

**ISHPEMING CITY COUNCIL**  
**Rescheduled Meeting**  
**Wednesday, April 1, 2026 at 6:00 p.m.**  
**Ishpeming City Hall Council Chambers, 100 E. Division Street, Ishpeming MI (906) 485-1091**

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Agenda**
5. **Public Comment** (*limit 5 minutes per person--to be used for general public comment or reserved for an agenda item*)
6. **Manager Offer of Information**
7. **Consent Agenda**
  - a. Minutes of Previous Meeting (February 18 and 25)
  - b. Approval of Disbursements
  - c. Confirm Letter of Support for the U.S. National Ski and Snowboard Hall of Fame Museum
8. **Monthly Reports from Departments**
  - a. Monthly Financial Statement Report
    - i. Balance Sheets – All funds
    - ii. Monthly Detail – All funds
  - b. DPW Update
9. **Public Hearings** (*limit 3 minutes per person*)
  - a. Public Hearing: Michigan Community Development Block Grant (CDBG) Application for funding for the Loeffler Block Development (216 W. Division Street)
    - i. Resolution 9-2026, Authorize Submission of CDBG Grant Application-Designate Signatory Authority
10. **Unfinished Business**
11. **New Business**
  - a. Special Event Application
    - i. RAMBA 24-hours of Shenanigans Brasswire Campground
    - ii. St. Rocco/St. Anthony Italian Fest: 7/25/2026 and Parade Permit: 7/26/2026
  - b. Payne and Dolan – DWSRF - Old Water Works Building Location Fill Agreement
  - c. 2025 Quarter 4 Budget Amendments
  - d. Redevelopment Ready Communities
    - i. Adopt amended Capital Improvement Plan 2026-2031
    - ii. Public Participation Plan 2025 Annual Status Update
    - iii. Economic Development Strategy
  - e. Priority ranking for Parks and Recreation Commission
  - f. Cummins Sales and Service – Preventative Maintenance Contract for sewer lift station generators
  - g. Planning Commission recommendation to pursue housing development Malton Road/Wabash Heights
  - h. Police Department request to purchase new patrol handguns
  - i. Police Department Clerk/Dispatcher Position- Request for a 1 or 2 month over hire
  - j. City Clerk/Human Resources Manager job description, salary range, and request for a 4-6 week over hire
  - k. Resolution # 5-2026: MERS 457(b) Supplemental Retirement Program Plan Adoption
  - l. Resolution #6-2026, Charitable Gaming Raffle License for the Bell Auxiliary
  - m. Resolution #7-2026, Enter into interlocal agreement with Michigan Mutual Aid Box Alarm System Assoc.
  - n. Resolution #8-2026, Appreciation for the DPW Employees
  - o. Second Reading of new Ordinance #7-700, Short-term Rental Ordinance
    - i. Amendment to Fee Schedule – short-term rental registration fee
  - p. Schedule a special Council meeting for Wednesday, April 8<sup>th</sup> and Wednesday, April 29<sup>th</sup>
  - q. Authorize City Manager travel to the Ambassadors Meeting downstate on April 29<sup>th</sup>
  - r. Appointment timeline for City Councilmember Vacancy
12. **Mayor and Council Reports**
13. **Manager's Report**
14. **Closed Session pursuant to MCL 15.268(c) to consider strategy connected with a collective bargaining agreement**
15. **Adjournment**



Randy Scholz, City Manager



CITY MANAGER'S OFFICE  
CITY OF ISHPEMING, MICHIGAN  
100 EAST DIVISION STREET  
ISHPEMING, MICHIGAN 49849

7(c)

Dear Senator Slotkin:

The City of Ishpeming is pleased to offer strong support for the U.S. National Ski & Snowboard Hall of Fame and Museum, Inc.'s request for Congressionally Directed Spending funding to support necessary capital improvements to the museum located in Ishpeming, Michigan.

Founded in 1956, the U.S. National Ski & Snowboard Hall of Fame and Museum, Inc. serves as the nation's official institution dedicated to preserving and celebrating the history, athletes, innovators, and cultural impact of American skiing and snowboarding. Located in Michigan's Upper Peninsula, the museum attracts visitors from across the country and plays an important role in tourism, education, and the preservation of winter sports heritage.

Federal investment in this project will support critical one-time capital improvements that will ensure the long-term preservation of the museum's archives, exhibits, and public programming while strengthening Ishpeming's role as the birthplace of organized skiing in the United States.

This investment will benefit the local community while also preserving an important part of America's winter sports history for future generations. The Hall of Fame is a national asset that continues to inspire athletes, historians, and visitors from around the world.

For these reasons, the City of Ishpeming strongly supports the Hall of Fame's request and respectfully encourages your office to give this project full consideration.

Sincerely,

Mayor  
City of Ishpeming  
Ishpeming, Michigan

REVENUE AND EXPENDITURE REPORT FOR CITY OF ISHPEMING  
 PERIOD ENDING 02/28/2026

GL NUMBER	DESCRIPTION	YTD BALANCE		ACTIVITY FOR
		NORMAL	(ABNORMAL)	MONTH 02/28/2026
				INCREASE (DECREASE)
Fund 101 - GENERAL FUND				
	TAX REVENUE	1,329,151.57		630,738.27
	LICENSES & PERMITS	6,061.40		16,422.43
	STATE GRANTS	21,342.91		21,329.58
	STATE REVENUE	12.90		180,364.00
	FINES & FORFEITS	8,372.57		918.70
	CHARGES FOR SERVICES	152,341.63		87,686.82
	CONTRIBUTIONS	9,803.62		9,783.47
	INTEREST & RENTS	2,183.56		0.00
	LAND SALE & LEASES	1,561.84		1,561.84
	REIMBURSEMENTS & INSURANCE PROCEEDS	40.00		40.00
	<b>TOTAL REVENUES</b>	<b>1,530,872.00</b>		<b>948,845.11</b>
	PERSONNEL SERVICES	618,243.47		251,188.25
	UTILITIES	26,595.65		23,892.02
	EQUIPMENT & SUPPLIES	64,785.87		47,288.09
	PROFESSIONAL AND CONTRACT SERVICES	27,627.58		12,689.77
	OTHER SERVICES	37,172.33		28,167.08
	REPAIRS AND MAINTENANCE	4,588.98		3,471.39
	LIABILITY INSURANCE	29,605.00		0.00
	<b>TOTAL EXPENDITURES</b>	<b>808,618.88</b>		<b>366,696.60</b>
<hr/>				
Fund 101 - GENERAL FUND:				
	TOTAL REVENUES	1,530,872.00		948,845.11
	TOTAL EXPENDITURES	808,618.88		366,696.60
	NET OF REVENUES & EXPENDITURES	722,253.12		582,148.51
	BEG. FUND BALANCE	743,493.85		
	NET OF REVENUES/EXPENDITURES - 2025	3,116.80		
	END FUND BALANCE	1,468,863.77		

GL NUMBER	DESCRIPTION	YTD BALANCE		ACTIVITY FOR	
		NORMAL	(ABNORMAL)	MONTH 02/28/2026	INCREASE (DECREASE)
Fund 202 - MAJOR STREETS					
	STATE REVENUE		16,287.96		82,263.48
	INTEREST & RENTS		1,468.23		0.00
	TOTAL REVENUES		<u>17,756.19</u>		<u>82,263.48</u>
	PERSONNEL SERVICES		70,514.54		30,857.80
	EQUIPMENT & SUPPLIES		6,879.97		519.99
	PROFESSIONAL AND CONTRACT SERVICES		377.16		0.00
	EQUIPMENT RENTALS		61,496.78		23,981.17
	TOTAL EXPENDITURES		<u>139,268.45</u>		<u>55,358.96</u>
Fund 202 - MAJOR STREETS:					
	TOTAL REVENUES		17,756.19		82,263.48
	TOTAL EXPENDITURES		139,268.45		55,358.96
	NET OF REVENUES & EXPENDITURES		(121,512.26)		26,904.52
	BEG. FUND BALANCE		982,412.19		
	NET OF REVENUES/EXPENDITURES - 2025		(349,901.72)		
	END FUND BALANCE		510,998.21		

GL NUMBER	DESCRIPTION	YTD BALANCE		ACTIVITY FOR
		NORMAL	(ABNORMAL)	MONTH 02/28/2026
				INCREASE (DECREASE)
Fund 203 - LOCAL STREETS				
	STATE REVENUE		0.00	28,231.25
	INTEREST & RENTS		1,073.11	0.00
	TOTAL REVENUES		1,073.11	28,231.25
	PERSONNEL SERVICES		64,093.64	35,061.12
	EQUIPMENT & SUPPLIES		1,391.51	519.98
	PROFESSIONAL AND CONTRACT SERVICES		0.00	6,000.00
	EQUIPMENT RENTALS		36,625.18	25,225.63
	TOTAL EXPENDITURES		102,110.33	66,806.73
Fund 203 - LOCAL STREETS:				
	TOTAL REVENUES		1,073.11	28,231.25
	TOTAL EXPENDITURES		102,110.33	66,806.73
	NET OF REVENUES & EXPENDITURES		(101,037.22)	(38,575.48)
	BEG. FUND BALANCE		828,422.57	
	NET OF REVENUES/EXPENDITURES - 2025		(228,747.73)	
	END FUND BALANCE		498,637.62	

GL NUMBER	DESCRIPTION	YTD BALANCE		ACTIVITY FOR
		NORMAL	(ABNORMAL)	MONTH 02/28/2026
				INCREASE (DECREASE)
Fund 248 - DDA				
	TAX REVENUE	177,500.01		90,790.23
	INTEREST & RENTS	1,748.20		0.00
	TOTAL REVENUES	179,248.21		90,790.23
	PERSONNEL SERVICES	2,508.47		1,334.99
	EQUIPMENT & SUPPLIES	20,000.00		20,000.00
	PROFESSIONAL AND CONTRACT SERVICES	7,670.83		7,670.83
	DEBT SERVICE	140,215.00		140,215.00
	TOTAL EXPENDITURES	170,394.30		169,220.82
Fund 248 - DDA:				
	TOTAL REVENUES	179,248.21		90,790.23
	TOTAL EXPENDITURES	170,394.30		169,220.82
	NET OF REVENUES & EXPENDITURES	8,853.91		(78,430.59)
	BEG. FUND BALANCE	849,558.06		
	NET OF REVENUES/EXPENDITURES - 2025	135,029.11		
	END FUND BALANCE	993,441.08		

GL NUMBER	DESCRIPTION	YTD BALANCE		ACTIVITY FOR
		NORMAL	(ABNORMAL)	MONTH 02/28/2026
		02/28/2026		INCREASE (DECREASE)
Fund 401 - PUBLIC IMPROVEMENT FUND				
	TAX REVENUE	420,536.84		174,473.61
	INTEREST & RENTS	960.64		0.00
	TOTAL REVENUES	421,497.48		174,473.61
	EQUIPMENT & SUPPLIES	7,770.44		6,596.19
	PROFESSIONAL AND CONTRACT SERVICES	30,960.13		36,639.56
	EQUIPMENT RENTALS	27,486.06		27,486.06
	DEBT SERVICE	43,515.00		43,515.00
	TRANSFERS OUT	6,000.00		0.00
	TOTAL EXPENDITURES	115,731.63		114,236.81
Fund 401 - PUBLIC IMPROVEMENT FUND:				
	TOTAL REVENUES	421,497.48		174,473.61
	TOTAL EXPENDITURES	115,731.63		114,236.81
	NET OF REVENUES & EXPENDITURES	305,765.85		60,236.80
	BEG. FUND BALANCE	663,288.41		
	NET OF REVENUES/EXPENDITURES - 2025	(729,111.98)		
	END FUND BALANCE	239,942.28		

GL NUMBER	DESCRIPTION	YTD BALANCE		ACTIVITY FOR
		NORMAL	(ABNORMAL)	MONTH 02/28/2026
		02/28/2026		INCREASE (DECREASE)
Fund 590 - SEWER FUND				
	FINES & FORFEITS		4,545.04	2,149.85
	CHARGES FOR SERVICES		171,389.21	171,643.59
	INTEREST & RENTS		8,257.42	0.00
	TOTAL REVENUES		184,191.67	173,793.44
	PERSONNEL SERVICES		37,872.99	20,871.47
	UTILITIES		1,324.72	1,309.98
	EQUIPMENT & SUPPLIES		(842.56)	2,704.94
	PROFESSIONAL AND CONTRACT SERVICES		132,473.51	66,463.26
	LIABILITY INSURANCE		21,280.00	0.00
	TOTAL EXPENDITURES		192,108.66	91,349.65
Fund 590 - SEWER FUND:				
	TOTAL REVENUES		184,191.67	173,793.44
	TOTAL EXPENDITURES		192,108.66	91,349.65
	NET OF REVENUES & EXPENDITURES		(7,916.99)	82,443.79
	BEG. FUND BALANCE		18,549,064.34	
	NET OF REVENUES/EXPENDITURES - 2025		(3,789,530.93)	
	END FUND BALANCE		14,751,616.42	

GL NUMBER	DESCRIPTION	YTD BALANCE		ACTIVITY FOR
		02/28/2026		MONTH 02/28/2026
		NORMAL	(ABNORMAL)	INCREASE (DECREASE)
Fund 591 - WATER FUND				
	STATE GRANTS		21,774.15	0.00
	FINES & FORFEITS		6,219.01	2,788.57
	CHARGES FOR SERVICES		247,794.00	240,910.92
	INTEREST & RENTS		5,673.90	0.00
	TOTAL REVENUES		<u>281,461.06</u>	<u>243,699.49</u>
	PERSONNEL SERVICES		81,344.47	54,548.74
	UTILITIES		7,426.76	7,410.33
	EQUIPMENT & SUPPLIES		7,649.97	7,149.97
	PROFESSIONAL AND CONTRACT SERVICES		242,735.87	266,362.71
	LIABILITY INSURANCE		18,620.00	0.00
	TOTAL EXPENDITURES		<u>357,777.07</u>	<u>335,471.75</u>
Fund 591 - WATER FUND:				
	TOTAL REVENUES		281,461.06	243,699.49
	TOTAL EXPENDITURES		<u>357,777.07</u>	<u>335,471.75</u>
	NET OF REVENUES & EXPENDITURES		(76,316.01)	(91,772.26)
	BEG. FUND BALANCE		11,640,199.64	
	NET OF REVENUES/EXPENDITURES - 2025		(5,206,068.27)	
	END FUND BALANCE		6,357,815.36	

GL NUMBER	DESCRIPTION	YTD BALANCE		ACTIVITY FOR
		02/28/2026		MONTH 02/28/2026
		NORMAL	(ABNORMAL)	INCREASE (DECREASE)
Fund 596 - GARBAGE/RECYCLE				
	FINES & FORFEITS		1,909.75	937.99
	CHARGES FOR SERVICES		101,000.10	78,514.35
	INTEREST & RENTS		1,372.48	0.00
	TOTAL REVENUES		<u>104,282.33</u>	<u>79,452.34</u>
	PERSONNEL SERVICES		752.24	418.82
	UTILITIES		544.34	544.34
	EQUIPMENT & SUPPLIES		500.00	0.00
	PROFESSIONAL AND CONTRACT SERVICES		93,462.54	61,377.56
	LIABILITY INSURANCE		1,995.00	0.00
	TOTAL EXPENDITURES		<u>97,254.12</u>	<u>62,340.72</u>
Fund 596 - GARBAGE/RECYCLE:				
	TOTAL REVENUES		104,282.33	79,452.34
	TOTAL EXPENDITURES		<u>97,254.12</u>	<u>62,340.72</u>
	NET OF REVENUES & EXPENDITURES		7,028.21	17,111.62
	BEG. FUND BALANCE		546,889.32	
	NET OF REVENUES/EXPENDITURES - 2025		114,544.06	
	END FUND BALANCE		668,461.59	

GL NUMBER	DESCRIPTION	YTD BALANCE		ACTIVITY FOR
		02/28/2026		MONTH 02/28/2026
		NORMAL	(ABNORMAL)	INCREASE (DECREASE)
<b>Fund 732 - POLICE &amp; FIRE RETIREMENT</b>				
	TAX REVENUE	147,332.13		18,729.42
	CONTRIBUTIONS	8,799.19		3,113.45
	INTEREST & RENTS	288,743.25		116,397.69
	<b>TOTAL REVENUES</b>	<b>444,874.57</b>		<b>138,240.56</b>
	PERSONNEL SERVICES	88,264.28		46,766.70
	PROFESSIONAL AND CONTRACT SERVICES	7,890.03		4.67
	<b>TOTAL EXPENDITURES</b>	<b>96,154.31</b>		<b>46,771.37</b>
<b>Fund 732 - POLICE &amp; FIRE RETIREMENT:</b>				
	<b>TOTAL REVENUES</b>	<b>444,874.57</b>		<b>138,240.56</b>
	<b>TOTAL EXPENDITURES</b>	<b>96,154.31</b>		<b>46,771.37</b>
	<b>NET OF REVENUES &amp; EXPENDITURES</b>	<b>348,720.26</b>		<b>91,469.19</b>
	BEG. FUND BALANCE	5,206,882.35		
	NET OF REVENUES/EXPENDITURES - 2025	828,799.23		
	END FUND BALANCE	6,384,401.84		
	<b>TOTAL REVENUES - ALL FUNDS</b>	<b>3,165,256.62</b>		<b>1,959,789.51</b>
	<b>TOTAL EXPENDITURES - ALL FUNDS</b>	<b>2,079,417.75</b>		<b>1,308,253.41</b>
	<b>NET OF REVENUES &amp; EXPENDITURES</b>	<b>1,085,838.87</b>		<b>651,536.10</b>
	BEG. FUND BALANCE - ALL FUNDS	40,010,210.73		
	END FUND BALANCE - ALL FUNDS	31,874,178.17		

9(a)

**CITY OF ISHPEMING  
NOTICE OF PUBLIC HEARING  
FOR MICHIGAN COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
FUNDING FOR Loeffler Block Development (216 W Division St)**

**City of Ishpeming** will conduct a public hearing on **Wednesday, April 1, 2026** at **6:00 PM** at **100 East Division Street, Ishpeming, MI 49849** for the purpose of affording citizens an opportunity to examine and submit comments on the proposed application for a CDBG grant.

**City of Ishpeming** proposes to use CDBG grant funds in the amount of **\$ 707,317** for **Unoccupied Rehabilitation, for the creation of housing units, along with the other local and private activities and funding**. All activities, upon completion, will benefit low- to moderate- income households. **Zero** persons will be displaced as a result of the proposed activities and **thus, no additional action needed**.

Further information, including a copy of **City of Ishpeming** 's community development plan and CDBG application is available for review. To inspect the documents, please contact **City Clerk at (906) 485-1091** or review at **City Hall Chambers**. Comments may be submitted in writing through **March 31, 2026** or made in person at the public hearing.

Citizen views and comments on the proposed application are welcome.

**City of Ishpeming  
Cathy Smith, City Clerk  
(906)485-1091**

9(a)(i)

**RESOLUTION # 9-2026  
CITY OF ISHPEMING  
AUTHORIZE SUBMISSION OF A MICHIGAN COMMUNITY DEVELOPMENT BLOCK GRANT  
(CDBG) APPLICATION AND DESIGNATE SIGNATORY AUTHORITY**

WHEREAS, the City of Ishpeming has identified a community development need and proposes to undertake the following project: Loeffler Block Development (the “Project”); and

WHEREAS, the City of Ishpeming intends to apply for funding from the Michigan Community Development Block Grant (CDBG) program in the amount of \$707,317 and will commit local matching funds in the amount of \$[0] toward the successful completion of the Project; and

WHEREAS, the proposed Project is consistent with the City’s Community Development Plan as described in the Michigan CDBG application; and

WHEREAS, all proposed activities will be undertaken for the purpose of providing and/or improving permanent residential structures, which upon completion will be occupied by low- or moderate-income households; and

WHEREAS, the City of Ishpeming affirms that no project costs, whether funded with CDBG or non-CDBG dollars, will be incurred prior to a formal grant award, completion of required environmental review procedures, and receipt of written authorization to incur costs from the Michigan Economic Development Corporation (MEDC) CDBG Specialist; and

WHEREAS, the City of Ishpeming held all required public participation meetings in accordance with CDBG program guidelines;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Ishpeming hereby authorizes the submission of the Michigan CDBG Application for the above-described Project; and

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to sign the CDBG Application and all required attachments on behalf of the City of Ishpeming; and

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to sign the Grant Agreement and any amendments thereto; and

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to sign Financial Status Report (FSR) Payment Requests; and

BE IT FURTHER RESOLVED that the City Manager is designated as the Certifying Officer for purposes of the environmental review process and other applicable federal requirements.

Approved and adopted by the Ishpeming City Council on this 1<sup>st</sup> day of April 2026.

The vote is as follows:

Yeas:

Nays: None

Absent: None

I hereby certify that the above RESOLUTION was adopted at a rescheduled regular meeting of the Ishpeming City Council on April 1, 2026, by the number of votes required for adoption of a resolution under the Ishpeming City Charter.

BY: Cathy Smith, City Clerk  
Name and Title *(please print or type)*

---

Signature

Date



11(b)

## CITY OF ISHPEMING

### OLD WATER WORKS BUILDING LOCATION FILL AGREEMENT PAYNE AND DOLAN

The City of Ishpeming does hereby grant permission to Payne and Dolan to access, fill, grade, and restore portions of City-owned property. Specifically, the property commonly known as the “Old Water Works Building Location (52-51-716-001-00)”. The area proposed for modification is as indicated in the attached Exhibit labeled Old Water Works Location Fill Site (52-51-716-001-00) (attached) and is accessible using existing city streets as shown.

1. Payne and Dolan will provide fill (uncontaminated soils with rock limited to 6” or less **ONLY**), excavated from the Drinking Water State Revolving Fund (DWSRF) Water Project. Total volume of fill placed shall not exceed 25,000 cubic yards. Placement and Compaction Efforts will be done to ensure no future settlement occurs.
2. Payne and Dolan will Clear/Grub and Strip Fill Areas as needed. Areas will be filled to match existing contours and elevations. Fill Area will be adequately compacted and graded to drain.
3. Payne and Dolan will follow all designated soil erosion control practices as established in the DWSRF Water Project Contract as well as site storm water monitoring during construction.
4. Payne and Dolan will provide topsoil, seed and mulch to all disturbed areas.
5. Payne and Dolan will replace any damaged pavement caused by this activity.
6. Payne and Dolan will provide adequate dust control for this site throughout construction activities.
7. Payne and Dolan will sweep all loose materials and dust from city streets affected by these activities also needed and once at the conclusion of the construction activities.
8. Payne and Dolan will provide adequate Traffic control signs in the area to alert the public to the construction activities involved with this work.
9. Payne and Dolan will provide a minimum \$1,000,000 liability insurance policy, naming the City of Ishpeming as an additional insured, and stating: **“It is understood and agreed that the following shall be Additional Insureds: The City of Ishpeming, including all elected and appointed officials, all employees and volunteers, all boards, commissions, and/or authorities and their board members, employees, and volunteers. It is understood and agreed by naming the City of Ishpeming as additional insured, coverage afforded is considered to be primary and any other insurance the City of Ishpeming may have in effect shall be considered secondary and/or excess.”**

10. Payne and Dolan agrees to indemnify and hold harmless the City of Ishpeming and its agents and employees from and against claims for damages, losses and expenses, including, but not limited to attorneys' fees, arising out of or resulting from the performance of the work described in this Agreement, including the negligent acts or omissions Payne and Dolan, or anyone directly or indirectly employed by them or anyone for whose actions they may be liable.
11. All permits and other regulatory requirements which may be necessary for the work contemplated under this Agreement shall be the responsibility of Payne and Dolan to secure.
12. This Agreement expresses the final agreement and understanding of the parties, and all prior discussions, promises, agreements and all other written or oral communication between the parties relating to the subject matter of this Agreement are superseded and are merged into this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates shown below.

Dated: \_\_\_\_\_

City of Ishpeming

By: \_\_\_\_\_  
Pat Scanlon, Mayor

Dated: \_\_\_\_\_

Payne and Dolan

By: \_\_\_\_\_

Its: \_\_\_\_\_



11(c)

**CITY OF ISHPEMING**

**FISCAL YEAR ENDING 12/31/2025 BUDGET AMENDMENTS**

**Fund 202 - MAJOR STREETS**

UNAUDITED 12/31/25 FUND BALANCE: \$632,510.47

		2025	YTD BALANCE 12/31/2025	
		AMENDED BUDGET	NORMAL (ABNORMAL)	REQUESTED AMENDMENT
REVENUE	INTEREST & RENTS	26,062.00	31,571.67	5,500.00
REVENUE	STATE REVENUE	879,342.29	903,091.39	23,749.00
455	OTHER CONSTRUCTION	0.00	335,688.50	(340,000.00) Third Street Sidewalk Contribution
466	ROUTINE MAINTENANCE	141,464.47	169,577.24	(28,500.00) Corresponding increase in state revenue.
472	WINTER MAINTENANCE	365,299.21	415,654.47	(51,000.00) Early and significant snowfall
497	M28-WINTER MAINTENANCE	52,000.00	61,560.71	(10,000.00) Early and significant snowfall
TOTAL CHANGE IN BUDGET				(400,251.00)
CHANGE EXCLUDING CAPITAL PROJECTS				(60,251.00)

**Fund 203 - LOCAL STREETS**

UNAUDITED 12/31/25 FUND BALANCE: \$599,674.84

		2025	YTD BALANCE 12/31/2025	
		AMENDED BUDGET	NORMAL (ABNORMAL)	REQUESTED AMENDMENT
451	MDOT CONSTRUCTION	0.00	213,700.00	(214,000.00) MDOT Category B, Stone and Houghton streets
466	ROUTINE MAINTENANCE	95,669.85	104,713.34	(9,200.00) Purchase of road widener in Q4
472	WINTER MAINTENANCE	224,000.00	252,794.43	(29,000.00) Early and significant snowfall
473	TRAFFIC SERVICES	52,694.08	59,709.91	(7,200.00) UPEA Small urban engineering
TOTAL CHANGE IN BUDGET				(259,400.00)
CHANGE EXCLUDING CAPITAL PROJECTS				(45,400.00)

**Fund 248 - DDA**

UNAUDITED 12/31/25 FUND BALANCE: \$984,587.17

		2025	YTD BALANCE 12/31/2025	
		AMENDED BUDGET	NORMAL (ABNORMAL)	REQUESTED AMENDMENT
729	DDA ADMINISTRATION	34,550.00	49,387.98	(15,000.00) LSCP Contract increase and City Wage Increases
735	PROMOTIONS	0.00	500.00	(500.00) New community event grant
739	BEAUTIFICATION	30,505.00	41,646.05	(11,500.00) Full time DPW labor vs part time labor
750	DEVELOPMENT	15,400.00	68,279.00	(53,000.00) Skate park contribution
965	TRANSFERS OUT	20,000.00	37,900.00	(17,900.00) Increased Alley and Sidewalk plow sharing.
TOTAL CHANGE IN BUDGET				(97,900.00)
CHANGE EXCLUDING CAPITAL PROJECTS				(48,900.00)

**Fund 271**

UNAUDITED 12/31/25 FUND BALANCE: \$548.47

		2025	YTD BALANCE 12/31/2025	
		AMENDED BUDGET	NORMAL (ABNORMAL)	REQUESTED AMENDMENT
790	LIBRARY	18,850.00	19,311.10	(500.00) Purchases over budget
TOTAL CHANGE IN BUDGET				(500.00)

**Fund 410 - Partridge Creek Compost  
GRANT CLOSED OUT**

		2025	YTD BALANCE 12/31/2025	
		AMENDED BUDGET	NORMAL (ABNORMAL)	REQUESTED AMENDMENT
264	PCC PERSONNEL COSTS	0.00	7,680.00	(7,700.00) Change in labor assumption
552	PCC PERSONNEL COSTS	51,869.25	39,216.85	8,000.00 Change in labor assumption
965	NON DEPARTMENTAL	0.00	15,000.00	(15,000.00) Transfer out to General Fund - Admin fees
TOTAL CHANGE IN BUDGET				(14,700.00)

**Fund 590 - SEWER FUND**

		2025	YTD BALANCE 12/31/2025	
		AMENDED BUDGET	NORMAL (ABNORMAL)	REQUESTED AMENDMENT
541	ADMINISTRATION	132,847.20	177,261.11	(44,600.00) Unfavorable Fringe allocation
546	TRANSMISSION & DIST.	225,789.27	264,304.23	(39,000.00) Supply costs were \$50k over year over year.
TOTAL CHANGE IN BUDGET				(83,600.00)

**Fund 596 - GARBAGE/RECYCLE**

		2025	YTD BALANCE 12/31/2025	
		AMENDED BUDGET	NORMAL (ABNORMAL)	REQUESTED AMENDMENT
REVENUE	LANDFILL CHARGE	578,238.92	678,743.59	100,500.00 Garbage rate change
528	GARBAGE/RECYCLE	789,842.24	849,221.38	(60,000.00) Garbage rate change
TOTAL CHANGE IN BUDGET				40,500.00

11(d)(i)

**Capital Improvement Plan Overview**  
2026-2030

Department	Description	Estimated Cost	Funded 2026	Gap	Funding Source	Funding Year
Police	Building Improvements	10,000.00	10,000.00	-	PIF	2026
DPW	Dump trucks	75,000.00	75,000.00	-	Water/Sewer Funds	2026
Police	Guns, Holsters, Supplies	23,152.00	23,152.00	-	PIF	2026
Library	3 new computers	3,000.00	3,000.00	-	PIF	2026
Fire	Fire Truck	900,000.00	900,000.00	-	State Appropriations	2026
Library	Heating system replacement	500,000.00	-	500,000.00	*	2026
Library	Library Media	32,136.00	32,136.00	-	PIF	2026
Library	Children's room renovation	15,000.00	15,000.00	-	Contributions	2026
Water	Remaining DWSRF	8,267,804.63	8,267,804.63	-	Grant/Bond	2026
Sewer	Remaining CWSRF (placeholder for crossing)	2,000,000.00	2,000,000.00	-	Grant/Bond	2026
Major Streets	MDOT Small Urban	481,250.00	481,250.00	-	Grant/MS	2026
Brasswire	Solar Installation	130,000.00	84,000.00	46,000.00	Grant/PIF/GF	2026
Water	Booster	35,000.00	35,000.00	-	Water funds	2026
Local Streets	Hospital Roadway	250,000.00	250,000.00	-	Local Street Funds	2026
Local Streets	Cedar Street Paving	26,993.00	26,993.00	-	Local Street Funds	2026
Garbage/recycle	Garbage and recycling carts	147,150.00	147,150.00	-	Grant/Garbage revenues	2026
Buildings and Grounds	Assessments, planning, design for repair/replacement of DPW, Police, Fire, City Hall Buildings	100,000.00	-	100,000.00	*	2026
		<b>12,996,485.63</b>	<b>12,350,485.63</b>	<b>646,000.00</b>		
Library	Library pillars and front steps	120,000.00	-	120,000.00	*	2027
Police	Body Armor	11,520.00	11,520.00	-	GF/Grant	2027
Police	Patrol Vehicle	85,000.00	85,000.00	-	PIF	2027
Police	Guns, Holsters, Supplies	20,000.00	20,000.00	-	PIF	2027
Library	3 new computers	3,000.00	3,000.00	-	PIF	2027
DPW	Salter/Sander	270,000.00	270,000.00	-	PIF/rental revenues	2027
DPW	Standby generator	100,000.00	100,000.00	-	Water/Sewer Funds	2027
Buildings and Grounds	Handicap Ramp Replacement	100,000.00	-	100,000.00	*	2027
Al Quaal	Upper lodge repairs	300,000.00	-	300,000.00	*	2027
Al Quaal	Lower lodge repairs	100,000.00	-	100,000.00	*	2027
		<b>389,520.00</b>				
Police	Tasers	20,000.00	20,000.00	-	PIF	2028
Library	3 new computers	3,000.00	3,000.00	-	PIF	2028
		<b>23,000.00</b>				
Police	Building Renovations	2,000,000.00	2,000,000.00	-	PIF/Bond/Grant	2029
Library	3 new computers	3,000.00	3,000.00	-	PIF	2029
Local Streets	Cherry Street, Prince Street, Snyder, N Healy	600,000.00	600,000.00	-	Grant/Match (from local)	2029
		<b>2,603,000.00</b>				
Police	Guns, Holsters, Supplies	20,000.00	20,000.00	-	PIF	2030
Library	3 new computers	3,000.00	3,000.00	-	PIF	2030
Library	Flooring restoration	200,000.00	200,000.00	-	PIF/Grant	2030
		<b>223,000.00</b>				
Police	Guns, Holsters, Supplies	22,000.00	22,000.00	-	PIF	2031
Library	3 new computers	3,000.00	3,000.00	-	PIF	2031
		<b>25,000.00</b>				



CITY MANAGER'S OFFICE  
CITY OF ISHPEMING, MICHIGAN  
100 EAST DIVISION STREET  
ISHPEMING, MICHIGAN 49849

11(d)(ii)

## MEMORANDUM

**TO:** Ishpeming City Council  
**FROM:** Randy Scholz, City Manager

**DATE:** March 6, 2026

**SUBJECT:** Public Participation Plan 2025 Annual Status Update

### Background

The City of Ishpeming adopted its Public Participation Plan (P<sup>3</sup>) in 2021 in alignment with the Michigan Economic Development Corporation's Redevelopment Ready Communities® (RRC) program. This memorandum summarizes public engagement activities conducted during Calendar Year 2025 and demonstrates alignment with MEDC best practices.

### Public Involvement Strategies

The City employs traditional and non-traditional methods to engage residents, including City Council meetings, board/committee meetings, public forums, direct communications, public service announcements (website, newspaper), utility bill notices, surveys, radio shows, social media, and Intergovernmental coordination meetings.

### 2025 Participation Metrics

During Calendar Year 2025, the City of Ishpeming engaged the public via:

- 12 – City Council Regular Meetings
- Multiple – Special City Council Meetings
- 1 – City Council Strategic Work Session
- 12+ – Planning Commission Meetings
- Multiple – Parks & Recreation Commission Meetings
- 25+ – Direct resident meetings regarding infrastructure, utilities, and policy issues
- 4 – Ribbon cutting ceremonies
- 3 – Radio interviews promoting City initiatives
- 2 – Senior Center engagement events
- 1 – Community Open House
- Ongoing – Press releases and digital engagement
- Ongoing – Intergovernmental coordination meetings

### RRC Best Practice Alignment

- Multiple Engagement Channels: Meetings, direct outreach, media, and digital platforms were utilized.

*The City of Ishpeming is an equal opportunity provider/employer.  
Auxiliary aids and service are available upon request to individuals with disabilities*



**CITY MANAGER'S OFFICE  
CITY OF ISHPEMING, MICHIGAN  
100 EAST DIVISION STREET  
ISHPEMING, MICHIGAN 49849**

- **Transparency & Documentation:** All public meetings were publicly noticed and archived.
- **Accessibility & Responsiveness:** Engagement occurred at City Hall, neighborhood sites, and community venues.
- **Continuous Improvement:** Outreach strategies continue evolving to enhance accessibility and communication.

**Conclusion**

During Calendar Year 2025, the City of Ishpeming provided numerous documented public engagement touchpoints. The Public Participation Plan remains an active guiding document and will continue to be reviewed annually to ensure compliance with MEDC Redevelopment Ready Communities standards.



CITY MANAGER'S OFFICE  
CITY OF ISHPEMING, MICHIGAN  
100 EAST DIVISION STREET  
ISHPEMING, MICHIGAN 49849

11 (d) (iii)

## MEMORANDUM

To: Ishpeming City Council  
From: Randy Scholz, City Manager  
Date: March 6, 2026  
Subject: Economic Development Strategy – Annual Reporting

### Background

Economic development strategies have traditionally focused on attracting, retaining, and expanding businesses to support job growth and local prosperity. While these strategies remain important, economic development has evolved significantly in recent years due to advances in technology, globalization, and workforce mobility.

Today, skilled and talented workers often choose where they want to live based on quality of life, housing availability, outdoor recreation opportunities, and community amenities. Businesses and industries increasingly follow this talent. As a result, successful economic development strategies must combine traditional business development with community development efforts that create vibrant places where people want to live and work.

For much of Ishpeming and Marquette County's history, the economy has been strongly connected to the iron ore mining industry. Mining on the Marquette Iron Range dates back more than 150 years and helped shape the development of the community. Although mining remains an important part of the regional economy, the closure of several mines over time has required the region to transition toward a more diversified economic base.

Today, the regional economy is supported by several sectors including healthcare, education, tourism, outdoor recreation, retail, and service industries. Natural resource-based industries such as forestry and tourism remain important, but reliance on a limited number of industries can leave communities vulnerable to economic fluctuations. For this reason, diversification of the local economy and support for emerging industries are key priorities for the City of Ishpeming.

### Economic Development Strategy

The City's economic development strategy focuses on strengthening existing industries, encouraging entrepreneurship, supporting redevelopment, and attracting new opportunities that align with the community's strengths and assets.

*The City of Ishpeming is an equal opportunity provider/employer.  
Auxiliary aids and service are available upon request to individuals with disabilities*



**CITY MANAGER'S OFFICE  
CITY OF ISHPEMING, MICHIGAN  
100 EAST DIVISION STREET  
ISHPEMING, MICHIGAN 49849**

One key component of the strategy is the attraction and growth of modern, light, and small industries within the City. The Planning Commission will periodically review the zoning ordinance to identify opportunities where new or emerging industries can be accommodated within appropriate zoning districts. The City will also work with regional economic development organizations to identify opportunities for business attraction and expansion.

Another priority is maintaining an appropriate balance between tourism-related development and businesses that serve the daily needs of residents. Tourism and outdoor recreation play a growing role in the local economy, particularly in Marquette County and the Upper Peninsula. At the same time, it is important that commercial development continues to support local residents and maintain a diverse business environment.

The City will also focus on diversifying industries and employment opportunities by building on existing strengths such as outdoor recreation, tourism, healthcare, and education. Infrastructure improvements such as expanded broadband and fiber connectivity will help attract remote workers and technology-based businesses while supporting existing employers.

Redevelopment of vacant and underutilized properties is another important strategy for strengthening the local economy and improving the overall character of the community. Reinvestment in these properties can help grow the tax base, create housing opportunities, and support new businesses. Priority redevelopment sites identified in the City include the area near Malton Road, the Butler Theater building, and the Anderson Building in downtown Ishpeming. These locations present opportunities for housing development, commercial activity, and entrepreneurial or innovation spaces.

The City will also continue to support small businesses and entrepreneurs. Partnerships with local organizations, educational institutions, and economic development agencies can help create opportunities such as innovation centers, business incubators, and shared commercial kitchen facilities for food entrepreneurs. Encouraging local entrepreneurship can help generate new jobs and strengthen the community's economic base.

Outdoor recreation represents a particularly important opportunity for economic growth in Ishpeming. The City is well positioned as a four-season recreation destination with access to trails, lakes, and unique outdoor amenities. Investments in recreational infrastructure and amenities will not only improve quality of life for residents but also attract visitors and support tourism-related businesses. As outdoor recreation continues

*The City of Ishpeming is an equal opportunity provider/employer.  
Auxiliary aids and service are available upon request to individuals with disabilities*



**CITY MANAGER'S OFFICE  
CITY OF ISHPEMING, MICHIGAN  
100 EAST DIVISION STREET  
ISHPEMING, MICHIGAN 49849**

to grow nationally and statewide, Ishpeming can benefit by responsibly expanding and improving its recreational assets.

### **Implementation and Coordination**

Implementation of the City's economic development strategy will occur through collaboration between several entities. The City Council provides policy direction and approves major initiatives that support economic development. The City Manager and City staff are responsible for coordinating implementation, pursuing grant opportunities, and working with partners to advance projects.

The Planning Commission plays an important role in reviewing zoning regulations, redevelopment opportunities, and land use policies that support economic development goals. In addition, the City will collaborate with regional partners including economic development organizations, workforce development agencies, educational institutions, and local business groups.

These partnerships ensure that Ishpeming's economic development efforts are aligned with broader regional economic development strategies and provide access to additional expertise, workforce programs, and funding opportunities.

### **Annual Reporting and Transparency**

To ensure accountability and transparency, the City will provide an annual update to the City Council regarding economic development activities and progress toward the goals outlined in this strategy. The annual report will summarize redevelopment projects, economic development initiatives, partnerships, and other activities undertaken during the year.

Providing regular updates will allow the City Council to monitor progress, evaluate priorities, and adjust strategies as needed to respond to changing economic conditions and opportunities.

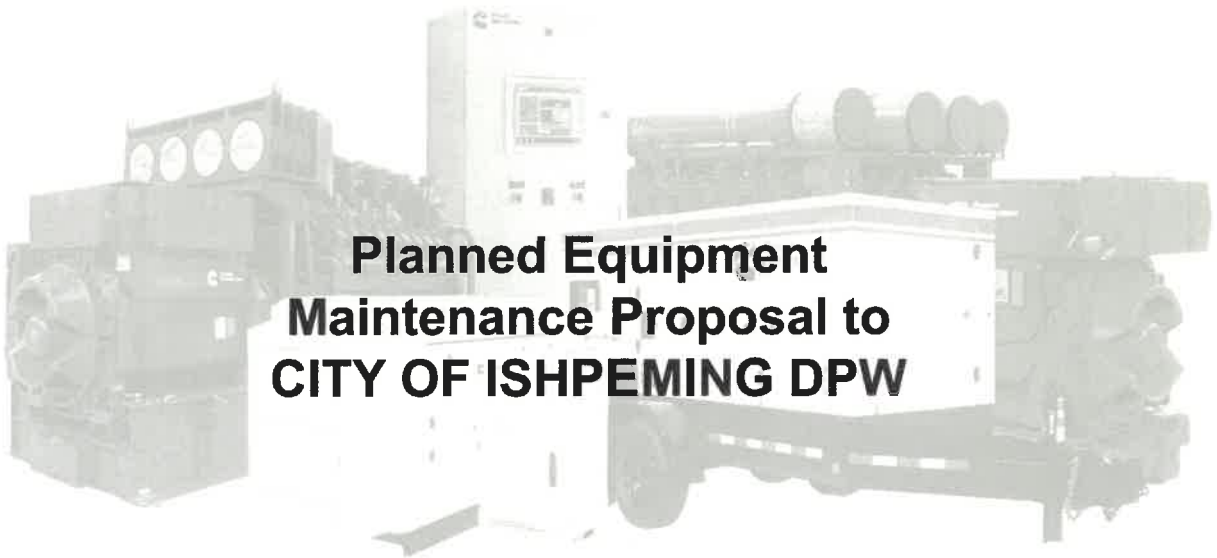
### **Public Availability**

To support transparency and program requirements, the City will make the Economic Development Strategy publicly available on the City of Ishpeming website. Posting the strategy online will allow residents, businesses, and potential investors to better understand the City's economic development priorities and initiatives.

*The City of Ishpeming is an equal opportunity provider/employer.  
Auxiliary aids and service are available upon request to individuals with disabilities*



11 (P)



**Planned Equipment  
Maintenance Proposal to  
CITY OF ISHPEMING DPW**



To the attention of: CITY OF ISHPEMING DPW

Cummins provides best in class products and related services worldwide with the highest quality in the industry. We service more than Cummins engines and generators, and we're pleased to offer you the following planned equipment maintenance proposal.

### **Cummins Available Planned Maintenance Services:**

Cummins offers the following services - based on your selected packages these may or may not be included:

**System Inspections:** Batteries, controls, fuel systems, cooling systems, intake and exhaust systems, controls and accessories, aftertreatment basic run testing included in all Inspection Services.

**Oil & Coolant Analysis:** Sampling, included in all Inspection + Services, provides an overall snapshot of the equipment condition.

**Planned Maintenance:** Clean filters and oil changes included in Full Service keeps your product ready to run.

**Load Bank Testing:** Prevents wet stacking in diesel engines. In all units load bank testing applies controlled load to the equipment to test for proper operation providing peace of mind.

**Transfer Switch & Switchgear:** Cummins takes care of your whole system.

**Cummins Branded Parts:** Maintenance always includes Cummins Genuine Parts where applicable.

**Warranty:** Best-in-Industry warranty is always included, with a variety of extended warranty options available on Cummins equipment.

**Digital Monitoring:** Cummins offers remote monitoring solutions for your products to ensure availability and minimize unexpected costs.

**Additional Available Services:** Winterization, oil extension programs, training and more can all be customized to your needs.

For additional information regarding Cummins available products and services, please contact your Sales Representative.

### **Pricing for Services:**

This 5 year proposal has been customized for your equipment and operations as described here:

<u>Customer Information:</u>	<u>Contact Information:</u>
CITY OF ISHPEMING DPW	Name:
100 E DIVISION ST, ISHPEMING, Michigan, 49849-2075	Phone Number:
Account Number:      194278	Cell:
	Email:



The package Custom Bundle includes the below services for this equipment:

<b>Site Information:</b>		<b>Equipment Information:</b>	
901 LAKESHORE DR Ishpeming, Michigan 49849 United States		<b>Manufacturer:</b>	Cummins Model
<b>Access:</b>	Standard	<b>Model:</b>	Cummins Model
<b>Access Notes:</b>	New Bell Hospital C25D6 sn: C250428126	<b>Engine Serial Number:</b>	
<b>Service Branch:</b>		<b>Genset Serial Number:</b>	C250428126
Cummins Sales & Service - De Pere WI		<b>ATS Serial Number:</b>	
939 LAWRENCE DR DE PERE, Wisconsin 54115-3964 United States		<b>Quantity:</b>	1
		<b>Install Date:</b>	
		<b>Warranty Expiration Date:</b>	

<u>Year 1</u>	<u>Service Type</u>	<u>Frequency</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>
	Inspection	Annually	1	258.00	258.00
	Full Service	Annually	1	566.98	566.98
<b>Year 1 Extended Total:</b>					824.98
<u>Year 2</u>	<u>Service Type</u>	<u>Frequency</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>
	Inspection	Annually	1	265.44	265.44
	Full Service	Annually	1	583.68	583.68
<b>Year 2 Extended Total:</b>					849.12
<u>Year 3</u>	<u>Service Type</u>	<u>Frequency</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>
	Inspection	Annually	1	272.88	272.88
	Full Service	Annually	1	600.40	600.40
	Group 34 - Maintenance Free	Once	1	223.49	223.49
<b>Year 3 Extended Total:</b>					1,096.77
<u>Year 4</u>	<u>Service Type</u>	<u>Frequency</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>
	Inspection	Annually	1	280.32	280.32
	Full Service	Annually	1	617.12	617.12
<b>Year 4 Extended Total:</b>					897.44
<u>Year 5</u>	<u>Service Type</u>	<u>Frequency</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>



	Inspection	Annually	1	290.24	290.24
	Full Service	Annually	1	639.40	639.40
	Load Bank Test - 90 Minutes	Once	1	739.54	739.54
				<b>Year 5 Extended Total:</b>	1,669.18

**Price of Services per Unit: USD 5,337.49**  
**Total Price of Services: USD 5,337.49**



The package Custom Bundle includes the below services for this equipment:

<u>Site Information:</u>		<u>Equipment Information:</u>			
1150 COUNRTY LN Ishpeming, Michigan 49849 United States		<b>Manufacturer:</b>	Cummins Model		
<b>Access:</b> Standard		<b>Model:</b>	Cummins Model		
<b>Access Notes:</b> Ace Camp C25D6 sn: C250428125		<b>Engine Serial Number:</b>			
<b>Service Branch:</b>		<b>Genset Serial Number:</b>	C250428125		
Cummins Sales & Service - De Pere WI		<b>ATS Serial Number:</b>			
939 LAWRENCE DR DE PERE, Wisconsin 54115-3964 United States		<b>Quantity:</b>	1		
		<b>Install Date:</b>			
		<b>Warranty Expiration Date:</b>			
<u>Year 1</u>	<u>Service Type</u>	<u>Frequency</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>
	Inspection	Annually	1	258.00	258.00
	Full Service	Annually	1	566.98	566.98
				<b>Year 1 Extended Total:</b>	824.98
<u>Year 2</u>	<u>Service Type</u>	<u>Frequency</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>
	Inspection	Annually	1	265.44	265.44
	Full Service	Annually	1	583.68	583.68
				<b>Year 2 Extended Total:</b>	849.12
<u>Year 3</u>	<u>Service Type</u>	<u>Frequency</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>
	Inspection	Annually	1	272.88	272.88
	Full Service	Annually	1	600.40	600.40
	Group 34 - Maintenance Free	Once	1	223.49	223.49
				<b>Year 3 Extended Total:</b>	1,096.77
<u>Year 4</u>	<u>Service Type</u>	<u>Frequency</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>
	Inspection	Annually	1	280.32	280.32
	Full Service	Annually	1	617.12	617.12
				<b>Year 4 Extended Total:</b>	897.44
<u>Year 5</u>	<u>Service Type</u>	<u>Frequency</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>



	Inspection	Annually	1	290.24	290.24
	Full Service	Annually	1	639.40	639.40
	Load Bank Test - 90 Minutes	Once	1	739.54	739.54
				<b>Year 5 Extended Total:</b>	1,669.18

**Price of Services per Unit: USD 5,337.49**  
**Total Price of Services: USD 5,337.49**



The package Custom Bundle includes the below services for this equipment:

<u>Site Information:</u>			<u>Equipment Information:</u>		
1150 COUNTRY LN Ishpeming, Michigan 49849 United States			<b>Manufacturer:</b>	Cummins Model	
<b>Access:</b>	Standard		<b>Model:</b>	Cummins Model	
<b>Access Notes:</b>	Cinema C20D6 sn: L240400690		<b>Engine Serial Number:</b>		
<b>Service Branch:</b>	Cummins Sales & Service - De Pere WI		<b>Genset Serial Number:</b>	L240400690	
939 LAWRENCE DR DE PERE, Wisconsin 54115-3964 United States			<b>ATS Serial Number:</b>		
			<b>Quantity:</b>	1	
			<b>Install Date:</b>		
			<b>Warranty Expiration Date:</b>		
<u>Year 1</u>	<u>Service Type</u>	<u>Frequency</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>
	Inspection	Annually	1	258.00	258.00
	Full Service	Annually	1	529.70	529.70
				<b>Year 1 Extended Total:</b>	787.70
<u>Year 2</u>	<u>Service Type</u>	<u>Frequency</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>
	Inspection	Annually	1	265.44	265.44
	Full Service	Annually	1	545.29	545.29
				<b>Year 2 Extended Total:</b>	810.73
<u>Year 3</u>	<u>Service Type</u>	<u>Frequency</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>
	Inspection	Annually	1	272.88	272.88
	Full Service	Annually	1	560.88	560.88
	Group 34 - Maintenance Free	Once	1	223.49	223.49
				<b>Year 3 Extended Total:</b>	1,057.25
<u>Year 4</u>	<u>Service Type</u>	<u>Frequency</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>
	Inspection	Annually	1	280.32	280.32
	Full Service	Annually	1	576.48	576.48
				<b>Year 4 Extended Total:</b>	856.80
<u>Year 5</u>	<u>Service Type</u>	<u>Frequency</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>



	Inspection	Annually	1	290.24	290.24
	Full Service	Annually	1	597.27	597.27
	Load Bank Test - 90 Minutes	Once	1	739.54	739.54
				<b>Year 5 Extended Total:</b>	1,627.05

**Price of Services per Unit: USD 5,139.53**  
**Total Price of Services: USD 5,139.53**



The package Custom Bundle includes the below services for this equipment:

<b>Site Information:</b>			<b>Equipment Information:</b>		
765 PARK STREET Ishpeming, Michigan 49849 United States			<b>Manufacturer:</b>	Cummins Model	
<b>Access:</b>	Standard		<b>Model:</b>	Cummins Model	
<b>Access Notes:</b>	Park C25D6 sn: C250428124		<b>Engine Serial Number:</b>		
<b>Service Branch:</b>	Cummins Sales & Service - De Pere WI		<b>Genset Serial Number:</b>	C250428124	
939 LAWRENCE DR DE PERE, Wisconsin 54115-3964 United States			<b>ATS Serial Number:</b>		
			<b>Quantity:</b>	1	
			<b>Install Date:</b>		
			<b>Warranty Expiration Date:</b>		

<u>Year 1</u>	<u>Service Type</u>	<u>Frequency</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>
	Inspection	Annually	1	258.00	258.00
	Full Service	Annually	1	566.98	566.98
<b>Year 1 Extended Total:</b>					824.98
<u>Year 2</u>	<u>Service Type</u>	<u>Frequency</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>
	Inspection	Annually	1	265.44	265.44
	Full Service	Annually	1	583.68	583.68
<b>Year 2 Extended Total:</b>					849.12
<u>Year 3</u>	<u>Service Type</u>	<u>Frequency</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>
	Inspection	Annually	1	272.88	272.88
	Full Service	Annually	1	600.40	600.40
	Group 34 - Maintenance Free	Once	1	223.49	223.49
<b>Year 3 Extended Total:</b>					1,096.77
<u>Year 4</u>	<u>Service Type</u>	<u>Frequency</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>
	Inspection	Annually	1	280.32	280.32
	Full Service	Annually	1	617.12	617.12
<b>Year 4 Extended Total:</b>					897.44
<u>Year 5</u>	<u>Service Type</u>	<u>Frequency</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>



	Inspection	Annually	1	290.24	290.24
	Full Service	Annually	1	639.40	639.40
	Load Bank Test - 90 Minutes	Once	1	739.54	739.54
				<b>Year 5 Extended Total:</b>	1,669.18

**Price of Services per Unit: USD 5,337.49**  
**Total Price of Services: USD 5,337.49**

<b>Year 1 Extended Total:</b>	USD 3,262.64
<b>Year 2 Extended Total:</b>	USD 3,358.09
<b>Year 3 Extended Total:</b>	USD 4,347.56
<b>Year 4 Extended Total:</b>	USD 3,549.12
<b>Year 5 Extended Total:</b>	USD 6,634.59
<b>Extended Total Agreement - PreTax:</b>	USD 21,152.00

**Notes:**

**Anything not specifically addressed above is not included.**

**Customer Responsibilities:**

The Customer is responsible for operating the maintained equipment and shall perform all checks as described in the Operation and Maintenance Manual.

**Proposal Considerations:**

1. All work is planned from Monday to Friday on normal Business working hours – 8:00am to 5:00pm. Additional and off-hours work and billable amounts not listed in the above scope of work shall be based on current calendar year rates.
2. All pricing above is stated excluding any and all taxes.
3. This quotation is open for acceptance for 60 days after which both price and service delivery period will be subject to confirmation prior to acceptance of proposal.
4. This quotation assumes a 3.00% rate increase will be applied each year.
5. This proposal is offered in U.S. Dollar.
6. Payment terms for this quote are Pay as you go.
7. CUSTOMER CAN CANCEL AGREEMENT AT ANY TIME AT ZERO COST

This maintenance proposal is expressly conditioned upon acceptance of the <https://www.cummins.com/regional-terms-and-conditions/powercare> of Cummins' Maintenance Agreement.

I appreciate your interest in working with Cummins and I thank you for your business. If you need any further assistance or clarification, please do not hesitate to contact me.



To accept this quotation as provided, please return a signed copy of this form or contact me for an electronically signable version.

Sincerely,

Michael Obermann  
Senior PEM Sales Executive - PG  
mg270@cummins.com  
www.cummins.com

Please return signed agreement to: mg270@cummins.com

Seller hereby agrees to sell to Buyer, and Buyer hereby agrees to buy from Seller. The foregoing product/ services upon the terms and condition set forth in the "Planned Equipment Maintenance Agreement Terms and Conditions" attached here to which are hereby incorporated here in reference.

**Customer Approval ( Quote ID Q-421664 )**

**Approval Cummins Sales & Service - De Pere WI**

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

# Generator Planned Equipment Maintenance INSPECTION



INTERVALS AVAILABLE: WEEKLY, MONTHLY, QUARTERLY, SEMI-ANNUALLY OR ANNUALLY

## BATTERIES AND BATTERY CHARGER

- Visually inspect battery terminal connections
- Verify electrolyte level, vent caps of all cells in the starting battery system
- Visually inspect wiring, connections and insulation
- Record battery charging functions
- Record battery information
- Record battery condition test

## FUEL SYSTEM

- Visually inspect ignition system (Natural Gas and Propane Only)
- Record primary tank fuel level
- Inspect engine fuel system for leaks
- Visually inspect all engine fuel hoses, clamps, pipes, components and fittings
- Visually inspect rupture/ containment basin
- Inspect day tank and controls (if applicable)
- Optional - fuel sample for laboratory analysis\*

## COOLING SYSTEM

- Record coolant level
- Visually inspect for coolant leaks
- Visually inspect drive belts condition
- Verify for proper coolant heater operation
- Record jacket water temperature
- Visually inspect fan, water pump, drives and pulleys
- Visually inspect all coolant hoses, clamps and connections
- Visually inspect radiator condition
- Visually inspect louver for damage
- Visually inspect fan hub and drive pulley for mechanical damage
- Record freeze point of antifreeze protection
- Record DCA level prior to changing coolant filter
- Optional - Coolant sample for laboratory analysis\*

## LUBRICATION SYSTEM

- Visually inspect engine oil leaks
- Visually inspect engine oil lines and connections
- Record oil level
- Optional - Oil sample for laboratory analysis\*

## GENSET CONTROLS AND ACCESSORIES

- Visually inspect all engine mounted wiring, senders and devices
- Visually inspect all control mounted components and wiring
- Verify all connecting plugs are tightened and in a good condition
- Visually inspect all accessory components and wiring
- Visually inspect and test lighting indicators

## INTAKE AND EXHAUST SYSTEMS

- Visually inspect air filter and housing
- Visually inspect all engine piping and connections
- Record air cleaner restriction
- Visually inspect engine exhaust system for leaks
- Visually inspect rain cap
- Optional – Air filter replacement\*
- Optional - Clean crankcase breather or replace filters\*

## GENERAL CONDITIONS

- Visually inspect governor linkage and oil level
- Visually inspect guards
- Visually inspect enclosure
- Visually inspect engine and generator mounts
- Verify emergency stop operation

## TRANSFER SWITCH

- Visually inspect controls and time delay settings
- Verify function of exercise clock and record settings from controller
- Verify remote start control operation
- Record utility / source one voltage

## AFTERTREATMENT (Upon request)

- Verify DEF level
- Record DPF restriction
- Visually inspect aftertreatment and controls

## SWITCHGEAR (Upon Request)

- Inspection and Full Service quote available upon request.

## FULL SERVICE

INCLUDES INSPECTION

### OPERATIONAL & FUNCTIONAL REVIEW OF GENERATOR CRITICAL COMPONENTS

- Inspect engine cooling fan & fan drives for excessive wear or shaft wobble
- Check all pulleys, belt tensioners, slack adjusters & idler pulleys for travel, wear & overall condition
- Inspect / lubricate drive bearings, gear or belt drives, and other shaft connecting hardware

### LUBRICATION OIL & FILTRATION SERVICE

- Change engine oil
- Change oil, fuel and water filters
- Post lube services operations of genset (unloaded) at rated temperature

\* Additional Charge

Any additional repairs, parts, or service which are required will be brought to the attention of the owner. Repairs will only be made after proper authorization from the owner is given to Cummins. Any additional repairs, maintenance or service performed by Cummins or a Planned Equipment Maintenance Agreement holder will be at current Cummins labor rates.

Arc flash boundary and available incident energy shall be identified and marked on equipment being serviced or maintained.

11(g)

# City of Ishpeming 03/18/2026 City Council Regular Meeting

## 11.g Planning Commission Recommendation for: Wabash Heights/ Malton Rd. Location Housing Development

On 03/02/2026 a Public Input Presentation section was included in the scheduled City of Ishpeming Planning Commission Regular Meeting Agenda. At this meeting the location to the east of Wabash Heights was discussed as a site for future housing development. This included the possibility of a road connecting the neighborhood located at Wabash St. and Malton Road. The prospective location is within City-owned parcels 52-51-702-007-00 and 52-51-702-010-00.

Sketches were provided to have a general idea of potential lots and road options. The lots included demonstrate minimum zoning standards for the SR (Single Residential) District measuring 75' x 100'. The connection/thru-road road would be a continuation of the access lot measuring sixty (60') feet wide.

See sketch below:

**WABASH HEIGHTS EXT. DEVELOPMNT.  
B. ROUTHIER CONCEPT 1  
DATED: 02/11/2026  
LOCATION:  
S. PART OF 52-51-702-007-00  
N. PART OF 52-51-702-010-00  
PROVIDED BY: ANDREW DUERFELDT**



**DIAGRAM:  
OPTIONAL LAYOUT  
BR. 1.  
(SR)**



After discussion it was agreed to modify the above sketch (*B. Routhier Concept 1*) to exclude the thru-road and to utilize a cul-de-sac that would not connect to Malton Road. The recommendation provided to City Council is the proposed sketch shown above with the NE section of the thru-road converted to a cul-de-sac.

The intent of the recommendation and sketch is to propose development to City Council and demonstrate options that will adhere to current zoning standards. Different design options are available to prospective developers with adherence to the *City of Ishpeming Zoning Ordinance #8-100*.

For more detailed information please refer to the attached items. Please reach out to the Planning and Zoning Office with any further inquiries.

Sincerely,



---

Andrew Duerfeldt  
Planning and Zoning Administrator



### Property Address

---

-  
-, MI, -



### Owner Address

---

CITY OF ISHPEMING

-  
100 E DIVISION ST

---

**Unit:** 52-51  
**Unit Name:** CITY OF ISHPEMING

---

**General Information for 2025 Tax Year**

---

**Parcel Number:** 52-51-702-007-00  
**Property Class:** 202  
**Class Name:** COMMERCIAL VACANT  
**School Dist Code:** 52180  
**School Dist Name:** ISHPEMING PUBLIC

**PRE 2024:** 0%  
**PRE 2025:** 0%

---

**Assessed Value:** \$0  
**Taxable Value:** \$0  
**State Equalized Value:** \$0

---

**Prev Year Info**

---

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2024	\$0	\$0	\$0
2023	\$0	\$0	\$0

---

**Land Information**

---

**Acreage:** 17

Zoning:

MI

---

### Tax Description

---

SEC 2 T47N R27W SW 1/4 OF NW 1/4 EXC A PART OF W 1/2 OF NW 1/4 BEG 1445.19' S OF NE COR THEREOF TH S 550.45' TH W 487.2' TH N'LY ALG MALTON RD 889.55' TH S50DEG15'E 37.89' TH S14DEG06'E 88.41' TH S22DEG40'E 114.42' TH S48DEG39'E 64.12' TH E 340.5' TO POB & EXC LOTS PLATTED IN WABASH HEIGHTS & EXC TH E 375' OF W 625' OF N 450' OF S 1035' THEROF.

### Sales Information

---

Sale Date: 03-31-2003

Sale Price: 0

Instrument: WD

Grantor:

Grantee:

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 0452:1255

### Building Information

---

No Records Found

### Delinquent Tax Information

---

\*DOES NOT include unpaid taxes on PERSONAL PROPERTY

No Records Found

---

#### Application Use:

This map is neither a legally recorded map nor a survey and is not intended to be used as such. The information on Marquette County websites, are distributed and transmitted 'as is' without warranties of any kind, either expressed or implied, including without limitations, warranties of title or implied warranties of merchantability or fitness for a particular purpose. Marquette County does not guarantee the accuracy, timeliness, or completeness of the information on this website.

#### GIS/Mapping:

The Geographic Information System (GIS) made available through this website is developed and maintained by Marquette County. Use of materials and information constitutes acceptance of all disclaimers associated with these websites. GIS data is not the official record of the County. This data is made available for information purposes only!



### Property Address

---

-  
-, MI, -



### Owner Address

---

CITY OF ISHPEMING

-  
100 E DIVISION ST

---

**Unit:** 52-51  
**Unit Name:** CITY OF ISHPEMING

**General Information for 2025 Tax Year**

---

**Parcel Number:** 52-51-702-010-00  
**Property Class:** 202  
**Class Name:** COMMERCIAL VACANT  
**School Dist Code:** 52180  
**School Dist Name:** ISHPEMING PUBLIC

**PRE 2024:** 0%  
**PRE 2025:** 0%

---

**Assessed Value:** \$0  
**Taxable Value:** \$0  
**State Equalized Value:** \$0

**Prev Year Info**

---

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2024	\$0	\$0	\$0
2023	\$0	\$0	\$0

**Land Information**

---

**Acreage:** 28.81

Zoning:

MI

---

## Tax Description

SEC 2 T47N R27W 30 A NW 1/4 OF SW 1/4 EXCEPT THAT PART OCCUPIED BY THE PLAT OF WABASH HEIGHTS & THE ASSESSOR'S PLAT OF EAST NEW YORK ST. EXC PT BEG AT THE SE COR OF LOT 6 OF ASSESSORS PLAT OF NEW YORK ST TH N 87DEG43' E 147.58' TH N 105.33' TH W 110.11 TH S 10DEG12'E 59.23' TH S42DEG60' W 32.6' TO POB. ALSO EXC TH S 250' OF THE E 309' M/L THERE OF.

---

## Sales Information

Sale Date: 03-31-2003

Sale Price: 0

Instrument: WD

Grantor:

Grantee:

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 0452:1255

---

## Building Information

No Records Found

---

## Delinquent Tax Information

\*DOES NOT include unpaid taxes on PERSONAL PROPERTY

No Records Found

---

### Application Use:

This map is neither a legally recorded map nor a survey and is not intended to be used as such. The information on Marquette County websites, are distributed and transmitted 'as is' without warranties of any kind, either expressed or implied, including without limitations, warranties of title or implied warranties of merchantability or fitness for a particular purpose. Marquette County does not guarantee the accuracy, timeliness, or completeness of the information on this website.

### GIS/Mapping:

The Geographic Information System (GIS) made available through this website is developed and maintained by Marquette County. Use of materials and information constitutes acceptance of all disclaimers associated with these websites. GIS data is not the official record of the County. This data is made available for information purposes only!

**ASH HEIGHTS EXT. DEVELOPMNT.**

**PROPOSED GENERAL DIMENSIONS**

DATE: 02/06/2026

PREPARED BY:

PROJECT OF 52-51-702-007-00

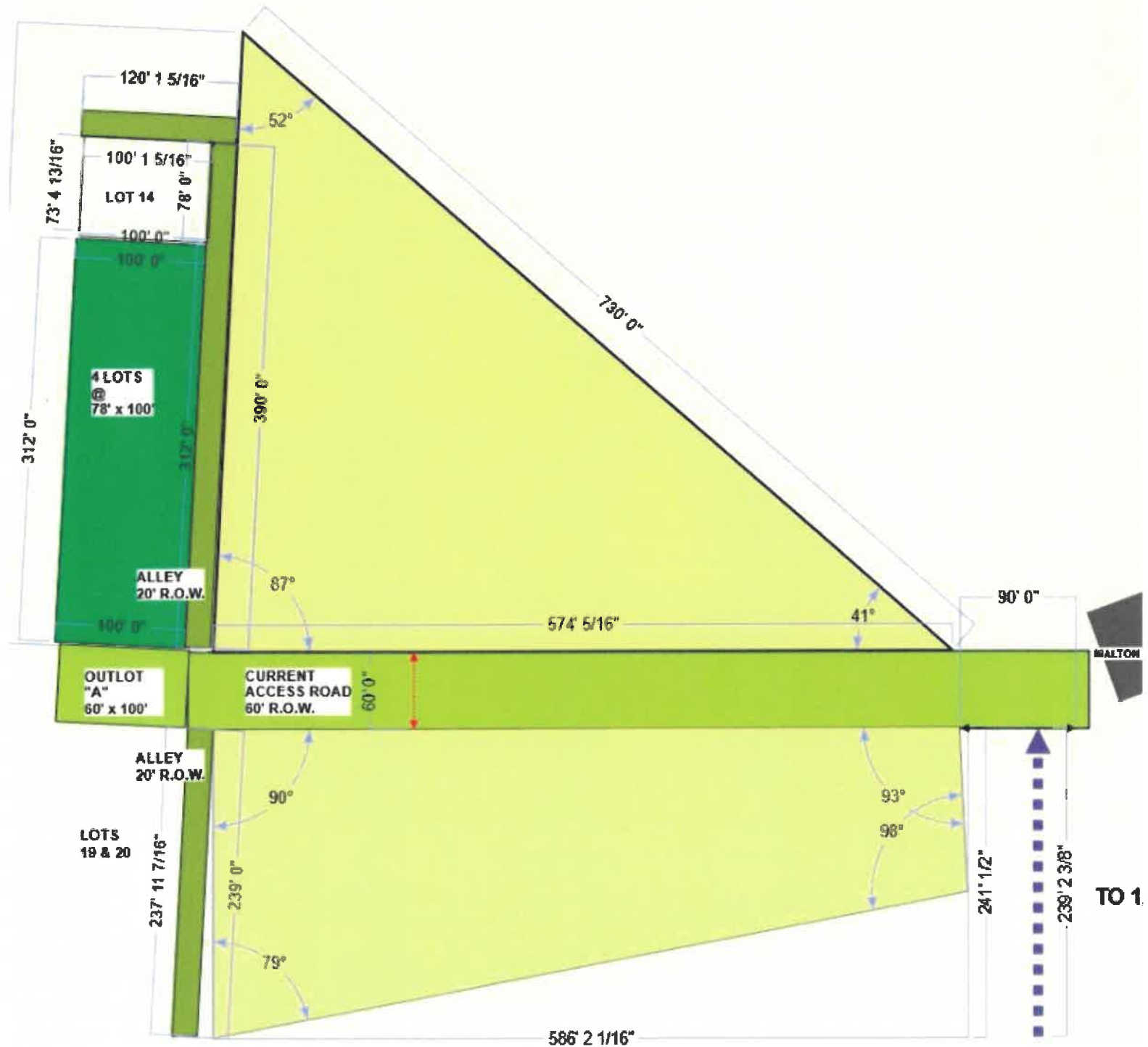
PROJECT OF 52-51-702-010-00

PREPARED BY: ANDREW DUERFELDT



PROPOSED:

**PROPOSED GENERAL DIMENSIONS**



**NABASH HEIGHTS EXT. DEVELOPMNT.**

**3. ROUTHIER CONCEPT 1**

**DATED: 02/11/2026**

**LOCATION:**

**S. PART OF 52-51-702-007-00**

**N. PART OF 52-51-702-010-00**

**PROVIDED BY: ANDREW DUERFELDT**



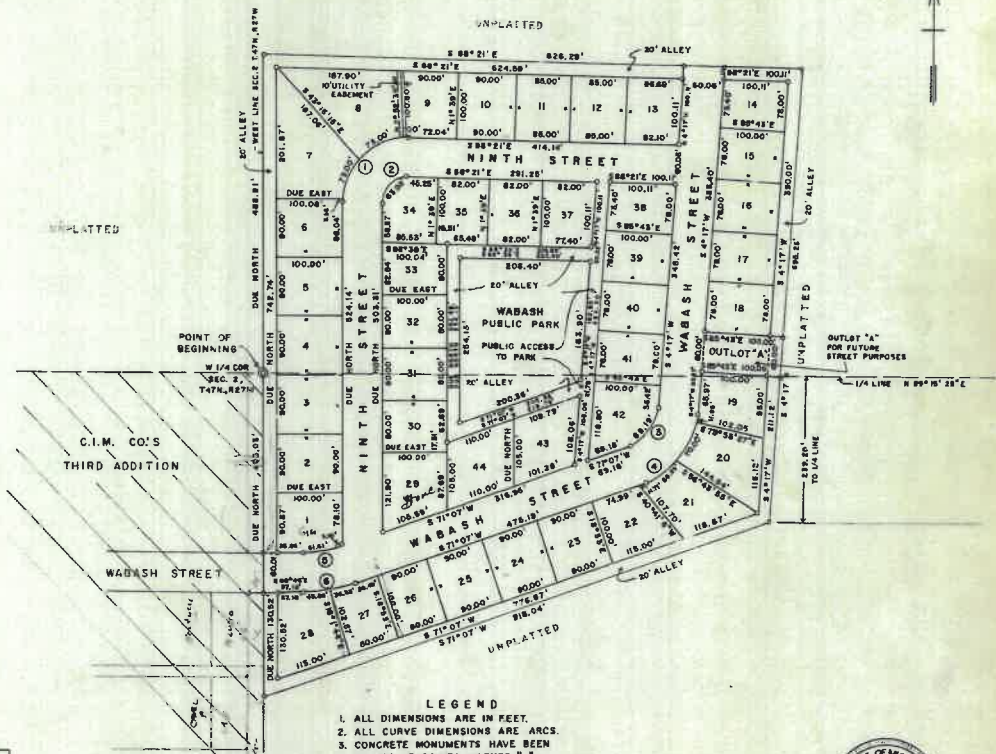
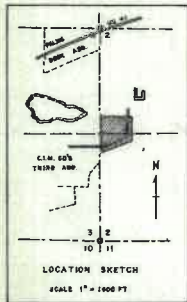
**DIAGRAM:  
OPTIONAL LAYOUT  
3R.1.  
(SR)**



# WABASH HEIGHTS SUBDIVISION

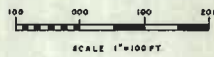
PART OF SW 1/4 OF NW 1/4 AND PART OF NW 1/4 OF SW 1/4  
OF SECTION 2, T.47N., R.27W.

CITY OF ISHPEMING, MARQUETTE COUNTY, MICHIGAN



CURVE DATA					
CURVE	RADIUS	CENTRAL ANGLE	LONG CHD. BEAR.	LONG CHD. DIST.	ARC LENGTH
1	100.79'	91° 39'	N40° 49' 30" E	143.44'	159.96'
2	40.00'	91° 39'	N45° 49' 30" E	57.39'	63.98'
3	60.00'	66° 50'	N37° 42' E	66.08'	69.99'
4	120.00'	66° 50'	N37° 42' E	132.17'	139.97'
5	200.00'	17° 39'	N79° 56' 20" E	61.36'	81.81'
6	260.00'	17° 39'	N79° 56' 20" E	79.77'	80.09'

- LEGEND**
1. ALL DIMENSIONS ARE IN FEET.
  2. ALL CURVE DIMENSIONS ARE ARCS.
  3. CONCRETE MONUMENTS HAVE BEEN PLACED AT POINTS MARKED " "
  4. LOT CORNERS HAVE BEEN MARKED WITH 1/2" REINFORCING STEEL PINS, 18" LONG.
  5. BEARINGS WERE ESTABLISHED FROM THE CLEVELAND IRON MINING COMPANY'S THIRD ADDITION TO THE CITY OF ISHPEMING, LIBER 3 OF PLATS ON PAGE 22



**CITY OF ISHPEMING PLANNING COMMISSION  
MEETING MINUTES  
Monday, March 2, 2026**

**A. CALL TO ORDER**

The regular meeting of the Ishpeming Planning Commission was called to order in the Council Chambers at City Hall by Chairperson Brooke Routhier at 6:32 p.m. on Monday, March 2, 2026.

**B. ROLL CALL**

Present: Brooke Routhier, Cory Richards, Stefanie Vargas, Mike Elliott, Matt Loos, Ben Argall, and Todd Prillwitz. (7). Absent: Dax Richer (1). Vacant seats (1). Also, present was Andrew Duerfeldt, Zoning Administrator (ZA).

**C. PUBLIC COMMENT** – There was none.

**D. APPROVAL OF AGENDA**

A motion was made by Member Argall seconded by Member Loos and carried unanimously to add item 6 under new business Meeting Time and approve the agenda as amended.

**E. PREVIOUS MEETING MINUTES**

A motion was made by Member Elliott seconded by Member Vargas and carried unanimously to approve the February 2, 2026 meeting minutes as presented.

**F. PRESENTATIONS**

**1. Public Participation and Discussion of four (4) developable locations**

1. Malton Road/Wabash Heights
2. Pine Street
3. W. Empire Street/Canda Manor
4. Jasper/Hill Street

Member Routhier gave some background information on the Target Market Analysis which suggested additional housing stock in the City was needed along with refurbishment of some existing housing. The Planning Commission has been discussing affordable housing and have been researching potential sites for construction of new housing. Also discussed was the need for “in-fill” housing. She reviewed the four locations that have been looked at for housing and the Planning Commission was looking public input.

Raymond Olds, 1165 9<sup>th</sup> Street, expressed his concerns with traffic being diverted from the round-about to Wabash if Wabash was open to Malton Road. With no sidewalks in that location, this potential for increased traffic would be problem. He urged the Planning Commission to listen to the residents from the Wabash area. He also noted Malton Road was not paved to proper specifications for heavier traffic.

Jamie Giotto, 905 Wabash, expressed concerns with opening Wabash to Malton Road. There are a number of children in that area and there are no sidewalks which could be a problem; she suggested opening the road for development but utilize a cul-de-sac instead of making a through-road.

Ann Olds 1165 9<sup>th</sup> Street, thought it was a great idea to add a subdivision to that area; however, she was concerned with opening Wabash to Malton Road due to the potential of increased traffic through that area. There were no sidewalks in Wabash which was a concern. A cul-de-sac would be a better option.

Tamara Doney, 640 Park Streets, development of additional housing would be great for the school district; however, she would rather see new homes versus apartments. She would like to have more information on the proposals for each of the sites.

Antonio Adan, 832 N. Main, Executive Director of the Marquette County Landbank, discussed some of the recent housing developments by the Land Bank; he noted the demand was high for affordable housing and developers are

**CITY OF ISHPEMING PLANNING COMMISSION  
MEETING MINUTES  
Monday, March 2, 2026**

looking for sites. If a proposed site had infrastructure available, it would be a much more desirable location for a developer. He suggested the area by Wabash was a great location, but it could be considered for development without a through road.

Jenna Espinoza, 601 Ready Street, would like to see what potential development would look like on Jasper Street.

Member Routhier reminded everyone there was no developer at this point in time, this was just the beginning stages of consideration and review.

Discussion followed related to opening Wabash Street to Malton Road which would provide another access point into the City for Police and Fire, it was not for a quicker router; there was review of possible site plans for the Wabash/Malton Road area development; potential development on Pine Street; and potential multi-unit development for the W. Empire Street/Canda Street location.

Member Routhier asked members of the public to complete the questionnaire for the Planning Commission review.

**2. Public Participation/Input for Greenspace Topic**

Kevin Corkin, 604 N. Pine Street, and also a member of the Parks and Recreation Commission, advised there were 16 parks in Ishpeming and members of the Parks and Recreation Commission have been evaluating the parks and determining what parks should be maintained and what parks should be discontinued.

Discussion followed on protecting the various trails located in the City; developing a pocket park on the vacant lot on Canda Street; what green spaces should be left; and if there should be in-full housing in some of the vacant lots or if the lot should remain as green space. The Planning Commission would like to keep some green space and would like to ensure the trails throughout Ishpeming are protected.

Antonio Adan, Marquette County Land Bank, advised he has been working with zoning for the vacant lot on Third Street and what type of development could be placed on the parcel is still being researched.

**3. Public Participation/Input for Short-term/Vacation Rentals**

There was no public input for short-term/vacation rentals. The Planning Commission will schedule another public participation event to discuss these topics.

**G. PUBLIC HEARINGS** – There was none.

**H. NEW OR CONTINUING BUSINESS**

**1. Recommendation to City Council: Perform Wabash Heights/Malton Road Development**

Member Routhier explained the City Council was looking for a recommendation on housing development locations in the City.

Commissioners talked about Malton Road/Wabash Street; Pine Street; W. Empire Street/Canda Manor; Jasper Street/Hill Street; and also the various in-fill locations throughout the City. Discussions included opening Wabash Street to Malton Road versus designing a cul-de-sac in the proposed new subdivision; concerns with no sidewalks on Wabash Street; extending infrastructure to Malton Road; infrastructure being available at the Pine Street location.

Commissioners debated on if the number one site should be Wabash Street/Malton Road, Empire Street, or Pine Street. It was the consensus of members that Empire Street would be a good site for multi-housing development. Affordable housing would better located on Pine Street, but there was concern on the type of soils located on that site.

**CITY OF ISHPEMING PLANNING COMMISSION  
MEETING MINUTES  
Monday, March 2, 2026**

Also talked about were the various in-fill sites around the City which would be good sites for the Land Bank or Habitat for Humanity to develop.

If Wasbash/Malton Road was the primary site for development, a recommendation should also be made on the concept layout. Commissioners talked about a cul-de-sac instead of a through road to Malton Road.

A motion was made by Member Routhier, seconded by Member Richards to recommend to the City Council to consider housing development with the highest priority being Wabash Street/Malton Road; second Pine Street; third Empire Street/Canda Manor location; fourth would be in-fill lots; and fifth Jasper Street/Hill Street. In addition, a recommendation to utilize Concept 1 for the layout of a proposed development eliminating the through-road and consideration of a cul-de-sac. Motion passed 6-1 with Member Vargas voting nay.

Discussion followed on seeking a study of the Pine Street parcel to determine if this would be a good site for construction of affordable housing in the City.

A motion was made by Member Vargas, seconded by Member Argall and carried unanimously to recommend to the City Council to pursue studying the parcel on Pine Street for building feasibility and utility access.

2. Review – Master Plan Implementation Strategy: Housing and Neighborhoods

Ryan Soucy and Emily Bosch CUPPAD, briefly reviewed the draft Master Plan and the information included on housing development in the City.

There was discussion on the Master Plan Implementation Strategies and action items. During discussion, it was the consensus of the Commission to add to the housing and neighborhood section of the Implementation Strategy, item 7.1.1. the addition of reducing wall length to 16 feet instead of 20 feet.

Mr. Soucy advised he would need at least an hour at the next meeting to review the draft of the Master Plan, review the zoning and final land use map. In addition, he would like to hear the discussions on short-term rentals. He asked members to review the Master Plan and recommend any changes at the next meeting.

Member Routhier asked that the draft Master Plan be submitted to members for review at least one week before the meeting, so they could review to provide comments and/or additions.

3. Discuss: MSU Extension Educational Opportunities

Members Matt Loos, Stefani Vargas, and Todd Prillwitz requested City Clerk Cathy Smith sign them up for the Planning and Zoning Essentials virtual training on March 25 and 26.

4. Discuss: Conservation/Recreation District, Recreation Overlay

A motion was made by Member Loos, seconded by Member Elliott and carried unanimously to move this item to the next regular meeting in April.

5. Discuss: In-Fill Housing and Cooperation with Habitat for Humanity and Marquette County Land Bank

A motion was made by Member Loos, seconded by Member Elliott and carried unanimously to move this item to the next regular meeting in April.

6. Meeting time

After brief discussion on the start time for Planning Commission meetings, a motion was made by Member Elliott, seconded by Member Loos and carried unanimously to change the start time for meeting from 6:30 pm to 6:00 pm beginning in April.

**CITY OF ISHPEMING PLANNING COMMISSION  
MEETING MINUTES  
Monday, March 2, 2026**

**I. Old Business** – There was none.

**J. Correspondence** – There was none.

**K. Meeting Adjournment**

At 8:40 p.m., a motion was made by Member Elliott, seconded by Member Richards and carried unanimously to adjourn.

Prepared by:

\_\_\_\_\_  
Cathy Smith, City Clerk

\_\_\_\_\_  
Andrew Duerfeldt, Zoning Administrator

\_\_\_\_\_  
Dax Richer, Secretary

DRAFT

11(h)

## City of Ishpeming Statement of Explanation

### 1. Agenda Item Information

Agenda Item Title: Purchase of new patrol handguns

Department: Police Department

Prepared By: Chad Radabaugh

Date Submitted: 03/3/2026

---

### 2. Background & Purpose

Purpose / Background: Looking to replace our current department handguns. Our guns are over 12 years old, the recommended manufacturer replacement period for law enforcement patrol handguns is 8-10 years.

---

### 3. Fiscal Impact:

Per my CIP request on this years budget I am asking for \$13,500.00, However the quote I am asking to be approved is \$9,711.24, this includes guns, extra magazines, holsters, guns lights, practice and duty ammo.

Funding Source(s): PIF

---

### 4. Recommended Action & Alternatives

Alternatives Considered (Anticipate questions): 1: Not replace our duty handguns and stay with what we currently have.

Recommended Action: To approve the purchase and go with the quote from Kiesler Police Supply.

I have attached additional quotes 1. CMP (\$9,462.15) quoted an older model and does not include any ammo or extra magazines. 2. Glock armor (\$12,463.86)

---

### 5. Approval & Routing

Department Head Approval

(Name & Signature): Chief Chad Radabaugh



Date: 3-3-28

---

**6. Attachments / Exhibits**

11(6)

## City of Ishpeming Statement of Explanation

### 1. Agenda Item Information

Agenda Item Title: Front Office Clerk/Dispatcher

Department: Police Department

Prepared By: Chad Radabaugh

Date Submitted: 03/3/2026

---

### 2. Background & Purpose

Purpose / Background: Our Clerk/Dispatcher is retiring June 30, 2026. I am hoping to get approval to start the hiring process and a possible over hire of 1-2 months to help in training.

---

### 3. Fiscal Impact

Total Cost / Revenue Impact: The new hire would start at an hourly rate of \$24.88 and move up to \$25.63 on July 1, 2026 per the Police Officer Union that the PD clerk is currently in.

Funding Source(s): General Fund

---

### 4. Recommended Action & Alternatives

Alternatives Considered (Anticipate questions): 1: to not hire until after the retirement.

Recommended Action: To start the hiring process and have a min 1 month over hire.

---

### 5. Approval & Routing

Department Head Approval

(Name & Signature): Chief Chad Radabaugh



Date: 3-3-26

---

### 6. Attachments / Exhibits

## MERS Uniform 457 Supplemental Retirement Program Resolution



1134 Municipal Way Lansing, MI 48917 | 800.767.2308 | Fax 517.703.9706

www.mersofmich.com

This Resolution, together with the MERS 457(b) Supplemental Retirement Program Plan Document and the MERS 457 Supplemental Retirement Program Participation Agreement and any Addendum thereto, constitute the entire MERS 457 Deferred Compensation Plan Document.

**WHEREAS**, the Municipal Employees Retirement Act of 1984 (the “Act”), MCL 38.1536(2)(a) (MERS Plan Document (Section 71) authorizes the Municipal Employees’ Retirement Board (the “Board”) to “establish additional programs including but not limited to defined benefit, defined contribution, ancillary benefits, health and welfare benefits, and other postemployment benefit programs,” and on November 8, 2011, the Board adopted the MERS 457 Deferred Compensation Plan.

**WHEREAS**, this Uniform Resolution has been approved by the Board under the authority of Section 71, and the Board has authorized the MERS 457 Deferred Compensation Plan, which shall not be implemented unless in strict compliance with the terms and conditions of this Resolution.

**WHEREAS**, the Participating Employer, a participating “municipality” (as defined in the Act; MCL 38.1502b(2); Plan Document Section 2) or participating “court” (circuit, district or probate court as defined in the Act, MCL 38.1502a(4) – (6); Plan Document Section 2) within the State of Michigan has determined that in the interest of attracting and retaining qualified employees, it wishes to offer a deferred compensation plan;

**WHEREAS**, the Participating Employer has also determined that it wishes to encourage employees’ saving for retirement by offering salary reduction contributions;

**WHEREAS**, the Participating Employer has reviewed the MERS 457 Supplemental Retirement Program (“Plan”);

**WHEREAS**, the Participating Employer wishes to participate in the Plan to provide certain benefits to its employees, reduce overall administrative costs, and afford attractive investment opportunities;

**WHEREAS**, the Participating Employer is an Employer as defined in the Plan;

**WHEREAS**, concurrent with this Resolution, and as a continuing obligation, this Governing Body has completed and approved, and submitted to MERS and the Board documents necessary for adoption and implementation of the Plan; and

**WHEREAS**, the Governing Body for and on behalf of the Participating Employer is authorized by law to adopt this Resolution approving the Participation Agreement on behalf of the Participating Employer. In the event any alteration of the terms or conditions stated in this Resolution is made or occurs, it is expressly recognized that MERS and the Retirement Board, as sole trustee and fiduciary of the Plan and its trust reserves, and whose authority is nondelegable, shall have no obligation or duty to continue to administer (or to have administered) the MERS 457 Supplemental Retirement Program for the Participating Employer.

## MERS Uniform 457 Supplemental Retirement Program Resolution

---

**NOW, THEREFORE, BE IT RESOLVED** that the Governing Body adopts the MERS 457 Supplemental Retirement Program as provided below.

- I. The Participating Employer adopts the Plan for its Employees.
- II. The Participating Employer hereby adopts the terms of the Participation Agreement, which is attached hereto and made a part of this Resolution. The Participation Agreement sets forth the Employees to be covered by the Plan, the benefits to be provided by the Participating Employer under the Plan, and any conditions imposed by the Participating Employer with respect to, but not inconsistent with, the Plan. The Participating Employer reserves the right to amend its elections under the Participation Agreement, so long as the amendment is not inconsistent with the Plan or the Internal Revenue Code or other applicable law and is approved by the Board.
- III. The Participating Employer shall abide by the terms of the Plan, including amendments to the Plan made by the Board, all investment, administrative, and other service agreements of the Plan and the Trust, and all applicable provisions of the Internal Revenue Code and other applicable law.
- IV. The Participating Employer acknowledges that the Board is only responsible for the Plan and any other plans of the Employer administered by MERS and that the Board has no responsibility for other employee benefit plans maintained by the Employer that are not part of MERS.
- V. The Participating Employer accepts the administrative services to be provided by MERS and any services provided by a Service Manager as delegated by the Board. The Participating Employer acknowledges that fees will be imposed with respect to the services provided and that such fees may be deducted from the Participants' accounts.
- VI. The Participating Employer acknowledges that the Plan contains provisions for involuntary Plan termination.
- VII. The Participating Employer acknowledges that all assets held in connection with the Plan, including all contributions to the Plan, all property and rights acquired or purchased with such amounts and all income attributable to such amounts, property or rights shall be held in trust for the exclusive benefit of Participants and their Beneficiaries under the Plan. No part of the assets and income of the Plan shall be used for, or diverted to, purposes other than for the exclusive benefit of Participants and their Beneficiaries and for defraying reasonable expenses of the Plan. All amounts of compensation deferred pursuant to the Plan, all property and rights acquired or purchased with such amounts and all income attributable to such amounts, property or rights held as part of the Plan, shall be transferred to the Board to be held, managed, invested and distributed as part of the Trust Fund in accordance with the provisions of the Plan. All contributions to the Plan must be transferred by the Participating Employer to the Trust Fund. All benefits under the Plan shall be distributed solely from the Trust Fund pursuant to the Plan.

# MERS Uniform 457 Supplemental Retirement Program Resolution

---

- VIII. This Resolution and the Participation Agreement shall be submitted to the Board for its approval. The Board shall determine whether the Resolution complies with the Plan, and, if it does, shall provide appropriate forms to the Participating Employer to implement participation in the Plan. The Board may refuse to approve a Participation Agreement by an Employer that does not possess State statutory authority to participate in the Plan. The Governing Body hereby acknowledges that it is responsible to assure that this Resolution and the Participation Agreement are adopted and executed in accordance with the requirements of applicable law.

**BE IT FINALLY RESOLVED:** This Resolution shall have no legal effect under the Plan until a certified copy of this adopting Resolution is filed with MERS, and MERS determines that all necessary requirements under the 457 Supplemental Retirement Program Plan and Trust, the Participation Agreement, and this Resolution have been met. All dates for implementation of the Plan shall be determined by MERS from the date of filing with MERS of this Resolution in proper form and content. Upon MERS determination that all necessary documents have been submitted to MERS, MERS shall record its formal approval upon this Resolution, and return a copy to the Employer.

In the event an amendatory Resolution or other action by the municipality is required, such Resolution or action shall be deemed effective as of the date of the initial Resolution or action where concurred by this Governing Body and MERS (and a third-party administrator, if applicable and necessary). The terms and conditions of this Resolution supersede and stand in place of any prior resolution, and its terms are controlling.

I hereby certify that the above is a true copy of a Resolution adopted at the official meeting held on

\_\_\_\_\_, 20\_\_\_\_. \_\_\_\_\_  
(Signature of authorized official)

Printed name: Randy Sholz Position title: City Manager  
(Authorized Official - printed) (Authorized Official - position)

Municipality name: City of Ishpeming

**Received and Approved by the Municipal Employees' Retirement System of Michigan**

Dated: \_\_\_\_\_, 20\_\_\_\_ \_\_\_\_\_  
(Authorized MERS signatory)

# MERS 457 Participation Agreement



1134 Municipal Way Lansing, MI 48917 | 800.767.6377

merso.fmich.com

## I. EMPLOYER INFORMATION

Municipality Name: City of Ishpeming

Municipality Address:

Street: 100 E Division St

City: Ishpeming MI Zip: 49849

Municipality Phone: (906)485-1091 Municipality Number: 5204

Plan Number: \_\_\_\_\_ Reporting Unit: 01

Payroll Frequency:

If **Other** is selected, provide details here: \_\_\_\_\_

## II. EFFECTIVE DATE

New Plan  
Effective Date: 05/01/2026

Amended Plan  
This agreement is a substitution and amendment of an existing MERS 457 Program.

*Note:* This agreement only reflects changes to the plan.

Effective Date: \_\_\_\_\_

## III. PLAN ELIGIBILITY

Only Employees as defined in the Program may be covered by this Participation Agreement. Subject to other conditions in the Program, this Agreement, and Addendum (if applicable), the following Employees are eligible to participate in the Program:

Eligible Employees (examples: Full-Time, Clerical, Union Employees participating in XXXX Union):

Full Time Employees

This plan will be named: City of Ishpeming 457

### Probationary Period

No probationary period

Contributions will begin after the probationary period has been satisfied. Probationary periods are allowed in one-month increments, no longer than 12 months. Participant wages must be reported to MERS from the time of hire, including during the probationary period.

Probationary months: \_\_\_\_\_

**IV. CONTRIBUTIONS**

**1. Definition of Compensation**

This must be used when determining both employer and employee contributions. Select one option below.

- Base Wages
- Box 1 Wages of W-2
- Gross Wages
- Box 5 Medicare Wages of W-2
- Custom Definition. If selected, you must submit a [Custom Definition of Compensation Addendum \(MD-008\)](#)

**2. Employee Contributions**

The Program allows for both pre-tax and Roth deferrals. Participants can increase, decrease, or stop contributing at any time, subject to IRS limits and requirements, through their online account access.

**3. Automatic Enrollment**

- No – If No, skip to question 4.
- Yes – If Yes, complete 3.1-3.2 below.

**3.1 Covered Employees**

The following eligible employees are covered employees (check one):

- Only employees hired, rehired, or promoted into a position covered by the MERS 457 Program on or after the effective date of this agreement will be automatically enrolled in the Program.
- Employees currently employed, hired, rehired, or promoted into a position covered by the MERS 457 Program on or after the effective date of this agreement will be enrolled, regardless of their date of hire.

**3.2 Automatic Enrollment Contribution**

Participant’s pre-tax contribution per payroll will be:

- \$ \_\_\_\_\_ or  \_\_\_\_%

**3.3 Automatic Escalation Schedule**

This contribution will be increased annually each January 1 by the **Annual Increase** up to the **Maximum Escalation** amount as defined below.

**Annual Increase:** \_\_\_\_\_ % or \$ \_\_\_\_\_

**Maximum Escalation:** \_\_\_\_\_ % or \$ \_\_\_\_\_

Automatic Enrollment / Automatic Escalation can only be added to an existing plan as of the first day of the Employer’s Plan year and after a 30 day notice is provided to employees. Contributions are withheld and reported on a pre-tax basis according to the contribution schedule selected in this Agreement and will continue until the covered employee affirmatively elects otherwise or has a severance from employment.

Employers are responsible for notifying employees of their right to opt out of participation at the time of eligibility and allow up to 90 days for the Opt Out and Refund Form to be returned.

## 4. Employer Contributions

Employer Contribution shall be permitted:

No

Yes – If Yes, contributions are outlined in the [Contribution Addendum for MERS 457 \(MD-470b\)](#).

## V. LOANS

Loans are permitted:

No

Yes – If Yes, your signature on this document confirms you have received and reviewed the [Defined Contributions & 457 Loan Addendum \(MD-071\)](#). Also, the election of loans for any division automatically applies to all divisions of your 457 Plan.

## VI. APPOINTING MERS AS THE PLAN ADMINISTRATOR

The Employer hereby agrees to the provisions of this MERS 457 Participation Agreement and appoints MERS as the Plan Administrator pursuant to the terms and conditions of the Plan. The Employer also agrees that in the event of any conflict between the MERS Plan Document and the MERS 457 Participation Agreement, the provisions of the Plan Document control.

## VII. MODIFICATION OF THE TERMS OF THE ADOPTION AGREEMENT

If the Employer desires to amend any of its elections contained in this Adoption Agreement, including attachments, the Governing Body or Chief Judge, by resolution or official action accepted by MERS, must adopt a new Adoption Agreement. The amendment of this Agreement is not effective until approved by MERS.

## VIII. ENFORCEMENT

1. This Participation Agreement may be terminated only in accordance with the MERS 457 Plan Document.
2. The Employer hereby agrees to be bound by the MERS 457 Plan Document and all policies adopted by the Board as applicable to the MERS 457 Plan, as these may be amended from time to time.
3. The employer hereby acknowledges it understands that failure to properly fill out this Participation Agreement may result in the ineligibility of the program.

**IX. EXECUTION**

**Authorized Designee of Governing Body of Municipality or Chief Judge of Court**

This Adoption Agreement is hereby approved by (municipality/court):

City of Ishpeming \_\_\_\_\_

Dated (DD/MM/YYYY): \_\_\_\_\_

Authorized signature: \_\_\_\_\_

Name (printed): Randy Scholz \_\_\_\_\_

Title: City Manager \_\_\_\_\_

**Approved by the Municipal Employees' Retirement System of Michigan**

Dated (DD/MM/YYYY): \_\_\_\_\_

Authorized MERS Signature: \_\_\_\_\_



Charitable Gaming Division  
 Box 30023, Lansing, MI 48909  
 OVERNIGHT DELIVERY:  
 101 E. Hilsdale, Lansing MI 48933  
 (517) 335-5780  
 www.michigan.gov/cg

11(1)

RESOLUTION #6-2026

**LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSES**  
 (Required by MCL 432.103(K)(ii))

At a regular meeting of the Ishpeming City Council  
REGULAR OR SPECIAL TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD

called to order by Mayor Pat Seanlon on 3/18/26  
DATE

at 6:00 a.m./p.m. the following resolution was offered:  
TIME

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_

that the request from Bell Auxiliary of Ishpeming  
NAME OF ORGANIZATION CITY

county of Marquette, asking that they be recognized as a  
COUNTY NAME

nonprofit organization operating in the community for the purpose of obtaining charitable

gaming licenses, be considered for \_\_\_\_\_  
APPROVAL/DISAPPROVAL

APPROVAL	DISAPPROVAL
Yeas: _____	Yeas: _____
Nays: _____	Nays: _____
Absent: _____	Absent: _____

I hereby certify that the foregoing is a true and complete copy of a resolution offered and  
 adopted by the Ishpeming City Council at a regular  
TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD REGULAR OR SPECIAL  
 meeting held on 3/18/26  
DATE

SIGNED: \_\_\_\_\_  
TOWNSHIP, CITY, OR VILLAGE CLERK

Cathy Smith, City Clerk  
PRINTED NAME AND TITLE

100 E. Division Street, Ishpeming MI 49849  
ADDRESS

COMPLETION Required.  
 PENALTY: Possible denial of application.  
 BSL-CG-1153(R6/09)

11(m)

**RESOLUTION APPROVING  
AMENDED MICHIGAN MUTUAL AID BOX ALARM SYSTEM ASSOCIATION  
(MI-MABAS) AGREEMENT**

**CITY OF ISHPEMING RESOLUTION #: 7-2026**

WHEREAS, the City of Ishpeming has the power, privileges and authority to maintain and operate a fire department providing fire protection, fire suppression, emergency medical services, technical rescue, hazardous incident response, and other emergency response services ("Fire Services"); and

WHEREAS, Fire Services can further be improved by cooperation between political subdivisions during times of public emergency, conflagration or disaster ("Incidents"); and

WHEREAS, the Michigan Constitution of 1963, Article 7, § 28, and the Urban Cooperation Act of 1967, Act No. 7 of the Public Acts of 1967, Ex. Sess., being MCL 124.501 et seq (the "Act"), permit a political subdivision to exercise jointly with any other political subdivision any power, privilege or authority which such political subdivisions share in common and which each might exercise separately; and

WHEREAS, the City of Ishpeming desires to enter into an interlocal agreement, pursuant to the Act, to further improve Fire Services; and

WHEREAS, the Michigan Mutual Aid Box Alarm System ( MI-MABAS), is a mechanism that may be used for either deploying or receiving personnel and equipment ("Resources") in a multi-jurisdictional or multi-agency emergency mutual aid response; and

WHEREAS, as a result of entering into an interlocal government agreement to further improve Fire Services, the City of Ishpeming is a signing party to MI-MABAS; and

WHEREAS, the City of Ishpeming has the authority to execute this Agreement pursuant to resolution of its governing body; and

THEREFORE, BE IT RESOLVED: the City of Ishpeming finds it is the best interest of its citizens from a safety and financial standpoint to enter into the interlocal Agreement joining the Michigan Mutual Aid Box Alarm System Association; and

1. That the (insert City/Township/Village) is authorized to enter into the Amended Michigan Mutual Aid Box Alarm System Association Agreement; and
2. That (insert authorized signatory's title) is hereby authorized to execute (sign) the attach agreement.

I hereby certify that the above RESOLUTION was adopted at a regular meeting of the Ishpeming City Council on March 18, 2026, by the number of votes required for adoption of a resolution under the Ishpeming City Charter.

By: Cathy Smith, City Clerk

Name and Title

Signature

Date

11(n)

**RESOLUTION OF APPRECIATION FOR THE ISHPEMING DEPARTMENT OF  
PUBLIC WORKS EMPLOYEES**

**CITY OF ISHPEMING RESOLUTION #: 8-2026**

WHEREAS, the City of Ishpeming has experienced an exceptionally severe and prolonged winter during the 2025–2026 season, marked by significant snowfall totals, frequent storm events, and extreme weather conditions, all of which have required extraordinary and sustained efforts to maintain safe and passable roadways, sidewalks, and critical public infrastructure; and

WHEREAS, the employees of the Ishpeming Department of Public Works have demonstrated outstanding dedication, professionalism, and commitment throughout this winter season, consistently performing their duties with a high level of skill and reliability while often working extended hours under difficult and hazardous conditions; and

WHEREAS, these employees have routinely responded to early morning, overnight, weekend, and holiday callouts, sacrificing personal and family time in order to ensure that streets remain open, emergency services can operate effectively, and residents can safely travel within the community; and

WHEREAS, the families of Department of Public Works employees have likewise made meaningful sacrifices during this demanding winter season by supporting their loved ones through extended absences, disrupted schedules, and time away from home, and their patience, understanding, and support have contributed significantly to the ability of these employees to serve the community; and

WHEREAS, during the 2025–2026 winter season, employees of the Ishpeming Department of Public Works collectively worked approximately 4451 hours of overtime (previous year was approximately 2452 hours of overtime), reflecting the extraordinary operational demands placed upon the department and the employees' resilience, teamwork, and unwavering commitment to maintaining essential public services; and

WHEREAS, the City Council recognizes that the efforts of the Department of Public Works are critical to the public health, safety, and welfare of the community, particularly during severe winter conditions, and that their work often occurs behind the scenes and without widespread public recognition; and

WHEREAS, the City Council desires to formally acknowledge and express its deep appreciation for the exceptional service, dedication, and sacrifice demonstrated by these employees and their families during this challenging winter season.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ishpeming that:

1. The City Council hereby expresses its sincere gratitude and appreciation to all employees of the Ishpeming Department of Public Works for their hard work, professionalism, and

unwavering dedication to serving the residents of the City of Ishpeming during the 2025–2026 winter season.

2. The City Council further extends its sincere appreciation to the families of Department of Public Works employees for their support, patience, and understanding, which made it possible for these employees to meet the extraordinary demands of the winter season.
3. In recognition of their extraordinary efforts and the significant personal sacrifices made, each Department of Public Works employee shall be granted two (2) additional personal days, to be used at their discretion, subject to departmental scheduling and supervisory approval, and to be utilized no later than December 31, 2026.
4. The City Council encourages all residents, businesses, and community members to join in recognizing and expressing their appreciation for the Department of Public Works employees and their families, whose contributions are essential to maintaining the safety, accessibility, and quality of life within the City.
5. The City Manager is hereby authorized to take any administrative actions necessary to implement the intent of this resolution and to ensure that this recognition is communicated appropriately to all Department of Public Works employees.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Adopted this 1st day of April, 2026.

\_\_\_\_\_  
Cathy Smith  
City Clerk

\_\_\_\_\_  
Date

11(0)

ORDINANCE 7-700  
SHORT-TERM RENTALS

THE CITY OF ISHPEMING ORDAINS:

**1. PURPOSE**

It is the intent of this ordinance to authorize the establishment of Short-Term Rentals in the City of Ishpeming and provide for the adoption of reasonable restrictions to protect the public health, safety and general welfare of the community at large; to retain the character of neighborhoods; and to mitigate potential impacts on surrounding properties and persons.

**2. APPLICABILITY**

This Ordinance applies to all Dwelling Units in the City of Ishpeming and owners of those dwellings units which are rented as a Short-Term Rental. No Short-Term Rental may occur in the City unless in compliance with this Ordinance. All other City Ordinances, including Ordinance 8-100, Zoning, also apply to Short-term Rentals unless specifically modified herein.

**3. DEFINITIONS**

**A. Bedroom** – A room used for sleeping purposes, having a door used for ingress and egress purposes and an egress window which complies with applicable building and fire codes. A bedroom for a single person must not be less than seventy (70) sq. ft. and 50 additional sq. ft. for Each additional person shall require an additional 50 sq. ft.

**B. Capacity** – Capacity is the number of overnight occupants permitted in a Short-Term Rental under this ordinance and as listed on the approved Rental Permit issued by the City of Ishpeming.

**C. Dwelling Unit** – One or more rooms, designed, occupied, or intended for occupancy as separate living quarters with sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a household.

**D. Local Contact Person** – A local owner or agent of the owner of a Short Term-Rental, who is available to respond to rental and neighborhood concerns and is authorized to respond to any violation of this Ordinance and/or complaints and who resides within Marquette County.

**E. Parking Space** – An area of at least 9’ x 18’ located off-street, outside of a road right-of-way and within in a garage, ~~or~~ carport, ~~or within a~~ paved or gravel driveway or parking pad.

**F. Rental Permit** – A Short-Term Rental Permit issued by the City of Ishpeming authorizing a dwelling unit to be let as a Short-Term Rental unit on an approved site.

**G. Short-Term Rental** – A residential dwelling unit, not owner-occupied, which is rented on a daily, weekly, or monthly basis for thirty (30) days or less for overnight accommodations.

**H. Special Events** – In association with a Short-Term Rental, a wedding, outdoor party, family reunion, bachelor or bachelorette parties, or similar gathering or activity that exceeds the maximum number of Occupants allowed under a rental [permit \(the Capacity\)](#). ~~Certificate. (See Section 5 C.)~~

#### **4. SHORT TERM RENTAL OWNER REQUIREMENTS**

**A. Rental Permit Issuance:** A Rental Permit issued by the City is required prior to the rental of any dwelling unit as a Short-Term Rental. A Rental Permit shall be valid for a period of one (1) year unless revoked by the City or an ownership interest change occurs related to the real property hosting a Short-Term Rental.

1. A Short-term Rental Permit will be issued to the property owner for each qualified dwelling unit after review [and approval](#) of a ~~complete and approved~~ application.
2. The Rental Permit shall indicate the Rental Capacity in accordance with the standards set forth in this ordinance.
3. A Rental Permit holder shall be subject to all of the standards and penalties of this Ordinance.
4. It is the Rental Permit holder’s responsibility to inform the City of any change in contact information for the Rental [Permit Certificate](#) holder or Local Contact Person.
5. The number of bedrooms shall be ~~as certified by the applicant~~, based upon the definitions found in this ordinance.
6. The total number of Short-Term Rental dwelling units permitted shall be limited to a maximum of fifty (50). However, any dwelling unit which satisfies the criteria in this Ordinance on the date this Ordinance first becomes effective shall be issued a Short-Term Rental Permit, even if this results in exceeding the cap of fifty (50) such permits. Proof of the existence of the Short-term Rental unit on the date this Ordinance becomes effective is the responsibility of the Owner. In the event that the cap of fifty (50) permitted units is reached, new applicants shall be placed on a “waiting list” and shall be reviewed once the total permitted units fall below the cap, in the chronological order the applications are received by the City.
7. Each owner/applicant must designate and provide current contact information for a local contact person who has access and authority to assume management of the unit and take remedial measures to address any violations of this Ordinance. The Local Contact Person must be available twenty-four (24) hours a day during any rental period of a Short-Term Rental. The Local Contact Person’s name, contact information (phone number, email address, etc.) and

Rental Certificate number shall be posted outside on a prominent place of the Short-Term Rental.

8. -The unique Short-Term Rental Permit number issued by the City shall be included in any advertisement for the rental unit as shall the approved capacity of the Short-Term Rental as authorized by this Ordinance.

**B. Sanitary Waste:** A Short-Term Rental must be connected to a public sewer system or a properly functioning private septic/sewer system. Failure or operational deficiency of the sewage waste disposal system shall be grounds for immediate revocation of the Rental Permit. A Short-Term Rental may not utilize Porta-Johns or similar methods of handling waste.

**C. Insurance:** The owner shall provide the City with an insurance certificate specifying use as a short-term rental which includes replacement cost and debris removal coverage in case of fire or natural disaster. The insurance company shall provide the City with ten (10) days' notice of cancellation. A cancellation notice shall mean that the Rental Permit is immediately void and revoked.

**D. Notice to Adjacent Property Owners:** Upon issuance of a Rental Permit or renewal, the owner must mail or deliver a copy of the Permit to all property owners within 200' of the parcel boundaries and post a weather-proof copy upon the exterior of the building which houses the Short-term Rental Unit.

## 5. APPLICATION

~~A.~~ **Information:** Applicants shall complete the Application form and provide all documentation and information requested. The City will not review any incomplete Rental Application(s) and will return ~~it them~~ to the applicant.

~~B.~~ **Inspections:** The City shall conduct an inspection of each proposed short term rental unit as a part of reviewing the initial application. Such inspection shall determine compliance with this Ordinance. Renewals shall not generally require an inspection unless, in the sole discretion of the City, it is deemed necessary in order to ensure compliance of any individual short term rental unit with this Ordinance.

~~C.~~ **Fees:** An application fee, an inspection fee and ~~d/or~~ a renewal fee may be established by resolution of the Ishpeming City Council and included in the City Fee Schedule.

~~D.~~ **Renewal:** Holders of Rental Permits must renew them prior to expiration by re-submitting the application along with any new or changed information, together with any required fee.

~~E.~~ **Modification:** The owner shall provide updated information immediately when the information previously supplied to the City changes during the effective period of a Short-term Rental Permit, using the Application form with any appropriate documents.

## **6. REGULATIONS PERTAINING TO OCCUPANTS**

**A. Parking:** Parking for guests in a Short-Term Rental shall only be in identified Parking Spaces as defined in this ordinance and submitted on a to-scale Site Plan to the City. All parking associated with a Short-Term Rental shall be located out of the road right-of-way and entirely on-site ~~(in a garage,~~ driveway or other improved parking area. No on-street parking shall be permitted by renter occupants or included in any calculation of rental capacities in association with a Short-Term Rental.

**B. Trash:** Refuse and recyclables shall be stored and fully contained in appropriate containers with tight fitting lids, or bagged and secure in appropriate containers with tight fitting lids, or bagged and secure in caged enclosures, and shall be picked up at least weekly by a licensed waste hauler. Dumpsters may not be used.

**C. Special Events:** A Short-Term Rental may not be used for special events such as: a wedding, outdoor party, family reunion, bachelor or bachelorette parties, or similar gatherings or activities, if such Special Event attendees will exceed the capacity of the Short-Term Rental or otherwise violate this Ordinance.

**D. Capacity Limit:** The maximum number of overnight occupants shall be limited to two (2) persons per bedroom. For parcels under ten (10) acres, the maximum Capacity of all Short-term Rental units on the parcel combined shall not exceed ten (10) occupants. For parcels ten (10) acres or more, the maximum Capacity of all Short-term Rental units on the parcel combined shall not exceed fourteen (14) occupants.

**E. Egress:** Both a door and a window must be within the immediate sleeping area for overnight occupants and must conform to applicable building, maintenance and fire codes. No overnight occupants shall be lodged in any portion of a Short-Term Rental (including Bedrooms) where these requirements are not met.

**F. Occupants Limited to the Short-Term Rental:** All overnight lodging of Occupants is to be exclusively within the Short-Term Rental. Accessory structures, recreational vehicles, motor homes, and travel trailers or tents placed on the property of a Short-Term Rental shall not be used in any manner for overnight occupancy.

**G. Noise:** Noise must be limited to that which does not disturb the quiet, comfort or repose of a reasonable person of normal sensitivities. "Quiet hours" shall be from 10:00 P.M. to 8:00 A.M., during which time the Short-term tenants shall refrain from any noise that would affect sleep within neighboring properties.

**H. Fireworks:** The use of any fireworks shall comply with City of Ishpeming Ordinance No. 2-400 FIREWORKS, as amended.

**I. Pets:** Pets shall be secured on the premises or on a leash at all times.

**J. Campfires or Firepits:** Are subject to Ordinance #4-1100 Open Burning Without a Permit, including Section 4-1104.1 Unusual Smoke or Odor Conditions.

**K. Fire Protection Devices:** A minimum of two type ABC fire extinguishers and the minimum number of battery powered or hard-wired smoke / carbon monoxide / fire alarms as may be required by State law, annually tested and certified by the owner as functional, shall be properly placed and installed according to the Fire Code. Wherever possible, tThe alarm devices shall be interconnected with all other alarms in the building.

**L. Notice to Occupants:** A placard stating the foregoing regulations shall be provided by the City to the Short-Term Rental owner and must be posted within the unit together with the location of fire extinguishers and a map depicting the fire exits.

## 7. RENTAL PERMIT CERTIFICATE

**A.** A Rental Permit shall be valid for one year from the date of issuance, unless revoked. Rental Permits are issued only to the applicant and are not transferable.

**B.** A valid Rental Permit may be renewed on an annual basis by submitting an updated application and payment of the renewal annual application fee and inspection fee, if required. Application to renew a Rental Permit shall be filed at least thirty (30) days prior to the date of its expiration.

## 8. SIGNS

A Short-Term rental is permitted an on-site identification sign no larger than two (2) square feet in area.

## 9. APPEAL

**A.** If an application or renewal is denied or a permit is revoked, the owner shall have ten (10) days from the date of the notice thereof to appeal the denial by filing a written notice of appeal with the City Clerk and pay the appeal fee.

**B.** The appeal shall be heard by the Housing Appeals Board (See Ishpeming Ordinance 7-500, Rental Inspections) in an open, public hearing within twenty-one (21) days after the notice of appeal is filed. Written notice of the date, time and place of the hearing shall be served upon the owner.

**C.** A record shall be made of the entire hearing, by electronic or other means.

**D.** The Housing Appeals Board shall take testimony from the appealing party, City officials and any other witnesses that may be called by either party. Every party to the hearing may be represented by an attorney.

**E.** The Housing Appeals Board shall render a decision by majority vote and shall cause their decision to be communicated in writing to the appealing party. The decision shall be supported by competent, material and substantial evidence on the whole record. The Housing Appeals Board shall not be bound by the strict rules of evidence and may take into account evidence that would be relied upon by reasonably prudent persons in the conduct of their affairs. The decision shall be final.

**F.** The appealing party is deemed to have consented to allowing City personnel and Fire, Building Code, Maintenance Code and other inspectors to enter upon and into the property at issue, to inspect and take photos and videos. If such entry is not granted, the Appeal shall be considered denied and no hearing shall be held.

## **10. PENALTIES AND ENFORCEMENT**

**A.** Any person who violates any of the provisions of this Ordinance shall be responsible for a municipal civil infraction and shall be subject to the payment of a civil fine of not more than Five Hundred dollars (\$500.00) plus costs. Each day a violation of this Ordinance continues to exist constitutes a separate violation. A violator of this Ordinance shall also be subject to such additional sanctions, remedies and judicial orders as are authorized under Michigan law.

**B.** A violation of this ordinance is deemed to be a nuisance. In addition to any other remedy available at law or in equity, the City may bring an action for an injunction or other process against a person to restrain, prevent, or abate any violation of this Ordinance.

**C.** A Rental Certificate issued under this ordinance may be revoked on any of the following bases:

1. Any violation of this ordinance.

2. Fraud, misrepresentation or the making of a false statement by an applicant, permit holder, or owner in connection with the application for a permit or renewal or while engaging in any activity for which this ordinance requires a permit.

3. The permit holder or any person with an ownership interest in the parcel containing the Short-term Rental Unit is in default to the City personally or in connection with any business in which they hold an ownership interest, for failure to pay property taxes, special assessments, utilities, fines or fees.

**D.** Acceptance of a permit constitutes consent by the rental unit owners, officers, managers, agents and employees for any state or local fire, emergency or law enforcement personnel to conduct random and unannounced examinations of the facility and all articles of property in that facility at any time to

ensure compliance with this ordinance, any other pertinent ordinances or regulations, and with State and Federal law.

**12. SEVERABILITY**

In the event that any one or more sections, provisions, phrases or words of this ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity or the enforceability of the remaining sections, provisions, phrases or words of this ordinance.

**First reading:** \_\_\_\_\_

**Second Reading:** \_\_\_\_\_

**Approved by Council:** \_\_\_\_\_

**Effective:** \_\_\_\_\_

AMENDMENT TO ORDINANCES OF  
THE CITY OF ISHPEMING, CHAPTER VII

The City of Ishpeming, Michigan ORDAINS:

That Chapter VII of the Ordinances of Ishpeming, Michigan, shall be, and the same hereby is, amended as follows:

**REPEALER**

Any ordinance, resolution, order or parts thereof in conflict with the provisions of this Amendment is, to the extent of such conflict, HEREBY REPEALED. This repeal shall be effective as of the effective date of the following Amendment.

**AMENDMENT**

Chapter VII of the Ordinances of Ishpeming, Michigan, shall be, and hereby is, amended to add the attached new ORDINANCE NO. 7-700:

[see attached Ordinance]

The said Ordinance shall be published as required by law, and shall be effective on the date of publication.

Upon roll call,

Council members voting aye:

Council members voting nay:

Council members absent:

WHEREUPON, this Ordinance is declared passed and adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

CITY OF ISHPEMING

\_\_\_\_\_  
By: Pat Scanlon, Its Mayor

Attest:

\_\_\_\_\_  
By: Cathy Smith, Its Clerk

FIRST READING: \_\_\_\_\_, 2026

SECOND READING: \_\_\_\_\_, 2026

DATE OF PUBLICATION: \_\_\_\_\_, 2026

EFFECTIVE DATE: \_\_\_\_\_, 2026

11(0)(1)

## 2026 FEE SCHEDULE PROPOSED AMENDMENT

### ADDITION OF:

#### Ordinance 7-700: Short-Term Rental Ordinance

- **Application Fee**                      **\$50.00/unit**
- **Inspection Fee**                      **\$100.00/unit**
- **Renewal Fee**                         **\$50.00/unit**
- **Appeal Fee**                         **\$100.00/unit**



CITY MANAGER'S OFFICE  
CITY OF ISHPEMING, MICHIGAN  
100 EAST DIVISION STREET  
ISHPEMING, MICHIGAN 49849

13

**City of Ishpeming Manager's Report**  
**Council Meeting – March 6, 2026**  
**(Reporting Period: February 14– March 13, 2026)**

**1. Operational and Administrative Updates**

- Held weekly meetings with the Deputy City Manager/Finance Director and City Clerk
- Held weekly meetings with legal counsel
- Held weekly meetings with the Planning & Zoning Director
- Held weekly meetings with DPW Foreman
- Held weekly meetings with the Mayor
- Held monthly meetings with the Planning Commission Chair
- Held monthly meetings with the DDA liaison
- Held monthly Department Head meetings – had to cancel meeting this month
- Attended Parks & Recreation Commission meeting
- Attended DDA meeting
- Attended meetings regarding 2026 water and sewer projects
- Worked on large assembly ordinance and City Park Ordinance – hope to have them to the Council in April
- Meeting with Grey & Cathy about Cathy's position – Plan is to remove the responsibility of City Manager Assistant out of the job duties
- Meeting with HydorCorp – they currently manage safe drinking water program for commercial buildings – they wanted to see if we are interested in them managing our residential safe drinking water program – at this time it does not look like we will utilize their services
- Had meeting with DPW Chief Mechanic – reviewed purchasing basic tools needed for mechanics job and diagnostic tools needed. Developing a long range plan to purchase equipment
- Worked at grants for upper lodge at Al Quaal – no luck at this time
- Working on Wastewater agreement – also looking at agreements with City of Negaunee & Town of Ishpeming regarding attaching to our sanitary system
- Working on what to do with houses that are hooked up to sewer lines that are not maintained by the City and are not part of the City's sanitary system
- Had a meeting with Fishbeck – regarding Phase 1 environmental for Cliffs' property
- Finalized PFAS grant with EGLE

*The City of Ishpeming is an equal opportunity provider/employer.  
Auxiliary aids and service are available upon request to individuals with disabilities*



**CITY MANAGER'S OFFICE  
CITY OF ISHPEMING, MICHIGAN  
100 EAST DIVISION STREET  
ISHPEMING, MICHIGAN 49849**

- Meeting with Chad, Grey, and School District about the School Resource Officer – School did not receive grant for the position – working on a solution that will allow SRO during school year
- Meeting with UPEA – reviewing pay request and change order before they are presented to City Council
- Talked with Social Security Office about Policy Department not paying into Social Security – still do not have a final answer, but it looks like at this time they cannot stop paying in
- Meeting with Cliffs and City Attorney – plan to have redlined agreement returned to Cliffs the week of March 16<sup>th</sup>
- Working with Senator Slotkin and Petters – Congressionally Directed Spending – looking at Upper Lodge at Al Quaal – Wabash Playground (if approved by Council) – Equipment for DPW
- Dealt with DPW breakroom roof trusts breaking – having a structural engineer provide a report and submitting an insurance report
- Have a meeting with Waterworth March 23<sup>rd</sup> to start the process of water rate study
- Found an easement and map for Old Farm Road – Will be plowing up to the property line to the west end of hospital property
- Held meeting to assign tasks and deadline to complete Redevelopment Ready Communities certification – will have information in March Council agenda – All tasked should be completed by end of March

## **2. Capital Projects and Infrastructure**

- Trying to find funding for City owned Buildings Request for Proposals
- Working on Congressionally Directed Spending applications – Upper Lodge – Wabash Playground (if approved by Council) – DPW Equipment
- At the March 19, 2025, City Council meeting under New Business item (g) regarding the Carnegie Library steam heating system replacement, a letter included in the packet claimed Semco Gas offered a \$15,000 per site grant for both the Library and City Hall projects, which was inaccurate. The actual Semco email described only a variable incentive program for energy efficiency (citing a prior \$15,000 high school example but noting not all projects receive that amount); my direct conversation and email with them confirmed incentives around \$1,000 per project.

## **3. Financial and Budgetary Overview**

- The 2026 budget was approved by City Council

*The City of Ishpeming is an equal opportunity provider/employer.  
Auxiliary aids and service are available upon request to individuals with disabilities*



**CITY MANAGER'S OFFICE  
CITY OF ISHPEMING, MICHIGAN  
100 EAST DIVISION STREET  
ISHPEMING, MICHIGAN 49849**

- Will start meeting with Department Heads to review departmental budgets monthly or quarterly
- Grey is working on a presentation to the Council regarding the fiscal reality of the City

#### **4. Community Engagement and Public Services**

- Looked into complaint from citizen that we stopped plowing a road – discovered we did and had DPW clear and plow the road
- Attended the Michigan County Ambassador Meeting
- Meeting with Ski Club about work that needs to be done at ski hill area

*The City of Ishpeming is an equal opportunity provider/employer.  
Auxiliary aids and service are available upon request to individuals with disabilities*