

**MINUTES OF A WORKSHOP MEETING
OF THE
LAPEER CITY COMMISSION**

April 7, 2008

A workshop meeting of the Lapeer City Commission was held April 7, 2008 at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan. The workshop meeting was called to order at 5:00 p.m.

Present: Commissioners Turkelson, Marquardt, Farrington, and Bennett.
City Manager Dale Kerbyson

Others Present: City Clerk Donna Cronce, Police Chief Todd Alexander, Director of Finance Paul Boucher, Director of Housing Sara Coulter, Fire Chief Terry Kluge, Director of Planning Linda Jackman, DPW Director John Lyons, and Executive Assistant/Deputy Clerk, Tracey Russell
Doug Skylis, Rowe Incorporated
Tom Enright, Vice President, Public Finance, Raymond James
Tom Colis, Bond Attorney from Miller, Canfield, Paddock & Stone

Absent: Mayor Sprague (excused – personal)
Commissioner Robinet (excused – vacation)
City Attorney Ron Shamblin (excused – personal)

City Manager, Dale Kerbyson commented that the purpose of the workshop was to discuss the M-24/I-69 Corridor project. Mr. Kerbyson reviewed the special assessment roll and costs, that no separate alternate routes will be charged as reflected on an amended roll, and developer participation in order to proceed.

Discussion was held regarding developers proceeding with the project on their own, that the City can receive a lower interest rate than developers on their own, and phasing of the project area.

Tom Colis, Bond Attorney with Miller, Canfield, Paddock and Stone, commented on potential issues, tap-in fees in relation to maintenance of current system, and that the value of the special assessment needs to equal the benefits to the property owners

Discussion was held regarding tap-in fees are for upkeep to the current system, upgrade of the Wastewater Treatment Plant, that property owners went to the Boundary Commission first but asked the City to work with the Township regarding the property, installation of water and sewer lines, that tap-in fees are to offset costs of Wastewater Treatment Plant, consistency of special assessment project process, benefit of project to property owners, that the City needs to stress the importance that it is at its funding limits with the use of General Fund money and cannot take on any further debt, that the City is not benefiting financially from this project, the holding up of other project possibilities in order to accommodate this project, that the City is acting as a funding mechanism, developers proceeding with the project on their own, requirement of affidavits to be signed by owners before project will commence, phasing of the project and beginning of new special assessment process, issuing of bonds and handicap to City, and basing of special assessment on bids received.

The general consensus of the Commission was to request signed affidavits by property owners prior to proceeding on the project and that the City is not willing to take this large of a risk with citizen's tax dollars without commitment by the property owners.

There being no further discussions, the Workshop meeting adjourned at 6:07 p.m.

William J. Sprague, Mayor

Donna L. Cronce, CMC, City Clerk