



City Council Meeting
June 1, 2020 - 6:00 P.M.

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL

I. APPROVAL OF AGENDA

II. PUBLIC COMMENTS

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

III. CONSENT AGENDA

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

III.A. Minutes From The Special Meeting Held On May 28, 2020.

Documents:

[MAY 28 2020 SPECIAL MEETING MINUTES.PDF](#)

IV. CITY MANAGER'S REPORT

IV.A. Bids And Recommendation Regarding Chestnut Street Improvement Project.

Documents:

[COUNCIL COMMUNICATION - CHESTNUT STREET PHASE I 2020.PDF](#)

IV.B. COVID-19 Update.

V. PUBLIC COMMENTS

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

VI. GOOD OF THE ORDER

VII. 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

Special Meeting
May 18, 2020

Meeting held with in-person attendance by the City Council
and remote electronic participation by the public.

200 N. Lake St. - Cadillac, Michigan 49601

CALL TO ORDER

Mayor Filkins called the City Council meeting to order at approximately 4:00 pm.

ROLL CALL

Council Present: Elenbaas, Schippers, Engels, King, Mayor Filkins
Council Absent: None
Staff Present: Peccia, Roberts, Dietlin, Ottjepka, Payne, Coy, Homier, Keway, Wasson

APPROVAL OF AGENDA

2020-082 Approve agenda as presented.

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

Motion unanimously approved.

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

2020-083 Approve consent agenda as presented.

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

Motion unanimously approved.

PUBLIC HEARINGS

- A. Public hearing to consider adoption of Ordinance Establishing General Appropriations Act for Fiscal Year 2021.

City Manager Peccia presented Q's & A's and Clarifications Regarding the Downtown Public Infrastructure Project Located Adjacent to Cadillac Lofts (see attachment).

Peccia noted as part of the public hearing at the May 18, 2020 meeting regarding the Ordinance Establishing General Appropriations Act for Fiscal Year 2021, Council expressed their concerns regarding the Cadillac Lofts Brownfield Amendment, along with discussing their concerns about the unknown potential economic impact the pandemic may have on our budget. Peccia commented that in response to Council's discussions, staff worked with the State, Developer and Brownfield Consultant in getting the answers to the Questions & Answers and Clarifications document, and that he and the Finance Department developed the COVID-19 Pandemic Financial Response Plan.

Peccia touched upon all of the items in the Questions & Answers and Clarifications document as it correlated to the Ordinance Establishing the General Appropriations Act for Fiscal Year 2021 and the COVID-19 Pandemic Financial Response Plan, which he also provided an introduction of to the Council before introducing the City's Finance Director to present highlights of the Plan. Peccia noted both documents are available on the City's website at www.cadillac-mi.net.

Owen Roberts, Director of Finance, presented highlights of the City of Cadillac COVID-19 Pandemic Financial Response Plan (see attachment).

Mayor Filkins opened the public hearing.

Bill Barnett urged Council not to pass a budget that includes any bond money for the Cadillac Lofts project and alleged that mistakes have been made.

Mayor Filkins closed the public hearing.

Elenbaas asked if any of the current bond money was used on the Market.

Roberts stated it was used for the Plaza.

Elenbaas commented on the City not being included on the low/moderate income list in order to be eligible to apply for additional grant funds through the CDBG and asked the City Manager to explain further.

Peccia stated how being on the low/moderate list isn't necessarily something communities want to be on, because it is an indicator that they are typically struggling financially. He noted however that if communities are on the list, they become eligible for special funding opportunities through a federal grant program, namely the Community Development Block Grant (CDBG) Program, that may provide much needed access to funds for the purposes of making improvements so that a community can get itself off the list. He stated there are several communities, like Cadillac, that are off the list but are not off the list by a lot. It was also noted because we have improved over time, that is something to celebrate. He stated we are still a community that could greatly benefit by having access to the source of federal funds to help with our economic development projects.

Peccia commented that because Cadillac is not currently on the list, we have to utilize a certified institution to conduct a scientifically significant random survey to get recertified on the list just to become eligible to apply for a CDBG. Peccia noted when the City received the

first Community Development Block Grant, we knew we were not on the low/moderate income list but at that time Cadillac, because of the nature of the project, was not required to be on the list since the State's CDBG office was able to attribute various portions of the project as meeting the national objectives. He stated the City received three-quarters of a million dollars for the first part of the project.

Peccia explained that when the City began the process of getting in the queue for a second grant last fall, we were informed the requirements had changed which meant the City needed to be on the low/moderate income list. He noted the City immediately proceeded to find institutions certified by the State of Michigan to conduct the work. He stated in December 2019 the City Council approved an amendment to the budget with the new appropriations to fund having that study conducted and then the pandemic occurred which caused everything to close down. He noted we are still planning to move forward with the process of trying to secure an additional grant for the remainder of the public infrastructure related to improvements as they correlate timing wise to construction of the second building. He stated we are in a position that we have to move forward now with the public infrastructure improvements for the first phase of the project, and that the only other funding source available to use where we are able to get our money back is through the brownfield incentive.

Schippers thanked the City for years of very conservative budgeting.

King stated he feels much more comfortable being able to see the actions we are taking by freezing some of the spending and showing we are prepared so as to not impact essential services. He noted adding the \$1 million into the budget was the correct thing to do so the public can see the transparency of the spending on the project.

Peccia stated the recommendation is to adopt a resolution to approve the City of Cadillac COVID-19 Pandemic Financial Response Plan and then to approve the resolution to adopt the Ordinance Establishing General Appropriations Act for Fiscal Year 2021 as amended.

2020-084 Approve Cadillac COVID-19 Pandemic Financial Response Plan.

Motion was made by Schippers and supported by Elenbaas to approve the Resolution to approve the Cadillac COVID-19 Pandemic Financial Response Plan.

Motion unanimously approved.

2020-085 Adopt Ordinance 2020-04.

Motion was made by Schippers and supported by Engels to approve the resolution to adopt the Ordinance Establishing General Appropriations Act for Fiscal Year 2021 as amended.

Ayes: Schippers, Engels, King, Mayor Filkins

Nays: Elenbaas

COMMUNICATIONS

A. 2020 Senior Car Cruise

Peccia stated CAPS is planning to host a graduation parade on May 31, 2020 starting at Kenwood School and ending at the Cadillac-Wexford Public Library.

2020-086 Approve 2020 Senior Car Cruise.

Motion was made Elenbaas and supported by King to approve the May 31, 2020 Senior Car Cruise, related street closures, and signage acknowledging the 2020 graduates as presented.

ADJOURNMENT

Respectfully submitted,

Carla J. Filkins, Mayor

Sandra L. Wasson, City Clerk

DRAFT

June 1, 2020

Council Communication

RE: Chestnut Street Improvements – Linden Street to Colfax Street

The work includes the following approximate quantities of major items:

Aggregate Base	5,800 Syd
HMA, 4E1	850 Ton
Sidewalk	3,450 Sft
Storm Sewer	820 Lft
Sanitary Sewer	280 Lft
Hydrants	3 Ea

On May 26, 2020, the City of Cadillac held a bid opening on the above referenced project. The following bids were received:

Contractor	Bid
Salisbury Excavating, Inc. Tustin, MI	\$505,290.26
CJ's Excavating, Inc. Cadillac, MI	\$526,220.45
Pete's Contracting, Inc. Falmouth, MI	\$568,567.43
Gerber Construction Co., Inc. Reed City, MI	\$584,724.00
Crawford Contracting, Inc. Mt. Pleasant, MI	\$616,056.07

Recommended Action

It is recommended that the contract for the Chestnut Street Improvements Project be awarded to Salisbury Excavating, Inc. for the bid amount of **\$505,290.26**. In addition, a 10% contingency is requested for City engineer-approved field changes in unit quantity or scope due to unknowns in underground municipal construction, bringing the total recommended award to a total of **\$555,820.00**.