



City Council Meeting

October 20, 2025

6:00 p.m.

Cadillac Municipal Complex
Council Chambers
200 N. Lake St.
Cadillac, MI 49601



October 20, 2025 City Council Meeting Agenda
6 p.m. at City Hall - 200 N. Lake St. – Cadillac, MI 49601

We trust and assume goodness in intentions

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. PFAS UPDATE

IV. 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 October 6, 2025
Support Document IV-A

V. PROCLAMATIONS

- A. Family Court Awareness Month

VI. PUBLIC HEARING

- A. Public hearing to consider adoption of Resolution to Approve Application to MSHDA Community Development Block Grant.
Support Document VI-A

Cadillac City Council Agenda

October 20, 2025

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VII. CITY MANAGER’S REPORT

- A. Zoning Code Rewrite Advisory Committee
Support Document VII-A
- B. Cadillac Commons Facilities Management Update
- C. Recommendation regarding LDFA Well Residual Funds.
- D. Recommendation regarding support for free tote bags for Fire Department.
Support Document VII-D

VIII. ADOPTION OF ORDINANCES AND RESOLUTIONS

- A. Adopt Resolution to Enter into Easement Agreement.
Support Document VIII-A

IX. 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.

X. GOOD OF THE ORDER

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

October 6, 2025

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

CALL TO ORDER

The meeting was called to order by Mayor Schippers at approximately 6:00 pm.

PLEDGE OF ALLEGIANCE

ROLL CALL

Council Present: Elenbaas, Hopkins, Engels, French, Mayor Schippers

Council Absent: None

Staff Present: Peccia, Roberts, Dietlin, Waldo, Homier (via Zoom), Wasson

APPROVAL OF AGENDA

2025-245 Approve agenda as presented.

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

Motion unanimously approved.

PUBLIC COMMENTS

Michelle Trivieri discussed the successful first annual harvest days in the Cadillac West Corridor. She encouraged everyone to attend the Cadillac West Corridor's second annual tree lighting in December.

Dave Cox noted he is the new President & CEO of the Cadillac Area Chamber of Commerce. He provided brief background information and noted he hopes to continue partnering with the City.

PFAS UPDATE

Peccia noted the budgetary appropriation of \$8 million we requested from the State of Michigan was not part of the final budget. He stated that money would have paid to get everyone in the City limits connected to a water main as well as install private service lines and close private wells. He noted we have made the same request through US Senator Peter's office and US Representative Congressman Moolenaar's office. He stated there is also potential to look at a special type of appropriation through EGLE. He noted we are still providing complimentary 5-gallon water jugs for people on private wells. He stated there is also opportunity for people to obtain a filter from the Health Department.

Jeff Dietlin, Director of Utilities, played a video titled *Where the City of Cadillac Gets Its Water* that is available on the City's website, Facebook, CCTV, and YouTube.

Dietlin noted we are preparing for litigation if our drinking water ever becomes contaminated with PFAS. He stated the law firm that would represent us is asking for information about the wells, initial test results, and dates to perform additional tests.

CONSENT AGENDA

2025-246 Approve consent agenda as presented.

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

Motion unanimously approved.

PROCLAMATIONS

A. Domestic Violence Awareness Month

Mayor Schippers read a proclamation declaring October 2025 as Domestic Violence Awareness Month. Melissa Kuntz, Oasis Family Resource Center Board Member, was in attendance to receive the proclamation.

Mayor Schippers noted the purple lights in the downtown area are in recognition of Domestic Violence Awareness Month.

B. Cadillac Area Land Conservancy

Mayor Schippers read a proclamation recognizing the Cadillac Area Land Conservancy for 30 years of efforts in conservation of the beautiful nature around us. Chris Gentry, Executive Director, was in attendance to receive the proclamation.

COMMUNICATIONS

A. Band Boosters Craft Show

2025-247 Approve display of banner for Band Boosters Craft Show.

Motion was made by Elenbaas and supported by French to approve the display of a banner from November 3-10, 2025 for the Cadillac Band Boosters Craft Show.

Motion unanimously approved.

B. Cadillac Area Symphony Orchestra

2025-248 Approve display of banner for the Cadillac Area Symphony Orchestra.

Motion was made by Elenbaas and supported by Hopkins to approve the display of a banner from November 10-17, 2025 for the Cadillac Area Symphony Orchestra.

Motion unanimously approved.

C. Toy Town

2025-249 Approve race request and street closure for Toy Town 5k.

Motion was made by Elenbaas and supported by Hopkins to approve the race request and the closure of Lake St. between Cass St. and Harris St. from 7:00 am to 11:00 am on November 8, 2025 for the Toy Town 5K.

Motion unanimously approved.

D. Christmas in the Park

2025-250 Approve parking lot closure for Christmas in the Park.

Motion was made by Hopkins and supported by French to approve the closure of the Cadillac Commons parking lot from 4:00 pm to 8:00 pm on November 28, 2025 for Christmas in the Park.

Motion unanimously approved.

CITY MANAGER'S REPORT

A. Assistance to Firefighters Grant Award

Peccia noted this item is a request for Council support regarding a successful grant application filed by the Fire Department for public safety emergency radios. He stated the Assistance to Firefighters Grant program is facilitated through the Department of Homeland Security. He noted the grant amount is \$202,000 and requires a local match of 5%. He stated the Federal share would be \$192,380.95 and the local match would be \$9,619.05. He noted we have until October 24, 2025 to accept or decline the award.

2025-251 Accept Assistance to Firefighters Grant Award.

Motion was made by Elenbaas and supported by French to accept the award of the Assistance to Firefighters grant for portable radio replacement and commit to the required 5% matching funds for the project.

Motion unanimously approved.

B. The Market Renovations Project Change Orders

Peccia noted over the past summer, there were several new features installed at The Market at Cadillac Commons. He stated the two biggest renovations were the bathrooms and the operable garage doors. He noted there was no project contingency established as part of the project which is something that is normally included in most construction projects. He stated there were 7 issues that resulted in changes to the contract. He noted the Change Order amount will increase the project cost by a total of \$22,578.40.

2025-252 Approve Change Orders for The Market Renovations.

Motion was made by Engels and supported by Elenbaas to approve Change Orders 1-7 to the construction contract with Orshal Construction, increasing the contractual amount from \$902,377.00 to \$924,955.40.

Motion unanimously approved.

INTRODUCTION OF ORDINANCES

- A. Adopt resolution to introduce Ordinance to Vacate a Portion of Wall Street and Reserve a Public Utility Easement in Favor of the City and set a public hearing for November 17, 2025.

Peccia noted the Planning Commission unanimously recommended this vacation at their meeting held on September 29, 2025. He stated this vacation request is necessary for the future development of Lakelynn Apartments on property owned by KMF Construction.

2025-253 Set public hearing for Ordinance 2025-14.

Motion was made by Hopkins and supported by French to adopt the resolution to introduce Ordinance to Vacate a Portion of Wall Street and Reserve a Public Utility Easement in Favor of the City and set a public hearing for November 17, 2025.

Motion unanimously approved.

ADOPTION OF ORDINANCES AND RESOLUTIONS

- A. Adopt resolution regarding the Wexford County Michigan Natural Hazard Mitigation Plan.

Peccia noted this document has been in the works for several years. He stated there have been a series of work sessions and he and Mayor Schippers attended one of them. He noted the final step in that plan requires the local unit of government to adopt a resolution accepting that plan

2025-254 Adopt resolution regarding the Wexford County Michigan Natural Hazard Mitigation Plan.

Motion was made by Elenbaas and supported by Hopkins to adopt the resolution regarding the 2023 Wexford County Natural Hazard Mitigation Plan 5 Year Update.

Motion unanimously approved.

- B. Adopt Resolution Amending General Appropriations Act for Fiscal Year 2026.

Owen Roberts, Director of Finance, reviewed the proposed budget amendment (see attachment).

French stated she thinks it's great we are giving the Arts Council a little increase and is glad the City is supporting the arts in our community.

2025-255 Adopt Resolution Amending General Appropriations Act for Fiscal Year 2026.

Motion was made by Elenbaas and supported by Hopkins to adopt the Resolution Amending General Appropriations Act for Fiscal Year 2026 as presented.

Motion unanimously approved.

- C. Adopt Resolution Regarding Application to MSHDA Community Development Block Grant and set a public hearing for October 20, 2025.

Peccia stated applying for a Community Development Block Grant is a robust process and the application process itself requires that we hold a public hearing. He noted there is no guarantee that we will be successful but there is a high level of optimism and expectation because the State of Michigan has given us the green light to move forward to the application stage in the process.

Peccia noted this is regarding public infrastructure components off of Chapin St. and Mitchell St. adjacent to the Cadillac Lofts development. He stated this includes the installation of sidewalks, angled as well as parallel on-street parking, updates to the water and sewer systems, and street lighting.

2025-256 Set public hearing for Application to MSHDA Community Development Block Grant.

Motion was made by Elenbaas and supported by Hopkins to adopt the Resolution Regarding Application to MSHDA Community Development Block Grant and set a public hearing for October 20, 2025.

Motion unanimously approved.

MINUTES AND REPORTS OF BOARDS AND COMMISSIONS

A. Cadillac West Corridor Improvement Authority

B. Planning Commission

PUBLIC COMMENTS

Mike Filkins stated he has been involved in the Cadillac Arts Council for most of the last 20 years and served as President for 11 of those years. He thanked the City for the financial support it provides.

GOOD OF THE ORDER

Elenbaas talked about events occurring during the KISS weekend. He stated he has noticed an increase in the number of people stopping by the monument.

Engels noted there have been recent discussions about the farmers market and he requested a review at the next Council meeting regarding how we are going to handle multiple people applying for the same time slots. He asked for a review of how that happens, what the dates are, who's responsible for that, what happens if there are competing reoccurring events, how we evaluate those reoccurring events, how we check on their insurance, and nonprofit vs profit status. He added he would also like to know if there is a deadline and we should have that process available so we can see whether we need to improve it or if it is fine the way it is. He stated we do have a lot more farmers markets now as opposed to just one. He noted he wants to know how it's working, how it's been working, and whether we already have a plan to deal with what might be coming next year.

Elenbaas noted it is being worked on.

Peccia stated we will provide a preliminary an update at the next meeting.

Mayor Schippers stated on October 15, 2025 from 5:30 pm to 6:30 pm there will be a Domestic Violence Awareness Month Candlelight Vigil in The Market. She noted OASIS has an emergency shelter and they are doing an event called Stuff the Blue Goose to refuel the pantry. She noted they partner with local law enforcement to hand out flyers with items that are needed in front of Walmart. She stated this will occur on October 8, 2025.

Peccia noted the Facebook page for Oasis Family Resource Center contains information about various fundraising activities.

ADJOURNMENT

Respectfully submitted,

Tiyi Schippers, Mayor

Sandra Wasson, City Clerk

City of Cadillac

EXHIBIT A

Financial Services Department
FY2026 Budget Amendment #2
October 6, 2025

Current Budget	Amended Budget	Increase (Decrease)
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GENERAL FUND

Department: Revenue	\$9,217,000	\$9,409,000	\$192,000
Amended Line Items Detail			
Federal Grants	0	192,000	192,000
<i>Purpose: To recognize grant revenue from Assistance to Firefighters grant.</i>			

Department: Fire Department	\$1,890,000	\$2,092,000	\$202,000
Amended Line Items Detail			
Capital Outlay	60,000	262,000	202,000
<i>Purpose: Appropriate funds for radio purchases pursuant to the receipt of an Assistance to Firefighters Grant.</i>			

Department: Arts Council	\$10,500	\$15,500	\$5,000
Amended Line Items Detail			
Arts Council	10,500	15,500	5,000
<i>Purpose: Appropriate additional funds for activities of the Cadillac Area Council for the Arts. Contribution has been the same for decades with no increase.</i>			

Department: Community Promotions	\$571,000	\$651,000	\$80,000
Amended Line Items Detail			
Special Projects	5,000	85,000	80,000
<i>Purpose: Appropriate funds for final costs of initial phase of Diggins Hill Playground project. Donations for a majority of the project were received in prior year.</i>			

Department: Transfers Out and Other Uses	\$571,000	\$601,000	\$30,000
Amended Line Items Detail			
Transfer Out	6,000	36,000	30,000
<i>Purpose: Appropriate funds to transfer to capital projects fund to cover final costs of The Market renovations project.</i>			

General Fund Summary	Prior Approved	Amended	Change
Revenues	\$9,217,000	\$9,409,000	\$192,000
Expenditures	9,783,000	10,100,000	317,000
Revenues Over (Under) Expenditures	(\$566,000)	(\$691,000)	

City of Cadillac

Financial Services Department
FY2026 Budget Amendment #2
October 6, 2025

EXHIBIT A

Current Budget	Amended Budget	Increase (Decrease)
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The Market Capital Projects Fund

Revenue	\$130,000	\$355,000	\$225,000
Federal Grant	0	195,000	195,000
Transfer In	0	30,000	30,000

Purpose: Recognize grant revenue for current costs incurred and an additional transfer from General Fund for contract change orders.

Expenditures	\$0	\$225,000	\$225,000
Construction	0	225,000	225,000

Purpose: Re-appropriate final construction costs that carried into FY2026.

October 20, 2025

Council Communication

Re: Resolution to Approve Application to MSHDA Community Development Block Grant

This public hearing is set to approve the application to MSHDA Community Development Block Grant is a follow-up to a resolution of approval by City Council to apply for the grant. A Public Hearing is a required step of application. The City of Cadillac will be applying for a Community Development Block Grant (CDBG), administered through MSHDA MI Neighborhood Program, to fund the construction and engineering of Chapin Street, between Mitchell Street and Shelby Street, which is adjacent to the Lofts project. In addition to street reconstruction, the improvements will include water main, sanitary sewer, storm sewer, on-street parallel parking, and concrete sidewalk. The total CDGB award amount applied for will be \$873,200, which will require a leveraged fund commitment of \$460,000 from the City of Cadillac. The matching funds are on hand from the bond issue taken out in 2020 and have been set aside for this purpose.

Requested Council Action

It is recommended that City Council adopt the resolution to apply for the Community Development Block Grant administered through the MSHDA MI Neighborhood program, which includes the commitment of the matching funds of \$460,000, and authorizes Marcus Peccia, City Manager, to sign as the Authorized Official.

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



Mayor
Tiyi Schippers

Mayor Pro-Tem
Robert J. Engels

Councilmembers
Bryan Elenbaas
Ruthann French
Scott Hopkins

RESOLUTION NO. _____

**RESOLUTION TO APPROVE
APPLICATION TO MSHDA COMMUNITY DEVELOPMENT BLOCK GRANT**

At a meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held in the Council Chambers, Cadillac Municipal Complex, 200 N. Lake Street, Cadillac, Michigan, on the 20th day of October 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”) is considering an application to the MSHDA Community Development Block Grant program for the Chapin Street Reconstruction Project (the “Application”); and

WHEREAS, the purpose of the Chapin Street Reconstruction Project is to install new sidewalks, angled and parallel on-street parking, update water and sewer to residents of the Cadillac Lofts and add street lighting; and

WHEREAS, the City Council desires to consider approving the Application; and

WHEREAS, on October 20, 2025, the City Council held a public hearing for the purpose of affording citizens an opportunity to examine and submit comments on the proposed Application; and

WHEREAS, following the public hearing, the City Council determined approving the Application is in the best interest of the public health, safety and welfare.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The City Council hereby approves the Application for submission.
2. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)ss
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 regular meeting of the City Council held on the 20th day of October, 2025.

Sandra Wasson
Cadillac City Clerk

October 20, 2025

Council Communication

Re: Zoning Code Rewrite Advisory Committee

The Community Development Department is creating an Advisory Committee with the guidance of Progressive Companies, the consultant approved by City Council to assist in the finalization of the Zoning Code Rewrite. This Advisory Committee will consist of a dozen or more various community members. Community Development staff have requested one member of each planning and development related board and commission of the City of Cadillac, representatives of local partner agencies, and local developers to serve on this committee. The intent of the Advisory Committee is to help shape the direction of the zoning ordinance and consult on high impact issues. These meetings will be open to the public and posted prior to each meeting on the website and at City Hall.

Requested Council Action

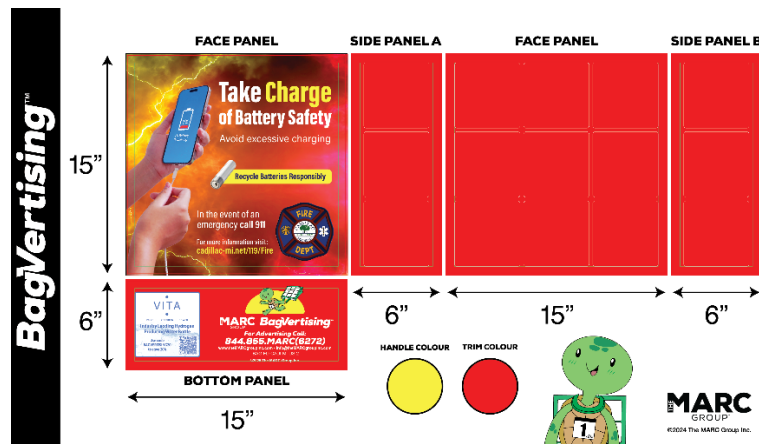
It is recommended that Council appoint one member of City Council to serve on the Zoning Code Rewrite Advisory Committee, which will tentatively meet four times in the next 6-8 months.

October 20, 2025

Council Communication

Re: Support for Free Tote Bags for Fire Department

The Cadillac Fire Department was recently offered the opportunity to receive free reusable tote bags that can be used during community events to distribute safety and other materials for free from the Fire Department. The bags will use the department's patch as a logo. The company will sell advertising space on the remaining three sides of the bags to cover the costs. The City will incur no costs for the tote bags, but the Council is being asked to support the project since the Fire Department logo will be included. The initial proof of the bags looks like this:



The company, The MARC Group, will sell advertising space on the three red panels.

Recommended Action

It is recommended that City Council approve the acquisition of free tote bags from The MARC Group at no cost to the City.

October 20, 2024

Council Communication

Re: Resolution To Enter Into Easement Agreement

The City is requiring a public utility easement as a part of the Lakelynn Apartments development, on property owned by KMF Construction. The easement will allow public utilities to be run through the property providing for a less environmental impact on the adjoining property, and the public utility infrastructure will be installed and paid for by the developer, meeting all City specifications with ownership granted to the city.

Recommended Action

Council is asked to consider adopting a resolution to enter a public utilities easement agreement.

RESOLUTION NO. ____

RESOLUTION TO ENTER INTO EASEMENT AGREEMENT

At a meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held on in the Council Chambers, 200 N. Lake Street, Cadillac, Michigan 49601, on the 20th day of October, 2025, at 6:00 pm.

PRESENT: _____

ABSENT: _____

WHEREAS, the City of Cadillac may wish to build, install, construct, inspect, operate, maintain, repair and replace public utilities, including water, sewer, electric, gas and fiber related improvements (“Improvements”) on certain privately-owned property (“Property”); and,

WHEREAS, the owner of the Property offered to grant the City an easement over, under and through the Property for the Improvements for and in the consideration of \$1.00; and,

WHEREAS, the City of Cadillac desires to accept the offer and enter into the Easement Agreement attached as Exhibit A.

NOW, THEREFORE, the City Council of the City of Cadillac resolves:

1. The City Manager, Mayor, and/or Clerk are authorized to execute an Easement Agreement substantially similar to the attached Exhibit A, subject to modifications by the City’s legal counsel that may be necessary or appropriate to ensure legal sufficiency and to protect the interests of the City.

2. Any resolution or parts of resolutions that conflict with this Resolution are repealed, but only to the extent necessary to give this Resolution full force and effect.

YEAS: _____

NAYS: _____

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
)ss.
COUNTY OF WEXFORD)

I, Sandra Wasson, City Clerk of the City of Cadillac, certify this to be a true and complete copy of Resolution No. _____, duly adopted at a regular meeting of the City Council of said City on October 20, 2025.

Sandra Wasson, City Clerk

Exhibit A to Resolution No.

EASEMENT AGREEMENT

David Dunbar, whose address is P.O. Box 246, Cadillac, Michigan, 49601 (the “**Grantor**”), and the City of Cadillac, a Michigan municipal corporation, whose address is 200 North Lake Street, Cadillac, Michigan 49601 (the “**Grantee**”), agree as follows:

1. Grantor is the owner of the Property described on Exhibit A (“Property”) and Grantee or its designee wish to construct certain Improvements (as defined below). Grantor also wishes to grant an easement to Grantee for such Improvements.
2. Grantor, for and in consideration of the sum of One Dollar (\$1.00), receipt of which is acknowledged, conveys, grants and releases to Grantee, its successors and assigns, a permanent and perpetual easement (“**Permanent Easement**”) in which to build, install, construct, inspect, operate, maintain, repair and replace public utilities, including water, sewer, electric, gas and fiber related improvements, (the “**Improvements**”) over, under and through the following land situated in the City of Cadillac, County of Wexford, State of Michigan, described as:

SEE ATTACHED EXHIBIT B

(the “**Easement Area**”), together with the right of ingress and egress to, from and over those portions of the property that are immediately adjacent to the Easement Area to access the Easement Area.

3. This Easement Agreement is exempt from real estate transfer taxes under MCL §§ 207.505(a) and 207.526(a) because the value of the consideration is less than One Hundred and no/100 Dollars (\$100.00).
4. Grantee may remove pavement, fences, shrubs, trees or other surface or subsurface landscaping or improvements, if required, for its exercise of the easement rights. This conveyance includes a release of any and all claims to damages arising from or incidental to the exercise of any of the rights granted herein, except (i) that Grantee will, without cost to Grantor, restore the surface of the Property (including, without limitation, the Easement Area) to its original elevation by filling and grading, and (ii) such release shall not apply to any claims for damages that arise from the gross negligence or intentional misconduct of Grantee. Grantee’s restoration obligations shall include grading, seeding and repair of roadway, driveway, walkway and parking areas (paved and unpaved), fences and other landscaping improvements.
5. Grantor will not place, or permit to be placed, trees, major shrubbery, fences, buildings, or structures of any kind or nature upon, over or under the Permanent Easement without the prior written consent of Grantee, which consent will not be unreasonably withheld.
6. To the extent permitted by law, Grantor will defend and hold Grantee harmless from any and all claims, debts, causes of action or judgments for any damage to property and/or injury to any persons which may arise out of any construction within or use of the Easement Area by Grantor, and its designees, agents, employees, representatives, contractors, successors or assigns;

provided, however, that Grantor is not obligated to defend and hold harmless to the extent that any claim, debt, cause of action and/or judgment arises out of the negligent or intentional acts or omissions of Grantee, its agents, employees, representatives, contractors, successors or assigns. To the extent permitted by law, Grantee will save and hold Grantor harmless from any and all claims, debts, causes of action or judgments for any damage to property and/or injury to any persons which may arise out of any construction within or use of the Easement Area and/or the Property by Grantee, its agents, employees, representatives, contractors, successors and assigns; provided, however, that Grantee is not obligated to save and hold harmless to the extent that any claim, debt, cause of action and/or judgment arises out of the negligent or intentional acts or omissions of Grantor, its agents, employees, representatives, contractors, successors or assigns.

7. Grantor will not grant to others additional easement rights in the Easement Area without the prior written consent of Grantee, which consent will not be unreasonably withheld, delayed or conditioned.

This Easement Agreement is binding on and inures to the benefit of the parties and their heirs, representatives, successors and assigns. This Easement Agreement runs with the land.

(Signature Pages Follow)

Executed this _____ day of _____, 2025.

By: _____

Print Name: _____

Its: _____

STATE OF MICHIGAN)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____,
2025, by _____, on behalf of _____.

Print Name: _____

Notary Public _____ County, MI

My commission expires: _____

Acting in _____ County

GRANTEE:

City of Cadillac,
a Michigan municipal corporation

By: _____
Print Name: Antoinette Schippers
Its: Mayor

And by: _____
Print Name: Sandra Wasson
Its: Clerk

STATE OF MICHIGAN)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Antoinette Schippers, as Mayor and by Sandra Wasson, as Clerk of the City of Cadillac, a Michigan municipal corporation.

Print Name: _____
Notary Public _____ County, MI
My commission expires: _____
Acting in _____ County

Prepared by/Return to:
Scott H. Hogan
Foster Swift Collins & Smith PC
1700 East Beltline, N.E., Suite 200
Grand Rapids, MI 49525-7044
Telephone: (616) 726-2207

EXHIBIT A

Description of Property; 10-083-00-131-00

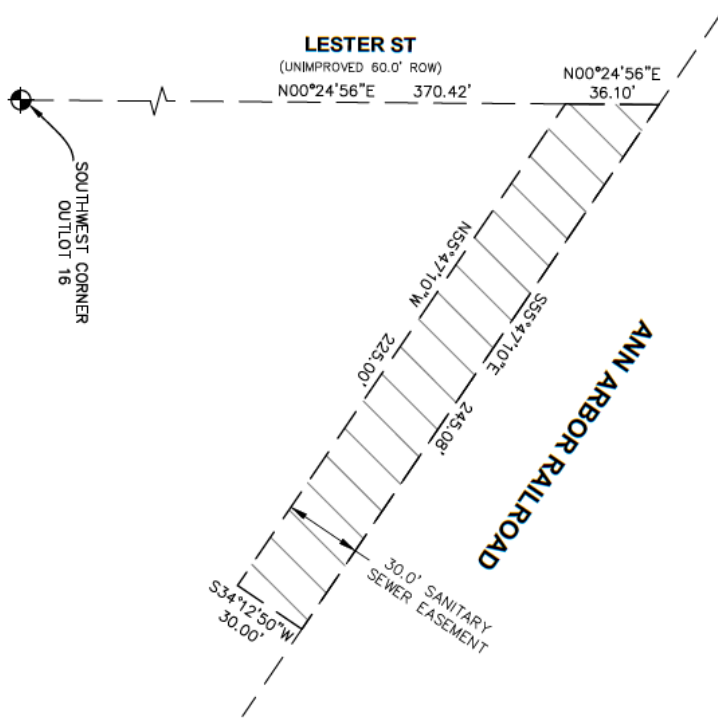
THAT PART OF OUT LOT 16 S OF AA RR & E 1/2 OF OUT LOT 17 G A MITCHELLS PLAT
OF SW 1/4 SEC. 3-21-9 SUB TO EASE REC IN L 387 PG 679 & L 387 PG 689 CITY OF
CADILLAC

EXHIBIT B

Easement Area

SANITARY SEWER EASEMENT

An easement for sanitary sewer located in that part of Outlot 16, GA Mitchell's Plat, City of Cadillac, Wexford County, Michigan, described as: Commencing at the Southwest corner of said lot; thence N00°24'56"E 370.42 feet along the West line of said Outlot 16 to the Point of Beginning; thence continuing N00°24'56"E 36.10 feet along said West line to the South right of way line of the Ann Arbor Railroad; thence S55°47'10"E 245.08 feet along said South right of way line; thence S34°12'50"W 30.00 feet; thence N55°47'10"W 225.00 feet to the Point of Beginning.



Scale 1" = 50'