ☐ Cadillac Area Council for the Arts | ☐ Housing Commission |
| ☐ Cadillac-Wexford Transit Authority | ☒ Local Development Finance Authority |
| ☐ Cadillac West Corridor Improvement Authority | ☐ Planning Commission |
| ☐ Cemetery Board | ☐ Retirement Board to Administer Act 345 |
| ☐ Civil Service Commission | ☐ Zoning Board of Appeals |
| ☐ Clam River Greenway Committee | ☐ Construction Board of Appeals |
| ☐ Historic Districts Commission | ☐ City of Cadillac/Clam Lake Joint Planning Commission |
| ☐ Diggins Hill Tennis Court Fundraising Committee | |
| ☐ Downtown Development Authority | ☐ Other _____ |

Please print or type:

Name William Barnett Address [REDACTED]

Telephone: Home [REDACTED] Business/cell [REDACTED]

E-mail [REDACTED] Date available for appointment Immediately

Please complete the following. You may use additional sheets as needed.

Community Service

List boards, commissions, committees or community service organizations that you are currently serving or have served upon, offices held, and in what municipality or county.

Over 100 boards & commissions since 1995
City Council 1995-1999
Wixford Co. Commissioner 2000-2007
Mayor of Cadillac 2007-2013

Employment and Education

List any employment experience or education that, in your opinion, best qualifies you for this appointment. List job titles, duties (current and past), level of education and any certificates or degrees you have obtained.

I have researched the LDFA for over a decade & was the citizen who exposed the city's mishandling of this PFAS matter. I serve on a 'MPART Citizens' Committee & have since 2019.

Have you ever worked for the City of Cadillac? ☐ Yes ☒ No
If yes, please list dates and names of departments.

Why do you have interest in serving on this board/commission/committee?

I believe my knowledge can assist the board in protecting the environment & human health.

Personal

Rules of law and ethics prohibit appointees from participating in and voting on matters in which they may have a direct or indirect financial interest. Are you aware of any potential conflicts of interest? ☐ Yes ☒ No

If yes, please indicate potential conflicts.

Not at this time.

Are you aware of the time commitment necessary to serve on the committee, board and/or commission to which you seek appointment, and will you have such time? ☒ Yes ☐ No

Please provide information about specific training, education, experience or interests you possess that qualify you as an appointee to the position you seek.

** See employment + education.*

I hereby certify that the preceding information is correct to the best of my knowledge.

Signature



Date

11/8/24

You are invited to attach additional pages, enclose a copy of your résumé or submit supplemental information that you feel may assist in the evaluation of your application.

Mail or return your completed application to:

Marcus Peccia, City Manager
City of Cadillac
200 N. Lake St.
Cadillac MI 49601

Thank you for giving us the opportunity to consider you for appointment.

CADILLAC HOUSING COMMISSION

RESOLUTION #690

Employee Wage Increase

Commission Members Present: Commissioner Frost
Commissioner VanHouten
Commissioner Iehl
Commissioner Coffey

Commission Members Absent: None

The following resolution was offered by Commissioner Frost and supported by Commissioner Iehl.

BE IT RESOLVED, by the Cadillac Housing Commission that:

WHEREAS, the Executive Director, Carrie VanderMolen, researched 2025 employee wage increase data and,

WHEREAS, the Finance and Personnel Committee discussed and approved a 4% annual cost of living pay increase for all CHC employees starting January 1, 2025.

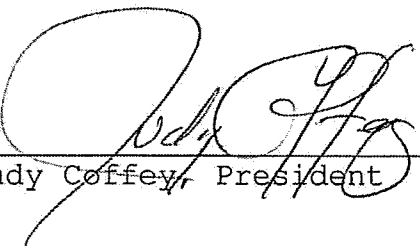
BE IT RESOLVED that the Commission approves of the information presented and agrees to the 4% wage increase for all CHC employees.

AYES: Commissioner Frost, VanHouten, Iehl and Coffey

NAYS: None

ABSENT: None

RESOLUTION DECLARED APOTED ON DECEMBER 16, 2024, by President Coffey.



Judy Coffey, President



Carrie VanderMolen, Secretary

February 3, 2025

Council Communication

RE: Countertop Water Systems

The City recently received bids for the purchase of two Countertop Deionized/RO Water Systems for the laboratory located at the Cadillac Wastewater Treatment Plant. These systems provide purified water for use in laboratory tests. The following bids were received:

Vendor	Bid
Dixon Sprinter Services Livonia, MI	\$16,450.08
Serv-A-Pure Bay City, MI	\$16,493.10
Total Water Treatment System, Inc. Lansing, MI	\$17,588.65

Each bid included both the systems, and a year of consumables required to operate the systems. The Serv-A-Pure had the cheaper cost for the system, slightly higher cost for consumables, but is a vendor that is familiar to lab staff.

Recommended Action

It is recommended that the purchase of two Countertop Deionized/RO Water Systems be awarded to Serv-A-Pure at a price of \$16,493.10. Funds are available in the Water and Sewer Fund.

February 3, 2025

Council Communication

Re: Out of State Travel Request

The City of Cadillac's Travel Expense Reimbursement Policy requires that the City Council consent to any out-of-state travel for City employees.

Main Street Now Conference – The Community Development Coordinator is requesting to attend this Conference, which is taking place April 7-9 in Philadelphia, Pennsylvania. The City is a Select Level member of the Michigan Main Street Program and is working with the Downtown Development Authority to implement the program in Cadillac. This conference is an opportunity to learn more about the innovative methods and practices that make the Main Street Approach™ one of the most powerful economic development tools in the nation. As a national conference it will be attended by hundreds of organizations nationwide, including an anticipated Michigan contingency of 70.

This event provides an opportunity to hear from directors and experts across the nation on time-tested and new approaches to achieving downtown economic success. The schedule will have many opportunities for attendees to “strengthen networks, gain new skills, and discover new ideas through hearing case studies, educational sessions, and mobile workshops”.

In accordance with the travel policy, the City Manager has reviewed and is recommending approval of this out-of-state travel request. Costs of the conference are anticipated to be approximately \$2,800, and the FY2025 budget has adequate appropriations.

Recommended Action

It is recommended that the City Council approve the out-of-state travel request for the Community Development Coordinator as presented above.

Cadillac Industrial Park Area of Interest

Frequently Asked Questions (FAQ)

OVERVIEW

Michigan PFAS Action Response Team (MPART) held a town hall in Cadillac on November 6, 2024, to share information about PFAS with residents in the community. This event was held before MPART had the results from private drinking water wells that were sampled near the Cadillac Industrial Park Area of Interest. As of the end of December 2024, MPART has collected three rounds of private drinking water well samples and had shared the results with the community from the first two rounds. Results have been shared in the form of “heat maps” showing results as either non-detect, detections below criteria, or detections over criteria. The heat maps have generated a lot of questions and some misinformation on social media. This FAQ is intended to answer some of the questions posed.

For information about MPART go to Michigan.gov/PFASresponse.

Table of FAQs

- | | |
|---|---|
| 1. Which residents on private drinking water wells in Cadillac are eligible to receive point-of-use filters? | 3 |
| 2. How effective are the point-of-use filters being offered to eligible homeowners?..... | 3 |
| 3. Why are households being provided point-of-use filters and not whole house filtration? | 3 |
| 4. I've noticed the private drinking water well investigation area keeps expanding. How does MPART determine when to expand the investigation area and how will I be notified if my home becomes part of the investigation? | 3 |
| 5. My home is outside of the investigation area, and I would like to pay to sample my own private drinking water well for PFAS, what should I do? | 4 |
| 6. I self-sampled my drinking water and used a lab other than the EGLE lab to analyze for PFAS, can I still contact MDHHS?..... | 4 |
| 7. If a resident has their blood tested for PFAS, what should they do? | 4 |

8. When were community public water supplies first sampled for PFAS and when were they required to sample under the Michigan Safe Drinking Water Act?	5
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FAQS

1. Which residents on private drinking water wells in Cadillac are eligible to receive point-of-use filters?

All households in the PFAS investigation area that are sampled by MPART and whose wells have any detection of PFAS are offered point-of-use filters (typically installed under the kitchen sink) through a Michigan Department of Health and Human Services (MDHHS) filter recommendation. District Health Department #10 in Cadillac will coordinate with a certified plumber and the resident to have the filter installed free of charge.

2. How effective are the point-of-use filters being offered to eligible homeowners?

PFAS-reducing filters, like the ones offered by your local health department, have an NSF/ANSI 53 designation, which means they were shown in a laboratory to reduce **total** PFAS down to 20 ppt.

When the EPA announced the federal PFAS MCLs in April 2024, they noted they would be working with certifying bodies (NSF, ANSI) to get the certification specifications down to meet the EPA MCLs for PFAS. That work is still currently ongoing. However, MDHHS has evaluated numerous homes across the state with concentrations both similar to and substantially higher than those being found in Cadillac and have found that filters are effective in outperforming the filter certification requirements.

To remain effective, filter cartridges need to be changed out according to the manufacturer's instructions. Depending on usage, this is typically about every six months. Households who were recommended filters can obtain filter replacement cartridges from their local health department.

3. Why are households being provided point-of-use filters and not whole house filtration?

Ingestion, or swallowing, is the primary exposure route of concern for PFAS exposure. This includes water used for drinking, cooking, and making baby formula. The point-of-use filter is an effective interim mitigation tool for the primary exposure route of concern. PFAS do not easily travel through the skin so showering, washing clothes, and cleaning with water containing PFAS is not a health concern. Consequentially, other types of filters are not offered.

4. I've noticed the private drinking water well investigation area keeps expanding. How does MPART determine when to expand the investigation area and how will I be notified if my home becomes part of the investigation?

MPART agencies evaluate data as it is received. If results in the area show detections or exceedances, the investigation is expanded. If you are on a private drinking water well and

your home becomes part of the investigation area, you will receive a letter requesting your permission for MPART to sample your drinking water.

5. My home is outside of the investigation area, and I would like to pay to sample my own private drinking water well for PFAS, what should I do?

Residents who decide to self-sample are encouraged to contact Michigan Department of Environment, Great Lakes, and Energy (EGLE) laboratory to order a test kit. If you order the test kit from the EGLE laboratory, the analysis cost is \$290. They will send you the test kit in the mail with guidance on how to collect the sample.

- Video: [Homeowner's Guide – Collecting Samples for PFAS Water Analysis](#)

EGLE laboratory will analyze the sample, and results will be mailed to you. MPART will also receive a copy of the results and share results with MDHHS. MPART and MDHHS will evaluate the result and determine if additional outreach is necessary based on the result.

6. I self-sampled my drinking water and used a lab other than the EGLE lab to analyze for PFAS, can I still contact MDHHS?

Residents who self-sample and use a lab other than EGLE's can still contact the MDHHS' Environmental Health Hotline at 800-648-6942 to discuss their results with a toxicologist.

7. If a resident has their blood tested for PFAS, what should they do?

Any resident who decides to have their blood tested should discuss results with their doctor. Note that nearly all people in the U.S. have been exposed to PFAS and have it in their blood. See the following table for the national average PFAS blood levels in males and females at 12 years of age and older*. Blood testing will not identify a current or future health problem, provide information for treatment, or predict or rule out future health problems due to exposure. That's why it's important to reduce your exposure to PFAS and to discuss limitations, benefits, risks, and individual results with a doctor. For more information on blood testing, visit: [Testing for PFAS | PFAS and Your Health | ATSDR](#).

PFAS	5 th Percentile (ug/L)	25 th Percentile (ug/L)	50 th Percentile (ug/L)	75 th Percentile (ug/L)	95 th Percentile (ug/L)
PFNA	0.07	0.3	0.4	0.7	1.4
PFOS	1.1	2.6	4.3	7.5	14.6
PFOA	0.5	0.97	1.47	2.07	3.77
PFHxS	0.3	0.6	1.1	1.9	3.7

*Blood serum concentrations listed above are reported in micrograms/liter (ug/L) or parts per billion.

8. When were community public water supplies first sampled for PFAS and when were they required to sample under the Michigan Safe Drinking Water Act?

EGLE conducted statewide sampling of community public water supplies between 2018 and 2020. Prior to the beginning of this statewide survey, the United States Environmental Protection Agency (EPA) set a Lifetime Health Advisory (LHA) level for two PFAS in drinking water: perfluorooctane sulfonate (PFOS) and perfluorooctanoic acid (PFOA). The LHA level was 70 parts per trillion (ppt, equal to 70 ng/L) for PFOA and PFOS combined. In the absence of a promulgated drinking water PFAS standard(s) at the time, the State of Michigan used 70 ppt for decision making purposes during the statewide survey.

In August 2020, EGLE promulgated more stringent drinking water criteria under the Michigan Safe Drinking Water Act. Since August 2020, community public water supplies took over the responsibility of sampling their own supplies for PFAS and reporting their results to EGLE. Community water supplies are either on annual PFAS sampling or on quarterly PFAS sampling, depending on whether prior sampling had shown detections of PFAS.

9. Where in the public water supply system are samples collected?

Under the Michigan Safe Drinking Water Act, for PFAS, samples are required to be collected at the entry point to distribution. In the case of Cadillac and Haring Township, this point is after the drinking water is treated and before it goes into the distribution system. There is no requirement to sample for PFAS at other points in the system, such as at the water tower or an individual home.

10. What are the City of Cadillac's PFAS results?

The City of Cadillac's drinking water has tested **non-detect for all PFAS** since it was first tested in 2018 and through the most recent sample in 2024. The city is on annual compliance monitoring for PFAS.

11. When did the city move the municipal wells from the Cadillac Industrial Area to their current location and why?

An EGLE employee who worked for the City of Cadillac from 2006-2017 verified that the city began plans to abandon the wellfield at 6th Avenue/8th Street prior to 2011 due to the fact that the wells were over 50 years old and because of the potential for contamination due to the industrial area. Only one well had detections for Trichloroethylene (TCE) during that time but it was not used to provide water to residents (it was on standby for emergency use, but not used).

History of the Cadillac wells:**6th Ave./8th St. Wells:**

- Well 1: Installed in 1960s and inactive in 2012
- Wells 2-4: Installed in 1960s and inactive in Nov. 2022 due to two new wellfields being online
- Well 5: Installed in 1960s. Well casing shattered, undermined the building and was taken out of service
- Well 6: Installed in 1960s and inactive in 2013
- Well 7: Installed in 1970s to replace well 5 and inactive in 1994 (had TCE detects and no longer fed the system but available for emergencies before 2012)

Crosby Road Wells:

- Wells 8-10: Installed in July 2012, all still active

44 Road Wells:

- Wells 11-13: Installed in November 2022, all still active

12. What are Haring Township's community water supply PFAS results?

The following table summarizes the township's water supply results. Note that the township is in compliance with Michigan Safe Drinking Water Act standards, Maximum Contaminant Levels (MCLs). Haring Township's community water supply is currently on quarterly compliance monitoring for PFAS.

**Public Water Supply Compliance Monitoring
Haring Charter Township Community Water Supply
(Compared to Michigan Drinking Water Criteria)**

Sample Location	Collection Date	PFHxA MCL is 400,000 ppt	PFOA MCL is 8 ppt	PFNA MCL is 6 ppt	PFBS MCL is 420 ppt	PFHxS MCL is 51 ppt	PFOS MCL is 16 ppt	HFPO-DA MCL is 370 ppt
Well 1 – 2 Treated	October 27, 2020	ND	3.2	ND	ND	2.6	3	ND
Well 1 – 2 Treated	March 17, 2021	ND	2.2	ND	ND	2.1	2.2	ND
Well 1 – 2 Treated	February 14, 2022	ND	2.6	ND	ND	ND	3.4	ND
Well 1 – 2 Treated	June 26, 2023	ND	4	ND	2	3	3	ND
Well 1 – 2 Treated	September 12, 2023	ND	4	ND	2	2	3	ND
Well 1 – 2 Treated	October 23, 2023	3	6	ND	2	4	4	ND
Well 1 – 2 Treated	March 5, 2024	2	6	ND	2	3	4	ND
Well 1 – 2 Treated	April 9, 2024	2	6	ND	2	3	4	ND
Well 1 - Treated	July 15, 2024	3	7	ND	2	4	4	ND
Well 2 - Treated	July 15, 2024	ND	4	ND	2	2	2	ND
Well 1 - Treated	November 14, 2024	ND	ND	ND	ND	ND	ND	ND
Well 2 - Treated	November 14, 2024	ND	4	ND	2	2	2	ND

Compliance with PFAS MCLs for a community water supply in Michigan is determined based on a running annual average for each compound, calculated at each sampling point. A supply is not out of compliance until either: 1) one full year of quarterly sampling is complete, or 2) fewer samples cause the running annual average to exceed one or more MCLs. If a supply is determined to be out of compliance with one or more PFAS MCLs, the supply is required to notify the public within 30 days.

13. What is Haring Township doing to improve drinking water in the township?

Even though the township is in compliance with the Michigan Safe Drinking Water Act, the township is taking steps to address PFAS. A permit was issued November 1, 2024, that will allow the township to begin going through the bid process for installing a water main to connect the Wexford-Missaukee Career Technical Center to the township's water. The township is currently getting bids and will likely begin construction in the spring.

In addition, the township is installing new municipal water wells, with the test well approval letter issued by EGLE on April 15, 2024. The township has completed the initial site investigation and is in the process of constructing a proposed production well to serve as the primary source water for the community. As of December 2024, the test well has been non-detect for PFAS. The township will conduct the required aquifer test, including a pump test and additional water quality monitoring. The results of the test will be evaluated and then the township could submit for a permit to equip the well for production. This will likely be done before the end of 2025. After the well is permitted by EGLE and an approval to commence operations is granted, the township will be able to use the new well to supply water to the people served by Haring Township's water supply.

14. Are residents on municipal water eligible to receive filters?

MPART is only offering filters to residents in the Cadillac Industrial Area of Interest who are on private drinking water wells sampled by MPART that have PFAS detections or exceedances in their drinking water. Haring Township and the City of Cadillac public water supplies are both regulated under the Michigan Safe Drinking Water Act. They are currently in compliance with the Michigan Safe Drinking Water Act. Therefore, a PFAS-reducing filter will not be provided nor is needed for households on municipal water.

15. If a resident wants to further protect their family, what can they do?

Visit the [MPART Resources for Residents web page](#).

16. Why are sampling results not being compared to EPA criteria?

The drinking water criteria that are legally enforceable in Michigan for community public water supplies are the Michigan Safe Drinking Water Act criteria. Therefore, results for community public water supplies are compared to Michigan's criteria. There are no regulatory requirements or criteria for private residential drinking water wells.

The EPA's maximum contaminant levels for PFAS are not enforceable until adopted by the state. Michigan is currently in the process of going through the rule making process to update Michigan's criteria to reflect the EPA's new criteria. Until the rulemaking process is complete, the new EPA criteria are not enforceable for community water supplies (municipal water).

17. Does the Cadillac Wastewater Treatment Plant (WWTP) and Haring Township WWTP accept wastewater from industry in addition to sanitary sewage?

Yes. Both WWTPs accept wastewater from industry. These WWTPs can accept wastewater from industry because they have Industrial Pretreatment Programs (IPP) approved by EGLE. The City of Cadillac's IPP was approved in 1985 and Haring Township's IPP was approved in 2017.

18. Did Cadillac WWTP and Haring Township WWTP participate in the IPP PFAS Initiative in 2018?

Yes. Both WWTPs participated in the IPP PFAS Initiative. Under the IPP PFAS Initiative, both WWTPs evaluated their industrial facilities and collection system to identify potential sources of PFOS to the WWTP. Haring Township did not identify any potential sources of PFOS. EGLE agreed with the Township's assessment and in a letter sent to the Township on September 27, 2018, determined the Township had completed the requirements of the IPP PFAS Initiative.

The City of Cadillac identified one industrial source of PFOS to the WWTP, the Wexford County Landfill. In a March 4, 2019, letter EGLE required the city to sample the discharge from the WWTP on a semi-annual basis and to work with the landfill to reduce and/or eliminate PFOS from the discharge of landfill. The city ceased accepting the discharge from the landfill in the summer of 2019. Upon re-issuance of the city's NPDES permit on November 29, 2023, EGLE determined the city completed the requirements of the IPP PFAS Initiative.

Visit EGLE's [IPP PFAS Initiative](#) web page for more information.

19. What PFAS requirements are included in the NPDES permits for Cadillac and Haring Township?

NPDES permit requires Cadillac WWTP and Haring Township WWTP to sample final effluent prior to discharging to the Clam River for PFAS at a frequency of three times per year (January, May, and September).

Both WWTPs are required to submit the results of the PFAS sampling to EGLE and are accessible to the public via the MiEnviro Portal.

MiEnviro link to Cadillac WWTP NPDES related documents:

mienviro.michigan.gov/nsite/map/results/detail/2113288482639133030/documents

MiEnviro link to Haring Twp WWTP NPDES related documents:

mienviro.michigan.gov/nsite/map/results/detail/861570700673792980/documents

For more information on how EGLE regulates PFAS from municipal wastewater treatment plants:

- [Municipal NPDES Permitting Strategy for PFAS](#)
- [Addressing PFAS from Public and Private Municipal Groundwater Discharges Compliance Strategy](#)

20. What are the PFAS levels detected in the discharge from Cadillac WWTP and Haring Township WWTP to the Clam River?

The discharge from both WWTPs has been in compliance with EGLE's Rule 57 Water Quality Values for PFOS; PFOA; PFBS; PFNA; and PFHxS since they began monitoring for PFAS in 2019.

21. What surface water sampling has occurred in the area?

In 2022, EGLE collected samples from Lake Mitchell, Lake Cadillac and at two locations in the Clam River downstream of Lake Cadillac. All samples were well below water quality criteria. PFOS results were **below** the typical levels found in lakes throughout Michigan.

22. Have fish from Lake Cadillac and Lake Mitchell been tested?

Some fish species from Lake Cadillac and Lake Mitchell have been tested for PFAS. MDHHS is reviewing those results and will include updated fish consumption guidelines in the 2025 Eat Safe Fish Guide for Northwest Michigan. Currently, all fish consumption guidelines for these two lakes are due to mercury, published in the [2023 Eat Safe Fish Guide – Northwest Michigan](#) (page 46). For species not listed under these two lakes, MDHHS recommends following the statewide safe fish guidelines, which are listed on page 9 of the guide.

23. What are the PFOS and PFOA levels found in biosolids from Cadillac WWTP and Haring Township WWTP?

PFOS and PFOA biosolids concentration data is available from 2021 through 2024 for the Cadillac WWTP, which PFOS levels have been **non-detect** by laboratory analysis all years except 2024 which they measured 1.5 parts per billion ppb, which are below the statewide average of 8.4 ppb. PFOA levels were also **non-detect** by laboratory analysis all years except 2024, which they measured 2.3 ppb, below the statewide average of 4.8 ppb. It is important to note for 2021, 2022, and 2023, the reporting levels (the lowest reportable detectable level by the laboratory) were greater than the detections in 2024.

PFOS and PFOA biosolids concentration data is available for 2022 and 2024 for Haring Township, which measured PFOS at 5.7 ppb in 2022, and 3.0 ppb in 2024, both below, the statewide averages for those time periods. PFOA was measured at 1.6 ppb in 2022 and 0.6 ppb in 2024, both also below statewide averages for those time periods.

24. What is EGLE doing to address PFAS in biosolids?

EGLE implemented the Land Application of Biosolids Containing PFAS Interim Strategy (Hereafter, Interim Strategy) first in 2021, with subsequent modifications in 2022 and 2024. This strategy put in place thresholds for how biosolids may be land applied (along with other requirements for the WWTP) based on concentrations of PFOS and PFOA (PFOA included in 2024 Interim Strategy Update). The details of the strategy are briefly detailed in the following table. For more information, please access the [Michigan Biosolids PFAS-related information and links](#) webpage.

2024 Interim Strategy

Tier / Threshold	PFOS and/or PFOA concentration	Facility Requirements
Below 20 ppb	<20 µg/kg	• Notify landowner and/or farmer of PFAS results
Between 20 ppb and 100 ppb	>=20 µg/kg, <100 µg/kg	• Notify landowner and/or farmer of PFAS results • Reduce application rate to a maximum of 1.5 dry tons per acre • Collect facility effluent sample within 30 days • Implement a source reduction plan
Industrially Impacted	>= 100 µg/kg	• Land application is prohibited • Collect facility effluent sample within 30 days • Implement a source reduction plan

25. Do municipalities sell biosolids to farmers/landowners?

Municipalities typically pay for the hauling and land application of biosolids, providing a fertilizer alternative at zero charge to local farmers and/or landowners. From some facilities biosolids are sold, but this is not the typical case in Michigan. The Cadillac and Haring Twp WWTPs both land apply the solids at a cost to the municipality.

26. Has EGLE identified the source(s) of the PFAS contamination in Cadillac?

There are currently several sources being investigated in the Cadillac area.

When determining what wells may be affected, PFAS concentrations are typically localized near the source. Samples coming back from across the Cadillac area do not point to a singular source yet and sources may be from a variety of causes like impacted septic fields where PFAS products are disposed, industrial processes, or other factors.

More defined and investigated PFAS areas like the Wexford-Missaukee Career Technical Center may be due to a septic tank issue, but other newer investigation areas in Cadillac will need further investigation to determine the depth and source where PFAS is potentially located to help determine affected wells.

27. Has any Volatile Organic Compounds (VOCs) sampling been conducted in conjunction with the PFAS investigation?

While EGLE's contractor was sampling homes for PFAS near the industrial area, they collected 20 VOC samples northwest and south of the industrial area at the City's request. All 20 samples were non-detect.

Websites and online resources referenced in this FAQ:

Michigan PFAS Action Response Team – MPART: [Michigan.gov/pfasresponse](https://michigan.gov/pfasresponse)

MPART – Resources for Residents: [Michigan.gov/PFASresponse/resources](https://michigan.gov/PFASresponse/resources)

EGLE Video: Homeowner's Guide – Collecting Samples for PFAS Water Analysis: youtu.be/LafurbLLQSY

ATSDR - Testing for PFAS | PFAS and Your Health: atsdr.cdc.gov/pfas/blood-testing/index.html

EGLE – IPP PFAS Initiative

[Michigan.gov/egle/about/organization/water-resources/industrial-pretreatment/pfas-initiative](https://michigan.gov/egle/about/organization/water-resources/industrial-pretreatment/pfas-initiative)

EGLE – Municipal NPDES Permitting Strategy for PFAS

[Michigan.gov/PFASresponse/-/media/Project/Websites/egle/Documents/Programs/WRD/NPDES/Municipal-permitting-strategy-PFAS.pdf](https://michigan.gov/PFASresponse/-/media/Project/Websites/egle/Documents/Programs/WRD/NPDES/Municipal-permitting-strategy-PFAS.pdf)

EGLE – Addressing PFAS from Public and Private Municipal Groundwater Discharges Compliance Strategy

[Michigan.gov/pfasresponse/-/media/Project/Websites/egle/Documents/Programs/WRD/Groundwater-Discharge/PFAS-Municipal-Groundwater-Discharge-Compliance-Strategy.pdf](https://michigan.gov/pfasresponse/-/media/Project/Websites/egle/Documents/Programs/WRD/Groundwater-Discharge/PFAS-Municipal-Groundwater-Discharge-Compliance-Strategy.pdf)

MDHHS - 2023 Eat Safe Fish Guide – Northwest Michigan

[Michigan.gov/mdhhs/-/media/Project/Websites/mdhhs/DEH/Eat-Safe-Fish/Documents/NW_EAT_SAFE_FISH_GUIDE - NORTHWEST MI WEB.pdf](https://michigan.gov/mdhhs/-/media/Project/Websites/mdhhs/DEH/Eat-Safe-Fish/Documents/NW_EAT_SAFE_FISH_GUIDE_-_NORTHWEST_MI_WEB.pdf)

EGLE - Michigan Biosolids PFAS-Related Information and Links

[Michigan.gov/egle/about/organization/water-resources/biosolids/pfas-related](https://michigan.gov/egle/about/organization/water-resources/biosolids/pfas-related)

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City Council

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Mayor
Carla J. Filkins

Mayor Pro-Tem
Tiyi Schippers

Councilmembers
Stephen King
Robert J. Engels
Bryan Elenbaas

ORDINANCE NO. 2025-_____

ORDINANCE TO MANDATE CONNECTION TO THE CITY'S WATER SUPPLY SYSTEM FOR PROPERTIES WITHIN A 200 FOOT RADIUS OF A PUBLIC WATER MAIN

THE CITY OF CADILLAC ORDAINS:

Section 1. Purpose.

The purpose of this Ordinance is to regulate mandatory connections to the City's Water Supply System.

Section 2. Addition of Section 42-210 of the City Code of Ordinances.

New Section 42-210 is added to the City Code of Ordinances and reads in its entirety as follows:

Sec. 42-210 – Mandatory Water Connection.

(a) *Connection Required.* The owner of any house, building, or other structure equipped with plumbing fixtures and used for any residential, commercial, or industrial purpose requiring the use of potable water, situated on a parcel of property within the City and abutting any street, alley, right-of-way or public utility easement in which there is located, or may in the future be located, a public water main served by the City Water Supply System, shall, at the owner's expense, install suitable plumbing facilities therein and connect such facilities directly to the public water main, provided said public water main is within a two hundred (200) foot radius of the parcel.

(b) *Connection Deadline.* All such connections required by subsection (a) shall be completed no later than ninety (90) days after either (i) the date the water main becomes available to the premises, or (ii) the modification of a building or structure to use or require potable water. New construction that requires connection under subsection (a) shall be connected to a public water main prior to occupancy.

(c) *Violations.* Should the owner of any premises as described in subsection (a) fail to connect to a public water main, the City may upon thirty (30) days notice to the owner cause the connection to the premises by an authorized representative of the City and the cost of the connection charges shall be assessed against the owner of the premises. A failure

to connect shall also be punishable as a municipal civil infraction. Each day this Section is violated is considered a separate violation.

Section 3. Severability.

If any provision of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining provision of this Ordinance.

Section 4. Repealer.

All other ordinances inconsistent with the provisions of this Ordinance are hereby repealed but only to the extent necessary to give this Ordinance full force and effect.

Section 5. Effective Date.

This Ordinance shall take effect 20 days after its adoption.

Approved this ____ day of _____, 2025.

Sandra Wasson, City Clerk

Carla J. Filkins, Mayor

I, Sandra Wasson, City Clerk of the City of Cadillac, Michigan, do hereby certify that a summary of Ordinance No. 2025-____ was published in the Cadillac News on the ____ day of _____, 2025.

Sandra Wasson, City Clerk

City Council

200 North Lake Street
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Mayor
Carla J. Filkins

Mayor Pro-Tem
Tiyi Schippers

Councilmembers
Bryan Elenbaas
Robert J. Engels
Stephen King

RESOLUTION NO. _____

**RESOLUTION TO INTRODUCE ORDINANCE AMENDING THE CITY ZONING MAP RE: 128
E. PINE STREET AND TO SET A PUBLIC HEARING**

At a meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held on the 3rd day of February, 2025, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

The following preamble and resolution was offered by _____ and seconded by _____.

WHEREAS, Matthew McCall-Stillman (the "Owner") owns real property in the City of Cadillac located at 128 E. Pine Street and legally described as follows:

Parcel 86-159: The north ½ of Lots 7 and 8, Block 4, and the west 3.40 feet of the North ½ of Lot 9, Block 4, Mitchell's Revised Plat of Clam Lake (Now the City of Cadillac), Section 33, T22N, R9W, City of Cadillac, Wexford County, Michigan;

and whose tax identification number is 10-086-00-159-02 (hereinafter the "Parcel"); and

WHEREAS, the Parcel is currently zoned OS-2, Office Service District; and

WHEREAS, the Owner submitted an application (the "Application") to the City Planning Commission requesting that the Parcel be rezoned to B-2, Central Business District; and

WHEREAS, upon giving notice in accordance with the Michigan Zoning Enabling Act, Act 110 of 2006, MCL 125.3101 *et seq.* ("MZEA"), the City Planning Commission conducted a public hearing regarding rezoning of the Parcel on December 23, 2024; and

WHEREAS, the City Planning Commission has recommended that the City Council amend the City Zoning Map to rezone the Parcel to B-2, Central Business District; and

WHEREAS, the City Council wishes to conduct a public hearing to hear public comments regarding the Application.

NOW, THEREFORE, the City Council of the City of Cadillac, Wexford County, Michigan, resolves as follows:

1. Pursuant to Section 5.2 of the Charter, the City introduces the Ordinance Amending City Zoning Map (the "Ordinance," attached as Exhibit A).

2. A public hearing regarding the Application shall be held on February 18, 2025, at 6:00 p.m. in the Council Chambers, Cadillac Municipal Complex, 200 Lake Street, Cadillac, Michigan.

3. The City Clerk is directed to publish a summary of the Ordinance once in a newspaper of general circulation in the City, together with a notice setting the time and place for a public hearing on the Ordinance, within seven days. The summary and notice of the hearing shall be substantially the form of Exhibit B.

4. A copy of the Ordinance shall be available for examination at the office of the City Clerk, and copies may be provided for a reasonable charge.

5. Any and all resolutions that are in conflict with this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect.

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)
COUNTY OF WEXFORD)

I, Sandra Wasson, City Clerk of the City of Cadillac, hereby certify this to be a true and complete copy of Resolution No. ____, duly adopted at a meeting of the City Council held on the 3rd day of February, 2025.

Sandra Wasson
Cadillac City Clerk

City Council

200 North Lake Street
Cadillac, Michigan 49601
Phone (231) 775-0181
Fax (231) 775-8755



Mayor
Carla J. Filkins

Mayor Pro-Tem
Tiyi Schippers

Councilmembers
Robert Engels
Stephen King
Bryan Elenbaas

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY ZONING MAP RE: 128 E. PINE STREET

THE CITY OF CADILLAC ORDAINS:

Section 1.

The City hereby amends the City Zoning Map to change the OS-2, Office Service District zoning designation and established use district as shown on the City Zoning Map for the real property located at 128 E. Pine Street and legally described as:

Parcel 86-159: The north ½ of Lots 7 and 8, Block 4, and the west 3.40 feet of the North ½ of Lot 9, Block 4, Mitchell's Revised Plat of Clam Lake (Now the City of Cadillac), Section 33, T22N, R9W, City of Cadillac, Wexford County, Michigan;

(Tax identification No. 10-086-00-159-02) (the "Parcel")

to the B-2, Central Business District zoning designation and corresponding use district under Chapter 46 of the Cadillac City Code.

Section 2.

Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

Section 3.

All other ordinances inconsistent with the provisions of this Ordinance are hereby repealed but only to the extent necessary to give this Ordinance full force and effect.

Section 4.

This Ordinance shall take effect twenty (20) days after its adoption.

Approved this ____ day of _____, 2025

City Council

200 North Lake Street
Cadillac, Michigan 49601
Phone (231) 775-0181
Fax (231) 775-8755



Mayor
Carla J. Filkins

Mayor Pro-Tem
Tiyi Schippers

Councilmembers
Robert J. Engels
Stephen King
Bryan Elenbaas

NOTICE OF PUBLIC HEARING AND SUMMARY OF PROPOSED ORDINANCE – REZONING OF 128 E. PINE STREET

On February 3, 2025, the City Council of the City of Cadillac introduced Ordinance No. _____, An Ordinance Amending the City Zoning Map Re: 128 E. Pine Street. Pursuant to Section 5.2 of the City Charter, the City Council shall hold a public hearing on the Ordinance.

NOTICE IS HEREBY GIVEN that a Public Hearing on the proposed ordinance will be held in the Council Chambers, Cadillac Municipal Complex, 200 Lake Street, Cadillac, Michigan, on February 18, 2025, at 6:00 p.m., at a Regular Meeting of the City Council.

The City of Cadillac complies with the Americans with Disabilities Act. If auxiliary aids or services are required at a public meeting for individuals with disabilities, please contact Sandra Wasson, City Clerk, at least three (3) business days prior to the meeting. Copies of the proposed ordinance are available for examination at the office of the City Clerk and copies may be provided at a reasonable charge. The following is a summary of the proposed ordinance.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY ZONING MAP RE: 128 E. PINE STREET

Section 1 of the proposed ordinance amends City Zoning Map to change the OS-2, Office Service District zoning designation and established use district as shown on the City Zoning Map for the real property located at 128 E. Pine Street and legally described as:

Parcel 86-159: The north ½ of Lots 7 and 8, Block 4, and the west 3.40 feet of the North ½ of Lot 9, Block 4, Mitchell's Revised Plat of Clam Lake (Now the City of Cadillac), Section 33, T22N, R9W, City of Cadillac, Wexford County, Michigan;

to the B-2, Central Business District zoning designation and corresponding use district under Chapter 46 of the Cadillac City Code.

Section 2 of the proposed ordinance states that should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

Section 3 of the proposed ordinance states all other ordinances inconsistent with the provisions of the proposed ordinance are hereby repealed but only to the extent necessary to give the proposed ordinance full force and effect.

Section 4 of the proposed ordinance states that the proposed ordinance shall take effect twenty (20) days after its adoption.

CITY COUNCIL OF THE
CITY OF CADILLAC, MICHIGAN

By: Sandra Wasson, City Clerk
Cadillac Municipal Complex
200 Lake Street
Cadillac, Michigan 49601
Telephone No: (231) 775-0181

Date: February 3, 2025

Council Communication

Re: MDNR Recreation Plan Resolution

Introduction

The final draft of the Cadillac/Cadillac Area Public Schools Community Recreation Plan was approved by City Council on July 15, 2024 by motion of approval. The Michigan Department of Natural Resources has requested that the Recreation Plan be approved by a formal Resolution. No changes have been made to the Recreation Plan since its approval by council on July 15, 2024.

Requested Council Action

The council is asked to approve the Cadillac/Cadillac Area Public Schools Community Recreation Plan by Resolution.

City Council

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RESOLUTION NO. 2025-_____

**RESOLUTION ADOPTING CITY AND CAPS
COMMUNITY RECREATION PLAN**

At a regular meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held in the Council Chambers, Cadillac Municipal Complex, 200 North Lake Street, Cadillac, Michigan, on the 3rd day of February, 2025, at 6:00 p.m.

PRESENT:

ABSENT:

The following preamble and resolution was offered by _____ and seconded by _____.

WHEREAS, the City of Cadillac (the “City”) and Cadillac Area Public Schools (“CAPS”) have undertaken a planning process to determine the recreation and conservation needs and desires of its residents during a five-year period covering the years 2025-2030;

WHEREAS, the City and CAPS began the process of developing City and CAPS Community Recreation Plan (the “Plan”) in accordance with the most recent guidelines from the Michigan Department of Natural Resources (the “MDNR”);

WHEREAS, the combined area of the aforementioned local units of government constitutes the planning area;

WHEREAS, the City is of the understanding that CAPS Board of Education intends to pass a similar resolution of adoption of the Plan;

WHEREAS, residents of the City were provided with a well-advertised opportunity during the development of the draft plan to express opinions, ask questions, and discuss all aspects of the Plan;

WHEREAS, the public was given a well-advertised opportunity and reasonable accommodations to review the final draft plan for a period of at least thirty (30) days;

WHEREAS, a public hearing was held on August 19, 2024, at the Cadillac Municipal Complex, 200 North Lake Street, Cadillac, Michigan, to provide an opportunity for members of the public to express opinions, ask questions, and discuss all aspects of the Plan;

WHEREAS, the City has developed the plan as a guideline for improving recreation and enhancing natural resource conservation for the City and CAPS;

WHEREAS, after the public hearing, the City voted to approve the Plan, but did not draft a formal resolution noting such approval;

WHEREAS, this Resolution serves as formal notice of the City's approval and adopting of the Plan;

NOW, THEREFORE, the City Council of the City of Cadillac, Wexford County, hereby approve and adopt the City and CAPS Community Recreation Plan 2025-2030.

YEAS: _____

NAYS:

STATE OF MICHIGAN)
)
COUNTY OF WEXFORD)

I, Sandra Wasson, City Clerk of the City of Cadillac, hereby certify this to be a true and complete copy of Resolution No. 2025-____, duly adopted at a regular meeting of the City Council held on the 3rd day of February, 2025.

Sandra Wasson, Cadillac City Clerk

City Council

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Cadillac, Michigan 49601
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RESOLUTION NO. 2025-_____

**A RESOLUTION TO ENTER INTO AN AGREEMENT WITH MERCANTILE BANK
TO OBTAIN CREDIT, CITY OF CADILLAC, MICHIGAN**

At a meeting of the City Council of the City of Cadillac, Wexford County, Michigan, at the Cadillac Municipal Complex, 200 N. Lake Street, Cadillac, Michigan on the ____ day of _____, 2025, at ____ p.m.

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by _____
and seconded by _____.

WHEREAS, Public Act 266 of 1995 authorizes local units to authorize and regulate credit card transactions, including the use of credit cards by officers and employees of local units of government; and

WHEREAS, pursuant to the City's previously adopted credit card use policy, the City authorizes the use of credit cards for the purposes of purchasing goods and services for the City by department heads and other officials as designated by the City Manager; and

WHEREAS, the City of Cadillac ("City") has determined that it would be convenient for and in the best interest of the City to use Mercantile Bank as its credit card vendor; and

WHEREAS, the City Council desires to enter into an agreement with Mercantile Bank for the purpose of obtaining business credit cards with a combined limit of no more than two hundred thousand dollars (\$200,000) in available credit; and

NOW, THEREFORE, the City Council of the City of Cadillac, Wexford County, Michigan, resolves as follows:

1. The City approves and authorizes entering an agreement with Mercantile Bank for the purpose of obtaining business credit cards with a total of two hundred thousand dollars (\$200,000) in available credit.

2. The City authorizes the City Manager and the Director of Finance to sign the Agreement on behalf of the City.

3. Any and all resolutions that are in conflict with this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect.

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)
COUNTY OF WEXFORD)

I, Sandra Wasson, City Clerk of the City of Cadillac, hereby certify this to be a true and complete copy of Resolution No. 2025-____, duly adopted at a meeting of the City Council held on the ____ day of _____, 2025.

Sandra Wasson, City Clerk