



**THE CITY OF THE VILLAGE OF DOUGLAS
REGULAR MEETING OF THE CITY COUNCIL
MONDAY, NOVEMBER 02, 2026 AT 6:00 PM
415 WEST WILEY RD, SUITE 103, DOUGLAS, MI
49406**

AGENDA

View remotely, online or by phone -

Join online by visiting: <https://us02web.zoom.us/j/88035086793>

Join by phone by dialing: +1 (312) 626-6799 | **Then enter "Meeting ID":** 880 3508 6793

1. **CALL TO ORDER:** By Mayor
2. **ROLL CALL:** By Clerk
3. **PLEDGE OF ALLEGIANCE:** Led by Mayor
4. **CONSENT CALENDAR**
 - A. Approve the Council Meeting Agenda for November 2, 2026
 - [B.](#) Approve the Council Regular Meeting Minutes for October 19, 2026
 - [C.](#) Approve Invoices in the Amount of \$63,408.88

Motion to approve the Consent Calendar of November 2, 2026 – roll call vote
5. **PUBLIC COMMUNICATION - VERBAL (LIMIT OF 3 MINUTES, AGENDA ITEMS ONLY)**
6. **PUBLIC COMMUNICATION - WRITTEN**
 - [A.](#) Letter - Paul Kerney
 - [B.](#) Letter - John Rau
7. **UNFINISHED BUSINESS**
8. **NEW BUSINESS**
 - A. Todd Martinson/Root Beer Barrel - Presentation Item (L. Nocerini)
9. **REPORTS**

- A. Commission/Committee/Boards: Planning Commission, Kalamazoo Lake Sewer Water, Downtown Development Authority, Fire Board
- B. Administration Report

10. PUBLIC COMMUNICATION – VERBAL (LIMIT OF 3 MINUTES, ITEMS NOT ON AGENDA)

11. COUNCIL COMMENTS

12. MAYOR’S REPORT/COMMENTS

13. ADJOURNMENT

Motion to adjourn the meeting.

Please Note – The City of the Village of Douglas (the “City”) is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of this meeting or the facilities, are requested to contact Laura Kasper, City Clerk, at (269) 857-1438, or clerk@douglasmi.gov to allow the City to make reasonable accommodations for those persons. CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN



**THE CITY OF THE VILLAGE OF DOUGLAS
REGULAR MEETING OF THE CITY COUNCIL
MONDAY, OCTOBER 19, 2026 AT 6:00 PM
415 WEST WILEY RD, SUITE 103, DOUGLAS, MI
49406**

MINUTES

1. **CALL TO ORDER:** By Mayor North
2. **ROLL CALL:** By Clerk Kasper
PRESENT
Mayor Cathy North
Councilmember John O'Malley
Mayor Pro-Tem Randy Walker
Councilmember Gregory Freeman
Councilmember Jeff West
Also Present: City Manager Lisa Nocerini, City Clerk Laura Kasper, Douglas Police Chief Steve Kent
ABSENT/EXCUSED: Councilmember Neal Seabert, Councilmember Matt Balmer
3. **PLEDGE OF ALLEGIANCE:** Led by Mayor North
4. **MOMENT OF SILENCE:** Barbara Ann Phillippe
5. **CONSENT CALENDAR**
 - A. Approve the Council Meeting AGenda for October 19, 2026
 - B. Approve the Council Regular Meeting Minutes for October 5, 2026
 - C. Approve Invoices in the Amount of \$80,846.45
 - D. Appointments - KLHA Steering Committee: West, Freeman, North
 - E. National First Responders Day Proclamation - October 28, 2026

Motion by Freeman, second by O'Malley, to approve the Consent Calendar of October 19, 2026 – Motion carried by unanimous roll call vote

6. **PUBLIC COMMUNICATION – VERBAL:** None
7. **PUBLIC COMMUNICATION – WRITTEN:** None
8. **UNFINISHED BUSINESS:** None
9. **NEW BUSINESS**
 - A. Wade's Bayou Memorial Park Services and/or Goods Request for Proposal (RFP) Award (L. Nocerini)

Motion by O'Malley, second by Freeman, to approve awarding Third Coast Paddling the Wade's Bayou Memorial Park Services and/or Goods Contract for five (5) years with two (2) optional one (1) year extension. – Motion carried by unanimous roll call vote

10. REPORTS

- A. Commission/Committee/Boards: Planning Commission, Fire Board
- B. Administration Report – City Manager Nocerini provided updates

- 11. PUBLIC COMMUNICATION – VERBAL:** Public comments received
- 12. COUNCIL COMMENTS:** Councilmembers provided final comments
- 13. MAYOR’S REPORT/COMMENTS:** Mayor North provided final comments

14. ADJOURNMENT

Motion by O’Malley, second by Walker, to adjourn the meeting.

Approved on this 2nd day of November 2026

Signed: _____ Date: _____
Cathy North, Mayor

Signed: _____ Date: _____
Laura Kasper, City Clerk

Certification of Minutes

I hereby certify that the attached is a true and correct copy of the minutes of a regular meeting of the City Council of the City of the Village of Douglas held on October 19, 2026, I further certify that the meeting was duly called and that a quorum was present.

Signed: _____ Date: _____
Laura Kasper, City Clerk

10/29/2026

INVOICE REGISTER REPORT FOR CITY OF THE VILLAGE OF DOUGLAS

Inv Num	Vendor	Inv Date	Due Date	Inv Amt
Inv Ref#	Description	Entered By		
	GL Distribution			
ACH Transaction				
85272624				
54859	ABSOPURE WATER COMPANY	10/16/2026	11/02/2026	15.50
	DPW GARAGE WATER			
101-265.000-740.000	SUPPLIES			15.50
171611				
54834	B S & A SOFTWARE	10/16/2026	11/02/2026	2,055.00
	ANNUAL SERVICE/SUPPORT FEE FOR GL, TAX, AP			
101-265.000-802.000	CONTRACTUAL			2,055.00
3973				
54877	BOAT LIFTS UNLIMITED LTD	10/23/2026	11/02/2026	1,615.00
	BUOY REMOVAL			
594-597.002-802.000	CONTRACTUAL			1,615.00
10-16-26				
54835	CAROL FULARA	10/16/2026	11/02/2026	19.76
	MILEAGE FOR ELECTION CERTIFICATION TRAINING			
101-262.000-718.002	MISC TRAVEL EXPENSES-TRAINING			19.76
MIHOL497632				
54886	FASTENAL COMPANY	08/20/2026	11/02/2026	55.68
	CITY HALL PAPER TOWELS			
101-265.000-740.000	SUPPLIES			55.68
02408836				
54879	HARBOR STEEL & SUPPLY CORP	10/23/2026	11/02/2026	305.00
	TRUCK #1-DUMP BED STEEL			
660-903.000-930.004	VEHICLE MAINTENANCE & REPAIRS			305.00
10-19-26				
54872	KAILEY KENT	10/19/2026	11/02/2026	69.40
	VISION REIMBURSEMENT			
101-301.000-719.000	INSURANCE BENEFITS			69.40
311625				
54860	KERKSTRA RESTROOM SERVICE	10/16/2026	11/02/2026	190.00
	DOUGLAS MARINA			
594-597.000-802.000	CONTRACTUAL			190.00
311626				
54861	KERKSTRA RESTROOM SERVICE	10/16/2026	11/02/2026	305.00
	SCHULTZ PARK PLAYGROUND			
101-751.000-802.000	CONTRACTUAL			305.00
311624				
54862	KERKSTRA RESTROOM SERVICE	10/16/2026	11/02/2026	115.00
	SCHULTZ PARK DOG PARK			
101-751.000-802.000	CONTRACTUAL			115.00
311628				
54863	KERKSTRA RESTROOM SERVICE	10/16/2026	11/02/2026	115.00
	VETERANS MEMORIAL PARK			
101-751.000-802.000	CONTRACTUAL			115.00

311630				
54864	KERKSTRA RESTROOM SERVICE	10/16/2026	11/02/2026	115.00
	SCHULTZ PARK BOAT LAUNCH			
213-753.000-958.000	MISCELLANEOUS			115.00
311627				
54865	KERKSTRA RESTROOM SERVICE	10/16/2026	11/02/2026	115.00
	UNION ST BOAT LAUNCH			
101-751.000-802.000	CONTRACTUAL			115.00
311629				
54866	KERKSTRA RESTROOM SERVICE	10/16/2026	11/02/2026	190.00
	WADES BAYOU			
594-597.001-930.000	REPAIRS & MAINTENANCE: GENERAL			190.00
311851				
54867	KERKSTRA RESTROOM SERVICE	10/20/2026	11/02/2026	190.00
	DOUGLAS BEACH			
101-751.000-802.000	CONTRACTUAL			190.00
2094789				
54871	MILLER JOHNSON	10/19/2026	11/02/2026	225.00
	LABOR ATTORNEY			
101-266.000-801.000	CONTRACTUAL ATTORNEY			225.00
10-15-26				
54893	CATHY NORTH	10/15/2026	11/02/2026	1,409.88
	REIMBURSEMENT TO MAYOR NORTH FOR MML CONFERENCE			
101-101.000-718.000	TRAINING FUNDS			530.00
101-101.000-908.000	DUES/FEES/PUBLICATIONS			120.00
101-101.000-718.002	MISC TRAVEL EXPENSES-TRAINING			759.88
10772911				
54869	PLANTE MORAN	10/16/2026	11/02/2026	8,948.00
	FINANCIAL CONSULTANT			
101-253.000-802.009	CONTRACTUAL FINANCIAL CONSULT			8,948.00
10995629				
54898	PLUNKETT COONEY	10/26/2026	11/02/2026	690.00
	CONTRACTUAL ATTORNEY THRU 9/30/26			
101-266.000-801.000	CONTRACTUAL ATTORNEY			480.00
101-701.000-801.000	CONTRACTUAL ATTORNEY			210.00
0002608000				
54885	PURITY CYLINDER GASES INC	10/23/2026	11/02/2026	192.33
	CO2			
101-265.000-740.000	SUPPLIES			192.33
TIRE-63539				
54840	RELIABLE ROAD SERVICE, INC	10/16/2026	11/02/2026	225.40
	TRUCK #5 TIRE PRESSURE MONITORING SENSORS			
660-903.000-930.004	VEHICLE MAINTENANCE & REPAIRS			225.40
TIRE-63524				
54842	RELIABLE ROAD SERVICE, INC	10/14/2026	11/02/2026	225.40
	TRUCK #7 TIRE PRESSURE MONITORING SENSORS			
660-903.000-930.004	VEHICLE MAINTENANCE & REPAIRS			225.40
TIRE-63693				
54878	RELIABLE ROAD SERVICE, INC	10/26/2026	11/02/2026	1,849.68
	TIRES FOR VAC TRUCK			

660-903.000-930.004	VEHICLE MAINTENANCE & REPAIRS			1,849.68
7290657				
54883	TAFT STETTINIUS & HOLLISTER LLP	10/13/2026	11/02/2026	6,182.00
	ENVIRONMENTAL RESPONSE RECOVERY			
243-000.000-802.243	BLIGHT REMOVAL			6,182.00
VC3-264881				
54843	VC3 INC	10/14/2026	11/02/2026	281.48
	MICROSOFT OFFICE 365-CITY LICENSES FOR OCTOBER			
101-265.000-802.000	CONTRACTUAL			281.48
VC3-264882				
54844	VC3 INC	10/14/2026	11/02/2026	50.40
	PD EXCHANGE PLAN 1 FOR OCTOBER			
101-301.000-802.000	CONTRACTUAL			50.40
10-17-26				
54845	RANDY WALKER	10/17/2026	11/02/2026	153.00
	REIMBURSEMENT FOR DDA PUMPKIN CARVING EVENT			
248-728.000-880.000	COMMUNITY PROMOTION			153.00
10-28-26				
54894	LORI WARSEN	10/28/2026	11/02/2026	120.00
	VISION REIMBURSEMENT			
101-301.000-719.000	INSURANCE BENEFITS			120.00
Type: EFT Transfer				
1792566987				
54884	CONSTANT CONTACT	10/21/2026	11/02/2026	68.00
	CONSTANT CONTACT			
101-265.000-802.000	CONTRACTUAL			68.00
206082112806				
54831	CONSUMERS ENERGY	10/20/2026	11/02/2026	98.88
	FD WEST SIDE OCTOBER ENERGY BILL			
101-265.000-922.000	UTILITIES			98.88
206082112805				
54832	CONSUMERS ENERGY	10/20/2026	11/02/2026	64.00
	FD EAST SIDE OCTOBER ENERGY BILL			
101-265.000-922.000	UTILITIES			64.00
206348899195				
54833	CONSUMERS ENERGY	10/20/2026	11/02/2026	230.05
	EV CHARGING STATION OCTOBER ENERGY BILL			
101-751.000-922.000	UTILITIES			230.05
201187890543				
54873	CONSUMERS ENERGY	10/26/2026	11/02/2026	51.18
	201 S WASHINGTON OCTOBER ENERGY BILL			
594-597.000-922.000	UTILITIES			51.18
206082121247				
54874	CONSUMERS ENERGY	10/26/2026	11/02/2026	1,170.10
	CITY HALL AND PD OCTOBER ENERGY BILL			
101-265.000-922.000	UTILITIES			1,170.10
204035490539				
54875	CONSUMERS ENERGY	10/26/2026	11/02/2026	76.82
	SCHULTZ PARK RAMP OCTOBER ENERGY BILL			
213-753.000-922.000	UTILITIES			76.82

202255717452					
54876	CONSUMERS ENERGY	10/26/2026	11/02/2026	40.43	
	147 CENTER OCTOBER ENERGY BILL				
101-751.000-922.000	UTILITIES			40.43	
SHINGTONOCT26					
54846	KALAMAZOO LAKE SEWER & WATER	10/17/2026	11/02/2026	334.07	
	37 WASHINGTON BATHROOMS 9/1/26-9/30/26				
101-751.000-922.000	UTILITIES			334.07	
25MAINIRRIOCT26					
54847	KALAMAZOO LAKE SEWER & WATER	10/17/2026	11/02/2026	1,119.39	
	25 MAIN IRRIGATION 9/1/26-9/30/26				
101-751.000-922.000	UTILITIES			1,119.39	
AKESHOREOCT26					
54848	KALAMAZOO LAKE SEWER & WATER	10/17/2026	11/02/2026	204.41	
	DOUGLAS BEACH BATHROOMS 9/1/26-9/30/26				
101-751.000-922.000	UTILITIES			204.41	
9ECENTER OCT26					
54849	KALAMAZOO LAKE SEWER & WATER	10/17/2026	11/02/2026	118.79	
	BEERY FIELD IRRIGATION 9/1/26-9/30/26				
101-751.000-922.000	UTILITIES			118.79	
55CENTER OCT26					
54850	KALAMAZOO LAKE SEWER & WATER	10/17/2026	11/02/2026	201.15	
	ROOT BEER BARREL 9/1/26-9/30/26				
101-751.000-922.000	UTILITIES			201.15	
CENTERIRR OCT26					
54851	KALAMAZOO LAKE SEWER & WATER	10/17/2026	11/02/2026	79.51	
	147 CENTER IRRIGATION 9/1/26-9/30/26				
101-751.000-922.000	UTILITIES			79.51	
26BAYOU OCT26					
54852	KALAMAZOO LAKE SEWER & WATER	10/17/2026	11/02/2026	567.18	
	WADES BAYOU IRRIGATION 9/1/26-9/30/26				
101-751.000-922.000	UTILITIES			567.18	
SHINGTON OCT26					
54853	KALAMAZOO LAKE SEWER & WATER	10/17/2026	11/02/2026	308.01	
	201 WASHINGTON 9/1/26-9/30/26				
594-597.000-922.000	UTILITIES			308.01	
LEYSTE103 OCT26					
54854	KALAMAZOO LAKE SEWER & WATER	10/17/2026	11/02/2026	230.52	
	CITY HALL & PD 9/1/26-9/30/26				
101-265.000-922.000	UTILITIES			230.52	
WILEYIRRI OCT26					
54855	KALAMAZOO LAKE SEWER & WATER	10/17/2026	11/02/2026	123.19	
	CITY HALL IRRIGATION 9/1/26-9/30/26				
101-265.000-922.000	UTILITIES			123.19	
486WATER OCT26					
54856	KALAMAZOO LAKE SEWER & WATER	10/17/2026	11/02/2026	86.00	
	DPW GARAGE 9/1/26-9/30/26				
101-265.000-922.000	UTILITIES			86.00	
ILEYSTE101 OCT 2					
54857	KALAMAZOO LAKE SEWER & WATER	10/17/2026	11/02/2026	395.69	

FIRE DEPARTMENT 9/1/26-9/30/26					
101-265.000-922.000	UTILITIES				395.69
6125992291					
54888	MICHIGAN GAS UTILITIES	10/20/2026	11/02/2026		84.62
	FIRE DEPARTMENT GAS BILL				
101-265.000-922.000	UTILITIES				84.62
6130722951					
54889	MICHIGAN GAS UTILITIES	10/22/2026	11/02/2026		51.71
	DPW GARAGE GAS BILL				
101-265.000-922.000	UTILITIES				51.71
6126528244					
54890	MICHIGAN GAS UTILITIES	10/20/2026	11/02/2026		56.66
	GENERATOR GAS BILL				
101-265.000-922.000	UTILITIES				56.66
6127304580					
54891	MICHIGAN GAS UTILITIES	10/20/2026	11/02/2026		67.14
	CITY HALL/PD GAS BILL				
101-265.000-922.000	UTILITIES				67.14
10-16-26					
54868	PITNEY BOWES INC	10/16/2026	11/02/2026		705.25
	CREDIT LINE STATEMENT POSTAGE				
101-215.000-900.000	PRINTING & PUBLISHING				705.25
Type: Paper Check					
12866237					
54841	CERTASITE	10/14/2026	11/02/2026		756.70
	ANNUAL FIRE EXTINGUISHER CHECKS AND RECHARGE				
101-265.000-802.000	CONTRACTUAL				756.70
10-20-26					
54870	COMMUNITY PRIDE MI	10/20/2026	11/02/2026		3,000.00
	DDA REIMBURSEMENT FOR OCTOBERFEST				
248-728.000-880.000	COMMUNITY PROMOTION				3,000.00
10-26-26					
54892	JONA GRAPHICS	10/26/2026	11/02/2026		690.00
	DOWNTOWN DOUGLAS SHOPPING PASSPORTS				
248-728.000-880.000	COMMUNITY PROMOTION				690.00
10-16-26					
54887	MICHAEL BURMEISTER	10/16/2026	11/02/2026		1,200.00
	DDA REIMBURSEMENT FOR ART IN DOUGLAS				
248-728.000-880.000	COMMUNITY PROMOTION				1,200.00
4402					
54837	MICHIGAN TWP. SERVICES ALLEGAN	10/07/2026	11/02/2026		20,019.00
	SEPTEMBER 2026 PERMIT FEES				
101-701.000-804.000	CONTRACTUAL BUILDING INSPECTIO				20,019.00
81595					
54838	NEW DAWN LINEN SERVICE	10/19/2026	11/02/2026		65.49
	CITY HALL AND PD RUG CLEANING				
101-265.000-802.000	COMMERCIAL CLEANING				65.49
81958					
54880	NEW DAWN LINEN SERVICE	10/26/2026	11/02/2026		65.49
	CITY HALL AND PD RUG CLEANING				

101-265.000-802.000	COMMERCIAL CLEANING			65.49
2610-526482				
54839	OVERISEL LUMBER CO.	10/16/2026	11/02/2026	18.56
	REPAIRING DOUGLAS BEACH BATHROOM WINDOWS			
101-751.000-930.000	REPAIRS & MAINTENANCE: GENERAL			18.56
2610-527181				
54881	OVERISEL LUMBER CO.	10/19/2026	11/02/2026	15.18
	TRUCK #1 PRIMER			
660-903.000-930.004	VEHICLE MAINTENANCE & REPAIRS			15.18
2610-529953				
54895	OVERISEL LUMBER CO.	10/27/2026	11/02/2026	72.00
	SPINDLES FOR VETERANS DECK			
101-751.000-930.000	REPAIRS & MAINTENANCE: GENERAL			72.00
10-15-26				
54858	SAUGATUCK DOUGLAS CVB	10/15/2026	11/02/2026	1,200.00
	DDA REIMBURSEMENT FOR DOUGLAS STREET PERFORMERS EVENT			
248-728.000-880.000	COMMUNITY PROMOTION			1,200.00
10-22-26				
54882	SAUGATUCK DOUGLAS HEARTSAFE	10/22/2026	11/02/2026	1,256.00
	DDA REIMBURSEMENT FOR AIVIA CABINET AND AED INSTALL			
248-728.000-880.000	COMMUNITY PROMOTION			1,256.00
BESC - 26 - 017				
54836	SAUGATUCK/DOUGLAS AREA ET AL	10/20/2026	11/02/2026	50.00
	BD Bond Refund			
101-000.000-255.000	BESC - 26 - 017 - PTS26-006			50.00
9201				
54896	ZIEBART OF HOLLAND	10/19/2026	11/02/2026	1,222.40
	UNDERCOATING OF TRUCK #6			
660-902.000-979.000	CAPITAL OUTLAY			1,222.40
9195				
54897	ZIEBART OF HOLLAND	10/19/2026	11/02/2026	1,222.40
	UNDERCOATING OF TRUCK #67			
660-902.000-979.000	CAPITAL OUTLAY			1,222.40
# of Invoices: 68 # Due: 68 Totals:				63,408.88
# of Credit Memos: 0 # Due: 0 Totals:				0.00
Net of Invoices and Credit Memos:				63,408.88

--- TOTALS BY FUND ---

101 - GENERAL FUND	42,116.41
213 - SCHULTZ PARK LAUNCH RAMP	191.82
243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND	6,182.00
248 - DOWNTOWN DEVELOPMENT AUTHORITY	7,499.00
594 - DOUGLAS MARINA	2,354.19
660 - EQUIPMENT RENTAL FUND	5,065.46

--- TOTALS BY DEPT/ACTIVITY ---

000.000 -	6,232.00
101.000 - LEGISLATIVE	1,409.88
215.000 - CLERK	705.25
253.000 - TREASURER	8,948.00
262.000 - ELECTION	19.76
265.000 - BUILDING & GROUNDS	5,984.18
266.000 - ATTORNEY	705.00
301.000 - POLICE	239.80
597.000 - DOUGLAS MARINA	549.19
597.001 - WADES BAYOU	190.00
597.002 - DOUGLAS HARBOR AUTHORITY	1,615.00
701.000 - PLANNING & ZONING	20,229.00
728.000 - DOWNTOWN DEVELOPMENT AUTHORITY	7,499.00
751.000 - PARKS & RECREATION	3,825.54
753.000 - LAUNCH RAMPS	191.82
902.000 - DPW EQUIPMENT PURCHASES	2,444.80
903.000 - EQUIP. REPAIRS & MAINTENANCE	2,620.66

Agenda topics for City council

1. Pedestrian crossing at the intersection of Wiley Road and Blue Star Highway. Due to the increase in traffic a push button flashing signal should be installed for pedestrian safety.
2. Harbor Lake Drive is a private road in name only. There are twenty-one residents that access the road. The eleven units at the end of the road are subsidized housing. The delivery truck traffic and the Inter Urban use of the road create excessive wear on the road. There are dead trees that need to be removed before they fall on the road and prevent emergency vehicle access. Brush and tree trimming are necessary for road safety.
3. “The current Michigan deer die-offs are caused by Epizootic Hemorrhagic Disease (EHD), a viral illness spread by biting midges (Culicoides) whose larvae develop in stagnant water or moist water, including pond edges and swamps”. This is a quote from the DNR information page. There is a stagnant body of water that borders the nursing home and HHI properties and passes under the road to the to a much larger pond. Who is responsible for the pond and culvert maintenance? This is a public health issue and an emergency access issue. There were dead deer floating in the larger pond, and on the edge of the Hidden Waters Association property. The DNR was contacted, and they said they would not remove deer on private property. Is there an agency that can be contacted for removal?

Paul Kerney

[REDACTED] Douglas MI.49406
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: FORMAL PUBLIC WRITTEN COMMENT for upcoming City Council Packet Meeting 11/2/26: 6825 Wiley Road Development
Date: Monday, October 19, 2026 10:51:43 PM
Attachments: [Building Suitability Map Douglas Master Plan \(7\).pdf](#)

Dear City Clerk Kasper,

Please see the formal petition and statement of objection below regarding the proposed development at 6825 Wiley Road.

I am requesting that this complete document be officially entered into the public record and explicitly included in the physical and digital meeting packets distributed to the Mayor, City Council members, and Planning Commission officials prior to the next scheduled City Council meeting.

Please reply to confirm receipt of this email and that it will be included in the upcoming meeting packet.

RE: Formal Petition and Statement of Objection – Proposed Residential Development at the Former Miro Golf Course (6825 Wiley Road)

Dear Mayor, City Council Members, and Planning Commission Officials,

I am writing to you as an adjacent property owner to formally submit this comprehensive statement of objection regarding the proposed sale and high-density residential development of the city-owned, 16.4-acre parcel at 6825 Wiley Road by Mosaic Development. Because previous correspondence outlining these serious concerns was not addressed during the recent City Council session, I request that this complete document be entered into the official public record for the upcoming meeting.

While I recognize the need for thoughtful municipal growth, the current proposal to construct 135 units on this ecologically sensitive parcel poses severe environmental, infrastructure, and public health risks. Furthermore, recent developments regarding the city's active parkland create a massive municipal planning conflict that warrants an immediate, prudent pause on any disposition of the Wiley Road property.

I urge the City Council and Planning Commission to address the critical deficiencies and civic conflicts detailed below before proceeding with any approvals or purchase agreements.

1. The Urgent Municipal Conflict: Schultz Park & Irreplaceable Public Land It is now a matter of public discussion that the State of Michigan may reclaim significant portions of Schultz Park along the I-196 corridor to meet federal natural-buffer mandates. Surrendering that land would strip Douglas of its primary active recreational infrastructure—most notably its heavily utilized soccer fields and pickleball courts.

- **Irreplaceable Municipal Asset:** Douglas purchased the 16.4-acre Wiley Road parcel in 2013 for \$196,600 as a public acquisition, formally designating it in the 2014 Parks and Recreation Plan as a public park. If Douglas loses its recreational footprint at Schultz Park, the city will have eliminated its only viable municipal property capable of accommodating relocated athletic fields.
- **Need for Civic Transparency:** The residents of Douglas deserve the opportunity to help make decisions about our community's recreational future. I respectfully ask that the City proactively make the current situation regarding Schultz Park public.

Transparency is critical right now so the public understands that the city still possesses viable backup land at 6825 Wiley Road to relocate these facilities—provided it is not liquidated to a private developer first.

2. Historical Master Plan Inequities & Speculative Zoning The procedural history of zoning this parcel contradicts established community consensus and statutory protections.

- **Statutory Protections Against Arbitrary Upzoning:** When the City adopted its Comprehensive Zoning Ordinance in 2009 (Ordinance #02-2009), it established a strict baseline to protect the character of our neighborhoods. The highly contested decision in the summer of 2024 to preemptively push the 6825 Wiley Road parcel into an R-5 designation—passed during a vote with absent council members and well before Mosaic Development was even attached to the project—severely strained these 2009 statutory protections. Using a speculative zoning change to justify liquidating land for high-density development contradicts the intent of the 2009 ordinance.
- **Ignored Public Consensus:** When high-density zoning was considered in 2016, public input from the Friends of Wiley Road Park led the Planning Commission to formally recommend reducing density from "Compact Residential" (up to 8 units/acre) to "Suburban Residential" (no more than 4 units/acre). Moving ahead with 135 units today completely reverses years of established municipal planning compromises.
- **A Glaring Inequity:** Nearby private property owners are strictly restricted from developing their land because it is designated as wetlands with high water tables. It is hypocritical for the city to facilitate high-density housing for a developer on land where private residents face strict environmental restrictions for the exact same conditions.

3. Severe Hydrological Constraints and EGLE Wetland Restrictions Replacing this natural absorbent greenspace with 135 residential units and associated roadways will create massive impervious surfaces, fundamentally altering local surface hydrology.

- **EGLE Restrictions & Delineated Wetlands:** Adjacent parcels along the Wiley Road corridor (such as 6806 Wiley Road) have undergone formal 2024 Wetland Delineations, classifying them as wetland habitats subject to strict EGLE regulation.
- **Acknowledged Building Limitations:** I direct the Council's attention to Map 5 ("Building Suitability") within the City's own 2024 Master Plan. Relying on federal USDA soil data, it explicitly classifies significant portions of the Wiley Road corridor as "Very limited" and "Somewhat limited" for building suitability due to severe "Depth to Water Table" limitations.
- **Impact on Septic Systems:** During the heavy rain events of April 2026, numerous neighboring properties experienced severe water saturation and surface runoff overflow. Unmanaged stormwater displacement from 16.4 acres of converted impervious ground will elevate the localized water table further, threatening structural damage to adjacent homes and the total failure of surrounding private mounded septic fields.

4. Potential Arsenic and Heavy Metal Contamination Given the site's multi-decade

history as an actively managed golf course, the land has been subjected to prolonged historical applications of lead-arsenate pesticides, herbicides, and synthetic fertilizers.

- **ATSDR Guidelines:** The Agency for Toxic Substances and Disease Registry (ATSDR) Health Consultations frequently identify legacy golf courses as high-risk sites for persistent soil arsenic contamination, posing grave risks during large-scale earthmoving activities.

5. Sanitary Sewer Infrastructure & Lift Station Vulnerability The proposed utility layout presents critical engineering and financial liabilities. The existing municipal sewer main along Wiley Road sits at a significantly higher elevation than the interior low points of the proposed development site.

- **Lift Station Dependency:** High-density flow (135 units) will rely entirely on continuous mechanical pumping to transport raw sewage uphill into the municipal system.
- **Environmental Exposure:** Power outages during severe storms coincide with peak surface water absorption, rapidly raising the localized water table. What fail-safes prevent raw sewage overflow directly into the high water table and adjacent private properties during a catastrophic pump failure?

6. Infrastructure, Traffic, and Safety Deficiencies Adding 135 homes will dramatically alter the quiet dynamic of our community.

- **Traffic & Pedestrian Safety:** The development could introduce 300 additional cars daily onto a narrow roadway that lacks sidewalks, walking lanes, or bike lanes. This poses severe safety risks to residents and children while diminishing the quality of life with increased noise and headlights.
- **Water Infrastructure Capacity:** There are a limited number of water stubs available in the area, raising doubts about the site's ability to safely support such high-density residential utility demands without impacting existing municipal water pressure and service.

7. Procedural Flaws and Lack of Transparency

- **Inaccurate Claims & Acreage:** Community members were repeatedly assured that "nothing new has happened" regarding this site, yet the project advanced steadily behind closed doors. Furthermore, official notices reference a 17-acre parcel, while public records indicate it is 16.4 acres. A discrepancy of over half an acre substantially alters maximum impervious surface allowances and setback evaluations under local zoning codes.

Summary of Requested Actions To safeguard the public health, safety, and economic well-being of existing Douglas taxpayers, I respectfully urge the City Council to place a temporary hold on finalizing any purchase agreement with Mosaic Development. Furthermore, I request a pause on all site plan or preliminary approvals for 6825 Wiley Road until the following steps are taken:

1. **Public disclosure of the Schultz Park state lease situation** so the community can

determine the best civic use for 6825 Wiley Road.

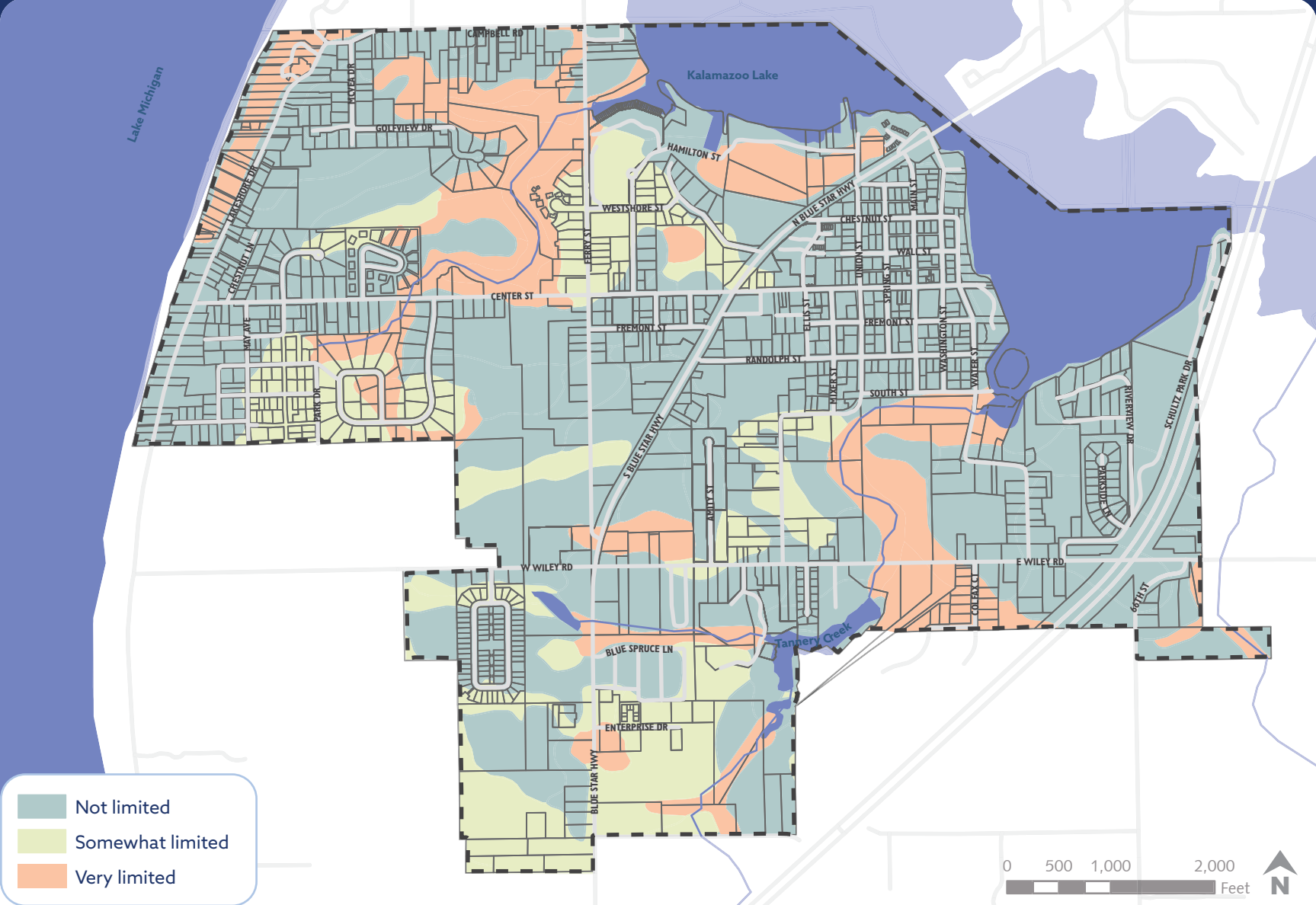
2. **Commissioning of an independent hydrological impact study**, funded by the applicant but directed by an unbiased third-party engineering firm selected by the city.
3. **Production of a comprehensive stormwater management plan** demonstrating zero net increase in off-site runoff and zero elevation of the local water table.
4. **Public disclosure of a state-reviewed EGLE Part 201 Environmental Assessment** addressing soil arsenic contamination and dust suppression protocols prior to any earth disturbance.
5. **A public engineering hearing** addressing the long-term utility liability, maintenance agreements, and disaster recovery plans for the proposed sanitary sewer lift station.

Thank you for your attention to these crucial matters. We look forward to your formal written response and to seeing these items placed on the record for the next scheduled public hearing.

Respectfully submitted,
John Rau

an 49408

MAP 5: BUILDING SUITABILITY



Source: Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. 2005