



## Wexford County

### EXECUTIVE COMMITTEE

Gary Taylor, Chair

#### **NOTICE OF MEETING**

The Executive Committee of the Wexford County Board of Commissioners will hold a regular meeting on Tuesday, May 12, 2020, beginning at 4:00 p.m. in the Historic Courthouse, 437 E. Division, Circuit Courtroom, third floor, Cadillac, Michigan.

In accordance with the Governor's executive orders regarding shelter in place and social distancing to prevent further spread of the COVID-19 virus and allowing public meetings to be conducted remotely, this meeting can be attended remotely by Wexford County Commissioners, staff, and the general public. There are three ways to participate:

- **By Telephone:** Dial toll free 1-646-876-9923, enter Webinar ID 6307060616#
- **By Computer:** Go to the Zoom Web Site (zoom.us). Click on "Join a Meeting." Join using Meeting ID 6307060616.
- **By Smartphone:** Install the Zoom application prior to the call. Launch the Zoom app at the time of the call and join using Meeting ID 6307060616.
- **YouTube Viewing.** Go to <https://wexfordcounty.org/> circuit court page and click on the link.

#### **TENTATIVE AGENDA**

- A. CALL TO ORDER
- B. ROLL CALL
- C. ADDITIONS / DELETIONS TO THE AGENDA
- D. APPROVAL OF THE AGENDA
- E. APPROVAL OF THE MARCH 10, 2020 REGULAR MEETING MINUTES ..... 1
- F. PUBLIC COMMENTS  
*The Committee welcomes all public input.*
- G. AGENDA ITEMS
  - 1. Discussion on Current Litigation Matters
  - 2. Cedar Creek Water System
    - a. Infrastructure Alternatives Monthly Report ..... 4
    - b. Asset Management Plan 2020-2027 .....5
  - 3. Sheriff Building Roof Discussion
  - 4. Old Jail Property Discussion
  - 5. Octagon Building Discussion
  - 6. Warren Street Abandonment Discussion
- H. CORRESPONDENCE
  - 1. Brownfield Plan Amendment – Cadillac Lofts.....17
- I. ADMINISTRATOR'S COMMENTS
- J. PUBLIC COMMENTS
- K. COMMITTEE COMMENTS
- L. CHAIR COMMENTS
- M. ADJOURN

*In compliance with the Americans with Disabilities Act, persons with physical limitations that may tend to restrict access to or participation in this meeting should contact the County Administrator's office (231-779-9453) at least twelve (12) hours prior to the scheduled start of the meeting.*

COUNTY OF WEXFORD  
**EXECUTIVE COMMITTEE MEETING**  
MEETING MINUTES  
March 10, 2020

The meeting was called to order by Chairman Taylor at 4:00 p.m., in the Commissioners' Room of the Courthouse, 437 E. Division, Cadillac, Michigan, 49601.

Members Present: Gary Taylor, Chair; Mike Bengelink, and Julie Theobald

Members Absent: Mike Musta

Also Present: Norma Kijorski, Senior Executive Assistant; Janet Koch, County Administrator; Kristi Nottingham, Treasurer; Bob Polanic, Infrastructure Alternatives; Members of the Public

**ADDITIONS OR DELETIONS TO THE AGENDA**

None.

**APPROVAL OF THE AGENDA**

A motion was made by Theobald and supported by Bengelink to approve the Agenda. A vote was called. All in favor.

**APPROVAL OF THE MINUTES**

A motion was made by Bengelink and supported by Theobald to approve the February 11, 2020, Regular Meeting Minutes. A vote was called. All in favor.

**PUBLIC COMMENTS**

None.

**AGENDA ITEMS**

**G.1. Discussion on Current Litigation Matters**

Foreclosure:

- Maynard case:
  - Still waiting for the Michigan Supreme Court to decide the Rafaeli case.
- Grainger case:
  - On 10/31/2019, the MMRMA appointed attorney filed a motion to dismiss in US District Court.
  - Last week, a similar motion to dismiss was filed by a different attorney who represents three different counties not affiliated with MMRMA. All are waiting on the Rafaeli case.
- Opioid Litigation:
  - Bankruptcy proceeds continue for both Insys and Perdue Pharma.
- Discrimination Complaint:
  - Still no response from the State's Department of Civil Rights.

**G.2.a. Cedar Creek Water System**

Infrastructure Alternatives (IA) Monthly O & M Report for February 2020– Mr. Bob Polanic reported that the month of February was quiet. IA is waiting for parts to repair auto flusher #1. IA is also working on the Asset Management Plan requested by EGLE which should be completed by the end of the month.

### **G.3. Discussion Online Committee and Board Packets**

**A motion was made by Theobald and supported by Bengelink to forward to the full board to consider adding all agenda packets, Committees and Board, to the website.**

Comm. Bengelink supported the topic for discussion. He inquired about what is driving this topic. He did not believe it is a bad idea but was concerned about additional time for the staff.

Administrator Koch reported that the staff already scan the packets so no additional work will be necessary. She reported that when the Second Amendment Resolution was to be presented to the Board, numerous inquiries from constituents about the information not being on the website were received. She also added that the different committee minutes should also be on the website.

Comm. Theobald commented that she receives requests for minutes. She also believes that a set time for the information to appear should be considered.

**A vote was called. All in favor.**

### **G.4. Consideration of Resolution for Preservation of the Public Health System**

**A motion was made by Bengelink and supported by Theobald to forward to the full board a resolution in support of the Public Mental Health System for approval.**

No discussion took place.

**A vote was called. All in favor.**

### **CORRESPONDENCE**

Chairman Taylor remarked about the correspondence from EGLE that was included in the packet. Comm. Theobald pointed out that Bob Hilty's name, a former Commissioner, appears on the letter. It was cited that Mr. Hilty is still on the Sewer Authority.

### **ADMINISTRATOR'S COMMENTS**

Ms. Koch reported that the Governor signed legislation making minor changes to the FOIA, Freedom of Information Act. Our policy does not need to be changed.

She also reported that she is working with the Department Heads to develop internal procedures to deal with COVID-19. A draft should be ready no later than the end of the week and will be presented to the BOC at its next meeting. Mr. Kevin Hughes, District Health Department #10, will review the information.

She reminded the Committee about the 911 Dispatch Open House this Thursday, March 12 from 11:00 a.m. – 1:00 p.m.

**PUBLIC COMMENTS**

None.

**COMMITTEE COMMENTS**

Comm. Theobald stated, “very good job” for everyone working together on the recent “lock-down” situation.

Comm. Bengelink complimented the board for the passage of the Second Amendment Sanctuary County resolution, 2A resolution. He stated approximately 200 people have communicated very positively to him about the 2A resolution.

**CHAIR COMMENTS**

None.

**ADJOURN**

**A motion was made by Theobald and supported by Bengelink to adjourn at 4:12 p.m. A vote was called. All in favor.**

---

Gary Taylor, Chair

---

Norma Kijorski, Recording Secretary

DRAFT



**INFRASTRUCTURE  
ALTERNATIVES, INC.**

**G.2.a.**

## **Monthly Operations & Maintenance Report**

**May 12, 2020**

**Report for Month:** April, 2020  
**Location:** Wexford County  
**Facilities:** Cedar Creek Water Plant & Distribution System  
**Operator in Charge:** Bob Polanic, Project Manager

### **Emergency Call-outs/Customer Complaints**

- ❑ 4-13-20 – Called out for low Well House temp. Turned heater up – OK.

### **Significant Events:**

- ❑ 4-9-20 – Replaced chlorine feed pump.
- ❑ 4-16-20 – Fixed Auto Flusher #1.
- ❑ 4-23-20 – Submitted Annual Consumer Confidence Report to EGLE for review.
- ❑ 4-29-20 – Annual Review of water system with Scott Conradson of EGLE.

### **Preventive Maintenance:**

- ❑ 4-9-20- Replaced quill for chlorine injection.
- ❑ IAI staff continues to regularly check chlorine residuals throughout the water system.

### **Facilities Data for the Month**

Production at Well House	401,160 gallons
Metered Usage (Includes Flushing Hydrants)	362,200 gallons
Metered Reversal Flow at Well House	18,555 gallons
Metered Flushing	18,200 gallons
Difference (% Loss)	2,205 gallons (0.55%)





**INFRASTRUCTURE  
ALTERNATIVES, INC.**

May 1, 2020

Mr. Scott Conradson, District Engineer  
Michigan Department of Environmental Quality  
Office of Drinking Water and Municipal Assistance  
Cadillac District Office  
120 West Chapin Street  
Cadillac, MI 49601

**Re: Cedar Creek Township/Wexford County Public Water Supply Asset Management Plan**

Dear Mr. Conradson:

We understand that the Department of Environment, Great Lakes, and Energy (EGLE) is requiring an Asset Management Plan (AMP) for water systems in order to meet critical items as outlined in the Safe Drinking Water Act 1976 PA 399, as amended. The enclosed AMP as prepared by Infrastructure Alternatives, Inc. (IAI) is intended to satisfy these requirements.

The AMP serves as an interactive planning tool for the community to manage current system needs, as well as project preventative maintenance and capital improvements, in order to provide continuous reliable service to its customers. We have geared the resulting AMP tables toward the EGLE Asset Management Program Review Checklist and have organized the work activities around the five-part structure for Water System AMPs, which are listed as follows:

1. Asset Inventory and Condition Assessment
2. Criticality of Assets
3. Level of Service
4. Capital Improvements Planning
5. Long-Term Funding/ Revenue Structure

***Asset Inventory***

The County owns and operates the community water system serving 53 customers. The water system is served by two water production wells located at the well house located on N. 45 Road, one chlorine feed pump, three 270-gallon hydro-pneumatic pressure tanks providing finished water storage and system pressure, and numerous hydrants and isolation valves. We also understand that Michigan's Lead and Copper Rule requires the presence of lead services lines to be a factor in prioritizing asset criticality in the AMP by January 1, 2021. However, this was not included in this plan as the system was constructed in 2009 and contains only HDPE and



**INFRASTRUCTURE  
ALTERNATIVES, INC.**

copper service lines. All tracked assets, locations, and known historical detail are listed by category in Table 1 of the AMP.

***Criticality Assessment***

An assessment of each asset within the water distribution system was collected through historically documentation, day-to-day operations input, supplier input, and field knowledge. Asset data entered into Table 1 includes installation date, typical useful life, current condition, probability of failure (1 – Improbable to 5 – Imminent), consequence of failure (1 – Insignificant to 5 – Catastrophic), and estimated cost of replacement. The complete criticality rating system is outlined in Table 2. Any asset receiving a criticality rating of 16 or above is automatically assigned to the Capital Improvements Plan (CIP).

***Level of Service Goals***

The Cedar Creek Township Public Water Supply Distribution System seeks to provide quality drinking water to residents of the community. This Level of Service (LOS) plan outlined in Table 3 should be integrated with utility operations on an ongoing basis through the setting of practical goals for the water system operations and performance. The table provides a definition of each goal and tangible methods and timelines by which to measure its validity have been added.

***Funding Structure and Rate Methodology***

The funding and rate structure as outlined in Table 4 accounts for all expenditures relating to operations and maintenance of the Cedar Creek Township water system. Planned CIP and asset replacement project costs were taken into account, and five funding options were generated and reviewed by Wexford County, with a projection of “Option 5” into the year 2027. We selected Option 5 as it is as close to the current rate structure. Currently, the majority of the customers on the system are provided water service at no cost, deductions from the Operating Reserve account (approximately \$1.2 million as of 3/31/2020) for the majority of the system Revenue (shown in Table 7 under “Interest Income / Transferred In”). Therefore, we have looked ahead at the sustainability of the system for the year 2027, when all system customers will be financially responsible for their water service, and determined that an additional \$1.92 per month added to the current scheduled annual increases would close this funding gap. A 10-year budget, as outlined in Table 7, utilizes the annual expenditure values and revenues. This budget assumes an annual inflation factor of 1.5. The County is in the process of reviewing the rate methodology and recommended budget in order to implement increases which will allow the system to sustain well into the future.

***Capital Improvements Plan***

The CIP outlines the multiyear scheduling of improvements the County is actively pursuing. Development of these projects is to be over a 5 year and 20 year planning period as outlined in the system Reliability Study. All projects listed are planned for development within the 20 year planning period, and the specific timeline of each of these projects is reflected in Table 6. Any further CIP and/or replacement projects, particularly projects falling beyond the 20 year planning period, have been detailed in “20 + year CIP” on Table 6.



**INFRASTRUCTURE  
ALTERNATIVES, INC.**

We trust that the enclosed AMP fulfills the required submittal for community water systems. Please call should you have any questions.

Respectfully,

**SIERRA BROWN**  
**REGIONAL MANAGER**  
**IAI | Clean Water Solutions**

Mobile 517.242.7131  
[www.iaiwater.com](http://www.iaiwater.com) | [sbrown@iaiwater.com](mailto:sbrown@iaiwater.com)  
7888 Childsdale Ave NE | Rockford, MI 49341

cc. Mr. Gary Taylor, Wexford County Executive Committee Chair  
Mr. Robert Polanic, IAI Project Manager

Attachments:  
Cedar Creek Township Public Water Supply Asset Management Plan  
Cedar Creek Township Public Water Supply System Fees & Charges – 20 YR Fee Schedule

## Utility Information

Utility Name: Cedar Creek Water Supply  
Street Address:  
City: Manton  
Zip Code: 49633  
Phone Number: 231.577.8793  
Email: [bpolanic@jaiwater.com](mailto:bpolanic@jaiwater.com)  
WSSN: 1258  
  
Number of Connections: 53  
Number of Customers: 53

## Personnel

Contact Person: Gary Taylor  
Title: Wexford County Executive Board Chair  
Role: Administration  
Email: [gtaylor@wexfordcounty.org](mailto:gtaylor@wexfordcounty.org)

Team Member: Janet Koch  
Title: Wexford County Administrator  
Role: Administration  
Email: [jkoch@wexfordcounty.org](mailto:jkoch@wexfordcounty.org)

Team Member: Bob Polanic  
Title: Project Manager  
Role: Operator in Charge  
Email: [bpolanic@jaiwater.com](mailto:bpolanic@jaiwater.com)

Team Member: Nathan Filley  
Title: Plant Manager  
Role: Operations  
Email: [nfilley@jaiwater.com](mailto:nfilley@jaiwater.com)

Team Member: Ryan Longstreet  
Title: Operations Specialist  
Role: Operations  
Email: [rlongstreet@jaiwater.com](mailto:rlongstreet@jaiwater.com)

Team Member: Brandon Cerka  
Title: Operations Specialist  
Role: Operations  
Email: [bcerka@jaiwater.com](mailto:bcerka@jaiwater.com)



## Asset Rating Table 2

<b>Column J</b>	
<b>Condition</b>	<b>Assessment</b>
<b>Condition Rating</b>	<b>Description</b>
5	Asset Unserviceable - Over 50% of asset requires replacement
4	Significant deterioration - significant renewal/upgrade required (20 -40%)
3	Moderate deterioration - Significant maintenance required (10 -20%)
2	Minor Deterioration - Minor maintenance required (5%)
1	New of Excellent Condition - Only normal maintenance required

<b>Column K</b>	
<b>Probability of</b>	<b>Failure</b>
<b>Performance Rating</b>	<b>Description</b>
5	Imminent - Likely to occur in the life of the item
4	Probable - Will occur several times in the life of an item
3	Occasional - Likely to occur some- time in the life of an item
2	Remote - Unlikely but possible to occur in the life of an item
1	Improbable - So unlikely, it can be assumed occurrence may not be experienced

<b>Column L</b>	
<b>Consequence of</b>	<b>Failure *</b>
<b>Performance Rating</b>	<b>Description</b>
5	Catastrophic disruption
4	Major disruption
3	Moderate disruption
2	Minor disruption
1	Insignificant disruption

\* consider safety/social, economic/financial, environmental

**Level Of Service      Table 3**

<b>SAMPLE AREAS</b>	<b>DEFINE GOALS / OBJECTIVES</b>	<b>WHAT LEVEL OF SERVICE</b>
<b>Safe Drinking Water</b>	All federal and state water quality regulations will be met.	Preform all required monitoring and additional system monitoring to ensure satisfactory chlorine application.
<b>Health, Safety</b>	To provide a safe and injury free work place.	Conduct regular safety meetings and in-house (IAI) safety inspections. No MIOSHA safety violations.
<b>Security</b>	Secure all water installations from break ins / intrusions.	Security of water insallations incude keyed locked on perimter fence and eyed lock on well house door.
<b>Operator certification</b>	Must have operator in charge & backup operator on staff.	The water supply has two (2) State of Michigan certified operators.
<b>Customer complaints</b>	To provide excellent customer service.	All customer complaints will be investigated within 1 business day of reporting the complaint. Results of complaint will be reported to customer verbally, via the phone, in person, or in writing.
<b>Upcoming regulatory changes</b>	Be aware of regulatory changes and comply with changes as they occur.	Attend industry conferences and training sessions to stay updated of changes and requirements. Annual meetings with local EGLE representative to insure compliance.
<b>Response time</b>	To provide excellent customer service.	Customer emergency response time within 30 minutes. Customers will receive written notice at least 24 hours in advance of any planned interruption in service.
<b>Operating Reserves</b>	Enough reserves to cover all anticipated major expenses and potential unexpected breakdowns	Follow EGLE Asset Management Guidelines. Increase water rates by 3% until 2033.
<b>Wells -Supply water</b>	Maintain all well related equipment. Focusing on preventative maintenance to prevent unscheduled breakdown.	Wells are inspected annually and major services performed by Well Specialist with regular maintenance performed by operations staff.
<b>Alternative Power Source</b>	Both wells have a permanent generator or back up power.	Annual inspections of generator will be performed by outside, certified professionals with regular inspections and maintenance performed by operations staff.
<b>Quality Drinking Water</b>	To provide high quality good tasting drinking water.	Water mains will be flushed at a minimum of two (2) times per year with additional flushing as needed.
<b>Distribution System</b>	Distribution System Valves  Water Main Flushing  General System Maintenance	Exercise ALL water distribution valves annually. Provide adequate manpower to perform valve exercise program. Have written documentation of valve exercising.  Water mains will be flushed two (2) times per year. Provide adequate manpower to perform water main flushing. Have written documentation of water main flushing. Under normal conditions, pressures will be maintained between 50 and 70 psi. Insure water rates and budget are adequate to provide manpower to perform valve exercising, hydrant maintenance, water main flushing and replacement if necessary.
<b>Water Treatment</b>	Maintain water plant to insure high quality good tasting drinking water.	Best done through adequate preventative maintenance and chlorine residual testing three (3) times per week.
<b>Administrative</b>	Provide excellent customer service. Insure customers bills are accurate.	Follow up on all complaints to insure a finite outcome. Review any discrepancy.
<b>Financial</b>		Review Water Rates annually.
<b>Rules and Regulations</b>	Monitor & enforce.	Update & review rules annually - Cross onnections, Site sampling plan, Required Lab analysis, Consumer confidence report, and Safety program.

**Rate Methodology**

**Table 4**

**Directions**

A. To add more line item expenses use insert function and add rows then copy first line item row to new rows to transfer formulas

B. Enter information in highlighted cells

C. Remaining cells will calculate automatically.

Gallons (mil)	<<< Click at left and select flow units (million cubic feet or millions of gallons)
2.11	<<< Enter annual billable flow in units selected above
0.01	<<< Enter typical quarterly flow of single-family home in units selected above
Meters	<<< Click at left and select the type of fixed units
53	<<< Enter number of fixed units

<b>Calculate Operating Reserve</b> (optional if creating budget for only OM&R)	
\$ 44,117	Total OM&R from Expenditures in table below
\$ 22,058	Targeted Operating Reserve Amount (this is 50% of OM&R)
\$ 1,200,000	<<< Enter amount of cash or equivalents
\$ (1,177,942)	Additional Operating Reserves Needed (If negative number, stop here)
	<<< Enter # of years to accumulate reserves (rule of thumb is 5 years)
\$ -	Annual Contribution To Achieve Targeted Operating Reserve Amount

1. Edit budget items below, if needed
2. Enter budget amount for each item in highlighted cells
3. Under Options 3 and 4, enter percent of entire budget allocated to billable flow (Variable). The remainder is allocated to Fixed.
4. Under Option 5, enter percent of each budget item allocated to billable flow. The remainder is allocated to Fixed.
5. Click on Capital Improvements tab and Replacement tab to complete those worksheets

Expenditures	Budget	Option 1		Option 2		Option 3		Option 4		Option 5		Option 5 (2027)		2027 RATES
		Variable 100%	Fixed 100%	Variable 80%	Fixed 20%	Variable 20%	Fixed 80%	%	Variable 30%	Fixed 70%	%	Variable 30%	Fixed 70%	
<b>Operation, Maintenance and Repair (OM&amp;R)</b>														
Administration Fee	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 200	\$ 200	\$ 800	0%	\$ 300	\$ 700	0%	\$ 333	\$ 777	\$ 1,110
Postage	\$ 250	\$ 250	\$ 250	\$ 200	\$ 50	\$ 50	\$ 200	0%	\$ 75	\$ 175	0%	\$ 83	\$ 194	\$ 277
Contract Services	\$ 22,850	\$ 22,850	\$ 22,850	\$ 18,280	\$ 4,570	\$ 4,570	\$ 18,280	0%	\$ 6,855	\$ 15,995	0%	\$ 7,608	\$ 17,752	\$ 25,360
Telephone	\$ 1,200	\$ 1,200	\$ 1,200	\$ 960	\$ 240	\$ 240	\$ 960	0%	\$ 360	\$ 840	0%	\$ 400	\$ 932	\$ 1,332
Printing	\$ 200	\$ 200	\$ 200	\$ 160	\$ 40	\$ 40	\$ 160	0%	\$ 60	\$ 140	0%	\$ 67	\$ 155	\$ 222
Utilities	\$ 6,000	\$ 6,000	\$ 6,000	\$ 4,800	\$ 1,200	\$ 1,200	\$ 4,800	0%	\$ 1,800	\$ 4,200	0%	\$ 1,998	\$ 4,661	\$ 6,659
Maintenance	\$ 5,000	\$ 5,000	\$ 5,000	\$ 4,000	\$ 1,000	\$ 1,000	\$ 4,000	0%	\$ 1,500	\$ 3,500	0%	\$ 1,665	\$ 3,884	\$ 5,549
Replacement (See Table 4)	\$ 7,617	\$ 7,617	\$ 7,617	\$ -	\$ -	\$ -	\$ -	0%	\$ 2,285	\$ 5,332	0%	\$ 2,536	\$ 5,917	\$ 8,453
<b>Total OM&amp;R</b>	<b>\$ 44,117</b>	<b>\$ 44,117</b>	<b>\$ 44,117</b>	<b>\$ 29,200</b>	<b>\$ 7,100</b>	<b>\$ 7,100</b>	<b>\$ 28,400</b>		\$ 13,235	\$ 30,882		\$ 14,689	\$ 34,274	\$ 48,963
Capital Improvement (See Table 5 - 5 YR CIP)	\$ 2,000	\$ 2,000	\$ 2,000	\$ 1,600	\$ 400	\$ 400	\$ 1,600	0%	\$ 600	\$ 1,400	0%	\$ 666	\$ 1,554	\$ 2,220
Capital Improvement (See Table 5 - 20 YR CIP)	\$ 5,708	\$ 5,708	\$ 5,708	\$ 4,566	\$ 1,142	\$ 1,142	\$ 4,566	0%	\$ 1,712	\$ 3,995	0%	\$ 1,900	\$ 4,434	\$ 6,334
<b>Total Water System Expenses</b>	<b>\$ 51,824</b>	<b>\$ 51,824</b>	<b>\$ 51,824</b>	<b>\$ 35,366</b>	<b>\$ 8,642</b>	<b>\$ 8,642</b>	<b>\$ 34,566</b>		<b>\$ 15,547</b>	<b>\$ 36,277</b>		<b>\$ 17,255</b>	<b>\$ 40,262</b>	<b>\$ 57,517</b>

Calculate Rate	Option 1	Option 2	Option 3	Option 4	Option 5	Option 5 (2027)	2027 RATES
Rate per 1000 Gallons	\$ 24.51	\$ -	\$ 16.73	\$ 4.09	\$ 7.35	\$ 8.16	\$ 8.09
Readiness to serve charge/Meter	\$ -	\$ 977.81	\$ 163.05	\$ 652.19	\$ 684.47	\$ 759.66	\$ 599.04
<b>Quarterly Bill for single-family home</b>	<b>\$ 0.25</b>	<b>\$ 244.45</b>	<b>\$ 40.93</b>	<b>\$ 163.09</b>	<b>\$ 244.66</b>	<b>\$ 271.54</b>	<b>\$ 230.66</b>

RTS = \$ 57.04

RTS = \$ 63.30 \$ 49.92

## Replacement Expenses      Table 5

### Directions

- A. List assets to be replaced or rehabilitated
- B. Determine how long before action must take place
- C. Enter cost to replace or rehabilitate
- D. To add more replacement items use insert function and add rows then copy first line item row to new rows to transfer formulas
- E. Enter information in highlighted cells**
- F. Remaining cells will calculate automatically.

A	B	C	
Projects	Remaining Useful Life in Years	Replacement Cost	Reserve Required Each Year
Dehumidifier	4	\$ 1,000	\$ 250
Hydro-pneumatic Storage Tank	4	\$ 10,000	\$ 2,500
Meters (56 @ \$300 each)	9	\$ 16,800	\$ 1,867
Auto Flusher #1	4	\$ 4,000	\$ 1,000
Auto Flusher #2	4	\$ 4,000	\$ 1,000
Auto Flusher #3	4	\$ 4,000	\$ 1,000
<b>Total Replacement reserves required in the current year</b>			<b>\$ 7,617</b>
			<b>Click Total to add to Budget</b>

## Capital Improvement Project Plan Table 6

### Directions

- A. List projects to be completed
- B. Determine how long before the project must begin
- C. Enter the total projected cost of the project
- D. To add more CIP's use insert function and add rows then copy first CIP row to new rows to transfer formulas
- E. Enter information in highlighted cells
- F. Remaining cells will calculate automatically.

### 5 year CIP

A	B		C	
Projects	Years Until Project Must Begin	Completion Date	Cost	Reserve Required Each Year
Chlorine Feed Alarm Upgrade	3	2023	\$ 2,000	\$ 667
Valve Replacement on 22 Road	3	2023	\$ 2,500	\$ 833
Auto-Flusher Programming Upgrade	1	2021	\$ 500	\$ 500
Enter project	0		\$ -	\$ -
Enter project	0		\$ -	\$ -
<b>Total Capital Improvement reserve required in the current year</b>				<b>\$ 2,000</b>

[Click Total to add to Budget](#)

### 20 year CIP

A	B		C	
Projects	Years Until Project Must Begin	Completion Date	Cost	Reserve Required Each Year
Chlorine injections equipment	10	2030	\$ 2,000	\$ 200
Emergency Generator	14	2034	\$ 55,000	\$ 3,929
Well Controls	19	2039	\$ 30,000	\$ 1,579
<b>Total Capital Improvement reserve required in the current year</b>				<b>\$ 5,708</b>

[Click Total to add to Budget](#)

### 20 + year CIP

A	B		C	
Projects	Years Until Project Must Begin	Completion Date	Cost	Reserve Required Each Year
Well #3	39	2059	\$ 90,000	\$ 2,308
Well #4	39	2059	\$ 90,000	\$ 2,308
Manual Flushers (26 @ \$1,000 each)	39	2059	\$ 26,000	\$ 667
Distribution Valves (25 @ \$500 each)	39	2059	\$ 12,500	\$ 321
Curb-box and Service Line (\$1000 per connection)	39	2059	\$ 56,000	\$ 1,436
Water Main (28,079 ft @ \$60 per linear foot)	64	2084	\$ 1,684,740	\$ 26,324
<b>Total Capital Improvement reserve required in the current year</b>				<b>\$ 27,760</b>

[Click Total to add to Budget](#)

Ten Year Budget \*

Table 7

Directions

- A. List current year budget expenses
- B. Determine inflation factor
- C. To add more line item expenses use insert function and add rows then copy first line item row to new rows to transfer formulas
- D. Enter information in highlighted cells
- E. Remaining cells will calculate automatically.

INFLATION FACTOR (%) - 1.5 \*\*

Annual Fee Increase (%) - 3

	EXPENSES	Current Year	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	<b>OPERATIONS &amp; MAINTENANCE</b>										
	Administration Fee	\$1,000.00	\$1,015.00	\$1,030.23	\$1,045.68	\$1,061.36	\$1,077.28	\$1,093.44	\$1,109.84	\$1,126.49	\$1,143.39
	Postage	\$250.00	\$253.75	\$257.56	\$261.42	\$265.34	\$269.32	\$273.36	\$277.46	\$281.62	\$285.85
	Contract Services	\$22,850.00	\$23,192.75	\$23,540.64	\$23,893.75	\$24,252.16	\$24,615.94	\$24,985.18	\$25,359.96	\$25,740.36	\$26,126.46
	Telephone	\$1,200.00	\$1,218.00	\$1,236.27	\$1,254.81	\$1,273.64	\$1,292.74	\$1,312.13	\$1,331.81	\$1,351.79	\$1,372.07
	Printing	\$200.00	\$203.00	\$206.05	\$209.14	\$212.27	\$215.46	\$218.69	\$221.97	\$225.30	\$228.68
	Utilities	\$6,000.00	\$6,090.00	\$6,181.35	\$6,274.07	\$6,368.18	\$6,463.70	\$6,560.66	\$6,659.07	\$6,758.96	\$6,860.34
	Maintenance	\$5,000.00	\$5,075.00	\$5,151.13	\$5,228.39	\$5,306.82	\$5,386.42	\$5,467.22	\$5,549.22	\$5,632.46	\$5,716.95
	Replacement (See Replacement sheet)	\$7,616.67	\$7,730.92	\$7,846.88	\$7,964.58	\$8,084.05	\$8,205.31	\$8,328.39	\$8,453.32	\$8,580.12	\$8,708.82
	<b>TOTAL OM&amp;R EXPENSES</b>	\$44,116.67	\$44,778.42	\$45,450.09	\$46,131.84	\$46,823.82	\$47,526.18	\$48,239.07	\$48,962.66	\$49,697.10	\$50,442.55
	Capital Improvement (See CIP sheet)	\$2,000.00	\$2,030.00	\$2,060.45	\$2,091.36	\$2,122.73	\$2,154.57	\$2,186.89	\$2,219.69	\$2,252.99	\$2,286.78
	Operating Reserves	\$5,707.52	\$5,793.13	\$5,880.03	\$5,968.23	\$6,057.75	\$6,148.62	\$6,240.85	\$6,334.46	\$6,429.48	\$6,525.92
	<b>TOTAL EXPENSES</b>	\$51,824.19	\$52,601.55	\$53,390.57	\$54,191.43	\$55,004.30	\$55,829.37	\$56,666.81	\$57,516.81	\$58,379.56	\$59,255.25
	<b>REVENUES</b>										
	User charge Revenue	\$7,200.00	\$7,416.00	\$7,638.48	\$7,867.63	\$8,103.66	\$8,346.77	\$8,597.18	\$8,899.92	\$9,206.92	\$9,518.77
	Miscellaneous Revenue / Penalties	\$1,000.00	\$1,015.00	\$1,030.23	\$1,045.68	\$1,061.36	\$1,077.28	\$1,093.44	\$1,109.84	\$1,126.49	\$1,143.39
	Interest Income / Transferred In	\$44,600.00	\$45,269.00	\$45,948.04	\$46,637.26	\$47,336.81	\$48,046.87	\$48,767.57	-	-	-
	<b>TOTAL REVENUES</b>	\$52,800.00	\$53,700.00	\$54,616.74	\$55,550.57	\$56,501.84	\$57,470.92	\$58,458.19	\$59,469.76	\$60,493.41	\$61,532.12
	<b>BUDGET SURPLUS/DEFICIT</b>	\$975.81	\$1,098.45	\$1,226.17	\$1,359.14	\$1,497.54	\$1,641.56	\$1,791.38	-\$7,507.04	-\$6,886.15	-\$6,233.94

\* The 10 Year Budget is for estimation purposes only. It is not intended for determining debt funding needs. For a more accurate debt evaluation please seek the services of a financial advisor.

\* The annual inflation factor can be found at the following website <http://www.usinflationcalculator.com/inflation/historical-inflation-rates/>

**Section 6. Conflict.** All resolutions or parts thereof in conflict with the provisions of this resolution are, to the extent of such conflict, hereby rescinded.

**ROLL CALL VOTE:**

YEAS: HILTY, FUSCONE, MIX, PARKER, DARNELL, MONROE

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: SOLOMON **BOARD APPROVED**

APR 18 2013

**RESOLUTION DECLARED ADOPTED.**

**WEXFORD CO.  
D.P.W.**

Date: April 18, 2013

Michael F. Mix  
Secretary, Board of Public Works

**Cedar Creek Public Water Supply**

System Fees and Charges - 20 YR Fee Schedule  
Annual Increase: 3.00%

Year	Commodity (per 1k gal)	Availability (per month)	Connection	Service Lead (per foot)	Inspection/Admin
2013	\$5.35	\$33.00	\$1,250	\$15.00	\$35.00
2014	\$5.51	\$33.99	\$1,288	\$15.45	\$36.05
2015	\$5.68	\$35.01	\$1,326	\$15.91	\$37.13
2016	\$5.85	\$36.06	\$1,366	\$16.39	\$38.25
2017	\$6.02	\$37.14	\$1,407	\$16.88	\$39.39
2018	\$6.20	\$38.26	\$1,449	\$17.39	\$40.57
2019	\$6.39	\$39.40	\$1,493	\$17.91	\$41.79
2020	\$6.58	\$40.59	\$1,537	\$18.45	\$43.05
2021	\$6.78	\$41.80	\$1,583	\$19.00	\$44.34
2022	\$6.98	\$43.06	\$1,631	\$19.57	\$45.67
2023	\$7.19	\$44.35	\$1,680	\$20.16	\$47.04
2024	\$7.41	\$45.68	\$1,730	\$20.76	\$48.45
2025	\$7.63	\$47.05	\$1,782	\$21.39	\$49.90
2026	\$7.86	\$48.46	\$1,836	\$22.03	\$51.40
2027	\$8.09	\$49.92	\$1,891	\$22.69	\$52.94
2028	\$8.34	\$51.41	\$1,947	\$23.37	\$54.53
2029	\$8.59	\$52.96	\$2,006	\$24.07	\$56.16
2030	\$8.84	\$54.54	\$2,066	\$24.79	\$57.85
2031	\$9.11	\$56.18	\$2,128	\$25.54	\$59.59
2032	\$9.38	\$57.87	\$2,192	\$26.30	\$61.37
2033	\$9.66	\$59.60	\$2,258	\$27.09	\$63.21

**Notice to Taxing Jurisdiction**  
**WEXFORD COUNTY**  
**Brownfield Plan Amendment – Cadillac Lofts**  
**Cadillac Brownfield Redevelopment Authority**  
**May 7, 2020**

In consideration of a Brownfield Plan Amendment for the Cadillac Lofts redevelopment, the Cadillac City Council will hold a public hearing on Monday, May 18, 2020 at 6:00 p.m. in the City Council Chambers located in the Cadillac Municipal Complex at 200 North Lake Street, Cadillac, Michigan if permitted by Executive Order. Otherwise, the public may participate in the meeting and make public comment electronically by video or telephone conference using the following information:

**Online Meeting Link:** <https://global.gotomeeting.com/join/679802717>

**OR, you can dial in using your phone.**

United States: 1 (872) 240-3212

**Access Code/Conference Room:** 679-802-717

This notice is being provided to Wexford County as a taxing jurisdiction that levies taxes subject to capture under Act 381, P.A. 1996.

Act 381 provides for the capture of the increased taxes due to investments made on contaminated, blighted, functional obsolete or historically designated properties, or brownfields, to reimburse certain Eligible Activities with the approval of a Brownfield Plan, or amendments, by the Cadillac Brownfield Redevelopment Authority (CBRA) and the Cadillac City Council and, if state taxes are being captured, approval by the Michigan Department of Environment, Great Lakes and Energy (EGLE) for Environmental Eligible Activities and the Michigan Strategic Fund (MSF) for Non-Environmental Eligible Activities.

The description of the Brownfield Eligible Property is the former Olesons property with the following addresses and Parcel Identification Numbers: 201 S Mitchell Street (10-086-00-207-00); 207 S. Mitchell Street (10-086-00-198-00); 215 S. Mitchell Street (10-086-00-196-00); and 208 E. Cass Street (10-086-00-280-00).

The Brownfield Plan (1) establishes the property at 201, 207 and 215 Mitchell Street and 208 East Cass Street as Eligible Property, (2) outlines Environmental and Non-Environmental Eligible Activities and (3) provides for capture by the CBRA of increased incremental taxes generated by additional private investment on the Brownfield Eligible Property for reimbursement of Brownfield Eligible Activity expenses, including environmental response activities, site preparation and infrastructure. The proposed project has an estimated private investment of \$13 million.

The purpose of this Amendment is to increase the Eligible Activity budget for Public Infrastructure Improvements, due to the lack of availability of Community Development Block Grant (CDBG) funding from the State of Michigan.

With the support of brownfield incentives, the project is estimated to generate approximately \$468,310 in property taxes for Wexford County through the thirty-year term of the Brownfield Plan and will continue to accrue beyond the plan. As part of the Brownfield Plan, an estimated \$299,446 in County taxes would be captured for the proposed project.

The proposed Brownfield Plan Amendment, maps and descriptions of the properties are available for public review on the City's website at [www.cadillac-mi.net](http://www.cadillac-mi.net). Copies may be made available via email by contacting the City Clerk's office at [swasson@cadillac-mi.net](mailto:swasson@cadillac-mi.net). All aspects of the Brownfield Plan are open for discussion at the public hearing.

Please contact Marcus Peccia, City Manager, at 231-775-0181 or [mpeccia@cadillac.mi.net](mailto:mpeccia@cadillac.mi.net) if you have questions or would like additional information.

Sent on May 7, 2020 to:

Janet Koch

County Administrator

[administration@wexfordcounty.org](mailto:administration@wexfordcounty.org)

Alaina Nyman

County Clerk

[anyman@wexfordcounty.org](mailto:anyman@wexfordcounty.org)