

February 23, 2026

A regular meeting of the City Council was held on Monday, February 23, 2026, at 7:00 p.m. Mayor Donker presided. The Pledge of Allegiance to the Flag was recited in unison.

Councilmen present: Diane Brown Wilhelm, Maureen Donker, Dave Pasek, Tim Soler

Councilmen absent: Marty Wazbinski

MINUTES

Approval of the minutes of the February 9, 2026, regular meeting and the February 18, 2026, special meeting were offered by Councilman Brown Wilhelm and seconded by Councilman Soler. (Motion ADOPTED)

BUDGET AMENDMENT FY 2026 EQUIPMENT REVOLVING FUND

Public Works Director, Karen Murphy, presented information on the proposed budget amendment for the FY 2026 Equipment Revolving Fund to purchase a new pickup truck and trash tipper unit for the Parks Department. The public hearing opened at 7:09 p.m. No public comment was received, and the hearing closed at 7:10 p.m. The following resolution was then offered by Councilman Brown Wilhelm and seconded by Councilman Pasek:

WHEREAS, the Parks Department successfully piloted a slide-in trash tipper unit mounted on a pickup truck that was retired from the Equipment Revolving Fund (ERF) to collect refuse from City parks and the downtown district, and now seeks to add a dedicated truck and trash tipper unit to the ERF as a permanent asset; and

WHEREAS, sufficient funds are available within the ERF fund balance, consisting of funds accumulated through amortization previously paid by the Parks Department for replacement of a utility vehicle that was totaled in an accident and replaced using insurance proceeds, together with amortization contributions made toward replacement of the trash tipper unit, to purchase a new truck and trash tipper at a total cost not to exceed \$82,000; and

WHEREAS, it is necessary to amend the current fiscal year budget to transfer these funds from the ERF fund balance to the FY 2026 ERF Capital Outlay expenditure budget in order to proceed with the purchase; now, therefore

RESOLVED, that the City Council authorizes the reallocation of amortization within the Equipment Revolving Fund balance, originally accumulated for the replacement of a utility vehicle, for the purchase of a new pickup truck and trash tipper unit; and

RESOLVED FURTHER, that the City Council amends the FY 2026 Equipment Revolving Fund budget to increase Capital Outlay expenditures by \$82,000 for the purchase of a pickup truck and trash tipper unit for the Parks Department. (Motion ADOPTED)

STORMWATER MANAGEMENT CDBG-DR WOODY DEBRIS MANAGEMENT PROJECT

Director of Water Reclamation, Jared Driscoll, presented information on the proposed budget amendment for the FY 2026 Stormwater Management Fund to purchase engineering services for the Community Development Block Grant – Disaster Recovery (CDBG-DR) funded Woody Debris Management Project. The public hearing opened at 7:14 p.m. No public comment was received, and the hearing closed at 7:15 p.m.

FY2026 STORMWATER MANAGEMENT FUND BUDGET AMENDMENT

The following resolution was then offered by Councilman Pasek and seconded by Councilman Soler:

WHEREAS, the City of Midland plans to begin the Woody Debris Management Project with funding provided by the Community Development Block Grant – Disaster Recovery (CDBG-DR) Program; and

WHEREAS, the Woody Debris Management Project was selected for use of these funds by the Michigan Economic Development Corporation (MEDC); and

WHEREAS, the costs for these services will be fully reimbursable through the CDBG-DR Program; and

WHEREAS, the estimated cost of this project is \$2,665,000.00; and

WHEREAS, that in accord with Section 11.6 of the Charter of the City of Midland, a public hearing was conducted on Monday, February 23, 2026 at 7:00 p.m. in the City Council Chambers, City Hall, 333 West Ellsworth Street, Midland, Michigan, for the purpose of considering an amendment of \$2,665,000.00 to the FY 2026 Stormwater Management Fund budget for the CDBG-DR funded Woody Debris Management Project; now, therefore

RESOLVED, that the FY 2026 Stormwater Management Fund budget is hereby amended to increase revenues and expenditures by \$2,665,000.00 for the CDBG-DR-funded Woody Debris Management Project. (Motion ADOPTED)

ENGINEERING SERVICES – CDBG-DR WOODY DEBRIS MANAGEMENT PROJECT

The following resolution was then offered by Councilman Pasek and seconded by Councilman Soler:

WHEREAS, sealed proposals for Engineering Services for Federal Grant-Funded Woody Debris Management were received and opened on Tuesday, December 9, 2025, in accord with Section 2-18 of the Midland City Code of Ordinances; and

WHEREAS, the proposals were reviewed by a selection panel and evaluated using a scoring matrix based on qualifications; and

WHEREAS, funding has been budgeted for this purpose in the FY 2026 Stormwater Management Fund; now, therefore

RESOLVED, that the proposal submitted by Spicer Group of Saginaw, Michigan, for the engineering services for Federal Grant-Funded Woody Debris Management in the amount of \$232,620.00, is hereby accepted and the Mayor and the City Clerk are authorized, subject to review by the City Attorney, to execute a contract therefore in accord with the proposal and the City's specifications; and issue a purchase order in the amount of \$232,620.00 to Spicer Group of Saginaw, Michigan. (Motion ADOPTED)

PUBLIC COMMENT

No public comment was received.

NEW ON-PREMISES TASTING ROOM PERMIT

The following resolution was offered by Councilman Brown Wilhelm and seconded by Councilman Soler:

RESOLVED, that the application from Clock & Candle, LLC for a NEW ON-PREMISES TASTING ROOM PERMIT to be located at: 715 Townsend St, Midland MI, 48640. It is the consensus of this body that it recommends this application be considered for approval by the Michigan Liquor Control Commission. (Motion ADOPTED)

2027-2032 CAPITAL IMPROVEMENT PLAN

Assistant City Manager for Development Services, Jacob Kain, presented information on the 2027-2032 Capital Improvement Plan. Councilman Brown Wilhelm moved, seconded by Councilman Soler to offer the original resolution as presented. Following discussion, Councilman

Brown Wilhelm moved, seconded by Councilman Pasek, to amend the resolution to add Woodview Pass from Scenic Drive to Courtside Court to the Capital Improvement Plan allowing staff to determine the best timeframe for placement within the six-year plan. (Motion FAILED. YEAS: Brown Wilhelm, Pasek; NAYS: Donker, Soler; ABSENT: Wazbinski). The following original resolution was then voted on:

WHEREAS, Section 65 of the Michigan Planning Enabling Act requires that the City of Midland Planning Commission prepare a Capital Improvement Plan (CIP) to further the desirable development of the city; and

WHEREAS, a comprehensive listing of capital projects was presented to the Planning Commission for review on January 13, 2026; and

WHEREAS, the Planning Commission has reviewed the list of capital projects presented and concluded that all necessary projects are included in the project list; and

WHEREAS, a public hearing was held on January 27, 2026, following which the Planning Commission unanimously recommended approval of the CIP; and

WHEREAS, the plan has received additional amendments reflecting minor issues identified during the preparation of the proposed FY 2027 operating budget; now, therefore

RESOLVED, that the City Council hereby adopts the City of Midland FY 2027-2032 Capital Improvement Plan; and

RESOLVED FURTHER, that City Council hereby approves said proposed construction projects listed for FY 2026-27 and directs the City Administration to include funding requests for the proposed projects in the FY 2027 budget. (Motion ADOPTED. YEAS: Donker, Pasek, Soler; NAYS: Brown Wilhelm; ABSENT: Wazbinski)

2026 ANNUAL SIDEWALK REPORT

The following resolution was offered by Councilman Brown Wilhelm and seconded by Councilman Soler:

WHEREAS, the City Engineering Department has submitted the Annual Sidewalk Report for 2026; now, therefore

RESOLVED, that in accord with Section 22-16 of the Code of Ordinances, the Annual Sidewalk Report is hereby received and is ordered filed in the City Clerk's Office. (Motion ADOPTED)

FINAL PRELIMINARY PLAN – COUNTRYSIDE SUBDIVISION

The following resolution was offered by Councilman Brown Wilhelm and seconded by Councilman Soler:

WHEREAS, on September 22, 2025, the City Council approved the Tentative Preliminary Plat of Countryside Subdivision; and

WHEREAS, City staff has reviewed the Final Preliminary Plat and determined it to be consistent with the approved Tentative Preliminary Plat and in accord with Section 23-17 of the Code of Ordinances of the City of Midland, and has therefore recommended approval; and

WHEREAS, the City Council has reviewed the Final Preliminary Plat of Countryside Subdivision; now, therefore

RESOLVED, that the City Council hereby approves the Final Preliminary Plat of Countryside Subdivision. (Motion ADOPTED)

WASHINGTON WOODS PUBLIC ANNOUNCEMENT SYSTEM

The following resolution was offered by Councilman Brown Wilhelm and seconded by Councilman Soler:

WHEREAS, competitive bids for audiovisual equipment, installation, and maintenance are solicited by the State of Michigan's Cooperative Purchasing Program yearly, and the City of Midland is authorized to make purchases from this purchasing program; and
WHEREAS, sufficient funds are included in the FY 2025-26 Capital Outlay for the purchase of a public announcement system at Washington Woods; now, therefore
RESOLVED, that the Mayor and City Clerk, subject to document approval by the City Attorney, are authorized to execute a contract with Smart Homes Inc. of Mason, Michigan, and further authorizes a purchase order to be issued in the amount of \$61,306.12 for the purchase and installation of a public announcement system at Washington Woods in accordance with the terms of the cooperative bid awarded through the State of Michigan MIDeal program; and
RESOLVED FURTHER, that the City Manager has the authority to approve change orders modifying or altering the contract in an aggregate amount not to exceed \$5,000.00. (Motion ADOPTED)

CONTRACT NO. 1

The following resolution was offered by Councilman Brown Wilhelm and seconded by Councilman Soler:

WHEREAS, sealed proposals have been advertised and received in accord with Article II of Chapter 2 of the Midland Code of Ordinances for street reconstruction for Commerce Drive from Eastman Avenue to the Jacobs Drain; and
WHEREAS, funding for this project is provided by the FY 2026 Major Street Fund; now, therefore
RESOLVED, that the low qualifying sealed proposal submitted by Prairie Grain, LLC, of St. Charles, Michigan, for the "2026 Commerce Drive Reconstruction; Contract No. 01" project, in the amount of \$617,253.00, is hereby accepted, and the Mayor and the City Clerk are authorized to execute a contract therefore in accord with the proposal and the City's specifications; and
RESOLVED FURTHER, the City Manager is authorized to approve change orders modifying this contract in an aggregate amount not to exceed \$40,000.00. (Motion ADOPTED)

WATER PLANT VALVE ACTUATORS

The following resolution was offered by Councilman Brown Wilhelm and seconded by Councilman Soler:

WHEREAS, the City of Midland Water Treatment Plant utilizes numerous valves to regulate flow throughout the treatment process; and
WHEREAS, the original valve actuators in service are past their expected service life and in need of replacement; and
WHEREAS, Rotork equipment is needed for compatibility with our existing valves and to standardize operating and maintenance procedures; and
WHEREAS, System Specialties Company of Bloomfield Hills is the exclusive Rotork distributor in our region and provided a proposal for \$175,103.00 to supply this equipment; and
WHEREAS, funding has been encumbered from the FY 2025 Water Enterprise Fund capital budget for this purpose; now, therefore
RESOLVED, that City Council hereby determines that sealed proposals are impractical, and in accordance with Section 2-18 of the Code of Ordinances, the requirement for sealed proposals is hereby waived, and that a purchase order in the amount of \$175,103.00 be issued to System Specialties Company of Bloomfield Hills, to supply the necessary equipment; and
RESOLVED FURTHER, that the City Manager is authorized to approve changes to the purchase order in an amount not to exceed \$5,000.00. (Motion ADOPTED)

DIESEL FUEL PURCHASE

The following resolution was offered by Councilman Brown Wilhelm and seconded by Councilman Soler:

WHEREAS, the City Council adopted a resolution on December 17, 2007, allowing for the purchase of full tankers of unleaded gasoline and diesel fuel exceeding the administrative purchasing limit, with staff requesting approval for the purchase at the next Council meeting; and WHEREAS, the City Council reviewed this process on December 21, 2009, and determined it should continue as it provides significant cost savings to the City; and WHEREAS, the volatility of the fuel market does not allow staff to follow the usual sealed-bid process for purchases exceeding \$30,000; and WHEREAS, staff instead uses a competitive bid process in which fuel vendors email prices that are valid for a particular day, with the bid awarded to the lowest priced vendor with fuel delivery the following day; now, therefore RESOLVED, that the requirements for sealed proposals for the purchase of fuel are waived due to the volatility of the fuel market; and RESOLVED FURTHER, that the purchase of 12,002 gallons of winter-blend diesel for \$30,605.10 from Paxson Oil Company of Saginaw, Michigan, made on February 13, 2026, is hereby approved. (Motion ADOPTED)

LANDFILL EQUIPMENT MAINTENANCE PO INCREASE

The following resolution was offered by Councilman Brown Wilhelm and seconded by Councilman Soler:

WHEREAS, the City of Midland Landfill owns and operates a variety of heavy construction equipment; and WHEREAS, AIS Construction Equipment Corp. of Bridgeport, Michigan, provides parts and performs maintenance on several pieces; and WHEREAS, at the start of FY 2026, staff administratively authorized a blanket purchase order of \$30,000 to AIS for parts and maintenance; and WHEREAS, staff has determined an additional \$8,000 is necessary for parts and service prior to the end of the fiscal year; and WHEREAS, adequate funding is included for equipment maintenance in the FY 2026 Landfill Enterprise Fund's operating budget; now, therefore RESOLVED, that in accord with Section 2-17 of the Code of Ordinances, the requirement for sealed bids is hereby waived as impractical, and a purchase order increase of \$8,000 is authorized to AIS Construction Equipment Corp. of Bridgeport, Michigan, bringing the blanket purchase order to a total amount of \$38,000 for equipment parts and maintenance for the balance of FY 2026. (Motion ADOPTED)

SET PUBLIC HEARING – ZONING PETITION NO. 670

The following resolution was offered by Councilman Brown Wilhelm and seconded by Councilman Soler:

WHEREAS, a public hearing was held by the Planning Commission on Tuesday, February 10, 2026, for 7900 Eastman Avenue for the purpose of considering the advisability of amending the Zoning Map of Ordinance No. 1585, the Zoning Ordinance of the City of Midland, to apply RB Multiple Family Residential zoning where township zoning exists; and WHEREAS, the Planning Commission has submitted its recommendation to approve the petition, in accord with Section 30.03(A) of the Zoning Ordinance of the City of Midland; now, therefore

RESOLVED, that notice is hereby given that a public hearing will be held by the City Council on Monday, March 23, 2026, at 7:00 p.m. in the Council Chambers, City Hall, for the purpose of considering the advisability of amending the Zoning Map of Ordinance No. 1585, the Zoning Ordinance of the City of Midland, as set forth in the following proposed Ordinance, which is hereby introduced and given first reading; and

RESOLVED FURTHER, that the City Clerk is hereby directed to notify property owners within three hundred (300) feet of the area proposed to be rezoned by transmitting notice on or before February 27, 2026, and to publish said notice on February 27, 2026.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND ORDINANCE NO. 1585, BEING AN ORDINANCE TO REGULATE AND RESTRICT THE LOCATION OF TRADES AND INDUSTRIES AND THE LOCATION OF BUILDINGS DESIGNED FOR SPECIFIC USES, TO REGULATE AND LIMIT THE HEIGHT AND BULK OF BUILDINGS HEREAFTER ERECTED OR ALTERED, TO REGULATE AND DETERMINE THE AREA OF YARDS, COURTS, AND OTHER OPEN SPACES SURROUNDING BUILDINGS, TO REGULATE AND LIMIT THE DENSITY OF POPULATION, AND FOR SAID PURPOSES, TO DIVIDE THE CITY INTO DISTRICTS AND PRESCRIBE PENALTIES FOR THE VIOLATION OF ITS PROVISIONS BY AMENDING THE ZONING MAP TO PROVIDE RB MULTIPLE FAMILY RESIDENTIAL ZONING WHERE TOWNSHIP ZONING PRESENTLY EXISTS.

The City of Midland Ordains:

Section 1. That the Zoning Map of Ordinance No. 1585, being the Zoning Ordinance of the City of Midland, is hereby amended as follows:

SEC 28, T15N R2E, COM AT SW SEC COR, TH N 462 FT, E 264 FT, N 165 FT, W 264 FT, N 311 FT, E 396 FT, N 382 FT, E 2244 FT, S 1320 FT, W 2640 FT TO POB.

Be, and the same is hereby changed to RB Multiple Family Residential zoning.

Section 2. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3. This Ordinance shall take effect 7 days after publication. (Motion ADOPTED. Considered first reading.)

Being no further business, the meeting adjourned at 7:57 p.m.

Lacey Todd, City Clerk