

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

December 17, 2007

A workshop meeting of the Lapeer City Commission was held on December 17, 2007 at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan. The meeting was called to order at 5:41 p.m.

Present: Mayor Sprague (arrived at 5:59 p.m.)
Commissioners Marquardt, Robinet, Farrington, and Bennett.
City Manager Dale Kerbyson

Absent: Commissioner Turkelson.

City Manager Dale Kerbyson commented on a letter of request from investors within the I-69/M-24 annexed property from Lapeer Township area, that the letter accepted the design proposed was the most effective and cost efficient, that the scope of the project is to provide utilities all at the same time, and that the workshop would review the utility setup.

Doug Skylis, Engineer with Rowe Incorporated, reviewed the utility setup of the annexed area.

Discussion was held regarding water storage, weekly meetings with developers, review of the plans by the developer's engineers, developers request for reimbursement of tap-in fees, City history of requiring developers to contribute improvements beyond project scope, attorney review of request in that total reimbursement of cost is inappropriate, current and future needs of utility system, and special assessment process and policy.

City Manager Dale Kerbyson stated that his recommendation that is staff supported is that no pay back is to be offered, the project stands as proposed, and that signed waivers regarding assessment be made in advance before beginning special assessment process.

Discussion was held regarding the property owners involved within the letter of request, that Lashbrook and Ted Beniek asked that their names be removed from the letter, that the owners were asking for more than 100% reimbursement of assessment to recover their costs, current charges for tap-in fees, that tap-in fees charged provide maintenance costs within infrastructure of system, review of special assessment roll, adjustments and project costs.

City Manager Dale Kerbyson commented that the workshop was to bring the Commission up-to-date regarding the project, Commission direction on how to respond

to the letter of request by property owners, to advise of staff involvement in preparation of the project, and to provide information to prepare the Commission when approached by owners of the area.

Discussion was held regarding the ability to understand the property owner's request, administrative fees charged, taxes paid by residents, special assessment benefit to residents, to reimburse special assessment dollars would take away from residents benefit, that the owners of the area want to be paid back on development of property, that if waivers regarding assessment were not signed than the project would be conducted in phases, that special assessments not paid would still be a debt payment by the city, the size of the project area, time frames involved, right-of-way access, easements negotiations in process, that the City does not want residents to think that negotiations are going on for the development of the area, that the property owners want this area developed for utility access, that the property owners did not realize the cost for development, that the City would not negotiate, that the owners would receive cost back upon the selling of property, and timeframe involved with the bidding and bonding process.

By general consensus, the workshop meeting adjourned at 6:38 p.m.

William J. Sprague, Mayor

Donna L. Cronce, CMC, City Clerk