



City Council Meeting

March 3, 2025

6:00 p.m.

Cadillac Municipal Complex

Council Chambers

200 N. Lake St.

Cadillac, MI 49601



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

We are all accountable

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL

I. APPROVAL OF AGENDA

II. PUBLIC COMMENTS

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

III. APPOINTMENT OF MAYOR

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 February 18, 2025.
Support Document IV-A

V. COMMUNICATIONS

- A. Presentation of FY2024 Audit Results by Joe Verlin of Gabridge & Company.
- B. Cadillac Farmers Market
Support Document V-B

Cadillac City Council Agenda

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VI. APPOINTMENTS

A. Recommendation regarding reappointment to the Construction Board of Appeals.

Support Document VI-A

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

Support Document VI-B

VII. CITY MANAGER’S REPORT

A. Recommendation regarding Wheel Loader.

Support Document VII-A

VIII. PUBLIC COMMENTS

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IX. GOOD OF THE ORDER

X. 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



ALLERGY, ASTHMA, AND INTEGRATIVE CARE

MARTIN DUBRAVEC, MD, PC

THE HISTORIC MITCHELL HOUSE

200 EAST MASON STREET • CADILLAC, MI 49601

February 21, 2025

TO: Whom It May Concern

RE: City Council Appointment (Mayor)

As a resident of Cadillac, I have been asked, and am willing to serve, the Cadillac community as mayor. I believe my military service and business experience can be utilized to offer this community leadership. My experience has also allowed me the ability to build consensus and work with various groups in the community to enhance the city of Cadillac. My involvement in community and church organizations has been of great value to me in serving this area. As a business owner in Cadillac who has followed Cadillac city government for years, I feel comfortable with basic functions of municipal government. Therefore, I am forwarding my name for consideration. Please do not hesitate to contact me if you have any questions. I have enclosed a resume for additional pertinent information.

Sincerely,


Martin Dubravec

CURRICULUM VITAE

Martin S. Dubravec, M.D.

Date of Birth

[REDACTED]

Home Address

[REDACTED]

Cadillac, MI 49601

Work Address

Allergy, Asthma, and Integrative Care

200 East Mason Street

Cadillac, MI 49601

(231) 779-4444

(231) 779-2859 (Fax)

CURRENT POSITIONS

Private Practice

Allergy, Asthma, and Integrative Care

July 2001 – Present

Staff Physician

Mercy Hospital, Cadillac

July 2001 – Present

CEO

National Board of Clinical Medicine, Inc.

2011 – Present

MILITARY SERVICE

1988-1992

United States Army Reserves (Lieutenant)

1992-2001

Active Duty Medical Corps Officer (Major)

EDUCATION

Doctor of Medicine

University of Illinois College of Medicine

Chicago, IL

August 1988 - May 1992

EDUCATION (continued)

Bachelor of Biological Sciences

University of Illinois College of Liberal Arts and Sciences
Champaign, IL

August 1984 - May 1988

TRAINING / CERTIFICATIONS

Fellowship, Allergy and Clinical Immunology

Walter Reed Army Medical Center

Washington, DC

July 1995 - June 1997

Residency, Internal Medicine

Fitzsimons Army Medical Center

Aurora, Colorado

June 1992 - June 1995

COMMUNITY ACTIVITIES

Owner/Historic Property Restoration

The Charles T. Mitchell House

The Perry F. Powers House

2001 - Present

Board Member

City of Cadillac Historic District Research Committee

2001 - 2003

Board Member

Pregnancy Resource Center (now Life Resources), Cadillac

2002 - 2005

Life Member

Wexford County Historical Society

2001 – Present

Secretary

Wexford/Missaukee County Medical Society

2002 – 2005

Board Member and Contract Committee Chair

Wexford Missaukee Physician Hospital Organization

2003-2006

Organist

Holy Rosary Church

Cedar, MI

2007 – 2020

PROFESSIONAL ORGANIZATIONS

Board Member

Association of American Physicians and Surgeons

October 2021 - Present

Founder

National Board of Clinical Medicine®

2011 to Present

Fellow

American College of Allergy, Asthma, and Immunology

1995 – Present

Member

Michigan State Medical Society

2001– Present

House Of Delegates Representative

Michigan State Medical Society

2013 – Present

Letter of Interest

February 23, 2025

Dear City Council Members:

Please accept this Letter of Interest and Statement of Qualifications as an application for the position of Mayor for the great city of Cadillac, MI.

My family has a long history of working with and serving the residents of Cadillac. My father was one of the original instructors at the Wexford Missaukee Career Tech Center and my mother retired as a Secretary for the Cadillac Area Public School (Kenwood Elementary) system. Additionally, both of my parents volunteered in various capacities to include the Cadillac Viking Boosters, Junior Achievement, CASA and other activities.

Prior to my active duty call up and deployment to Afghanistan, I continued in their footsteps by serving as a member of various non-profit organizations in Cadillac and the surrounding area. Additionally, I owned and operated a youth residential treatment facility for adjudicated youth, a community youth counseling program and a senior/youth mentoring program in Cadillac.

When I retired from the military, my family and I made Cadillac our home once again. It has been a privilege to be the 4th generation of my family to live in this community. I am also proud to say that the 5th and 6th generations also reside in Cadillac. My family history in this area is deep-rooted, which is why I am committed to continuing the legacy of community service my parents established years ago.

I am devoted to creating a **transparent** and **accountable** governance that responds to the unique needs of this community. Despite the recent challenges faced by the Council, there exists a great opportunity to move forward and successfully address issues such as clean water, business development, affordable housing, community growth and infrastructure enhancement.

Please feel free to reach out to ask any questions you may have. I look forward to hearing back from the Council.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Brad Marine", with a stylized flourish at the end.

Brad Marine

Statement of Qualifications – Brad Marine

I believe my background makes me an ideal candidate for the position of mayor. As I see it, the interim mayor faces a myriad of challenges; not least of which is a water contamination crisis with an inadequate response at multiple levels on multiple fronts. Our community is disillusioned, untrusting and angry. Now is not the time for more of the same. It is time for fresh leadership to unite all the key stakeholders and proactively address many of the issues facing this Council and the citizens of this great community over upcoming months. I believe the Council should be inclusive, focus on solutions, be transparent and accountable, and be sensitive to the diverse needs of the constituents of the community.

To lead this change, the mayor will need to be a critical thinker and problem solver, capable of building collaborative relationships, facilitating solution focused strategies, and implementing effective employee performance protocols to reestablish trust with the community. It is also crucial that the next mayor be transparent, accountable and dedicated to improving the quality of life for all the residents of Cadillac. To accept anything less would be a disservice to the community.

My experience serving as a community volunteer, a private business owner, a member of the Armed Forces, and a government employee have allowed me to hone my skills in a multitude of settings. I am familiar with the dynamics of collaboration and have a demonstrated ability to actively contribute to the achievement of organizations' missions and goals. I possess advanced training in leadership development, change management, organizational development, 360-degree evaluations, emotional intelligence, equal opportunity and resiliency skill development.

It is important for the Council to have an in-depth understanding of what each candidate brings to the table. Therefore, I am also including a brief history of my education, background and experience which demonstrates the depth and breadth of my ability to successfully implement the core competencies needed to lead through these challenging times.

I have no political party affiliation. I am a registered independent voter.

Previous Work Experience

Regional Director, State of Kentucky, Department of Juvenile Justice

Responsible for the overall operations of 6 Juvenile Justice facilities that employed over 300 staff.

- Ensured all policies, procedures and directives were implemented to the highest standard.
- Supervised operating budget of 18 million dollars.
- Supervised facility audits to verify implementation and accuracy of State and Federally mandated compliance protocols.
- Conducted monthly facility Superintendent training.
- Established and monitored key business metrics.
- Facilitated the development of actionable and targeted change management plans.

Senior Non-Commissioned Officer, MI ARNG and KY ARNG

- First Sergeant responsible for 150 enlisted soldiers serving in the Main Command Post Operational Detachment for the 101st Airborne Division Command.
- Platoon Sergeant planned, supervised and led soldiers in 50+ combat missions in Afghanistan resulting in no loss of personnel or equipment.
- Instructor evaluating organizational/unit effectiveness in the application and delivery of Army training curriculum for advanced, intermediate and basic level leadership and combat arms courses.
- Senior Non-Commissioned Officer (NCO) Liaison for Training (Latvian NCO Academy) oversaw development of leadership/soldier readiness assessments, curriculum design/development, organizational plans and team structures. Applied measurement systems to track soldier knowledge and performance in US and abroad.
- Senior TAC (teach-assess-counsel) NCO (Michigan Officer Candidate School) participated in change management plans, reviewed and delivered Officer development curriculum, created inquiry-based learning activities, evaluated instructors and regularly briefed Regimental Commander on program effectiveness.

State Director – Community Outreach and Development – National College, KY

Hired to create, implement and lead the school's military recruitment/liaison program for Kentucky. The primary focus was creating and implementing organizational goals and plans that maximize employee engagement.

Additional duties included:

- Designed and facilitated solution focused approach resulting in a 120% increase in veteran enrollments.
- Worked with the various departments to integrate program goals and strategies leading to the college being recognized as a "military friendly" institution.
- Successfully co-designed and delivered direct and e-learning training programs for staff across 5 states and 30 campuses.

Manager – Continuous Improvement and Training, AAR Mobility Systems, Cadillac MI

Developed and lead the continuous improvement and training initiative for a multi-state aerospace and defense manufacturing organization. Applied assessments in organizational performance, culture, and team effectiveness. Linked key business issues to organizational performance, designed solutions and measures to help the employees/department meet increased business performance and effectiveness goals.

Additional duties included:

- Vetted and hired training consultants for locations throughout the United States.
- Chaired the executive continuous improvement steering committee which consisted of the organization's General Manager, Vice Presidents and mid-level managers.
- Provided guidance and support for the execution of plans by employee-facing managers and business leaders.
- Taught the Bell Leadership development curriculum to mid and senior level management, created and conducted employee knowledge assessments, facilitated multiple workshops across a broad spectrum of departments.
- Organizational assessment demonstrated improvements in 33 of the 34 organizational climate categories for 3 consecutive years.

Executive Director – Alliance Human Services, Cadillac MI

Responsible for the creation and operation of a residential youth treatment facility, a community-based counseling program and a senior mentoring program for adjudicated youth.

- Created and implemented a successful business plan to include short and long-term goals and objectives, business metrics and employee development.
- Maintained full profit and loss responsibility.
- Developed policies and procedures following state and federal guidelines.
- Hired and supervised all administrative and operational staff members.
- Established collaborative endeavors with the Probate Court, schools, private businesses and local non-profit agencies.

Education

Western Michigan University - Kalamazoo, MI

ABD - Doctor of Philosophy, Education Leadership

Central Michigan University - Mount Pleasant, MI

Master of Arts, Major - Counseling - Licensed Professional Counselor

Ferris State University - Big Rapids, MI

Bachelor of Science, Major - Recreation Leadership & Management

Kellogg Institute/Appalachian State University - Boone, NC

National Center for Developmental Education

Focus – Adult learning theories and curriculum development.

United States Army Education System

Advanced Non-Commissioned Officer Course, Basic Non-Commissioned Officer Course, Primary Leadership Development Course, Instructor Trainer Course, Small Group Leader Course.

Past and current Community Service – Volunteerism

- Cadillac Citizens Advisory Committee
- President – Family Education Unlimited (501c3 Non-Profit) Cadillac, MI
- Vice-President / Football Director – Cadillac Football League (501c3 Non-Profit) – Youth football organization
- Career Institute Task Force – Ferris State University
- Curriculum Advisory Board – Recreation Leadership & Management Program – Ferris State University
- Academic Senator – Academic Senate – Ferris State University
- Member – Arts and Lectures Committee – Ferris State University
- Special Education Advocate
- Assistant Disabilities Services Counselor
- Chapter Treasurer – Combat Veterans Motorcycle Association
- Board Member – Cadillac Sportsman's Club

Related Education and Training

- Lean Six Sigma Process Improvement – Green Belt
- Master Resiliency Trainer – US Army
- OSHA 511 course – Eastern Michigan University
- Lean Manufacturing Boot Camp – Grand Rapids Community College
- Advanced Achievement Leadership I - Bell Leadership Institute
- Leadership and Self-Deception at Work - The Arbinger Institute
- Total Quality Management – United States Army
- Small Business Finance – Old Kent Bank
- Train the Trainer – Bell Leadership Institute
- Train the Trainer – National Training Institute

Certifications Held

- Career Development Facilitator - National Career Development Association
- Advanced Achievement Leadership Trainer - Bell Leadership Institute
- Excellence in Leadership Trainer - AAR Corporation
- Crisis Prevention and Intervention (CPI) Instructor
- Teach, Observe, Counsel (TOC Instructor), Small Group Leader and Military Leadership

Past Memberships

- American Counseling Association
- American Society for Training and Development
- American Society for Quality
- Association for Supervision and Curriculum Development
- National Association for Developmental Education
- National Career Development Association
- Michigan Counseling Association
- Organization Development Network

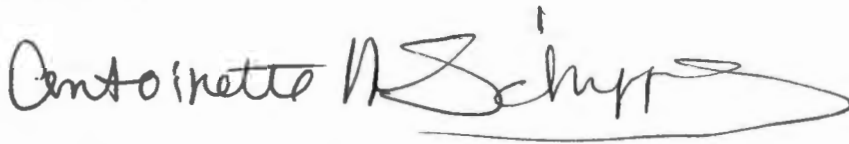
Letter of Interest Mayor, City of Cadillac

21 February 2025

To Cadillac City Council Members:

I, Antoinette (Tiyi) Schippers, request your support and appointment as Mayor for The City of Cadillac to complete the term recently vacated by Mayor Carla Filkins, ending January 5, 2026. Please see attached statement of my qualifications.

Sincerely,

A handwritten signature in black ink that reads "Antoinette A Schippers". The signature is written in a cursive style with a large, sweeping loop at the end of the last name.

Antoinette (Tiyi) Schippers

**Statement of Qualifications for Mayor, City of Cadillac
Antoinette (Tiyi) Schippers**

Cadillac City Council:

I believe that I am the most qualified to fulfill the office of mayor for the remainder of the term vacated by Mayor Filkins. Prior to my election as City Council Member for Ward 2 in 2009 I served on the Planning Commission, also representing my ward. When appointed to that position I took advantage of educational opportunities offered by The State of Michigan, for new planning commissioners. For six weeks I traveled to Manistee County for weekly, 3-hour, evening classes so that I might learn how best to serve my community as a city planning commissioner. I believe that what I learned there has, and will continue to serve my leadership and decision making as we engage in a variety of challenging zoning and city planning issues.

After being sworn in as Council Member in January of 2010, taking my responsibility seriously, I again enrolled in educational opportunities offered by The Michigan Municipal League. Through these classes I learned about all aspects of city government, as well as my role as an elected official, which has made me a mindful, well informed member of council.

Over My 15 years serving as a council member, I have taken advantage of multiple opportunities for continued education, attending MML conventions and Capital Conferences. At these events I participated in every session, always choosing breakout sessions that would provide information pertinent to issues Cadillac faces.

Consistently participating in training and education demonstrates my commitment to garner the necessary skills and information needed to serve the city and its citizens with excellence. This clearly demonstrates my commitment to public service, and a thorough understanding of municipal government operations.

Beginning in 2010 I served on the committee that worked through issues arising from the conclusion of a decades long contract between the city and townships to provide public utility services and infrastructure, lovingly known as The Sewer Committee, These negotiations took place over several years, culminating in a new contract approved in September 2014. I not only took advantage of this position to learn about these essential services that the city provides regarding water treatment and delivery, but also built relationships with township officials. This understanding of how it all works will be essential as we move forward dealing with the current issue of PFAS in groundwater surrounding the city. I also served on the working group that helped negotiate and finalize a legal settlement with surrounding townships, clearing the way for Cadillac Junction. Working with folks at the townships gives me background and experience to again work together to find the best solutions

for the citizens of the city as well as our neighbors residing in the surrounding townships in keeping all our neighbors safe from contaminants.

In recognition of my leadership, I have served as Mayor Pro Tem, elected by my fellow council members, since November of 2019. As further evidence of my leadership and commitment to our community, I worked with former Mayor Filkins to create The Cadillac Mayor's Youth Council, and have served as CMYC Advisor since its inception in 2014. This project has helped the youth in our community learn first hand the rewards and benefits of commitment to public service.

Aside from my duties as a City Council Member, I have also demonstrated my leadership and ability to build consensus and work collaboratively with diverse stakeholders in other areas. As President of The Pine River Education Association for many years before my retirement from a 40 year teaching career, I negotiated multiple contracts, building a collegial relationship with changing administrations, teachers, staff, and other community stakeholders.

I currently serve as Chair of The Oasis Family Resource Center Board of Directors, and as President of Gopherwood Concerts. I have held many leadership positions in political, environmental, and justice organizations throughout my years as a Cadillac resident since the mid 1980s, and even prior to my life here in this city I love. I was also honored with The Cadillac Area Chamber of Commerce *Spirit of the Community* award in 2022. Being recognized as one who carries the spirit of the community was one of my proudest moments, because I have seen that spirit from both sides of the dais. I recognize that spirit in so many of my fellow citizens, even when we don't agree.

Something that I learned many years ago, and adhere to in all aspects of my life, is to be open to all points of view. When we remain open to everybody's experience, it helps us understand opinions that may differ from our own. Throughout my life I have found this to be the best place to start to build consensus and begin striving for solutions that serve the community as a whole.

As you can see, my experience in public service is vast. My commitment to The City of Cadillac and our citizens is proven, my leadership is effective, and my ability to connect citizen to citizen is well honed. For these reasons I humbly request your support for me to serve as Mayor of Cadillac.

Respectfully,

A handwritten signature in black ink that reads "Antoinette Schippers". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Antoinette (Tiyi) Schippers

ANDREW E. VAN ALST [REDACTED]
[REDACTED] **CADILLAC, MI 49601** [REDACTED]

Please consider me for the open Mayor position. I have lifelong ties to Cadillac and have been active in the betterment of the city. My preference has been to be low profile or anonymous in my contributions. However, the vacancy of the Mayor position has called me to a public position.

While there have been a lot of positive improvements to Cadillac in the last several years, there have also been plenty of shortcomings and blind spots. The priorities of the city need attention.

My concerns with short term rentals certainly should not be prioritized before the PFAS water issues. Health safety and welfare is paramount. The zoning enforcement should be more proactive and accountable. It is clear where short term rentals are allowed. Not only do they change the character of neighborhoods, but they also contribute to our wide spread housing shortage thus increasing cost for our residents. Infrastructure is suffering. I cannot believe that we have unpaved streets in our town; some do not have public water available.

Included are my responses to the topics you requested.

Sincerely,

Andy Van Alst

ANDREW E. VAN ALST [REDACTED]
[REDACTED] CADILLAC, MI 49601 [REDACTED]

STRONG LEADERSHIP SKILLS AND EXPERIENCE

When I see a need, I address it.

As a project manager, I shared my knowledge and experience with my teams. I directed oil and gas lease acquisitions for several companies all over the state of Michigan. My responsibilities included training, directing and organizing lease buying crews.

I lead by example. I see the need for volunteers and I also see the need to step away from volunteering in order to make space for others. Public service is invaluable.

A 12-Step recovery club I started in 2000 now functions successfully on its own.

Leadership includes continuity. Before stepping down I found my own replacement to sit on the Sobriety Court team.

Six years ago, Boon Sports Management gave me approval to start pickleball at THE WEX. This generates revenue and creates community interest and fellowship. I opened the doors daily for over a year, hoping people would come and play. After a year, I found my replacement, Mike. Mike continued to open daily as people from the Cadillac area steadily grew and came to play. Mike eventually found his replacement and Tracy started opening. She split the duties among several other volunteers. Today, pickleball at THE WEX is 100% volunteer driven and 100% donation funded.

When I see a need to improve or protect our community I am certain to help. That's why you are reading this letter of application.

EXCELLENT COMMUNICATIONS AND INTERPERSONAL SKILLS

I was an oil and gas landman for over 45 years. My job as a landman was to negotiate oil and gas leases, land damages, settlement agreements for roads, pipelines, well sites, processing plants and other surface operations. I was a liaison between private land owners and the companies I represented.

I prefer face-to-face communication. I will meet people where they are. I will communicate via telephone, email, text, social media or fax. I will also speak in front of groups of people.

A DEMONSTRATED COMMITMENT TO PUBLIC SERVICE

I created a 12-step recovery club that provides meeting space for recovery groups in a safe and friendly atmosphere. If you know anyone in recovery in Cadillac they have probably been to the club. I believe recovery helps people become productive members of society.

I was part of the Wexford/Missaukee District Court Sobriety Court team for several years.

I brought pickleball to THE WEX. It is the most attended pickleball venue in Cadillac. This is a community centered activity. People from the area and from out of town enjoy hours of fun, exercise and camaraderie.

I initiated a fundraiser for the Lahaina, Hawaii, fire victims. We raised donations for one of our local pickleball members whose immediate family lives in Lahaina. Our community helping one of our community member's home community.

I, along with hundreds of Cadillac residents, have been persistently pursuing the enforcement of short-term rentals in illegally zoned districts. This is the most important service I have participated in recently. Neighborhoods are very important to maintain community.

A THOROUGH UNDERSTANDING OF MUNICIPAL GOVERNMENT OPERATIONS

My understanding of municipal government operations is more thorough than I ever wanted it to be. I have a three minute timer.

I have attended well field meetings, City Council meetings, Planning Board meetings, and other meetings including L.D.F.A., Cadillac West Corridor Development Association and the PFAS town hall meeting.

THE ABILITY TO BUILD CONSENSUS AND WORK COLLABORATIVELY WITH DIVERSE STAKEHOLDERS

Short term rental enforcement: I have attended city council meetings for over two years. I worked with hundreds of citizens who have expressed interest in enforcing the city zoning ordinances. Residents from all city wards share a common desire to maintain the character of our neighborhoods.

RESIDENCY WITHIN THE CITY OF CADILLAC

The Van Alst family moved to Cadillac in the early 1960's. I started school in kindergarten at Franklin elementary. I attended Cadillac public schools and I graduated from Cadillac High School. I currently live on Sunnyside Drive in Cadillac.

Feb. 23, 2025

To: Cadillac City Council

From: Mark Lagerwey

Council:

I would like to express my strong support for the appointment of Tiyi Schippers as mayor of the City of Cadillac, filling the vacancy left by the resignation of Carla Filkins.

Tiyi's commitment to community service alone makes this an obvious decision: She has served 15 years on the city council – longer than any other council member – and most recently in 2019, she was elected by her fellow council members to serve as Mayor Pro Tem. Beyond the city, her service has included chairing the Oasis board and serving as President of Gopherwood Folk Society, and recently, receiving The Cadillac Area Chamber of Commerce Spirit of Cadillac Award.

But there's more. The city has been experiencing a difficult set of problems that has divided the community ... and the council. In this context, I have observed Tiyi as a gracious mediator with the heart to understand and appreciate different points of view and the character to speak truth and take action, as needed, to serve the people of Cadillac fairly. Her steady hand is precisely what is needed during this transitional time until the people of Cadillac return to the polls to select a new mayor this fall.

This appointment should not be treated as an opportunity to manipulate power for any particular cause. It should be an appointment that will help the city heal after the trauma of a mayoral resignation brought on by conflict and disunity. Tiyi is the most capable and experienced council member to settle the discourse and find collaborative solutions to meet the immediate needs of the people of Cadillac.

Mark Lagerwey

Sandra Wasson

From: [REDACTED]
Sent: Monday, February 24, 2025 9:07 AM
To: Sandra Wasson
Subject: Seating an interim mayor

To Whom It May Concern,

I am writing in support of seating Tiyi Schippers for the vacancy left by the resignation of Carla Filkins. I sincerely believe the chaos that would ensue with filling that position with either of the other posted candidates would be catastrophic. Ms. Schippers is the longest serving member on the council and has worked w/the present board for many years. I truly believe that she has the concerns of the residents of Cadillac in clear view and understands the problems facing this city, especially the current water issues, and is the only one to continue to face the issues with a clear and educated open mind.

Paula Meyers
[REDACTED]

Sandra Wasson

From: [REDACTED]
Sent: Monday, February 24, 2025 9:19 AM
To: Sandra Wasson
Subject: Interim Mayor

To whom it may concern,
As a lifelong resident and generational family of Cadillac since its beginning, I would like to see Tiyi Schippers fill in as interim Mayor for the Cadillac Mayoral term 2025.

Thank you.
Mark B Snider



Sent from my iPhone

Sandra Wasson

From: [REDACTED]
Sent: Monday, February 24, 2025 10:10 AM
To: Sandra Wasson
Subject: Position of Mayor

Members of city council:

I would like to express my support for Tiyi Schippers for the position of Mayor in Cadillac Michigan.

I feel that her dedication, experience and knowledge with her position at the city and other organizations within our community make her the best candidate for the position.

Thank you,

Heidi Marquardt

February 24, 2025

To Staff and Members of City Council of the City of Cadillac

This letter is to achieve several purposes; to identify my belief as a citizen of the best decision regarding replacement of the Mayor, shed light on what an “Advisory Board” actually is, and to identify the elements needed for a valid survey.

As a City Council, one member leaving can be a simple situation. Since everything in the charter points to the Mayor role being different, the approach to replacement should be very intentional. Stability between now and December 31, 2025 needs to be of the utmost importance, so putting Mayor Pro-Tem Tiyi Schippers in place as Mayor is the only logical step. Bringing in someone from outside council for this position would be too disruptive...the learning curve for this leadership position is too steep for an external candidate.

An advisory board is a group of experts who offer advice about operations and business practices. Advisory boards typically contain professionals who are experts in their industries and can help with specific areas of business and create strategies for general improvement. The Council can decide who they want on their advisory board based on the purpose for establishing the board and the types of expertise they want input on. Many companies create an advisory board to respond to a particular situation or trend they observe, which means they can choose their board members based on the expertise they have in specific areas. This did not happen with the recent self-named “Citizens Advisory Board” and I don’t believe any information was given as to how the group was formed. To grant the group special access to a meeting lent them a validity that is not appropriate. The group, in terms of good business practice, has no validity and no expertise and should not be granted further special consideration from the Council.

A majority of companies use surveys to inform performance; I know that schools used them alot. The reason companies exist that do polling and surveying is because there is a science to surveying...not everyone knows how to write an effective survey.

1. Ask About the Right Things
2. Use Language that Is Neutral, Natural, and Clear
3. Don’t Ask Respondents to Predict Behavior
4. Focus on Closed-Ended Questions
5. Avoid Double-Barreled Questions
6. Use Balanced Scales
7. Answer Options Should Be All-Inclusive and Mutually Exclusive

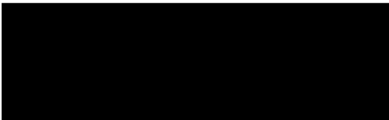
8. Provide an Opt-Out
9. Allow Most Questions to Be Optional
10. Respect Your Respondents

On a base level, in order for the margin of error to be within that +/- 5% you need the correct sample size, which for the Cadillac population would be roughly 375 respondents. The sampling also must be random, and there must be data stating general demographics of the sample. Then compared to the actual population to determine if the sample actually represents the population, i.e., if 45% of the total population is female, the sample should have 45% of respondents as female. Since none of this data was presented, it can be presumed that the survey has no element of scientific approach, therefore is completely invalid and should be disregarded in total by the Council. Unfortunately, allowing its presentation during a Council meeting lended, from a public perspective, some validity to the survey. Such a mistake should not be made again.

Certainly, Council could look into forming a Citizen's Advisory Board...you have one for Diggin's Hill, one for the Dog Park...a general advisory board might be a great addition but it should be done the right way. I also firmly believe that decorum needs to return to Council Chambers. That starts with the Council and staff...there should never be yelling and chastising in Chambers. Audience members should be given three minutes to make sound, and should be expected to be respectful during their time. No other audience should be allowed to make a sound; this includes cheering and applause...this form of bullying discourages those with a different opinion from speaking up. That is the intent. Please don't lose sight of the fact that 186 angry residents is 2% of the total population. They must not be allowed to become the tail that wags the dog.

Respectfully,

Michael Filkins



Submitted to:

Mayor ProTem Tiyi Schippers
Council Member Bryan Elenbaas
Council Member Robert Engels
Council Member Stephen King
City Manager Marcus Peccia

Tereesa Arn



02/24/2025

Cadillac City Council,

I wish to express my recommendation for Tiyi Schippers for Mayor of Cadillac. Her extensive experience in public service and deep commitment to the community make her the ideal candidate to fulfill the remainder of the mayoral term.

Tiyi has dedicated years to serving Cadillac, including as a City Council Member and Mayor Pro Tem. She has actively pursued opportunities to expand her knowledge of municipal governance, ensuring she makes informed decisions that benefit the community. Her leadership has been instrumental in addressing key city issues, such as infrastructure, planning, and public services.

Beyond her official roles, Tiyi has fostered collaboration among various community stakeholders, demonstrating her ability to bring people together for the common good. Her dedication has been recognized through accolades such as the Cadillac Area Chamber of Commerce Spirit of the Community award.

Tiyi is a proven leader who listens, builds consensus, and works tirelessly for Cadillac. I encourage all citizens to support her in this important role.

Sincerely,
Tereesa Arn

Sandra Wasson

From: [REDACTED]
Sent: Monday, February 24, 2025 2:55 PM
To: Sandra Wasson
Subject: Mayor

Dear Sandra,

I am contacting you to let you know that I and my husband support Ti Shippers as the next mayor pro tem until November. She has been a council member and could move into this position without any disruptions. She would do a very good job. Thank you for your consideration.

Sue and Bill Allen
[REDACTED]

Sandra Wasson

From: [REDACTED]
Sent: Tuesday, February 25, 2025 2:36 PM
To: Sandra Wasson
Subject: Recommendation for Mayoral Candidate

Cadillac City Council Members:

As you consider the appointment of Mayor, I would like to recommend Antoinette (Tiyi) Schippers, Cadillac's Mayor Pro Tem, for your serious consideration.

She has been a long-serving Council Member, and in that position, she has served her ward and the city well. She has also attended many educational classes and training sessions to learn how to better serve her constituents and the city.

Tiyi has also taken on many leadership roles on committees and commissions, etc., for the city and for other local, regional, and state organizations.

The Council would be wise to appoint your Mayor Pro Tem to the position of Mayor. Her history demonstrates that she will well serve the Council and the citizens of Cadillac!.

Sincerely,
Harvey G. Miller

25 February 2025

Cadillac City Council,

Tiyi Schippers is the best candidate for the vacant mayor position and I urge you to acknowledge that with an affirmative vote for her appointment.

As acting mayor *pro tem*, and a long serving council member, councilmember Schippers brings the most experience to the table. Nothing can replace the vast fountain of knowledge and experience she has gained from her 14 years as council member. Tiyi can take the baton and move into the mayoral position and get things moving in the right direction immediately. This is what the city citizens need right now.

Beyond the experience and knowledge Council Member Schippers possesses from her long service, she brings several other attributes to the table for your consideration and acknowledgment.

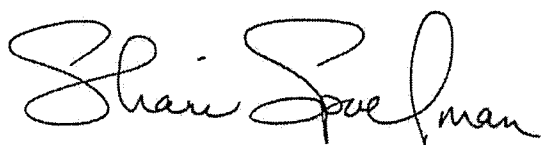
As a lifelong educator, Tiyi exemplifies excellent communication and leadership skills. She has managed countless classrooms in her professional capacity her entire adult life. With classroom management skills, she demonstrates control over large audiences, moves topics forward in teachable portions, and helps assure everyone is engaged in the process. These skills carry many transferable traits for running city council meetings and engaging the public.

Tiyi is a quick learner. She studies issues and asks important questions. In the 10 years I served on council with her, I found her to always be prepared and engaged in the topic at hand. She often carried extra responsibilities, serving on committees and task forces and initiating new programs for the betterment of the community.

Ms. Schippers has a strong internal compass. She knows right from wrong and follows her gut and instincts when vetting out difficult situations. She is a woman of utmost integrity. She is not afraid to do the right thing, even in a contentious situation. Her goal will always be to direct policy decisions toward what's best for the greater good.

I urge you to appoint Councilmember Schippers for Mayor until the next election.

Sincerely,

A handwritten signature in black ink that reads "Shari Spoelman". The signature is fluid and cursive, with the first name "Shari" and last name "Spoelman" clearly distinguishable.

Shari Spoelman

(past council member, 2008-2020)

Katie Maynard



February 26, 2025

Councilmembers:

I am writing regarding the mayoral vacancy you have been tasked to fill. No one envies this job. I have watched the council meetings, followed the local news, and read through the online rhetoric. It is not possible that you will be able to name a candidate that will please all constituents. I urge you to consider the needs of the city as a whole, verses attempting to quell the anger of the most vocal. As you are aware, to effectively govern, the council must be able to work together toward a common good. This requires leadership, collaboration, compromise, and strong understanding of strengths and subtleties of good governance.

I believe only one candidate demonstrates the necessary qualities and experience needed to fill this role, Tiyi Schippers. Having served with her, you do not need me to list her skills or qualifications. Her actions speak for themselves. As you make this decision, please take the time to reflect on your experience as co-councilmember and know that she will continue to be a positive force as interim mayor.

Sincerely,

Katie Maynard



RECEIVED
FEB 26 2025

February 24, 2025

To whom it may concern:

I am sending this letter as I do not support Martin Dubravec for the position of Mayor in Cadillac, MI.

I watched Martin Dubravec pass out candy on Halloween to the children of our community dressed in a garbage bag with "Trump" signs on his front & back, shame on him! That was not a time for politics especially from a Doctor in our community. Do you know that he no longer accepts/bills insurance at his Doctor's office? The insurance companies will no longer participate with him due to his crazy conspiracy theories! One other thing, do you know his son was homeless in our city and lived on the streets? Once again, shame on him! I ask that you look in to all the accusations I have mentioned.

Martin Dubravec would be a horrible choice to represent our city. I beg of you, please do not consider him for the position of Mayor in Cadillac, MI.

I apologize that I have to remain anonymous but there is way too much crazy going on in our community and I cannot risk being threatened or harassed.

Thank you for your time!

Sandra Wasson

From: [REDACTED]
Sent: Wednesday, February 26, 2025 11:30 AM
To: Sandra Wasson
Subject: Interim mayors position

To: City of Cadillac clerk
All city council members
City manager

Dear all,

I support Tiyi Schippers As the interim mayor for the city of Cadillac to finish the term of Carla Filkins. Tiyi was elected by this very council to be the mayor protem in the absence of the mayor. While I understand, The charter does not clarify how to handle this situation, I think TI brings experience and knowledge to serve the rest of the term. Please consider this in your vote when selecting the new mayor. We have many complicated issues before Council and her history and expertise with the issues will make a difference. Thank you for your consideration, Ruthann French.

[REDACTED]

Sent from my iPad

Sandra Wasson

From: [REDACTED]
Sent: Wednesday, February 26, 2025 4:32 PM
To: Clerk
Subject: Antoinette Tiyi Schippers

Dear Clerk

I am writing to endorse Tiyi Schippers for mayor of the City of Cadillac. I have known Tiyi for several years through her community service. I find her to have excellent communication, interpersonal and leadership skills. Because of her years on city council, she has a thorough understanding of municipal government operations.

I support Tiyi as mayor of the City of Cadillac.

Cindy Lakin Morley
[REDACTED]

From: Emily DeBoer [REDACTED]
Date: February 24, 2025 at 10:40:41 AM EST
To: Bryan Elenbaas <belenbaas@cadillac-mi.net>, Robert Engels <rengels@cadillac-mi.net>, Stephen King <sking@cadillac-mi.net>, Antionette Schippers <aschippers@cadillac-mi.net>
Subject: Mayoral Appointment Decision

Good morning, City Council.

With former mayor Carla Filkins recently stepping down, you have the critical task of appointing a new, temporary mayor until the regular election timeframe comes up again later this year. While I can think of a handful of excellent candidates to fill this role in our city, only one of them has expressed interest as of the time of this email. There are currently two expressions of interest – Dr. Martin Dubravec and Ms. Tiyi Schippers.

Dr. Dubravec has been practicing medicine in our community for years. In fact, when many physicians in our community refused life-saving treatment to their patients (our community members) during Covid, Dr. Dubravec staked his reputation to save lives; hundreds of them. Some of those lives were the very physicians (and their spouses) that refused that same life-saving treatment to their own patients, out of fear. Dr. Dubravec didn't put his license on the line over experimental medicine, but rather decades old, proven treatment that consequently saved the lives of our community members, as well as many patients from all over the state of Michigan and beyond. In fact, I'm not aware of any other practicing physician in our area that was providing such life-saving treatment. Dr. Dubravec has become a hero in our community for bravely stepping up to do the right thing, in the face of threats against his practice/license, resulting in countless lives saved.

The city of Cadillac needs a hero of action now. Our community is in turmoil. Unfortunately, long-time inaction on this PFAS issue has stirred such friction that we now have a blistering mess to deal with. While I certainly do not fault City Council for the actions (or inactions) of a few – especially with information that you didn't have and about which you just learned – you are tasked to make the right decision going forward with the information you now have at your disposal. Respectfully, while I appreciate Ms. Schipper's interest in bridging the mayoral gap until the fall election, she is not the right person to fill this gaping void. While there are several consideration factors, a quick review of her public Facebook posts alone makes it clear she's in no position to take on the heavy burden of addressing the current issues facing our community and getting us on the road to healing. (Respectfully, Ms. Schippers, publicly encouraging people to engage in economic blackouts and public mocking of elected leaders are not qualities of good leadership.) Despite her willingness to step forward, Ms. Schippers is not the best choice for this crucial role. With that said, I kindly request that Ms. Schippers recognize that she is not the best choice and withdraw her candidacy for mayor. Further, I request that she

throw her support behind Dr. Dubravec, as his attitude of servitude and proven track record of leading by example is exactly what our community needs to move forward.

On March 3, please do the right thing for our community by appointing Dr. Martin Dubravec as our next city mayor. More of the same will not move us forward but rather continue to perpetuate the mess we're currently trying to muddle through. This is one major step you can take toward helping our community to heal, so please do not let us down.

Very respectfully,

Emily DeBoer

From: Doreen Lanc [REDACTED]
Sent: Thursday, February 27, 2025 10:58 AM
To: Bryan Elenbaas <belenbaas@cadillac-mi.net>; Antionette Schippers <aschippers@Cadillac-MI.net>; Robert Engels <rengels@Cadillac-MI.net>; Stephen King <sking@Cadillac-MI.net>
Subject: Fwd: letter

Dear Council Members,

I hope this message finds you well. I am writing to express my thoughts and concerns regarding the upcoming mayoral position. It is vital this matter is addressed collaboratively and thoughtfully, as it significantly impacts our community. Even though I do not live in the city of Cadillac any more, I am deeply concerned about the well-being of our community and the people we serve.

With the recent discussions surrounding PFAS and the ongoing debates over short-term rentals, these topics have become particularly pressing. In my roles with the Chamber of Commerce and now the Community Foundation, I have developed a deep respect for the council and the mayor regarding our collaborative efforts to enhance our community year after year.

I firmly believe that if Tiyi Schippers is willing to take on the role of mayor, she would be an excellent choice. Her awareness of the issues affecting our community, along with her commitment to serving its needs, positions her as a strong candidate to lead us through these challenges.

I know it has been a difficult time for the council, but I remain hopeful for the future of Cadillac and the positive leadership that you can guide us through these challenges.

Thank you for considering my perspective.

From: Michelle Trivieri [REDACTED]
Sent: Thursday, February 27, 2025 2:14 PM
To: Marcus Peccia <mpeccia@cadillac-mi.net>; Stephen King <sking@Cadillac-MI.net>
Subject: Temporary Mayor

Hello,

It is my opinion Dr. Dubravec would make an excellent choice for our temporary Mayor. He is a pillar of respect in our community. He is a fair, brilliant compassionate man. He has no agenda other than the heart to be of service. It is my hope he will be considered for this position.
We need to move forward.

Thank you for your time,

Respectfully ,

Michelle Trivieri

CITY COUNCIL MEETING MINUTES

February 18, 2025

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

CALL TO ORDER

The meeting was called to order by City Manager Peccia at approximately 6:00 pm.

PLEDGE OF ALLEGIANCE

ROLL CALL

Council Present: Elenbaas, Engels, King

Council Absent: Mayor Pro-Tem Schippers

Staff Present: Peccia, Bigelow, Miller, Homier, Lanning

ACCEPTANCE OF RESIGNATION OF MAYOR CARLA J. FILKINS

City Attorney Homier stated that Mayor Filkins submitted her letter of resignation. He noted it is important that City Council act on that by accepting her resignation and then discuss selection of a temporary Mayor to conduct the meeting tonight as well as the process of appointing a new Mayor. He stated the Mayor Pro-Tem would usually run the meeting, but she is absent.

2025-021 Accept resignation of Mayor Carla Filkins.

Motion was made by Elenbaas and supported by Engels to accept the resignation of Mayor Carla Filkins.

Motion unanimously approved.

2025-022 Select Council Member King to preside over the meeting.

Motion was made by Elenbaas and supported by Engels to select Council Member King to preside over the meeting tonight.

Motion unanimously approved.

Homier noted Council has the authority to appoint a new Mayor within thirty days. He stated the person appointed as Mayor will serve the remainder of the term until the next City General Election which is in November 2025. He noted the person appointed could be a member of Council in which case the position of Mayor would be filled and then Council would need to appoint a new person to the City Council. He stated that new person would serve the remainder of the existing term until the next City General Election in November 2025.

King announced to the public that we can accept names from the general citizenship (city-wide) who are interested in filling the position of Mayor. He noted we need to do that in quick order and then conduct interviews if Council decides on that process. He stated any member of Council can also submit their name. He noted, according to Charter, we need to select a new Mayor within thirty days.

Engels stated Council needs to decide whether it's going to be in 2 weeks at the next meeting or whether we are going to schedule a special meeting 3 weeks from now.

Elenbaas suggested it be done at the next meeting if possible.

King asked if we could post something on the website directing people how to submit their names, qualifications and resumes if they are interested in the position.

Peccia stated something can be posted on the website tomorrow.

Engels asked if the resignation date is considered the date it was submitted or today when it was accepted by Council.

Homier noted the resignation was effective immediately.

Homier stated Council should consider a deadline for people who are interested to submit their names and information.

It was discussed that if an existing Council Member is appointed as Mayor then Council would have another 30 days to fill the newly vacant position.

2025-023 Set deadline for applications for Mayor.

Motion was made by Engels and supported by Elenbaas to set the deadline for applications for the position of Mayor on Thursday, February 27, 2025 at 5:00 pm.

Motion unanimously approved.

APPROVAL OF AGENDA

King noted the agenda needs to be amended to remove the public hearing regarding West Nelson Street because it requires four Council Members in attendance to address that issue.

2025-024 Approve agenda as amended.

Motion was made by Engels and supported by Elenbaas to approve the agenda as amended to remove the public hearing regarding West Nelson Street.

Motion unanimously approved.

PUBLIC COMMENTS

Paula Meyers expressed concerns about the damage caused by social media.

Mark Lagerwey expressed gratitude to Carla Filkins for her 11 years of dedicated and conscientious service to the City of Cadillac.

Karen Anderson expressed support for rezoning 128 E. Pine Street as a business.

Audrey Wood expressed concerns about contaminated water.

Brad Marine stated he supports short-term rentals but does not support what has occurred with the 128 E. Pine Street property.

Gary Pitsch noted the public hearing on vacating a portion of West Nelson Street has been delayed a couple of times. He noted the development project has MEDC timelines that have to be met.

Mary Galvanek, Cadillac Advocates for Clean Water, provided an update on the work they have been doing.

Joe Hartoon stated information needs to be more visible to the public.

Linda Baynes expressed support for rezoning 128 E. Pine Street.

Sam Knopp distributed and discussed a packet of information and expressed concerns about the performance of the City Manager.

Randy Lindell stated death threats are serious.

Carla Moore expressed concerns about the performance of the City Manager and the Utilities Director. She commented on issues with the computer at the Water Department.

Art Stevens referenced a document from 2010 that was mentioned at the last meeting. He stated he wants to make it clear that he was not aware of the document while he was on Council.

CONSENT AGENDA

2025-025 Approve consent agenda as presented.

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

Motion unanimously approved.

COMMUNITY SPOTLIGHT

A. Citizens Advisory Committee

Brad Marine commended Council for supporting the Citizens Advisory Committee. He thanked Council Member Engels and Wexford County Commissioner and LDFA Member Julie Theobald for joining the committee. He noted advisory committees don't set or enforce policy but they allow the citizens to be heard. He stated the Citizens Advisory Committee is a great resource for members of the community to provide feedback. He noted it is also a critical tool to allow Council Members to gain a deeper understanding of what the citizens think. He stated a survey was developed regarding PFAS to gather some feedback from the citizens and 192 people responded. He reviewed the results of the survey which can be found at https://www.surveymonkey.com/results/SM-Fzz8sZw79mtJggsQ8cnXhw_3D_3D

COMMUNICATIONS

A. Wexford-Missaukee Child Protection Council

Karen Staub, Prevention Coordinator, noted April is nationally recognized as Child Abuse Prevention Month. She stated they are asking permission to hang blue lights downtown in the month of April. She noted they are also encouraging others in the community to hang blue lights.

2025-026 Approve blue lights for National Child Abuse Prevention Month.

Motion was made by Elenbaas and supported by Engels to approve the request from the Wexford-Missaukee Child Protection Council for blue lights to be hung in the downtown area during the month of April in recognition of National Child Abuse Prevention Month.

Motion unanimously approved.

APPOINTMENTS

A. Recommendation regarding reappointment to the Construction Board of Appeals.

2025-027 Approve reappointment to the Construction Board of Appeals.

Motion was made by Elenbaas and supported by Engels to approve the reappointment of Connie Boice to the Construction Board of Appeals for a 2-year term to expire on March 2, 2027.

Motion unanimously approved.

B. Recommendation regarding reappointment to the Construction Board of Appeals.

2025-028 Approve reappointment to the Construction Board of Appeals.

Motion was made by Elenbaas and supported by Engels to approve the reappointment of John Saari to the Construction Board of Appeals for a 2-year term to expire on March 2, 2027.

Motion unanimously approved.

CITY MANAGER'S REPORT

A. Hardship (Poverty) Exemption Policy

Peccia stated this is the annual request for consideration of approval of our Hardship (Poverty) Exemption Policy.

2025-029 Adopt Hardship (Poverty) Exemption Policy.

Motion was made by Engels and supported by Elenbaas to adopt the updated Hardship (Poverty) Exemption Policy utilizing the 2024 Health and Human Services Poverty guideline as well as a \$50,000 asset guideline, excluding the primary home.

Motion unanimously approved.

B. Out-of-State Travel Request

Peccia noted this is an out-of-state travel request for three employees to attend training. He stated this training was included with the purchase of the Vogelsang pump that was installed last spring at the Wastewater Treatment Plant. He stated the City would be responsible for transportation and meals.

2025-030 Approve out-of-state travel request.

Motion was made by Elenbaas and supported by Engels to approve the out-of-state travel request for Dave Skiff, Chad Marquardt, and Kevin Moomey to attend the factory pump training at the Vogelsang factory in Ravenna, Ohio.

Motion unanimously approved.

C. Informational update regarding Pine Street Rezoning Request.

Homier stated at the last meeting Council decided that it was not going to take any further action on the Pine Street rezoning. He noted on February 11, 2025 the applicant requested a public hearing. He stated that public hearing is requested under the Zoning Enabling Act - MCL 125.3401(4). He noted that section states that if an interested property owner requests a public hearing then you are obligated to hold that public hearing. He noted Council Members were sent the revised resolution with today's date together with inserted language regarding the request for the public hearing. He stated it would be appropriate for City Council to schedule that public hearing. He noted we have to comply with the fifteen (15) day notice requirement under the Zoning Enabling Act so that public hearing would be set for March 17, 2025. He noted Council has the request to set a public hearing along with a resolution introducing the ordinance and setting the public hearing for March 17, 2025.

2025-031 Set public hearing for Pine Street Rezoning Request.

Motion was made by Engels and supported by Elenbaas to move this forward to the public hearing for rezoning to be held on March 17, 2025.

Motion unanimously approved.

D. Recommendation regarding purchase of vehicle for Police Department.

Peccia stated that when we purchase vehicles we normally use MiDEAL which is the State of Michigan bidding site. He noted we have had difficulty recently in finding a proper vehicle through that site. He stated we did solicit bids and received three (3) MiDEAL pricing quotes. He noted we were successful in finding a local dealer that offered a price of \$40,403. He stated we are actually looking to purchase two (2) vehicles but only one (1) was available at this time.

2025-032 Award purchase of vehicle for Police Department.

Motion was made by Elenbaas and supported by Engels to reject the MiDEAL bid prices and award the purchase of a 2025 Jeep Grand Cherokee to Betten Baker Chrysler Dodge Jeep Ram in the amount of \$40,403.

Motion unanimously approved.

E. Setting of Budget Related Work Sessions

- Goals & Capital Improvement Program Review on March 17, 2025 at 4:15 p.m.
- Fiscal Year 2026 Budget Review on April 7, 2025 at 4:15 p.m.

2025-033 Approve Budget Work Session dates & times.

Motion was made by Elenbaas and supported by Engels to approve the Budget Work Session dates & times as presented.

Motion unanimously approved.

F. PFAS Update

Peccia provided a PFAS update (see attachment).

PUBLIC COMMENTS

Mary Galvanek expressed concerns about PFAS and the performance of the City Manager.

Brad Marine discussed the remainder of the survey that he had presented during Community Spotlight. He expressed concerns about the performance of the City Manager.

Ruthann French expressed support for the City Manager.

Mike Figliomeni, attorney representing the owners of 128 E. Pine Street, stated his clients have support from the neighborhood and from the downtown community.

Sarah Glidewell noted she is one of the owners of 128 E. Pine Street. She stated every interested buyer of the property needs it to be rezoned to B-2.

Federico Zimmerman noted the rental of the Pine Street property brought a lot of people to Cadillac that had never been here before and brought business to the community.

Joe Theobald expressed concerns about PFAS.

Art Stevens discussed uniting the community to address PFAS.

Andy VanAlst expressed opposition to rezoning 128 E. Pine Street and commented on enforcement.

Ethan Glidewell noted he is one of the owners of 128 E. Pine Street. He stated the public hearing that has been scheduled is just to have the property rezoned.

Sam Knopp expressed concerns about the performance of the City Manager.

Randy Lindell commented on water quality at the Wexford Missaukee ISD, the performance evaluation of the City Manager, and the vacation of West Nelson Street.

GOOD OF THE ORDER

Engels noted one of the resources for the PFAS issue that was most helpful to him were these 5-year EPA Reports since they established the Superfund site at the old Kysor plant. He stated the reports are available to the public and are written in narrative form.

Elenbaas thanked Ms. Galvanek and Ms. Giftos for their time working with their group. He noted they have worked hard, are diligent and are obviously on a mission. He stated that we might be able to come to a conclusion faster if they could work with the City Manager.

King stated regarding the replacement of the Mayor, the Council is looking to Sections 3.1, 3.5 and 3.6 of the Charter. He noted that is what dictates how we replace the Mayor and that is the process we are following. He stated if anyone is interested in assuming the balance of the term for position of Mayor, please get us your name, address (primary residence must be in the City of Cadillac), and the qualities and skills you believe you possess necessary to fulfill that position. He noted the information will be reviewed by Council and we will make a decision on March 3, 2025 from that pool of applicants including anyone from Council that has submitted their name.

King noted we can start working toward solutions. He stated good information and good education is power and leads to powerful solutions. He noted the City does need to act and we want to act but it's more than just the City it's also the community acting by pooling our resources.

King thanked the Citizens Advisory Committee and encouraged everyone to provide feedback.

King stated in relation to trying to move forward, it does not matter that we all don't agree because it's only through controversy that we have growth.

Peccia stated there will be a Michigan PFAS Action Response Team (MPART) meeting held on Wednesday, February 26, 2025. He noted there are two virtual sessions. He stated Session 1 is from 12:00 pm -1:30 pm and Session 2 is from 6:00 pm -7:30 pm. He noted the flyer is posted on the Home Page of the City's website at www.Cadillac-mi.net. He stated there are online links to register for the meeting. He noted if you have difficulty connecting, another option is to call MPART at 517-290-2201. He encouraged anyone interested in knowing more about the latest information to attend the meeting. He noted information from that meeting will be posted on the City's website.

ADJOURNMENT

Respectfully submitted,

Tiyi Schippers, Mayor Pro-Tem

Sandra Wasson, City Clerk

PFAS Update – 02-18-25 City Council Meeting

In summary, the Main Map indicates the locations of private wells in relationship to the MPART Study Area (heat map), as well as their proximity to whether they are by municipal water.

Yellow Dots Show:

- Parcels without access to connect to a municipal water main
- Marathon Drive would be an example of an area with a concentration of parcels within the Study Area that has been identified as an area where PFAS has been detected, that does not have access to municipal water
- Water Main Infrastructure Installation may need to include the following:
 - Water Meter and MXU (radio)
 - Meter Horn for some, pending on property, to be installed in crawl space or basement
 - Meter Vault, for homes without a crawl space or basement
 - Tapping, and associated tap fee

Blue Dots Show:

- Parcels with access to connect to a municipal water main
- Utilities indicated that most already have a private service line (lateral)
- Infrastructure Installation may need to include the following:
 - Meter Horn for some, pending on property, to be installed in crawl space or basement
 - Meter Vault, for homes without a crawl space or basement
 - Tapping, and associated tap fee
 - Possible District Fee, which would have been established when the water main was originally installed in those areas

Light Blue Dots Show:

- Vacant Lot where no water is available

Lighter Blue Dots Show:

- Parcels that have access to a water main through an adjacent parcel or can connect through the installation of a long private service line (lateral)

Pink Dots Show:

- Vacant lots where water is available

Potential Policy Discussion Topics:

A request for bids is underway to bring water main infrastructure to Marathon Drive. It is estimated to be approximately a \$300,000 project, but until bids are received, it is only an estimate. That estimate would also include the private service line connections. Policy topics, after bids are received, may include:

- **Cost responsibility**

- Should the City pay 100% of the water main infrastructure construction costs?
 - Should property owners pay 100%?
 - Should there be a split or sharing of those costs?
 - If property owners are to be responsible for any costs, should a special district or assessment area be established to defray costs over several years?
- Should the City pay 100% of the connection costs? Metering, installation of private service lines, tapping, district fees, etcetera?
 - Should property owners pay 100%?
 - Should there be a split or sharing of those costs?
 - If property owners are to be responsible for any costs, should a special district or assessment area be established to defray costs over several years?

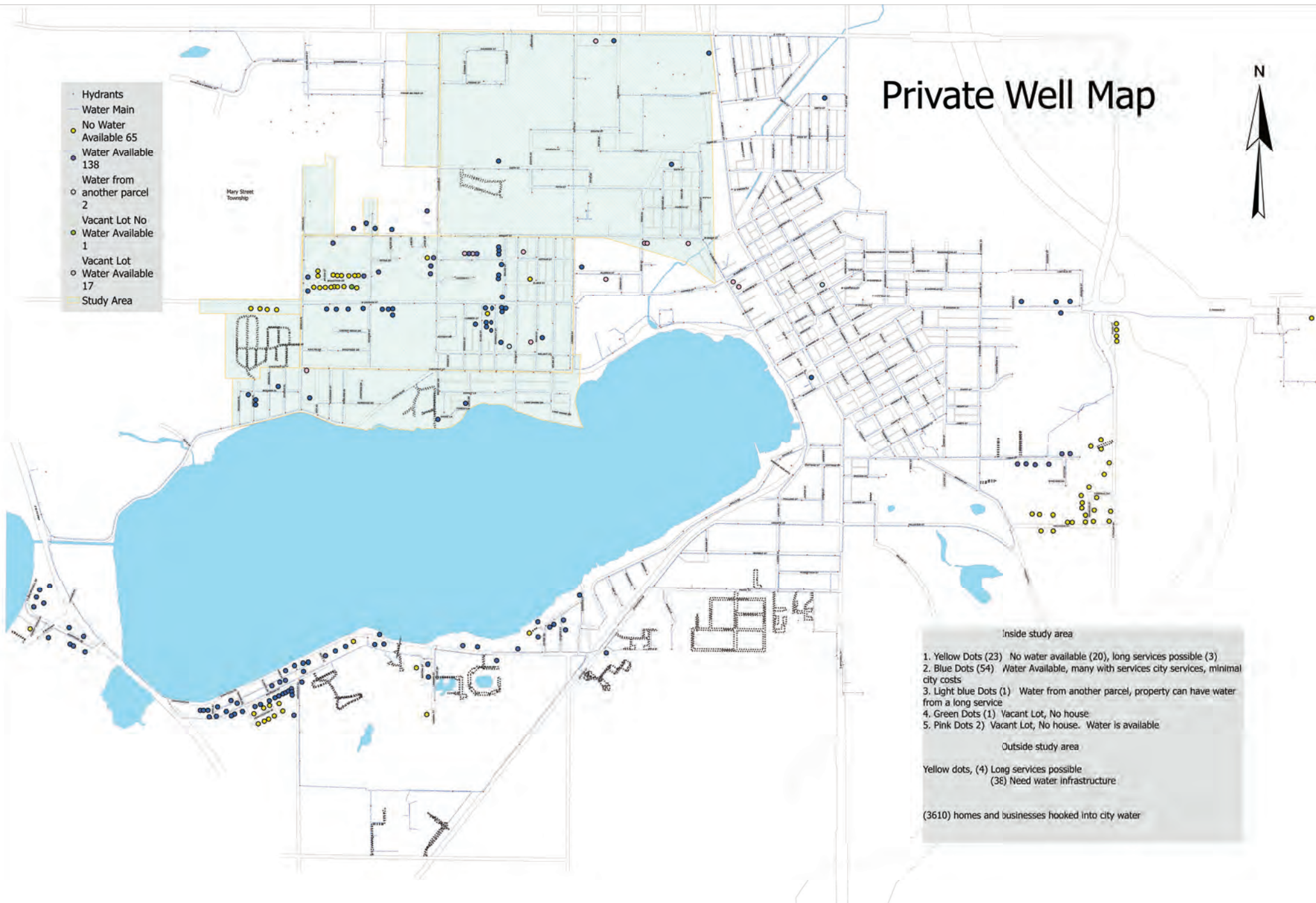
- **Additional Financial/Other Assistance**

- There are 223 Private Wells. 81 inside the Study Area and 142 outside the study area
- Property inside the Study Area have access to complimentary water tests and if a detection is verified, regardless of the level, complimentary water filters that are also replaced every 6-months at no cost
 - Property outside the Study Area has no access to previously mentioned resources
- The City participated in a meeting with area service agencies to work on a collaborative effort that may result in the creation of a financial assistance program, whereby people in financial need may receive some relief for obtaining funds for a test, unless they are in the Study Area, as well as possibly funds for a filter or other solution such as connection to the municipal system if available. Creating a PFAS Hotline service was also discussed, so that people could call one number and receive information to get them directly in communication with whatever agency would best support their need
- Collaborating with members from our LDFA and our utility consultant, we are putting together a request for a special appropriation (grant) for funds to offset private connection costs as well as future water main installation costs.

Private Well Map



- Hydrants
- Water Main
- No Water Available 65
- Water Available 138
- Water from another parcel 2
- Vacant Lot No Water Available 1
- Vacant Lot Water Available 17
- Study Area



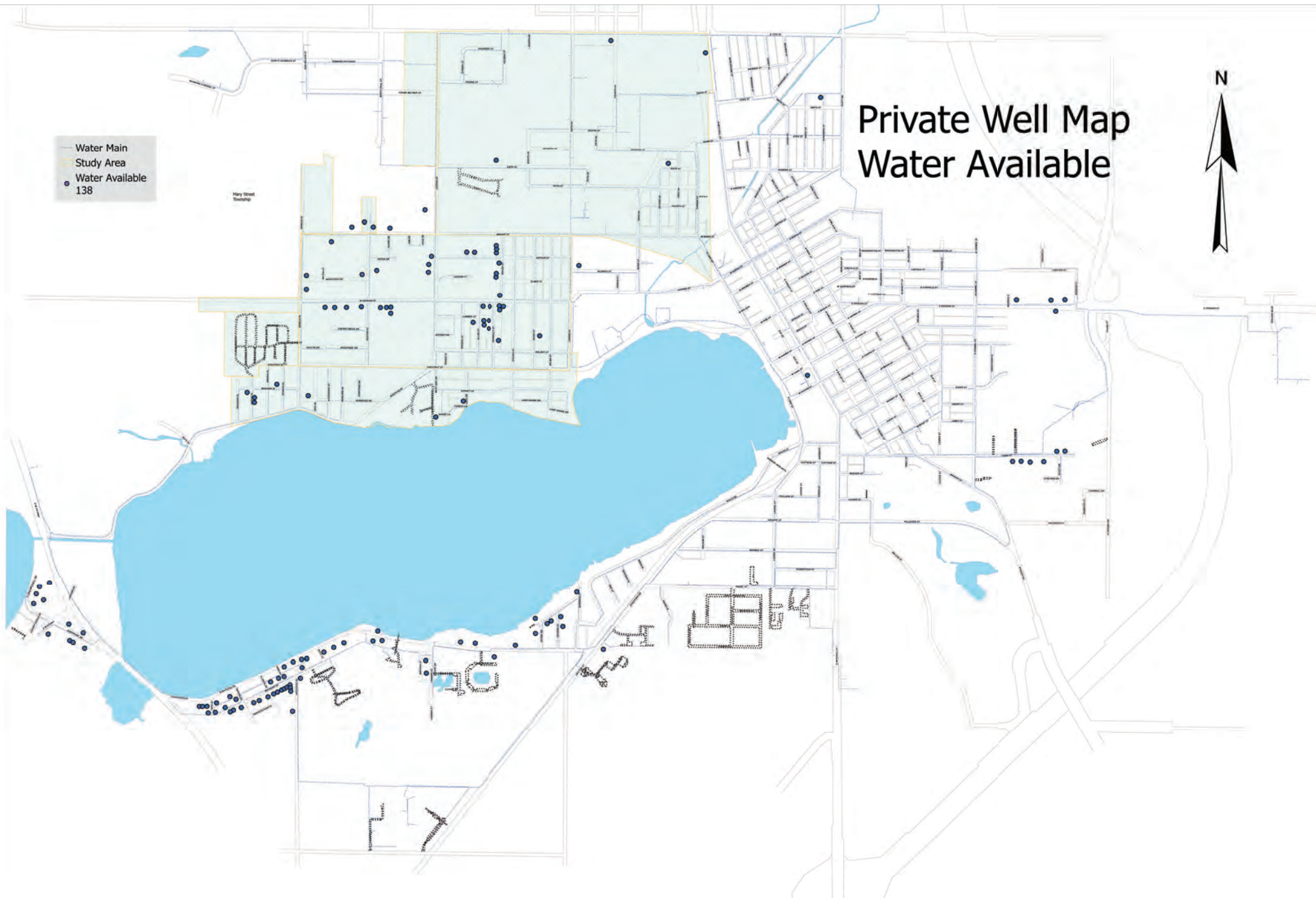
Inside study area

1. Yellow Dots (23) No water available (20), long services possible (3)
2. Blue Dots (54) Water Available, many with services city services, minimal city costs
3. Light blue Dots (1) Water from another parcel, property can have water from a long service
4. Green Dots (1) Vacant Lot, No house
5. Pink Dots 2) Vacant Lot, No house. Water is available

Outside study area

- Yellow dots, (4) Long services possible
(38) Need water infrastructure

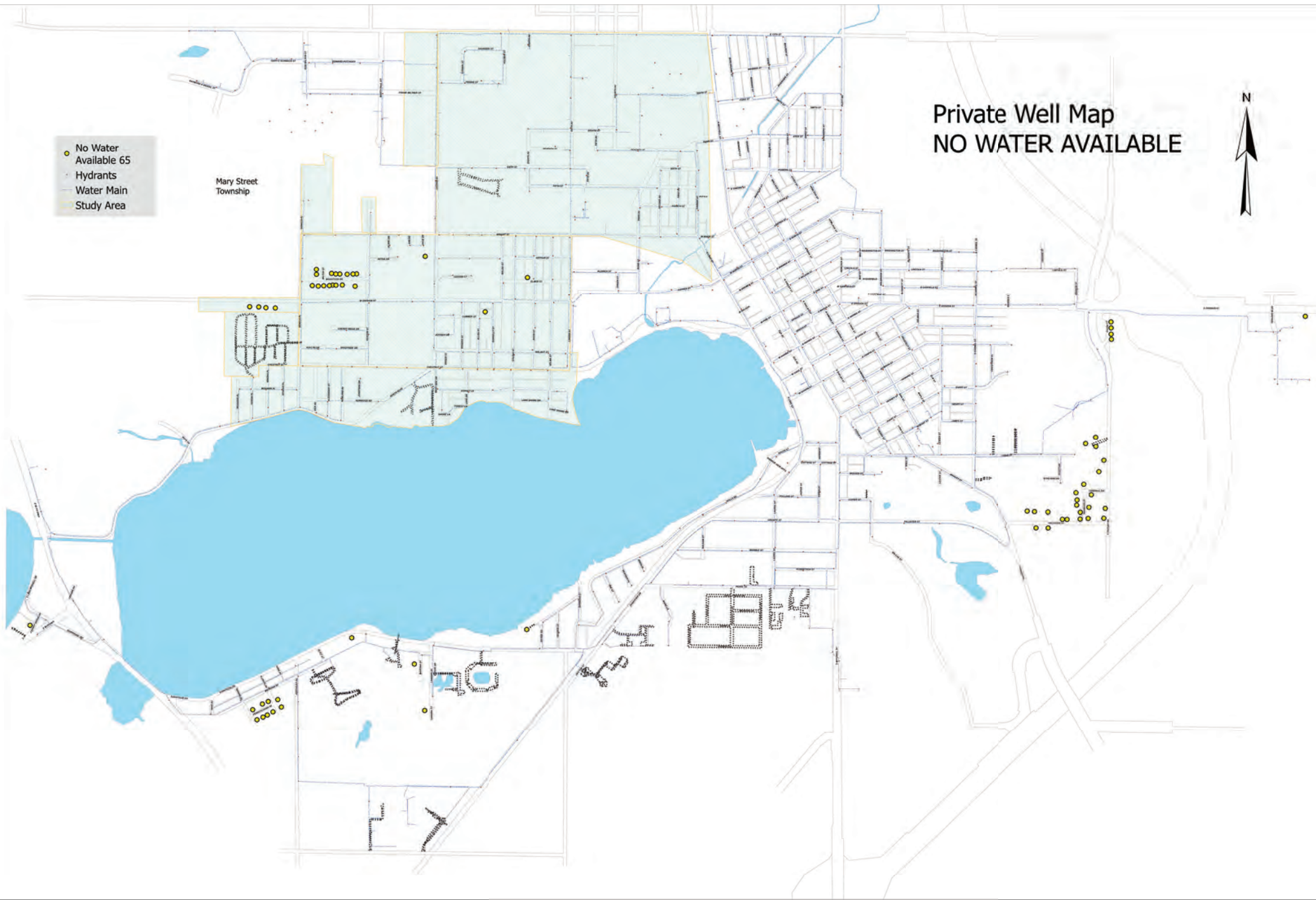
(3610) homes and businesses hooked into city water



- Water Main
 - Study Area
 - Water Available
- 138

Private Well Map Water Available





- No Water
- Available 65
- Hydrants
- Water Main
- Study Area

Mary Street Township

Private Well Map NO WATER AVAILABLE





200 N. Lake Street
Cadillac MI 49601
Phone (231) 775-0181
www.cadillac-mi.net

Today's Date 1/2/2025

City Received Date

MONITOR OFFICIALS CITY OF CADILLAC

Request Planning Guide

This form must be completed and return to the City at least 60 days before a HIGH IMPACT event. Additionally a representative for the event must meet with City Event Team to verify all details for the event before going to City Council for approval. Failure to comply will result in a denial of your event. Please call (231) 775-0181 x 7328 if you have questions.

Applicant Name (Print) Emily Miller Contact Address [REDACTED]
Contact Phone(s) [REDACTED] Contact Email Cadillacmarketmaster@gmail.com
Sponsoring Organization Cadillac Farmers Market ☒ Private ☐ Non-Profit ppw is in
Purpose of Event host a community event Supporting local small businesses Approx # of Attendees 20-60 vendors a few hundred custom daily
Beginning Date: May 2nd 2025 Ending Date: 10/31/2025 Every tuesday Friday Reoccurring: ☒ YES ☐ NO
1st Day May 2nd Set-up Time 7am Start 9am End 2pm Clean-up 3pm
2nd Day May 6th Set-up Time 7am Start 9am End 2pm Clean-up 3pm
3rd Day May 9th Set-up Time 7am Start 9am End 2pm Clean-up 3pm
4th Day May 13th Set-up Time 7am Start 9am End 2pm Clean-up 3pm

Please answer the following questions:

YES ☒ NO ☐ Will you be requesting permission to close any streets or parking lots? front parking lot
YES ☐ NO ☒ Will you be requesting permission to display any off site signage?
YES ☐ NO ☒ Will you be requesting permission to display a banner over Mitchell Street?
YES ☒ NO ☐ Will you be requesting permission to reserve any of the City of Cadillac facilities

Please Select

☒ Market at Cadillac Commons ☐ Rotary Pavilion ☐ City Park ☐ Cadillac Commons Plaza

YES ☐ NO ☒ Will you be requesting permission to have a parade?
YES ☐ NO ☒ Will you be requesting permission to hold any races?
YES ☐ NO ☒ Will you be requesting permission to serve alcoholic beverages?
YES ☒ NO ☐ Will your event include use of generators, food trucks, grills, fireworks display, or a tent/membrane structure?

If you answered YES to any of the above questions, additional form(s) must be completed for each one. All forms must be completely filled out and all information provided before requests will be brought to City Council for approval.

Forms can be mailed or delivered to the above address or emailed to: mvandermeulen@cadillac-mi.net

All events require liability insurance: Required Min. general aggregate amount of \$1,000,000, naming the City of Cadillac as Certificate Holder and as additionally insured



200 N. Lake Street
Cadillac MI 49601
Phone (231) 775-0181
www.cadillac-mi.net

Today's Date 1/2/2025

City Received Date

The Market at the Cadillac Commons Reservation Form

Please Submit 60-days Prior to Event Date
for **HIGH IMPACT EVENTS**

Event Cadillac Farmers Market

Please Select:



Electricity/Lights



Heat

Usage Rules:

1. Profanity and offensive language is strictly prohibited.
2. Noise must be limited to levels that do not disturb the peace, and must be lowered at the City's request.
3. No decorations, props, or appurtenances shall be used or placed in a manner that will cause damage to the Market, grounds (including trees), or surrounding areas. The use of nails, tacks, staples, etc. is strictly prohibited, along with the use of stakes in the ground.
4. Any signage or decorations must be removed immediately following any event.
5. The sale of food and non-alcoholic beverages may require an additional license. (Code of Ordinances-Chapter 28)
6. The consumption or sale of alcoholic beverages requires approval of City Council. (Code of Ordinances-Chapter 26)
7. Damage to public properties or the City's cost incurred in cleanup and repair shall be the responsibility of the Applicant and the Permit Holder. Payment of any such assessment shall be due within thirty (30) days of notice of such cost or assessment.

Reservation Fees:

- Daily Rate (4 hours or more) \$100
- Hourly Rate (less than 4 hours) \$55 per hour
- Non-Profit Daily Rate (4 hours or more) \$50
- Non-Profit Hourly Rate (less than 4 hours) \$25 per hour

Reoccurring Events: Events that are a minimum of once a week, for four consecutive weeks or more

- Daily Rate of \$25:
- Non-Profit Daily Rate of \$15 (Must show proof of status)

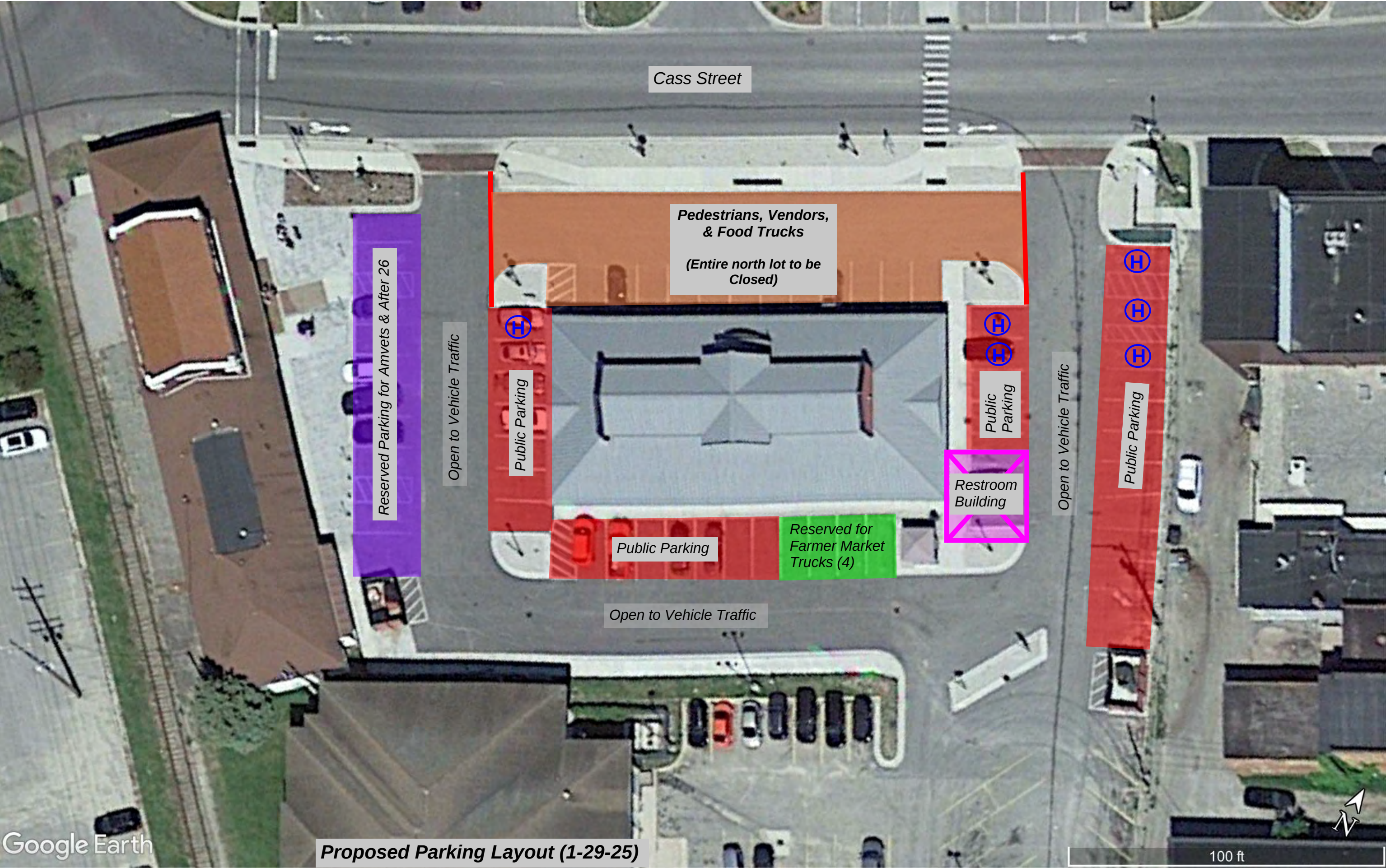
Market Hours 7:00 AM through 11:00 PM

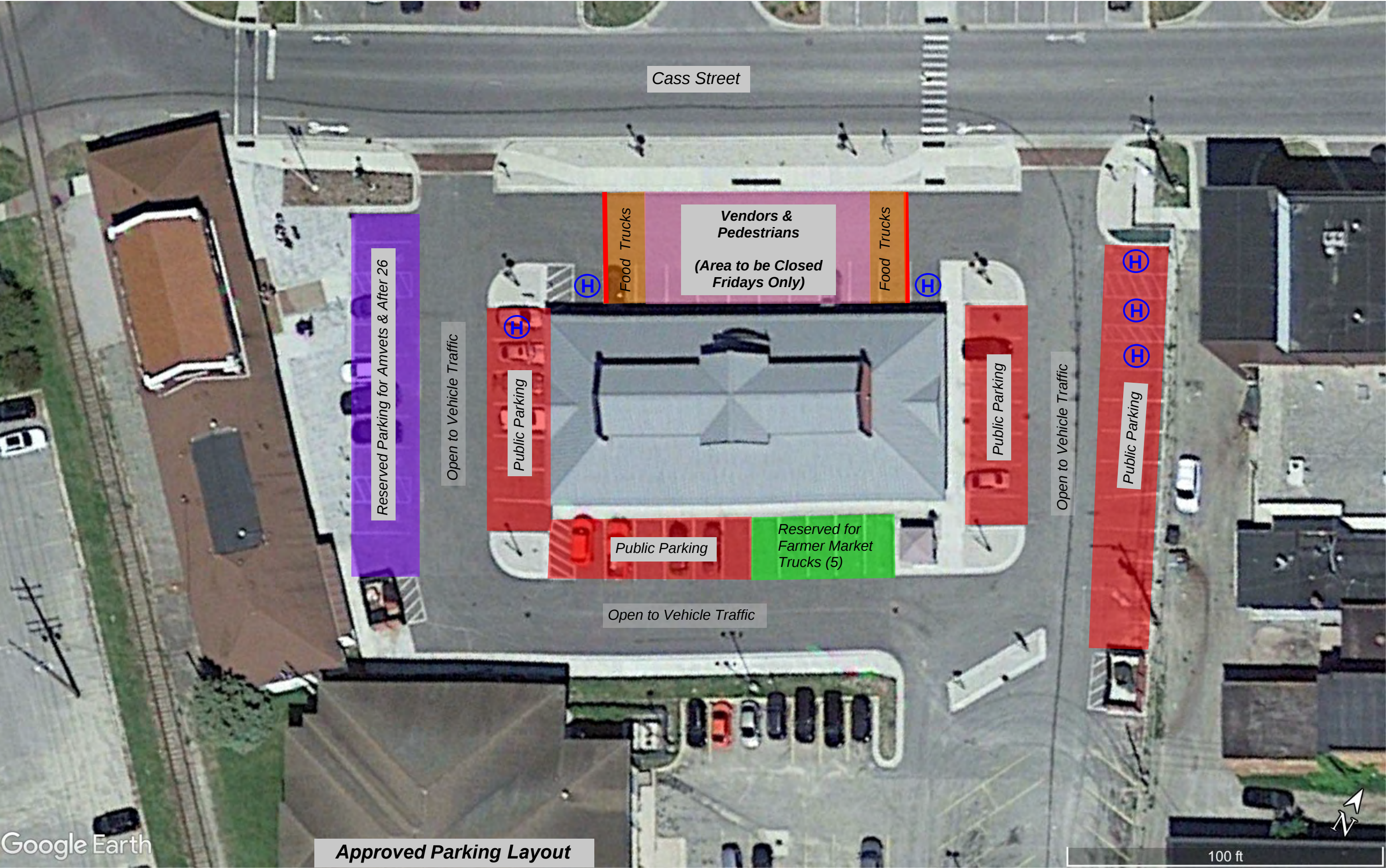
I understand and agree to comply with these rules and acknowledge that the City reserves the right to change or cancel any event or program that is not in compliance with them.

Form must be mailed/emailed or delivered to Cadillac City Hall, Attention Events Coordinator at
200 N. Lake Street in Cadillac, MI 49601
mvandermeulen@cadillac-mi.net

Signature Emily Miller Total Fees Required: _____ Total Fees Paid: _____ Date _____

Proposed new parking map (beginning 2025; Fridays Only)





March 3, 2025

COUNCIL COMMUNICATION

Re: Reappointment of Ken Bigelow to a Two-Year Term on the Construction Board of Appeals

Ken Bigelow has expressed interest in continuing his service on the Construction Board of Appeals for another two-year term. He was originally appointed in 2015.

Requested Council Action:

Motion to reappoint Ken Bigelow to a two-year term on the Construction Board of Appeals, which will end on 3/2/2027.

March 3, 2025

COUNCIL COMMUNICATION

Re: Appointment of Marci Hensley to a Four-Year Term on the Cadillac-West Corridor Improvement Authority

Marci has expressed interest in serving on the Cadillac-West Corridor Improvement Authority for a four-year term.

Requested Council Action:

Motion to appoint Marci Hensley to a four-year term on the Cadillac-West Corridor Improvement Authority, which will end on 3/03/2029.



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

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

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

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

Please print or type:

Name Marci Hensley Address [REDACTED]

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

E-mail [REDACTED] Date available for appointment any time

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.

Currently Serving

***Boards**

- Vice Chair-Connect2Cadillac with the Cadillac Area Chamber of Commerce
- Chair- Cadillac Craft Beer Festival
- President- CTC Hospitality Advisory Board
- Treasurer of Cadillac Winter Promotions

***Committees**

- Ambassador with the Cadillac Area Chamber of Commerce
- Mainstreet, Streetscape and Administration Committees with the City

Employment and Education

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

I have a major in Commerical Recreation and minors in Hospitality and Event Management. I have worked with multiple different organizations, schools, customer service and community projects throughout the years.

I did event rentals for over 6 years with big college schools, weddings and organizations.

I worked in two different hotels doing sales, management and outreach.

I currently work at the Cadillac Area Visitors Bureau doing outreach, office management and anything related to tourism in the Cadillac area.

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

If yes, please list dates and names of departments.

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

Cadillac West is a big part of the Cadillac Area regarding tourism and overall, how people see Cadillac. Most people we talked to think that is Cadillac and don't realize there is so much more to the city. I think the impression should be more of a wow factor and currently it is not.

Working at the CAVB most of our lodging properties are in Cadillac West area and I work closely with these properties and trying to understand their needs and what could help their businesses. I have also worked with the business owners and hear a lot about how the west side is just a pass through to TC etc. How do we change that and make people want to stop and check out not just the west side but Cadillac as a whole. I want to be a part of that process and help make improvements such as beatification projects, wayfinding signage, and overall look of that area. It has been talked about in multiple meetings, and I feel like with a good group of people all having the same ideas and thoughts it can move the needle forward. There is so much that can be done over there and right now it is a missed opportunity.

Personal

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

If yes, please indicate potential conflicts.

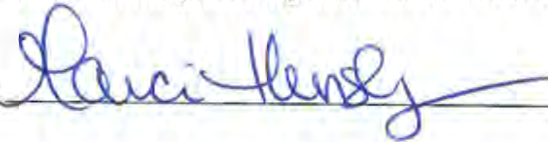
Are you aware of the time commitment necessary to serve on the committee, board and/or commission to which you seek appointment, and will you have such time? ☒ Yes ☐ No

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

I would say I have very good relationships with a lot of community members on the west side. I think that helps really understand the needs and wants of the people. I feel like having that trust and respect with your community members really helps guide the processes along and just overall good for the community. I have worked on multiple events and with groups on different projects throughout Cadillac area. To name a few would be the CAVB ORV Project, we worked with multiple different organizations to put that together, outreach to all our MDOT Welcome Centers promotion Cadillac, Mitchell Street Market that was involving our downtown businesses and working on that event and now it is an annual event in Cadillac. I have help coordinate other events such as Back to the Bricks Car Show, Bandit Run, CEC Conference, Beer Festival and have helped support and promote community events.

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

Signature



Date

2/11/25

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.

March 3, 2025

Council Communication

RE: Wheel Loader Recommendation

On February 25, 2025, the City held a bid opening for the purchase or lease of two new wheel loaders for the Department of Public Works. These loaders are a critical component of the City's snow removal operations and are used throughout the year for other maintenance activities as well. The bid tabulation is attached to this communication.

Based on the cost of the new units, which is over 40% higher than what the current units cost 5 years ago, the City's best option is to buy the current units for the residual lease value of \$105,000 each. The units have about 2,000 hours on them and are in excellent condition.

Alta Equipment, the Volvo distributor that the current units were purchased through, has offered a 5-Year/2500-hour Premier+ warranty for \$11,875 per unit. Based on these units already being 5 years old, this warranty is a prudent addition to the purchase and covers most of the working parts of the equipment. For just \$2,375 per year per unit, these warranties protect the City against significant repairs over the next five years. The warranty details are also attached to this communication.

Recommendation

Based on the information above, it is recommended that City Council approve the final payment of \$210,000 to KS State Bank for two Volvo L90 loaders and approve the purchase of two 5-year warranties for the loaders in the amount \$11,875 each from Alta Equipment. Funds are available in the Stores and Garage Fund.

City of Cadillac

Bid Tabulation

Wheel Loaders 2025

Vendor	Year	Model	Total Price	(Stock Unit)	5-Year Lease Annual	Residual	Total Lease Cost
AIS * (1)	2025	Deere 544P	\$218,000.00	\$230,600.00			\$0.00
AIS *	2025	Deere 624P	\$260,600.00	\$250,000.00	\$35,578.00	\$117,945.00	\$295,835.00
ALTA	2025	Volvo L90H2	\$251,378.00		\$35,825.52	\$122,500.00	\$301,627.60
ALTA (1)	2025	Volvo L70H2	\$222,309.00		\$32,245.99	\$105,000.00	\$266,229.95
ALTA **	2019	Volvo L90H	\$141,208.00		\$23,503.17	\$50,000.00	\$167,515.85
MI SANY	2024	SANY America	\$221,790.00		No lease quoted		N/A
Ellens	2025	Develon DL280-7-US11	\$230,995.00		\$38,148.73	\$112,687.75	\$303,431.40
Michigan Cat	24/25	Caterpillar 930	\$248,507.50		\$37,842.00	\$102,000.00	\$291,210.00
Ina Store	2025	Case 721G	\$259,537.37		\$36,985.00	\$149,500.00	\$334,425.00

*Lower price for new order, but 60-75 days out

**Renew lease on current units; available to purchase off current lease for \$105,000 each

(1) Slightly smaller model than current units and bid specification

Volvo Wheel Loader / Compact Wheel Loader / Refuse Covered Parts Schedule

Coverage Options

Premier Plus, Major Components, Powertrain Plus (PT PLUS), Powertrain (PT)

ENGINE	PREMIER +	MAJOR COMPONENTS	PT PLUS	PT
Accessory & Timing Gears	•	•	•	•
AdBlue / DEF Pump*	•	•	•	•
Aftertreatment Control Module (ACM) & Support Unit (ASU)*	•	•	•	•
Air Filter Housing	•			
Air Intake Hose*	•			
Aux & EATS Air Compressor*	•	•	•	•
Burner*	•	•	•	•
Camshaft & Drive Gear	•	•	•	•
Camshaft Bearings	•	•	•	•
Camshaft Position Sensor	•	•	•	•
Catalytic Converter*	•	•	•	•
Charge Air Cooler, Hoses, Air Pipes & C-Clamps*	•	•	•	•
Cold Start Enrichment System*	•	•	•	•
Connecting Rods & Bearings	•	•	•	•
Coolant Reservoir / Tank	•			
Crankcase Ventilation, Oil Separator, & Pipes (Before Separator) *	•	•	•	•
Crankshaft Bearings & Gear	•	•	•	•
Crankshaft incl: Front & Rear Crankshaft Seals	•	•	•	•
Crankshaft Sensor	•	•	•	•
Cylinder Heads / Head Gaskets	•	•	•	•
Cylinder Liners	•	•	•	•
Diesel Exhaust Fluid Tanks, Injectors & Dispensing System*	•	•	•	•
EGR Clamps & Hoses*	•	•	•	•
EGR Valve, Manifold, Mixer & Cooler*	•	•	•	•
Emission Aftertreatment System (as Detailed by Volvo Emissions Warranty)*	•	•	•	•
Engine Block	•	•	•	•
Engine Brackets incl: Compressor & Alternator Brackets	•			
Engine Control Module (ECM) & its Harness*	•	•	•	•
Engine Mounts & Supports excl: Rubber Bushings	•			
Engine Oil Cooler	•	•	•	•
Engine Oil Filter Mount & Housing (Engine Mounted)	•	•	•	•
Engine Oil Lines	•	•	•	•
Engine Speed Controls, Linkages, & Cables	•	•	•	•
Exhaust Brake & Exhaust Pressure Governor*	•	•	•	•
Flywheel & Ring Gear	•	•	•	•
Front & Rear Engine Covers & Seals	•	•	•	•
Front Damper	•	•	•	•
Fuel Injection Lines & Manifold*	•	•	•	•
Fuel Injection Pump*	•	•	•	•
Fuel Injectors*	•	•	•	•
Fuel Lines*	•	•	•	•
Fuel Pumps*	•	•	•	•
Fuel Tank	•			
Fuel Filter Mount & Housing	•			
Intake & Exhaust Manifolds & Gaskets*	•	•	•	•
Measuring Units A & B (MAU & MUB)*	•	•	•	•
Muffler*	•			

Volvo Wheel Loader / Compact Wheel Loader / Refuse Covered Parts Schedule

ENGINE (CONTINUED)	PREMIER +	MAJOR COMPONENTS	PT PLUS	PT
Oil Filler Tubes	•	•	•	•
Oil Pan & Gasket	•	•	•	•
Oil Pump	•	•	•	•
Pistons & Rings	•	•	•	•
Pressure / Temperature Sensors & Sending Units	•	•	•	•
Pulleys	•	•	•	•
Radiator & Coolant Reservoir	•			
Radiator / Cooler Mounts & Brackets excl: Rubber Bushings	•			
Remote Mounted Oil Filter	•			
Rocker Arms, Pushing Rods & Tappets	•	•	•	•
Selective Catalytic Reduction System*	•	•	•	•
Sensors, Solenoids, & Wiring Harnesses (Emissions Warrantable Components)*	•	•	•	•
Supercharger*	•	•	•	•
Thermostat, Cooling Fan & Belt Tensioner	•	•	•	•
Turbocharger incl: Actuator & Gasket*	•	•	•	•
Valve Cover & Gasket	•	•	•	•
Valves, Springs, Washers, Seals, & Seats	•	•	•	•
Water Piping & Hoses	•			
Water Pumps	•	•	•	•
Wiring Harness (Internal)	•	•	•	•
**Denotes Engine Components Covered After Volvo Emissions Warranty				
TRANSMISSION, AXLES & HYDROSTATICS	PREMIER +	MAJOR COMPONENTS	PT PLUS	PT
Axle Cooling Pump incl: Front & Rear Axles	•	•	•	•
Axle Housing incl: Internal Components (EW Only)	•	•	•	•
Axle Shaft (EW Only)	•	•	•	•
Control Rods	•			
Differential Housing (EW Only)	•	•	•	•
Differential Ring Gear & Pinion Gear (EW Only)	•	•	•	•
Drive Axle Hub (EW Only)	•	•	•	•
Drive Axles, Front & Rear (EW Only)	•	•	•	•
Drive Shaft incl: Sealed Universal Joints (EW Only)	•	•	•	•
Drive Shaft Support Bearing (EW Only)	•	•	•	•
Electronic Transmission Controller	•	•	•	•
External Oil Lines	•			
Final Drive Planetary Gears (EW Only)	•	•	•	•
Hydraulic Motor, Slewing	•	•	•	•
Hydraulic Motor, Travel	•	•	•	•
Internal Wiring Harnesses	•	•	•	•
Planetary Gear Carrier incl: Internal Components (EW Only)	•	•	•	•
Pneumatic Dryer, Hoses & Valves	•			
Propeller Shaft (EW Only)	•	•	•	•
Pump Drive	•	•	•	•
Swing Gear (Slewing Ring Gear)	•	•	•	•
Swing Motor	•	•	•	•
Track Motor Reduction	•	•	•	•
Transmission Filler Tube	•			
Transmission Mounts & Supports excl: Rubber Bushings	•			
Transmission Oil Cooler	•			
Transmission / Axle / Drive Hub Sensors & Sending Units	•	•	•	•
Travel Gearbox	•	•	•	•

Volvo Wheel Loader / Compact Wheel Loader / Refuse Covered Parts Schedule

BRAKES	PREMIER +	MAJOR COMPONENTS	PT PLUS	PT
Brake Air Compressor	•	•		
Brake Cooling Pump	•	•	•	•
Brake Discs excl: Normal Wear	•	•	•	•
Parking Brake (without Friction Linings)	•	•	•	•
Pneumatic Dryer, Hoses & Valve	•			
HYDRAULIC SYSTEM	PREMIER +	MAJOR COMPONENTS	PT PLUS	PT
Automatic Lubrication Grease Pump & Lines (Factory Installed)	•	•	•	
BSS Valves	•	•		
Cross Member (HL Only)	•	•		
Hydraulic Accumulators	•	•	•	
Hydraulic Cylinders	•	•	•	
Hydraulic Hoses & Pipes	•			
Hydraulic Motors	•	•	•	
Hydraulic Oil Coolers	•			
Hydraulic Oil Filter Mount & Housing	•	•	•	
Hydraulic Pump incl: Brake Pump	•	•	•	
Hydraulic Reservoir / Tank	•	•	•	
Hydraulic Swivel & Control (HL Only)	•	•		
Hydraulic Valves incl: Brake Valve	•	•	•	
Main Hydraulic Control Valve (MCV)	•	•	•	
Lift Arm (HL Only)	•	•		
Log Pusher (HL Only)	•	•		
Rotator Motor & Control (HL Only)	•	•		
Servo Pump	•	•	•	
Servo Valves	•	•	•	
Solenoid Valves	•	•	•	
Tilt Arm (HL Only)	•	•		
ELECTRICAL	PREMIER +	MAJOR COMPONENTS	PT PLUS	PT
AC Controller / Climate Control Unit (CCM/ECC)	•	•		
Alternator	•	•		
Can Bus / Nodes	•			
CDC excl: Hydraulic Hoses	•	•		
Circuit Board	•	•		
Display Unit	•	•		
Electric Motors	•			
Electrical Fan Motor & Fan Drive	•			
Electronic Joysticks (Non-Travel/Non-Steering Functions)	•			
Electronic Control Units & Modules	•			
Gauges & Indicators	•			
GPMECU 1, 2, 3	•	•		
Horn	•			
Human Machine Interface Control Unit (HMICU)	•	•		
Instruments	•			
Radios (Factor Installed Only)	•			
Sensors, Switches, Sending Units	•			
Solenoid Valves	•			
Starter Motor	•	•		
Telematics ECU (WECU)	•	•		
Telematics Receiver	•			
Voltage Regulator	•			
Wiring Harnesses	•			

Volvo Wheel Loader / Compact Wheel Loader / Refuse Covered Parts Schedule

STEERING SYSTEM	PREMIER +	MAJOR COMPONENTS	PT PLUS	PT
Electronic Joysticks	•	•		
Electronic Steering Motor & ECU	•			
Secondary Steering	•	•		
Steering Column	•			
Steering Column Tilt Mechanism & Lock	•			
Steering Cylinder	•	•	•	
Steering Gear (Rack & Pinion)	•			
Steering Pump	•	•	•	
Steering Valve	•	•	•	
FRAME	PREMIER +	MAJOR COMPONENTS	PT PLUS	PT
Articulation Joint	•			
Engine Frame	•			
Rear Axle Mounting	•	•		
Rear Frame	•			
CAB	PREMIER +	MAJOR COMPONENTS	PT PLUS	PT
Cab Frame	•			
Cab Mounts excl: Rubber Bushings	•			
Internal Door Latch Mechanism & Lock	•			
Gas Struts	•			
Seat Frame & Suspension	•			
Seat Suspension Air Compressor	•			
A/C COMPONENTS	PREMIER +	MAJOR COMPONENTS	PT PLUS	PT
Accumulator	•			
Clutch	•			
Compressor	•			
Condenser	•			
Dryer	•			
Evaporator	•			
Expansion Valve	•			
Heater Core	•			
Hoses, Lines & Valves	•			
Pulley	•			
Seals & Gaskets	•			

This Plan excludes protection for any component that is not listed on the "Covered Parts Schedule" including any resulting or consequential damage to a "covered component" that is caused by or results from the failure of a component not listed on the Covered Parts Schedule for the Plan Option selected. In the event of an eligible failure, the deductible selected for the Equipment Protection Plan (as shown in the Confirmation Page) will be applied to each eligible failure. Dealer installed options are not eligible for reimbursement. See the Terms and Conditions document, as issued, for complete Plan details including exclusions and limitations not listed on this CPS.