



City Council Meeting

November 20, 2017

6:00 p.m.

Cadillac Municipal Complex

Council Chambers

200 N. Lake St.

Cadillac, MI 49601

State of Michigan Flag Pledge

***I pledge allegiance to the flag of Michigan, and to the state for which it stands,
two beautiful peninsulas united by a bridge of steel, where equal opportunity
and justice to all is our ideal.***

Written by Harold G. Coburn

Adopted in 1972



November 20, 2017 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

STATE PLEDGE OF ALLEGIANCE

I. OATH OF OFFICE

ROLL CALL

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS

It is requested that comment time be limited to three (3) minutes.

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 16, 2017.
Support Document IV-A

B. Minutes from the closed session held on October 16, 2017.

V. COMMUNICATIONS

A. Cadillac Garden Club – Wooden Sculpture Display.
Support Document V-A

Cadillac City Council Agenda

November 20, 2017

Page 2

VI. APPOINTMENTS

- A. Recommendation regarding appointment to the Planning Commission.
Support Document VI-A
- B. Election of Mayor Pro Tem.
Support Document VI-B

VII. CITY MANAGER'S REPORT

- A. Bids and recommendation regarding Ferric Chloride.
Support Document VII-A
- B. Bids and recommendation regarding Liquid Phosphate.
Support Document VII-B
- C. Recommendation regarding Locker Room Project at Cadillac Waste Water Treatment Plant.
Support Document VII-C

VIII. INTRODUCTION OF ORDINANCES AND RESOLUTIONS

- A. Adopt Resolution to Introduce Ordinance Vacating James E. Potvin Street and Reserving a Public Utility Easement in Favor of the City of Cadillac and set a public hearing for December 18, 2017.
Support Document VIII-A
- B. Adopt Resolution to Introduce Ordinance to Approve Sale Agreement and Authorize Sale of Real Property (Within James E. Potvin Industrial Park) and set a public hearing for December 18, 2017.
Support Document VIII-B

IX. ADOPTION OF ORDINANCES AND RESOLUTIONS

- A. Adopt resolution regarding the Wexford County Michigan Natural Hazards Mitigation Plan.
Support Document IX-A
- B. Adopt Resolution Opposing Injection Well Permit.
Support Document IX-B

Cadillac City Council Agenda

November 20, 2017

Page 3

X. MINUTES AND REPORTS OF BOARDS AND COMMISSIONS

A. Downtown Development Authority

XI. PUBLIC COMMENTS

It is requested that comment time be limited to three (3) minutes.

XII. GOOD OF THE ORDER

XIII. 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

6:00 PM – October 16, 2017

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:	Spoelman, Schippers, Meinhardt, Engels, Mayor Filkins
Council Absent:	None
Staff Present:	Peccia, Dietlin, Wallace, Homier, Wasson

APPROVAL OF AGENDA

2017-212 Approve agenda as presented.

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

Motion unanimously approved.

PUBLIC COMMENTS

Jack Baughan inquired about the status of the handicap accessible swing.

CONSENT AGENDA

2017-213 Approve consent agenda as presented.

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

Motion unanimously approved.

COMMUNICATIONS

A. Display of banner for Cadillac Band Boosters Craft Show.

2017-214 Approve banner for Cadillac Band Boosters Craft Show.

Motion was made by Spoelman and supported by Schippers to approve the display of a banner from October 30, 2017 to November 13, 2017 for the Cadillac Band Boosters Craft Show.

Motion unanimously approved.

B. Street closure for Christmas in the Park Tree Lighting Ceremony.

2017-215 Approve street closure for Christmas in the Park Tree Lighting Ceremony.

Motion was made by Meinhardt and supported by Engels to approve the closure of Lake St. between Cass St. and Harris St. from 4:00 pm to 8:00 pm on November 24, 2017 for the Christmas in the Park Tree Lighting Ceremony.

Mayor Filkins asked if it will be the same tree that was utilized in the past.

Peccia noted the tree that is normally used is in very rough shape. He stated the Public Works Department is looking into placing a tree on a stand in the Plaza, likely the Splash Pad area.

Motion unanimously approved.

ADOPTION OF ORDINANCES AND RESOLUTIONS

A. Adopt Resolution for Designation of Street Administrator.

Peccia noted it is a resolution required by the Michigan Department of Transportation.

2017-216 Adopt Resolution for Designation of Street Administrator.

Motion was made by Schippers and supported by Meinhardt to adopt the Resolution for Designation of Street Administrator, designating Ken Payne as the City Street Administrator.

Motion unanimously approved.

B. Adopt Resolution to Grant a Revocable License (Mitchell-Cobb Building).

Peccia noted a letter of support was submitted by First Baptist Church.

John Wallace, Community Development Director, stated the alleyway currently serves the Cobbs-Mitchell Building and the First Baptist Church. He noted the approved site plan for the Cobbs-Mitchell Building included two-way access from Mitchell St. to the parking lot south of the building. He stated with the new access directly from Mitchell St. the alleyway is not needed as a primary serviceable alley. He added the developer of the Cobbs-Mitchell Building believes it would add value to his project and also alleviate other issues, such as loitering, in the alleyway. He stated the approved site plan includes a stairway to one of the entrances of the church. He noted the parking is being lowered a few feet to improve the handicap access to the building. He stated there will be a barrier at the top of parking lot. He noted the plan has been coordinated between the developer and the church.

Wallace noted the reason for the revocable license is because there is a storm drain underneath the alley so it is important for the City to maintain control of the alley to access the infrastructure. He stated the alleyway will be accessible to the church parking lot.

Peccia stated it is being recommended to approve the Revocable License accordingly.

Wallace noted it will result in less turning conflicts for future development with the block to the north.

Spoelman asked how church patrons will access the parking lot.

Wallace stated there is a stairwell proposed for the south end of the parking lot.

Mayor Filkins noted she spoke to the developer and it is believed it would be safer for the church patrons to utilize the sidewalk.

Wallace stated the approved site plan includes a stairwell so a proposed change to the site plan will need to be filed.

Peccia noted the proposed change does not impact the Revocable License that is under consideration.

2017-217 Adopt Resolution to Grant a Revocable License (Mitchell-Cobb Building).

Motion was made by Schippers and supported by Meinhardt to adopt the Resolution to Grant a Revocable License (Mitchell-Cobb Building) and to authorize the Mayor to sign the Revocable License on behalf of the City.

Motion unanimously approved.

PUBLIC COMMENTS

There were no public comments.

GOOD OF THE ORDER

Mayor Filkins asked City Manager Peccia to address the question raised by Jack Baughan regarding the handicap accessible swing.

Peccia noted in the fall of 2016 a neighbor of a handicapped member of the community came forward and offered to help raise funds to install a handicap swing in the ADA accessible playground. He stated funds were donated and were set aside for this project. He explained some of the safety concerns related to this project. He noted the City has been reviewing the best way to install the swing and also keep it a part of the play area. He stated it has been determined that it needs to be segregated from the rest of the playground which increases the scope of the project.

Mayor Filkins suggested contacting other cities that have this type of swing to find out what issues they have encountered.

Peccia stated it is important to have the users of the swing feel they are part of the play area.

Mayor Filkins asked for a proposal to be developed to determine the entire cost of the project. Schippers noted it will likely require an extension to the playground.

Mayor Filkins asked that a letter be sent to the originator of the project to let him know the status of the project.

Spoelman agreed the development of a plan along with an estimated timeframe is necessary. She also mentioned the kites for the Rotary Performing Arts Pavilion.

Mayor Filkins mentioned placing recycle containers in the Plaza area.

Spoelman noted the handicap accessible swing will be a nice addition to the playground.

Schippers noted the Mayor's Youth Council will meet at 4:00 pm on October 18, 2017. She mentioned there is no delineation between the Splash Pad and the alleyway which is a safety concern.

Peccia noted it may be possible to install something between the bollards along the eastern side of the Splash Pad.

CLOSED SESSION

Adjourn to closed session to consult with the City Attorney regarding trial or settlement strategy in connection with pending litigation in *City of Cadillac v Haring Charter Township and Clam Lake Township*, Case No. 17-27610-CZ, and *Clam Lake and Haring Charter Township v City of Cadillac*, Case No. 14-25391-AA, for the reason that an open meeting would have a detrimental financial effect on the litigating or settlement position of the City and for strategy and negotiation sessions connected with the negotiation of a collective bargaining agreement.

2017-218 Adjourn to closed session.

Motion was made by Engels and supported by Meinhardt to adjourn to closed session to consult with the City Attorney regarding trial or settlement strategy in connection with pending litigation in *City of Cadillac v Haring Charter Township and Clam Lake Township*, Case No. 17-27610-CZ, and *Clam Lake and Haring Charter Township v City of Cadillac*, Case No. 14-25391-AA, for the reason that an open meeting would have a detrimental financial effect on the litigating or settlement position of the City and for strategy and negotiation sessions connected with the negotiation of a collective bargaining agreement; invite Jeff Dietlin, Director of Utilities.

Motion unanimously approved.

2017-219 Return to open session.

Motion was made by Schippers and supported by Spoelman to return to open session.

Motion unanimously approved.

Peccia stated it would be appropriate to consider a motion approving Letters of Agreement #1 & #2

which are both addendums to the current International Association of Fire Fighters (IAFF) Collective Bargaining Agreement.

2017-220 Approve IAFF Letters of Agreement.

Motion, as stated, was made by Schippers and supported by Meinhardt.

Motion unanimously approved.

ADJOURNMENT

Respectfully submitted,

Carla J. Filkins, Mayor

Sandra L. Wasson, City Clerk

Date: November 20, 2017

Council Communication

Re: Cadillac Garden Club request for a wooden statue display along the Keith McKellop Walkway

Introduction

The Cadillac Garden Club is looking to order up to five wooden plywood sculptures. Please see the photo below and their written request. Like the Seward Sculptures in previous years, the purpose is to present unique artwork, make people smile and advertise their Standard Flower Show at the Up North Arts Center building. Accordingly, the Cadillac Garden Club is requesting permission for placement of five, six foot tall painted plywood sculptures along the Keith McKellop Walkway on Saturday July 20, 2018 during the day time hours.

The Cadillac Garden Club is bringing this request to City Council nine months in advance of the event as the wooden sculptures are not made locally and need to be ordered from the supplier with a down payment.



Requested Council Action

Consider granting permission for the Cadillac Garden Club to place up to five wooden sculptures along the Keith McKellop Walkway on Saturday July 20, 2018 that will advertise their Standard Flower Show at the new Up North Arts Center.

To: Cadillac City Council

From: Cadillac Garden Club President June Peterson

Phone Number: [REDACTED]

Subject: Permission to place 4 or 5 six foot plywood ladies along the pathway to the Art Center

The Cadillac Garden Club will be having a Standard Flower Show Saturday July 20, 2018 from 9AM to 4 PM at the Up North-Arts Center. The Standard Flower Show will also be at the same time as the Cadillac Arts Festival.

For this event, The Cadillac Garden Club would like to ask permission to place four or five 6 foot figures of Ladies in the grass along the path to the Arts Center that would advertise the Standard Flower Show and the Up North-Arts Center. The figures would be place about 8:30 AM Saturday morning July 20, 2018 and removed by 4 PM Saturday July 20, 2018. The area chosen to place the Ladies is:

1. Somewhere in the area of the Band Shell
2. In the area of the playground
3. By the Bridge
4. In front of the Arts Center on the Chestnut side.
5. Not sure if we will be doing a fifth lady

*Attached is a picture of one of the figures.

November 20, 2017

COUNCIL COMMUNICATION

Re: Appointment to Planning Commission

Joseph J. Baumann has indicated his interest in being appointed to serve on the Planning Commission for a 3 year term. It is recommended that he be appointed to a 3-year term on the Planning Commission as a Fourth Ward member.

If appointed, Joseph J. Baumann's term will expire on 11/20/20.



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

Please print or type:

Name JOSEPH J. BAUMANN Address [REDACTED]

Telephone: Home — Business/cell [REDACTED]

E-mail [REDACTED] Date available for appointment _____

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.

Current

Footliters Comm. Theatre Board of Directors - Cadillac, MI
State Bar of MI Board of Commissioners - Lansing, MI

Past

Riverwalk Theatre Board of Directors - Lansing, MI

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.

See Attached Resume.

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

N/A

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.

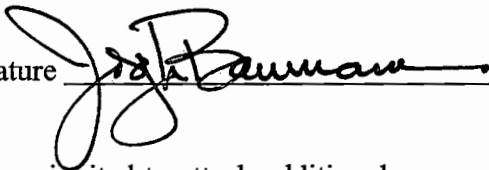
N/A

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.

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

Signature



Date

4/13/17

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.

Joseph J. Baumann

Education

Thomas M. Cooley Law School, Lansing, MI
Juris Doctor Magna Cum Laude, January 2006 Class Rank: 2/206; GPA: 3.72

Michigan State University, James Madison College, East Lansing, MI
Bachelor of Arts in International Relations, December 2000

Employment

Wolverine Power Supply Cooperative, Inc., Cadillac, MI

Vice President & General Counsel

2016-Present

Serve as the primary legal, regulatory, and compliance counsel to the Board of Directors, President & CEO, and Wolverine's Leadership team. Provide strategic business and legal advice to Senior Staff, as well as departmental leadership to staff responsible for legal advice, external affairs, communications, regulatory and NERC compliance, and policy development. Guide and direct Wolverine's external and community affairs agenda, internal and external communications efforts, as well as manage Wolverine's communications professionals and external consultants.

Michigan Supreme Court, Lansing, MI

General Counsel

2013-2016

Serve as the primary legal counsel to the Justices, Judges, and staff of the Michigan Supreme Court, Michigan Court of Appeals, and State Court Administrative Office. Interact with and advocate to the executive and legislative branches of government at the local and state levels. Serve as primary contact between the Court and the judiciary committees of the state legislature, as well as with legal counsel for the executive and legislative branches. Directly lead and supervise the Office of Supreme Court Counsel, including the Court's administrative counsel and support staff. Guide and direct the Supreme Court's legislative agenda, as well as internal and external communications efforts, including leadership of the Supreme Court's public information office.

Michigan House of Representatives, Lansing, MI

Majority Legal Counsel

2011-2013

Serve as the primary legal counsel to the Republican Caucus, providing: legal advice on constitutionality of pending bills; employment and labor counsel to Members and staff (as well as direct terminations); and direct, regular, and varied counsel and direction to the Speaker of the House, Jase Bolger. Act as the House of Representatives' general counsel, directing litigation defense on behalf of the House, interfacing with the Attorney General's Office on risk management and avoidance, and providing legal advice to the Speaker, Chief of Staff, and Business Director on business practices and actions. Work as the Republican Caucus' primary policy advisor on issues of redistricting, elections, and campaign finance.

State of Michigan, Department of Community Health, Lansing, MI

Assistant Director, Office of Legal Affairs

2010-2011

Provide legal advice to department staff on issues involving Michigan's safety net programs, advising and counseling department leadership on issues of a sensitive political nature. Develop legal memoranda for internal consideration and author departmental communication with external groups or individuals, providing the department's interpretation, position, or decision on an issue. Supervise and lead a staff of three, including two lawyers, providing broad-based, high-quality, efficient, and appropriate legal counsel to department staff.

Joseph J. Baumann

680 Holly Road, Cadillac, MI 49601

(517) 896-1260

jbaumann@wpsci.com

Dykema Gossett PLLC, Lansing, MI

Associate

2006-2010

Litigate cases in Michigan's Circuit Courts and before Michigan's administrative agencies in real property, healthcare, and energy fields. Work closely with clients, partners, and other associates in the development of authoritative public policy through research, advocacy, and lobbying. Effectuate change as requested by clients in the areas of government policy and government relations. As a member of the State Bar of Michigan, represent clients with state and regional concerns that reach across numerous areas of law, including energy, taxation, corporate governance, retail business, and many others.

State of Michigan, Department of Community Health, Lansing, MI

Legal Analyst, Office of Legal Affairs

2003 – 2006

Coordinate and assist in direction of Medicaid policy and risk management in correlation with Medicaid staff, Michigan Attorney General staff, and inter-department staff to interpret court orders and rules, as well as authoring and editing new department policies and mandates required to be changed accordingly. Provide legal interpretations and advice to line-level staff regarding confidentiality issues, general public and mental health code and federal law including HIPAA and FERPA. Served as the department Emergency Management Coordinator for Mental Health.

- Recipient of the Michigan State Police's "Award for Professional Excellence" for Hurricane Katrina Response (January 13, 2006).

Executive Assistant to the Deputy Director

2002 – 2003

Assist the Deputy Director in setting priorities and establishing goals and objectives for major programmatic areas (Medicaid, Mental Health and Substance Abuse, State Hospitals and Children and Family Programs). Advise the Deputy Director regarding the resolution of problems with various programmatic areas, of high priority or of a sensitive nature including Medicaid policy change, legislative requests, and legal concerns relating to administration policy.

Special Assistant to the Director

2000 – 2002

Assist the Director in policy development, complete state budget and legislative bill analyses, and serve as the Director's representative on the Michigan State Safety Commission. Develop the spending plan and manage palliative care dollars in the Department's legislative appropriation of approximately \$525,000 while administering contracts on behalf of the Department.

Michigan House of Representatives

Legislative Assistant, Representative Terry Geiger

1998 – 2000

Supervise complex legislation, including lobbyist, department, and constituent contact. Track and research large state budgets including Departments of Corrections and Transportation. Research, as necessary, political and policy-making topics, of a sensitive nature, including K-12 education funding policy and jail diversion funding negotiations.

References

Available Upon Request

November 20, 2017

Council Communication

Re: Election of Mayor Pro Tem

Article 3, Section 3.9 (a) of the City Charter states the following:

The Council at its first meeting after the regular city election shall elect one of its members to serve as Mayor Pro Tem for a term to coincide with the Mayor's two year term of office. Such election shall be by written ballot and by majority vote of the members of the Council in office at the time.

In accordance with this Charter provision, the City Clerk will distribute blank pieces of paper to each Council Member to serve as a ballot for the purposes of writing the name of the Council Member that they wish to select as Mayor Pro Tem. The City Clerk will collect the ballots, tally, and then read aloud the results.

November 20, 2017

Council Communication

Re: Purchase of Ferric Chloride

The City recently received bids for the purchase of ferric chloride for the Cadillac Waste Water Treatment Plant. Ferric chloride is a process chemical that is used to treat the phosphorus in the waste stream. Three vendors returned completed bid forms with the following bids:

Vendor	Bid
Webb Chemical Service Corporation Muskegon Heights, MI	\$0.245/dry pound
PVS Technologies Detroit, MI	\$0.295/dry pound
Kemira Water Solutions, Inc. Lawrence, KS	\$0.289/dry pound

Currently, about \$40,000 per year is spent on ferric chloride. The bid prices above are good for the two-year period from January 1, 2018 through December 31, 2020.

Recommended Action

It is recommended that the contract for purchasing ferric chloride for the period of January 1, 2018 through December 31, 2020 be awarded to Webb Chemical Service Corporation at a price of \$0.245 per dry pound. Funds are available in the Nutrient Removal Department of the Water and Sewer Fund.

November 20, 2017

Council Communication

Re: Liquid Phosphate Purchase

The City recently received bids for the purchase of liquid phosphate for the Cadillac Water Department. Liquid phosphate is a process chemical that is used to treat iron in the City's municipal water supply. Completed bid forms were received from two different vendors with the following bids:

Vendor	Bid
Elhorn Engineering Company Mason, MI	\$0.64/pound
Shannon Chemical Corporation Malvern, PA	\$0.677/pound

The Water Department typically utilizes about 24,000 pounds of liquid phosphate per year. The bid prices above are good for the three-year period from January 1, 2018 through December 31, 2020.

Recommended Action

It is recommended that the contract for purchasing liquid phosphate for the period of January 1, 2018 through December 31, 2020 be awarded to Elhorn Engineering Company at the cost of \$0.64 per pound. Funds are available in the Pumping Station Department of the Water and Sewer Fund.

November 20, 2017

Council Communication

Re: Locker Room Project at Cadillac Waste Water Treatment Plant (WWTP)

The Capital Improvement Program included a project to renovate a portion of a building at the Waste Water Treatment Plant into a locker room and shower facility. The project was estimated to cost \$40,000. The City recently requested bids for this project but received no bids.

The staff at the plant have the capabilities to do some of the work and to serve as construction management for the subcontractors needed to complete various components of the work. As such, quotes from subcontractors were recently sought. The document attached to this communication summarizes the quotes that were received. The low quotes for each component were as follows:

Component	Contractor	Quote
Building Materials	Builders First Source	\$6,208.84
Plumbing and Mechanicals	Mareric Mechanical & Plumbing Cadillac, Michigan	\$5,760.00
Masonry	Schepers Masonry LLC LeRoy, Michigan	\$3,500.00
Framing, Light Construction	Orshal Construction Cadillac, Michigan	\$5,500.00
Electrical	Advantage Electric Traverse City, Michigan	*Unknown, Minor
Concrete Boring	Cadillac Concrete Sawing Cadillac, Michigan	*Unknown, Minor
Other Incidentals	City Staff	\$5,000
ESTIMATED TOTAL COST OF PROJECT		\$30,000

By City staff providing general construction management and oversight and performing some of the work the project is estimated to come in about \$10,000 below budget. While no individual component of the project is in excess of the City Manager's spending threshold of \$7,500, the project in total will exceed this amount so the approval of City Council is requested.

Recommended Action

It is recommended that the Locker Room Project at the Cadillac Waste Water Treatment Plant be approved up to \$40,000 with a combination of City crew labor and subcontractor labor at the amounts provided as quotes. Funds are available in the Water and Sewer Fund.

Cadillac Wastewater Treatment Plant Locker Room

The following bids were collected to complete the plant locker room project.

Material:

Builders First Source \$6208.84

This bid includes all necessary framing, sheeting material and fasteners to complete the job outside of any other bids.

Mechanical:

Maveric Mechanical & Plumbing Inc. \$5760.00

This bid includes all necessary plumbing, fixtures, permits and labor to complete the project.

Masonry:

James Lovell \$6000.00

This bid includes block work and steel door installation.

Schepers Masonry LLC \$3500.00

This bid includes block work and steel door installation.

Framing:

Orshal Construction \$5500.00

This bid includes installation of framing, stairs, floor joist, decking and supply & installation of 1 ½ inch hand rail. Orshal will also furnish the steel door.

The plant staff will complete all other aspects of the project outside of the items bid out including but not limited to the cutting and removal of concrete, pouring and patching concrete. The job will also include some minor electrical that will be completed by Advantage Electric and concrete boring that will be completed by Cadillac Concrete Sawing.

City Council

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



Mayor
Carla J. Filkins

Mayor Pro-Tem
Shari Spoelman

Councilmembers
Robert J. Engels
John P. Meinhardt
Tiyi Schippers

RESOLUTION NO. 2017-_____

**RESOLUTION TO INTRODUCE ORDINANCE VACATING JAMES E. POTVIN STREET AND
RESERVING A PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF CADILLAC**

At a 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 20th day of November, 2017, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the City of Cadillac ("City") is authorized by statute to control its streets, alleys, and public ways, and thereby has the authority to vacate such streets, alleys, and public ways (MCL 117.4h; *Detroit Edison Co v City of Detroit*, 208 Mich App 26, 33; 527 NW2d 9 (1994)); and

WHEREAS, the Charter of the City provides that the City may, by ordinance and upon the affirmative vote of four or more members of the Council, "vacate, discontinue or abolish any highway, street, lane, alley or other public place, or part" (Charter Sec. 5.6);

WHEREAS, the Code of Ordinances of the City provides that the City Council, after recommendation from the City Planning Commission may, by resolution or ordinance, vacate a street or any portion of a street located in a platted subdivision and may reserve

an easement for public utility purposes or any other public purpose (Code of Ordinances, Section 20.4(a);

WHEREAS, the Charter further provides that before final adoption of such an ordinance, the Council shall hold a public hearing and shall publish notice once at least twenty (20) days and again ten (10) days prior to the hearing;

WHEREAS, the City owns an interest in a public street commonly known as James E. Potvin Street described on Exhibit A to the proposed ordinance, which is located within the City; and

WHEREAS, the City wishes to consider adopting an ordinance vacating James E. Potvin Street but reserving to the City a public utility easement under, over or through the vacated James E. Potvin Street for the purpose of constructing, installing, operating, maintaining or repairing any and all public utilities, including water, sewer, gas, electric, cable, fiber optic, telecommunications and any similar public utilities, and authorizing the Mayor and/or the City Clerk to execute any and all documents necessary to vacate James E. Potvin Street, to reserve a public utility easement and to execute an easement agreement.

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

1. Pursuant to Section 5.2 and 5.6 of the City Charter, the City introduces Ordinance No. 2017-____, Ordinance Vacating James E. Potvin Street and Reserving a Public Utility Easement in Favor of the City of Cadillac (the "Ordinance," attached as Exhibit 1).

2. A public hearing regarding the Ordinance shall be held on the 18th day of December, 2017, at 6:00 p.m. in the Council Chambers, Cadillac Municipal Complex, 200 North Lake Street, Cadillac, Michigan.

3. The City Clerk is directed to publish a summary of the Ordinance in a newspaper of general circulation in the City of Cadillac, together with a notice setting the time and place for a public hearing on the Ordinance, in accordance with the Charter. The summary and notice of the hearing shall be substantially in the form of Exhibit 2.

4. The Ordinance shall not take effect unless and until the City closes upon the sale of Lots 4, 5, 6, 7, 8 and 9, James E. Potvin Industrial Park, a part of the Northeast 1/4 and a part of the Northwest 1/4 of Section 13, T22N, R9W, City of Cadillac, Wexford County Michigan and James E. Potvin Street (to be vacated), pursuant to a separate ordinance adopted by the City.

5. 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.

6. 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. 2017-____, duly adopted at a meeting of the City Council held on the 20th day of November, 2017.

Sandra Wasson
City Clerk

ORDINANCE NO. 2017-____

**ORDINANCE VACATING JAMES E. POTVIN STREET AND
RESERVING A PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF CADILLAC**

THE CITY OF CADILLAC ORDAINS:

Section 1.

Pursuant to MCL 117.4h and the Charter of the City of Cadillac and other applicable authority, the City hereby vacates and abandons the public street commonly known as a "James E. Potvin Street" located in the City and described on Exhibit A attached hereto, except that pursuant to MCL 560.257 and any other applicable authority, the City hereby reserves to itself a public utility easement under, over and through James E. Potvin Street for the purpose of constructing, installing, operating, maintaining, replacing and repairing any and all public utilities, including water, sewer, gas, electric, cable, fiber optic, telecommunications and any similar public utilities.

Section 2.

The Mayor and/or the City Clerk are hereby authorized to execute any and all documents necessary to vacate James E. Potvin Street and to reserve the public utility easement described herein, and to execute an easement agreement.

Section 3.

The City Clerk is directed, pursuant to Section 20-4(b), within 30-days after the adoption of this ordinance, to record a certified copy of this ordinance with the Wexford County Register of Deeds and to send a copy to the State Treasurer.

Section 4.

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.

This Ordinance shall take effect twenty (20) days after its adoption and publication; provided, however, that the Ordinance will not take effect unless and until the City closes upon the sale of Lots 4, 5, 6, 7, 8 and 9, James E. Potvin Industrial Park, a part of the Northeast 1/4 and a part of the Northwest 1/4 of Section 13, T22N, R9W, City of Cadillac,

Wexford County Michigan and James E. Potvin Street (to be vacated), pursuant to a separate ordinance adopted by the City.

Approved this ____ day of _____, 2017.

Sandra Wasson, Clerk

Carla Filkins, Mayor

I, Sandra Wasson, City Clerk of the City of Cadillac, Michigan, do hereby certify that a summary of Ordinance No. 2017-____ was published in the Cadillac News on the ____ day of _____, 2017.

Sandra Wasson, City Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF WEXFORD)

On this ____ day of _____, 2017, before me, a Notary Public, in and for said County, personally appeared Carla J. Filkins, Mayor, and Sandra Wasson, City Clerk, on behalf of the City of Cadillac, who executed the foregoing Ordinance and acknowledged that they have executed it on behalf of the City of Cadillac in their capacity as its Mayor and City Clerk, respectively.

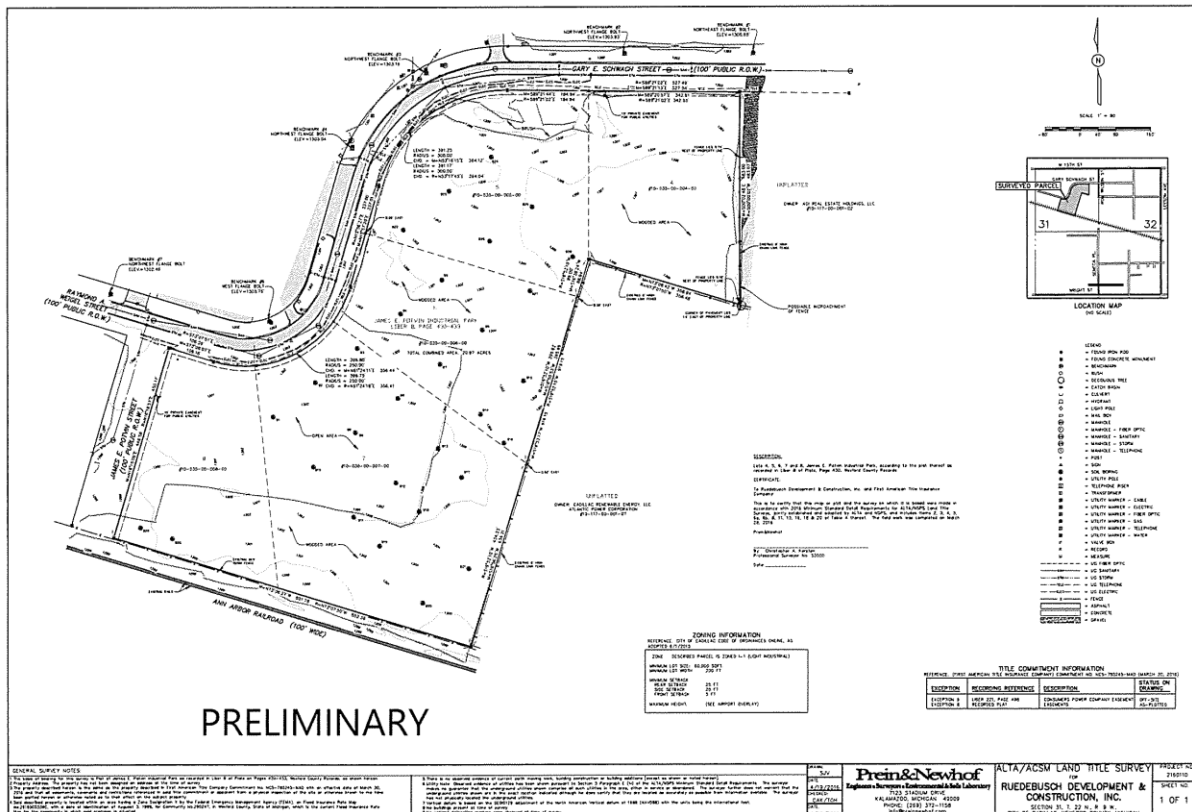
_____, Notary Public

County of _____, State of Michigan

My commission expires: _____

Prepared By and Return To:

Scott H. Hogan (P41921)
FOSTER, SWIFT, COLLINS & SMITH, PC
1700 E. Beltline Avenue NE, Suite 200
Grand Rapids, MI 49525
(616) 726-2200



City Council

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



Mayor
Carla J. Filkins

Mayor Pro-Tem
Shari Spoelman

Councilmembers
Robert J. Engels
John P. Meinhardt
Tiyi Schippers

NOTICE OF PROPOSED ORDINANCE AND PUBLIC HEARING

The City of Cadillac hereby gives notice of proposed Ordinance No. 2017-____, Ordinance Vacating James E. Potvin Street and Reserving a Public Utility Easement in Favor of the City of Cadillac.

NOTICE IS HEREBY GIVEN that a Public Hearing on the proposed ordinance will be held in the Council Chambers, Cadillac, Municipal Complex, 200 North Lake Street, Cadillac, Michigan, on December 18, 2017, at 6:00 p.m., at a 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 any such 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 VACATING JAMES E. POTVIN STREET AND RESERVING A PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF CADILLAC

Section 1 of the proposed ordinance provides that pursuant to MCL 117.4h, the Charter of the City of Cadillac, and other applicable authority, the City vacates and abandons James E. Potvin Street and that the City reserves to itself a public utility easement for the purpose of constructing, installing, operating, maintaining, replacing and repairing any and all public utilities, including water, sewer, gas, electric, cable, fiber optic, telecommunications and any similar public utilities.

Section 2 of the proposed ordinance authorizes the Mayor and/or the City Clerk to execute any and all documents necessary to vacate James E. Potvin Street, to reserve a public utility easement in favor of the City, and to execute an easement agreement.

Section 3 of the proposed ordinance directs the City Clerk to record a copy of the ordinance with the Wexford County Register of Deeds and to send a copy to the State Treasurer.

Section 4 of the proposed ordinance provides that other ordinances inconsistent with the provisions of the ordinance are repealed but only to the extent necessary to give the ordinance full force and effect.

Section 5 of the proposed ordinance provides that it will take effect 20 days after adoption and publication; provided, however, that the ordinance will not take effect unless and until the City closes upon the sale of Lots 4, 5, 6, 7, 8 and 9, James E. Potvin Industrial Park, a part of the Northeast 1/4 and a part of the Northwest 1/4 of Section 13, T22N, R9W, City of Cadillac, Wexford County Michigan and James E. Potvin Street (to be vacated), pursuant to a separate ordinance adopted by the City.

CITY COUNCIL OF THE
CITY OF CADILLAC, MICHIGAN

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

City Council

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



Mayor
Carla J. Filkins

Mayor Pro-Tem
Shari Spoelman

Councilmembers
Robert J. Engels
John P. Meinhardt
Tiyi Schippers

RESOLUTION NO. 2017-_____

**RESOLUTION TO INTRODUCE ORDINANCE TO APPROVE SALE AGREEMENT AND
AUTHORIZE SALE OF REAL PROPERTY
(WITHIN JAMES E. POTVIN INDUSTRIAL PARK)**

At a 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 20th day of November, 2017, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the City of Cadillac ("City") is authorized by statute to buy, own and sell real property (MCL 117.4e); and

WHEREAS, the Charter of the City provides that the City may, by ordinance and upon the affirmative vote of four or more members of the Council, sell any real estate (Charter Sec. 5.6); and

WHEREAS, the Charter further provides that before final adoption of such an ordinance, the Council shall hold a public hearing and shall publish notice once at least twenty (20) days and again ten (10) days prior to the hearing; and

WHEREAS, the City wishes to consider adopting an ordinance that approves the sale of real property owned by the City of approximately 28.23 acres of land (Lots 4, 5, 6, 7, 8 and 9, James E. Potvin Industrial Park, a part of the Northeast 1/4 and a part of the Northwest 1/4 of Section 13, T22N, R9W, City of Cadillac, Wexford County Michigan and James E. Potvin Street (to be vacated)) located in Potvin Industrial Park, City of Cadillac, County of Wexford, State of Michigan (the "Real Property") in accordance with the terms of the Purchase and Sale Agreement attached to the Ordinance;

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

1. Pursuant to Section 5.2 and 5.6 of the City Charter, the City introduces Ordinance No. 2017-____, Ordinance to Sale Agreement and Authorize Sale of Real Property (within James E. Potvin Industrial Park) (the "Ordinance," attached as Exhibit 1).

2. A public hearing regarding the Ordinance shall be held on the 18th day of December, 2017, at 6:00 p.m. in the Council Chambers, Cadillac Municipal Complex, 200 North Lake Street, Cadillac, Michigan.

3. The City Clerk is directed to publish a summary of the Ordinance in a newspaper of general circulation in the City of Cadillac, together with a notice setting the time and place for a public hearing on the Ordinance, in accordance with the Charter. The summary and notice of the hearing shall be substantially in the form of Exhibit 2.

4. In connection with the sale, the City shall consider a separate ordinance to vacate James E. Potvin Street and include the vacated street in the sale.

5. 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.

6. 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. 2017-____, duly adopted at a regular meeting of the City Council held on the 20th day of November, 2017.

Sandra Wasson
City Clerk

ORDINANCE NO. 2017-____

**ORDINANCE TO APPROVE SALE AGREEMENT AND
AUTHORIZE SALE OF REAL PROPERTY
(WITHIN JAMES E. POTVIN INDUSTRIAL PARK)**

THE CITY OF CADILLAC ORDAINS:

Section 1.

Pursuant to MCL 117.4e, the Charter of the City of Cadillac and other applicable authority, the City hereby approves the sale of real property owned by the City of approximately 28.23 acres of land (Lots 4, 5, 6, 7, 8 and 9, James E. Potvin Industrial Park, a part of the Northeast 1/4 and a part of the Northwest 1/4 of Section 13, T22N, R9W, City of Cadillac, Wexford County Michigan and James E. Potvin Street (to be vacated)) located in the Potvin Industrial Park, City of Cadillac, County of Wexford, State of Michigan (the "Real Property") in accordance with the terms of the attached Purchase and Sale Agreement. The City is further authorized to disburse up to 10 percent (10%) of the sale proceeds to the Cadillac Industrial Fund.

Section 2.

The Mayor and City Clerk are hereby authorized to execute any and all documents necessary to close upon the sale of the Real Property.

Section 3.

The City Clerk is directed, pursuant to Section 20-4(b) of the City's Code of Ordinance, within 30-days after the adoption of this ordinance, to record a certified copy of this ordinance with the Wexford County Register of Deeds and to send a copy to the State Treasurer.

Section 4.

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.

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

Approved this ____ day of _____, 2017.

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. 2017-____ was published in the Cadillac News on the ____ day of _____, 2017.

Sandra Wasson, City Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF WEXFORD)

On this ____ day of _____, 2017, before me, a Notary Public, in and for said County, personally appeared Carla J. Filkins, Mayor, and Sandra Wasson, City Clerk, on behalf of the City of Cadillac, who executed the foregoing Ordinance and acknowledged that they have executed it on behalf of the City of Cadillac in their capacity as its Mayor and City Clerk, respectively.

_____, Notary Public

County of _____, State of Michigan

My commission expires: _____

Prepared By and Return To:

Scott H. Hogan (P41921)
FOSTER, SWIFT, COLLINS & SMITH, PC
1700 E. Beltline Avenue NE, Suite 200
Grand Rapids, MI 49525
(616) 726-2200

REAL PROPERTY

Real property located in the City of Cadillac, County of Wexford, State of Michigan, and legally described as Lots 4, 5, 6, 7, 8 and 9, James E. Potvin Industrial Park, a part of the Northeast 1/4 and a part of the Northwest 1/4 of Section 13, T22N, R9W, City of Cadillac, Wexford County Michigan and James E. Potvin Street (to be vacated).

DRAFT

PURCHASE AND SALE AGREEMENT

This purchase and sale agreement (the Agreement) is entered into as of October __, 2017, by and between the City of Cadillac, a Michigan municipal corporation, of 200 Lake Street, Cadillac, Michigan 49601 (Seller), and Piranha Hose Products, Inc., a Michigan corporation with a place of business at 2500 Weigel St., Cadillac, Michigan 49601 (Buyer), on the terms and conditions set forth below.

1. **Background.** Seller is the owner of parcels of real property located in the James E. Potvin Industrial Park located within the City of Cadillac, Michigan, as described and shown on exhibit A (the Industrial Park), which Seller has developed and which Buyer wishes to purchase, consisting of approximately 28.23 acres of land as described in Exhibit A (the Premises) and as shown on the survey on attached Exhibit B. This Agreement sets forth the terms and conditions on which Buyer agrees to purchase the Premises from Seller.

2. **Purchase and sale.** Seller agrees to sell the Premises to Buyer, and Buyer agrees to purchase the Premises from Seller, together with all easements, rights, hereditaments, and appurtenances, on the terms and conditions set forth below.

3. **Purchase price.** At the Closing of this Agreement as defined below, Buyer shall pay Seller \$14,000.00 per acre for the Premises. The amount of acreage in the Premises shall be determined by a survey, as provided below. The entire purchase price shall be paid at Closing in immediately available funds.

4. **Earnest money deposit.** On signing this Agreement, Buyer shall deposit with the title insurance company providing the title insurance for this transaction, as escrow agent (Escrow Agent), \$10,000.00 in certified funds. Escrow Agent shall hold and disburse that earnest money as provided below. The earnest money together with any interest (cumulatively, the Deposit), shall constitute a credit against the Purchase Price at Closing. The Deposit shall be placed in an interest-bearing account with the interest to accrue and be a part of the Deposit and be returned to Buyer or paid to Seller as part of the Deposit as stated in this Agreement.

5. **Due Diligence Period.** Buyer has the right to conduct a due diligence review of the Premises as follows: The term Due Diligence Period means the 120-day period beginning with the Effective Date of this Agreement. If, on or before the expiration of the Due Diligence Period, Buyer elects to terminate this Agreement, for any reason as determined in its sole discretion, Buyer shall deliver a notice of its election to terminate to Seller, with a copy to Escrow Agent, and this Agreement shall automatically terminate. Escrow Agent shall deliver \$5,000.00 of the Deposit to Buyer, shall deliver \$5,000.00 to Seller and neither Seller nor Buyer shall have any further rights or obligations under this Agreement. If Buyer fails to deliver a notice of termination of this agreement during the Due Diligence Period, Buyer shall close on

the terms stated in this Agreement without further extensions unless mutually agreed in writing.

6. Buyer's access to the Premises. During the Due Diligence Period, Buyer and its employees, agents, contractors, and invitees will have reasonable access to the Premises for the purpose of inspecting and evaluating the Premises, including environmental evaluations (Phase I and Phase II evaluations), sampling and evaluation of site conditions, including the taking of soil borings. While Buyer and its employees, agents, contractors, or invitees are on the Premises, (a) they shall not unreasonably interfere with any use of the Premises by Seller; (b) Seller shall not be liable for any damage, loss, or injury caused by them, and (c) Buyer shall indemnify and hold Seller harmless from any damage, loss, or injury, including, without limitation, costs and expenses of investigating, defending, and settling or litigating any claim, including reasonable attorney fees, arising out of their presence on the Premises before the date of Closing. On completion of all such inspections and evaluations, Buyer shall return the Premises substantially to their prior condition.

7. Delivery of documents. Promptly following the signing of this Agreement:

- a. Seller shall deliver to Buyer a copy of any environmental site assessment, review, or evaluation prepared for the Premises in Seller's possession or control;
- b. Buyer shall obtain, at Seller's expense, a title insurance commitment for an owner's policy of title insurance for the Premises, without standard exceptions, in the amount of the purchase price, issued by a title insurance company of its choosing, and promptly deliver a copy of the commitment to Seller and the surveyor of the Premises on receipt of the commitment;
- c. Buyer shall order, at its expense, an ALTA survey of the Premises from a registered surveyor of its choosing for delivery to Seller, Buyer, and the title insurance company that will establish the acreage computation required for the determination of the purchase price;
- d. Seller shall deliver to Buyer copies of any other wetland studies, land reviews, proposed action by Seller to obtain the vacation of James E. Potvin Street, or any other reviews or assessments of the Premises in Seller's possession; and
- e. Buyer, in its sole discretion, may submit a Baseline Environmental Assessment to the Michigan Department of Environmental Quality with respect to the environmental condition of the Premises.
- f. Buyer shall have an additional 60 months, instead of the 12 months and 18 months permitted in Paragraph 2, Commencement of Construction, of the Protective Covenants and Restrictions of the James E. Potvin Industrial Park, in which to commence construction, and an additional 18 months following

commencement of construction to complete construction of its facility upon the Premises. Seller shall secure any and all approvals for such extensions of time.

g. In the event Buyer fails to comply with the commencement and completion time tables listed above, Seller shall have the right to repurchase the Premises at the greater of the Buyer's purchase price or the Buyer's purchase price and the cost of any improvements upon the Premises expended by Buyer.

8. Taxes and assessments. Seller shall pay real property tax bills, if any, for the Premises that are billed before the date of Closing. Buyer shall pay all real property taxes for the Premises and personal property taxes assessed against the personal property on the Premises after the date of Closing. Seller will pay all special assessments; deferred assessments; hook-up charges; or other fees, assessments, or charges imposed against the Premises that exist as of the date of Closing at or before closing.

9. Closing date and possession. Buyer and Seller shall complete the sale and transfer possession of the Premises from Seller to Buyer (the Closing) at a closing to be held within 60 days after the end of the Due Diligence Period. The Closing shall take place at the office of the title insurance company involved in the transaction or at another location agreeable to Seller and Buyer.

10. Form of conveyance. At the Closing, Seller shall grant and convey legal title to the Premises to Buyer pursuant to a warranty deed, subject only to (a) the lien of taxes on the Premises not yet due and payable and (b) the easements, covenants, conditions, and restrictions of record as shown on the title commitment referenced above and not objected to by Buyer during the Due Diligence Period.

11. Closing. Seller shall prepare the closing documents and deliver them to Buyer for review and approval at least 10 days before the Closing. At or before the Closing, Seller shall be responsible for the payment of the state and county transfer taxes, if any, the title insurance premium to issue a policy pursuant to the title commitment referenced above, and the costs of any recording fees to record any documents to clear title. At or before closing, Buyer shall pay the fees necessary to record the deed and any other documents to transfer title, the cost of the survey referenced above, and the cost of any inspections it obtained on the Premises. Buyer and Seller shall each pay their own attorney and other professional fees, and each shall pay one-half of any closing costs charged by any closing agent.

12. Condemnation. If all or any portion of the Premises are taken by the exercise of eminent domain or condemnation proceedings before the Closing, Buyer may, at its option, terminate this Agreement by giving written notice to Seller and a copy to Escrow Agent. In the event of a condemnation proceeding as a result of which Buyer elects to terminate this Agreement, the Deposit paid by Buyer shall be returned in full to Buyer. In the event of such a termination, this Agreement shall be null and void, and the parties shall have no further rights or obligations under this Agreement. If

Buyer does not elect to terminate this Agreement in the event of the exercise of eminent domain, Buyer shall accept title to the Premises without any reduction of the Purchase Price, and Seller shall assign to Buyer, at the Closing, all of Seller's right, title, and interest in and to any resulting condemnation award.

13. Seller's default. In the event of any default by Seller that continues without cure for 10 days after delivery by Buyer of notice to Seller, Buyer shall have the right (but not the obligation) to terminate this Agreement by notice to Seller and Escrow Agent within 15 days after the end of the cure period, and Buyer shall have any and all rights and remedies available to Buyer in law and at equity arising out of the default, including, without limitation, specific performance. Notwithstanding anything in this Agreement to the contrary, in the event of such a termination, Escrow Agent shall promptly return the Deposit it holds to Buyer.

14. Buyer's default. In the event of any default by Buyer that continues without cure for 10 days after the delivery by Seller of notice to Buyer, Seller shall have the right (but not the obligation) to terminate this Agreement by notice to Buyer and Escrow Agent within 15 days after the end of the cure period, and Seller shall have any and all rights and remedies available to Seller in law and at equity arising out of the default. Notwithstanding anything in this Agreement to the contrary, in the event of such a termination, Escrow Agent shall promptly return the Deposit it holds to Seller.

15. Real estate broker. Seller and Buyer represent and warrant to each other that no real estate broker or any other person or entity has been involved in or is entitled to a commission as a result of the sale and purchase of the Premises contemplated by this Agreement. To the extent a commission or fee is claimed by any individual or entity as a result of its contacts with either Seller or Buyer, the party against and through whom the commission or fee is claimed shall indemnify the other party and be responsible for the payment of all costs of defending that claim and, to the extent it is to be paid, the liability for the payment of that commission or fee.

16. Escrow terms.

a. Escrow Agent shall hold the Deposit until the Closing or until it receives a notice from one of the parties of a default by the other party under this Agreement. If Escrow Agent receives a notice of the schedule of the Closing from either of the parties, it will tender the earnest money at the closing pursuant to a closing agreement or statement approved by both parties. If Escrow Agent receives a copy of a notice of default from one of the parties to this Agreement, it shall send a copy of that notice to the other party. If an objection is received from the other party within 10 days from the delivery of the notice to that party, Escrow agent shall hold the Deposit until it receives approval from both parties to dispose of the Deposit in a stated manner. If no objection is received within the 10-day period of time, Escrow Agent shall forward the Deposit to the party that has given notice of a default.

b. Seller and Buyer agree that Escrow Agent assumes no liability under this Agreement except that of the holder of the Deposit. In the event of any dispute whether Escrow Agent is obligated to deliver the Deposit or whether any given disbursement shall be made to Seller or Buyer, Escrow Agent shall not be obligated to make any disbursements but may hold the Deposit until Escrow Agent receives authorization in writing, signed by both Seller and Buyer, directing the disposition of the Deposit. In the absence of any such authorization, Escrow Agent may hold the Deposit until the final determination of the rights of Seller and Buyer in an appropriate proceeding. If written authorization is not given or proceedings for determination are not begun and diligently continued, Escrow Agent shall have no obligation to bring an appropriate action or proceeding for leave to deposit the Deposit with a court of competent jurisdiction.

c. Seller and Buyer agree to jointly and severally indemnify, save, and hold Escrow Agent harmless from any liability resulting from Escrow Agent's duties, absent any commission or omission by Escrow Agent amounting to willful misconduct or gross negligence. Seller and Buyer agree to each pay one-half of any fee charged by Escrow Agent for its duties under this Agreement.

d. On disbursement of the Deposit in accordance with the Agreement, Escrow Agent is released and acquitted from any further liability under this Agreement, it being expressly understood that Escrow Agent's liability is limited by the terms and conditions set forth above.

17. Notices. Except as otherwise provided, all notices required under this Agreement shall be effective only if in writing or in a form of electronic or facsimile transmission that provides evidence of receipt and shall be either personally served, electronically transmitted, or sent with postage prepaid to the appropriate party at its address as set forth in the introductory paragraph of this Agreement. Either party or Escrow Agent may change its address by giving notice of the change or a facsimile transmission number to the other two as provided in this section.

18. Successors and assigns. The terms and provisions of this Agreement are to apply to and bind the permitted successors and assigns of the parties.

19. Entire agreement. This Agreement and all exhibits constitute the entire agreement between the parties with respect to the subject matter of this Agreement, and all prior agreements between the parties with respect to the Premises, whether written or oral, are of no further force or effect. This Agreement may not be modified except by a written document signed by Seller and Buyer.

20. Applicable law. This Agreement shall be applied, construed, and enforced in accordance with the laws of the State of Michigan, without giving effect to conflicts of law principles. Venue for any disputes under this Agreement shall lie in Wexford County, Michigan.

21. **Binding effect.** This Agreement shall be binding on and inure to the benefit of the parties and their respective successors and permitted assigns. Buyer is permitted to assign this Agreement to affiliated business entities that are owned in total by Buyer, but shall not assign or otherwise transfer its interest under this Agreement to any other third party without the prior approval of the other party to this Agreement, which shall not be unreasonably withheld.

22. **Severability.** If any term, covenant, or condition of this Agreement or its application is, to any extent, held to be invalid or unenforceable, the remainder of this Agreement or the application of the term, covenant, or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall remain effective; and each term, covenant, or condition of this Agreement shall be valid and enforced to the fullest extent permitted by law.

23. **Time of the essence.** Time is of the essence of this Agreement.

24. **Counterparts.** This Agreement may be executed in one or two counterparts, each of which will be an original, and all of which together shall constitute one and the same document. Facsimile signatures shall be effective as originals.

25. **Exhibits.** The following is an exhibit attached to and a part of this Agreement:

- Exhibit A—Legal description of the Premises

26. **Effective date.** This Agreement has been signed and shall be effective as of the date of signing by the last Seller or Buyer signatory.

Dated: _____

By /s/ _____

Dated: _____

By /s/ _____
Brian Blake, President
Piranha Hose Products, Inc.

Dated: _____

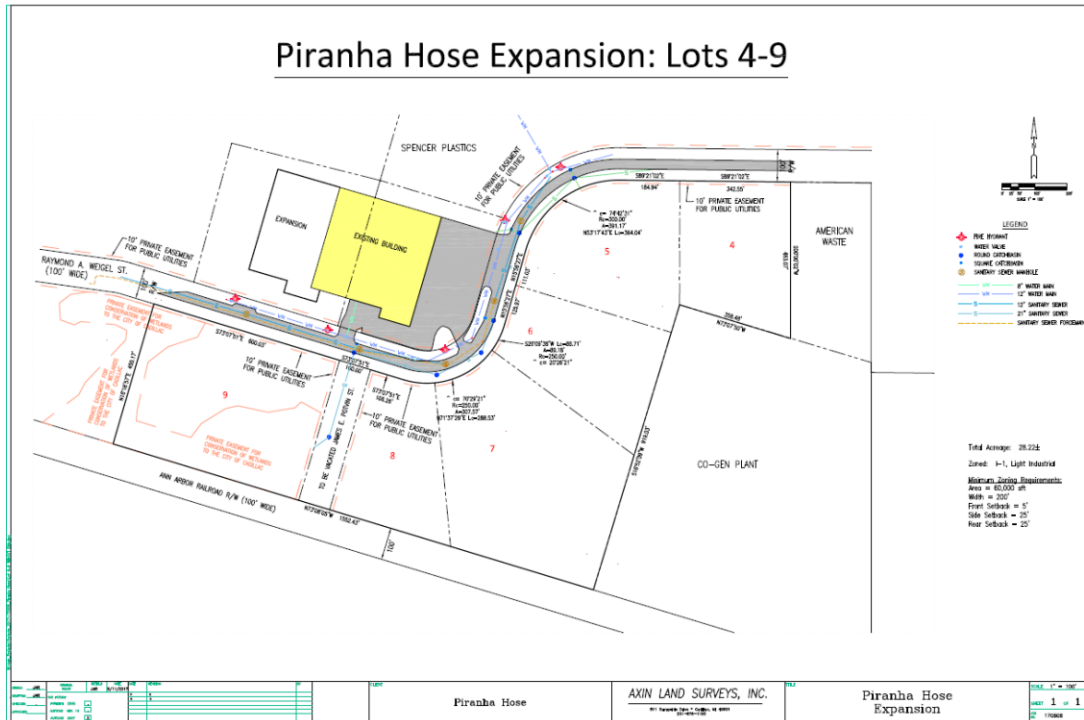
By /s/ _____

EXHIBIT A

Industrial Park Site

Lots 4, 5, 6, 7, 8 and 9, James E. Potvin Industrial Park, a part of the Northeast 1/4 and a part of the Northwest 1/4 of Section 13, T22N, R9W, City of Cadillac, Wexford County Michigan and James E. Potvin Street (to be vacated). Containing 28.23 acres more or less and subject to easements and restrictions of record.

EXHIBIT B



City Council

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



Mayor
Carla J. Filkins

Mayor Pro-Tem
Shari Spoelman

Councilmembers
Robert J. Engels
John P. Meinhardt
Tiyi Schippers

NOTICE OF PROPOSED ORDINANCE AND PUBLIC HEARING

The City of Cadillac hereby gives notice of proposed Ordinance No. 2017-____, Ordinance to Approve Sale Agreement and Authorize Sale of Real Property (within James E. Potvin Industrial Park).

NOTICE IS HEREBY GIVEN that a Public Hearing on the proposed ordinance will be held in the Council Chambers, Cadillac Municipal Complex, 200 N. Lake Street, Cadillac, Michigan, on December 18, 2017, at 6:00 p.m., at a 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 any such 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 TO APPROVE SALE AGREEMENT AND AUTHORIZE SALE OF REAL PROPERTY (WITHIN JAMES E. POTVIN INDUSTRIAL PARK)

Section 1 of the proposed ordinance provides that pursuant to MCL 117.4e, the Charter of the City of Cadillac, and other applicable authority, the City approves the sale of real property owned by the City of approximately 28.23 acres of land (Lots 4, 5, 6, 7, 8 and 9, James E. Potvin Industrial Park, a part of the Northeast 1/4 and a part of the Northwest 1/4 of Section 13, T22N, R9W, City of Cadillac, Wexford County Michigan and James E. Potvin Street (to be vacated)) located in the Potvin Industrial Park, City of Cadillac, County of Wexford, State of Michigan (the "Real Property") in accordance with the Purchase and Sale Agreement attached to the Ordinance. The City is further authorized to disburse up to 10 percent (10%) of the sale proceeds to the Cadillac Industrial Fund.

Section 2 of the proposed ordinance authorizes the Mayor and City Clerk to execute any and all documents necessary to close upon a sale of the Real Property.

Section 3 of the proposed ordinance directs the City Clerk to record a copy of the ordinance with the Wexford County Register of Deeds and to send a copy to the State Treasurer.

Section 4 of the proposed ordinance provides that other ordinances inconsistent with the provisions of the ordinance are repealed but only to the extent necessary to give the ordinance full force and effect.

Section 5 of the proposed ordinance provides that it will take effect 20 days after adoption and publication.

CITY COUNCIL OF THE
CITY OF CADILLAC, MICHIGAN

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

City Council

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



Mayor
Carla J. Filkins

Mayor Pro-Tem
Shari Spoelman

Councilmembers
Robert J. Engels
Tiyi Schippers
John P. Meinhardt

RESOLUTION NO. 2017-

Whereas, the City of Cadillac, Wexford County, Michigan has experienced risks that may damage commercial, residential and public properties, displace citizens and businesses, close streets and impair infrastructure, and present general public health and safety concerns; and

Whereas, the community of Wexford County has prepared a *Natural Hazards Mitigation Plan* that outlines the community's options to reduce damages and impacts from natural and technological hazards; and

Whereas, the *Natural Hazards Mitigation Plan* has been reviewed by community residents, business owners, and federal, state and local agencies, and has been revised where appropriate to reflect their concerns;

Now, Therefore, Be It Resolved that the *Wexford County Michigan Natural Hazards Mitigation Plan* is hereby adopted as the official plan of the City of Cadillac.

The foregoing resolution offered by Council Member: _____

Second offered by Council Member: _____

Upon roll call vote the following voted:

AYES: Council Members: _____

NAYS: Council Members: _____

I, Sandra Wasson, City Clerk of the City of Cadillac, hereby certify this to be a true and complete copy of Resolution No. 2017- XXXX, duly adopted at a regular meeting of the City Council held on the 20th day of November, 2017.

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

Wexford County Michigan

Natural Hazards Mitigation Plan



2015

Let Our Resources Work For You.

TABLE OF CONTENTS

I.	Acknowledgements	Page 4
II.	FEMA Letter of Approval	Page 5
III.	Preface	Page 7
IV.	Executive Summary Table 1: Planning Goals Table 2: Priority Areas Table 3: Mitigation Strategies	Page 8 Page 8 Page 9 Page 10
V.	Purpose of the Plan	Page 11
	Figure 1: Disaster Declarations for the State of Michigan	Page 12
VI.	Community Profile Table 4: Geographic features Table 5: Wexford County Population by Municipality Table 6: Poverty Statistics Table 7: Economic Census	Page 13 Page 13 Page 13 Page 14 Page 14
VII.	The Development of the Plan Table 8: Critical Facilities and Infrastructure • Natural Flood Insurance Program (NFIP) Table 9: NFIP Participation Figure 2: 2012 Economic Damages for Disasters in the US • Natural Hazards Information Table 10: Flood Events Table 11: Hail Events Table 12: Extreme Winter Weather Events Table 13: Severe Thunderstorm and High Wind Events Table 14: Tornado Events • Wexford County Natural Hazards Task Force and Public Input • Natural Hazards Priority Areas • Emergency Warning System Coverage • Economic Impact Analysis Table 15: Damage Cost by Natural Hazard	Page 15 Page 15 Page 15 Page 15 Page 17 Page 17 Page 18 Page 19 Page 19 Page 21 Page 22 Page 24 Page 24 Page 25 Page 25 Page 25
VIII.	Natural Hazards Mitigation Goals and Objectives	Page 26
IX.	Identification and Selection of Mitigation Strategies	Page 27
X.	Participation in the Development of the Natural Hazards Mitigation Plan Table 17: Plan Participation	Page 28 Page 29
XI.	Implementation of the Natural Hazards Mitigation Plan • Natural Hazards Mitigation Plan Managers and Technical Assistance • Funding the Implementation of the Plan • Action Agenda Table 18: Action Strategies • Monitoring and Evaluation	Page 30 Page 30 Page 30 Page 31 Page 31 Page 32
XII.	Natural Hazards Mitigation Plan Adoption Resolution	Page 33
XIII.	Appendices A. Glossary B. Detailed Maps C. Population Density Map D. Risk Assessment Table E. Examples of Past Mitigation Projects F. Resources	Page 34 Page 34 Page 37 Page 41 Page 42 Page 43 Page 44

I. ACKNOWLEDGEMENTS

The Plan is the culmination of the interdisciplinary and interagency planning effort that required the assistance and expertise of numerous agencies, organizations, and individuals. Without the technical assistance and contributions of time and ideas of these agencies, organizations, and individuals, this plan could not have been completed.

Each jurisdiction within Wexford County is a continuing participant in the update of the Plan. The following is a list of the key contributors to the update of the Plan:

Wexford County Emergency Management Coordinator

Sarah Benson

Wexford County Administrator

Ken Hinton

Wexford County Road Commission

Alan Cooper

Wexford County Equilization & GIS

Sarah Merz

Cadillac/Wexford Transit Authority

Vance Edwards

District Health Department #10

Bret Haner

Others

- Wexford County Board of Commissioners
- Wexford County Administrator
- Wexford County Sheriff's Department
- Munson Healthcare Cadillac Hospital
- City of Cadillac DPW
- Cadillac Police Department
- Cadillac Fire Department
- Mesick Rescue
- North Flight EMS
- American Red Cross

II. FEMA Letter of Approval

U.S. Department of Homeland Security
Region V
536 S. Clark St., 6th Floor
Chicago, IL 60605-1509



FEMA

AUG 31 2015

Mr. Matt Schnepf
State Hazard Mitigation Officer
Michigan State Police
Emergency Management and Homeland Security Division
4000 Collins Rd
Lansing, MI 48910

RECEIVED

SEP 08 2015

EMHSD-FINANCIAL SECTION

Dear Mr. Schnepf:

Thank you for submitting the adoption documentation for the Wexford County Hazard Mitigation Plan. The plan was reviewed based on the local plan criteria contained in 44 CFR Part 201, as authorized by the Disaster Mitigation Act of 2000. Montmorency County met the required criteria for a multi-jurisdiction hazard mitigation plan and the plan is now approved for the County. Please submit the adoption resolutions for any remaining jurisdictions who participated in the planning process.

The approval of this plan ensures continued availability of the full complement of Hazard Mitigation Assistance (HMA) Grants. All requests for funding, however, will be evaluated individually according to the specific eligibility and other requirements of the particular program under which the application is submitted.

We encourage Wexford County to follow the plan's schedule for monitoring and updating the plan, and continue their efforts to implement the mitigation measures. The expiration date of the Wexford County Plan is five years from the date of this letter. In order to continue project grant eligibility, the plan must be reviewed, revised as appropriate, resubmitted, and approved no later than the plan expiration date.

Please pass on our congratulations to Wexford County for this significant action. If you or the communities have any questions, please contact Kirstin Kuenzi at (312) 408-4460 or Kirstin.Kuenzi@fema.dhs.gov.

Sincerely,


Christine Stack, Director
Mitigation Division

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III. PREFACE

Hazard mitigation is any action taken before, during, or after a disaster to permanently eliminate or reduce the long-term risk to human life and property from natural and technological hazards. This procedure is an essential element of emergency management, along with preparedness, response, and recovery. Emergency management includes four phases: a community prepares for a disaster; responds when it occurs; and then there is a transition into the recovery process, during which mitigation measures are evaluated and adopted. The evaluation improves the preparedness posture of the County for the next incident, and so on. When successful, mitigation will lessen the impacts of natural hazards to such a degree that succeeding incidents will remain incidents and not become disasters.

The mission of the Wexford County Natural Hazard Mitigation Plan is to permanently eliminate or reduce long-term risks to people and property from natural hazards so that county assets such as transportation, infrastructure, commerce, and tourism can be sustained and strengthened. This can be accomplished through collaborative efforts/activities amongst agencies within Wexford County.

Mitigation allows repairs and reconstruction to be completed after an incident occurs in such a way that does not just restore the damaged property as quickly as possible to pre-disaster conditions. This process is needed to ensure that such cycles are broken, that post-disaster repairs and reconstruction take place after damages are analyzed, and that sounder, less vulnerable conditions are produced. Through a combination of regulatory, administrative, and engineering approaches, losses can be limited by reducing susceptibility to damage.

Recognizing the importance of reducing community vulnerability to natural hazards, Wexford County is actively addressing the issue through the development and implementation of this plan. The many benefits to be realized from this effort are:

Community Benefits of a Natural Hazard Mitigation Plan
Protection of the public health and safety
Preservation of essential services
Prevention of property damage
Preservation of the local economic base

This process will help ensure that Wexford County remains a vibrant, safe, enjoyable place in which to live, raise a family, continue to conduct business, and maintain a tourist base.

IV. EXECUTIVE SUMMARY

In 2000, the Disaster Mitigation Act shifted the Federal Emergency Management Agency's (FEMA) scope of work to promoting and supporting prevention, or what is called hazard mitigation planning. FEMA now requires government entities to have natural hazards mitigation plans in place as a condition for receiving grant money, such as hazard mitigation grant program funds, in the future.

To meet this requirement, the Michigan State Police provided funding to encourage regional cooperation in the development of individual county Natural Hazards Mitigation Plans. The **Northwest Michigan Hazard Mitigation Planning Project update** was coordinated by the Northwest Michigan Council of Governments (NWMCOG) with Leelanau County being the Fiduciary. The update included Antrim, Kalkaska, Missaukee, Wexford, Grand Traverse, Leelanau, Benzie, and Manistee counties. NWMCOG worked with the Task Forces to update plans for these counties, which includes a general community profile, a comprehensive inventory of existing hazards, a hazard analysis, goals and objectives, and feasible mitigation strategies to address the prioritized hazards.

The Wexford County Natural Hazards Mitigation Plan focuses on natural hazards such as drought, earthquakes, wildfires, flooding, subsidence, thunderstorms and high winds, tornadoes, and severe winter weather, and was created to protect the health, safety, and economic interests of the residents and businesses by reducing the impacts of natural hazards through planning, awareness, and implementation. Through this Plan, a broad perspective was taken in examining multiple natural hazards mitigation activities and opportunities in Wexford County. Each natural hazard was analyzed from a historical perspective, evaluated for potential risk, and considered for possible mitigative action.

The Plan serves as the foundation for natural hazard mitigation activities and actions within Wexford County, and will be a resource for building coordination and cooperation within the community for local control of future mitigation and community preparedness around the following:

Table 1: Planning Goals

Natural Hazards Mitigation Planning Goals for Wexford County
Goal 1: Increase local participation in natural hazards mitigation
Goal 2: Integrate natural hazards mitigation considerations into the County's comprehensive planning process
Goal 3: Utilize available resources and apply for others for natural hazards mitigation projects
Goal 4: Develop and complete natural hazards mitigation projects in a timely manner

Table 2: Priority Areas

Natural Hazards Mitigation Priority Areas	
Priority Area 1: Extreme Winter Weather – Countywide heavy snow and extreme temperatures. Potential for ice damage specifically along lakeshores Mitigation Strategies: <i>Extreme Winter Weather</i>	
Priority Area 2: Countywide potential wildfire/urban interface Mitigation Strategies: <i>Wildfire</i>	
Priority Area 3: Countywide Severe Weather (Thunderstorms, High Winds, Tornadoes) – High damage potential affecting seasonal population influx and festivals held in various towns and villages throughout Wexford Mitigation Strategies: <i>Severe Weather</i>	
Priority Area 4: Potential flash flooding in the Lake Mitchell, Muskegon River, and Manistee River watersheds Mitigation Strategies: <i>Flooding</i>	

Table 3: Mitigation Strategies

Frequent Natural Hazard	Mitigation Strategies
Wildfire	
	• Acquire appropriate fire suppression equipment for response • Prescribed burns and surface fuels management projects • Public education utilizing programs such as the National Fire Protection Association FireWise program, and Michigan DNR resources • Consider Wildland fire hazard reduction in building and zoning requirements • Acquire appropriate fire suppression equipment for response
Extreme Winter Weather	
	• Improve public buildings ability to shed, or hold, snow load • Work with utility companies to clear vegetation near power lines and infrastructure • Continue enforcement of building code regarding snow load limits through the permitting process
Severe Weather	
	• Establish additional sirens for early warning weather systems • Establish storm shelters, especially at campgrounds, trailer parks, modular homes • Promote the anchoring of trailers and modular homes • Work with utility companies (tree management, promotion of burying utility lines in new construction, burying power lines in high outage areas, increase utility right of ways)
Flood	
	• Drainage improvements such as larger culverts, clean-up of river debris • Continue enforcement of building codes and soil erosion regulations • Promote flood proofing of structures and damage reduction techniques
Various	
	• Incorporating the Plan's natural hazards mitigation concepts, strategies, and policies into existing elements Master Plan • Public education and awareness activities • Work with other governmental entities, organizations, businesses, and the public

V. PURPOSE OF THE PLAN

In 2000, the Disaster Mitigation Act shifted the Federal Emergency Management Agency's (FEMA) scope of work to promoting and supporting prevention, or what is referred to as hazard mitigation planning. FEMA requires government entities to have natural hazards mitigation plans in place and updated on a 5-year cycle as a condition for receiving grant money related to natural hazard remediation.

The **purpose of the Wexford County Natural Hazards Mitigation Plan** is to find solutions to existing problems, anticipate future problems, prevent wasteful public and private expenditures, protect property values, and allocate land resources. The implementation of the Plan is to prevent injury, loss of life, property damage, breakdown in vital services like transportation and infrastructure, economic slumps, diminished tourist activity, liability issues, and damage to a community's reputation. For Wexford County in the northwest region of the lower peninsula of Michigan, the **planning process** utilized the following steps in the development of the Plan. Emphasis was placed on natural hazards that have had significant impact on the community in the past.

Steps in the Planning Process
Identification of natural hazards and risks
Preparation of draft plan
Identification of natural hazards mitigation goals and objectives for emergency management programs
Selection of evaluation criteria
Selection of mitigation strategies using locally chosen criteria
Public Comment
Completion of the final plan

What is a Hazard?

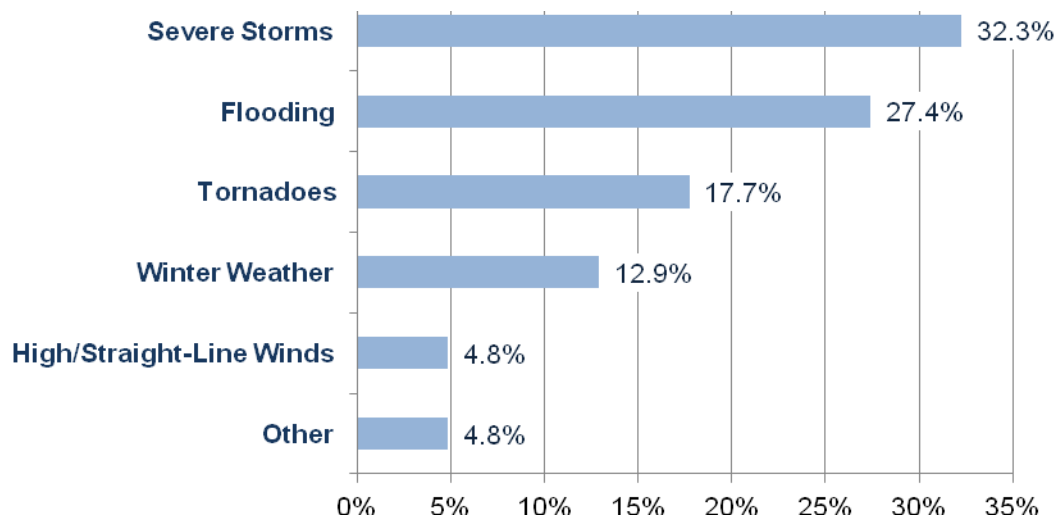
A **hazard** is an event or physical condition that has potential to cause fatalities, injuries, property damage, infrastructure damage, agricultural loss, damage to the environment, interruption of business, or other types of harm or loss. This plan focuses on principle natural hazards that occur in the northern lower region (see Page 12). This Plan is intended to be a resource for building coordination and cooperation within a community for local control of future mitigation and community preparedness.

Principle Natural Hazards in Northern Lower Michigan
Severe Storms (Thunderstorms, Winter storms)
High Winds
Tornadoes
Extreme Temperatures
Flooding
Shoreline Hazards
Dam Failures
Drought
Wildfires
Invasive Species
Subsidence

Source: FEMA

Percent of natural hazard events for all formal disaster declarations in the State of Michigan (1953 – 2014)

Figure 1: Disaster Declarations for the State of Michigan



Source: FEMA

What is Mitigation?

Mitigation is the sustained action taken to lessen the impact from natural hazards and to work to reduce the long-term risk to human life and property, and their effects. This long-term planning distinguishes mitigation from actions geared primarily to emergency preparedness and short-term recovery. This Plan can be used to lessen the impact, to support and be compatible with community goals, to lay out considerations in choosing and evaluating methods, and to look at the feasibility of mitigation strategies.

VI. COMMUNITY PROFILE

Wexford County is located in the northwestern lower peninsula of Michigan and was founded by John Lennington, a general storekeeper. Prior to 1843, the county was known as Kautawauket, meaning “Land of Water” after a Chippewa chief. In 1843, the present name Wexford, taken from a county in Ireland, was adopted. Settlement of the county began at Sherman in 1857 with the completion of the first state road in the area, and this village was the first county seat. The official founding of the county occurred in 1869 with Cadillac now being the county seat.

There has not been any major infrastructure development, nor major hazard mitigation efforts, in the county since the last adoption of the Plan in 2007.

The community data located below is provided to describe Wexford County for planning and implementing the mitigation strategies.

Table 4: Geographic features

Feature	Measure
Area in Water	6,912 acres – two major watersheds, the Big Manistee River and the Pine River
Forest Lands	281,700 acres
Wetlands	83,785 acres
Farmland (2012)	40,333 acres
Operating Farms (2012)	357

Source: US Agricultural Census, 2012; County Data

The total County population is **32,735**. The projected growth for 2020 is 35,148. The population numbers from the 2010 Census for the **16 Townships, 3 Villages, and 2 Cities** covered by this plan include:

Table 5: Population by Municipality

Township/City/Village	Population	Township/City/Village	Population
Antioch Township	815	Selma Township	2,093
Boon Township	557	Slagle Township	490
Cedar Creek Township	1,757	South Branch Township	383
Cherry Grove Township	2,377	Springville Township	1,361
Clam Lake Township	2,467	Wexford Township	1,072
Colfax Township	840	Village of Buckley	697
Greenwood Township	587	Village of Harrietta	143
Hanover Township	863	City of Manton	1,287
Haring Township	3,173	Village of Mesick	394
Henderson Township	163	City of Cadillac	10,355
Liberty Township	861		

Source: U.S. Census Bureau, 2009-2013 American Community Survey

- There are approximately 16,740 Housing Units in Wexford County with an average household size of 2.63 people per household.
- The number of residents 65 years and over is 16.9% of the population.
- The number of residents 19 years and under is 26.5% of the population.
- The number of residents over 65 with a disability is 40.9% of the population.
- The total number of residents with a disability is 16.0% of the population.
- The number of residents that have a language barrier or are linguistically is 0.8% of the population.
- February 2014 Poverty level
 - \$19,790 Family of 3
 - \$11,670 Family of 1

Table 6: Poverty Statistics

Poverty	Statistics
Families in poverty	12.7%
Income less than \$15,000	9.1%
Population in poverty	17.7%

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Table 7: Economic Census

Industry Description	Number of Establishments	Number of Employees
Manufacturing	48	3,568
Wholesale trade	29	467
Retail trade	167	1,934
Information	16	147
Real estate, rental, leasing	35	100
Professional, scientific, technical services	58	NA
Administrative, support, waste management, remediation services	27	1,070
Educational services	5	351
Health care, social assistance	97	1,970
Arts, entertainment, recreation	16	110
Accommodation and food services	77	1,016
Other services (except public administration)	95	399

Source: US Census Bureau: County Business Patterns 2008-2012

VII. THE DEVELOPMENT OF THE PLAN

Data Methodology and Map Development

Wexford County staff identified the critical facilities and infrastructure on the base map and provided updated GIS shp files for mapping purposes.

Table 8: Critical Facilities and Infrastructure

2	Airports
21	Bridges
15	Communications Facilities
3	Emergency Management Service facilities
12	Fire Stations
23	Government Buildings
1	Hazardous Materials Sites or Facilities
1	Hospital and Medical Facilities
3	Mobile Home Parks
3	Police Stations
12	Resort/Recreation
13	Schools
3	Waste/Water/Sewage Treatment Facilities • 43.5% public sewer • 55.5% individual septic/ cesspool • 1.0% other
4	Utilities • 43.5% public system or private company • 61.8% individual wells

Source: Wexford County Data

Flood Data

Flood hazard information may be obtained from the Flood Insurance Rate Maps (FIRM) available for jurisdictions. In order to delineate potential flood plain areas (seasonal floodplains) for each county, NWMCOG overlaid wetland, soils, and elevation data to determine the most likely flood prone areas. Once overlaid; isolated polygons (areas) were deleted in order to show a more accurate representation of potential flood prone areas along lakes, rivers, and streams. Sources: Temporary/Seasonally Flooded Areas data are from the National Wetland Inventory of the US Fish and Wildlife Service; Hydric soils data are from the county digital soil surveys (were available); and Digital Elevation Model data are from the Center for Geographic Information, Michigan Department of Information Technology.

Natural Flood Insurance Program (NFIP) participants:

Haring Township has flood maps, however is not currently participating in the NFIP. Selma Township, Cherry Grover Township, and the City of Cadillac are currently participating in the NFIP with flood maps:

According to an official database associated with the National Flood Insurance Program, Wexford County has no properties currently designated as suffering from repetitive losses in insured flood events.

Fire Data

Modern forest fire data were obtained from the USDA forest service and the Departments of Natural Resources in Minnesota, Wisconsin, and Michigan. Fire regimes data (fire prone areas) were provided by the USDA Forest Service, North Central Research Station located in Wisconsin. Land type associations, and historical and modern fire rotations were used to identify the fire prone areas.

Tornadoes - National Weather Service

Damaging Winds - National Weather Service

Large Hail - National Weather Service

Winter Weather - National Weather Service

Landslide/Erosion

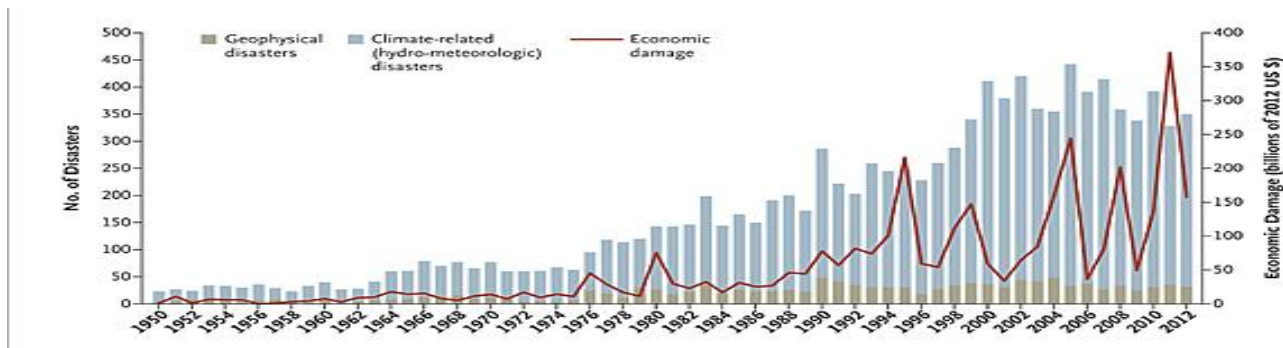
Shoreline erosion and landslide incident zones are delineated by the US Geological Service. Digital Elevation Model data is from the Center for Geographic Information, Michigan Department of Information Technology.

Other hazards such as earthquakes and subsidence were considered but are not substantial risks in Wexford County.

Potential Impacts from Climate Change

According to the New England Journal of Medicine, around 217 million people are affected by natural disasters each year since 1990. The study separates natural disasters into two categories: geophysical; which include earthquakes, volcanoes, landslides, and avalanches, and climate-related; which include meteorological storms, flooding, heat/cold waves, drought, and wildfires. The number of geophysical disasters has remained constant since the 1970's, while climate-related disasters greatly increased. There were three times as many natural disasters between 2000-2009 as there were between 1980-1989, and the report goes on to state that natural disasters, primarily flooding and storms, will become more frequent and severe due to climate change.

Figure 2: 2012 Economic Damages for Disasters in the US



Northwest Lower Michigan depends heavily on groundwater, on freshwater from Lake Michigan, and on rainfall for agriculture, drinking, and industrial uses. As the population in this region continues to grow, the demand for water for all needs increases. The projected changes in rainfall, evaporation, and groundwater recharge rates from climate changes will affect ecosystems and all freshwater users. *Please note that these are predictions from the most recent data available regarding climate change and that many feel that any natural hazard events cannot be predicted on a yearly basis.*

- Impacts of extreme water levels on Domestic, Municipal, and Industrial Water uses can include compromised or unusable water intakes, sedimentation problems, increased operation and maintenance requirements, and reduction in water quality.
- Historically, the most serious impact to coastal property occurred when water levels were extremely high, as a result of flooding or erosion from severe storms.
- If water levels rise above historic thresholds coastal wetland habitats could be threatened because land beyond a coastline may not be available to transition into new wetland habitats.
- Development and climate change will degrade the flood-absorbing capacities of wetlands and floodplains, resulting in increased erosion, flooding, and runoff polluted with nutrients, pesticides, and other toxins.

Natural Hazards Recorded Events

Data for weather events was compiled from the National Oceanic and Atmospheric Administration's (NOAA) website utilizing the following sections:

- Weather/Climate Events, Information, Assessments
- Climatology and Extreme Events
- NOAA Storm Event Database; 1950 to present, local storm reports, damage reports, events checked for Wexford County included: Drought (Drought), Flood (Flash Flood, Flood, Lakeshore Flood), Hail (Hail), Extreme Winter Weather (Blizzard, Extreme Cold/Wind Chill, Freezing Fog, Frost/Freeze, Heavy Snow, Ice Storm, Lake-effect Snow, Sleet, Winter Storm, Winter Weather), Tornado (Tornado, Funnel Cloud), Thunderstorm and High Wind (Heavy Rain, High Wind, Lightning, Strong Wind, Thunderstorm Wind), Wildfire (Wildfire)

The following list includes the frequency, dates, and descriptions of the most severe natural hazard events that have occurred within Wexford County, according to the NOAA Storm Event Database; January 1950 – August 2014. *Extreme Winter Weather* includes events with ice covering, property damage, and/or up to/over 12 in. of snow. *Severe Thunderstorm* include 50 knot winds + and property damage figures.

Flooding/Flash Flood: 11 Events

Table 10: Flood Events

Month	Year	Location	Effect	Damage
May	2000	Cadillac	6 in. water covering streets	NA
April	2001	Countywide	Water rose into yards	NA
May	2001	Countywide	Localized flooding on secondary roads	NA
May	2001	County/West	Water rose on to private property	NA
May	2004	Cadillac	Water over 1 ft. deep on Mitchell St. in Cadillac	\$20,000
June	2008	Hoxeyville	3 - 6 in. rainfall/ roads washed out/ 150 homes damaged	\$750,000
June	2008	Harrietta Bunch Airport	Manistee River at Sherman establishes new flood record at 16.4 ft. / homes evacuated	\$40,000
July	2012	Haring	4 in. rain/ roads washed out	\$40,000
July	2012	Cadillac Wexford Airport	4 in. rain/ 1 - 2 ft. water in intersections/ water entered businesses	\$12,000
November	2013	Lake Mitchell	Urban flooding in Cadillac/ streets impassible	\$10,000
April	2014	Lake Cadillac	Road closures/ water entered homes	\$110,000

Hail: 23 events

Table 11: Hail Events for Wexford County

Month	Year	Location	Effect	Damage
June	1984	Countywide	0.75 in.	NA
July	1988	Countywide	0.88 in.	NA
March	1991	Countywide	1.75 in.	NA
August	1993	Cadillac	0.75 in.	NA
May	1996	County/ South	0.75 in.	NA
June	1996	Cadillac	0.88 in.	NA
April	1997	Buckley	0.75 in.	NA
July	1997	Manton	1.50 in.	NA
August	1998	Cadillac	0.75 in.	NA
August	1998	Cadillac	1.00 in.	NA
May	2000	Cadillac	0.75 in.	NA
June	2003	Cadillac	0.75 in.	NA
June	2003	Cadillac	0.75 in.	NA
May	2004	Manton	0.88 in.	NA
June	2006	Cadillac	1.50 in.	NA
July	2006	Cadillac	0.75 in.	NA
October	2006	Cadillac	0.75 in.	NA
May	2007	Baxter	0.88 in.	NA
October	2007	Cadillac	0.75 in.	NA
June	2008	Mesick	1.75 in.	NA
June	2008	Manton	0.75 in.	NA
June	2008	Cadillac	0.88 in.	NA
June	2008	Lake Cadillac	0.75 in.	NA
July	2010	Cadillac	0.75 in.	NA
April	2011	Lake Cadillac	0.75 in.	NA
May	2011	Manton	0.88 in.	NA
July	2012	Manton	2.00 in.	NA

Extreme Winter Weather: 62 Events

Table 12: Winter Weather Events for Wexford County

Month	Year	Location	Effect	Damage	Other Event
January	1997	County/Region	25-35 mph wind gusts/ wind chills - 30 to -50 at times	NA	Blizzard
February	1997	County/Region	8 - 12 in. snow	NA	
March	1998	County/Region	8-12 in. snow/ 45 mph wind gusts	NA	Blizzard
January	1999	County/Region	8-20 in. snow/ 40-50 mph wind gusts	NA	Blizzard

Extreme Winter Weather (continued)

Month	Year	Location	Effect	Damage	Other Event
March	2002	County/Region	10-16 in. snow	NA	
December	2002	County/Region	1/4 in. ice covering	NA	Ice Storm
January	2004	Countywide	10-12 in. snow	NA	
January	2004	County/Region	4-12 in. snow/ 40 mph wind gusts	NA	
January	2005	County/Region	1/4 in. ice	NA	Ice Storm
January	2005	County/Cadillac	10-12 in. snow	NA	
March	2005	County/Cadillac	10-12 in. snow	NA	
November	2005	County/Region	10-17 in. snow	NA	
January	2006	County/Region	10-12 in. snow	NA	
February	2006	County/Region	6-15 in. snow/ 1/4 to 1/2 in. ice accumulation/ 35 mph wind gusts	NA	
November	2006	County/Region	Heavy snow/ trees and power lines down/ power outages	\$10,000	
February	2007	County/Region	-20 to -30 wind chills	NA	Extreme Temp
February	2007	County/Region	6-15 in. snow; multiple vehicles sliding off roads	NA	
March	2007	Cadillac	1/4 in. ice accumulation	\$3,000	
April	2007	County/Region	6-18 in. snow	NA	
January	2008	County/Region	Wind gusts 40-50 mph	NA	
December	2008	County/Region	10-14 in. snow	NA	
December	2008	County/Region	8-23 in. snow	NA	
February	2009	County/Region	6-16 in. snow	NA	
December	2009	County/Region	6-12 in. snow	NA	
December	2010	County/Region	6-12 in. snow	NA	
December	2010	Cadillac	12-15 in. snow	NA	
February	2011	County/Region	6-12 in. snow	NA	
March	2011	County/Region	6-15 in. snow/ freezing rain	NA	
January	2012	Cadillac	8-12 in. snow	NA	
March	2012	County/Region	6-14 in. snow/ widespread power outages	NA	
December	2012	County/Region	10-20 in. snow/trees and power lines down/ widespread power outages	\$20,000	
January	2014	County/Region	-30 and colder wind chills	NA	Extreme Temp

Severe Thunderstorm and High Wind: 48 Events

Table 13: Severe Thunderstorm and High Wind events

Month	Year	Location	Effect	Damage
September	1964	Countywide	62 knot winds	NA
May	1965	Countywide	69 knot winds	NA
June	1990	Countywide	56 knot winds	NA
July	1995	Cadillac	52 knot winds/ trees and power lines down	\$2,000
August	1995	Hoxeyville	52 knot winds/ trees and power lines down	NA
August	1996	Cadillac	55 knot winds/ trees and power lines down	NA
May	1998	Cadillac	50 knot winds/ trees down	NA
May	1998	Mesick	50 knot winds/ trees down	NA
May	1998	Harrietta	50 knot winds/ trees and power lines down	NA
November	1998	Countywide	50 knot winds/ trees and power lines down/ widespread power outages	NA
June	1999	Mesick	50 knot winds/ trees down	NA
June	1999	Cadillac	56 knot winds/ 40-50 mph wind gusts/ power lines down/ sign damage	NA
July	1999	Cadillac	50 knot winds/ trees and power lines down	NA
July	1999	Cadillac	50 knot winds/ trees down	NA
July	1999	Cadillac	50 knot winds/ power lines down	NA
August	2001	Cadillac	50 knots winds/ trees power lines down	NA
April	2002	Sherman	50 knot winds/ trees down	NA
April	2002	Cadillac	50 knot winds/ power pole damaged	NA
July	2002	Buckley	50 knot winds/ trees down	NA
August	2003	Mesick	50 knot winds/ tree down	NA
November	2003	County/Region	55 knot winds/ trees and power lines down/ widespread power outages	\$15,000
September	2005*	Mesick	55 knot winds/ trees and power lines down	\$5,000
November	2005	County/Region	52 knot winds/ trees down	\$5,000
November	2005	County/Region	50 knot winds/ trees and power lines down	\$10,000
July	2006	Manton	50 knot winds/ trees down/ building destroyed	\$20,000
October	2006	Mesick	55 knot winds/ trees and power lines down	\$5,000
October	2006	Cadillac	52 knot winds/ trees and power lines down/ sign damage	\$7,000
June	2007	Manton	55 knot winds/ trees down	\$6,000
June	2007	Cadillac	56 knot winds/ trees and power lines down/ vehicles and structures damaged	\$35,000

Severe Thunderstorm and High Wind (continued)

Month	Year	Location	Effect	Damage
June	2007	Manton	50 knot winds/ trees down	\$500
October	2007	Cadillac	55 knot winds/ trees down/ structure destroyed	\$35,000
October	2010	Sherman	58 knot winds/ trees down/ vehicles damaged	\$30,000
April	2008	Cadillac	35 knot winds/ 40 mph wind gusts/ trees and power lines down/ widespread power outages	\$9,000
April	2008	Manton	52 knot winds/ 60 mph wind gusts	NA
June	2008*	Mesick	52 knot winds/ 60 mph wind gusts/ trees down/ structure damage	\$12,000
August	2009	Cadillac	52 knot winds/ trees and power lines down/ vehicle damage	\$4,500
October	2010	County/Region	55 knot winds/ trees and power lines down/ power outages/ vehicle and structure damage	\$28,000
April	2011	Hobart	55 knot winds/ trees down/ structure damage	\$12,000
May	2001	Countywide	50 knot winds/ trees and power lines down/ vehicle damage	\$20,000
September	2001	Baxter	52 knot winds/ trees down	\$4,000
March	2012	Missaukee JCT	55 knot winds/ 63 mph wind gusts/ structure damage	\$9,000
July	2012	Manton	52 knot winds/ trees down	\$3,000
July	2012	Haring	50 knot winds/ trees down	\$4,000
August	2013	Hobart	52 knot winds/ trees down	\$5,000

Tornado: 8 Events

Table 14: Tornado Events for Wexford County

Month	Year	Location	Effect	Damage
July	1963	Countywide	F2/ 19.6 miles long/ 50 yards wide	\$250,000
August	1968	Countywide	F1/ 0.3 miles long/ 20 yards wide	\$2,500
June	1974	Countywide	F2/ 1.2 miles long/ 70 yards wide	\$25,000
June	1976	Countywide	F1/ 0 miles long/ 133 yards wide	\$25,000
July	1980	Countywide	F0/ 0 miles long/ 33 yards wide	NA
October	1989	Countywide	F1/ 1 miles long/ 40 yards wide	\$250,000
October	2006	Benson	F1/ 0.1 miles long/ 70 yards wide/ structure damage	\$260,000
July	2010	Lake Cadillac	EF0/ 0.08 miles long/ 100 yards wide/ 65 mph winds/ structure damage	\$8,000

* Governor and Presidential Hazard Declaration

Wildfires

The Michigan Hazard Analysis of 2012 identified around 428 wildfires occurred in Wexford County from 1981 to 2010, by far the most of any county in the Northwest lower peninsula.

Other Possible Natural Hazard Events

Drought

In Northern Michigan's forested regions, drought can adversely impact timber production and some tourism and recreational enterprises. This can also cause a drop in income, which impacts other economic sectors. The biggest problem drought presents, however, is the increased threat of wildfire. Many Northern Michigan counties are heavily forested and are therefore highly vulnerable to drought-related wildfire threats. The most extreme drought was in January 1931, when the Palmer index hit a record low of -8.07. Lengthy drought incidents took place in 1895-1896 (17 months), 1898-1899 (8 months), 1899-1901 (21 months), 1901-1902 (15 months), 1908-1911 (37 months), 1913-1914 (11 months), 1914-1915 (10 months), 1919-1920 (8 months), 1920-1922 (17 months), 1925-1926 (17 months), 1929-1931 (28 months), 1935-1936 (20 months), 1955-1956 (13 months), and 1976-1977 (13 months).

Pandemics or other Public Health Emergencies

Naturally occurring pandemics may cause widespread precautions around the world. The District Health Department #10, which includes Wexford County, created a pandemic plan that serves as a template for responding to a large-scale outbreak of influenza and other highly infectious respiratory diseases.

Probability of Natural Hazards

The probability that a natural hazard such as hail, thunderstorm and high wind, tornadoes, and snow and ice will affect this area of Michigan is an annual possibility. The magnitude and severity depends on the season, which determines temperature, moisture in the air, ice cover on the lakes, etc. Also, the severity of an event is connected with tourist activity during the year, the pace of developing second homes, and an increasing base population in Northwest Lower Michigan which in turn leads to more development. The events recorded by NOAA show that natural hazard events may be happening more frequently, but the geographic impact of the natural hazards has remained the same in Wexford County.

The areas where natural hazards overlap in Wexford County can include heavy snow that causes trees and power lines down, and then melting, rain and flooding.

Wexford County Natural Hazards Task Force and Public Input

The Natural Hazards Task Force comprised of the County's Local Planning Team (LPT) which is a collection of first responders and local, regional, and state public entities that ensure the readiness of County entities by recommending equipment purchases, training and exercises, and public education on preparedness issues. The Task Force meetings were scheduled monthly in 2014, held in various locations throughout the county, and open to the public. Participants analyzed and updated the hazard priority maps, goals & objectives, hazard priority areas, mitigation measures, and the action agenda items. The general list of hazard priorities and locations of concern was also reviewed and updated by the Task Force:

- Severe winter weather; ice events and snowbelt areas
- Flooding areas – Lake Cadillac, Silver Creek, Fletcher Creek; drainage improvements
- High wind areas
- Potential wildfires and defensible space
- Planned burns
- Snowloads on government and school buildings
- Shelters and anchoring residential structures for high winds and tornados
- Power outages
- Education/Hazard awareness
- Ice damage

Natural Hazards Priority Areas were narrowed to the top 4 significant according to the Task Force and the priority levels have not changed since the original adoption of the plan in 20017.

Top Four Natural Hazards Priority Areas

1. Extreme Winter Weather throughout the County

Wexford County experiences frequent heavy snow events due to its location in a “snow-belt” area. Heavy snow events have the potential of shutting down towns and businesses for a significant period of time. Blowing and drifting snow with blizzard conditions cause driving hazards. Ice damage may occur when high winds push lake water and ice past the shoreline, causing damage to public infrastructure and residential property.

Extreme cold has a damaging effect on critical infrastructure, such as potable water facilities, and may become a community- wide public health issue.

2. Wildfire/Urban Interface throughout the County

The most fire prone areas are populated with pines and hemlocks located in around the perimeter of Wexford County and encompassing the City of Cadillac. Other factors that increase fire risk include dead or dying Ash trees as a result of disease/invasive species, lightning strikes, and human factors such as the number of persons residing, camping, or traveling through these areas.

3. High Winds damaging critical infrastructure

There is a historical record of high wind events and tornadoes in Wexford County. Damage from straight line winds usually affects multiple counties through the loss of electricity from trees/tree limbs downing power lines, causing widespread property damage, and potentially exposing the public to severe injury or fatality due to flying debris. Ice damage may occur when high winds push lake water and ice past the shoreline, affecting public infrastructure and residential areas.

4. Flooding in the Lake Mitchell, Muskegon River, and Manistee River watersheds

There is a high probability of flooding in Wexford County due to the presence of three (3) regionally significant watersheds that flow through the County. Damages to private property will be greater from flash flood types of events than they would from gradual floodplain inundation. Dam failure may cause an uncontrollable high volume of water downstream, damaging bridges and other key infrastructure. The Michigan Hazard Analysis of 2012 identifies two (2) dams in the County as a “significant hazard” (development should be discouraged in areas that would increase the risks from potential dam failures).

In addition to natural flooding in a riverine floodplain, other flooding may involve low-lying areas that collect runoff waters, flaws or shortcomings in existing sewer infrastructure, undersized or poorly designed stormwater control practices, collective effects of land use and development trends, illegal diversion of water, or actions that interfere with system function.

Emergency Warning System Coverage

There are three (3) sirens located in the City of Cadillac and one (1) siren in the Village of Manton.

Economic Impact Analysis

Table 15: Natural Hazard Cost Breakdown for Wexford County

Wexford County	Property Damage Cost	Crop Damage Cost
Drought	NA	NA
Flood	\$982,000	NA
Hail	NA	NA
Extreme Winter Weather	\$33,000	NA
Tornado	\$820,500	NA
Thunderstorm and High Wind	\$286,000	NA
Wildfire	NA	NA

The Wexford County Equalization Department calculated \$2,415,215,748 through the State Equalized Values (SEV) for real and personal property (residential and commercial) as the total economic value of the County. According to the 2014 Northwest Michigan Season Population Analysis, assume a 10% increase to account for the annual average seasonal population within the county.

VIII. NATURAL HAZARDS MITIGATION GOALS AND OBJECTIVES

The mission of the Wexford County Natural Hazards Mitigation Plan is to protect the health and safety of the public and property in the County which includes prevention of injury, loss of life, property damage, breakdown in vital services like transportation and infrastructure, economic slumps, maintain tourist base, and liability issues. This is done by taking action to permanently eliminate or reduce the long-term risks from natural hazards.

Specific goals and objectives have been established based upon the community's natural hazards analysis, as well as input from the Task Force participants and the public through meetings, posting of the draft plan with a request for comments in the local newspaper and on the NWMCOG website, and the presentation of the plan to the Wexford County Planning Commission.

Goal 1: Increase local awareness and participation in natural hazards mitigation strategies

- Encourage cooperation and communication between planning and emergency management officials
- Encourage additional local governmental agencies to participate in the natural hazards mitigation process
 - Include Member of Understanding (MOUs) between local government and county agencies
- Encourage public and private organizations to participate

Goal 2: Integrate natural hazards mitigation considerations into the community's comprehensive planning process

- Enforce and/or incorporate natural hazards mitigation provisions in building code standards, ordinances, and procedures
- Create or update ordinances to reflect building codes, shoreline protection rules, etc.
- Incorporate natural hazards mitigation into basic land use regulation mechanisms
- Develop community education programs and public warning systems
- Strengthen the role of the Local Emergency Planning Committee in the land development process
- Integrate natural hazards mitigation into the capital improvement planning process so that public infrastructure does not lead to development in natural hazards areas
- Encourage county agencies to assess local roads, bridges, dams, and related transportation infrastructure for natural hazards vulnerability

Goal 3: Utilize available resources and apply for additional funding for natural hazards mitigation

- Provide a list of desired community mitigation measures to the State
- Encourage the application for project funding from diverse entities

Goal 4: Develop and complete natural hazards mitigation projects in a timely manner

Objectives:

- Encourage public and business involvement in natural hazards mitigation projects

IX. IDENTIFICATION AND SELECTION OF MITIGATION STRATEGIES

Selection of Feasible Mitigation Strategies

A set of evaluation criteria was developed to determine which mitigation strategies were best suited to address the identified problems in Wexford County.

- The measure must be technically feasible.
- The measure must be financially feasible.
- The measure must be environmentally sound and not cause any permanent, significant environmental concerns.
- The measure must be acceptable to those participating in the strategy and/or primarily affected by the strategy.

By anticipating future problems, the County can reduce potential injury, structure losses, loss of power, such as electric and gas, and prevent wasteful public and private expenditures.

Priority Area 1: Potential of Extreme winter weather throughout the County

Extreme Winter Weather Mitigation Strategies:

- Improve public buildings ability to shed, or hold snow load
- Work with Utility Companies to clear vegetation near power lines and infrastructure
- Continue enforcement of building code regarding snow load limits through the permitting process

Priority Area 2: Potential Wildfire/Urban interface throughout the County

Wildfire Mitigation Strategies:

- Acquire appropriate fire suppression equipment for response
- Prescribed burns and surface fuels management projects
- Public education utilizing programs such as the National Fire Protection Association FireWise program, and Michigan DNR resources
- Consider wildland fire hazard reduction in building and zoning requirements
- Acquire appropriate fire suppression equipment for response

Priority Area 3: Potential Severe Weather damaging critical infrastructure

Thunderstorm, High Winds, and Tornado Mitigation Strategies:

- Establish additional sirens for early warning weather systems
- Establish storm shelters, especially at campgrounds, trailer parks, modular homes
- Promote the anchoring of trailers and modular homes
- Work with Utility Companies
 - Tree management
 - Promotion of burying utility lines in new construction
 - Burying power lines in high outage areas
 - Increase utility right of ways

Priority Area 4: Potential Flooding in the Lake Mitchell, Muskegon River, and Manistee River watersheds

Flood Mitigation Strategies:

- Drainage improvements such as larger culverts, clean up of river debris
- Continue enforcement of building codes and soil erosion regulations
- Promote flood proofing of structures and damage reduction techniques

Other mitigation strategies:

- Incorporating the Plan's natural hazards mitigation concepts, strategies, and policies into existing elements Master Plan
- Public education and awareness activities
- Work with other governmental entities, organizations, businesses, and the public

X. PARTICIPATION IN THE DEVELOPMENT OF THE WEXFORD COUNTY NATURAL HAZARDS MITIGATION PLAN

The opportunities for review by other governmental entities and the public included the following:

- A Public Notice was published in the *Cadillac News*

PUBLIC NOTICE

The Wexford County Emergency Management Department is requesting public comment on the Natural Hazards Mitigation Plan draft for Wexford County. The plan is available for review at the Wexford County Clerk's Office. Please send comments by February 9, 2015 to: WCEMD, 437 Division St., Cadillac, MI 49601.
January 8

- The Natural Hazards Mitigation Plan was presented to the Wexford County Planning Commission where the meetings are posted in the newspaper and are open to the public.
- The Natural Hazards Mitigation Plan was presented to the Wexford County Board of Commissioners where the meetings are posted in the newspaper and are open to the public.
- During the development of the plan, all townships, city, and villages were provided the opportunity to formally comment on plan drafts and other related materials. They were given the opportunity via mailings of both meeting notices and draft copies of the plan for comment. Notification was also provided to them that the plans were posted on the NWMCOG website and could be reviewed there. While some jurisdictions did not provide formal written comments, they did provide county staff (particularly the county emergency manager) with feedback via other informal means. This feedback took the form of phone calls, emails and conversations that occurred at various non-mitigation related meetings throughout the county. This information was provided back to the NWMCOG staff by the county staff and used in development of the plan, including the risk assessment and community profile sections.

In addition, the townships, city and villages have indicated to NWMCOG and the county emergency manager that they will follow the county's lead in identifying mitigation projects and developing grant applications to fund those projects. Land use issues associated with those projects (where applicable) will be handled by each jurisdiction that controls zoning in the project area.

Although Wexford County does not contain a traditional Planning Department, the Zoning Department issues zoning permits for all unincorporated areas of the county (areas outside the boundaries of cities or villages) except for Haring and Cedar Creek Townships.

The Wexford County Building Department issues construction code permits (building, electrical, mechanical, and plumbing permits) for all areas of Wexford County except for Cedar Creek Township & City of Manton, which issues building permits locally.

The Townships/City/Villages in the priority areas include:

Antioch Township	Liberty Township
Boon Township	Selma Township
Cedar Creek Township- Zoning	Slagle Township
Cherry Grove Township	South Branch Township
Clam Lake Township	Springville Township - Zoning
Colfax Township	Village of Buckley - Zoning
Greenwood Township	City of Cadillac – Zoning
Hanover Township	Village of Harrietta
Haring Township – Zoning	Village of Mesick – Zoning
Henderson Township	

Table 17: Plan Participation

County/Township/Village/City/Others	Zoning	Participation
Wexford County	Yes	Task Force meetings, review of draft plans: County Commissioners Emergency Management Coordinator Geographic Information Services (GIS) Planning and Zoning Road Commission
Antioch Township	No	See last bullet point paragraph, above
Boon Township	No	See last bullet point paragraph, above
Cedar Creek Township	Yes	See last bullet point paragraph, above
Cherry Grove Township	No	See last bullet point paragraph, above
Clam Lake Township (2)	No	See last bullet point paragraph, above
Colfax Township	No	See last bullet point paragraph, above
Greenwood Township	No	See last bullet point paragraph, above
Hanover Township	No	See last bullet point paragraph, above
Haring Township	Yes	See last bullet point paragraph, above
Henderson Township	No	See last bullet point paragraph, above
Liberty Township	No	See last bullet point paragraph, above
Village of Manton	No	See last bullet point paragraph, above
Selma Township	No	See last bullet point paragraph, above
Slagle Township	No	See last bullet point paragraph, above
South Branch Township	No	See last bullet point paragraph, above
Springville Township	Yes	See last bullet point paragraph, above
Wexford Township	No	See last bullet point paragraph, above
Village of Buckley	Yes	See last bullet point paragraph, above
Village of Harrietta	No	See last bullet point paragraph, above
City of Cadillac	Yes	See last bullet point paragraph, above
Village of Mesick	Yes	See last bullet point paragraph, above
District Health Department #10	N/A	Task Force meeting; review of draft plan
MSU Extension Service	N/A	Task Force meeting; review of draft plan

N/A = Not applicable; these are non-governmental authority entities

XI. IMPLEMENTATION OF THE WEXFORD COUNTY NATURAL HAZARDS MITIGATION PLAN

Natural Hazards Mitigation Plan Managers and Technical Assistance

The leader for implementing the Natural Hazards Mitigation Plan is the Wexford County Board of Commissioners, with the staff leader being the Emergency Management Coordinator. Working partnerships can be established with the following to provide technical assistance to accomplish the goals and objectives of the Plan.

Wexford County Government Staff
Townships, cities, and villages
Wexford County Conservation District
Wexford County Road Commission
Michigan State University Extension
Michigan Department of Environmental Quality
Michigan Department of Natural Resources
U.S. Environmental Protection Agency
U.S. Department of Agriculture Natural Resources Conservation Service
Insurance Companies
Real Estate Companies

All natural hazards mitigation planning could be pursued with the new tool available to the local governments which is the Michigan Public Act 134 of 2010, the Enrolled House Bill Number 6152; and Michigan Public Act 226 of 2003, the Joint Municipal Planning Act. These Acts provides for joint land use planning by cities, villages, and townships and allows two or more municipalities' legislative bodies to create a single joint planning commission to address planning issues. This tool helps with planning for the "big picture" issues such as natural hazards that cross jurisdictional boundaries.

The intent of this legislation is for local governments to consider the following:

- Individual units of government modifying their ordinances simultaneously to include language that would incorporate aspects of protection
- Developing an overlay zoning district that would cross jurisdictional boundaries which would be incorporated into existing independent units of government's zoning ordinances
- Forming a new joint (multi-jurisdictional) planning commission or zoning board
- Sharing zoning administration
- Sharing enforcement activities

Funding the Implementation of the Plan

To assist with the funding of the proposed natural hazards mitigation strategies, here is a list of potential financial assistance entities to help fund the implementation projects of the Plan.

Federal Emergency Management Administration – Hazard Mitigation Grant Program
U.S. Environmental Protection Agency
U.S. Department of Agriculture Natural Resources Conservation Service
U.S. Department of Agriculture Rural Development: Rural broadband opportunity – high speed telecommunication funding from the Public Telecommunications Facilities Planning and Construction grants
U.S. Department of Housing and Urban Development
Michigan Department of Environmental Quality
Michigan Department of Natural Resources
National Oceanic and Atmospheric Administration
Community, Regional Foundations
Businesses

Action Agenda

The following is a summary for accomplishing the **recommended natural hazards mitigation actions** for Wexford County.

Table 18: Recommended Mitigation Actions for Wexford County

Priority and Action Strategies	Responsible Parties	Timeframe
Priority Area 1: Extreme Winter Weather Mitigation Strategies		
a. Improve public buildings ability to shed, or hold, snow load	County Planning County Building Inspector Emergency Management Coordinator School Administrators and Staff	1-3 years from adoption of the plan
b. Work with Utility Companies to clear vegetation near power lines and infrastructure	County Building Inspector Emergency Management Coordinator	1-5 years from adoption of the plan
c. Continue enforcement of building code regarding snow load limits through the permitting process	County Building Inspector	Ongoing
Priority Area 2: Wildfire Mitigation Strategies		
a. Acquire appropriate fire suppression equipment for response	Emergency Management Coordinator Fire and Emergency Departments MI Department of Natural Resources	1-3 years from adoption of the plan
b. Prescribed burns and surface fuels management projects	Emergency Management Coordinator County Planning Fire and Emergency Departments MI Department of Natural Resources	1-5 years from adoption of the plan
c. Public education utilizing programs such as the National Fire Protection Association FireWise program, and Michigan DNR resources	County Planning County Building Inspector Emergency Management Coordinator Townships, City, Villages	1-3 years from adoption of the plan
d. Consider wildland fire hazard reduction in building and zoning requirements	County Building Inspector	Ongoing
Priority Area 3: Severe Weather Strategies (Thunderstorm, High Winds, Tornado Mitigation)		
a. Establish additional sirens for early warning weather systems	Emergency Management Coordinator Townships, City, Villages	1-3 years from adoption of the plan
b. Establish storm shelters, especially at campgrounds, trailer parks, modular homes	Emergency Management Coordinator County Planning County Building Inspector Townships, City, Villages	1-5 years from adoption of the plan
c. Promote the anchoring of trailers and modular homes	County Building Inspector Emergency Management Coordinator	Ongoing
d. Work with Utility Companies • Tree management • Promotion of burying utility lines in new construction • Burying power lines in high outage areas • Increase utility right of ways	County Building Inspector Emergency Management Coordinator County Planning	1-5 years from adoption of the plan

Priority and Action Strategies	Responsible Parties	Timeframe
Priority Area 4: Flooding Mitigation Strategies		
a. Drainage improvements such as larger culverts, clean up of river debris	Road Commission County Planning County Conservation District County Drain Commissioner MI Department of Natural Resources	1-5 years from adoption of the plan
b. Continue enforcement of building codes and soil erosion regulations	Building Inspector County Soil Erosion Officer County Drain Commissioner MI Department of Environmental Quality	Ongoing
c. Promote flood proofing of structures and damage reduction techniques	Building Inspector County Soil Erosion Officer County Drain Commissioner MI Department of Environmental Quality	Ongoing

Other mitigation strategies:

- Incorporating the Plan's natural hazards mitigation concepts, strategies, and policies into existing elements Master Plan
- Public education and awareness activities
- Work with other governmental entities, organizations, businesses, and the public

The County should consider the following key land use issues and the relationship to natural hazards mitigation:

- Safe, beneficial uses for natural hazards prone areas
- Concentration issues
- Proximity issues
- Location of public facilities and infrastructure
- Development standards for public facilities and infrastructure
- Effect of accumulated development on community systems and facilities

Monitoring and Evaluation

The Wexford County Natural Hazards Mitigation Plan will be monitored on a regular basis by the Emergency Management Staff and Planning Staff. Because Wexford County is a dynamic, changing county with population growth, it is expected that the plan should be reviewed on an annual basis.

To assess the effectiveness of the Plan, some questions to ask in the review include: 1) How many and which mitigation strategies were developed? Implemented? 2) Did any new natural hazards events take place the past year to report? This review will be administered by the Emergency Management Coordinator with the Local Emergency Planning Committee, the County Planning Commission, and the public. If changes are needed, the plan will be presented to the Task Force participants for revisions.

Although review of the plan will occur annually, and a formal revision may not be needed each year, a new edition of the plan will be expected within every five year period. A continual process for updates will take place with annual reviews, monitoring, evaluation, and an accumulation of official feedback and public input through public notices. When it is appropriate to publish a revised version of the plan, the Task Force participants shall again be involved in the revision process. Each new edition of the plan will again be officially adopted by the Wexford County Board of Commissioners.

XII. NATURAL HAZARDS MITIGATION PLAN ADOPTION RESOLUTION

Minutes of a regular meeting of the Wexford County Board of Commissioners, held at the Wexford County Courthouse, 437 E. Division St., Cadillac, Michigan on the fifth day of August, 2015, at 5:30 p.m.

PRESENT: Michael MacCready, Leslie Housler, Robert Hilty, Mark Howie, Gideon Mitchell, Julie Theobald, Gary Taylor and John Fuscone;

ABSENT: Bill Goodwill

The following preamble and resolution were offered by Commissioner Theobald and supported by Commissioner Taylor.

Resolution No. 15-17

Wexford County Hazard Mitigation Plan Adoption Resolution

WHEREAS, Wexford County, Michigan has experienced risks that may damage commercial, residential and public properties, displace citizens and businesses, close streets and impair infrastructure, and present general public health and safety concerns; and

WHEREAS, the community of Wexford County has prepared a *Hazard Mitigation Plan* that outlines the community's options to reduce damages and impacts from natural and technological hazards; and

WHEREAS, the *Hazard Mitigation Plan* has been reviewed by community residents, business owners, and federal, state and local agencies, and has been revised where appropriate to reflect their concerns.

NOW, THEREFORE BE IT RESOLVED, that the *Hazard Mitigation Plan* is hereby adopted as an official plan of Wexford County. The Wexford County Emergency Management Coordinator is charged with supervising the implementation of the Plan's recommendations within the funding limitations as provided by the Wexford County Board of Commissioners, Local Planning Team, or other sources.

A ROLL CALL VOTE WAS TAKEN AS FOLLOWS:

AYES: MacCready, Housler, Hilty, Howie, Mitchell, Theobald, Taylor, and Fuscone;

NAYS: None

RESOLUTION DECLARED ADOPTED.

Gideon Mitchell
Gideon Mitchell, Chairman, Wexford County Board of Commissioners

Elaine Richardson
Elaine Richardson, County Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF WEXFORD)

I hereby certify that the foregoing is a true and complete copy of Resolution 15-17 adopted by the County Board of Commissioners of Wexford County at a regular meeting held on August 5, 2015. and I further certify that public notice of such meeting was given as provided by law.

Elaine Richardson
Elaine Richardson, County Clerk

XIII. APPENDICES

Appendix A

Glossary of Mitigation Planning Terms

Alluvial fan: A gently sloping fan-shaped landform created over time by the deposition of eroded sediment and debris.

Base Flood: A flood having a one percent chance of being equaled or exceeded in any given year.

Coastal high hazard area: An area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms.

Disaster: A major detrimental impact of a hazard upon the population and economic, social, and built environment of an affected area.

Exposure: The number, types, qualities, and monetary values of various types of property or infrastructure and life that may be subject to an undesirable or injurious hazard event.

Flood Insurance Rate Map: As defined under the National Flood Insurance Program, an official map of the community on which the administrator of the Flood Insurance Administration has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

Floodplain or flood prone area: Any land area susceptible to being inundated by water from any source.

Floodplain management: The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, and floodplain management regulations.

Fuel: Combustible plant material, both living and dead, that is capable of burning in a wildland situation; any other flammable material in the built environment that feeds a wildfire.

Hazard: An event or physical condition that has the potential to cause fatalities, injuries, property damage, infrastructure damage, agricultural loss, damage to the environment, interruption of business, or other types of harm or loss.

Hazard identification: The process of defining and describing a hazard, including its physical characteristics, magnitude and severity, probability and frequency, causative factors, and locations or areas affected.

Lifeline systems: Public works and utilities such as electrical power, gas and liquid fuels, telecommunications, transportation, and water and sewer systems.

Major disaster: As defined in the Stafford Act, “any natural catastrophe or, regardless of cause, any fire, flood, or explosion in any part of the United States, which in the determination of the President causes damage of sufficient severity and magnitude to warrant major disaster assistance under this Act to supplement the efforts and available resources of states, local governments, and disaster relief organizations in alleviating the damage, loss, hardship, or suffering caused thereby.”

Mitigation: Sustained action taken to reduce or eliminate the long-term risk to human life and property from natural hazards and their effects. Note that this emphasis on long-term risk distinguishes mitigation from actions geared primarily to emergency preparedness and short-term recovery.

Multiple-objective management: A holistic approach to floodplain management (or the management of other hazards) that emphasizes the involvement of multiple distinct interest in solving land use problems related to the hazardous area.

Natural hazard: Hurricanes, tornadoes, storms, floods, tidal wave, tsunamis, high or wind-driven waters, volcanic eruptions, earthquakes, snowstorms, wildfires, droughts, landslides, and mudslides.

One hundred year flood: The flooding event that has a one percent chance of occurring in a particular location in any given year. While this is the most common reference point statistically because it is used for regulatory purposes in the National Flood Insurance Program, the same language applies in referring to other actual or hypothetical events in terms of their statistical probabilities.

Risk: The potential losses associated with a hazard, defined in terms of expected probability and frequency, exposure, and consequences.

Risk assessment: A process or method for evaluating risk associated with a specific hazard and defined in terms of probability and frequency of occurrence, magnitude and severity, exposure, and consequences.

Special flood hazard area: Land in the floodplain within a community subject to one percent or greater chance of flooding in any given year.

Stafford Act: The Robert T. Stafford Disaster Relief and Emergency Assistance Act (P.L. 93-288, as amended by P.L. 100-707), which provides the greatest single source of federal disaster assistance.

Structure: A walled and roofed building, including a storage tank for gas or liquid, that is principally above ground, as well as a manufactured home.

Tornado Classifications:

F-Scale Number	Intensity Phrase	Wind Speed	Type of Damage Done
F0	Gale tornado	40-72 mph	Some damage to chimneys, breaks branches off trees, pushes over shallow-rooted trees, damages sign boards.
F1	Moderate tornado	73-112 mph	The lower limit is the beginning of hurricane wind speed, peels surface off roofs, mobile homes pushed off foundations or overturned, moving autos pushed off the roads, attached garages may be destroyed.
F2	Significant tornado	113-157 mph	Considerable damage. Roofs torn off frame houses, mobile homes demolished, boxcars pushed over, large trees snapped or uprooted, light object missiles generated.
F3	Severe tornado	158-206 mph	Roof and some walls torn off well constructed houses, trains overturned, most trees in forest uprooted
F4	Devastating tornado	207-260 mph	Well-constructed houses leveled, structures with weak foundations blown off some distance, cars thrown and large missiles generated.
F5	Incredible tornado	261-318 mph	Strong frame houses lifted off foundations and carried considerable distances to disintegrate, automobile sized missiles fly through the air in excess of 100 meters, trees debarked, steel reinforced concrete

			structures badly damaged.
F6	Inconceivable tornado	319-379 mph	These winds are very unlikely. The small area of damage they might produce would probably not be recognizable along with the mess produced by F4 and F5 wind that would surround the F6 winds. Missiles, such as cars and refrigerators would do serious secondary damage that could not be directly identified as F6 damage. If this level is ever achieved, evidence for it might only be found in some manner of ground swirl pattern, for it may never be identifiable through engineering studies

Urban Wildfire: A fire moving from a wildland environment, consuming vegetation as fuel, to an environment where the fuel consists primarily of buildings and other structures.

Urban/wildland interface: A developed area, also known as the “I-zone,” occupying the boundary between an urban or settled area and a wildland characterized by vegetation that can serve as fuel for a forest fire.

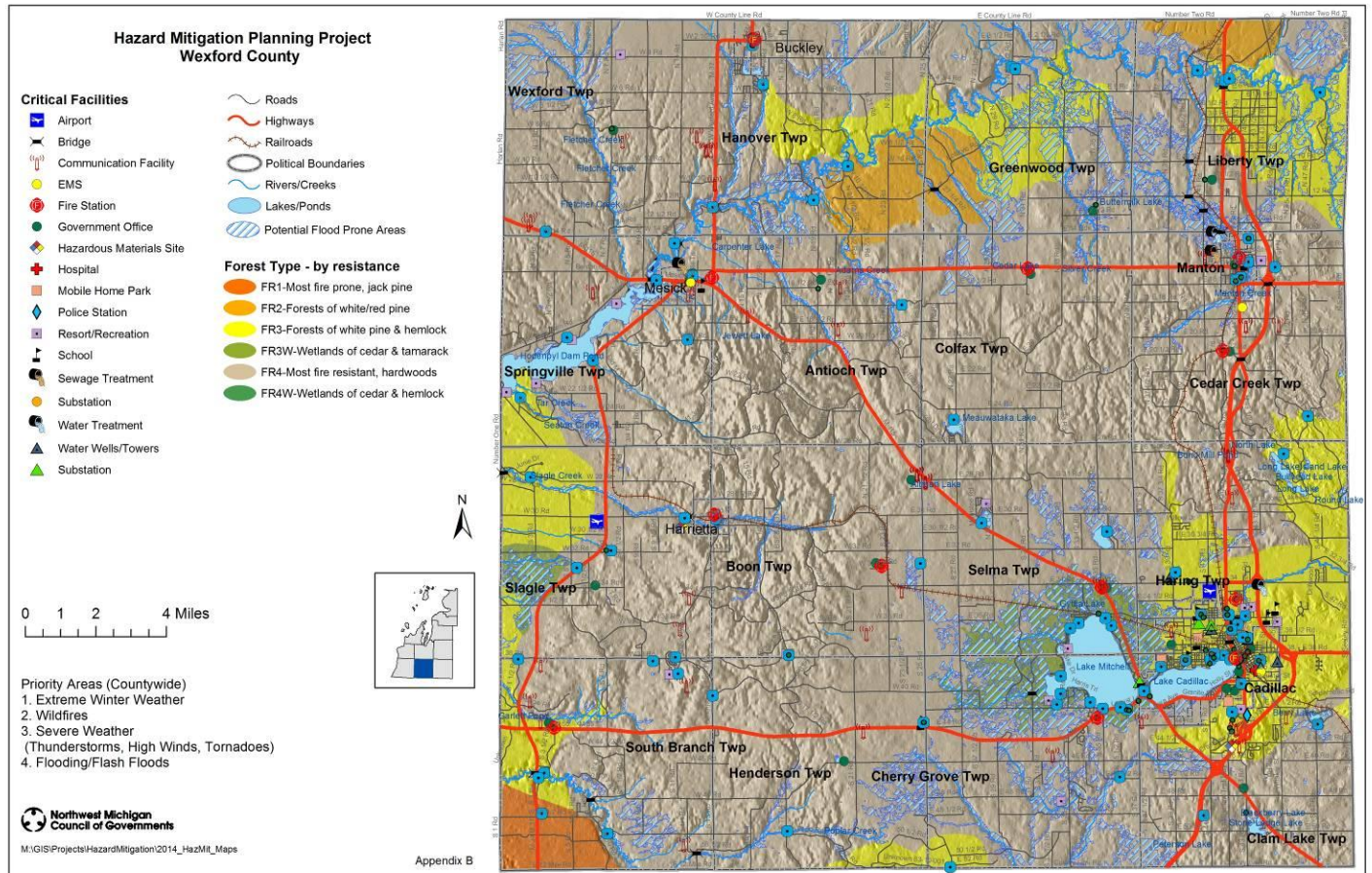
Vulnerability: The level of exposure of human life and property to damage from natural hazards.

Watershed management: The implementation of a plan or plans for managing the quality of flow of water within a watershed, the naturally defined area within which water flows into a particular lake or river or its tributary. The aims of watershed management are holistic and concern the maintenance of water quality, the minimization of stormwater runoff, the preservation of natural flood controls such as wetlands and pervious surface, and the preservation of natural drainage patterns. Watershed management is, in many ways, an enlargement of most of the concerns that underlie floodplain management.

Wildland: An area in which development has not occurred with the exception of some minimal transportation infrastructure such as highways and railroads, and any structures that are widely spaced and serve largely recreational purposes.

Appendix B

Detailed Maps



Hazard Mitigation Planning Project Wexford County - Northeast

Critical Facilities

- Airport
- Bridge
- Communication Facility
- EMS
- Fire Station
- Government Office
- Hazardous Materials Site
- Hospital
- Mobile Home Park
- Police Station
- Resort/Recreation
- School
- Sewage Treatment
- Substation
- Water Treatment
- Water Wells/Towers
- Substation

Roads

- Highways
- Railroads
- Political Boundaries
- Rivers/Creeks
- Lakes/Ponds
- Potential Flood Prone Areas

Forest Type - by resistance

- FR1-Most fire prone, jack pine
- FR2-Forests of white/red pine
- FR3-Forests of white pine & hemlock
- FR3W-Wetlands of cedar & tamarack
- FR4-Most fire resistant, hardwoods
- FR4W-Wetlands of cedar & hemlock

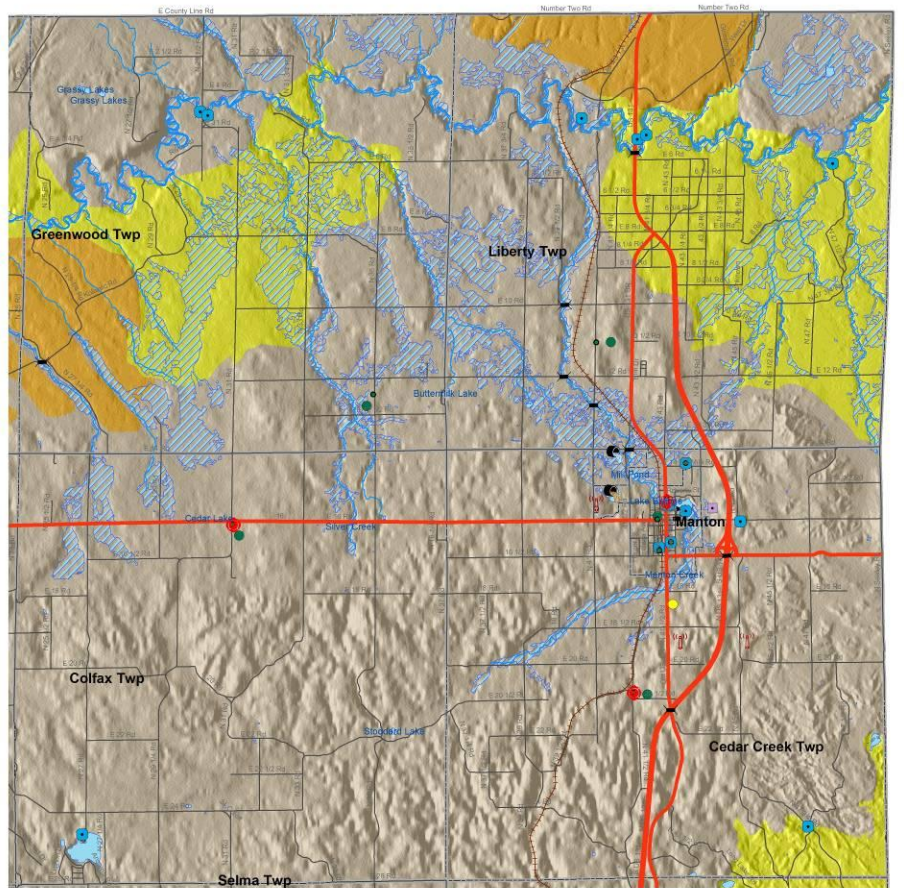
0 0.5 1 2 Miles

- Priority Areas (Countywide)
1. Extreme Winter Weather
 2. Wildfires
 3. Severe Weather
(Thunderstorms, High Winds, Tornadoes)
 4. Flooding/Flash Floods



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Appendix B



Hazard Mitigation Planning Project Wexford County - Northwest

Critical Facilities

- Airport
- Bridge
- Communication Facility
- EMS
- Fire Station
- Government Office
- Hazardous Materials Site
- Hospital
- Mobile Home Park
- Police Station
- Resort/Recreation
- School
- Sewage Treatment
- Substation
- Water Treatment
- Water Wells/Towers
- Substation

Roads

- Highways
- Railroads
- Political Boundaries
- Rivers/Creeks
- Lakes/Ponds
- Potential Flood Prone Areas

Forest Type - by resistance

- FR1-Most fire prone, jack pine
- FR2-Forests of white/red pine
- FR3-Forests of white pine & hemlock
- FR3W-Wetlands of cedar & tamarack
- FR4-Most fire resistant, hardwoods
- FR4W-Wetlands of cedar & hemlock

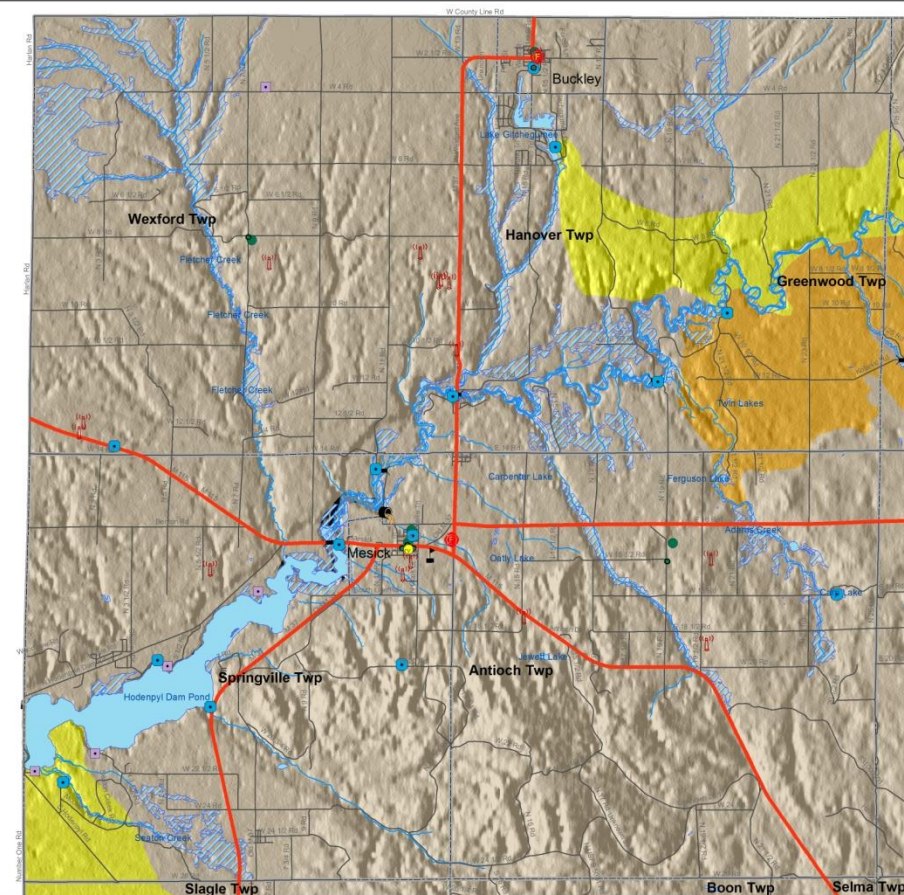
0 0.5 1 2 Miles

- Priority Areas (Countywide)
1. Extreme Winter Weather
 2. Wildfires
 3. Severe Weather
(Thunderstorms, High Winds, Tornadoes)
 4. Flooding/Flash Floods



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Appendix B



Hazard Mitigation Planning Project Wexford County - Southeast

Critical Facilities

- Airport
- Bridge
- Communication Facility
- EMS
- Fire Station
- Government Office
- Hazardous Materials Site
- Hospital
- Mobile Home Park
- Police Station
- Resort/Recreation
- School
- Sewage Treatment
- Substation
- Water Treatment
- Water Wells/Towers
- Substation

- Roads
- Highways
- Railroads
- Political Boundaries
- Rivers/Creeks
- Lakes/Ponds
- Potential Flood Prone Areas

Forest Type - by resistance

- FR1-Most fire prone, jack pine
- FR2-Forests of white/red pine
- FR3-Forests of white pine & hemlock
- FR3W-Wetlands of cedar & tamarack
- FR4-Most fire resistant, hardwoods
- FR4W-Wetlands of cedar & hemlock

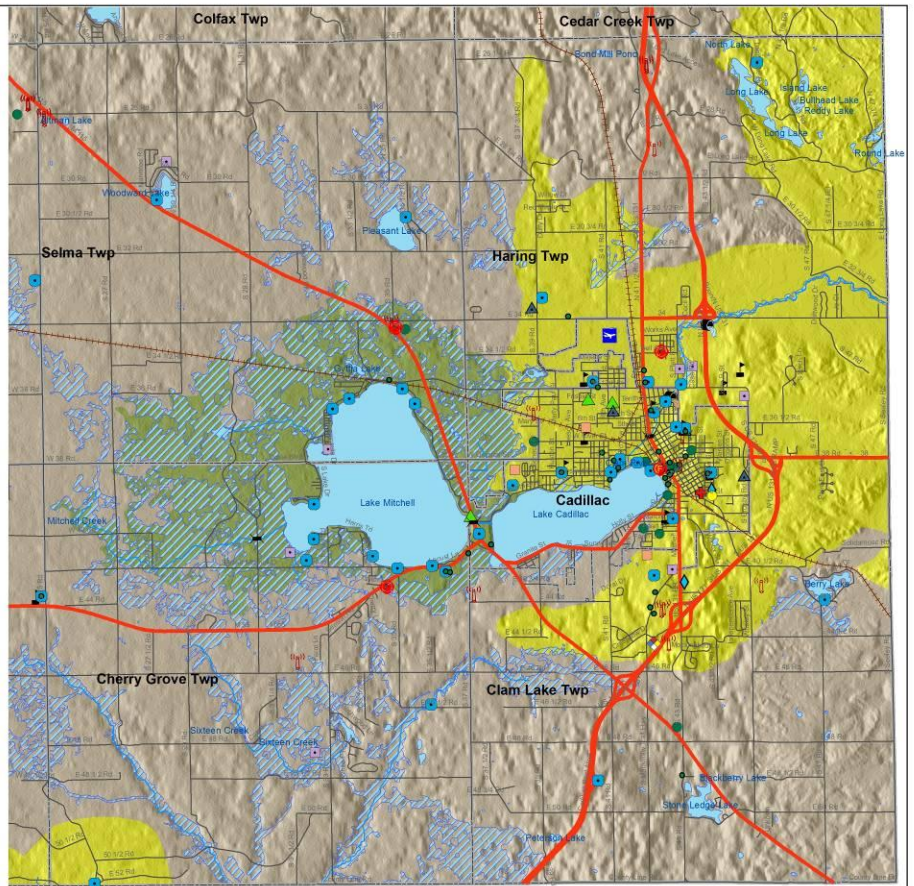
0 0.5 1 2 Miles

- Priority Areas (Countywide)
1. Extreme Winter Weather
 2. Wildfires
 3. Severe Weather
(Thunderstorms, High Winds, Tornadoes)
 4. Flooding/Flash Floods

Northwest Michigan
Council of Governments

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Appendix B



Hazard Mitigation Planning Project Wexford County - Southwest

Critical Facilities

- Airport
- Bridge
- Communication Facility
- EMS
- Fire Station
- Government Office
- Hazardous Materials Site
- Hospital
- Mobile Home Park
- Police Station
- Resort/Recreation
- School
- Sewage Treatment
- Substation
- Water Treatment
- Water Wells/Towers
- Substation

- Roads
- Highways
- Railroads
- Political Boundaries
- Rivers/Creeks
- Lakes/Ponds
- Potential Flood Prone Areas

Forest Type - by resistance

- FR1-Most fire prone, jack pine
- FR2-Forests of white/red pine
- FR3-Forests of white pine & hemlock
- FR3W-Wetlands of cedar & tamarack
- FR4-Most fire resistant, hardwoods
- FR4W-Wetlands of cedar & hemlock

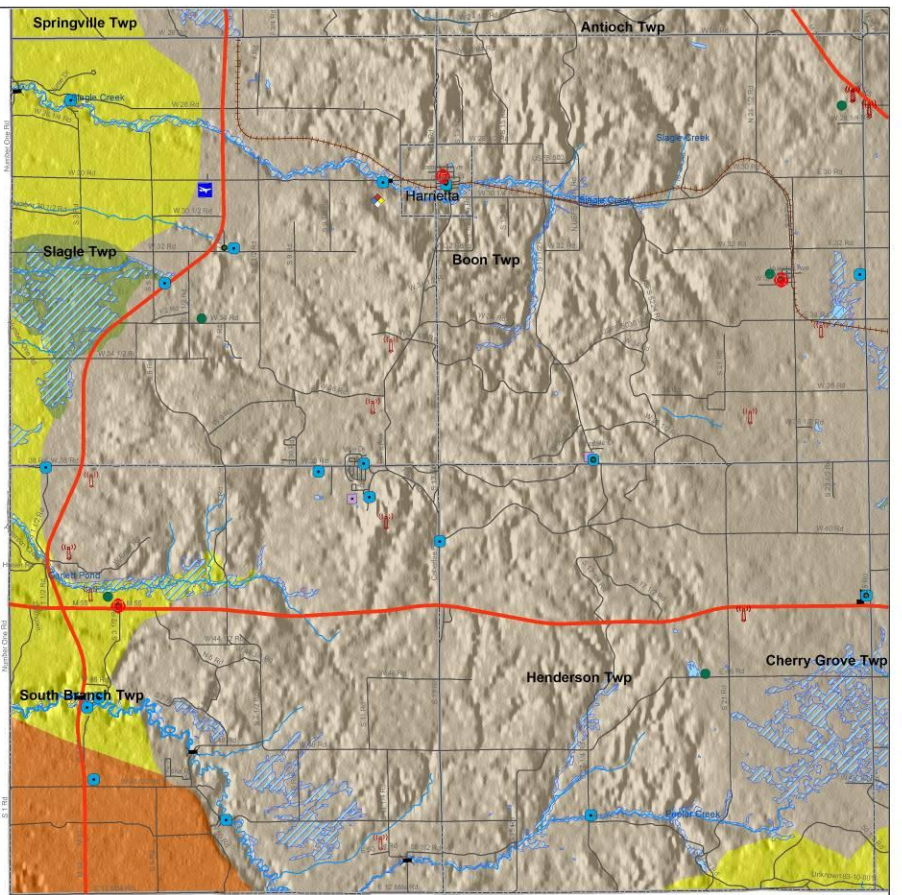
0 0.5 1 2 Miles

- Priority Areas (Countywide)
1. Extreme Winter Weather
 2. Wildfires
 3. Severe Weather
(Thunderstorms, High Winds, Tornadoes)
 4. Flooding/Flash Floods

Northwest Michigan
Council of Governments

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Appendix B



Hazard Mitigation Planning Project Wexford County - Cadillac

Critical Facilities

- Airport
- Bridge
- Communication Facility
- EMS
- Fire Station
- Government Office
- Hazardous Materials Site
- Hospital
- Mobile Home Park
- Police Station
- Resort/Recreation
- School
- Sewage Treatment
- Substation
- Water Treatment
- Water Wells/Towers
- Substation

- Roads
- Highways
- Railroads
- Political Boundaries
- Rivers/Creeks
- Lakes/Ponds
- Potential Flood Prone Areas

Forest Type - by resistance

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- FR3W-Wetlands of cedar & tamarack
- FR4-Most fire resistant, hardwoods
- FR4W-Wetlands of cedar & hemlock

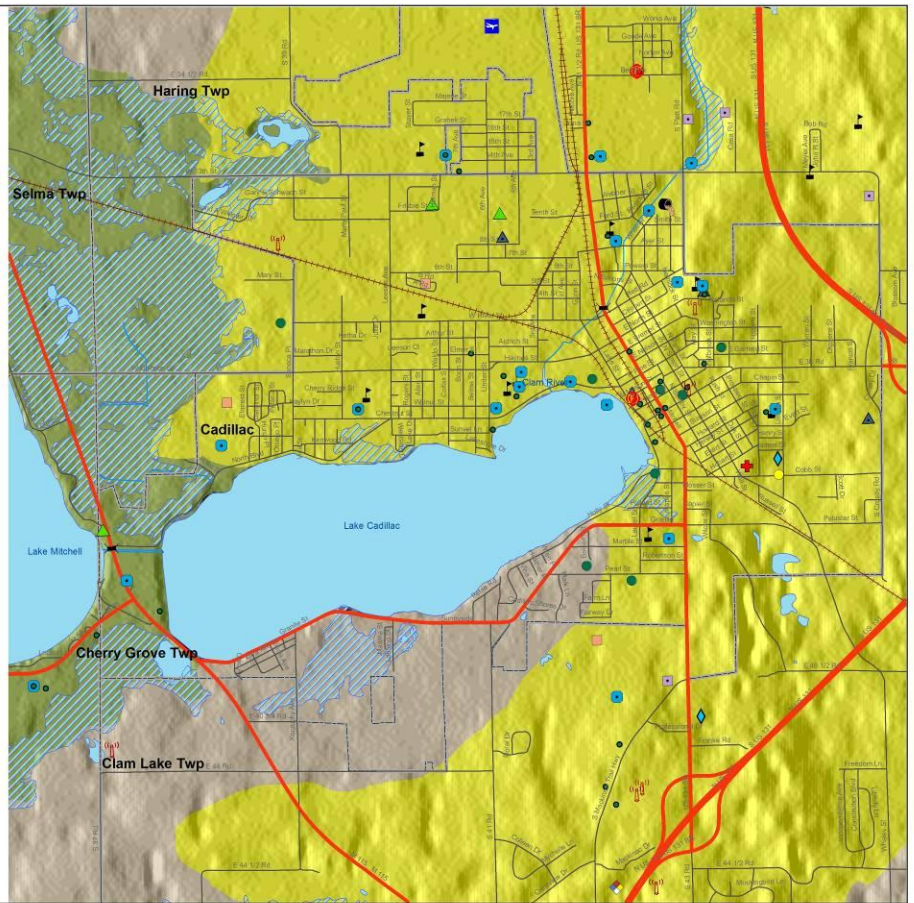
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- Priority Areas (Countywide)
1. Extreme Winter Weather
 2. Wildfires
 3. Severe Weather
(Thunderstorms, High Winds, Tornadoes)
 4. Flooding/Flash Floods

Northwest Michigan
Council of Governments

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Appendix B



Hazard Mitigation Planning Project Wexford County - Manton

Critical Facilities

- Airport
- Bridge
- Communication Facility
- EMS
- Fire Station
- Government Office
- Hazardous Materials Site
- Hospital
- Mobile Home Park
- Police Station
- Resort/Recreation
- School
- Sewage Treatment
- Substation
- Water Treatment
- Water Wells/Towers
- Substation

- Roads
- Highways
- Railroads
- Political Boundaries
- Rivers/Creeks
- Lakes/Ponds
- Potential Flood Prone Areas

Forest Type - by resistance

- FR1-Most fire prone, jack pine
- FR2-Forests of white/red pine
- FR3-Forests of white pine & hemlock
- FR3W-Wetlands of cedar & tamarack
- FR4-Most fire resistant, hardwoods
- FR4W-Wetlands of cedar & hemlock

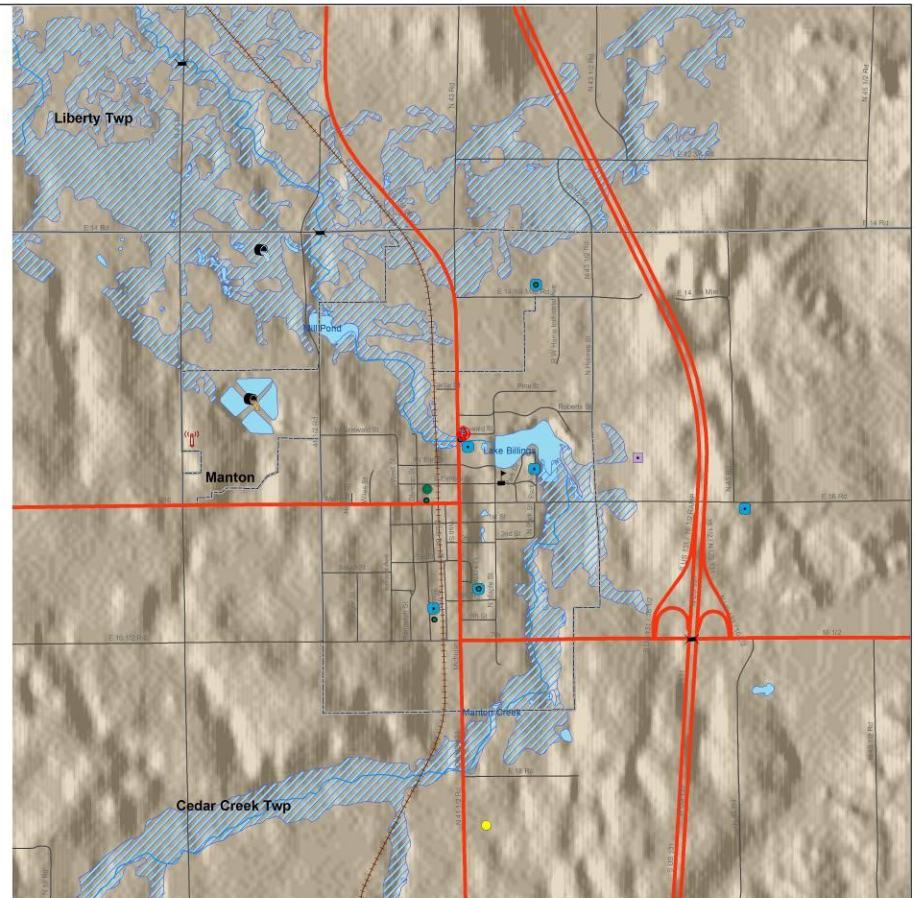
0 0.1250.25 0.5 Miles

- Priority Areas (Countywide)
1. Extreme Winter Weather
 2. Wildfires
 3. Severe Weather
(Thunderstorms, High Winds, Tornadoes)
 4. Flooding/Flash Floods

Northwest Michigan
Council of Governments

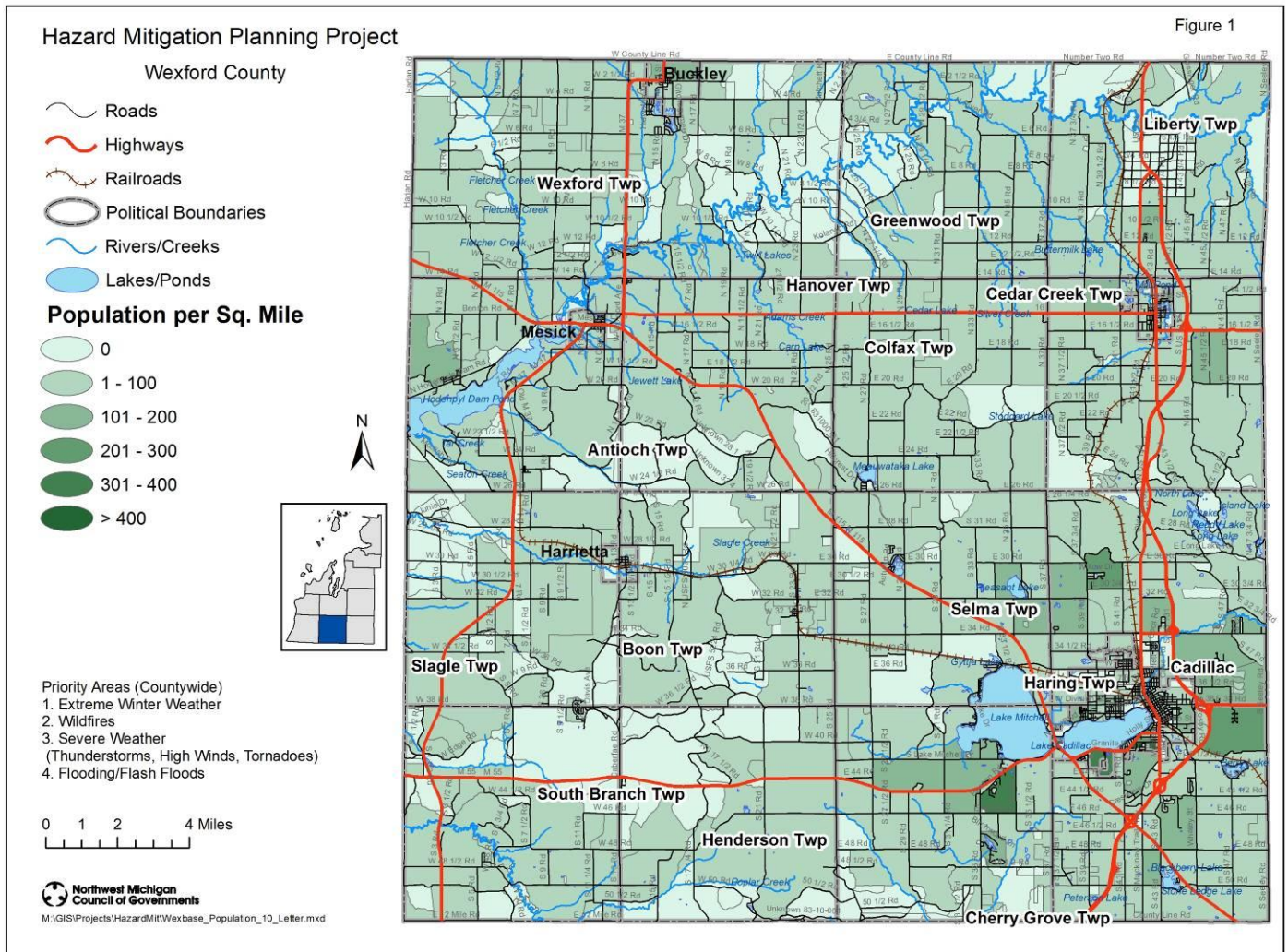
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Appendix B



Appendix C

Population Density Map



Appendix D

Risk Assessment Summary Table: WEXFORD COUNTY

HAZARD (Years of Record)	Number of Events	Probability**	Geographic Size Affected	Population Impacted	Specific Priority	Estimated Damage Known Costs
Flooding, Flash Floods (2000 – 2014)	11	Frequent	Countywide	32,735	4	\$982,000
Extreme Winter Weather (1997 – 2014)	62	Frequent	Countywide	32,735	1	\$33,000
Hail (1984 – 2014)	23	Frequent	Countywide	32,735	2/3	NA
Severe Weather - High Winds/ Thunderstorms (1964 – 2014)	48	Frequent	Countywide	32,735	3	\$286,000
Tornadoes (1963 – 2014)	8	Rare	Countywide	32,735	3	\$1,612,500
Wildfires	428	Frequent	Countywide	32,735	2	NA

****Rare** - Hazard event is likely to occur less than once every 30 years.

Occasional - Hazard event is likely to occur less than once every 5 years, but more often than once every 30 years.

Frequent - Hazard event is likely to occur more than once every 5 years.

Appendix E

Examples of Past Mitigation Projects

Flood Projects	Tornado/Wind Projects	Extreme Cold/Winter/Infrastructure Failure Projects
Replace culvert with bridge	Modify roof ballast system on airport	Insulate municipal water tower
Install stormwater relief drain	Construct storm shelters in public buildings	Insulate city infrastructure
Upgrade road culvert	Construct storm shelters for homes, facilities	Insulate sanitary/storm sewer mains
Elevate floors of homes	Wind bracing for microwave/radio towers	Insulate water mains
Acquire of floodway properties	Construct mobile home park storm shelter	Bury utility lines
Create retention basin	Wind retrofitting for municipal buildings	Relocate sewer mains
Construct new dike	Wind bracing for school facilities	Reroute power lines under a river
Upgrade bridge over a creek (for greater stream flow)	Upgrade warning sirens**	Install plumbing devices to prevent sewer backup
Install sea wall	Install warning sirens**	Elevate and build casing for generator for EOC
Install rip rap to protect roadway	Purchase/Distribute NOAA radios**	Living snow fences for highways and roadways
Re-route various county drains	Severe weather monitoring systems**	
Purchase back-flow prevention valves	Implement long-term community outreach**	
Construct new drains for flood relief		
Flood study for home acquisition		
Flood study of community's flood risk	Thunderstorm/Lightning Projects	Wildfire Projects
Flood study for stream, roadways		
Elevate electrical equipment in basements	Lightning protection (grounding/phasing)	Vegetation management for roadways
Floodproof wastewater treatment plant	Purchase/Distribute NOAA radios**	Vegetation mgmt. for urban interface areas of city
Warning sensor for creek/river	Install weather alert monitors**	Vegetation mgmt. for homes in fire prone areas
Warning sensor for dam		Urban Interface Education Program**
Raise manholes above 100-Yr floodplain		
Expand storm sewer network for subdivision		
Excavate floodway channel bypass		
Establish permanent flood elevation benchmarks**		
Increase pump capacity for pump stations		
Remove abandoned dam		
Construct emergency floodway		
Install plumbing devices to prevent sewer backup		

**Denotes Hazard Mitigation Grant Program State
Discretionary projects (only 5-10% set aside of HMGP funding)

Appendix F

Resources

Benchmarks 2014, Northwest Michigan Council of Governments

Confronting Climate Change in the Great Lakes Region, Michigan fact sheet, Union of Concerned Scientists and the Ecological Society of America, April 2003.

Integrating Human-Caused Hazards Into Mitigation Planning, State and Local Mitigation Planning how-to guide: Federal Emergency Management Agency, September 2002, FEMA 386-7 CD.

Local Hazard Mitigation Planning Workbook: EMD-PUB 207, February 2003, Emergency Management Division, Michigan Department of State Police.

Michigan Hazard Analysis 2012, EMD-PUB 103, July 2012, Emergency Management and Homeland, Security Division / Michigan Department of State Police

National Oceanic and Atmospheric Administration: Weather/Climate Events, Information, Assessments; Climatology and Extreme Events; U.S. Storm Events Data Base; 1950-present, local storm reports, damage reports, etc. from various sources. www.ncdc.noaa.gov

Northwest Michigan County Profiles 2010, Northwest Michigan Council of Governments, November 2002.

Northwest Michigan Council of Governments Website Data, nwm.org.

Planning for a Disaster-Resistant Community: A One-Day Workshop for City and County Planners, Planning Officials, and Consultants: American Planning Association Research Department, American Planning Association, 2002 in cooperation with the Federal Emergency Management Agency, Planning and Mitigation Branch (materials only).

Platte River Watershed Management Plan, Benzie County Conservation District, April 2002.

State and Local Mitigation Planning how to guide: Understanding Your Risks, identifying hazards and estimating losses: Federal Emergency Management Agency, August 2001, FEMA 386-2.

City Council

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



Mayor
Carla J. Filkins

Mayor Pro-Tem
Shari Spoelman

Councilmembers
Robert J. Engels
John P. Meinhardt
Tiyi Schippers

RESOLUTION NO. 2017-__

**RESOLUTION OPPOSING THE ISSUANCE OF WEXFORD WATER TECHNOLOGIES'
DRAFT PERMIT NUMBER MI-165-1I-0002 BY THE ENVIRONMENTAL PROTECTION
AGENCY IN THE CITY OF MANTON, COUNTY OF WEXFORD**

At a 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 20th day of November, 2017, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Wexford Water Technologies, LLC has applied for a permit ("Draft Permit Number MI-165-1I-0002") for a Class I injection well to be located at 990, N. US Highway 131 in the City of Manton in Wexford County for the disposal of contaminated landfill wastewater or leachate from the Wexford County Landfill; and

WHEREAS, the Michigan Department of Environmental Quality ("MDEQ") and the Environmental Protection Agency ("EPA") have received the permit application, are now considering it, and have asked for public comments regarding the Draft Permit Number MI-165-1I-0002; and

WHEREAS, residents of the City of Cadillac community, including residents of the City of Manton, Wexford County and the State of Michigan are exceedingly concerned about potential contamination of groundwater and lakes and rivers due to potential releases of wastewater or leachate to the environment by the injection well, transportation of liquid wastes or operational activities associated with the Class I injection well; and

WHEREAS, the City Council for the City of Cadillac is concerned with the welfare of its residents and the wider community, the quality and reliability of underground water resources, and the protection of the natural resources in the City, County and State that are vital to the growth and economic fortunes of the City and surrounding communities; and

WHEREAS, due to the proximity to and the nature of the water supply and to lakes and rivers in the City and surrounding communities, the disposal of waste water and/or leachate at the City of Manton site has significant potential risk to adversely impact the City's citizens, environment, and economy by contaminating the water supply, and the incredibly valuable and irreplaceable resources of the City, County and State, including the lakes and rivers; and

WHEREAS, superior alternative options are available for the proper treatment and management of contaminated wastewater or leachate from the Wexford County Landfill that do not present the same environmental harms and risks, which include treatment through the City's Industrial Pretreatment Program ("IPP") and treatment and discharge through the City's Water Resource Management Division, including the wastewater treatment plant; and

WHEREAS, the City has been treating leachate from the Wexford County Landfill for both the Wexford County Department of Public Works and American Waste (the current owner of the Wexford County Landfill) for over 20 years; and

WHEREAS, in 2016, the City safely treated and discharged 14 million gallons of leachate and has the ability to safely treat and discharge up to 20 million gallons of leachate annually; and

WHEREAS, the following contaminants treated and removed from the Wexford County Landfill by the City through its IPP and wastewater treatment plant are dangerous and include known carcinogens and contaminates including:

- Cadmium
- Lead
- Nickel
- Chromium
- Arsenic
- Benzene
- Ethylbenzene
- Ammonia
- Silver
- Copper; and
- Toluene

WHEREAS, contaminants are safely removed and clean water is discharged in accordance with EPA and MDEQ prescribed National Pollutants Discharge Elimination System ("NPDES") permit limits; and

WHEREAS, given the above, the City Council for the City of Cadillac finds that the disposal of Wexford County Landfill wastewater or leachate at the City of Manton site: (1) is not necessary, as superior options are available, (2) poses an unnecessary risk to the environment, and (3) poses a significant threat to the citizens of the City of Cadillac, the City of Manton, the County of Wexford and the State of Michigan.

NOW, THEREFORE, the City Council for the City of Cadillac hereby resolves as follows:

1. The City opposes the issuance by the EPA of Water Technologies Draft Permit Number MI-165-1I-0002 to Class I injection well to be located at 990, N. US Highway 131 in the City of Manton in Wexford County for the disposal of contaminated landfill wastewater or leachate from the Wexford County Landfill.
2. The City recommends that the EPA require the applicant to explore and pursue alternative options for the proper treatment and management of contaminated wastewater or leachate, which do not imperil the citizens of the City of Cadillac, environment, economy, water supply, and the irreplaceable lakes and rivers of the City, County and State of Michigan.
3. The City Clerk is directed to submit a copy of this Resolution to Andrew Greenhagen, US EPA Water Division, UIC Branch (WU-16J), 77 W. Jackson

Blvd., Chicago, IL, 60604-3590 to be duly filed and considered as official comment by the City of Cadillac as part of the EPA written comment period, with copies to be directed to: Michigan Governor Rick Snyder; Michigan Attorney General Bill Schutte; Michigan United States Senators Debbie Stabenow and Gary Peters; US House Representative John Moolenaar; Michigan State Senator Darwin Boocher; Michigan State Representative Michele Hoytenga; the Michigan Department of Environmental Quality, and Manton Mayor, Gary Brown.

4. 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: _____

THE RESOLUTION WAS DECLARED ADOPTED.

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. 2017 - ____, duly adopted at a meeting of the City Council held on the ____ day of _____, 2017.

Sandra Wasson
Cadillac City Clerk

Minutes
Downtown Development Authority (DDA)
Business Improvement District (BID) Board
Regular Meeting
June 28, 2017

A regular meeting of the Cadillac Downtown Development Authority (DDA) and Business Improvement District (BID) Board was held on Wednesday, June 28, 2017 in the Municipal Complex Conference room, 200 N. Lake St., Cadillac, Michigan.

MEMBERS PRESENT: Barnes, Bosscher, Coffey, Crawley, Huckle, LeVand, C. Schultz,
ALSO PRESENT: Carner
STAFF PRESENT: Wallace, Coy, Payne, Cornell

CALL TO ORDER Meeting was called to order by Chairman LeVand at 7:30 a.m.

MINUTES/REPORTS

Motion by Huckle, seconded by Crawley to approve the minutes of the March 2, 2017, April 10, 2017, April 13, 2017, and May 9, 2017 meetings. Motion unanimously approved.

No Treasurer's Report is available for this meeting. LeVand mentioned that June 30 is the end of the fiscal year. A year-end report should be prepared for the next meeting.

OLD BUSINESS – Banner Proposal

Wallace reported that the banner subcommittee has been working on finalizing the banner design and finalizing a proposal on the grant that we received from Networks Northwest. He presented the final designs to the Board. The subcommittee also met with Corey from Consort Display and received a quote in the amount of \$4,544.75 for the banners for The Plaza, City Park and an additional 20 brackets, which could be used in Rotary Pavilion and the start of The Market. Wallace recommended a motion be made to approve an expenditure up to \$9000 to \$10,000. This would be sufficient to cover the banners, brackets, as well as a banner that will go across Mitchell Street. Crawley asked how long the banners are expected to last. Carner said they are guaranteed one year if they are up all the time, but two or more years are expected. The banners would be taken down in the winter. This duration was acceptable to the board as in a few years we may want to change the design or colors. Huckle mentioned he would like to see a sign of some sort with an arrow underneath a couple of the existing street signs that directs people to Cadillac Commons.

LeVand asked if a formal action is necessary since it is grant money. Wallace stated that if the grant money has gone into a DDA account, a motion to authorize the expenditure would be appropriate. Motion by Huckle, supported by Coffey for approval of \$9000 to \$10000 to cover the quote from Consort in the amount of \$4544.75, as well as the cost of a banner to be placed across Mitchell Street, and to approve the final banner design and brackets. Motion passed unanimously.

NEW BUSINESS

Downtown project updates: Rob Munger has a verbal commitment from an engineering firm to occupy three-quarters of the Cobbs & Mitchell building. Commitments from Jimmy Johns and Ace Hardware are moving forward with respect to the Olson building.

The theater group has sent in a streetscape design proposal. They would like to modify some of the walkway in front of their entry with a semi-circle special design from the front door entry out to the far side of the walkway. We are awaiting word from them as far as the financial commitment they are willing to

make. LeVand asked if it has been discussed whether tax credits could be offered if the theater group is willing to fund 100%. The downtown façade program was mentioned and LeVand asked if we could explore with the banking partners whether this program could also include sidewalks.

Wallace stated he has not heard of a grand re-opening for the theater. There was discussion on possibly sending flowers or a plaque as a way of acknowledging and thanking them for investing in the downtown. Crawley said he could check on prices and materials for plaques and report back to the board.

Wallace said we could refer this to the Administrative subcommittee to develop a proposal of how to recognize investment in the downtown and catch those investments up from the past year or two, as well as discuss various programs; i.e., elevator program and decide if they should still be offered.

The DDA board found the theater's design acceptable and we will await word on the financial commitment.

Christmas decorations – Wendy Braun from Hometown Decoration will be invited to the next meeting to talk about options. LeVand asked if we could have one other company also make a presentation the same day for comparison.

COMMENTS

Barnes said the signage in Cadillac West across from the Carl T. Johnson museum should simply say Welcome to Cadillac West, so people do not think they are in downtown Cadillac.

LeVand again mentioned that we need to work with the City Council on passing an ordinance, post some signs that state vehicles must stop when there are people in the intersection; for example, Lake Street between the City Park and The Pavilion. Payne said there are similar signs already up by the hospital (Lester Street). Possibly a traffic engineer could be consulted to look at the intersections and make recommendations on signs and width of crosswalks and advise on the best course of action that is in keeping with State Laws and the national codes. Wallace will discuss with Peccia.

Schultz asked what became of the 'temporary crosswalk' for Mitchell Street that was discussed several months ago. Wallace will check with Peccia to check on the current status.

Payne mentioned the need for installation of some fence panels between the bollards at the splash pad. Wallace asked that he get a quote and present this to the Board at a future meeting.

Meeting adjourned at 8:52 a.m.

Minutes
Downtown Development Authority (DDA)
Business Improvement District (BID) Board
Special Meeting
August 31, 2017

A **SPECIAL** meeting of the Cadillac Downtown Development Authority (DDA) and Business Improvement District (BID) Board was held on Thursday, August 31, 2017 in the Municipal Complex conference room, 200 N. Lake St., Cadillac, Michigan.

MEMBERS PRESENT: Barnes, Bosscher, Coffey, Gaunt, Huckle, C. Schultz, N. Schultz

STAFF PRESENT: Wallace, Coy, Cornell

CALL TO ORDER Meeting was called to order by Acting Chair Huckle at 7:30 a.m.

MINUTES/REPORTS

Huckle called for approval of the agenda for August 31, 2017. Peccia stated that there is no Treasurer's Report available. With deletion of that item from the agenda, motion by Coffey, seconded by Gaunt to approve the agenda. Motion unanimously approved.

Huckle called for approval of the minutes from the June 28, 2017 meeting. Motion by Curtis Schultz, seconded by Coffey to approve the minutes. Motion unanimously approved.

OLD BUSINESS – None.

NEW BUSINESS –

A. Consideration of Interlocal Agreement between the Cadillac DDA and the Cadillac Brownfield Redevelopment Authority

Peccia began by stating that the Brownfield Authority and the DDA overlap jurisdiction; however, cannot pull from the same tax base. The Brownfield Authority tool provides for multiple development opportunities to assist in economic development depending on how a site qualifies for environmental related remediation and removal, as well as demolition, new construction, et cetera. There is currently a Brownfield in place around the former Cobbs & Mitchell property and with the new development efforts underway, there is a need to expand that boundary to encompass the block adjacent to it. He introduced Mac McClelland from Otwell Mawby, P.C. to further explain.

Mr. McClelland began by stating that generally DDAs and Brownfield authorities use the same tools. They differ in the taxes they can capture. Brownfield authorities can capture school operating tax and state education taxes. DDAs are limited to local taxes. We used to be able to do projects and the state would approve state tax capture for Brownfield activities and then the DDA would also benefit from those projects. The State has now changed that to require local participation in that in order to capture state taxes there must be an equivalent amount of investment by the DDA (sidewalks, infrastructure). The State asks that the DDA sign an interlocal agreement that will forego our capture from the date of the Brownfield until those eligible activities are paid off. In terms of eligible activities, DDAs are usually set for a period of time, a TIF and development plan are created and you identify the projects that could be done if there is enough money (over a larger district). For Brownfield authorities, each project is its own TIF district and so it is only limited to those eligible Brownfield properties and you have to identify the eligible activities in that Brownfield plan and when those activities are paid off, then the capture ends and the dollars go back to the taxing jurisdiction. It is site specific.

The proposal is to take the existing Brownfield plan that was passed in 2009 and expand that to include the Olson property and all of the eligible activities which may occur. For the Cobbs & Mitchell building, this would include demolition, lead and asbestos abatement, environmental work, and some infrastructure (curb/gutter/parking along Chapin Street).

Peccia stated that the overall plan is still very fluid. The interlocal agreement is one of the first steps to be taken in order to continue to move forward. There is collaboration with the Michigan Economic Development Corporation looking at helping with the overall project, but they want to see evidence of local support.

Huckle said that when he hears Brownfield, he thinks of old contaminated property and funds for cleanup. He asked how a Brownfield applies to this specific piece of property.

McClelland said that in 1997, a Brownfield was for a contaminated site and environmental activities were the only eligible activities. In 2000, this was changed to expand eligible activities to include demolition, lead and asbestos abatement, as well as site preparation and infrastructure. In addition to contaminated properties, functionally obsolete, blighted and, more recently, historically designated properties were included.

Curtis asked if this interlocal agreement is for all Brownfield development moving forward? McClelland said it is only for this specific project. It is site-by-site.

Curtis asked if the forego of capture is for a specific length of time or a dollar amount. McClelland said it is a dollar amount.

Coffey made a motion that we approve the interlocal agreement as stated. Supported by Barnes. Unanimously approved.

B. Report on pedestrian crossing

Wallace asked Prein & Newhof to evaluate pedestrian crossing in the Lake Street/Cass Street area and presented their recommendations (letter dated August 30, 2017). Most of their recommendations centered around better pavement markings and better signage. They were asked to evaluate having a 3-way stop at Harris. It was recommended that signage be installed for vehicles to stop or yield for pedestrians in the crosswalk. In addition, widening of the midblock crosswalk that goes directly to the Pavilion and widening the concrete approach on the City Park side leading up to the crosswalk to facilitate heavier pedestrian traffic. There would be a little bit of concrete work to get ADA accessibility but most of what was recommended can be done relatively affordably, mostly striping and signage.

Peccia stated this item can be administratively approved without needing approval from Council or DDA; we are only seeking a general motion of support. Motion by Schultz, supported by Bosscher. Unanimously approved.

C. Project updates

- Banners are in production for The Plaza, including the banner across Mitchell Street. Groundbreaking date for The Market is set for September 18 at 4:30 p.m. on site, followed by the unveiling of a bronze plaque recognizing donors of \$5000 or more at the Rotary Performing Arts Pavilion
- Bob Cole was awarded the contract for The Market with construction to begin in the fall.
- Cadillac submitted for a Community Excellence award through the Michigan Municipal League.

This year the voting was opened up to the general public. Cadillac is 1 of 4 finalists with the highest number of votes to move forward to be voted on by the conference attendees this coming September.

- Mike Coy submitted the plaza project for an award through the Michigan Downtown Association.
- Rob Munger has finalized the site plan for the Cobbs/Mitchell facility and continues to look at different development options.
- No word back on the trailhead grant submitted to the Michigan Natural Resources Trust Fund. Mike Coy stated we would not know for sure until December.
- There is some progress being seen in the brick pavers. Huckle stated that there is a need for concrete patch in some areas of sidewalk.
- The Cadillac 4 has decided to go a less ambitious course and will replace some concrete between the building face and the brick pavers and not do any custom treatment.
- Concept design plan has been finalized for Raven Restaurant and this will be taken to the architect to start final construction drawings.

Meeting adjourned at 8:30 a.m.