City Council Meeting

May 5, 2025
6:00 p.m.

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

May 5, 2025 City Council Meeting Agenda
6 p.m. at City Hall - 200 N. Lake St. – Cadillac, MI 49601

We communicate openly, honestly, respectfully, and directly

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL

I. APPROVAL OF AGENDA

II. PUBLIC COMMENTS

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

III. CONSENT AGENDA

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

A. Minutes from the regular meeting held on April 21, 2025
Support Document III-A

IV. FOIA APPEAL

A. FOIA Appeal received from Mr. Bill Barnett

V. COMMUNICATIONS

A. Memorial Day Parade
Support Document V-A

B. Clam Lake Band
Support Document V-B

C. UpBeat Cadillac
Support Document V-C

VI. APPOINTMENTS

A. Recommendation regarding appointment to the Cadillac West Corridor Improvement Authority.
Support Document VI-A

VII. CITY MANAGER'S REPORT

A. Recommendation regarding Fire Department Flashover Training.
Support Document VII-A

VIII. INTRODUCTION OF ORDINANCES

A. Adopt resolution to introduce Ordinance to Amend Section 42-201 and 42-202(3) of Chapter 42 of the City Code to Adjust Water Rates in the City of Cadillac and set a public hearing for May 19, 2025.
Support Document VIII-A

B. Adopt resolution to introduce Ordinance to Amend Section 42-374 Chapter 42 of the City Code to Adjust Sewer Rates in the City of Cadillac and set a public hearing for May 19, 2025.
Support Document VIII-B

C. Adopt resolution to introduce Ordinance Establishing General Appropriations Act for Fiscal Year 2026 and set a public hearing for May 19, 2025.
Support Document VIII-C

D. Adopt resolution to introduce Ordinance to Authorize Transfer of Real Property (Property on Maple Street) and set a public hearing for June 2, 2025.
Support Document VIII-D

IX. ADOPTION OF ORDINANCES AND RESOLUTIONS

A. Adopt Resolution for Decertification for ACT 51.
Support Document IX-A

X. PUBLIC COMMENTS

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

XI. GOOD OF THE ORDER

XII. ADJOURNMENT

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

Respect
Integrity
Trust
Excellence

Guiding Behaviors

We support each other in serving our community
We communicate openly, honestly, respectfully, and directly
We are fully present
We are all accountable
We trust and assume goodness in intentions
We are continuous learners

CITY COUNCIL MEETING MINUTES

April 21, 2025
Cadillac City Hall - 200 N. Lake St. - Cadillac, Michigan 49601

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Council Present: Elenbaas, Hopkins, Engels, French, Mayor Schippers
Council Absent: None
Staff Present: Peccia, Roberts, Dietlin, Wallace, Homier (via Zoom), Wasson

APPROVAL OF AGENDA

2025-098 Approve agenda as presented.
Motion was made by Elenbaas and supported by Hopkins to approve the agenda as presented.

Motion unanimously approved.

PUBLIC COMMENTS

Bill Barnett expressed concerns about PFAS levels at the airport, wells around 44 Road and 13th Street. He requested that meetings be made available on TV again.

Matt King expressed concerns about the performance of the City Manager.

Brad Marine expressed concerns about the performance of the City Manager related to LDFA meetings and PFAS.

Heather Goodman, DDA Member and downtown business owner, expressed support for rezoning 128 E. Pine Street.

Pat Ponczek expressed opposition to rezoning 128 E. Pine Street.

Connie Schepers expressed support for rezoning 128 E. Pine Street.

Shiana Smalley expressed support for rezoning 128 E. Pine Street.

Lee Ramsey expressed support for rezoning 128 E. Pine Street.

Andy VanAlst expressed concerns about short-term rentals.

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CONSENT AGENDA

2025-099 Approve consent agenda as presented.
Motion was made by Elenbaas and supported by Hopkins to approve the consent agenda as presented.

Motion unanimously approved.

PROCLAMATION

A. Earth Day

Mayor Schippers noted the Cadillac Mayor's Youth Council is co-sponsoring the Cadillac Earth Day event. The Youth Council Members in attendance were Martin Peccia, Lillian Allen, and Kylee Sandelius.

Mayor Schippers read the Earth Day proclamation.

PUBLIC HEARINGS

A. Public hearing to consider adoption of Ordinance Amending the City Zoning Map Re: 128 E. Pine Street.

Peccia noted 128 E. Pine Street was being utilized as a short-term rental several years ago without explicit permission from the City. He stated the City and the property owners resolved that issue and then the property owners restarted the process. He noted that process started with the Planning Commission which recommended the zoning change be approved. He stated if the zoning change is approved, utilizing the property as a short-term rental is not permitted by right. He noted the owners would need to apply for a special use permit through the Planning Commission.

John Wallace, Community Development Director, provided a presentation regarding Rezoning for 128 Pine Street – OS-2 District to B-2 District (see attachment).

Sarah Glidewell noted she is one of the owners of 128 E. Pine Street. She provided a presentation regarding 128 E. Pine St. (see attachment).

Matthew McCall-Stillman noted he is one of the owners of 128 E. Pine Street. He provided information regarding: Why We Bought the Property, What Made This Property Different, How the Confusion Happened, Owning It and Making It Right, What We Did Next, What We Know Now, The Local Impact, and Support for Downtown (see attachment)

Mike Figliomeni, Attorney with McCurdy, Wotila, & Porteous, stated they have been working with this group in the process to bring forward the application to rezone this property. He noted they are two years into this journey and his clients have been remarkable stewards of this property. He stated through the special use permit process the Planning Commission can place appropriate conditions on the owner and on the property. He noted this property is located in a transition zone between the B-2 district and the residential district and it is a natural kind of transition zone. He stated the property provides and checks the boxes that both the Master Plan and the DDA have determined to be really important to a

vital downtown. He noted there really is no tourist lodging available downtown. He stated this rezone is good for tourism and what is good for tourism is good for our downtown and for the community.

Mayor Schippers opened the public hearing.

Andy VanAlst discussed the lawsuit against the owners of the property, enforcement issues and expressed opposition to the rezoning.

Brad Marine expressed concerns about ordinance enforcement issues and the performance of the City Manager.

Dale Rice noted the property owners have done everything they can to make this right and he thinks they need to be given a second chance. He stated he sees this as positive for our community and believes we need to do things like this in order to grow.

Heather Goodman noted it is unique property and people pay a lot of money to stay there.

Joshua Stafford, licensed realtor, noted Sarah and Ethan Glidewell are very passionate about the business that they can bring to the City.

Mayor Schippers closed the public hearing.

Elenbaas stated he wanted to clarify that the City allowed the owners to operate for an additional 2 months because they had rentals in place.

French asked if Council approves the zoning change, the owners go back to the Planning Commission to request a special use permit, and it is approved is that the end of it or does it have to come back to Council.

Peccia stated that is the end of the process.

French thanked Andy VanAlst for his very diligent 3-year effort regarding city-wide zoning.

Mayor Schippers noted it is going from one kind of business to another kind of business, and she is changing her position. She stated in her education when she was on the Planning Commission, ethics stated that when you are making zoning decisions they need to be based on the property not the owners. She noted she is looking at the property itself and looking at the need for something like this in our community. She stated the DDA and the Planning Commission support it 100% and these are the people we ask to advise us on policy so she believes that should be honored.

Peccia noted if the rezoning request is granted and if the property owners go back to the Planning Commission to request a special use permit and it is granted and then there are issues with activity occurring at the property, the Planning Commission has the authority to review, have a hearing and then revoke the special use permit.

DRAFT

Mayor Schippers noted the increasing enforcement and budgeting to have an enforcement officer has eliminated pretty much all of the illegal short-term rentals. She stated a special use permit comes with very strict specifications that have to be followed.

2025-100 Adopt Ordinance 2025-02.
Motion was made by Hopkins and supported by French to approve the resolution to adopt Ordinance Amending the City Zoning Map Re: 128 E. Pine Street.

Ayes: Hopkins, French, Mayor Schippers
Nays: Elenbaas, Engels

Motion carried.

B. Public hearing to consider adoption of Ordinance to Amend the Zoning Ordinance to Conditionally Rezone Property.

Wallace provided a presentation regarding Conditional Rezoning for Parcel 10-106-00-005-03 RM-1 to B-3 With Limitation on Use to Self-Storage (see attachment). He noted if the rezoning is approved the applicant would still have to apply for a special use permit and that would be the appropriate time to deal with operational and site development issues.

Robb Munger explained that he owned the property for three years and that after the purchase he explored purchasing the McGuire property to the south in Clam Lake Township which would have created the ability to have a direct connection to public water and sewer but that purchase didn't happen because the township didn't act on the utility installation. He noted he subsequently evaluated extending water and sewer lines to the property from Pearl Street but decided the disruption to the access drive and landscaping would not be appropriate so he decided to propose self-storage units for the site which would not need water and sewer lines and would be a supportive use for the surrounding development. He stated he is the parent property, so he is the one that issues the easement for the apartments. He noted he owns two self-storage facilities locally and they are typically low use and low impact so that is why he chose to utilize the property in this manner.

French asked if he is the easement holder.

Munger stated that yes, he is the parent property.

French asked if the easement we are discussing is the driveway that goes into the apartments that has 3 speed bumps on it.

Munger stated that is correct but he didn’t install the road.

Mayor Schippers opened the public hearing.

Mary Lou Schattilly noted she is a resident of Pheasant Ridge. She stated she talked to many of the people who live on Partridge Lane and Fairway Drive and she discussed several of their concerns. The list of concerns was distributed to Council (see attachment).

Mayor Schippers closed the public hearing.

Peccia noted should the rezoning be approved it would need to go back to the Planning Commission for a special use permit. He stated it is common that conditions be part of the consideration and potential granting of any special use permit. He noted the list of concerns provided by Mary Lou Schattilly will be shared with our Community Development Department and the Planning Commission.

Mayor Schippers noted we have done this before with the Planning Commission having citizen input and then having those restrictions placed on a property.

French stated one of her concerns about this zoning change is that it's really a residential area and it's very private. She noted there are families with children living in those apartments. She stated there is a playground near the driveway and kids are at the bus stop so they are all over that parking lot. She noted she is concerned about the safety of the families living there. She stated we have also heard the concerns expressed by people who live at Pheasant Ridge.

2025-101 Adopt Ordinance 2025-04.
Motion was made by Elenbaas and supported by Engels to approve the resolution to adopt Ordinance to Amend the Zoning Ordinance to Conditionally Rezone Property.

Ayes: Elenbaas, Hopkins, Engels, Mayor Schippers
Nays: French

Motion carried.

C. Public hearing to consider approval of the Fiscal Year 2026-2031 Capital Improvement Program.

Owen Roberts, Director of Finance, provided a presentation – Capital Improvement Program FY2026-2031 (see attachment).

Peccia noted it is a living document and is subject to change if priorities occur that aren't on our things to do list. He stated this is a six-year document and every year we refresh it and verify the priorities. He noted it is a public process.

Mayor Schippers opened the public hearing.

Brad Marine questioned when does the public have input into this living document and what was this public process.

Mayor Schippers closed the public hearing.

Mayor Schippers noted when the CIP was first introduced, we had a work session and several members of the community attended. She stated we received correspondence after that work session about how wonderful it was to be part of that conversation and how they learned so much about it. She noted it was a posted, open work session where everyone was invited.

Elenbaas stated he was the foreman at Maple Hill Cemetery for 13 years. He noted he was part of the CIP process. He noted input for Maple Hill Cemetery came from him. He stated the superintendents all have input. He noted we called it a wish catalog but since it is a living

document it doesn't mean you are going to get what you requested because it depends on what money is available.

Engels noted he views the CIP and the Priority Programs as sister documents regarding what we are planning to do, what we are trying to do and what we're in the process of doing. He stated the budgeting process, the CIP process and the special meetings that we invite the public to attend are held in the conference room to facilitate conversation. He noted a lot of people are not aware of how important that is, how that occurs, and that the process exists.

2025-102 Approve Fiscal Year 2026-2031 Capital Improvement Program.
Motion was made by Elenbaas and supported by Engels to approve the Fiscal Year 2026-2031 Capital Improvement Program as presented.

Motion unanimously approved.

D. Public hearing to discuss the 2025/2026 Annual Operating Budget.

Roberts provided a presentation – Annual Operating Budget (see attachment).

Mayor Schippers opened the public hearing.

Stephen King noted there needs to be specific monies set aside to budget for regular maintenance of our current assets. He commented on the LDFA bylaws, a new DDA director, enforcement of the zoning ordinance, and Council meetings being made available on cable TV.

Mayor Schippers closed the public hearing.

There was no further Council action required at this time.

COMMUNICATIONS

A. Rotary Club of Cadillac

2025-103 Approve racecourse and street closure for Rotary Club of Cadillac.
Motion was made by Elenbaas and supported by French to approve the racecourse and the closure of the east end of Sunset Lane to Selma St. from 8:00 am to 11:00 am on May 26, 2025 for the Rotary Club of Cadillac Stride for S.T.R.I.V.E. 5k.

Motion unanimously approved.

APPOINTMENTS

A. Recommendation regarding reappointment to the Brownfield Redevelopment Authority.

Mayor Schippers noted Regan O'Neill has been serving on this board for 28 years.

DRAFT

2025-104 Approve reappointment to the Brownfield Redevelopment Authority.
Motion was made by Elenbaas and supported by Engels to approve the reappointment of Regan O'Neill to the Brownfield Redevelopment Authority for a 3-year term to expire on May 19, 2028.

Motion unanimously approved.

B. Recommendation regarding appointment to the Historic Districts Commission.

Mayor Schippers noted Carla Moore has provided Council with information, attended work sessions, and is now volunteering to serve on a board. She stated this is the way to make things happen in the community.

2025-105 Approve appointment to the Historic Districts Commission.
Motion was made by Hopkins and supported by Engels to approve the appointment of Carla Moore to the Historic Districts Commission for a 3-year term to expire on April 21, 2028.

Motion unanimously approved.

CITY MANAGER'S REPORT

A. PFAS Update

Peccia stated we are waiting to find out if any of the outside funding requests that we have submitted will be granted. He noted we have tried to obtain funding through both the state government and the federal government.

Jeff Dietlin, Director of Utilities, noted we have sent out 20 PFAS tests. He stated we should be receiving the first set of results at the end of this week or the beginning of next week. He noted there were four people that already had their homes tested and they provided us with that data. He stated two people called that were located in an MPART study area that haven't been tested so they were referred to MPART to coordinate the testing. He encouraged people that have received a letter to call the Utilities Department to schedule a well test. He noted if people did not receive a letter, call us and we'll identify if you are in the City and if you get a PFAS test. He stated if you are on a private well, in the City of Cadillac and not in a study area, we will be doing the PFAS test for you. He noted we were asked by the township to put together the potential cost to go to Mary Street. He stated we did receive a rough estimate from our engineers and we have forwarded that information to the township.

Engels asked for the rough estimate.

Dietlin stated it was approximately $250,000 for Seneca and approximately $550,000 for Mary Street. He noted Mary Street would be 100% the township's responsibility because it is all in the township. He stated regarding Seneca, City Council can talk to the township board because it is on the border.

DRAFT

ADOPTION OF ORDINANCES AND RESOLUTIONS

A. Adopt Local Governing Body Resolution for Charitable Gaming Licenses – Jam and Bread.

Marla Courtney, President and Founder of Jam and Bread, noted they offer free music lessons in the community. She noted their main goal is to inspire kids to get into art and we help sponsor music lessons. She stated they did two bingo events last year that were successful enough to allow them to buy instruments for the kids and they also put $1,500 back into the community by having the kids go Christmas shopping for area shelters. She noted they would like to hold another bingo event, and they need this Local Governing Body Resolution stating they are a 501(c)(3) organization in Cadillac with 100% of the proceeds going back into our music programs. She stated this would be a 1-year license and they will be holding the event at Mi Mezcal.

2025-106 Adopt Local Governing Body Resolution for Charitable Gaming Licenses for Jam and Bread.
Motion was made by Engels and supported by French to Adopt Local Governing Body Resolution for Charitable Gaming Licenses for Jam and Bread.

Motion unanimously approved.

PUBLIC COMMENTS

Stephen King mentioned his 12-page evaluation of the City Manager. He read and discussed a memo he wrote regarding the performance of the City Manager.

Brad Marine commented on the City Manager Evaluation provided by Mayor Schippers.

Matt King expressed concerns about the performance of the City Manager.

Andy VanAlst expressed concerns about other properties being zoned to allow short-term rentals.

Pat Ponczek expressed concerns about rezoning and zoning enforcement.

Carla Moore thanked Council for all of the yes votes on her appointment and for the kind comments.

GOOD OF THE ORDER

Peccia noted some comments were made about maintenance-related items. He stated the Department of Public Works is responsible for removing the holiday lighting. He noted they are also responsible for salting, plowing and emergency pothole filling. He stated many of the utility-type boxes along the walkway are irrigation. He noted those that are power boxes should be locked if the power is on and it is his understanding that the power is off unless we're using the box for something. He stated street sweeping started last week. He noted pickleball nets were left up intentionally as they are listed as all-weather type nets. He stated either there's been a lot more dogs out recently or someone is taking the doggy bags. He noted we went through over 100 of them with 3-4 days.

DRAFT

Elenbaas stated that having done that job before in his 13 years as a City employee, the mains for those power boxes are in the number one bathroom, a building over by the dock and another one across from the high school. He noted when those boxes don't have a use the mains are turned off. He stated if there is an event where they are needed then they are turned on.

Mayor Schippers congratulated John Wallace on his upcoming retirement and thanked him for his service to the community and his expertise over the years.

ADJOURNMENT

Respectfully submitted,

Tiyi Schippers, Mayor Sandra Wasson, City Clerk

DRAFT

REZONING FOR 128 PINE STREET

OS-2 DISTRICT TO B-2 DISTRICT.

Owner: Matthew McCall-Stilman

Applicant Representative:

Cynthia Wotila

BACKGROUND

This property was before the Planning Commission in February of 2023 for a proposed rezoning. At that time the Planning Commission recommended approval by the City Council. The City Council denied the rezoning. The home at 128 Pine was subsequently rented out as a short-term rental. The city then pursued enforcement action as the rental action was a zoning violation since the City Council did not approve the rezoning.

The home is no longer being rented and the property is now vacant and up for sale.

REZONING REQUEST

The owner applied again on December 23, 2024 to have the property rezoned from the OS-2 District to the B-2 District. The reason for the rezoning is to allow the home on the property to be used as a short-term rental (rental periods of less than 30 days).

The Planning Commission recommended approval of this rezoning application by the City Council. At the meeting letters of support were provided by the Downtown Development Authority and area residents and businesses.

OWNER NARRATIVE IN SUPPORT OF REQUEST

The applicant submits the proposed rezoning is consistent with the purpose and intent of the City of Cadillac's Zoning Ordinance and Master Plan for the following reasons:

- The city has confirmed that the B-2 District is appropriate for short-term rental and that the subject property is a natural extension of an existing B-2 District.

- The Master Plan objectives include "promoting the conversion of single-family dwellings into business uses" and building "a strong and energetic downtown that is pedestrian oriented and comprises a range of business uses."

OWNER NARRATIVE IN SUPPORT OF REQUEST

- The DDA objectives include promoting the economic development and maintaining and improving property values within the district.

- The property has been improved beyond the standard finishes for housing in the neighborhood. The amenities make it particularly suitable for use as a short-term rental. The yard is surrounded by a high, solid wood fence to reduce noise, the game room is located in the lower level for further noise reduction. There is ample parking in the attached garage and in the extensive driveways.

OWNER NARRATIVE IN SUPPORT OF REQUEST

- The rental rate for this property is five times the market average for the area and, therefore, allowing a short-term rental use will not negatively impact affordable housing in the area. It has been on the market for several months with no interest from potential buyers as a full-time residence.

- The rezoning request conforms with the Zoning Ordinance considerations for such amendments in that:

    - It is consistent with the Master Plan Zoning objectives noted above.

OWNER NARRATIVE IN SUPPORT OF REQUEST

- It is consistent with adjacent property uses.
- Rezoning this property will increase property values and bring tourists and visitors to the downtown district.
- As an operating rental, the owners employed six cleaning staff and two handymen for maintenance and repairs. Additionally, regular contractors for pool service, snow plowing, yard service and delivery are also employed.

LETTERS OF SUPPORT

- The city has received letters of support for this rezoning action from the following parties:
  - City of Cadillac Downtown Development Authority
  - Erin Kennard
  - Amy Bizzigotti
  - Allen Garrow (Einstein Cycles)
  - Shiana Smalley
  - Connie Schepers (Fill the Gap Personal Assistant Services)
  - Brian Williams (Blue Herron Café)

EXISTING LAND USES

Duplex unit to the east

ADJACENT LAND USES

Book Nook Retail Shop to the west

ADJACENT LAND USES

4-Unit residential apartments to the north

ADJACENT LAND USES

Public Parking Lot to the Northwest of the site

ADJACENT LAND USES

CURRENT ZONING DISTRICTS

HOUSE AT 128 E. PINE STREET

Site and Use Analysis

- The house at 128 E. Pine Street has been approved beyond the standard quality of housing in the neighborhood, both on the interior and exterior.
- The high quality and amenities found in this home make it particularly suitable to be uses as short-term rental.
- The home is not well suited to be converted to an apartment building.
- Due to the already developed nature of this property the impact of this rezoning will likely be minimal.

Site and Use Analysis

- The current zoning district in which the home is located allows for a mixture of single-family homes, offices, and personal services. It even allows for multiple-family development by special use permit.

- The proposed rezoning is consistent with the zoning districts for the blocks both north and south of the proposed site.

- The B-1 and B-2 districts are two of only four districts in which short-term rentals are permitted. At present there are few if any short-term rentals within the B-1 and B-2 Districts. Also, there are few opportunities for additional short-term rentals to be created in these districts.

Site and Use Analysis

- Given that downtown Cadillac does not have a hotel, and few if any short-term rental units, short-term rentals are really the only opportunity for a portion of the tourist population to experience the downtown, and they can do so without the need to be driving. For this reason, creating more short-term rentals in and near the downtown is a positive thing.

- People staying here on vacation would likely be spending more money per capita than the year-round residents which would be good for downtown businesses.

Rezoning Process

- The rezoning process is a two-step process. The Planning Commission after holding a public hearing makes a recommendation to the City Council to either approve or deny the proposed rezoning application. Subsequently, the City Council after holding another public hearing makes a decision to either approve or deny the proposed rezoning application.

Rezoning Considerations

- 1) Is the proposed classification compatible with surrounding land uses and zone district classifications?
- 2) Is the proposed rezoning consistent with the City Master Plan? If not or if questionable, does the request represent an appropriate use of the land based on changes and/or other factors that have occurred subsequent to adoption of the plan?
- 3) Are existing public facilities and services capable of accommodating the land uses permitted by the proposed classification?

Rezoning Considerations

- 4) Is the proposed classification equal to, or more appropriate than, the existing zone district classification?

- 5) Does the request meet the criteria required by the zoning ordinance for the intended use?

The Planning Commission believes each of these considerations can be answered in an affirmative way.

Planning Commission Recommendation

- The Planning Commission finds the rezoning application to place this property into the B-2 District to be equal to or better than its current designation as OS-2.
- The fact that the site is fully developed with a residential structure and supporting accessory uses will limit its use for the full range of activities that may be permissible in the B-2 District.
- The proposed use as a short-term rental will be beneficial to the downtown. The City of Cadillac Downtown Development Authority has written a letter of support for this rezoning.

Planning Commission Recommendation

- Maintaining it as a short-term rental will also help ensure the proper maintenance of the property as it is common for renters to rate the facility online.

Planning Commission Action

- The Planning Commission recommends to the City Council that the resolution approving the change of zoning district classification for 128 Pine Street from OS-2 to B-2 be approved.

REZONING

128 E Pine St.

CADILLAC, MICHIGAN

REQUEST FOR REZONE

IN REGARDS TO THIS CURRENT REQUEST TO HAVE A PUBLIC HEARING FOR THE REZONE, WE WANT TO BE EXPLICITLY CLEAR THAT WE ARE NOT REQUESTING TO OPERATE IT AS A VACATION RENTAL AT THIS TIME. WE HAVE HEARD THE PUSH BACK AND UNDERSTAND THE COMPLEXITY OF THAT REQUEST, AND ALTHOUGH THAT IS OUR OBVIOUS PREFERENCE, WE ARE COMING BEFORE THE CITY COUNCIL STRICTLY TO FOCUS ON OPENING OUR OPTION UP TO SELL TO ANY INTERESTED BUYER.

WE ARE REQUESTING THE REZONE DUE TO ALL INTERESTED BUYERS BEING CONTINGENT ON IT BEING REZONED TO B2.

WHAT'S WRONG WITH OS2?

OS2 ZONING ALLOWS:

Sec. 46-338. - Principal uses permitted in the OS-2 office service district.

In an OS-2 district, no building or land shall be used and no building shall be erected, except for one or more of the following specified uses, unless otherwise provided in this chapter:

(1) All principal uses permitted in the OS-1 district.

(2) Single-family residential in a building existing at the time of adoption of the ordinance from which this chapter is derived.

(3) Office and/or business and residential mix in one dwelling.

(4) Business and professional offices, banks, credit unions, savings and loan associations and similar uses, without drive-in facilities.

(5) Personal service establishments including barbershops and beauty shops.

(6) U.S. post offices.

(7) Day care, nursery schools and similar childcare facilities.

(8) Home occupations.

USES FOR CURRENT OS2 ZONING

I (SARAH) HAVE SPENT THE LAST SEVERAL MONTHS EXPLORING EXISTING BUSINESSES THAT COULD OPERATE UNDER THE CURRENT OS2 ZONING AND HAVE HIT MAJOR ROADBLOCKS ON EVERY AVENUE.

MID-TERM/LONG-TERM RENTAL: I HAVE HAD IT LISTED ON EVERY PLATFORM, CALLED EVERY LOCAL INSURANCE COMPANY, AND EVERY HOSPITAL SEARCHING FOR VIABLE TENANTS WITH 0 INTERESTED PARTIES. THE HOUSE ISN'T DIVIDED IN A WAY THAT IS CONDUCIVE TO COMMUNAL LIVING AND THE MORTGAGE IS TOO HIGH FOR IT TO BE AFFORDABLE.

OFFICE SPACE: ALL OFFICES ARE REQUIRED PER BUILDING CODE TO BE ADA ACCESSIBLE MEANING ANY OFFICE STYLE USE WOULD NEED AN ELEVATOR ADDED. I HAVE HAD ELEVATOR COMPANIES COME TAKE A LOOK AND HAVE TOLD US THERES NO WAY TO ADD ONE TO ALL THE LEVELS OF THE HOUSE WITHOUT COMPLETELY RESTRUCTURING THE WHOLE HOUSE. ANY VIABLE BUSINESS OWNER WILL CHOOSE OTHER DOWNTOWN VACANCIES THAT DON'T HAVE THIS LIMITATION. NOT TO MENTION ALL OFFICE USES DO NOT WANT THE LIABILITY OF A POOL IN THE BACK YARD.

PRIMARY/SECONDARY HOME: THERE WERE NO INTERESTED BUYERS BEFORE WE PURCHASED IT AND WE HAVE HAD NO INTERESTED BUYERS OF THIS SORT SINCE WE HAVE LISTED IT. ANY PRIMARY/SECONDARY HOME BUYER SCOOPS UP THE LAKE FRONT PROPERTIES OVER OURS.

HALF WAY HOME: WE HAD SEVERAL CONVERSATIONS WITH MARR OUT OF HOLLAND WHO HELPED US UNDERSTAND WHAT WE COULD POTENTIALLY MAKE OPERATING AS A HALF WAY HOME AND IT WOULDNT COVER 50% OF THE CURRENT EXPENSES

WHY B2?

B2 ZONING (WITHOUT SPECIAL USE PERMIT) ALLOWS:

Sec. 46-395. - Principal uses permitted.

The following principal uses are permitted in the B-2 auxiliary business districts:

(1) All principal uses allowed in the B-1, except where further stipulations for said uses are listed in this section.

(2) Retail establishments where the principal activity is the sale of merchandise in an enclosed building.

(3) Private assembly establishments, which provide entertainment or social activities, however, not to be located on a floor with grade level access.

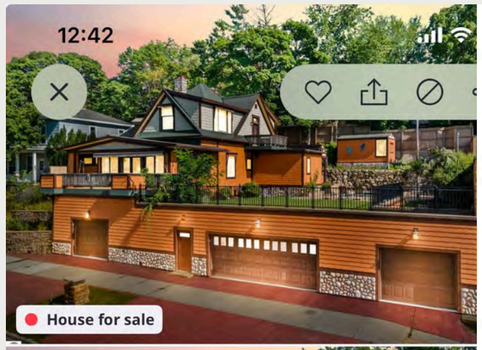
(4) Commercial assembly establishments, which provide entertainment or social activities.

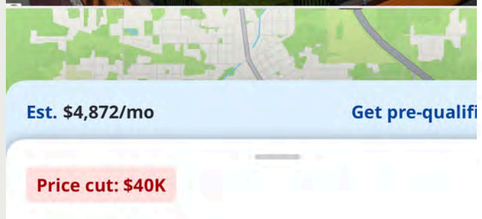
(5) Incidental accessory uses customarily related to the principal use.

REZONING TO B2 DOES NOT ALLOW US TO RUN IT AS A VACATION RENTAL

TIMELINE OF EVENTS

PURCHASING 128 E. PINE ST.





10/14/2022	Sold	$496,500 $133/sqft -2.5%
Source: MichRIC #22023175		
9/27/2022	Contingent	$509,000 $136/sqft +0.0%
Source: MichRIC #22023175		
7/27/2022	Price change	$509,000 $136/sqft -1.2%
Source: NGLRMLS #1900880		
7/13/2022	Price change	$515,000 $138/sqft -6.3%
Source: NGLRMLS #1900880		
6/09/2022	Listed for sale	$549,900 $147/sqft +0.0%

I TOURED PROPERTIES ALL OVER THE STATE AND KEPT COMING BACK TO THIS ONE. OVERBUILT, IN A BUSINESS DISTRICT, UNABLE TO SELL, IN DESPERATE NEED OF A CREATIVE SOLUTION.

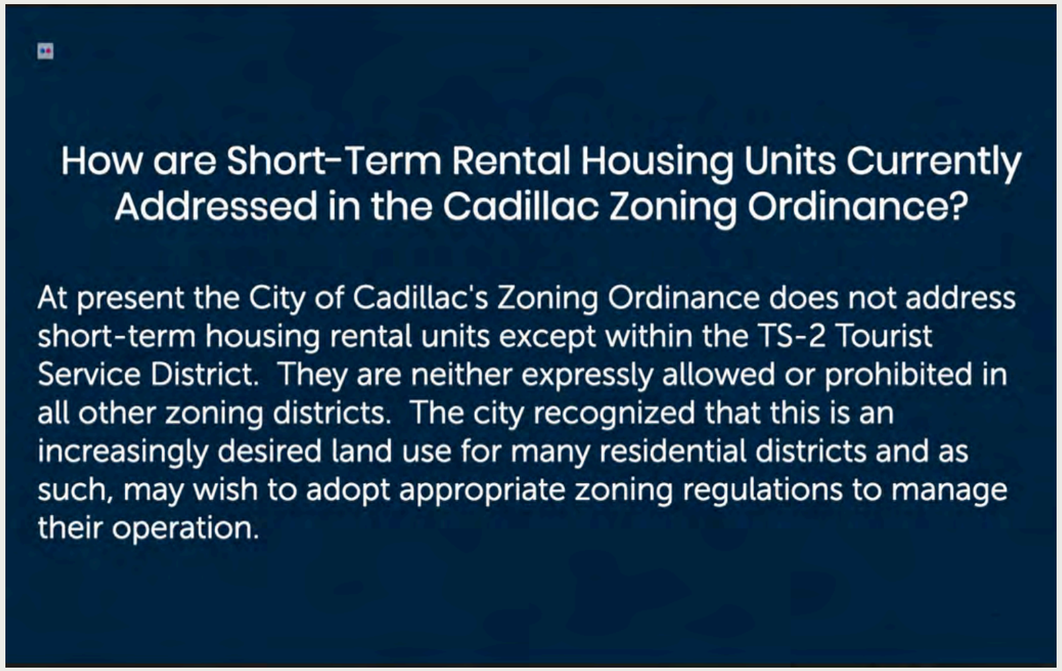
I DIDN'T HAVE THE MONEY, AND THE DATA AVAILABLE SUGGESTED IT WAS A BAD INVESTMENT - BUT I FOUND INVESTORS WHO BELIEVED IN MY VISION FOR THE PROPERTY.

WE FOCUSED ON A PROPERTY NOT IN A RESIDENTIAL AREA, THAT HAD UNUSUAL FLARE, THAT WOULD NOT BE IMPACTING LOW INCOME HOUSING SOLUTIONS SPECIFICALLY BECAUSE WE AGREE WITH A LOT OF THE RHETORIC THE RESIDENTS AND COUNCIL MEMBERS ADDRESSED DURING REGULATION DEVELOPMENT.

LEGALITY UPON LAUNCH

THIS DOCUMENT ON THE CITY OF CADILLACS WEBSITE EXPLICITLY STATED THAT VACATION RENTALS ARE NOT PROHIBITED OR ALLOWED IN ANY OF THE ZONING DISTRICTS OUTSIDE OF TS-2.

VIEW DOCUMENT HERE



POST LAUNCH

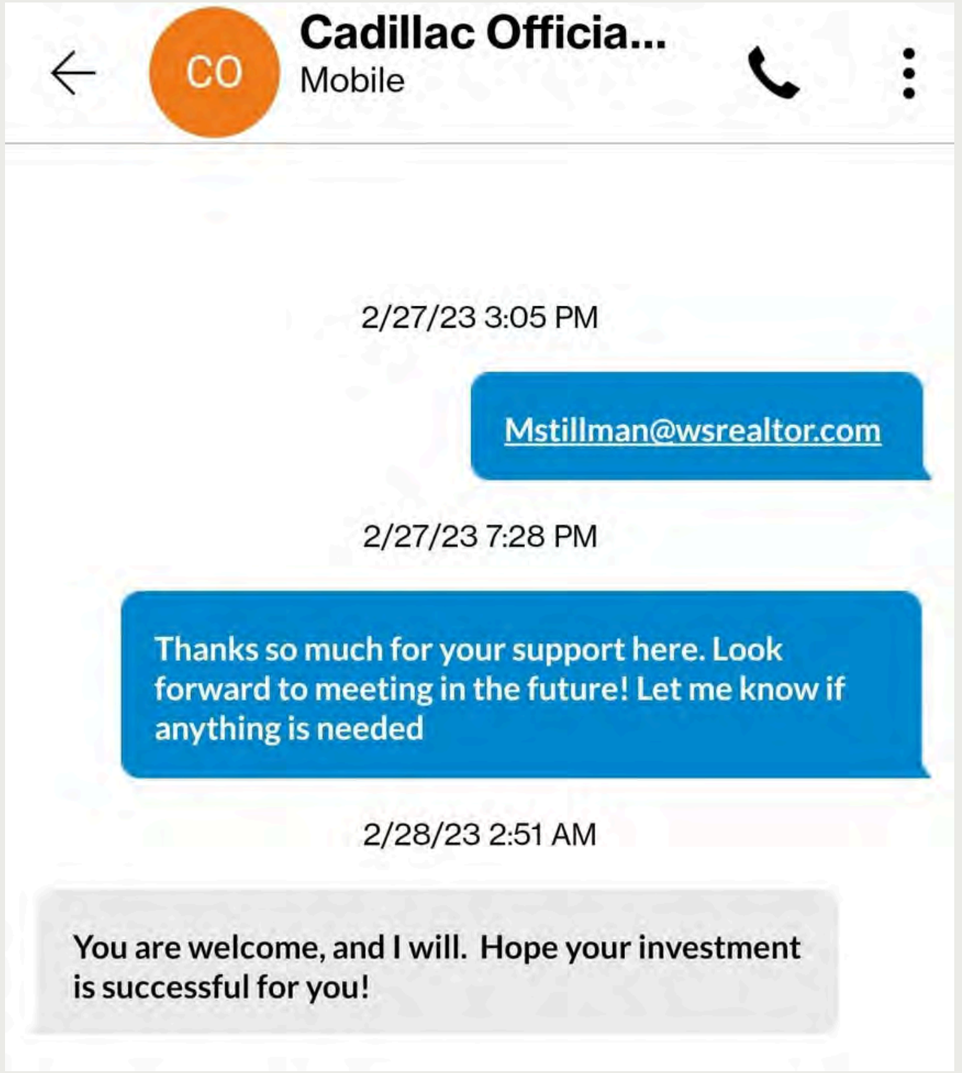
IN JAN OF 2023 WE LAUNCHED IT LIVE ON AIRBNB AND ALMOST IMMEDIATELY WERE CONTACTED BY THE CITY (JOHN WALLACE) INFORMING US THAT BASED ON THE CITY'S INTERPRETATION OF THE CURRENT ZONING ORDINANCE, VACATION RENTALS WEREN'T ALLOWED IN OS2 ZONING AND WE WOULD NEED TO REZONE TO B2 TO BE IN COMPLIANCE WITH THE CURRENT INTERPRETATION OF THE ZONING IN REGARDS TO STRS.

WE IMMEDIATELY STARTED THAT PROCESS. ALTHOUGH ALL OF US WERE INEXPERIENCED WITH A REZONE PROCESS, WE WERE VERY COMMUNICATIVE AND COOPERATIVE THROUGH THAT PROCESS.

MATT ATTENDED THAT REZONE MEETING VIA ZOOM WHERE WE GOT A UNANIMOUS YES FROM THE PLANNING BOARD. WE THEN WERE ASKED TO FILL OUT REZONING PAPERWORK AND WERE CONGRATULATED BY THE PLANNING BOARD AND JOHN WALLACE FOR SUCCESS IN THAT MEETING.

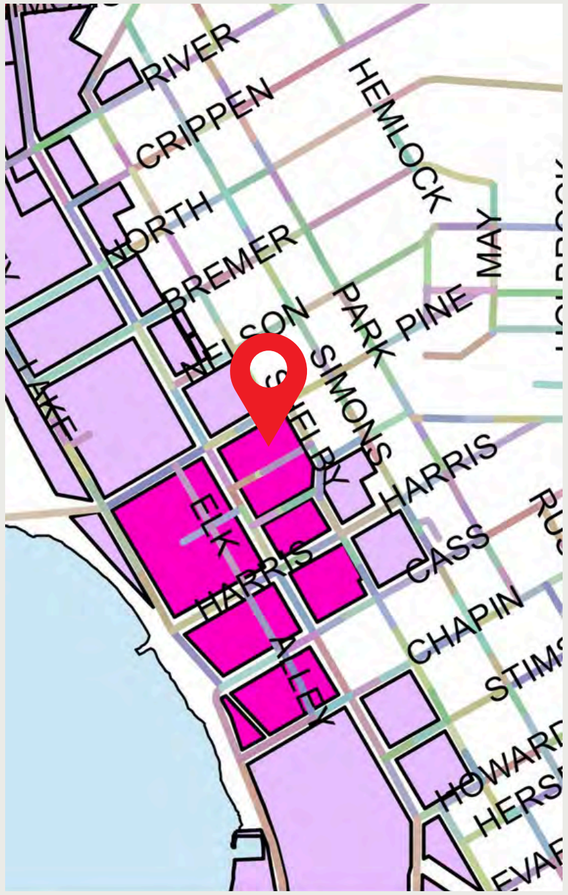
WE WERE NEVER INFORMED BY ANYONE THAT THERE WAS ANOTHER CITY COUNCIL APPROVAL NECESSARY.

AGAIN - NOT AN EXCUSE, JUST PERSPECTIVE.


CO
Cadillac Officia...
Mobile
2/27/23 3:05 PM
Mstillman@wsrealtor.com
2/27/23 7:28 PM
Thanks so much for your support here. Look forward to meeting in the future! Let me know if anything is needed
2/28/23 2:51 AM
You are welcome, and I will. Hope your investment is successful for you!

WHY WERE WE NEVER EMAILED OR CALLED WHEN SEVERAL CITY MEMBERS HAD OUR INFORMATION AND KNEW WHERE TO FIND US?

SPOT ZONING?



PROPOSED STR ZONING MAP THAT ALIGNED WITH THE PROPOSED MASTER PLAN SHOWING OUR PROPERTY AUTOMATICALLY REZONED TO B2.

SENT TO ME MAY 2024

AFTER STOPPING OPERATION

I KNEW THE MESS WE WERE IN AND DEDICATED MY TIME TO FIXING THE PERCEPTION WE HAD CREATED FOR OURSELVES WITH THE COMMUNITY AND CITY COUNCIL. I WATCHED THE CITY COUNCIL MEETING WE MISSED WHERE THE CONCERNS WERE:

1. ARE WE GOOD OPERATORS?
2. IS IT GOOD FOR THE NEIGHBORHOOD?
3. DO WE WANT TO HANDLE THIS SEPARATE OF THE REGULATION WE ARE ABOUT TO DEVELOP?

TODAYS INTENT

I WANT TO BE ABUNDANTLY CLEAR WHERE I STAND PERSONALLY. I WOULD LOVE TO OWN AND OPERATE THIS BNB AS A VACATION RENTAL. I HAVE BEEN VERY CLEAR THAT THAT IS MY BEST CASE SCENARIO.

BUT -

MY WORST CASE IS NOT ONLY NOT BEING ABLE TO OPERATE AS AN STR - BUT TO ALSO HAVE A CITY WHO WANTS TO KEEP OUR HANDS TIED BY NOT BEING ABLE TO EVEN REZONE IT TO THE APPROPRIATE (AND IN LINE WITH THE PROPOSED MASTER PLAN) ZONING, SO WE CAN SELL IT.

WE ARE OUT OF MONEY. THE MORTGAGE IS OVER $6K A MONTH AND IT IS VERY AGGRESSIVELY SINKING AN ENTIRE GROUP OF PEOPLE THAT SET OUT TO MAKE A POSITIVE IMPACT BUT MADE A FEW VERY COSTLY MISTAKES ALONG THE WAY.

EVERY OTHER OPERATOR HAD PURCHASED BNBS IN RESIDENTIAL NEIGHBORHOODS AND THEY WERE ABLE TO SELL. WE CHOSE TO PURCHASE A PROPERTY THAT ISN'T REALLY A VIABLE RESIDENTIAL RESIDENCE TO BE CONSCIOUS OF THE NEGATIVE IMPACT STRS CAN HAVE ON COMMUNITIES, AND NOW WE ARE IN OVER OUR HEADS.

TODAYS INTENT

TODAY I AM NOT ASKING FOR A SHORT TERM RENTAL PERMIT. I AM JUST ASKING FOR A REZONE TO PUT US IN A POSITION TO EVEN HAVE THE OPTION TO SELL SO THE PROPERTY DOESN'T GO INTO FORECLOSURE AND THE ONCE BEAUTIFUL ARCHITECTURAL MASTERPIECE BECOME AN EYESORE FOR THE CITY AND ITS RESIDENTS.

Thank you!

THE 128 E PINE ST TEAM

128 Pine Street Rezoning – Matthew McCall-Stillman

1. Why We Bought the Property

- We purchased 128 Pine Street in October 2022 with a small group of friends and partners. We were drawn to Cadillac and saw this as a way to create something that fits with the community—not to flip it, but to be part of the neighborhood.
- At the time, there were no short-term rental restrictions, and we believed the OS-2 zoning allowed for that use.

2. What Made This Property Different

- This home is one of the largest residential lots in the city, made up of two parcels. It's a bit of an outlier—hard to use as a typical long-term rental or starter home.
- We thought it would be a great fit for short-term guests—families, retirees, and travelers who could enjoy downtown and support local businesses.

3. How the Confusion Happened

- When the City reached out in February 2023, we responded right away and applied for a rezoning.
- The Planning Commission recommended approval, and after receiving positive feedback from staff, we truly believed we had completed the necessary process.
- We weren't aware Council action was still required. That's on us—we didn't know, but we never intended to avoid any step.

4. Owning It and Making It Right

- When the City filed a legal complaint in July 2024, I took responsibility.
- We shut down operations on an agreed upon date, paid all legal fees, and entered into a Consent Judgment to close that chapter the right way.
- I then brought on a legal team to make sure we followed the process fully and transparently from that point forward.

5. What We Did Next

- We submitted a new rezoning request, this time with legal support, asking to move from OS-2 to B-2, the zoning that now allows STRs through a Special Use Permit.
- We went back in front of the Planning Commission in December 2024, explained everything clearly, and apologized for the earlier confusion.
- The Commission again unanimously recommended approval.

6. What We Know Now

- We fully understand that rezoning doesn't mean we get to operate right away.
- We'll still need to apply for a Special Use Permit, and we're prepared to follow every condition and requirement, no questions asked.

7. The Local Impact

- There have been zero complaints, police reports, or disturbances at the property.
- We work with local Cadillac residents for cleaning and maintenance, and we've stayed on good terms with neighbors.
- We're not some big operation. This is a small group trying to be part of the community and do things right.

8. Support for Downtown

- We've also had positive feedback from downtown business owners who've interacted with our guests.
- Visitors staying at the property walk into town, support restaurants and shops, and leave with a good impression of Cadillac.
- That's what we want to keep building—connections that support the town as a whole, not just us.

RESIDENTAL CONCERNS FOR SELF-STORAGE UNIT NEXT TO PHEASANT RIDGE ESTATES

WHY IS A BUSINESS BEING BUILT IN A QUIET RESIDENTIAL NEIGHBOR ZONED RESIDENTIAL? WHEN THERE ARE MANY AREAS IN THE CITY THAT ARE AVAILABLE AND BETTER SUITED FOR THIS BUSINESS? WHAT BENEFIT FOR THE LOCAL RESIDENTS? AND CITY?

NOISE	FROM NEW ROAD AND BUILDING CONSTRUCTION BACK TO BUILDING SITE FROM TRUCKS AND CONSTRUCTION EQUIPMENT.
	FROM PEOPLE MOVING IN/OUT OF SELF-STORAGE UNIT.
	METAL DOORS BANGING ON STORAGE UNIT OPENIGN AND CLOSING.
	PEOPLE IN/OUT OF AREA.
LIGHTING	24 HOURS OF LIGHT IN AN UNLIT RSIDENTIAL AREA.
	CONSTANT ILLUMANATION IN RESIDENTIAL ARE THAT IS USUALLY A DARK AND QUIET AREA.
	MOTION LIGHTING IN THE EVENING???
HOURS	PROJECTED 7AM TO 9PM, 7 DAYS A WEEK ACCESS
	MORE TRAFFIC AND MORE PEOPLE

TRAFFIC	MORE TRAFFIC IN AND OUT OF AREA ON PEARL STREET THAT ALREADY HAS TO MUCH TRAFFIC.
	LOTS OF CHILDREN FROM THE APARTMENTS WAITTING FOR SCHOOL BUS MORNINGS AND AAFTERNOONS.
	ACCESS TO THE STORAGE UNIT IN THE EVENINGS AND WEEKENDS.
SECURITY	HOW SECURE IS THE STORAGE UNIT?
	CONCERN FROM RESIDENTS THAT MORE PEOPLE BACK THERE WILL ENCOURAGE BREAK INS AND VANDILIZIUMS.
OTHER	HOW MANY BUILDINGS? AND MORE UNITS BUILT TO THE EAST IN THE FUTURE?
	WILL THE UNITS BE FENCED AND TREES PLANTED TO MAKE IT BE MORE SECULDED?
	WILL THIS EASMENT ALLOW TRAFFIC TO THE 70 ACRE PARCEL BEHIND PHEASANT RIDGE?
	GARBAGE/REFUSE REMOVAL DONE IN A TIMELY MANNER?
	WILL THERE BE OUTSIDE STORAGE?
UTMOST CONCERN	MANUFACTED HOMES ARE SETUP WITH A PIER FOUNDATIONS. THE USE OF HEVY EQUIPMENT COULD POSSIBLY DESTABILIZE THE PIER

FOUNDATIONS SO CLOSE TO SO MANY HOMES IN PHEASANT RIDGE. WHO WOULD BE LIABLE?

SUBMITTED APRIL 1, 2025

CITY OF CADILLAC MICHIGAN

Public Hearing
April 21, 2025

CAPITAL IMPROVEMENT PROGRAM

FY2026-2031

2026-2031 CAPITAL IMPROVEMENT PROGRAM

Introductory Information

What's the purpose?

- Planning
- Project Coordination
- Public Input and Communication

Is this required?

- Not by City, but Planning Act requires for 'public structures and improvements'
- Council approves, but does not appropriate funds at this point

How often is it updated?

- Annually as an early stage of the budget process

2026-2031 CAPITAL IMPROVEMENT PROGRAM

Introductory Information

How is a 'capital project' defined?

- An asset/project that costs in excess of $7,500 with a useful life of more than one (1) year

How are projects identified?

- Departmental Requests
- City Council priorities
- Community Needs/Citizen Input
- Grants and Potential Grant Applications
- Recreation Plan

2026-2031 CAPITAL IMPROVEMENT PROGRAM

Program Overview

Program identifies 120 projects costing **$30,870,500** in capital projects for the next six (6) fiscal years.

TYPE	COST	#
Building	1,350,000	12
Technology and Equipment	7,079,500	46
Cemetery, Recreation	3,927,500	14
Vehicles	1,235,000	17
Streets and Sidewalks	3,912,500	14
Utilities Infrastructure	6,016,000	12
Other Infrastructure	7,350,000	5
	30,870,500	**120**

2026-2031 CAPITAL IMPROVEMENT PROGRAM

Project Highlights

Street Infrastructure project schedule – YEAR 1:

MAJOR STREETS

- No Major Projects; Proposed budget includes $ for small amount of resurfacing/engineering/design

LOCAL STREETS

- Aldrich Street *(Bond to Linden)* - $412,500
- Proposed budget includes $ for small amount of resurfacing /engineering/design

Years 2-6: $2,750,000 (11 additional projects); need to address cost and funding challenges

2026-2031 CAPITAL IMPROVEMENT PROGRAM

Project Highlights

UTILITIES INFRASTRUCTURE: 12 projects; $6,016,000

- **Under Street Infrastructure Projects –** 7 projects; $991,000; *Justification: Water/sewer mains and manholes replaced when streets are torn up;*
- **Sewer Lining –** 2 projects; years 1/5; *Justification: less costly than replacement; extends useful life of existing sewer mains;*
- **WWTP Headworks Project** – Year 2; $3,500,000; *Justification: major upgrades needed to various sections of the wastewater treatment system; will require debt financing*

2026-2031 CAPITAL IMPROVEMENT PROGRAM

Project Highlights

FIRE TRUCKS: 2 purchases; $3,000,000

- **Aerial Ladder Truck (Y2)** - $2,250,000; current unit is a 1995 and a plan for replacement is needed;
- **Engine 1 Replacement (Y4)** - $750,000; Engine 1 was built in 2000; typical life cycle is 15-25 years.

POLICE VEHICLES: 6 purchases; $495,000

- **Police Patrol Vehicles (Y1-6)** – Have transitioned to SUV, utility-type PPV; increased costs; 9 total vehicles in fleet; 3 frontline patrol, K-9, Detective, Chief, Captain, 2 SRO

2026-2031 CAPITAL IMPROVEMENT PROGRAM

Project Highlights

DEVELOPMENT PROJECT OPPORTUNITIES:

- **Diggins Hill Improvements (Y1, Y2)** – $1,000,000 ($150,000 in Y1 for playground) – grant funding required; opportunities for tennis, pickle ball, improved disc golf, etc.; current grant application for expanded sensory playground; *require outside funding*
- **City Dock and Grounds (Y3)** - $700,000 – replace aging City dock adjacent to pavilion; other potential upgrades; *require outside funding*

2026-2031 CAPITAL IMPROVEMENT PROGRAM

Project Highlights

NEW DEVELOPMENT PROJECT OPPORTUNITIES:

- **Kenwood Park Development (Y3)** - $1,000,000 – grant funding for additional recreation including pickle ball, bike paths, new/additional playground structures, parking improvements, etc.
- **Mitchell Street Corridor (Y4)** - $6,000,000 – redesign streetscape and improve infrastructure along core downtown street; require partnership with MDOT, DDA, etc. as well as other outside funding.
- **Neighborhood Parks (Y3)** - $400,000 – opportunities for grant funding to increase recreation opportunities for children in neighborhoods

2026-2031 CAPITAL IMPROVEMENT PROGRAM

Recommended Council Action

- Available at www.cadillac-mi.net/cip
- Again – CIP is not required by City Charter or Ordinance
- Requesting Council approval for program
- Approves program as a plan but does not appropriate funds

QUESTIONS?

CITY OF CADILLAC MICHIGAN

ANNUAL OPERATING BUDGET

PUBLIC HEARING

April 21, 2025

Budget Hearing Required by City Charter

Required by Charter

- Budget to City Council '…On or before the first day of April in each year…' ***(Section 10.2)***
- Public Hearing – public hearing in '…the second half of the month of April… ' ***(Section 10.3)***
- Budget Adoption - 'Not before the 10th day of May, nor later than the last day in May in each year…' ***(Section 10.4)***

  Note: per Section 5.6(b)(5), appropriating funds requires the affirmative vote of four or more members of the Council.

- Budget Amendments – Budget ordinance grants authority to amend the budget, when necessary, by resolution

CITY OF CADILLAC MICHIGAN

FY2026 Budget Summary

Total Revenue – All Funds:	**$24,342,800**
Total Spending – All Funds:	**$25,669,500**
Revenue under spending:	**($1,326,700)**

Use of reserves on hand represents spending significant **capital project** funds on hand, including:

- General Fund - **$566,00**
- Major Street Fund - **$46,700**
- Local Street Fund – **$34,800**
- Downtown Infrastructure Project Fund: **$465,000**

CITY OF CADILLAC MICHIGAN

FY2026 Budget Summary

Budget targets several important priorities:

- Protection of Reserves
- Important investments -
  - ✓ Street Infrastructure ($560k + Utilities)
  - ✓ People (COLA); Authorized staffing up 1 (DDA)
  - ✓ Public Safety ($4.7M)
  - ✓ Clean water; effective and efficient wastewater treatment ($5.4M) + capital

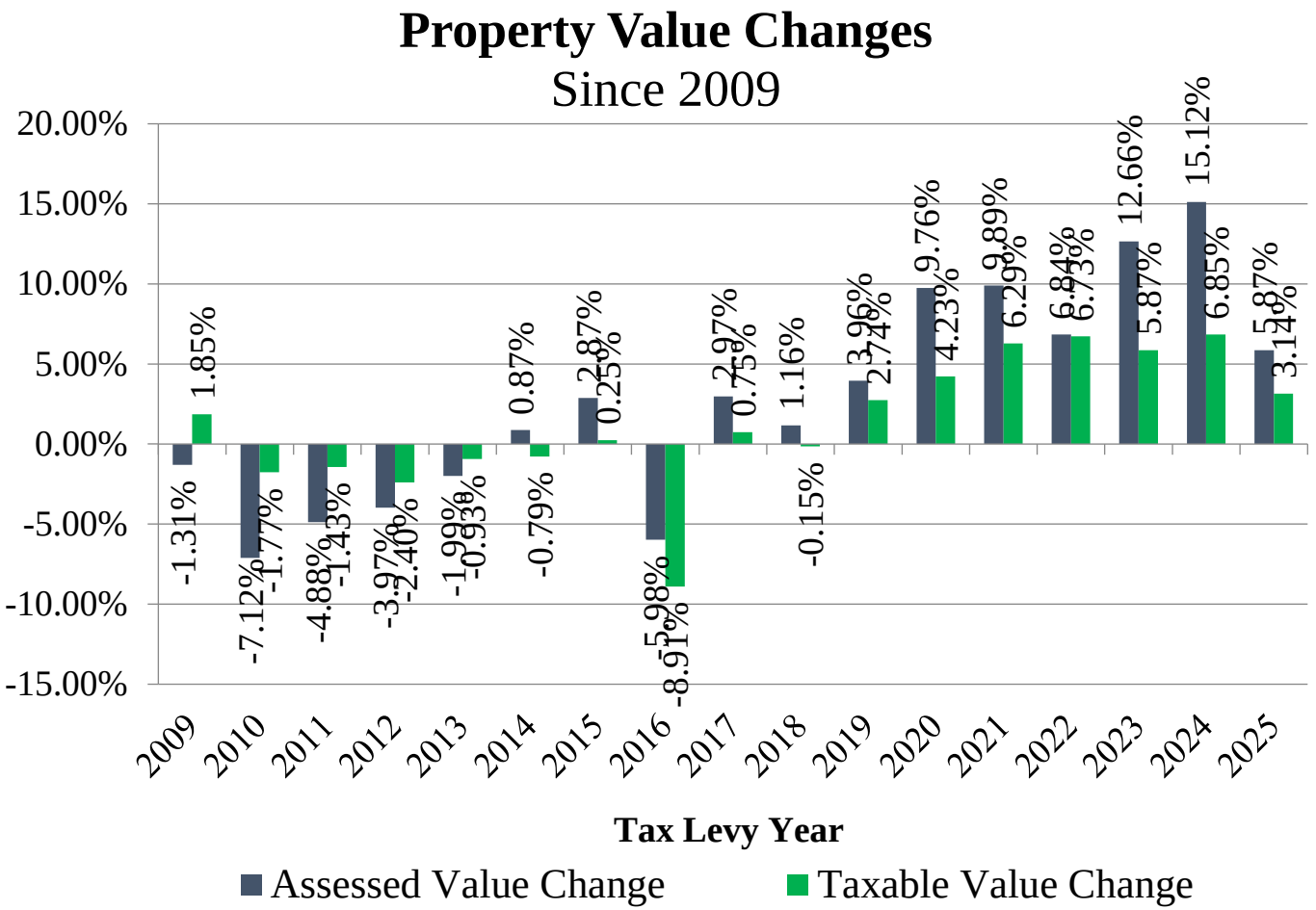
FY2026 General Fund Summary

The General Fund is the main operating fund of the City

- Accounts for everything not required to be accounted for elsewhere. Fund where Property Taxes are deposited.
- Typical governmental activities (Public Safety, Elections, Parks and Recreation, Administrative Services) all in the General Fund
- FY2026 Revenues: $9,177,000 (Taxes 56%)
- FY2026 Expenditures: $9,743,000 (Public Safety 49%)
- Using $566,000 to fund one-time capital purchases and infrastructure expenditures

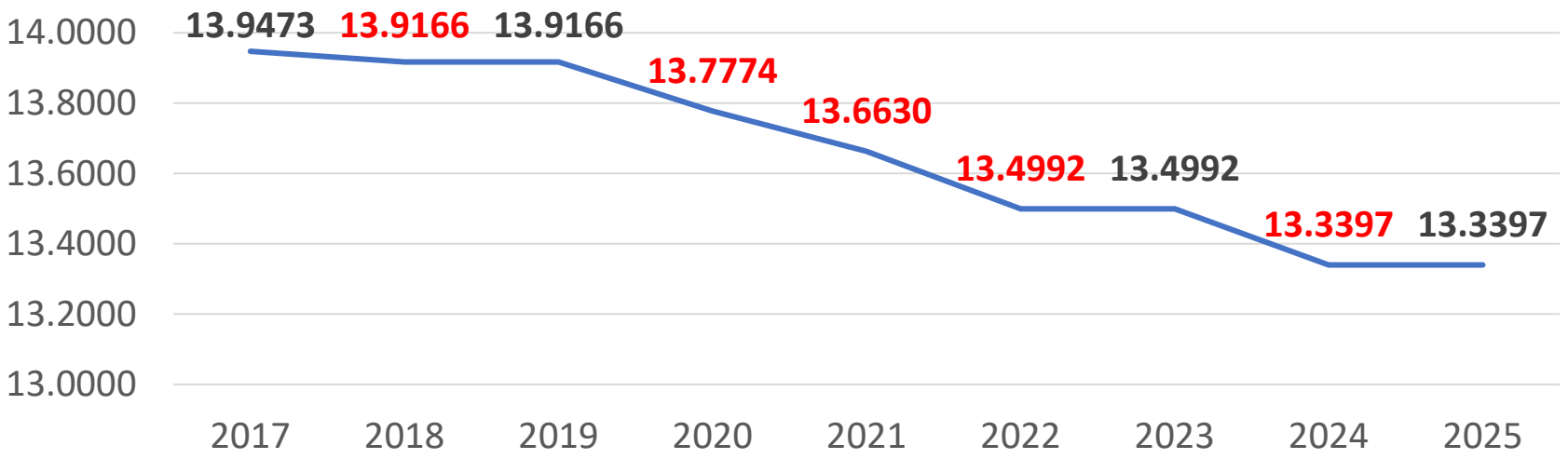
CITY OF CADILLAC MICHIGAN

Tax Base


Property Value Changes
Since 2009
20.00%
15.00%
10.00%
5.00%
0.00%
-5.00%
-10.00%
-15.00%
-1.31%
1.85%
-7.12%
-1.77%
-4.88%
-1.43%
-3.97%
-2.40%
-1.99%
-0.93%
0.87%
-0.79%
2.87%
0.25%
-5.98%
-8.91%
2.97%
0.75%
1.16%
-0.15%
3.96%
2.74%
9.76%
4.23%
9.89%
6.29%
6.84%
6.73%
12.66%
5.87%
15.12%
6.85%
5.87%
3.14%
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
Tax Levy Year
Assessed Value Change
Taxable Value Change

BUT…

Operating Millage – Headlee impact



Operating Millage levy for FY26: **13.3397 mills** (reduction of 0.6076 mills since 2017)

Millage rate reduced in **5** of the last **8** years due to growth restrictions of Headlee Amendment

Reduced current operating levy by ~$192,000

Headlee also rolled back DDA millage from 1.8501 to **1.8081 mills**

CITY OF CADILLAC MICHIGAN

Property Tax Revenue

Millage	Total Tax Levy	DDA Capture	LDFA Capture	Brownfield Capture	General Fund Revenue	Taxes Captured
General Operating	$4,220,681	93,158	71,050	37,263	$4,019,210	$201,471
P&F Retirement	$822,640	18,157	13,848	7,263	$783,372	$39,268

Total Levy: $5,043,321 **Total Captured: $240,739**

Millage Rates:

Operating: **13.3397 mills** *(no change)*

P&F Retirement: **2.6000 mills** *(no change)*

DDA: **1.8081 mills** *(no change)*

CITY OF CADILLAC MICHIGAN

Revenue from State of Michigan

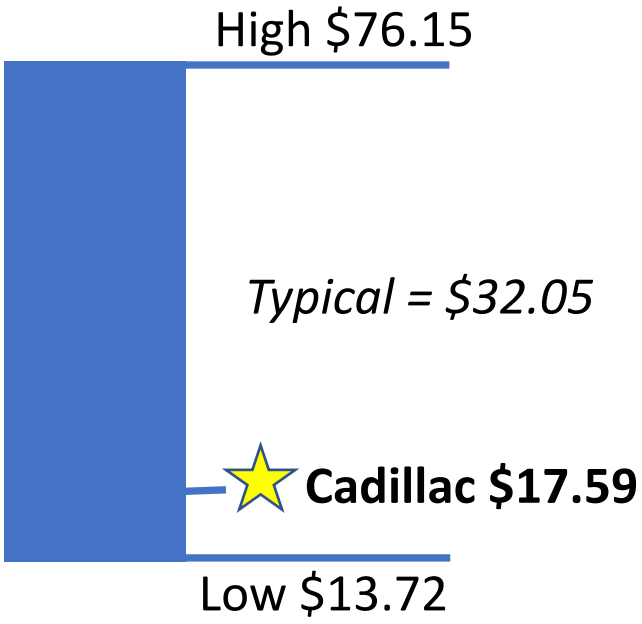
Type	FY2026 Proposed	FY2025 Estimated	Change	%
State Shared - Constitutional	$1,120,000	$1,100,000	$20,000	1.8%
State Shared – Statutory	$255,000	$250,000	5,000	2.0%
Act 51 – Major (~22 miles)	$1,210,000	$1,205,000	5,000	0.4%
Act 51 – Local (~42 miles)	$445,000	$435,000	10,000	2.3%

Act 51 Revenue: Well short of need to fund meaningful construction; 78% of Act 51 revenue spent on Labor, Supplies, Equipment

CITY OF CADILLAC MICHIGAN

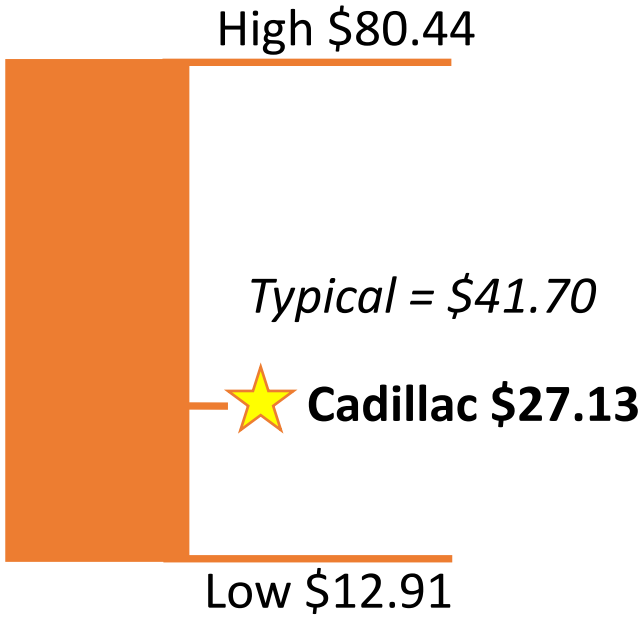
Water and Sewer User Charges

WATER



Cadillac = **6th** lowest of 47

SEWER

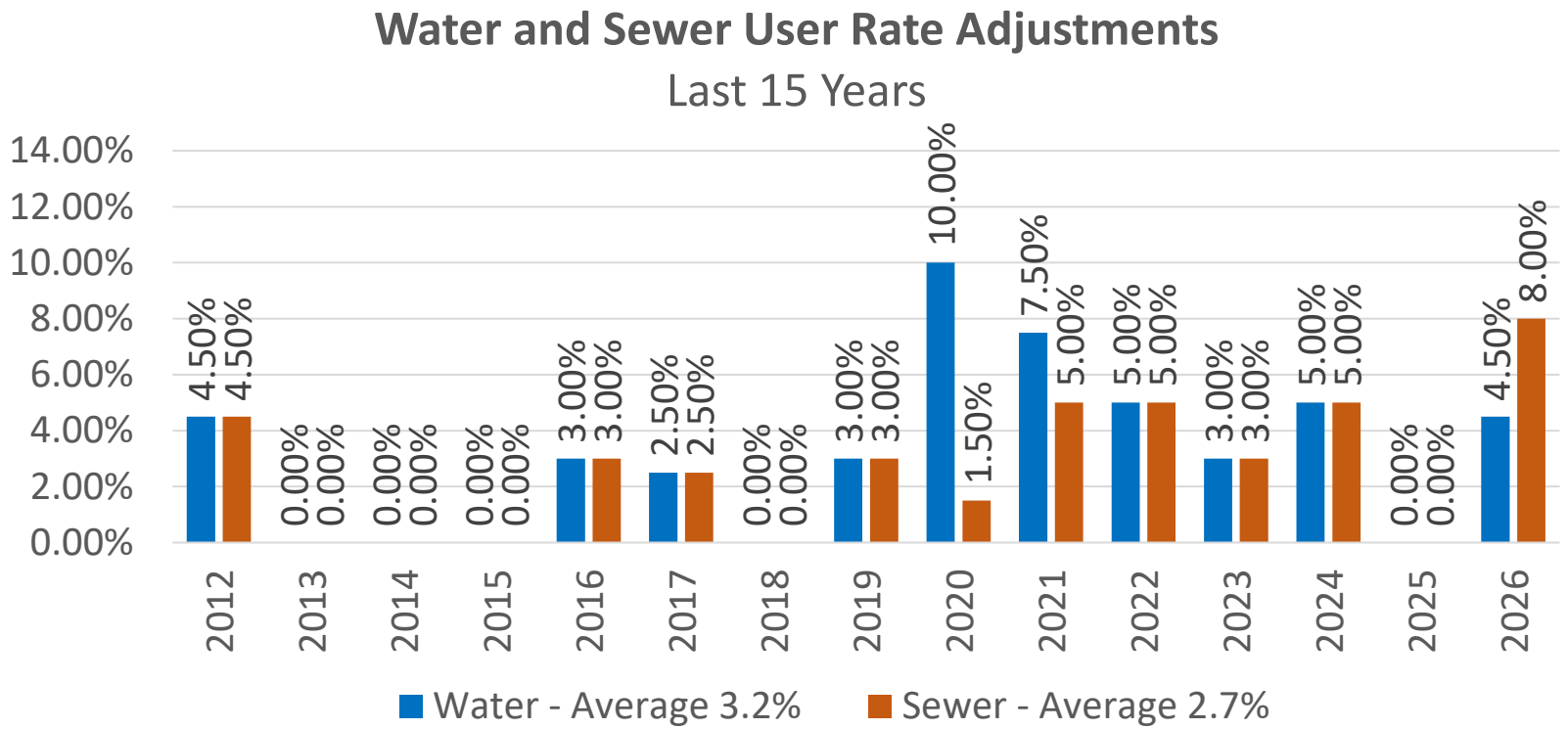


Cadillac = **11th** lowest of 48

Source: *2021 Water & Sewer Rate Study; Gosling Czubak Engineering Sciences, Inc.*

CITY OF CADILLAC MICHIGAN

Water and Sewer User Charges



Proposed 4.5% water/ 8% sewer for FY2026; further analysis to generate additional user charges to sustain necessary capital investment in systems

Justification: Comprehensive rate study performed by Municipal Analytics; Open House/Q&A held on April 16, 2025

CITY OF CADILLAC MICHIGAN

Other Budget Highlights

- **General Fund –** absorbed full cost ($91k) of parking lots, and full cost of Lake Treatment ($65k) for FY26
- **Downtown Infrastructure** – Street, sidewalk, parking improvements in conjunction with Lofts Phase II
- **Public Safety Contract Revenue** – MMR ($100,000); CAPS SRO ($125,000); Clam Lake Twp. ($240,000)
- **Solid Waste/Recycling** – Monthly user charges up $0.40/month combined (based on contractual indexes)
- **CCTV** – Change with Spectrum will cost $3k to reinstall and $8,000 per year service fee

CITY OF CADILLAC MICHIGAN

Budget Challenges

Biggest Upcoming Budget Challenges:

- Maintain/Improve Structural Balance in primary funds
- Road Funding – 64 miles of roads, $1.655 million in total annual funding from State; $26,000 per mile; current costs are over $1.6 million **per mile** for road reconstruction; 78% of current Act 51 funding spent on maintenance and operations
- Adequate Water and Sewer infrastructure investments

CITY OF CADILLAC MICHIGAN

Public Process of Adopting Annual Budget

Public Meetings

- ✓ Goals/Capital Work Session 3/17/2025
- ✓ Work Session 4/7/2025
- ✓ Water/Sewer Open House 4/16/2025
- ✓ Public Hearing 4/21/2025
- ✓ Introduce General Appropriations Ordinance 5/5/2025
- ✓ Public Hearing/Adopt General Appropriations Act Ordinance 5/19/2025

Budget available for public review and input

- ✓ City Clerk's Office
- ✓ www.cadillac-mi.net/FY2026Budget

CITY OF CADILLAC MICHIGAN

Next Steps

City Council consider budget for adoption on May 19, 2025

- ✓ Ongoing opportunities to have additional budget discussions prior to adoption.

  Owen Roberts; 231.779.7333

  oroberts@cadillac-mi.net

- ✓ Changes/adjustments can be made up through adoption.
- ✓ Additional public hearing to adopt budget via ordinance.
- ✓ Budget would take effect July 1, 2025.

CITY OF CADILLAC MICHIGAN

CITY OF CADILLAC MICHIGAN

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

Today's Date 4/21/25

City Received Date

RECEIVED
APR 23 2025

Parade Request Form

Name of Parade Memorial Day

Purpose of Parade Veterans

Requesting Organization Cadillac Area Honor Guard

Contact Person(s) Steve Birdwell

Contact Phone [redacted] Contact [redacted]

Date of Parade 5/26/25 Approx. number of participating groups 250

Requested Route ☐Lake Street ☒Mitchell Street Staging Time 9:00 AM/PM

Starting Time 10:00 AM/PM Ending Time 11:00 AM/PM

City of Cadillac & State of Michigan Rules

- Parade requests must be turned in a minimum of 6 weeks before parade
- Only one (1) parade is allowed per month
- Parades are only allowed on Holiday mornings, Saturday mornings, or Weekday evenings.
- Parades must use the designated route (See back side for the two (2) route options)
- Lake Street Parade Route is preferred so closure of US-131 can be avoided
- Mitchell Street Parade Route is only granted under special circumstances. The parade must be a well-established, annual parade with 40+ participating groups.

Form must be mailed or delivered to the above address or emailed to: mvandermeulen@cadillac-mi.net
I understand and agree to these requirements & understand if these are not met the request will be denied.

Signature

CITY OF CADILLAC MICHIGAN

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

Today's Date 1/6/25

City Received Date

RECEIVED
JAN 16 2025

Request Planning Guide

This form must be completed and return to the City 60 days before an 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 120 if you have questions.

Applicant Name (Print) MIKE SMITH Contact Address [redacted]

Contact Phone(s) [redacted] Contact Email [redacted]

Sponsoring Organization Clam Lake Band ☐ Private ☒ Non-Profit

Purpose of Event Free Concert Series Approx # of Attendees

Beginning Date: 6/30/25 **Ending Date:** 8/4/25 **Reoccurring:** (YES) NO

1st Day Mon	Set-up 6:00 AM/(PM)	Start 7:00 AM/(PM)	End 8:09 AM/(PM)	Clean-up 8:30 AM/(PM)
2nd Day	Set-up ___:___AM/PM	Start___:___AM/PM	End___:___AM/PM	Clean-up__:___AM/PM
3rd Day	Set-up ___:___AM/PM	Start___:___AM/PM	End___:___AM/PM	Clean-up___:___AM/PM
4th Day	Set-up ___:___AM/PM	Start___:___AM/PM	End___:___AM/PM	Clean-up___:___AM/PM

Please answer the following questions:

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

Please Circle

Market at Cadillac Commons **Rotary Pavilion** **City Park** **Cadillac Commons Plaza**

YES___ NO X Will you be requesting permission to have a parade?
YES___ NO X Will you be requesting permission to hold any races?
YES___ NO X Will you be requesting permission to serve alcoholic beverages?
YES___ NO X 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: javila@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

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

Today's Date 1/6/25

City Received Date
RECEIVED
JAN 6 2025

Cadillac Rotary Performing Arts Pavilion Reservation Request Form

Please Submit 30-days Prior to Event Date

Event Clam Lake Band Concert Series

Special Requests: Please Circle

(Electricity) Water Wind Screens (Sound System) Movie Screen/Projector System**
**Weather Dependent

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 Pavilion, 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. Movies/programs shown at the Pavilion are at the discretion of the City, and proper licensing to show copyrighted material is required. One potential resource is www.swank.com. MPAA ratings of G and PG are appropriate.
5. Any signage or decorations must be removed immediately following any event.
6. No vehicles are permitted on sidewalks or grass. However, the sidewalk immediately south of the pavilion can be utilized for temporary parking for the purpose of drop-off and/or pick-up of equipment only. Parking is prohibited on Lake Street, even if it has been closed for the event.
7. The sale of food and non-alcoholic beverages may require an additional license. (Code of Ordinances-Chapter 28)
8. The consumption or sale of alcoholic beverages requires approval of City Council. (Code of Ordinances-Chapter 26)
9. **Sound System Fees** - $20 per hour for use of our sound board and sound technician. (MUSICAL PERFORMANCES)

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**

All Fee options require a deposit of $25 that will be applied to your total cost to hold your date(s), and would only be refunded if event was denied for any reason.

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. Michael C. Smith

Signature

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

Print Name Mike Smith Total Fees Required: 96.00 Total Fees Paid: 96.00 Date 1/6/25.

pd via cc

CITY OF CADILLAC MICHIGAN

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

Today's Date ~~JUNE 26, 2024~~ JAN 6, 2025

City Received Date

RECEIVED
JAN 6 & 2025

Street & Parking Lot Closure Request Form

Please fill out a separate form for each date

Reason for Request PEDESTRIAN SAFETY DURING THE CLAM LAKE BAND CONCERTS

Contact Person MIKE SMITH

Contact Phone [redacted] Contact Email [redacted]

Date: 6/30/2025 - 8/4/25 Street Closures

Street Name N LAKE ST Beginning Location W HARRIS Ending Location W CASS ST
Beginning Time 6 :30 AM/(PM) Ending Time 8 :15 AM/(PM)

Street Name____ Beginning Location____ Ending Location____
Beginning Time__:__AM/PM Ending Time__:__AM/PM

Street Name____ Beginning Location____ Ending Location____
Beginning Time__:__AM/PM Ending Time__:__AM/PM

Street Name____ Beginning Location____ Ending Location____
Beginning Time__:__AM/PM Ending Time__:__AM/PM

Date __/__/__ Parking Lot Closures

Lot Location____ Street____ Nearest Cross Street____
Beginning Time__:__AM/PM Ending Time__:__AM/PM

Lot Location____ Street____ Nearest Cross Street____
Beginning Time__:__AM/PM Ending Time__:__AM/PM

Lot Location____ Street____ Nearest Cross Street____
Beginning Time__:__AM/PM Ending Time__:__AM/PM

Form must be mailed or delivered to the above address or emailed to: javila@cadillac-mi.net ***(No Faxes accepted)***

I understand and agree to these requirements & understand if these are not met the request will be denied.

Print Name MICHAEL C. SMITH Signature Michael C. Smith Date ~~6/26/24~~ 1/6/25

Request will be reviewed & you will be notified if additional information is needed and/or if request is approved or denied.

Streets____ Date Approved____ Comments____
Parks____ Date Approved____ Comments____
Fire____ Date Approved____ Comments____
Police____ Date Approved____ Comments____
City Manager____ Date Approved____ Comments____
City Council____ Date Approved____ Comments____

CITY OF CADILLAC MICHIGAN

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

Today's Date 1/31/2025

City Received Date

RECEIVED
MUST BE OFFICIALLY CITY DATE STAMP
APR 16 2025

EVENT PLANNING COVER PAGE

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) Tim Scully Contact Address [redacted]

Contact Phone(s) [redacted] Contact Email [redacted]

Sponsoring Organization UpBeat Cadillac ☐ Private ☐ Non-Profit X

Purpose of Event Performance Art Free concert series Approx # of Attendees 200

Please check the facility requested (see related reservation form):

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

Beginning Date: 06/19/2025 **Ending Date:** 08/28/2025 **Reoccurring:** ☒ YES ☐ NO

1st Day		Set-up	4:30	Start	7:00	End	9:00	Clean-up	9:00
2nd Day		Set-up		Start		End		Clean-up	
3rd Day		Set-up		Start		End		Clean-up	
4th Day		Set-up		Start		End		Clean-up	

Please answer the following: *If you answer YES to any of the below, 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*

YES ☒ NO ☐ Will you be requesting permission to close any streets or parking lots?
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 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?

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

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

CITY OF CADILLAC MICHIGAN

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

Today's Date 4/15/2025

City Received Date

Cadillac Rotary Performing Arts Pavilion Reservation Request Form

Must be submitted with the Event Planning Cover Page. Please submit 60-days prior to event date for HIGH-IMPACT EVENTS.

Event UpBeat Cadillac

Special Requests: Please Circle

Electricity **Water** **Wind Screens** **Sound System** **Movie Screen/Projector System****
Weather Dependentafter dark only**

Usage Rules

1. Profanity and offensive language are 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 Pavilion, 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. Movies/programs shown at the Pavilion are at the discretion of the City, and proper licensing to show copyrighted material is required. One potential resource is www.swank.com. MPAA ratings of G and PG are appropriate.
5. Any signage or decorations must be removed immediately following any event.
6. **No vehicles are permitted on sidewalks or grass. However, the sidewalk immediately south of the pavilion can be utilized for temporary unloading/loading of equipment only. Parking is prohibited on Lake Street, even if it has been closed for the event.**
7. The sale of food and non-alcoholic beverages may require an additional license. (Code of Ordinances-Chapter 28)
8. The consumption or sale of alcoholic beverages requires approval of City Council. (Code of Ordinances-Chapter 26)
9. **Sound System Fees** - $20 per hour for use of our sound board and sound technician. (MUSICAL PERFORMANCES)

Reservation Fees:

- **Daily Rate (4 hours or more) $108**
- **Hourly Rate (less than 4 hours) $60 per hour**
- **Non-Profit Daily Rate (4 hours or more) $55**
- **Non-Profit Hourly Rate (less than 4 hours) $27 per hour**

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

- **Daily Rate of $27**
- **Non-Profit Daily Rate of $16**

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

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.

Signature _____ Total Fees Required: _____ Total Fees Paid: _____ Date ___/___/_____

CITY OF CADILLAC MICHIGAN

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

Today's Date 4/16/25

City Received Date

MUST BE OFFICIALLY CITY DATE STAMP

Street & Parking Lot Closure Request Form

Please fill out a separate form for each date

Reason for Request UpBeat Cadillac

Contact Person Tim Scully

Contact Phone [redacted] Contact Email [redacted]

Date: Every Thur 6/19/25 → 8/28/25 **Street Closures**

Street Name Lake St Beginning Location Cass St Ending Location Harris St
Beginning Time 6p Ending Time 9p

Street Name _____ Beginning Location _____ Ending Location _____
Beginning Time _____ Ending Time _____

Street Name _____ Beginning Location _____ Ending Location _____
Beginning Time _____ Ending Time _____

Street Name _____ Beginning Location _____ Ending Location _____
Beginning Time _____ Ending Time _____

Date _____ **Parking Lot Closures**

Lot Location _____ Street _____ Nearest Cross Street _____
Beginning Time _____ Ending Time _____

Lot Location _____ Street _____ Nearest Cross Street _____
Beginning Time _____ Ending Time _____

Lot Location _____ Street _____ Nearest Cross Street _____
Beginning Time _____ Ending Time _____

Form must be mailed or delivered to the above address or emailed to: mvandermeulen@cadillac-mi.net
(No Faxes accepted)

I understand and agree to these requirements & understand if these are not met the request will be denied.

Print Name Tim Scully Signature _____ Date 4/15/2025

Request will be reviewed & you will be notified if additional information is needed and/or if request is approved or denied.

May 5, 2025

COUNCIL COMMUNICATION

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

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

Requested Council Action:

Motion to appoint Margaret Host to a four-year term on the Cadillac-West Corridor Improvement Authority, which will end on 5/05/2029.

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

Please print or type:

Name Margaret Host Address [redacted]

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

E-mail [redacted] Date available for appointment 4/08/25

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.

City of Mt Pleasant Planning Commission Mt Pleasant MI
Benzie County Planning Commission
Joint Planning Commission Thompsonville MI
Colfax Township Board of Review Thompsonville MI
Colfax Township Election Board Thompsonville MI
City of Cadillac Planning Commission

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.

Completion MSU Citizen Planner Course

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

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

I live in Cadillac West and have an interest in its future

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.

See Page 2

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

Signature Margaret Hess Date 4/29/25

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.

May 5, 2025

Council Communication

RE: Fire Department Flashover Training Opportunity

For the last several years, the Cadillac Fire Department has been the fiduciary of the Wexford-Missaukee County allocation of Fire Department training funds through the State of Michigan Bureau of Fire Services. As part of this program, the Bureau makes annual allocations available to counties to conduct fire training.

The latest training course that is being recommended is for flashover training, made available through Oakland Community College. This training will be held locally and will be available to all Wexford and Missaukee County departments. The total cost of the training is $16,000. The cost will be offset by $10,120 from the State of Michigan Bureau of Fire Services, $2,500 from the Cadillac Fire Department training budget for attendees from the department, and the remaining $3,500 will be covered by attendance fees from other departments in Wexford and Missaukee Counties.

Recommendation
Based on the information above, it is recommended that City Council waive competitive bidding and authorize the flashover training through Oakland Community College in the amount of $16,000. Funds are available from the State of Michigan, the Fire Department training budget in the General Fund, and attendance fees from other agencies.

City Council

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

Mayor
Tiyi Schippers

Mayor Pro-Tem
Robert J. Engels

Councilmembers
Bryan Elenbaas
Scott Hopkins
Ruthann French

RESOLUTION NO. 2025-xxxx

RESOLUTION INTRODUCING AND SETTING PUBLIC HEARING FOR ORDINANCE TO AMEND SECTIONS 42-201 AND 42-202(3) OF CHAPTER 42 OF THE CADILLAC CITY CODE TO INCREASE WATER RATES IN THE CITY OF CADILLAC.

At a regular meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held in the Council Chambers, Cadillac Municipal Complex, 200 North Lake Street, Cadillac, Michigan, on the 5th day of May, 2025, at 6:00 p.m.

PRESENT: COUNCIL MEMBERS: _____

ABSENT: COUNCIL MEMBER: _____

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

WHEREAS, the City has established a water supply system for the residents and businesses of the City;

WHEREAS, the City charges for the use of the water system for the purpose of recovering the cost of construction, reconstruction, maintenance, repair, and operation of the system;

WHEREAS, Section 42-183(e)(3) of the Cadillac City Code provides that City staff or designated parties shall periodically review the charges, rates, fees, rules, and regulations of the water supply system and report the results of the review to the City Council with respective recommendations for any adjustments;

WHEREAS, pursuant to Article 16, Section 16.3 of the City Charter, the City may fix just and reasonable water rates and other charges from time to time as may be deemed advisable;

WHEREAS, the City staff has reviewed the water supply system rates and has recommended a rate increase of 4.5%;

WHEREAS, the City wishes to consider increasing rates for the water supply system by 4.5%.

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

1. Pursuant to Section 5.2 of the City Charter, the City introduces Ordinance No. 2024-xx, Ordinance to Amend Sections 42-201 and 42-202(3) of Chapter 42 of the Cadillac City Code to Increase Water Rates in the City of Cadillac 3.5% (the "Ordinance," attached as Exhibit A).

2. A public hearing regarding the Ordinance shall be held on the 19th day of May, 2025, at 6:00 p.m.

3. The City Clerk is directed to publish a summary of the Ordinance once in a newspaper of general circulation in the City of Cadillac, together with a notice setting the time and place for a public hearing on the Ordinance, within seven (7) days. The summary and notice of the hearing shall be substantially in the form of Exhibit B.

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

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

YEAS: COUNCIL MEMBERS: _____

NAYS: _____

STATE OF MICHIGAN)
)ss
COUNTY OF WEXFORD)

I, Sandra Wasson, City Clerk of the City of Cadillac, hereby certify this to be a true and complete copy of Resolution No. ____, duly adopted at a regular meeting of the City Council held on the 5th day of May, 2025.

_____
Sandra Wasson
Cadillac City Clerk

City Council

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

Mayor
Tiyi Schippers

Mayor Pro-Tem
Robert J. Engels

Councilmembers
Bryan Elenbaas
Scott Hopkins
Ruthann French

ORDINANCE NO. 2025-xx

AN ORDINANCE TO AMEND SECTIONS 42-201 AND 42-202(3) OF CHAPTER 42 OF THE CADILLAC CITY CODE TO INCREASE WATER RATES IN THE CITY OF CADILLAC.

THE CITY OF CADILLAC ORDAINS:

Section 1.

The City hereby amends Section 42-201 of the Cadillac City Code, entitled "Service rates," which shall read as follows:

The rates for water service furnished by the city water supply system shall be as follows:

(1) *Monthly service charges.*

Meter Size (in inches)	Charge (per month)
5/8	$9.24
3/4	$13.59
1	$22.63
1 1/2	$45.36
2	$72.36
3	$158.45
4	$271.66
6	$566.00
8	$815.03

(2) *Commodity charge.*

Volume (100 cubic-foot unit)	Per Month (per unit)
0 to 600 cu. ft.	$1.93
601 to 10,000 cu. ft.	$1.65
10,001 to 100,000 cu. ft.	$1.46
100,001 to 250,000 cu. ft.	$1.27
250,001 and above	$1.12

Section 2.

The City hereby amends Section 42-202(3) of the Cadillac City Code, which shall read as follows:

The rates for providing fire protection sprinklers shall be as follows:

Line Size (in inches)	Charges (per month)
¾	$3.30
1	$5.65
1 ½	$11.22
2	$18.12
3	$39.33
4	$67.66
6	$141.20
8	$203.46
10	$327.71
12	$485.76

Section 3.

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

Section 4.

This Ordinance shall take effect July 1, 2025.

Approved this 19th day of May, 2025.

_____	_____
Sandra Wasson, City Clerk	Tiyi Schippers, Mayor

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

_____
Sandra Wasson, City Clerk

City Council

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

Mayor
Tiyi Schippers

Mayor Pro-Tem
Robert J. Engels

Councilmembers
Bryan Elenbaas
Scott Hopkins
Ruthann French

RESOLUTION NO. 2025-xxxx

RESOLUTION INTRODUCING AND SETTING PUBLIC HEARING FOR ORDINANCE TO AMEND SECTION 42-374 OF CHAPTER 42 OF THE CITY CODE TO INCREASE SEWER RATES IN THE CITY OF CADILLAC.

At a regular meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held in the Council Chambers, Cadillac Municipal Complex, 200 North Lake Street, Cadillac, Michigan, on the 5th day of May, 2025, at 6:00 p.m.

PRESENT: COUNCIL MEMBERS: _____

ABSENT: _____

The following preamble and resolution was offered by xxxxxxxxx and seconded by xxxxxxx.

WHEREAS, the City has established a sewer supply system for the residents and businesses of the City;

WHEREAS, the City charges for the use of the sewer system for the purpose of recovering the cost of construction, reconstruction, maintenance, repair, and operation of the system;

WHEREAS, Section 42-238(d)(3) of the Cadillac City Code provides that City staff or designated parties shall periodically review the charges, rates, fees, rules, and regulations of the sewage disposal system and report the results of the review to the City Council with respective recommendations for any adjustments;

WHEREAS, pursuant to Article 16, Section 16.3 of the City Charter, the City may fix just and reasonable sewer rates and other charges from time to time as may be deemed advisable;

WHEREAS, the City staff has reviewed the sewer supply system rates and has recommended a rate increase of 8%;

WHEREAS, the City wishes to consider increasing rates for the sewer supply system by 3.5%.

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

1. Pursuant to Section 5.2 of the City Charter, the City introduces Ordinance No. 2025-xx, Ordinance to Amend Section 42-374 of Chapter 42 of the City Code to Increase Sewer Rates in the City of Cadillac 8% (the "Ordinance," attached as Exhibit A).

2. A public hearing regarding the Ordinance shall be held on the 19th day of May, 2025, at 6:00 p.m.

3. The City Clerk is directed to publish a summary of the Ordinance once in a newspaper of general circulation in the City of Cadillac, together with a notice setting the time and place for a public hearing on the Ordinance, within seven (7) days. The summary and notice of the hearing shall be substantially in the form of Exhibit B.

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

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

YEAS: COUNCIL MEMBERS: _____

NAYS: _____

STATE OF MICHIGAN)
)ss
COUNTY OF WEXFORD)

I, Sandra Wasson, City Clerk of the City of Cadillac, hereby certify this to be a true and complete copy of Resolution No. ____, duly adopted at a regular meeting of the City Council held on the 5th day of May, 2025.

_____
Sandra Wasson
Cadillac City Clerk

City Council

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

Mayor
Tiyi Schippers

Mayor Pro-Tem
Robert J. Engels

Councilmembers
Bryan Elenbaas
Scott Hopkins
Ruthann French

ORDINANCE NO. 2025-XX

AN ORDINANCE TO AMEND SECTION 42-374 OF CHAPTER 42 OF THE CITY CODE TO INCREASE SEWER RATES IN THE CITY OF CADILLAC.

THE CITY OF CADILLAC ORDAINS:

Section 1.

The City hereby amends Section 42-374 of the Cadillac City Code, entitled "Monthly wastewater user service charges," which shall read as follows:

No free service shall be furnished by the system to the city or to any person, firm or corporation, public or private, or to any public agency or instrumentality.

(1) *Metered users.*

a. *Base Rate*. The base rate for metered users is as follows:

Meter Size (in inches)	Service Charge (per month)
5/8	$13.87
3/4	$20.85
1	$34.71
1 1/2	$69.41
2	$111.10
3	$243.22
4	$416.67
6	$868.23
8	$1,250.21

b. *Commodity charges*. A charge of $3.21 per 100 cubic feet of metered water used will be charged each month.

(2) *Unmetered users (flat rate).* Unmetered users will be charged according to the following rate schedule:

a. Room charge: Count living, dining, bedrooms and kitchens. **DO NOT COUNT** bathrooms, halls, storage closets. This charge includes lavatories, dishwashing, laundry, and all other domestic uses except bathtubs, showers and toilets.

Rooms	Per Month
1 to 3 rooms, inclusive	$12.01
4 to 6 rooms, inclusive	$13.45
7 to 8 rooms, inclusive	$15.88
Each additional room	$2.21

b. For each additional bathtub or shower, add $5.75 per month.

c. For each additional toilet, add $6.33 per month.

(3) *Surcharges.* Additional charges will be in accordance with the following schedule:

Parameter	Parameter Surcharge (per month-per pound)	Base Concentration (in mg/L)
Suspended Solids	$0.46	215
Biochemical oxygen demand	$0.68	185
Phosphorus	$4.49	10
Nitrogen	$10.51	20
Total organic carbon	$3.78	600
Chemical oxygen demand	$1.62	600
Total chlorides	$0.84	600

(4) *Unmetered users with private water systems.* The monthly wastewater user service charges for those homes, businesses and other customers who do not have city water available, and are using a private water supply system shall be as follows:

a. All commercial, industrial, and institutional accounts shall have a water meter installed. The meter shall be installed under the direction of the city utilities department. The cost of installation shall be borne by the owner. The cost of replacement shall be borne by the utilities department.

b. All residential customers shall be given the option of having a water meter installed as provided for above, or the residential customer shall be billed a flat rate sewer charge equal to the average billing as determined on an annual basis.

c. The average monthly residential sewer bill, as of July 1, 2025, is a charge of $36.34.

(5) *Watering adjustment basis*.

a. For all residential users, charges for sewer for the months of May, June, July, August and September shall be computed for each account based on the average metered water consumption for the base period of the preceding October, November, December January and February. If no previous base history is available, a citywide residential average will be used.

b. For all other users, a separate meter may be purchased and installed at owner's expense, which will be utilized for watering only with the billing to reflect that amount.

Section 2.

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

Section 3.

This Ordinance shall take effect July 1, 2025.

Approved this 19th day of May, 2025.

_____ _____

Sandra Wasson, City Clerk Tiyi Schippers, Mayor

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

_____

Sandra Wasson, City Clerk

City Council

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

Mayor
Tiyi Schippers

Mayor Pro-Tem
Robert J. Engels

Councilmembers
Bryan Elenbaas
Scott Hopkins
Ruthann French

RESOLUTION NO. _____

RESOLUTION TO INTRODUCE AND TO SET PUBLIC HEARING REGARDING ORDINANCE ESTABLISHING GENERAL APPROPRIATIONS ACT FOR FISCAL YEAR 2026

At a meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held electronically on the 5th day of May, 2025, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Uniform Budgeting and Accounting Act, 1968 PA 2, as amended, requires the City Council of the City of Cadillac to pass a general appropriations act for all funds, except trust or agency, internal service, enterprise, debt service or capital project funds for which the City Council may pass a special appropriation act; and

WHEREAS, Section 10.3 of the Charter of the City of Cadillac (the "Charter") requires a public hearing be held in the second half of the month of April on the proposed budget before final adoption; that notice of the public hearing be published at least ten (10) days in advance of the hearing; and that the complete proposed budget be on file for public inspection during office hours at the office of the City Clerk for a period of not less than (10) days prior to such public hearing; and

WHEREAS, on April 11, 2025 a notice of hearing was published as required by Section 10.3 of the Charter and a public hearing on the proposed budget for Fiscal Year 2026 was held on April 21, 2025; and

WHEREAS, Section 10.4 of the Charter requires the City Council to adopt a budget by ordinance between the 10th day of May and the last day of May of each year appropriating the money needed for municipal purposes during the next fiscal year and provide for a levy of the amount necessary to be raised by taxes upon real and personal property; and

WHEREAS, Section 5.2 of the Charter requires each proposed ordinance be introduced in written or printed form, identified by a short title containing a preamble stating its purpose and, following introduction of the proposed ordinance, requires the City Clerk to publish a summary of the proposed ordinance in a local newspaper of general circulation in the City of Cadillac (the "City") and make copies of the proposed ordinance available for examination at the office of the City Clerk and provide copies at a reasonable charge.

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

1. Pursuant to Section 5.2 of the Charter, the City introduces Ordinance No. 2025-____, Ordinance Establishing General Appropriations Act for Fiscal Year 2026 (the "Ordinance," attached as Exhibit A)

2. A public hearing regarding the Ordinance shall be held on the 19th day of May, 2025, at 6:00 p.m.

3. The City Clerk is directed to publish a summary of the Ordinance once in a newspaper of general circulation in the City of Cadillac, together with a notice setting the time and

place for a public hearing on the Ordinance, within seven (7) days. The summary and notice of the hearing shall be substantially in the form of Exhibit B.

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

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

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)
COUNTY OF WEXFORD)

I, Sandra Wasson, City Clerk of the City of Cadillac, hereby certify this to be a true and complete copy of Resolution No. ____, duly adopted at a regular meeting of the City Council held on the 5th day of May, 2025.

_____
Sandra Wasson
Cadillac City Clerk

City Council

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

Mayor
Tiyi Schippers

Mayor Pro-Tem
Robert J. Engels

Councilmembers
Bryan Elenbaas
Scott Hopkins
Ruthann French

ORDINANCE NO. 2025-XX
ORDINANCE ESTABLISHING GENERAL APPROPRIATIONS ACT FOR FISCAL YEAR 2026

THE CITY OF CADILLAC ORDAINS:

Section 1, Title.
This Ordinance shall be known as the City of Cadillac General Appropriations Act for Fiscal Year 2026.

Section 2, Public Hearing on the Budget.
Pursuant to MCL 141.412 and Section 10.3 of the City Charter, notice of a public hearing on the proposed budget was published in a newspaper of general circulation on April 11, 2025, and a public hearing on the proposed budget was held on April 21, 2025.

Section 3, Expenditures.
The City hereby appropriates the expenditures for the fiscal year commencing July 1, 2025 and ending June 30, 2026 on a departmental and activity total basis as follows:

General Fund Expenditures	
Legislative	$64,500
Office of the City Manager	364,600
Financial Services	486,200
City Clerk/Treasurer Department	408,700
Election Services	41,000
Assessing Services	153,300
Legal Services	200,000
City Complex	380,500
Police Department	2,846,200
Fire Department	1,890,000
Public Works	1,274,800
Culture and Recreation	433,300
Economic Development and Assistance	529,700
Intergovernmental	99,200
Other	571,000
Total Expenditures	**$9,743,000**

Section 4, Estimated Revenues.
The City estimates that revenues for the fiscal year commencing July 1, 2025 and ending June 30, 2026 will be as follows:

General Fund	
Taxes	$5,147,500
Licenses & Permits	125,000
Intergovernmental	2,453,000
Charges for Services	1,269,000
Fines & Forfeits	9,000
Miscellaneous	20,000
Interest and Rents	153,500
Total Revenues	**$9,177,000**

Section 5, Budgets.
The City hereby approves budgets for the fiscal year commencing July 1, 2025 and ending June 30, 2026 for the following funds in the amounts set forth below:

	Revenues	**Expenses**
Governmental Funds		
Major Street Fund	$1,492,400	$1,539,100
Local Street Fund	1,302,000	1,336,800
Cemetery Operating Fund	208,000	229,500
Cadillac Development Fund	12,500	73,500
Building Inspection Fund	70,000	70,000
Naval Reserve Center Fund	34,500	34,500
Lake Treatment Fund	65,000	65,000
H.L. Green Operating Fund	500	0
2016 General Obligation Capital Improvement Bond	164,000	161,500
2020 General Obligation Capital Improvement Bond	318,000	318,000
Industrial Park Fund	605,000	650,500
Special Assessment Capital Projects Fund	3,000	25,500
Downtown Infrastructure Project	0	465,000
Cemetery Perpetual Care Fund	30,000	50,500
Capital Projects Fund	2,000	0

		Revenues	Expenses
Proprietary Funds			
Water & Sewer Fund		5,331,000	5,328,600
	Capital		747,500
	Principal Payments		930,000
Building Authority Operating Fund		201,000	163,000
Central Stores & Municipal Garage Fund		830,000	827,300
	Capital		130,000
	Principal Payments		50,000
Information Technology Fund		309,400	309,300
	Capital		40,000
Self-Insurance Fund		1,974,000	1,972,000
Employee Safety Fund		12,000	12,000
Pension Trust Fund			
Police & Fire Retirement System		1,116,500	1,115,000
Component Units			
Local Development Finance Authority Operating Fund		297,000	297,000
Local Development Finance Authority Capital Projects Fund		199,000	347,500
Downtown Development Authority Operating Fund		130,000	130,000
Downtown Development Authority Capital Projects Fund		186,000	186,000
Brownfield Redevelopment Authority Operating Fund		135,000	160,000

Section 6, Millage Levies.

(a) The City will levy a tax of 13.3397 mills for the period of July 1, 2025 through June 30, 2026, on all real and personal taxable property in the City, according to the valuation of the same. This tax is levied for the purpose of defraying the general expense and liability of the City and is levied pursuant to Section 20.6, Article 20 of the City Charter. The maximum authorized levy according to the City Charter is 15.00 mills.

(b) The City further levies a tax of 2.60 mills for the period of July 1, 2025 through June 30, 2026, on all real and personal taxable property in the City, according to the valuation of the same. This tax is levied for the purpose of defraying the cost of supporting the retirement plan for personnel of the police and fire departments of the City pursuant to the provisions of Public Act 345 of 1937, as amended, as approved by a vote of the citizens of the City on November 8, 1977.

(c) The City further levies a tax of 1.8081 mills for the period of July 1, 2025 through June 30, 2026, on all real and personal taxable property in the City, according to the valuation of the same in a district known as the Downtown Development District. This tax is levied for the purpose of defraying the cost of the Downtown Development Authority.

Section 7, Adoption of Budget by Reference.
The general fund budget of the City is hereby adopted by reference, with revenues and activity expenditures as indicated in Sections 5 and 6 of this Act.

Section 8, Transfer Within Appropriation Centers.
The City Manager is hereby authorized to make budgetary transfers within the appropriation centers established throughout this budget. All transfers between appropriations may be made only by further resolution of the City Council pursuant to Section 10.5 of the City Charter and Section 19(2) of the provisions of the Michigan Uniform Accounting and Budget Act.

Section 9, Appropriations by Resolution,
The City Council may, by resolution, make additional appropriations during the 2026 Fiscal Year for unanticipated expenditures required of the City, but such expenditures shall not exceed the amount by which actual and anticipated revenues of the fiscal year are exceeding the revenues as estimated in the budget unless the appropriations are necessary to relieve an emergency endangering the public health, peace or safety.

Section 10, Effective Date.
This Ordinance shall take effect on July 1, 2025.

Approved this 19th day of May, 2025.

_____ _____

Sandra Wasson, Clerk Tiyi Schippers, Mayor

City Council

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

Mayor
Tiyi Schippers

Mayor Pro-Tem
Robert J. Engels

Councilmembers
Bryan Elenbaas
Scott Hopkins
Ruthann French

RESOLUTION NO. 2025- _____

RESOLUTION TO INTRODUCE ORDINANCE TO AUTHORIZE TRANSFER OF REAL PROPERTY (PROPERTY ON MAPLE STREET) AND SET A PUBLIC HEARING FOR JUNE 2, 2025

At a meeting of the City Council of the City of Cadillac, Wexford County, Michigan, at the Cadillac Municipal Complex, 200 N. Lake Street, Cadillac, Michigan on the 5th day of May, 2025, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

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

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

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

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

WHEREAS, the City wishes to consider adopting an ordinance that approves transferring to Christopher Stoddard (the "Buyer") a tiny parcel (3.5 feet by 50 feet) of real property owned by the City located between 607 and 611 Maple Street, the exact description of which will be determined by agreement of the City and the Buyer (the "Real Property") in the City of Cadillac, Wexford County, Michigan; and

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

1. Pursuant to Section 5.2 and 5.6 of the City Charter, the City introduces Ordinance No. 2025-____, Ordinance to Authorize Transfer of Real Property (on Maple Street) (the "Ordinance," attached as Exhibit 1).

2. A public hearing regarding the Ordinance shall be held on the 2nd day of June, 2025, at 6:00 p.m. at the City offices at Cadillac Municipal Complex, 200 N. Lake Street, Cadillac, Michigan.

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

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

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

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)s.s.
COUNTY OF WEXFORD)

I, Sandra Wasson, City Clerk of the City of Cadillac, hereby certify this to be a true and complete copy of Resolution No. 2025-____, duly adopted at a meeting of the City Council held on the 5th day of May, 2025.

_____
Sandra Wasson
City Clerk

26499:00005:201205256-1

ORDINANCE NO. 2025-_____

ORDINANCE TO APPROVE TRANSFER OF REAL PROPERTY
(PORTION OF PROPERTY ON MAPLE STREET)

THE CITY OF CADILLAC ORDAINS:

Section 1.

Pursuant to MCL 117.4e, the Charter of the City of Cadillac and other applicable authority, the City hereby approves the transfer to the Christopher Stoddard (the "Buyer") of real property owned by the City located in the City of Cadillac, Wexford County, Michigan and described as a tiny parcel of approximately 3.5 feet by 50 feet of real property between 607 and 611 Maple Street as determined by Agreement of the City and the Buyer (the "Real Property"). The description will be attached as Exhibit A when the final determination is made. The Transfer Agreement is attached to the Resolution of the City Council adopting this Ordinance. The Mayor and the City Clerk in consultation with the City Attorney, are authorized to make non-material alterations to the final Transfer Agreement.

Section 2.

The Mayor and City Clerk are hereby authorized to finalize the legal description of the Real Property, to execute any and all documents and to take any and all actions necessary or appropriate to close upon the transfer of the Real Property to the Buyer or its designee for a sale price of One Dollar and 00/100 ($1.00).

Section 3.

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

Section 4.

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

Section 5.

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

Approved this _____ day of _____, 2025.

_____ _____
Sandra Wasson, City Clerk Antoinette Schippers, Mayor

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

_____
Sandra Wasson, City Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF WEXFORD)

On this _____ day of _____, 2025, before me, a Notary Public, in and for said County, personally appeared Antoinette Schippers, Mayor, and Sandra Wasson, City Clerk, on behalf of the City of Cadillac, who executed the foregoing Ordinance and acknowledged that they have executed it on behalf of the City of Cadillac in their capacity as its Mayor and City Clerk, respectively.

_____
_____, Notary Public
County of _____, State of Michigan
My commission expires: _____

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

EXHIBIT A

Legal Description of a Portion of Defined Real Property.

Parcel Number: 83-10-082-00-079-01

N 3.5 FT OF LOTS 1 & 2 BLK 9 GA MITCHELLS PLAT OF NW 1/4 SEC 3-21-9 CITY OF CADILLAC.

NOTICE OF PUBLIC HEARING AND SUMMARY OF PROPOSED ORDINANCE

On May 5, 2025, the City Council of the City of Cadillac introduced Ordinance No. 2025-_____, an Ordinance to Approve Transfer of Real Property (Property on Maple Street).

NOTICE IS HEREBY GIVEN that a Public Hearing on the proposed ordinance will be held in the Council Chambers, Cadillac Municipal Complex, 200 N. Lake Street, Cadillac, Michigan, on June 2, 2025, at 6:00 p.m., at a meeting of the City Council. The City of Cadillac complies with the "Americans with Disabilities Act." If auxiliary aids or services are required at a public meeting for individuals with disabilities, please contact Sandra Wasson, City Clerk, at clerk@cadillac-mi.net, at least three (3) business days before any such meeting. The proposed ordinance is available for examination at the office of the City Clerk and copies may be provided at a reasonable charge.

SUMMARY OF PROPOSED ORDINANCE NO. 2025-____, ORDINANCE TO APPROVE TRANSFER OF REAL PROPERTY (PROPERTY ON MAPLE STREET)

Section 1 of the proposed ordinance approves the transfer to Christopher Stoddard of real property owned by the City and described as a tiny parcel of approximately 3.5 feet by 50 feet between 607 and 611 Maple Street.

Section 2 of the proposed ordinance authorizes the Mayor and City Clerk to finalize the legal description, to execute documents, and to take actions necessary or appropriate to close upon the sale of the property for the price of $1.00.

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

Section 4 of the proposed ordinance repeals ordinances inconsistent with the proposed ordinance to the extent necessary to give the proposed ordinance full force and effect.

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

CITY COUNCIL OF THE
CITY OF CADILLAC, MICHIGAN

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

RESOLUTION NO. 2025-_____

RESOLUTION FOR
DECERTIFICATION FOR ACT 51

At a regular meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held in the Council Chambers, Cadillac Municipal Complex, 200 North Lake Street, Cadillac, Michigan, on the 5th day of May, 2025, at 6:00 p.m.

PRESENT:
_____

ABSENT:
_____

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

WHEREAS, the City of Cadillac (the "City") does wish to decertify a portion of 43 ½ Road. This decertification of 43 ½ Road is located between the City Limits and the new certified limit of 43 ½ Road for a total decertification length of 272 feet; and

WHEREAS, the City does wish to decertify a portion of Cobb Street. This decertification of Cobb Street is located between South Crosby Road and the new certified limit of Cobb Street for a total decertification length of 680 feet; and

WHEREAS, the City does wish to decertify a portion of West Mason Street. This decertification of West Mason Street is located between Lake Street and the new certified limit of West Mason Street for a total decertification length of 208 feet; and

WHEREAS, the City does wish to decertify a portion of North Simons Street. This decertification of North Simons Street is located between Wheeler Street and the new certified limit of North Simons Street for a total decertification length of 145 feet; and

WHEREAS, the City does wish to decertify a portion of West Nelson Street. This

decertification of West Nelson Street is located between Lake Street and the previous end of certification for a total decertification length of 155 feet; and

WHEREAS, the City does wish to decertify a portion of West Garfield Street. This decertification of West Garfield Street is located between May Street and May Street (County Courthouse extension) for a total decertification length of 175 feet.

NOW, THEREFORE, the City Council of the City of Cadillac, Wexford County, Michigan, resolves that the changes above are authorized and approved.

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)
COUNTY OF WEXFORD)

I, Sandra Wasson, City Clerk of the City of Cadillac, hereby certify this to be a true and complete copy of Resolution No. 2025-____, duly adopted at a regular meeting of the City Council held on the 5th day of May, 2025.

_____
Sandra Wasson, Cadillac City Clerk