

**City of Swartz Creek
AGENDA**

**Regular Council Meeting, Monday, March 12, 2018, 7:00 P.M.
Paul D. Bueche Municipal Building, 8083 Civic Drive Swartz Creek, Michigan 48473**

1. **CALL TO ORDER**
2. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
3. **ROLL CALL:**
4. **MOTION TO APPROVE MINUTES:**
 - 4A. Council Meeting of February 26, 2018 MOTION Pg. 29
 - 4B. Closed Session Council Meeting of February 26, 2018 MOTION SEALED
5. **APPROVE AGENDA:**
 - 5A. Proposed / Amended Agenda MOTION Pg. 1
6. **REPORTS & COMMUNICATIONS:**
 - 6A. City Manager's Report MOTION Pg. 3
 - 6B. Library Lease Agreement Pg. 35
 - 6C. Monthly Reports Pg. 49
 - 6D. Annual Land Bank Authority Report Pg. 69
 - 6E. Notice of Public Meeting – Ground Water Ordinance Pg. 75
 - 6F. Notice to Residents in Street Reconstruction Area Pg. 76
 - 6G. Project Tim Analysis Pg. 77
7. **MEETING OPENED TO THE PUBLIC:**
 - 7A. General Public Comments
8. **COUNCIL BUSINESS:**
 - 8A. Library Lease Agreement RESO Pg. 16
 - 8B. Building Permit Fee Amendment RESO Pg. 16
 - 8C. Appointments RESO Pg. 27
 - 8D. Speed Radar DISC
9. **MEETING OPENED TO THE PUBLIC:**
10. **REMARKS BY COUNCILMEMBERS:**
11. **ADJOURNMENT:** MOTION

Next Month Calendar

Fire Board:	Monday, March 19, 2018, 6:00 p.m., Public Safety Bldg
ZBA:	Wednesday, March 21, 2018, 6:00 p.m., PDBMB
City Council:	Monday, March 26, 2018, 7:00 p.m., PDBMB
Metro Police:	Wednesday, March 28, 2018, 10:00 a.m., Metro PD HQ
Planning Commission:	Tuesday, April 10, 2018, 7:00 p.m., PDBMB (one week later)
Park Board:	Wednesday, April 4, 2018, 5:30 p.m., PDBMB
City Council:	Monday, April 9, 2018, 7:00 p.m., PDBMB
Downtown Development Authority:	Thursday, April 12, 2018, 6:00 p.m., PDBMB

City of Swartz Creek Mission Statement

The City shall provide a full range of public services in a professional and competent manner, assuring that the needs of our constituents are met in an effective and fiscally responsible manner, thus promoting a high standard of community life.

City of Swartz Creek Values

The City of Swartz Creek's Mission Statement is guided by a set of values which serve as a common operating basis for all City employees. These values provide a common understanding of responsibilities and expectations that enable the City to achieve its overall mission. The City's values are as follows:

Honesty, Integrity and Fairness

The City expects and values trust, openness, honesty and integrity in the words and actions of its employees. All employees, officials, and elected officials are expected to interact with each other openly and honestly and display ethical behavior while performing his/her job responsibilities. Administrators and department heads shall develop and cultivate a work environment in which employees feel valued and recognize that each individual is an integral component in accomplishing the mission of the City.

Fiscal Responsibility

Budget awareness is to be exercised on a continual basis. All employees are expected to be conscientious of and adhere to mandated budgets and spending plans.

Public Service

The goal of the City is to serve the public. This responsibility includes providing a wide range of services to the community in a timely and cost-effective manner.

Embrace Employee Diversity and Employee Contribution, Development and Safety

The City is an equal opportunity employer and encourages diversity in its work force, recognizing that each employee has unlimited potential to become a productive member of the City's team. Each employee will be treated with the level of respect that will allow that individual to achieve his/her full potential as a contributing member of the City staff. The City also strives to provide a safe and secure work environment that enables employees to function at his/her peak performance level. Professional growth opportunities, as well as teamwork, are promoted through the sharing of ideas and resources. Employees are recognized for his/her dedication and commitment to excellence.

Expect Excellence

The City values and expects excellence from all employees. Just "doing the job" is not enough; rather, it is expected that employees will consistently search for more effective ways of meeting the City's goals.

Respect the Dignity of Others

Employees shall be professional and show respect to each other and to the public.

Promote Protective Thinking and Innovative Suggestions

Employees shall take the responsibility to look for and advocate new ways of continuously improving the services offered by the City. It is expected that employees will perform to the best of his/her abilities and shall be responsible for his/her behavior and for fulfilling the professional commitments they make. Administrators and department heads shall encourage proactive thinking and embrace innovative suggestions from employees.

City of Swartz Creek
CITY MANAGER'S REPORT
Regular Council Meeting of Monday, March 12, 2018 - 7:00 P.M.

TO: *Honorable Mayor, Mayor Pro-Tem & Council Members*
FROM: Adam Zettel, City Manager
DATE: March 8, 2018

ROUTINE BUSINESS – REVISITED ISSUES / PROJECTS

✓ **CLOSED SESSION MINUTES** *(Business)*

Ms. Eskew will distributed these in a sealed envelope. They are for council member eyes only. If you have changes, please let me know as far in advance as possible so they can be made and distributed before the resolution.

✓ **MICHIGAN TAX TRIBUNAL APPEALS** *(No Change of Status)*

The 2016 Huizinga appeal has been settled without much change. Since the petitioner is not happy with this value, they will not settle the 2017 appeal. Heather recommends that we do an appraisal for the 2017 appeal since our values are still very far apart.

The golf appraisal is underway. They do not appear to be cooperating. The allocation of value between the city and Flint Township is as much an issue as the establishment of a total true cash value for the entire course. While all the road frontage, structures, and much acreage is in the city, there is more land area for the course in the township. This circumstance is problematic for us.

✓ **STREETS** *(See Individual Category)*

✓ **2017-2020 TRAFFIC IMPROVEMENT PROGRAM (TIP)** *(No Change of Status)*

We are moving forward with our project that was approved in this three year federal funding cycle. The next step completion of preliminary engineering and design, with the intention of bidding Fairchild Street this coming winter for 2019 construction.

In speaking with the engineer, the city still has the ability to add sidewalk to the east side. We were informed that the sidewalk would not be an eligible expense so could not get federal funds. However, if it was done at the same time, the city would need to pay 'prevailing wages', which would increase the cost substantially. As such, it was recommended that, should the city decide to add sidewalks, we do so at a later time with another project that is ongoing in the Village.

After this three year cycle is complete, we hope that Miller, west of Morrish will be in the 2020-2022 cycle. Seymour is not on the radar at this point, though we may try to put it on the next cycle as well.

✓ **STREET PROJECT UPDATES** *(Update)*

This is a standing section of the report on the status of streets as it relates to our dedicated levy, 20 year plan, ongoing projects, state funding, and committee work. Information from previous reports can be found in prior city council packets.

The contractor hopes to begin working as soon as possible on forestry and water main. We distributed letters to the public (see the attached). In addition, we intend to expand the use of door hangers for communication purposes throughout the project.

This year's projects are limited to Daval only. If we can get favorable pricing, we may look to do rehabilitation of the civic campus parking lot and Paul Fortino Drive. Paul Fortino is not scheduled yet in the process because it was expected to benefit from federal funds since it is technically a major street. Funding will be far off for this project, and the deterioration is getting intense.

✓ **WATER – SEWER ISSUES PENDING** *(See Individual Category)*

✓ **SEWER REHABILITATION PROGRAM** *(No Change of Status)*

Lining work is underway for Chelmsford and Valleyview Drives. Inspection of Winshall has also been completed. Though the video is available, I am not sure what the findings are.

This multi-year program is on schedule and budget. Based upon current rates and existing fund balance, staff may recommend expending more in the next year or two on the sewer rehabilitation plan in order to get some higher risk assets completed more quickly. This could include Winshall Drive and Miller Road sections.

✓ **WATER MAIN REPLACEMENT** *(No Change of Status)*

The council approved the proposal from the engineer to seek grant funds for the next water main replacement that is integrated with our 20 year street plan. 2018 will be Daval, followed by Chelmsford and Oakview in subsequent years. Obviously, Miller and Morrish Roads are mid-term priorities for replacement and may be looked at separately for such grant/loan funding.

We are working with the engineer on this submission. There is a lot of paperwork that is relatively unpleasant. We do not have a timeline for submission, but are hopeful that it is worth it.

Genesee County Drain Commission - Water and Waste Services still intends to update its 2003 Water Master Plan this year. During this process, they are going to analyze the Swartz Creek area to ascertain what current and future needs are. This information will then be used by their consultant to make determinations concerning additional water feeds into the area and the sizing of the water main, including Miller Road.

Their plan is to rely less on Miller Road and more on secondary feeds that could approach the city from the north, south, and west. This would be good for us in the long run and negates the concern that Miller Road would need to be increased in size and/or used as an intercommunity transmission line.

As observed with the break that was experienced on December 18th, additional feeds from other directions is essential for the west end of the county.

The city is also working with the county to abandon the Dye Road water main in the vicinity of the rail line. This line is prone to breaks, which can be very costly and dangerous near the rail spur. The intention would be to connect our customers to the other side of the street, onto the county line. It appears the transition cost would be about \$25,000. We will work with the county on this matter and report back on our findings.

✓ **WATER SYSTEM STATE REVIEW** *(No Change of Status)*

Michigan Department of Environmental Quality staff have performed an annual review of our operations. They are requiring some documentation and changes:

1. We are required to have a 5 and 20 year capital improvement plan. We have this on file.
2. The city must have a valve maintenance program that includes a general schedule for exercising valves. Staff will document our policy moving forward.
3. The city must supply our purchase contract with Genesee County for our water supply. This document is on file and shall be provided to the DEQ.
4. The city must provide a water main inventory. We have this on file.
5. The city must provide an updated Emergency Response Plan. We have this on file.

✓ **NPDES STATE REVIEW** *(No Change of Status)*

The permit has been resubmitted to the state. Lots of work was put into this by Rebecca and Jody! After speaking to the state official overseeing our application, I believe we are in a good spot as it relates to the completeness and timeliness of the permit at this point. I will keep the council informed. The previous report follows:

Michigan Department of Environmental Quality staff have performed a paper audit of our storm water management policies, ordinances, and procedures. They have a number of requests for supplemental paperwork that the city and Genesee County Drain Commissioner's office (Surface Water Management Division) must provide.

Tom and Rebecca are working to provide the required information. The state staff involved are very accommodating, and I do not expect any issues with reporting.

This request stems from the National Pollutant Discharge Elimination System, which resulted in the cooperative program operated by the county in which the city participates. They charge an annual fee to conduct monitoring, public education, and reporting. They also assisted in the draft of the city's massive storm water ordinance that was passed relatively recently.

✓ **POLICE SERVICE** *(Update)*

The Metro PD met on February 28th. They are developing a process to replace the Chief. A committee was formed to look at succession planning, but there has not been a posting for the position as of writing. There is also a movement to host a visioning session to affirm the mission and objectives of the authority. I support both initiatives.

The authority has also been approached by Flint Township concerning a possible expansion of authority membership and service area. This would be a tremendous

step, welcome in concept but very daunting in its execution. I do not have more information at this time.

✓ **HERITAGE VACANT LOTS** *(No Change of Status)*

Sale instruments are ready for execution. Sale proceeds will be paid to the Heritage Village of Swartz Creek Home Owners Association unless otherwise encumbered or owed to the Genesee County Treasurer (Land Bank).

✓ **WINCHESTER WOODS LOTS** *(No Change of Status)*

A meeting was held on August 22nd and was well attended. Invitations were sent to all owners in Winchester Woods as noted in the previous meeting packet. The conversation was engaging and rational. However, not much consensus resulted. What I was able to take away from the conversation is that the woods area is an asset that most folks would rather see left intact. There was not much support for investing in improvements to make the lots usable for single family construction.

There was some support for area-wide and/or focused drainage improvements in the form of piping and ditching. I will look to create a survey instrument when things calm down in the fall that might better inform us of what people would like to see happen.

The previous report follows:

The city engineer has created a set of investment options for this subdivision. If the agenda was not jam packed, this would be up for presentation/discussion. For the time being, the proposals are included for review and future discussion (albeit small in scale). One proposal costs \$2.6 million and addresses all outstanding drainage, sanitary sewer, and water service needs. This design is the text book solution to all existing drainage issues, of which there are many. It also prepares the vacant lots for development. I suspect this is too much investment for this area to endure, no matter how the assessment is appropriated.

A second proposal costs \$750,000 and only addresses the immediate needs necessary to make the vacant land buildable. This includes sanitary sewer installation on a more limited basis, as well as targeted drainage to alleviate future impacts. Note that this is still about \$20,000 per lot (vacant lots only)

As noted previously, Paul Fortino from Gaines was also able to attend consultation with the city engineer. He has not shown interest in interjurisdictional cooperation when asked to participate in design and/or construction.

✓ **NEWSLETTER** *(Update)*

Based upon the rapid increase in information that the city finds necessary to disseminate, we are moving towards quarterly newsletters. The first installment under the new system is being printed as you read this...probably, with subsequent newsletters going out in June, September, and December.

✓ **HOLLAND SQUARE** *(Update)*

Not much discussion occurred regarding Holland Square due to the absence of the engineer at the last two meetings. However, a steering committee was formed, and will

begin working on schematic engineering details for use options. The first meeting is scheduled for March 13th.

✓ **TRAILS (Update)**

The MDOT Enhancement application is submitted!

The Consumers Energy site license for the property that connects Elms Park to Bristol Road is also moving forward positively. We have a planned meeting with MDOT on March 13th to go over options to cross the rail on Miller. I sense progress on all fronts.

I am now working with the county to ascertain when we can proceed with a contingent DNR Trust Fund grant that can be added to the MDOT grant (fingers crossed). The local cost could easily reach \$200,000, but I think it will be very much worth it and begin some very positive momentum in the community towards a truly walkable and fit population with a critical mass of recreational and multi modal transportation options!

Should the MDOT grant be awarded AND the DNR grant be awarded (October 2018), the city and township would be expected to move into the design phase of the project. I have attached the engineering cost proposal by OHM to do this. What this amounts to is a need to fund our share of \$79,000 in the 2019 fiscal year. We would then look to fund our share of \$118,500 in the next fiscal year for construction engineering of the project itself (assuming a summer of 2019 construction). The expectation is that all other costs will be covered by the MDOT and DNR grants. If not, the local obligation may be too much to bear. As it is projected, the city's share of \$118,500 (~\$106,650) is still very heavy for a single fiscal year of park investment.

S. Dye Rd. / Miller Rd. Non-Motorized Path				
		Grant Request		Local Funds
		MDOT TAP	MDNR Trust Fund	
Construction (35% local match)	\$790,000	\$ 513,500	\$ 276,500	
Final Design (10%)	\$ 79,000		\$ 23,500	\$ 55,500
Final Engineering (15%)	\$118,500			\$ 118,500
Total	\$ 987,500	\$ 513,500	\$ 300,000	\$ 174,000
Tentative Schedule				
Sep-17	Inter-community project resolution			
	Letters of support			
	Trail maintenance agreement			
Oct-17	Draft MDOT application			
Nov-17	Submit application for 2019 MDOT TAP funds			
Dec-17	MDOT TAP Review Session			
Jan-18	Draft MDNR application			
Mar-18	Submit application to MDNR Trust fund			

✓ **REDEVELOPMENT READY COMMUNITIES BRANDING (Update)**

I worked with the MEDC at the end of February on a quarterly report. This process illustrated areas in which progress was made and where we need to move forward. Areas of new success are in the branding process, the development of a training

tracking system, and a community development feedback survey for zoning petitioners.

The area in which we will make new progress in the next quarter is in the zoning ordinance. There are a number of provisions that are not consistent with our master plan and/or RRC best practice. The state is offering a technical assistance grant to fund half of a professional service to align our code with RRC expectations. This will keep the planning commission busy for a little while, but it will be worth it. I expect to have their service agreement by March 26th.

✓ **BRANDING** *(Update)*

The DDA, with the input of attending public is recommending a logo. Because this was a very early concept logo, it has not been refined. I have requested the designer to align the letters and opt for a single color of red, the darker shade. Once complete, I will bring this to the council, probably at the meeting on the 26th of March. Please let me know if you wish to see variations or other options. Note that this is the DDA recommendation, and the city council can still opt to proceed however they see fit. Further note, that the process was long and arduous for the DDA and included many public meetings, workshops, surveys, and information outreach to get to this point.

In addition to recommending an image/logo, the DDA believes that a tagline for the city is premature. There was much discussion about the 'brand' of the city that the logo and tagline will eventually represent. At this point, the only consensus was that there is no consensus on who we collectively are as a community. As such, they truly believe an ambiguous logo without a tagline is the way to go for now. A tagline can easily be added later on.



✓ **DOG PARK** *(No Change of Status)*

The Eagle Scout candidates are back on the case. There is now a fundraising platform set up to make this happen (GoFundMe). If you are interested in contributing or know of another person or entity that might be, feel free to contact me.

✓ **RADAR FEEDBACK SIGNS** *(Business Item)*

The police authority looks to purchase a couple units for each jurisdiction. It appears the portable signs are functional, affordable, and impactful. There was discussion regarding the procurement and allocation of permanent units. It appears that if municipalities wish to install permanent units (solar powered), they will need to purchase these themselves. I am not sure if the council is interested in this yet or if we wish to see the portable ones at work first. I placed this on the agenda for discussion.

✓ **CONSUMERS CONSERVATION PILOT PROGRAM** *(No Change of Status)*

The webpage for this program is now up and running. By all accounts, their kickoff was very successful, and the community is getting engaged. I have noticed some radio ads, as well as a billboard on I-69. Please check this program out and register if you have not already!

Part of the program includes a \$15,000 donation to one of two local projects. These projects include the future "Holland Square" and the trail system that is proposed. Obviously, these resources would be put to good use!

✓ **DURAND AREA INDUSTRY - PROJECT TIM** *(No Change of Status)*

It's a steel mill. The announcement was distributed at the December 4th meeting. I don't have any additional details at this point. As noted, this has the potential to be one of the most monumental influences on our community since the initial investments by GM and Winchester Village.

To be clear, the project has not been affirmed in terms of the federal loan application, local approvals, and developer commitment. However, the massive scale of the investment and its impact as "clean coal" appears to be reliable information. If the project is affirmed for development, I recommend the city reengage its master plan, establish a compatible vision, and heavily invest in making that vision a reality. The next decade could be very transformational, and I am certain the community will want to be in the driver's seat for this change, whatever that change may be.

At this point, we find ourselves as a stakeholder in this project without much information to respond. I will do my best to learn more and report to the city council. This is something that, if it proceeds, will have a tremendously positive impact on our town, or a mixed impact (economic/environmental). Since various state and federal agencies are involved, we should be prepared to inform ourselves and use our formal and collective voice to promote the best interest to the Swartz Creek community.

✓ **TAX REVERTED PROPERTY LIST** *(No Change of Status)*

For the time being, the accepted course of action is to hold the Heritage property, pending use in accordance with the current development and sale process that the neighborhood association is coordinating with J.W. Morgan Inc.

I have received a call from an alleged property interest of the Second Street vacant land. They indicated that they missed the tax payments for various reasons and would like the property back. The contact indicated that the house adjacent to the site was owned by the same owner, but had the taxes paid by an escrow company. I

indicated that the city is likely to take ownership of this property due to circumstances, but a letter to the city council requesting sale back to them would be the best way to proceed with any attempt to reacquire it.

✓ **5157 MORRISH ROAD DEMOLITION** *(No Change of Status)*

The house is down and paid for, with the exception of site restoration, which will be done and billed in the spring. The project will use all of the funds dedicated to this purpose through the Community Development Block Grant program that is administered by the Genesee County Planning Commission.

Thoughts on reuse? The standard practice for single lot properties is to sell them to an adjacent land owner. There has been interest by local builders in placing new housing, similar to the bungalow homes that were built about a decade ago on First and Wade.

✓ **DON SHENK HOME REHABILITATION** *(No Change of Status)*

The basement alternate has been approved. Work is underway. We anticipate a late spring sale, and are entertaining a 'sale by owner' promotional campaign to create awareness and to avoid seller commissions.

✓ **MILLER ROAD DRAIN** *(No Change of Status)*

We have a proposal to complete repairs from a local contractor. The amount is \$13,100. Rowe is working to create proper easement instruments to give the city access to the site. Once this is complete, I will have the city council take a look at the quotes or competitive bids, depending upon the circumstances.

✓ **OTHER COMMUNICATIONS & HAPPENINGS** *(Update)*

✓ **MONTHLY REPORTS** *(Update)*

February reports are included for your reading enjoyment. Contact me with questions.

✓ **LAND BANK AUTHORITY ANNUAL REPORT** *(Update)*

The annual report of the Genesee County Land Bank is included. Let me know if you have any comments or questions.

✓ **PROJECT TIM ANALYSIS BY OTHERS** *(Update)*

I have included an article by others. Everything we have to go on at this point comes from hear-say, the Crains Detroit write up, and analysis like this. As of writing, there was a 25% steel tariff proclamation by the POTUS. I have no further comment, but I am hopeful for positive impacts should something occur.

✓ **GROUNDWATER WITHDRAWAL ORDINANCE** *(Update)*

The groundwater withdrawal ordinance for the Holland Square project is finally in a final form. It was included in the February 12 packet for reference. This ordinance is something the city agreed to implement as part of the cleanup and 'closure' process for the underground contaminants at 5012 Holland Drive. As noted previously, the practical impact of this is small, since wells are no longer permitted in the city and there are no known 'grandfathered' wells in the impacted area.

The next step will be a public hearing that is expected to be held on April 23rd. A formal notice of the hearing is included in the packet was sent to the State of Michigan Department of Environmental Quality.

✓ **CGI PROMOTIONAL VIDEO (Update)**

The agreement has been signed and delivered. The mayor had a conference call with producers to proceed with the next steps, including the timeline, engagement of stakeholders, and possible topics for film.

✓ **SOLAR PANEL OPTION (Update)**

The solar array option for Bristol Road was favored by the park board with the understanding that proceeds would be invested in the remainder of the site for recreation.

Since that presentation, Cenergy is considering the Raubinger Road site as more favorable. This site certainly has less potential public use, so we will welcome the discussion. More details are not available at this time.

✓ **RECORD DIGITIZATON AGREEMENT (Update)**

The agreement has been executed, and records have been shipped (and returned). Transportation was done with a validated company vehicle with redundancy in the tracking of all records and their contents. The chain of custody is being documented independently by the contracted service and the city clerk.

✓ **BOARDS & COMMISSIONS (See Individual Category)**

✓ **PLANNING COMMISSION (Update)**

The commission met on February 13th. The March meeting was cancelled due to a lack of business items. Due to RRC requirements (see above), I expect the commission to engage in a zoning audit this year. The next meeting is scheduled for April 10th, one week later than usual.

✓ **DOWNTOWN DEVELOPMENT AUTHORITY (Update)**

The DDA met on March 8th. In addition to the branding (logo) discussion above, the DDA is moving forward with purchasing a small utility vehicle for servicing downtown flowers, waste, and events. The thought is that the cost of about \$8,000 - \$10,000 can be split 50/50 with the city so the vehicle can be used in parks and other areas (construction zones) as well. Tom and I believe this is a good idea and will price vehicles to the DDA first.

The DDA also opted to release another round of façade program applications and to sponsor a concert with the Swartz Creek Fine Arts Association. Family Movie Night was given its blessing for the 2018 season as well. Movie title ideas? The next meeting is scheduled for April 14th.

✓ **ZONING BOARD OF APPEALS (No Change of Status)**

They are expected to have their annual meeting on March 21, 2018.

✓ **PARKS AND RECREATION COMMISSION (Update)**

The board met on March 7th at 5:30 p.m. The park board discussed the final touches on Elms Park tot lot, signs, and repair of the entrance way island. There was also discussion on the potential lighting for the skating area and hill, for which there was no final decision.

The potential for kayaking was brought up. Folks that have attempted this trip indicated that there was no practical way to utilize the Swartz Creek within the city for this purpose.

Winshall Park was discussed, including 2018 forestry efforts and the potential for a name change.

Minutes are included in the packet, and the next meeting is scheduled for April 4th.

✓ **BOARD OF REVIEW (Update)**

The March Board of Review schedule is as follows for protests of 2018 assessed and taxable valuations, as well as classification challenges:

Monday, March 19, 9am-12pm; 6pm-9pm

Monday, March 20, 9am-12pm

Monday, March 21, 9am-12pm

NEW BUSINESS / PROJECTED ISSUES & PROJECTS

✓ **SCHOOL FACILITY STUDY (Update)**

The future of our community is very much tied to the real and perceived condition and function of the school's various buildings and related educational amenities. The city is a vested stakeholder in ways too numerous to list. I do not have details about the study or related implementation plan as of writing. However, members of council, planning commission, park board, DDA, and other boards should make an effort to review the study and related news as it is released. I will continue reporting to the various boards and committees what changes might be expected and how the city might partner.

✓ **LIBRARY LEASE AGREEMENT (Business Item)**

The city has leased the Perkins Library space to the Genesee District Library for about 40 years. It renews in ten year increments. As it happens, the lease expired on December 31, 2017. The counsel of the GDL, Mr. Patric Parker, Esq. has submitted a proposed Lease and Service Agreement for the next ten years.

Conceptually, I can think of no reason not to continue to engage in this partnership in which the city provides the facility and limited services in exchange for library services. I also see no issues with the instrument itself. I have included a resolution to approve the lease. If there are any questions, comments, or issues that might alter or delay this, please let me know in advance. The description of the premises is forthcoming.

✓ **APPOINTMENTS (Business Item)**

There will be a lot of appointments in 2018. Most of these will occur after the new council is convened in November, specifically November 26th, 2018. However, there are

a number of spring and summer appointments that are required. Since many of these expire in March, they are all being consolidated into this meeting. A resolution is included.

✓ **BUILDING AND TRADE PERMIT PENALTY ADDITION** (*Business Item*)

Like many communities, we are having some compliance issues with permitting as it relates to building and trades (plumbing, mechanical, and electrical). Our approach has been to reduce the burden on homeowners and business owners by being a 'no nonsense' and easy-going department. Unfortunately, some contractors believe that they can save a few bucks by avoiding permitting for projects. If council recalls, we have had some comment at council meetings regarding this issue. After review, we agree that something needs to be done.

This practice does not financially hurt us, since revenues tend to offset inspection and review costs in the long run. However, we are having issues with unsafe work and non-compliant work being reported at a higher rate. The issue is that our fees remain unchanged whether applied for up front or paid in arrears. This provides no incentive (or disincentive) to comply up front. For example, if an installer of a home generator doesn't pull a permit, they upside for them is they might save money. The downside for them is that they pay the face value fee if caught. As such, they are taking the risk at a higher rate and leaving some customers in jeopardy of having unsafe installations.

We need to create a greater incentive to comply up front. We believe strongly in review and inspections for permits. The building code is not to be taken for granted. Improper work that is not inspected can cause serious loss to property and life. It also creates an un-level playing field for contractors and can result in unapproved work that is not zoning compliant (e.g. glaring light fixtures, unscreened mechanical equipment, etc.).

What we recommend is an administrative fee that functions as a penalty for those that engage in qualifying work without property permits. The value recommended is \$75 per permit. This amount is substantial enough to garner greater compliance without causing great financial harm relative to permit costs. As an extreme example, our building official indicates that Vienna Township resorted to a \$500 fine to gain compliance.

I have included our rate and fee schedule with the \$75 penalty provision for all building and trade permits. This can obviously be changed to an alternate nominal or percentage based amount.

✓ **DEPARTMENT OF PUBLIC WORKS STAFFING** (*Update*)

Mr. Svrcek has not made formal plans to retire, but he has indicated that a year may not be unreasonable for a timeframe for his departure. As such, I have been working with him and DPW staff on a plan for support and succession.

As council is aware, our public works department has been and will continue to be very busy with recreational, street, water, and sewer projects stemming from massive investments that are underway. We are also facing a more stringent regulatory environment as it relates to water quality, safety, and labor relations.

Combined with our ambitions to brand the city more positively, we have need for a higher degree of administrative support during a time when Mr. Svrcek will be potentially looking to depart and is very occupied with construction endeavors.

As such, I have negotiated with the AFSCME bargaining unit to enable some “out-of-class” work and pay that is related to administrative support for one of the existing DPW laborers. This concept has been accepted by the bargaining unit in writing. The goal is to utilize the abilities of a maintenance worker who also has the academic and administrative skills to assist the department with higher level functions.

During the next year or two, this position will be working closely with Mr. Svrcek and other staff to learn the technical and administrative functions of the DPW, with the intention of building capacity to oversee all administrative functions in the future.

We believe this is a prudent way to ensure institutional knowledge transfer of routine and administrative functions to other staff members. I believe we will see an immediate and positive impact on some of our processes. I do not see an immediate need to add a full time maintenance worker at this point. Depending on how succession of the Director position occurs, this operational process may be temporary. The employee expected to serve in this dual capacity is Mrs. Rebecca Bosas.

✓ **CLOSED SESSION (*Business Item*)**

The city has business to discuss related to a potential real property transaction or lease. This is a purpose permitted for discussion in a closed session, and I find it to be advisable to do so in this case. A resolution is included to move the council into a closed session for this purpose.

✓ **CHARGING STATIONS (*Update*)**

Tesla has administrative zoning approval to place charging stations in the Meijer parking lot, near the gas station. I don't know of any others around, so that is another nice attribute and draw for folks in the region.

Council Questions, Inquiries, Requests, Comments, and Notes

Fire Chief Labor Agreement: There was comment at the February 26 city council meeting indicating that the Fire Chief's labor agreement was drafted by the Clayton Township attorney. I made inquiries to the Swartz Creek Fire Board representatives, and this does not appear to be the case. The agreement was adapted from the existing agreement, processed in a Fire Board committee that was chaired by Mr. Clolinger, and modified for form by Board attorney, Mr. Cavanaugh. I believe that this agreement is between Mr. Plumb and the Board, and that the municipalities should not have direct involvement.

**City of Swartz Creek
RESOLUTIONS
Regular Council Meeting, Monday, March 12, 2018, 7:00 P.M.**

Resolution No. 180312-4A MINUTES – FEBRUARY 26, 2018

Motion by Councilmember: _____

I Move the Swartz Creek City Council approve the Minutes of the Regular Council Meeting held Monday, February 26, 2018, to be circulated and placed on file.

Second by Councilmember: _____

Voting For: _____

Voting Against: _____

Resolution No. 180312-4B CLOSED SESSION MINUTES – FEBRUARY 26, 2018

Motion by Councilmember: _____

I Move the Swartz Creek City Council approve the Closed Session Minutes of the Regular Council Meeting held Monday, February 26, 2018, to be placed on file and stored in accordance with state statute.

Second by Councilmember: _____

Voting For: _____

Voting Against: _____

Resolution No. 180312-5A AGENDA APPROVAL

Motion by Councilmember: _____

I Move the Swartz Creek City Council approve the Agenda as presented / printed / amended for the Regular Council Meeting of March 12, 2018, to be circulated and placed on file.

Second by Councilmember: _____

Voting For: _____

Voting Against: _____

Resolution No. 180312-6A CITY MANAGER’S REPORT

Motion by Councilmember: _____

I Move the Swartz Creek City Council accept the City Manager’s Report of March 12, 2018, including reports and communications, to be circulated and placed on file.

Second by Councilmember: _____

Voting For: _____
Voting Against: _____

**Resolution No. 180312-8A RESOLUTION TO APPROVE A LEASE WITH THE
GENESEE DISTRICT LIBRARY FOR THE PERKINS
LIBRARY, 8095 CIVIC DRIVE**

Motion by Councilmember: _____

WHEREAS, the Genesee District Library, a Michigan District Library created under MCL 397.171 et seq. is prohibited from owning and maintain any building with the exception of its headquarters; and

WHEREAS, the GDL is able to engage in leases to offer services in satellite branches throughout Genesee County; and

WHEREAS, the GDL and City of Swartz Creek have previously agreed to terms and conditions to establish a branch library at 8095 Civic Drive in exchange for the furnishing of "Library Services" ; and

WHEREAS, the previous ten year lease has expired; and

WHEREAS, City and GDL wish to enter into another ten year lease under the same conceptual terms and conditions as previously agreed to; and

WHEREAS, there are no Deficiencies noted in the proposed lease.

THEREFORE BE IT RESOLVED, the Swartz Creek City Council hereby approves the Lease and Service Agreement for library building facilities and services as included in the City Council Packet of March 12, 2018 and further directs the Mayor to execute said lease on behalf of the city.

Second by Councilmember: _____

Voting For: _____
Voting Against: _____

**Resolution No. 180312-8B RESOLUTION TO AMEND AND RESTATE CITY-WIDE
RATES, FEES, AND CHARGES**

Motion by Councilmember: _____

WHEREAS, the City collects rates, fees, fees for permits, charges for services, cost recovery's and cost recovery for consulting services, and;

WHEREAS, such rates, fees, fees for permits, charges for services, cost recovery's and cost recovery for consulting services are a necessary and essential part of the funding for the services that the City provides, and:

WHEREAS, the City's Code of Ordinances defines and provides for certain rates, fees, fees for permits, charges for services, cost recovery's and cost recovery for consulting services, and;

WHEREAS, other such rates, fees, fees for permits, charges for services, cost recovery's and cost recovery for consulting services are provided for by resolution of the City Council, statutory provision, past practice, policy and other such actions, and

WHEREAS, the City has amended the City's Code of Ordinances to provide for various rates, fees, fees for permits, charges for services, cost recovery's and cost recovery for consulting services to be set by resolution of the City Council, and;

WHEREAS, the City has need to implement additional rates, fees, fees for permits, charges for services, cost recovery's and cost recovery for consulting services to be set by resolution of the City Council, and;

WHEREAS, the City desires to have all such rates, fees, fees for permits, charges for services, cost recovery's and cost recovery for consulting services organized into a single resolution that can be visited periodically and adjusted accordingly.

NOW, THEREFORE, Be It Resolved the City of Swartz Creek hereby sets its rates, fees, fees for permits, charges for services, cost recovery's and cost recovery for consulting services in accordance with the following schedule, effective immediately or as soon as practical thereafter, table as follows:

CITY OF SWARTZ CREEK RATES, FEES PERMITS & CHARGES FOR SERVICES

1. Chapter 1: Municipal Ordinance Violations Bureau (Parking Fines)

The following parking violations shall be punishable by the fines indicated:

<u>Offense</u>	<u>Fine</u>
(a) Parking too far from curb	\$ 20.00
(b) Angle parking violations	\$ 20.00
(c) Obstructing traffic	\$ 20.00
 <u>Prohibited parking (signs un-necessary)</u>	
(d) On sidewalk	\$ 20.00
(e) In front of drive	\$ 20.00
(f) Within intersection	\$ 20.00
(g) Within 15 feet of hydrant	\$ 20.00
(h) On crosswalk	\$ 20.00
(i) Within 20 feet of crosswalk or 15 feet of corner lot lines	\$ 20.00
(j) Within 30 feet of street side traffic sign or signal	\$ 20.00
(k) Within 50 feet of railroad crossing	\$ 20.00
(l) Within 20 feet of fire station entrance	\$ 20.00
(m) Within 75 feet of fire station entrance on opposite side of street (signs required)	\$ 20.00
(n) Beside street excavation when traffic obstructed	\$ 20.00
(o) Double parking	\$ 20.00
(p) On bridge of viaduct or within tunnel	\$ 20.00
(q) Within 200 feet of accident where police in attendance	\$ 20.00
(r) In front of theater	\$ 20.00
(s) Blocking emergency exit	\$ 20.00

(t) Blocking fire escape or fire lane	\$ 50.00
(u) In a handicapped space	\$100.00
(v) In prohibited zone (signs required)	\$ 20.00
(w) In alley (signs required)	\$ 20.00

Parking for prohibited purpose

(x) Displaying vehicle for sale	\$ 20.00
(y) Working or repairing vehicle	\$ 20.00
(z) Displaying advertising	\$ 20.00
(aa) Selling merchandise	\$ 20.00
(bb) Storage over 48 hours	\$ 20.00
(cc) Wrong side boulevard roadway	\$ 20.00
(dd) Loading zone violation	\$ 20.00
(ee) Bus, parking other than bus stop	\$ 20.00
(ff) Taxicab, parking other than cab stand	\$ 20.00
(gg) Bus, taxicab stand violations	\$ 20.00
(hh) Failure to set brakes	\$ 20.00
(ii) Parked on grade wheels not turned to curb	\$ 20.00
(jj) Parked on lawn extension within right of way	\$ 20.00
(kk) Parked on front lawn	\$ 20.00

All \$20.00 violations not paid within 20 days will be assessed a \$10.00 late fee.

2. Chapter 2: Liability for Expense of an Emergency Operation (Hazardous Materials Cleanup Cost Recovery)

Cost shall be actual expenses inclusive of all Police & Fire Department wages, equipment and motor-pool and / or any sub-contracted actual expenses associated with hazardous materials clean-up.

3. Chapter 2: Liability for Expense of an Emergency Response (Alcohol Related Arrests, Accidents)

A. A cost of \$150 shall be assessed to each defendant convicted of O.U.I.L. – O.U.I.D or O.W.I. The cost recovery shall be collected as a part of the fines and costs set by the 67th District Court.

B. Actual costs shall be assessed to each defendant convicted of O.U.I.L. – O.U.I.D or O.W.I. in which a motor vehicle accident occurred. The cost recovery shall be collected as a part of the fines and costs set by the 67th District Court. In the event the court declines collection, they shall be billed direct to the defendant.

C. For the purpose of determining costs for extensive investigation and cleanup recovery for emergency response for alcohol related arrests and accidents, the following table shall be used:

Police Personnel	\$40	Per Hour
Police Clerical	\$30	Per Hour
Police Car	\$15	Per Hour
Fire Personnel	\$20	Per Hour
Fire Pumper	\$250	Per Hour
Fire Support Vehicles	\$100	Per Hour

4. Chapter 5: Cemetery Lots - Purchase

The cost for purchase of cemetery lots will be \$100.00 per lot.

5. Chapter 5: Cemetery, Charges for Grave Openings, etc.

Grave openings shall be actual costs, either as sub-contracted or performed by City Employees, plus a 15% administrative fee.

6. Chapter 11: Park Reservation Fees

<u>Elms Park</u>	
Pavilion #1	\$ 70.00
Pavilion #2	\$ 120.00
Pavilion #3	\$ 70.00
Pavilion #4	\$ 120.00

<u>Winshall Park</u>	
Pavilion #1	\$ 70.00
Pavilion #2	\$ 70.00
Pavilion #3	\$ 70.00
Deposit	\$100.00

7. Chapter 12: Peddlers and Solicitors License and Background Check

\$50.00

8. Chapter 15: Permit, Sidewalk Installation

\$25.00

9. Chapter 15: Permit for Excavation, Right of Way or Other City Property

\$100.00

10. Chapter 19: Water System Use, Rates and Charges

(A) Charges for water supply services to premises within the city connected with the water supply system shall be as follows:

Rates for Quarterly Billings

Readiness to serve charge

5/8", 3/4", 1"	\$51.22
1.5"	\$220.77
2"	\$353.23
3"	\$662.31
4"	\$1,103.85
6"	\$2,207.70

Commodity charge (per 100 cubic feet of water): \$7.07

Additional meters, connected for the exclusive purpose of registering water consumed and NOT returned to the sewer system shall be charged the commodity charge only (example: lawn sprinkler system).

(B) Any water customer may have water services temporarily shut off for any time period during which the premises, for which the water service is provided, will be unoccupied. The request for such shut off shall be made in writing on forms to be provided by the city. The written request shall specify the reason for the shut off and the date on which the water service shall be shut off.

(C) There shall be a Twenty Dollar (\$20.00) charge for shutting off the water service pursuant to such request and a Twenty Dollar (\$20.00) charge for turning the water service back on, if the shut off or turn on is performed during normal business hours. If this shut off or turn on is performed outside of normal business hours, the charge shall be One-Hundred Dollars (\$100.00). Such charges shall also apply if water is shut off or turned back on pursuant to account delinquency. The City Manager may waive shut off and turn on fees for reasonable cause.

(D) Water customers shall continue to be billed for a readiness to service charge while connected to the system.

(E) Bulk water sales shall be in accordance with the following fee schedule:

Bulk Water Purchases

1 cubic ft. = 7.4805
Gallons

Gallons	Cubic ft.	Cost
3,740	499.96658	\$104.00
5,000	668.40452	\$116.00
10,000	1336.809	\$160.00
15,000	2005.2136	\$204.00
20,000	2673.6181	\$247.00

11. Chapter 19: Water & Sewer Tap Fees

(A) There shall be paid, with respect to all premises connecting to the water and sanitary sewer system of the city, a tap-in fee pursuant to the following schedules:

- (1) Single-family residence--\$1,500 each for water & sanitary sewer
- (2) Multiple-family residence--\$1,500 per unit each for water and sanitary sewer

(B) All other uses connecting to the water and/or sanitary sewer system of the city shall be required to pay tap-in fees at the rate of one-thousand, five hundred dollars (\$1,500) per unit factor, pursuant to the unit factor table provided for by the Genesee County Division of Water and Waste. In no case shall tap-in fees be less than one-thousand, five hundred dollars (\$1,500).

(C) Furthermore, for any structure used generally for more than one (1) purpose, connection fees shall be determined by applying the appropriate unit factors as set by the Genesee County Division of Water and Waste, to the various uses on any level, grade or sub-grade plane of the structure, provided that it is intended that the fees so derived shall be cumulative. Tap fees shall also apply for any additional units that may be calculated and applied by the County WWS pursuant to change in use or otherwise.

12. Chapter 19: Sanitary Sewer Rates

Rates for Quarterly Billings

Readiness to serve charge (per metered account):	\$52.50
Readiness to serve charge (non-metered accounts):	\$124.61
Commodity charge (per 100 cubic feet of water consumed):	\$2.14

A readiness to serve charge equal to the number of calculated sewer units shall be charged to all customers connected to the city's sewer system to offset fixed costs of system operation. In addition, a commodity charge shall be applied to the sewer bill in an amount equal to the above rate multiplied by the number of ccf that the accompanying water account registers. If the sewer connection is not accompanied by a water meter to register water usage, the charge shall be considered non-metered and no commodity charge shall be applied.

For the purposes of determining sanitary sewer rates, per unit sewage disposal calculations resulting in a fraction of a whole number shall be rounded up to the next highest whole number.

13. Chapter 20: Weed Cutting Fees

\$300 per cut

14. Building & Trade Inspection Fees

A. Building Permit Fees:

\$75.00 for first \$1,000 value \$5.00 per \$1,000 thereafter and \$50.00 for a one-time Inspection fee.

The first \$75.00 of the application fee is non-refundable. The total cost of Improvement is based on the Bureau of Construction Codes Square Foot Construction Cost Table with the following exceptions:

Single Family Home	1 story.....	\$105.00 per sq. foot
	1.5 story.....	\$91.00 per sq. foot
	2.0 story.....	\$85.00 per sq. foot
Detached garage.....		\$25.00 per sq. foot
Pole Barn.....		\$16.50 per sq. foot
Open deck or porch.....		\$14.00 per sq. foot
Covered deck or porch.....		\$28.00 per sq. foot

Pre-manufactured unit fees are based upon 50% of the normal on-site construction fee.

Residential Roofing..... \$100.00 fee per project

Siding permits are based upon the project cost.

Commercial roofing is to be based upon the project cost.

Up to \$1,000 (includes one (1) inspection only).....	\$75.00
\$1,000.00 to \$10,000.00.....	\$75.00 plus \$10.00 per \$1,000.00 over \$1,000.00
\$10,000.00 to \$100,000.00.....	\$165.00 plus \$3.00 per \$1,000.00 over \$10,000.00
\$100,001.00 to \$500,000.00.....	\$435.00 plus \$2.00 per \$1,000.00 over \$100,000.00
\$500,000 plus.....	\$1,235.00 plus \$3.00 per \$1,000.00 over \$500,000.00

All work not involving a sq. foot computation:

Plan review and administration base fee	\$75
(plus \$50.00 for each inspection)	
Additional inspections	\$75
Certificate of Occupancy	\$50

Work Commencing Before Permit Issuance \$75

B. Electrical Inspection Fees

Application Fee (non-refundable)	\$65
Work Commencing Before Permit Issuance	\$75

New Residential Electrical System

Up to 1,500.00 sq. foot	\$80.00
1,501 to 3,500 sq. foot	\$130.00
Over 3,500 sq. foot	\$180.00

Service

Through 200 Amp.	\$10
Over 200 Amp. thru 600 Amp.	\$15
Over 600 Amp. thru 800 Amp.	\$20
Over 800 Amp. thru 1200 Amp.	\$50
Over 1200 Amp. (GFI only)	\$75
Circuits	\$5
Lighting Fixtures-per 25	\$5

Dishwasher	\$5
Furnace-Unit Heater	\$5
Electrical-Heating Units (baseboard)	\$4
Power Outlets (ranges, dryers, etc.)	\$7

Signs

Unit	\$6
Letter	\$10
Neon-each 25 feet	\$20

Feeders-Bus Ducts, etc.-per 50'	\$6
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Mobile Home Park Site	\$5
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Recreational Vehicle Park Site	\$5
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K.V.A. & H.P.

Units up to 20	\$4
Units 21 to 50 K.V.A. or H.P.	\$6
Units 51 K.V.A. or H.P. & over	\$10

Fire Alarm Systems (excl. smoke detectors)

Up to 10 devices	\$50
11 to 20 devices	\$100
Over 20 devices	\$5 each

Low voltage - Per opening (devices)	\$5 each
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Energy Retrofit-Temp. Control	\$45
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Conduit only or grounding only	\$45
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Inspections

Special/Safety Insp. (includes cert. fee)	\$65
Additional Inspection	\$65
Final Inspection	\$65
Certification Fee	\$25

C. Mechanical Inspection Fees

Application Fee (non-refundable)	\$65
Work Commencing Before Permit Issuance	\$75

Residential Heating System

(Includes duct & pipe)	
Up to 1,500 sq. feet	\$80
1,501 to 3,500 sq. feet	\$130
Over 3,500 sq. feet	\$180
Gas/Oil Burning Equipment Under 400,000 In	\$30
Gas/Oil Burning Equipment Under 400,000 In	\$40
Boiler	\$30
Water Heater	\$5
Damper/Flue	\$5
Solid Fuel Equip. (includes chimney)	\$30
Gas Burning Fireplace	\$30
Chimney, factory built (installed separately)	\$25
Solar; set of 3 panels-fluid transfer	
(includes piping)	\$20
Gas piping; each opening-new installation	
(residential)	\$5

Air Conditioning (includes split systems)	
1.5hp to 15 hp	\$30
Over 15 hp	\$50
Heat Pumps (complete residential)	\$30
Dryer, Bath & Kitchen Exhaust	\$5

Tanks

Aboveground	\$20
Aboveground Connection	\$20
Underground	\$20
Underground Connection	\$20
Humidifiers/Air Cleaners	\$5

Piping

Piping-minimum fee \$25	\$.05/ft
Process piping	\$.05/ft

Duct-minimum fee \$25	\$.10/ft
Heat Pumps; Commercial (pipe not included)	\$20

Air Handlers/Heat Wheels

Conversion Burners (oil)	\$30
Commercial Hoods/Exhausters	\$15
Heat Recovery Units	\$10
V.A.V. Boxes	\$10
Unit Ventilators	\$10
Unit Heaters (terminal units)	\$15

Fire Suppression/Protection/Other

(includes piping) –minimum fee \$20	\$.75/head
Limited Area Suppression (per head)	\$2
Fire Suppression Hood (per head)	\$4
Evaporator Coils	\$30
Refrigeration (split system)	\$30
Chiller	\$30
Cooling Towers	\$30
Compressor/Condenser	\$30
Manufactured Chimney	\$25
Exhaust Fans	\$20
Multi Zone Self Contained Units	\$25
Through Wall Units	\$25
Ranges (gas)	\$20

Inspections

Special/Safety Insp. (includes cert. fee)	\$65
Additional Inspection	\$65
Final Inspection	\$65
Certification Fee	\$25

D. Plumbing Inspection Fees

Application Fee (non-refundable)	\$65
Work Commencing Before Permit Issuance	\$75

New Residential Plumbing System

Up to 1,500 sf	\$80
1,501 to 3,500 sf	\$130
Over 3,500 sf	\$180
Mobile Home Park Site	\$5 each

Fixtures, floor drains, special drains,	\$4 each
Water connected appliances	\$4 each
Stacks (soil, waste, vent and conductor)	\$2 each
Sewage ejectors, sumps	\$5 each
Sub-soil drains	\$5 each

Water Service

Less than 2"	\$5
2" to 6"	\$25
Over 6"	\$50
Connection (bldg. drain-bldg. sewers)	\$5

Sewers (sanitary, storm or combined)

Less than 6"	\$5
6" and Over	\$25
Manholes, Catch Basins	\$5 each

Water Distributing Pipe (system)

¾" Water Distribution Pipe	\$5
1" Water Distribution Pipe	\$10
1 ¼" Water Distribution Pipe	\$15
1 ½" Water Distribution Pipe	\$20
2" Water Distribution Pipe	\$25
Over 2" Water Distribution Pipe	\$30
Reduced pressure zone back-flow preventer	\$5 each
Domestic water treatment and filtering equipment only	\$5
Medical Gas System	\$45

Inspections

Special/Safety Insp. (includes cert. fee)	\$65
Additional Inspection	\$65
Final Inspection	\$65
Certification Fee	\$25

15. Appendix B: Franchises

\$250 application fee plus actual expenses related to preparation by City Attorney.

16. Miscellaneous Fees

A. *Copies:*

Black & White: 10¢ for page.

Color or Mixed Color and Black & White: 25¢ per page

B. *Freedom of Information Act Requests:*

See the City of Swartz Creek Freedom of Information Act Procedures & Guidelines: adopted June 22, 2015 for details. Standard requests shall be charged 10¢ for 8.5 x 11 page (25¢ for color or mixed color) plus all actual costs for outside re-production (i.e. photo re-prints, blueprint copies, digital media storage, etc.). Extensive search requests shall have an additional per hour fee equal to wages only of the lowest paid clerical position employed with the City (\$8.15/hour with a 1.1 fringe multiplier, totaling \$8.97/hour).

C. *Weddings:*

\$50 per ceremony

D. *Fax Services:*

50¢ per page for the first 10 pages, then \$0.25 per page thereafter

E. *Notary Services:*

\$10.00 per item

F. *Insufficient Funds:*

\$25 each for any check returned unpaid for account insufficient, closed or stopped

G. *Penalties on Outstanding Invoices/Miscellaneous Receivables:*

\$10 penalty for unpaid miscellaneous receivables, including but not limited to: utility bills, mowing invoices, sidewalk repair, project reimbursements, charges for services, and retiree coverage contributions. This penalty shall be applied once to "past due" invoices.

H. *Interest on Outstanding Invoices/Miscellaneous Receivables:*

1.5% interest per month on outstanding invoices that are 30 days "past due".

*Payments made toward outstanding balances shall be applied in the following order: interest, penalties, principle.

17. Chapter 13 & 16: Development Plans, Administrative Fees, Subdivision Site Plan & Review Fees

A. Site Plan Review:

Property Re-Zoning	\$250
Single & Multiple-Family (non-plat)	\$300 plus \$5.00 per lot
Cluster Housing Development	\$300 plus \$5.00 per unit
Mobile Home Park	\$400 plus \$5.00 per unit
Commercial Development	\$450 plus \$50.00 per acre/fraction
Industrial Development	\$400 plus \$50.00 per acre/fraction
Office Development	\$350 plus \$50.00 per acre/fraction
Institutional	\$300 plus \$50.00 per acre/fraction
Public/semi-public uses	\$300 plus \$50.00 per acre/fraction
Special Approval or Conditional Use	\$250 plus \$5.00 per acre/fraction
PUD/Mixed Use Review	\$500 plus \$50.00 per acre/fraction
Consulting Fees (All Reviews)	Actual consultant costs
Revisions	½ of original review fee

B. Building and Zoning:

Swimming Pool Permit	\$25
Misc. Zoning Permit	\$25
Sidewalk Permit	\$25
Sign Permit	See Building Permits
Structure Movement Permit	\$95
Demolition Permit (Including ROW Permit)	\$150
Right of Way Permit	\$100
Home Occupation Permit	\$95
Variance Review	\$250 per variance
Zoning Board of Appeals: Petitioned Interpretation Review	\$150
Zoning Board of Appeals: Appeal Review	\$250
Lot Split/Combination: City Ordinance Section 16.2	\$150 plus \$5.00 per lot
Public or Private Road Plan Reviews	\$400 per mile/fraction
Consulting Fees	Actual consultant costs
Zoning Code	\$10 CD, \$25 Paper Copy
Engineering Standards Manual	\$10 CD, \$25 Paper Copy
Medical Marijuana Dispensary/Facility Review	\$500

C. Subdivision Review

Preliminary Subdivision Review-Tentative	\$300 plus \$5.35 per lot
Preliminary Subdivision Review- Final	\$160 plus \$2.70 per lot
Final Plat Review	\$160 plus \$1.00 per lot

18. Chapter 1: Municipal Civil Infraction Fines

Civic Infraction Citation Fines:

First Offense	\$100
Second Offense	\$200
Third Offense	\$300

Civic Infraction Notice Fines:

First Offense	\$75
Second Offense	\$150
Third Offense	\$250

19. Rental Inspection Program Fees

Registration	\$75 for the first unit, plus \$20 for each additional unit on a shared premises, with common ownership and management, or within recognized apartment complexes
Follow up inspections	The initial and one follow-up inspection will be performed without additional fees. Subsequent inspections shall be charged at the rate of \$25/unit
Registration Updates/Amendments Coverage	No charge The initial fee covers the registration and first inspection and is valid until the resulting certificate of compliance expires
Pro-ration	There shall be no pro-ration of fees

ADOPTION & REVISION HISTORY:

Resolution No. 050711-07	Dated July 11, 2005
Resolution No. 100208-06	Dated February 8, 2010
Resolution No. 101206-04	Dated December 6, 2010 (Water-Sewer-RTS)
Resolution No. 111114-05	Dated November 14, 2011 (Park Fees)
Resolution No. 110613-07	Dated June 13, 2011 (Water Fees)
Resolution No. 120611-05	Dated June 11, 2012 (Water Fees)
Resolution No. 120709-05	Dated July 9, 2012 (Bulk Water Fees)
Resolution No. 130610-09	Dated June 10, 2013 (Water Fees)
Resolution No. 130826-06	Dated August 26, 2013 (K.W.A. Water Fees)
Resolution No. 140922-07	Dated September 22, 2014 (Utility and MMD Fees)
Resolution No. 150824-05	Dated August 24, 2015 (FOIA, Rentals, Utility Fees)
Resolution No. 151214-05	Dated December 14, 2015 (Parking)
Resolution No. 160523-05	Dated May 23, 2016 (Water and Sewer)
Resolution No. 160808-04	Dated August 8, 2016 (Solicitation)
Resolution No. 171023-07	Dated October 23, 2017 (Building; Police Removal)
Resolution No. 180312-8B	Dated March 12, 2018 (Building Penalty)

Second by Councilmember: _____

Voting For: _____

Voting Against: _____

Resolution No. 180312-8C

RESOLUTION TO APPROVE VARIOUS CITY APPOINTMENTS

Motion by Councilmember: _____

WHEREAS, the laws of the State of Michigan, the Charter and Ordinances of the City of Swartz Creek, interlocal agreements in which the City of Swartz Creek is a member, and previous resolutions of the city council require and set terms of offices for various

appointments to city boards and commissions, as well as appointments to non-city boards and commissions seeking representation by city officials; and

WHEREAS, there is a need to make appointments for terms expiring in the spring and summer of 2018, as well as the swing appointment on the Swartz Creek Area Fire Department Fire Board; and

WHEREAS, said appointments are Mayoral appointments, subject to affirmation of the city council.

NOW, THEREFORE, BE IT RESOLVED, the Swartz Creek City Council concur with the Mayor and City Council appointments as follows:

- #180312-8C1 **MAYORAL APPOINTMENT:** Rick Clolinger
Swartz Creek Area Fire Board, Resident
One year term, expiring March 31, 2019
- #180312-8C2 **MAYORAL APPOINTMENT:** Nicole LeBeau
Downtown Development Authority, Land Interest & Resident
Four year term, expiring March 31, 2022
- #180312-8C3 **MAYORAL APPOINTMENT:** Todd Beedy
Downtown Development Authority
Four year term, expiring March 31, 2022
- #180312-8C4 **MAYORAL APPOINTMENT:** Robert Florine
Planning Commission, Resident
Three year term, expiring June 30, 2021
- #180312-8C5 **MAYORAL APPOINTMENT:** Jentery Farmer
Planning Commission, Resident
Three year term, expiring June 30, 2021
- #180312-8C6 **MAYORAL APPOINTMENT:** Richard Ballreich
Board of Review, Resident
Three year term, expiring June 30, 2021
- #180312-8C7 **MAYORAL APPOINTMENT:** Robert Plumb
Zoning Board of Appeals, Resident
Three year term, expiring June 30, 2021
- #180312-8C8 **MAYORAL APPOINTMENT:** James Packer
Zoning Board of Appeals, Resident
Three year term, expiring June 30, 2021
- #180312-8C9 **MAYORAL APPOINTMENT:** Dennis Pinkston
Metro Police Authority of Genesee County
Three year term, expiring January 31, 2021

Second by Councilmember: _____

Voting For: _____

Voting Against: _____

**Resolution No. 180312-8D CLOSED SESSION TO CONSIDER PROPERTY
TRANSACTION/LEASE (ROLL CALL VOTE)**

Motion by Councilmember: _____

WHEREAS, the City of Swartz Creek has potential business concerning the transaction or lease of real property, and;

WHEREAS, the MCL 15.268(d) permits a governing body to enter a closed session to consider the purchase or lease of real property up to the time an option to purchase or lease that property is obtained.

NOW THEREFORE, BE IT RESOLVED the City of Swartz Creek City Council exit the regular session of the city council and enter into a closed session for the purpose of discussion related to the consideration of the purchase or lease of real property.

Second by Councilmember: _____

Voting For: _____

Voting Against: _____

**CITY OF SWARTZ CREEK
SWARTZ CREEK, MICHIGAN
MINUTES OF THE REGULAR COUNCIL MEETING
DATE 02/26/2018**

The meeting was called to order at 7:00 p.m. by Mayor Krueger in the Swartz Creek City Council Chambers, 8083 Civic Drive.

Invocation and Pledge of Allegiance.

Councilmembers Present: Cramer, Florence, Gilbert, Hicks, Krueger, Pinkston, Porath.

Councilmembers Absent: None.

Staff Present: City Manager Adam Zettel, Clerk Connie Eskew, Treasurer Deanna Korth, Director of Public Services Tom Svrcek.

Others Present: Lania Rocha, Bob Plumb, Fay Porath, Lt. Matt Bade, Steve Shumaker, Ken & Sandi Brill, Jack Wheatley.

APPROVAL OF MINUTES

Resolution No. 180226-01 **(Carried)**

Motion by Councilmember Porath
Second by Councilmember Gilbert

I Move the Swartz Creek City Council approve the Minutes of the Regular Council Meeting held Monday February 26, 2018, to be circulated and placed on file.

YES: Florence, Gilbert, Hicks, Krueger, Pinkston, Porath, Cramer.
NO: None. Motion Declared Carried.

APPROVAL OF AGENDA

Resolution No. 180226-02 **(Carried)**

Motion by Councilmember Cramer
Second by Councilmember Gilbert

I Move the Swartz Creek City Council approve the Agenda as, printed for the Regular Council Meeting of February 26, 2018, to be circulated and placed on file.

YES: Gilbert, Hicks, Krueger, Pinkston, Porath, Cramer, Florence.
NO: None. Motion Declared Carried.

CITY MANAGER’S REPORT

Resolution No. 180226-03

(Carried)

Motion by Councilmember Florence
Second by Councilmember Cramer

I Move the Swartz Creek City Council accept the City Manager’s Report of February 26, 2018, including reports and communications to be circulated and placed on file.

Discussion Ensued.

YES: Hicks, Krueger, Pinkston, Porath, Cramer, Florence, Gilbert.
NO: None. Motion Declared Carried.

MEETING OPENED TO THE PUBLIC:

No comments.

COUNCIL BUSINESS:

RESOLUTION TO APPROVE MID YEAR BUDGET AMENDMENTS

Resolution No. 180226-04

(Carried)

Motion by Councilmember Hicks
Second by Councilmember Cramer

WHEREAS, Act 621 of P.A. 1978 provides for a uniform budgeting system for local units of government; and

WHEREAS, Act 275 of P.A. of 1980 further prohibits deficit spending by local units of government; and

WHEREAS, the City Council has reviewed the City’s 2017 – 2018 Revenue and Expenditure Report through January 2018, and finds that it is not in deficit; however, certain department activity line items may be in deficit; and

WHEREAS, the City Council has received a Budget Amendment Summary and Revenue and Expenditure Reports reflecting proposed changes in budgeted items; and

WHEREAS, new budget amounts necessitate adjustments to the original adopted budget; and

WHEREAS, said supplemental documentation shows the new proposed revenue and expenditures by fund.

THEREFORE BE IT RESOLVED, the Swartz Creek City Council hereby authorizes and directs the city treasurer to make all necessary mid-year budget adjustment amendments to all city funds in accordance with the supplemental documentation (pages 72 to 77) attached.

Discussion Ensued.

YES: Krueger, Pinkston, Porath, Cramer, Florence, Gilbert, Hicks.

NO: None. Motion Declared Carried.

RESOLUTION TO APPROVE A PROFESSIONAL SERVICE AGREEMENT WITH CBIZ BENEFITS & INSURANCE SERVICES, INC. FOR ACTUARIAL VALUATION OF THE CITY'S RETIREE HEALTH CARE COSTS

Resolution No. 180226-05

(Carried)

Motion by Councilmember Gilbert
Second by Councilmember Florence

WHEREAS, the City of Swartz Creek offers certain Other Post-Employment Benefits (OPEB), in the form of health care contributions or premium payments, in addition to pension benefits, and

WHEREAS, the City currently provides for payment of said benefits on a pay-as-you-go basis, and

WHEREAS, the Governmental Accounting Standards Board (GASB) has set standards and released Statements 67, 68, 74, & 75 which require actuarial valuations on said OPEB expenses, said statements to be performed for fiscal year ending June 30, 2017, and

WHEREAS, the City also seeks to determine the current liability of said benefits and the ongoing contributions required to fund said benefits as part of its annual budgeting process, and

WHEREAS, CBIZ Benefits & Insurance Services, Inc. is recognized as a qualified and competent professional service company, under Ordinance Section 2-402, that is able to perform such actuarial studies with approval of the City Council.

NOW, THEREFORE, BE IT RESOLVED the City of Swartz Creek City Council approves the completion of the Letter of Engagement dated February 23, 2018 for such professional services, with total costs for the engagement not exceeding \$10,000 as outlined in the proposal.

BE IT FURTHER RESOLVED, that the City Council directs the City Manager to execute said proposal on behalf of the city and for the city finance director to appropriate such costs to all impacted funds as appropriate.

Discussion Ensued.

YES: Pinkston, Porath, Cramer, Florence, Gilbert, Hicks, Krueger.
NO: None. Motion Declared Carried.

RESOLUTION TO APPROVE AN AGREEMENT TO ENABLE OFFSITE SCANNING OF CITY RECORDS

Resolution No. 180226-06

(Carried)

Motion by Mayor Pro Tem Pinkston
Second by Councilmember Florence

WHEREAS, the city has numerous hardcopy records that are required to be retained for practical and legal reasons, including among others, city council meeting minutes, uncodified ordinances, and financial statements; and

WHEREAS, many of these records are stored as unique hardcopies, without a hardcopy or digital backup; and

WHEREAS, the city desires to scan these records and create a redundant, digital copy that can be duplicated and stored on servers offsite in addition to servers available to the public; and

WHEREAS, the non-digitized records are at risk, albeit small, for destruction by fire, storm, theft, and other means each moment they remain under their current circumstances; and

WHEREAS, a scanning service by an independent, bonded professional service company is being offered by a separate third party as a means to digitize the records in order to obtain information requested in a Freedom of Information Act Request; and

WHEREAS, the City finds the process and outcome offered through the attached agreement to be comparable to the existing risk and self-digitization risk the city would face to carry out the process itself.

NOW, THEREFORE, BE IT RESOLVED, the City of Swartz Creek City Council hereby approves the agreement dated November 30, 2017.

BE IT FURTHER RESOLVED, the City of Swartz Creek City Council directs the Mayor to execute said agreement on behalf of the city.

Discussion Ensued.

YES: Porath, Cramer, Florence, Gilbert, Hicks, Krueger, Pinkston.
NO: None. Motion Declared Carried.

MEETING OPENED TO THE PUBLIC:

Sandi Brill, 5352 Greenleaf Drive, asked if any money was available that the GFWC Swartz Creek Womens Club, could use more Christmas decorations especially lights. She was concerned about the fire chief’s agreement and the involvement of the city.

Curt Porath responded that the fire board has of a representative from the city and the fire board did review the contract.

Jack Wheatley, Rowe Professional Services, would like the opportunity to be considered for future projects.

REMARKS BY COUNCILMEMBERS:

Councilmember Porath, March 2nd there is a chili dinner at the United Methodist Church, along with a silent auction and bake sale put on by the GFWC Swartz Creek Womens Club.

Councilmember Florence noticed the Dort Federal is breaking ground. He also remarked on the KFC status and the recent water report.

Councilmember Cramer had a tour of Metro Police and learned a great deal. He wanted everyone to know active criminal components are in the county linked to terrorism and stressed everyone should be careful on solicitation phone calls.

Councilmember Hicks concerned on during Mr. Svrcek’s absence who’s in charge.

Councilmember Gilbert was approached by a resident in regards to a truck being parked on the street at all times and requested follow-up.

Mayor Krueger hoping spring is here.

CLOSED SESSION TO CONSIDER PROPERTY TRANSACTION/LEASE (ROLL CALL VOTE)

Resolution No. 180226-07

(Carried)

Motion by Councilmember Cramer
Second by Councilmember Hicks

WHEREAS, the City of Swartz Creek has potential business concerning the transaction or lease of real property, and;

WHEREAS, the MCL 15.268(d) permits a governing body to enter a closed session to consider the purchase or lease of real property up to the time an option to purchase or lease that property is obtained.

NOW THEREFORE, BE IT RESOLVED the City of Swartz Creek City Council exit the regular session of the city council and enter into a closed session for the

purpose of discussion related to the consideration of the purchase or lease of real property.

YES: Florence, Gilbert, Hicks, Krueger, Pinkston, Porath, Cramer.

NO: None. Motion Declared Carried.

ADJOURNMENT

Resolution No. 180226-08

(Carried)

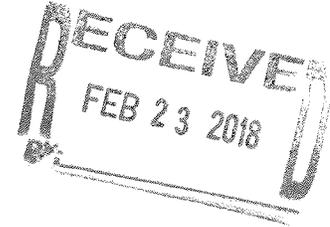
Motion by Councilmember Gilbert
Second by Councilmember Cramer

I Move the Swartz Creek City Council adjourn the regular meeting at 8:58 p.m.

Unanimous Voice Vote.

David A. Krueger, Mayor

Connie Eskew, City Clerk



February 20, 2018

City of Swartz Creek
Attn: Adam Zettel, City Manager
8083 Civic Drive
Swartz Creek, MI 48473

Re: Genesee District Library Lease and Service Agreement
Branch Location: Perkins Library, 8095 Civic Drive, Swartz Creek, MI 48473.

Dear Mr. Zettel:

Please allow this letter to act as my introduction. I am the Corporation Counsel for Genesee District Library ("GDL"). As you know, GDL had in effect a "Lease and Service Agreement" for your branch library location, which expired on December 31, 2017.

Enclosed you will find the proposed Lease and Service Agreement for the term of January 1, 2018 through December 31, 2027. The only alterations made to the terms of the lease are the removal of the "Description of Services", provided by the Landlord.

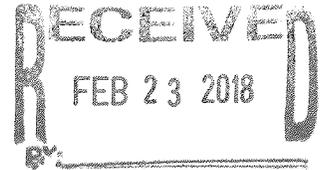
Please provide me with a legal description for your library so that the description can be attached as an exhibit to the lease.

Please do not hesitate to call with any questions. I look forward to discussing this matter at your earliest convenience.

Sincerely,

SIMEN, FIGURA & PARKER, P.L.C.

Patric A. Parker, Esq.



LEASE AND SERVICE AGREEMENT

This Lease and Service Agreement ("Agreement") is entered into to be effective as of this the first day of January, 2018, by and between the GENESEE DISTRICT LIBRARY, a Michigan District Library created under MCL 397.171 et seq., of G-4195 West Pasadena Avenue, Flint, Michigan (the "Library"), and the CITY OF SWARTZ CREEK, a Michigan municipal corporation of 8083 Civic Drive, Swartz Creek, MI 48473 (the "Landlord").

The following is a recital of certain facts which underlie this Agreement:

A. Genesee District Library ("GDL") was created in 1979 pursuant to 1955 PA 164 as amended (the "1955 Act") by the adoption by the Genesee County Board of Commissioners ("County") and the Township of Grand Blanc ("Township") of a proposal to unite for the establishment and operation of a District Library, effective August 7, 1979 (the "Mandate"). The Mandate was approved by the voters of both Genesee County and the Township in 1979, pursuant to Section 2 (2) of the 1955 Act.

B. In July of 1997, a First Amended and Restated District Library Organizational Plan and Agreement ("Restated Plan") was adopted by the County and the Township, and approved by the State Library of Michigan;

C. The Restated Plan provided in part as follows:

3. (d). Powers. The Board shall have such powers as are granted to district library boards by or pursuant to the Act, except that the Board shall have no authority to maintain any building other than Headquarters (as defined below); provided, however, that this restriction shall not restrict GDL from operating other branch libraries in the District, with the physical buildings therefore being maintained by another entity, as is the practice of GDL as of the effective date of this Agreement. Any other limitations upon the powers of the Board, provided for in this Agreement and consistent with the Act, also shall be effective.

(G-4195 West Pasadena Ave., Flint)

D. The Landlord previously requested that the Library establish a branch library at a location mutually acceptable to the Library and the Landlord for the furnishing of "Library Services" as defined below to patrons in the geographical location of the Landlord.

E. The Landlord is the owner in fee of the "Premises" defined in Paragraph 3. below; and

F. The Landlord and the Library entered into a "Lease and Service Agreement" dated January 1, 2008 (the "Previous Lease") which expired on December 31, 2017.

G. In order to continue this branch library, it is necessary for the Landlord to agree to provide facilities and certain services on an ongoing basis to the Library in accordance with the terms of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, it is agreed as follows:

1. **Relationship of the Parties.** With regard to the "Premises" defined in paragraph 3 below, the relationship of the Library and the Landlord shall be that of landlord and tenant, with the Landlord being the landlord and the Library being the tenant. The parties shall not, by virtue of this Agreement, be deemed to have any relationship of joint venture, partnership, or otherwise.
2. **Furnishing of Library Services.** The Library shall furnish, at the Premises defined in paragraph 3 below, library staff, books, library materials and supplies, business telephones, any specialized equipment deemed necessary, and any other services deemed necessary by the Library in its sole discretion for the operation of a branch library at the Premises (hereinafter described as "Library Services"). The Library Services will be rendered by the Library in a manner which is in the sole discretion of the Library. By way of illustration, the hours of operation, levels of staffing, hours and content of programs shall all be determined in the sole discretion of the Library.
3. **Furnishing of Building Services By the Landlord.** The Landlord, in consideration of the mutual promises contained in this Agreement, hereby leases to the Library the real property situated in the City of Swartz Creek, County of Genesee, and State of Michigan, commonly known as the Perkins Library, 8095 Civic Drive, Swartz Creek, MI 48473, and legally described on Exhibit 1 attached hereto ("the Premises"). The Library shall pay no rent for this lease of the Premises other than the furnishing of Library Services as described above, and the performance of the other covenants of the Library contained herein. In addition to the grant and lease of the Premises by the Landlord to the Library, the Landlord shall do the following, all of which shall be referred to collectively as ("Building Services"):
 - a. Maintain the Premises as provided in paragraph 8 below;
 - b. Pay all sewer, water, electrical, gas, oil, and all other utility charges;
 - c. Pay all real property taxes, personal property taxes, if any;
 - d. Provide for and pay for snow removal, trash removal, lawn and grounds maintenance;
 - e. Provide for the regular cleaning and janitorial services for the Premises, to a level appropriate to provide a pleasing and comfortable environment for the employees and patrons of the library branch;
 - f. Provide, repair, maintain and replace furnishings for the Premises sufficient to allow the Library to render its Library Services, in a manner agreeable by and between the parties.
4. **Notice of Deficiency.** In the event the Landlord does not provide Building Services as required by Paragraph 3, or does not maintain the Premises as required by Paragraph 8, the Library shall send or deliver in accordance with subparagraph 16 b. below a "Notice of Deficiency" on the form attached hereto as Exhibit 2. Upon the delivery of a Notice of

Deficiency, the Landlord shall have thirty (30) days to correct the deficiency listed and deliver written notice of such correction to the Library. Failure to so correct such deficiency shall be an event of default pursuant to Paragraph 14 below.

5. **Possession.** Possession of the Premises shall be exclusive to the Library. No other persons or entities shall have the right to a) consent to the storage of books or other items on the premises, or b) consent to the placements of pamphlets, posters, advertising or political materials on the premises. Notwithstanding the foregoing, in the event the Premises include a community room ("Community Room"), all responsibility for scheduling the Community Room, as well as making rules or policies regarding the use of the Community Room, shall be made exclusively by the Landlord.
6. **Penal Fines.** The parties understand and agree that the Library shall receive all penal fines allocated to either the Library, the branch library located at the Premises, or the Landlord, pursuant to 1964 PA 59.
7. **Term and Termination.** This Agreement shall commence effective as of January 1, 2018, and shall continue up and until December 31, 2027 (the "Lease Term"); provided, that either party may terminate this Agreement by written notice served on the other parties no less than six months prior to the effective date of the written notice to terminate this Agreement. Such termination may only be effective at the end of a calendar year.
8. **Repairs and Maintenance.** The Landlord covenants and agrees that it will, at its own expense, keep the Premises and all of the furnishings supplied by the Landlord as part of the Building Services, in as good a repair throughout the Lease Term as at the commencement of this Agreement, perform any and all other repairs, maintenance and capital improvements required during the Lease Term. The Landlord covenants and agrees that it will, at its own expense, cause the Premises to comply throughout the Lease Term with all state, federal and local laws, regulations and ordinances, including, by way of illustration, the Americans with Disabilities Act of 1990 (Pub. L. 101-336) (ADA), as amended.
9. **Insurance.**
 - a. **Property Insurance.** The Landlord shall, at its expense, cause to be placed and shall maintain in full force and effect during the term of this Agreement standard fire insurance and extended coverage (of such type as shall be appropriate within the Library's sole discretion), covering all building improvements and structures on the Premises (excluding those items required to be insured by Library).
 - b. **Library's Insurance.** The Library shall continuously insure its leasehold interest and its trade fixtures and personal property with property/casualty insurance placed through an insurance carrier satisfactory to the Library against such risks and in such amounts as are customarily insured against by businesses of like size and type.
 - c. **Liability Insurance.** Additionally, Library shall, during the entire term hereof, procure and keep in full force and effect a policy or policies of Comprehensive General Liability insurance covering the Demised Premises and the Library's use

thereof, in companies and in a form satisfactory to the Library, with minimum limits of One Million (\$1,000,000.00) Dollars for bodily injuries or death to any person as a result of any one occurrence and One Hundred Thousand (\$100,000.00) Dollars coverage for property damage, plus such other insurance as shall be appropriate in light of Library's operations.

- d. **General Provisions.** Comprehensive General Liability insurance carried by Library shall name the Landlord and any other person or persons, entities, organizations, firms or corporations designated by the Landlord as insured, and shall contain a clause that the insurer will not cancel or materially alter such insurance without first giving the Landlord thirty (30) days prior written notice thereon. The insurance shall be evidenced to the Landlord by delivery of the policy or policies (or certificates thereof) to the Landlord prior to occupancy by the Library of the Demised Premises. In the event Library shall fail to procure such insurance, or shall fail to keep such insurance in force and effect during the entire term hereof, Landlord may, at its option and in addition to any other remedies, procure same for the account of the Library, and the cost thereof shall be paid to the Landlord as Additional Rent upon demand by the Landlord.
 - e. **Waiver of Subrogation.** All insurance policies shall provide that any loss shall be payable to the Landlord or to the holder of any mortgage notwithstanding any act or negligence of the Library which might otherwise result in a forfeiture of such insurance. All policies of insurance shall further provide for a waiver of all rights of subrogation by the insurer, and Landlord and Library each hereby waive any and all rights of recovery, claim or action against the other for any loss or damage which could be insured against under any standard fire and extended coverage insurance policies or under "all risk" or other property/casualty insurance coverage.
10. **Eminent Domain.** If the whole of the Demised Premises shall be taken or condemned by any competent authority for public or quasi public use or purpose, then and in that event, the term of this Agreement shall cease and terminate when the possession of the Demised Premises so taken shall be required for such use or purpose and without apportionment of the award. If any part, less than the whole, of the Demised Premises shall be so taken or condemned, then, and in that event, the Library shall have the option exercisable by notice in writing to the Landlord within sixty (60) days from the notice from Landlord of the taking or condemnation, to terminate this Agreement; and in the event the Library does not exercise its option reserved herein to so terminate this Agreement, it shall continue with reference to the portion of the Demised Premises not taken or condemned unless the same is rendered untenable by such taking and condemnation or cannot be made tenantable by repairs to be conducted by Landlord at its expense. In either event, the entire award for the taking and condemnation of the Demised Premises shall belong to the Landlord.
11. **Fixtures.** All fixtures and/or equipment of whatever nature as shall have been installed in the demised premises by Library, whether permanently affixed thereto or otherwise, shall continue to be the property of Library and at Library's option, may be removed by it at the expiration or termination of this Agreement or any renewal or extension thereof; provided, however, Library shall, at its own expense, repair any damage to the premises resulting from such removal.

12. **Quiet Enjoyment.** The Landlord covenants that the said Library, on payment of all the aforesaid installments and performing all the covenants aforesaid, shall and may peacefully and quietly have, hold and enjoy the said demised premises for the term aforesaid.
13. **Environmental Responsibilities of the Landlord.** The Landlord warrants, covenants, and shall have the following responsibilities to the Library with regard to the Premises:
- a. **Definition of "Toxic or Hazardous Substances".** "Toxic or Hazardous Substances" shall be interpreted broadly to include, but not be limited to, any material or substance that is defined or classified under any federal, state, or local laws as a hazardous substance, hazardous waste, toxic pollutant, hazardous material, or any other substance presenting a risk to human health or the environment under any other applicable federal, state, or local laws, ordinances, or regulations, as now or as may be passed or promulgated in the future. Toxic or Hazardous Substances shall also mean any substance that after release into the environment and upon exposure, ingestion, inhalation, or assimilation, either directly from the environment or directly by ingestion through food chains, will or may reasonably be anticipated to cause death, disease, behavior abnormalities, cancer, or genetic abnormalities. Toxic or Hazardous Substances specifically includes, but is not limited to, asbestos, polychlorinated biphenyls ("PCBs"), petroleum and petroleum-based derivatives, and urea formaldehyde.
 - b. **Environmental Indemnity.** Landlord agrees to indemnify, defend (with counsel satisfactory to Library), and hold Library and its officers, employees, contractors, and agents harmless from any claims, judgments, damages, penalties, fines, expenses, liabilities, or losses arising during or after the Lease Term out of or in any way relating to the presence, release, or disposal of Toxic or Hazardous Substances on or from the Premises, or to a breach of the environmental warranties made by Landlord above, unless the Toxic or Hazardous Substances are present solely as a result of the actions of Library, its officers, employees, contractors, or agents. That indemnity shall include, without limitations, costs incurred in connection with:
 - i. Toxic or Hazardous Substances present or suspected to be present in the soil, groundwater, or soil vapor on or under the Premises before Library occupies the Premises or the Lease Term commences; or
 - ii. Toxic or Hazardous Substances that migrate, flow, percolate, diffuse, or in any way move onto or under the Premises, during Library's occupancy of the Premises after the Lease Term commences; or
 - iii. Toxic or Hazardous Substances present on or under the Premises as a result of any discharge, dumping, or spilling (accidental or otherwise) onto the Premises during Library's occupancy of the Premises or after the Lease Term commences by any person, corporation, partnership, or entity other than Library, its officers, employees, contractors, or agents.

The indemnification provided by this section shall also specifically cover, without limitation, costs incurred in connection with any investigation of site conditions or any cleanup, remedial, removal, or restoration work required by any federal, state, or local governmental agency or political subdivision or other third party because of the presence or suspected presence of Toxic or Hazardous Substances in the soil, groundwater, or soil vapor on or under the Premises, unless the Toxic or Hazardous Substances are present solely as a result of the actions of Library, its officers, employees, contractors, or agents. Those costs may include, but are not be limited to, diminution in the value of the Premises, damages for the loss or restriction on use of rentable or usable space of any amenity of the Premises, sums paid in settlements of claims, attorneys' fees, consultants' fees, and experts' fees.

The foregoing environmental indemnity shall survive the expiration or termination of this Agreement and/or any transfer of all or any portion of the Premises, or of any interest in this Agreement. It shall be governed by the laws of the state of Michigan. Notwithstanding any other provision of this Agreement, Landlord shall be personally liable without limitation on recourse, for performance of its obligations under this section.

- c. **Corrective Action.** If any investigation, site monitoring, containment, cleanup, removal, restoration, or other remedial work (the "Remedial Work") of any kind is necessary under any applicable local, state, or federal laws or regulations, or is required by any governmental entity or other third person because of or in connection with the presence or suspected presence of Toxic or Hazardous Substances on or under the Premises, Landlord shall assume responsibility for all such Remedial Work and all costs and expenses of such Remedial Work shall be paid by Landlord, unless the Toxic or Hazardous Substances are present solely as a result of the actions of Library.

14. Default and Remedies. Events of Default shall be governed by the following provisions:

- a. **Events of Default.** The following occurrences are " Events of Default":
 - i. Landlord fails to correct a Notice of Deficiency within the time required by Paragraph 4 above;
 - ii. Landlord or Library breach any of the other agreements, terms, covenants, or conditions that this Agreement requires such party to perform, and the breach continues for a period of thirty (30) days after written notice hereunder.
- b. **Remedies.** Upon the occurrence of an Event of Default, Library or Landlord may:
 - i. Send notice to the other of its intention to close the Premises to the public and cease providing Library Services (the "Closure Notice"), until the cure by the Landlord of the Event of Default; or

- ii. At any time, including at any time after the delivery of the Closure Notice, terminate this Lease. Such election to terminate shall be made by written notice to the other party.

15. **Cooperating Municipalities.** In the event the Landlord enters into any agreement with another entity or municipality to share the cost or responsibility of providing Building Services hereunder (“Sharing Agreement”), such Sharing Agreement shall be solely the responsibility of the Landlord to enforce. Library shall only look to Landlord for performance under this Agreement, and shall have no obligation to look to any other party to such Sharing Agreement for performance under this Agreement.

16. **Miscellaneous.**

- a. **Execution by Facsimile.** This document may be validly executed and delivered by facsimile transfer (“Fax”) or by electronic mail (“Email”). Any signer who executes this document and transmits this document by Fax or Email intends that the Fax or Email of their signature is to be deemed an original signature for all purposes. Any such Fax or Email printout and any complete photocopy of such Fax or Email printout is hereby deemed to be an original counterpart of this document.
- b. **Notices.** All notices required under or pursuant to this Agreement shall be deemed sufficient and served only if written and delivered by one of the following methods:
 - i. personally delivered; or
 - ii. mailed by certified mail - return receipt requested to the parties at the addresses listed below, with an additional copy mailed by ordinary mail (if so mailed, notice shall be deemed to be complete as of the next business day after mailing); or
 - iii. sent by Federal Express or other similar delivery service keeping records of deliveries and attempted deliveries.
 - iv. The addresses are:

If to Library: Genesee District Library
G-4195 West Pasadena Avenue
Flint, Michigan

with a copy to: Patric A. Parker, Esq.
5206 Gateway Centre
Flint, Michigan 48507
(810) 235-9010 (fax)

If to Landlord: City of Swartz Creek
8093 Civic Drive
Swartz Creek, MI 48473

Any party to this Agreement may change the address to which notices are to be sent by giving notice to the other party in conformance with the foregoing provisions for the giving of notice.

(The remainder of this page is intentionally blank)

IN WITNESS WHEREOF, this Agreement has been executed to be effective as of the date first written above.

WITNESSETH:

LIBRARY:

Genesee District Library

By: William Delaney
Its: Chair

LANDLORD:

**City of Swartz Creek, a Michigan
municipal corporation**

By:
Its:

H:\PAPData\GDL\Lease Agreements\2018 Lease Agreements\Swartz Creek Library\Swartz
Creek Library Lease – 2018.docx

Prepared by:

SIMEN, FIGURA & PARKER, P.L.C.

by: Patric A. Parker, Esq.
5206 Gateway Centre
Flint, Michigan 48507
(810) 235-9000; (810) 235-9010 (fax)
e-mail: pparker@sfplaw.com

EXHIBIT 1

DESCRIPTION OF PREMISES

EXHIBIT 2

FORM OF NOTICE OF DEFICIENCY

GENESEE DISTRICT LIBRARY
G-4195 WEST PASADENA AVENUE
FLINT, MICHIGAN 48504

NOTICE OF DEFICIENCY

TO: City of Swartz Creek ("Landlord")

FROM: Genesee District Library ("Library")

DATE: _____

PLEASE TAKE NOTICE THAT the following deficiencies in the obligations of the Landlord under the lease dated January 1, 2018 between the Landlord and the Library are hereby claimed by the Library:

Genesee District Library

By: _____
Its: Executive Director

City Council Report

March 7, 2018

The following is a list of on-going tasks OHM Advisors are currently working on for the City.

1. USDA Rural Development funding Application, Watermain Improvements

- OHM Advisors met with city staff on 3/2 to discuss project schedule and scope. The anticipated construction schedule is as follows:

-Phase I (2020): Oakview/Chelmsford- This coincides with the next round of street replacements in Winchester Village.

-Phase II (2021):

- a. Morrish Road - Fortino Drive to I-69
- b. Bristol Road – Elms Road to Miller Road
- c. Miller Road – Tallmadge Court to Dye Road

- The following pre-application documents are in-process

-Preliminary Engineering Report
-Legal Services Agreement
-Engineering Services Agreement

- Public Outreach

Once the pre-application documents are complete, a public meeting will be required to discuss the project. Items such as scope, budget and cost to the users will be presented.

2. Downtown Development Authority

OHM Advisors is assisting the DDA with public outreach efforts for the development of Holland Square downtown.

3. Non-motorized trail

OHM Advisors with the Genesee County Metropolitan Planning Commission will be meeting with the Genesee County Road Commission on March 12th to discuss details associated with the connection between the City and Flint Township segment of the trail at Dye Road.

Public Works
Monthly Work Orders

03/01/18

Work Order # Work Order Status	Location ID	Customer Name Service Address	Date Recd Date Comp	Type
BXRP18-0150	CH20-009298-0000-01	HARBURN, LYNN 9298 CHESTERFIELD DR	02/20/18	CURB BOX REPAIR
DRAN18-0059 COMPLETED	WI10-005140-0000-01	VARNER, LELAND 5140 WINSHALL DR	02/20/18 02/20/18	STORM DRAINS
FLAG18-0183 COMPLETED	CI10-008083-0000-01	CITY OF SWARTZ CREEK 8083 CIVIC DR	02/02/18 02/02/18	LOWER/RAISE FLAG
FLAG18-0184 COMPLETED	CI10-008083-0000-01	CITY OF SWARTZ CREEK 8083 CIVIC DR	02/09/18 02/13/18	LOWER/RAISE FLAG
FLAG18-0185 COMPLETED	CI10-008083-0000-01	CITY OF SWARTZ CREEK 8083 CIVIC DR	02/20/18 02/20/18	LOWER/RAISE FLAG
FLAG18-0186 COMPLETED	CI10-008083-0000-01	CITY OF SWARTZ CREEK 8083 CIVIC DR	02/27/18 02/28/18	LOWER/RAISE FLAG
FNRD18-1335 COMPLETED	MY10-004316-0000-01	WOODS, JOYCE 4316 MAYA LN	02/01/18 02/02/18	FINAL READ
FNRD18-1336 COMPLETED	DA10-005157-0000-02	SHEILL, NICHOLAS 5157 DAVAL DR	02/07/18 02/09/18	FINAL READ
FNRD18-1337 COMPLETED	LA10-004269-0000-02	HARRISON, WANDA 4269 LATIFEE CT	02/09/18 02/09/18	FINAL READ
FNRD18-1338 COMPLETED	MI10-006033-0000-12	GRIWATSCH, MINDY 6033 MILLER RD	02/12/18 02/13/18	FINAL READ
FNRD18-1339 COMPLETED	OA10-009210-0000-01	HESS, DIANE 9210 OAKVIEW DR	02/12/18 02/13/18	FINAL READ
FNRD18-1340 COMPLETED	LA10-004268-0000-02	YERKEY, SARAH 4268 LATIFEE CT	02/26/18 02/26/18	FINAL READ
FNRD18-1341 COMPLETED	DO10-005392-0000-01	LAKE, MICHELLE 5392 DON SHENK DR	02/20/18 02/20/18	FINAL READ
FNRD18-1342 CANCELLED	LI10-007205-0000-01	NEMER, KHALIL TRUST 7205 LINDSEY DR	02/21/18 02/26/18	FINAL READ
FNRD18-1343 COMPLETED	SC20-005069-0000-05	WAGNER, CAROLE 5069 SCHOOL ST	02/28/18 02/28/18	FINAL READ
GWO18-0454 COMPLETED	GR10-005246-0000-01	MONROE, NICHOLAS 5246 GREENLEAF DR	02/21/18 02/21/18	GENERIC WORK ORDE
GWO18-0455 COMPLETED	CH20-008524-0000-01	DUSO, JAMES 8524 CHESTERFIELD DR	02/28/18 02/26/18	GENERIC WORK ORDE
HYDR18-0018 COMPLETED	JI10-009308-0000-05	NEMER, SAMIRA 9308 JILL MARIE LN	02/01/18 02/01/18	HYDRANTS
LNDS18-0130	YA10-007006-0000-01	BRIER, GLEN 7006 YARMY DR	02/28/18	LANDSCAPING
MNT18-0272 COMPLETED	CI10-008095-0000-01	PERKINS LIBRARY 8095 CIVIC DR	02/05/18 02/05/18	BUILDING MAINTENA March 12, 2018

Work Order #	Location ID	Customer Name	Date Recd	Type
Work Order Status		Service Address	Date Comp	
MTRP18-0529 COMPLETED	HT10-003431-0000-02	WOODSIDE BUILDERS 3431 HERITAGE BLVD	02/07/18 02/07/18	METER REPAIR
READ18-0581 COMPLETED	KR20-004276-0000-01	SPRINGVALE ASSISTED LIVING 4276 KROGER DR	02/05/18 02/05/18	READ METER
SMRP18-0004 COMPLETED	HE10-005199-0000-01	DEERING, MARY 5199 HELMSLEY DR	02/20/18 02/20/18	SEWER MAIN REPAIR
WBKU18-0051 COMPLETED	SE20-005159-0000-01	WHYBARK, WILLIAM 5159 SEYMOUR RD	02/20/18 02/20/18	WATER BACK UP-CHE
WOFF18-1906 COMPLETED	BI10-005260-0000-02	FARRO, KATHERINE 5260 BIRCHCREST DR	02/05/18 02/06/18	WATER TURN OFF
WOFF18-1907 COMPLETED	EL10-004126-0000-11	MASCHINO, DAVID 4126 ELMS RD	02/07/18 02/07/18	WATER TURN OFF
WOFF18-1908	IT10-004935-B013-01	MARI-DAN MILLER FARMS 4935 ITA # B013 CT	02/26/18	WATER TURN OFF
WOFF18-1909 COMPLETED	GR10-005296-0000-05	MCQUISTON, NICOLE 5296 GREENLEAF DR	02/22/18 02/22/18	WATER TURN OFF
WOFF18-1910 CANCELLED	BR10-005032-0000-01	JOZWIAK, BERNADETTE 5032 BRADY ST	02/26/18 02/26/18	WATER TURN OFF
WOFF18-1911 CANCELLED	BR20-007055-0000-04	EDAN DECKER 7055 BRISTOL RD	02/26/18 02/26/18	WATER TURN OFF
WOFF18-1912 COMPLETED	BR20-007181-0000-03	POIRIER, MATTHEW 7181 BRISTOL RD	02/26/18 02/26/18	WATER TURN OFF
WOFF18-1913 CANCELLED	BR20-006211-0000-02	STEWART, GARY LEE JR 6211 BRISTOL RD	02/26/18 02/26/18	WATER TURN OFF
WOFF18-1914 CANCELLED	CA10-008421-0000-04	SPOONER, RYAN 8421 CAPPY LN	02/26/18 02/26/18	WATER TURN OFF
WOFF18-1915 COMPLETED	CH20-008481-0000-08	WESTON, MORGAN 8481 CHESTERFIELD DR	02/26/18 02/26/18	WATER TURN OFF
WOFF18-1916 CANCELLED	CH20-008494-0000-05	SREDICH, MATTHEW 8494 CHESTERFIELD DR	02/26/18 02/26/18	WATER TURN OFF
WOFF18-1917 COMPLETED	CH20-009072-0000-01	MILLER, DANIEL W 9072 CHESTERFIELD DR	02/26/18 02/26/18	WATER TURN OFF
WOFF18-1919 CANCELLED	CC10-007374-0000-01	WILLIAMS, NANCY & WILLIAMS, 7374 CROSSCREEK DR	02/26/18 02/26/18	WATER TURN OFF
WOFF18-1920 COMPLETED	DO10-005267-0000-07	RYAN, TRAVIS 5267 DON SHENK DR	02/26/18 02/26/18	WATER TURN OFF
WOFF18-1921 COMPLETED	DU10-005346-0000-01	GRAZIANO, REBECCA 5346 DURWOOD DR	02/26/18 02/26/18	WATER TURN OFF
WOFF18-1922 COMPLETED	DU10-005296-0000-02	BRANNAM, ESTELLA 5296 DURWOOD DR	02/26/18 02/26/18	WATER TURN OFF
WOFF18-1923 COMPLETED	DU10-005361-0000-01	PAUL, JUNIOR 5361 DURWOOD DR	02/26/18 02/26/18	WATER TURN OFF
WOFF18-1924	DY10-003266-0120-07	MILLER, KURT	02/26/18	WATER TURN OFF

Work Order #	Location ID	Customer Name	Date Recd	Type
Work Order Status		Service Address	Date Comp	
CANCELLED		3266 1/2 DYE RD	02/26/18	
WOFF18-1925	DY10-003266-0000-02	MILLER, KURT	02/26/18	WATER TURN OFF
COMPLETED		3266 DYE RD	02/26/18	
WOFF18-1926	EL20-007510-0000-06	SCAVARDA, ANTHONY	02/26/18	WATER TURN OFF
CANCELLED		7510 ELIZABETH CT	02/26/18	
WOFF18-1927	EL10-003235-0000-06	DECKER, MARCIE	02/26/18	WATER TURN OFF
COMPLETED		3235 ELMS RD	02/26/18	
WOFF18-1928	EL10-003493-0000-08	SPALDING, MICHELLE	02/26/18	WATER TURN OFF
CANCELLED		3493 ELMS RD	02/26/18	
WOFF18-1929	FA10-005137-0000-02	COPELAND, NELSON	02/26/18	WATER TURN OFF
CANCELLED		5137 FAIRCHILD ST	02/26/18	
WOFF18-1930	FO10-005014-0000-03	SEPANAK, DOUGLAS	02/26/18	WATER TURN OFF
COMPLETED		5014 FORD ST	02/26/18	
WOFF18-1931	FO10-005020-0000-05	WEFEL, DUSTIN	02/26/18	WATER TURN OFF
COMPLETED		5020 FORD ST	02/26/18	
WOFF18-1932	GR10-005351-0000-02	LINDSAY, BRAD	02/26/18	WATER TURN OFF
COMPLETED		5351 GREENLEAF DR	02/26/18	
WOFF18-1933	HI20-004173-0000-02	TOMAZEWSKI, ANNA	02/27/18	WATER TURN OFF
COMPLETED		4173 HICKORY LN	02/27/18	
WOFF18-1934	LI10-004261-0000-10	JIMINEZ, JOSE	02/27/18	WATER TURN OFF
CANCELLED		4261 LINDSEY DR	02/27/18	
WOFF18-1935	MA20-008099-0000-01	MAC AULEY, ALGER	02/27/18	WATER TURN OFF
CANCELLED		8099 MAPLE ST	02/27/18	
WOFF18-1936	MA30-007553-0000-10	WINELAND II, BILL	02/27/18	WATER TURN OFF
CANCELLED		7553 MASON ST	02/27/18	
WOFF18-1938	MI10-007215-0000-02	GEISERT, AARON	02/27/18	WATER TURN OFF
COMPLETED		7215 MILLER RD	02/27/18	
WOFF18-1939	PA10-007168-0000-01	BUECHE, PAUL	02/27/18	WATER TURN OFF
CANCELLED		7168 PARK RIDGE PKY	02/27/18	
WOFF18-1940	SC20-005079-0000-08	OTT, JACOB	02/27/18	WATER TURN OFF
CANCELLED		5079 SCHOOL ST	02/27/18	
WOFF18-1941	SE10-005044-0000-04	HAHN, LISA	02/27/18	WATER TURN OFF
CANCELLED		5044 SECOND ST	02/27/18	
WOFF18-1942	SE20-005305-0000-02	SIMMONS, LISA	02/27/18	WATER TURN OFF
COMPLETED		5305 SEYMOUR RD	02/27/18	
WOFF18-1943	WI10-005154-0000-05	HENDERSON, RACHEL	02/27/18	WATER TURN OFF
COMPLETED		5154 WINSHALL DR	02/27/18	
WOFF18-1945	WO10-005215-0000-04	SMYTH, CHRISTINE	02/27/18	WATER TURN OFF
COMPLETED		5215 WORCHESTER DR	02/27/18	
WOFF18-1946	YA10-007115-0000-12	ORR, STEPHEN	02/27/18	WATER TURN OFF
CANCELLED		7115 YARMY DR	02/27/18	
WOFF18-1947	YA10-007060-0000-05	INDISH, KELLY	02/27/18	WATER TURN OFF
COMPLETED		7060 YARMY DR	02/27/18	

Work Order # Work Order Status	Location ID	Customer Name Service Address	Date Recd Date Comp	Type
WTON18-1169 COMPLETED	EL10-004126-0000-11	MASCHINO, DAVID 4126 ELMS RD	02/08/18 02/08/18	WATER TURN ON
WTON18-1170 COMPLETED	GR10-005296-0000-05	MCQUISTON, NICOLE 5296 GREENLEAF DR	02/22/18 02/26/18	WATER TURN ON
WTON18-1171 COMPLETED	DU10-005346-0000-01	GRAZIANO, REBECCA 5346 DURWOOD DR	02/26/18 02/26/18	WATER TURN ON
WTON18-1172 COMPLETED	DO10-005267-0000-07	RYAN, TRAVIS 5267 DON SHENK DR	02/26/18 02/26/18	WATER TURN ON
WTON18-1173 COMPLETED	CH20-009072-0000-01	MILLER, DANIEL W 9072 CHESTERFIELD DR	02/26/18 02/26/18	WATER TURN ON
WTON18-1174 COMPLETED	EL10-003235-0000-06	DECKER, MARCIE 3235 ELMS RD	02/26/18 02/26/18	WATER TURN ON
WTON18-1175 COMPLETED	DU10-005361-0000-01	PAUL, JUNIOR 5361 DURWOOD DR	02/26/18 02/26/18	WATER TURN ON
WTON18-1176 COMPLETED	GR10-005351-0000-02	LINDSAY, BRAD 5351 GREENLEAF DR	02/27/18 02/28/18	WATER TURN ON
WTON18-1177 COMPLETED	FO10-005020-0000-05	WEFEL, DUSTIN 5020 FORD ST	02/27/18 02/27/18	WATER TURN ON
WTON18-1178 COMPLETED	YA10-007060-0000-05	INDISH, KELLY 7060 YARMY DR	02/27/18 02/27/18	WATER TURN ON
WTON18-1179 COMPLETED	CH20-008481-0000-08	WESTON, MORGAN 8481 CHESTERFIELD DR	02/27/18 02/27/18	WATER TURN ON
WTON18-1180 COMPLETED	FO10-005014-0000-03	SEPANAK, DOUGLAS 5014 FORD ST	02/27/18 02/27/18	WATER TURN ON
WTON18-1181 COMPLETED	MI10-007215-0000-02	GEISERT, AARON 7215 MILLER RD	02/28/18 02/28/18	WATER TURN ON
WTON18-1182 COMPLETED	WO10-005215-0000-04	SMYTH, CHRISTINE 5215 WORCHESTER DR	02/28/18 02/28/18	WATER TURN ON
WTON18-1183 COMPLETED	SE20-005305-0000-02	SIMMONS, LISA 5305 SEYMOUR RD	02/28/18	WATER TURN ON
WTON18-1184 COMPLETED	BR20-007181-0000-03	POIRIER, MATTHEW 7181 BRISTOL RD	02/28/18 02/28/18	WATER TURN ON
WTON18-1185 COMPLETED	DO10-005304-0000-12	SHANDS, JACQUELINE 5304 DON SHENK DR	02/28/18 02/28/18	WATER TURN ON

Total Records: 80

Report Generated: 3/1/2018 10:19 AM

Report Options: Scheduled From: 2/1/2018 To: 2/28/2018

DPS ACTIVITY FEBRUARY 2018

	REGULAR	HOLIDAY	VACATION	ABSENT	OT	DT
101 GENERAL FUND						
262.0 ELECTIONS						
345.0 P S BLDG	46.55	1.06	2.64	0.13		
781.0 AMPHI-PARK						
782.0 WINSHALL PARK	8.50	0.24	0.34	0.22		
783.0 ELMS PARK	3.50					
784.0 BICENT. PARK						
790.0 SENIOR CENTER/LIBRARY	38.50	0.35	0.29	0.18		
793.0 CITY HALL	20.06		0.53	0.11		
794.0 COMM PROMO	4.05		0.11	0.16		
796.0 CEMETERY						
202 MAJOR STREET FUND						
429.0 SAFETY						
441.0 PARK & RIDE	10.00		0.22	0.11		
463.0 STREET MAIN	63.03	0.24	0.95	2.60		
474.0 TRAFFIC						
478.0 SNOW & ICE	118.19	0.47	6.84	1.05	20.00	11.00
482.0 ADMIN	6.08		3.16			
203 LOCAL STREET FUND						
429.0 SAFETY						
463.0 STREET MAIN	46.03	0.82	0.90	1.60		
474.0 TRAFFIC						
478.0 SNOW & ICE	253.16	1.99	11.42	4.74	15.00	9.00
482.0 ADMIN	9.11		5.22			
226 GARBAGE FUND						
528.0 COLLECT	2.00					
530.0 WOODCHIPPING						
782.0 WINSHALL PARK GARBAGE						
783.0 ELMS PARK GARBAGE						
793.0 CITY HALL	5.02		0.13	0.03		
590 WATER						
540.0 WATER SYSTEM	98.62	0.12	9.32	3.61		
540.0 WATER-ON CALL	4.00					
542.0 READ & BILL	12.03		1.72	0.39		
793.0 CITY HALL	12.54		0.33	0.07		
591 SEWER						
536.0 SEWER SYSTEM	42.88	0.47	10.33	0.78		
536.0 SEWER-ON CALL	4.00					
537.0 LIFT STATION	3.03	0.12	1.11			
542.0 READ & BILL	11.53		1.72	0.33		
793.0 CITY HALL	12.54		0.33	0.07		
661 MOTOR POOL FUND						
795.0 CITY GARAGE	84.05	2.12	6.39	0.82		
DAILY HOURS TOTAL	919.00	8.00	64.00	17.00	35.00	20.00

DPS Equipment Rental
 February 2018
 Page 1

Nature Of Work	4WD 7-15,3-08 2-08, 09-03	4WD 7-15,3-08 2-08, 09-03a	2WD 5-16	JCB Backhoe 06'00	Backhoe w/breaker 06'00a	Bucket Truck 6-99	Brush Hog 09'02	Dump 11	Dump w/plow 11a	Dump 12'02	Dump w/plow 12'02a	Dump 12-04	Dump w/plow 12-04a
101.262 Elections													
101.450 Forestry													
101.781 Pajtas Amphi	3												
101.782 Winshall Pk	1												
101.783 Elms Pk	1							1					
101.784 Bicentennial Pk													
101.790 Sen Ctr./Lib	12	10						1					
101.345 PS Bldg	5	8						2					
101.793 City Hall	12	10	1										
101.794 Comm Promo	1		1										
661.795 City Garage													
101.796 City Cem													
202.463 Maint. Major	45		5					2					
202.474 Traffic-Major	2												
202.478 Snow/Ice-Maj	17	27.5					7	23.5				18	
202.482 Major-Admin			1										
203.463 Maint-Local	40	3	4				4	2					
203.474 Traffic-Local	6												
203.478 Snow/Ice-Local	35.5	28		9			6	50.5				43	
203.482 Local-Admin		1	1										
226.528 Waste Collect	1												
226.530 Woodchipping			3										
590.540 Water System	29	7	10										
590.542 Water-Read/Bill	16.5	1	0.5										
591.536 Sewer System	8	7	16										
591.537 Sewer Lift Stat		1	7										
226.782 Winshall Pk Gbg													
226.783 Elms Pk Gbg													
591.542 Sewer Read/Bill	16.5	1	0.5										
Total	251.5	104.5	50	9	0	0	0	82	0	0	0	61	0

DPS Equipment Rental
 February 2018
 Page 2

Nature Of Work	Portable Generator	Case Backhoe 17	Sweeper	JD Tractor 19	Chipper	#42 Arrow	Arrow Board	Trailer	Roller	Pressure Washer	Post Hole Digger	01'98	open
101.262 Elections													
101.450 Forestry													
101.781 Pajtas Amphitheater													
101.782 Winshall Pk													
101.783 Elms Pk													
101.784 Bicentennial Pk													
101.790 Sen Ctr./Lib													
101.345 PS Bldg													
101.793 City Hall													
101.794 Comm Promo													
661.795 City Garage													
101.796 City Cem													
202.463 Maint. Major		2	8			24							
202.474 Traffic-Major													
202.476 Snow/Ice-Maj		7											
202.482 Major-Admin													
203.463 Maint-Local			3			15							
203.474 Traffic-Local													
203.478 Snow/Ice-Local		20				5							
203.482 Local-Admin													
226.528 Wast Collect													
226.530 Woodchipping													
590.540 Water System													
590.542 Water-Read/Bill													
591.536 Sewer System													
591.537 Sewer Lift Stat													
Total	0	29	11	0	0	44	0	0	0	0	0	0	0

February 2018	MILES DRIVEN		GALLONS GAS PURCHASED		GALLONS DIESEL PURCHASED
#5-16 2WD gas	712		51.5		
#7-15 4WD gas	679		78.3		
#3-08 P/U 4WD gas	697		127.3		
09-03 P/U 4WD diesel	505				69.8
#2-08 P/U 4WD gas	277		42.7		
#6-00 BACKHOE diesel					24.0
#11 DUMP gas	87				
#12-02 DUMP diesel	657				198.7
#12-04 DUMP diesel	502				135.0
#12-99 GENERATOR gas					
#17 CASE BACKHOE diesel					40.0
#19 JD TRACTOR diesel					
#06-99 BUCKET TRUCK gas					
#21 WOOD CHIPPER diesel					
#807 STREET SWEEPER diesel					
#42 ASPHALT HEATER diesel					8.0
#37 TRAIL ARROW					
#10-15 GEN gas					
TOTAL	4116		300		476

City of Swartz Creek

Building Permit List

2018

Permit No.	Date	Applicant	Phone	Tax ID No.	Value of Const/Permit Fee	Location	Type of Construction
Building							
PB1700088	02/28/18	LaMacchia Group, LLC	(414) 223 4400	58-36-100-015	\$1,200,000	\$5,285.00	4131 MORRISH RD 48473-Com New Building
Total:		1 Permits	Value: \$1,200,000		Fee Total: \$5,285.00		Total Number of Dwelling Units 0
Electrical							
PE1800004	02/07/18	Chapman Power Systems LLC	(810) 239 3070	58-02-503-004	\$0	\$215.00	5256 DON SHENK DR 48473-Electrical
PE1800005	02/08/18	B & W Electric	(810) 397 4246	58-36-676-069	\$0	\$390.00	4272 LINDSEY DR 48473 Electrical
PE1800006	02/08/18	B & W Electric	(810) 397 4246	58-36-676-068	\$0	\$340.00	4278 LINDSEY DR 48473 Electrical
PE1800007	02/13/18	Meekhof Electric, Inc.	(616) 885 4781	58-35-200-019	\$0	\$145.00	4110 MORRISH RD 48473 Electrical
PE1800008	02/21/18	B & W Electric	(810) 397 4246	58-36-552-004	\$0	\$140.00	7594 MILLER RD 48473-Electrical
PE1800010	02/28/18	Halligan Electric Inc	(810) 238 8581	58-36-100-015	\$0	\$831.00	4131 MORRISH RD 48473-Electrical
Total:		6 Permits	Value: \$0		Fee Total: \$2,061.00		Total Number of Dwelling Units 0
Mechanical							
PM180008	02/05/18	Goyette Mechanical	(810) 742 8530	58-02-552-018	\$0	\$160.00	5345 DON SHENK DR 48473-Mechanical
PM180009	02/07/18	Pelch Services	(810) 223 1682	58-02-503-004	\$0	\$260.00	5256 DON SHENK DR 48473-Mechanical
PM180010	02/08/18	Adkisson & Sons Htg & Clg Inc	(810) 695 9300	58-03-534-011	\$0	\$135.00	9227 JILL MARIE LN 48473-Mechanical
PM180011	02/14/18	Hall's Heating & Cooling LLC	(248) 431 8470	58-31-100-009	\$0	\$190.00	6383 BRISTOL RD 484734Mechanical
Total:		4 Permits	Value: \$0		Fee Total: \$745.00		Total Number of Dwelling Units 0

City of Swartz Creek Building Permit List 2018

Permit No.	Date	Applicant	Phone	Tax ID No.	Value of Const/Permit Fee	Location	Type of Construction
Plumbing							
PP180001	02/07/18	Pelch Services	(810) 223 1682	58-02-503-004	\$0	\$223.00	5256 DON SHENK DR 48473-Plumbing
PP180002	02/26/18	Blessing Co.	(810) 694 4861	58-03-531-098	\$0	\$134.00	5281 VALLEYVIEW DR 48473-Plumbing
Total:		2 Permits	Value: \$0		Fee Total: \$357.00		Total Number of Dwelling Units 0

Right of Way							
PROW-0067	02/06/18	Comcast Corporation		58-02-200-032	\$0	\$100.00	5200 MORRISH RD 48473-Right of way
PROW-0068	02/20/18	CONSUMERS ENERGY		58-31-526-011	\$0	\$100.00	6149 BRISTOL RD 48473-Right of way
Total:		2 Permits	Value: \$0		Fee Total: \$200.00		Total Number of Dwelling Units 0

Zoning							
PZ18-0002	02/26/18	RANDALL, DAVID O SR & E		58-02-200-032	\$800	\$75.00	5200 MORRISH RD 48473-Sign
Total:		1 Permits	Value: \$800		Fee Total: \$75.00		Total Number of Dwelling Units 0

Permit Total: 16 Value: \$1,200,800 Fee Total: \$8,723.00

City of Swartz Creek Building Permit List 2018

Permit No.	Date	Applicant	Phone	Tax ID No.	Value of Const/Permit Fee	Location	Type of Construction
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Permit.DateIssued Between 2/1/2018 12:00:00
AM AND 2/28/2018 11:59:59 PM

Inspection List

Address	Parcel Number	Inspection Type	Scheduled	Completed	Result
56 KINGSLEY	58-35-776-056	Final	02/01/2018	01/31/2018	Disapproved
56 KINGSLEY	58-35-776-056	Final	02/01/2018	02/01/2018	Approved
5111 FAIRCHILD ST	58-02-526-074	Follow Up	02/05/2018	02/05/2018	Complied
8100 CIVIC DR	58-35-751-001	Final admin	02/05/2018	02/05/2018	Approved
4354 MORRISH RD	58-35-576-012	Final	02/05/2018	02/05/2018	Approved
5233 GREENLEAF DR	58-03-533-086	Final	02/05/2018	02/05/2018	Approved
5091 SCHOOL ST	58-02-526-013	Final	02/05/2018	02/05/2018	Approved
22 KINGSLEY	58-35-776-022	Final	02/05/2018	02/05/2018	Approved
4177 BIRCH LN	58-36-529-027	Final	02/05/2018	02/05/2018	Approved
4420 SPRINGBROOK DR	58-36-651-103	Final	02/05/2018	02/05/2018	Approved
5086 FAIRCHILD ST	58-02-526-082	Final	02/05/2018	02/05/2018	Approved
5324 WORCHESTER DR	58-03-578-007	Final	02/05/2018	02/05/2018	Approved
7216 MILLER RD	58-36-400-002	Final admn	02/05/2018	02/05/2018	Approved
8215 MILLER RD	58-02-526-028	Final	02/05/2018	02/05/2018	Approved
7489 GROVE ST	58-01-100-010	Final	02/05/2018	02/05/2018	Approved
4298 SPRINGBROOK DR	58-36-651-171	Final	02/05/2018	02/05/2018	Approved
3461 CANTERBURY ST	58-30-651-036	Final	02/05/2018	02/05/2018	Approved
5064 WINSTON DR	58-02-501-070	Final admn	02/05/2018	02/05/2018	Approved
5027 SECOND ST	58-01-502-022	Follow Up	02/05/2018	02/05/2018	Complied
5027 SECOND ST A	58-01-502-022	Initial	02/05/2018	02/05/2018	Complied
9081 LUEA LN	58-03-626-050	Final	02/06/2018	02/06/2018	Approved
4282 LINDSEY DR	58-36-676-067	Rough-Basement	02/06/2018	02/06/2018	Approved
4282 LINDSEY DR	58-36-676-067	Rough-Basement	02/06/2018	02/06/2018	Approved
7168 PARK RIDGE PKWY	58-36-529-006	Final	02/06/2018	02/06/2018	Approved
8138 MILLER RD	58-35-576-057	Final	02/06/2018	02/06/2018	Approved
7025 YARMY DR	58-36-526-023	Follow Up	02/06/2018	02/06/2018	Complied
3329 HERITAGE BLVD	58-30-651-107	Garage Floor	02/07/2018	02/07/2018	Approved
7030 MILLER RD	58-36-576-015	Final Zoning	02/07/2018	02/07/2018	Approved
7030 MILLER RD	58-36-576-015	Final	02/07/2018	02/07/2018	Approved
6333 ST CHARLES PASS	58-30-651-071	Final-Admin	02/07/2018	02/07/2018	Approved
7205 LINDSEY DR	58-36-676-046	Final	02/07/2018	02/07/2018	Approved
3425 HERITAGE BLVD	58-30-651-060	Final	02/08/2018	02/08/2018	Approved
7030 MILLER RD	58-36-576-015	Final-Complete	02/08/2018	02/08/2018	Approved
6333 ST CHARLES PASS	58-30-651-071	Final	02/08/2018	02/08/2018	Approved
7205 LINDSEY DR	58-36-676-046	Final	02/08/2018	02/08/2018	Approved
5256 DON SHENK DR	58-02-503-004	Rough-Basement	02/08/2018		

Inspection List

Address	Parcel Number	Inspection Type	Scheduled	Completed	Result
4272 LINDSEY DR	58-36-676-069	Service	02/08/2018		
4278 LINDSEY DR	58-36-676-068	Service	02/08/2018		
5256 DON SHENK DR	58-02-503-004	Final	02/13/2018	02/13/2018	Disapproved
8093 MILLER RD	58-02-528-001	Site Inspection	02/13/2018		
7561 MILLER RD	58-01-502-027	Final	02/15/2018	02/15/2018	Approved
7561 MILLER RD	58-01-502-027	Final Zoning	02/15/2018		
5256 DON SHENK DR	58-02-503-004	Rough	02/20/2018	02/20/2018	Approved
4534 RAUBINGER RD	58-01-501-014	Initial	02/20/2018	02/21/2018	Violation(s)
5256 DON SHENK DR	58-02-503-004	Framing & Insulation	02/21/2018	02/21/2018	Partially Approved
7594 MILLER RD	58-36-552-004	Service	02/21/2018	02/21/2018	Approved
5247 OAKVIEW DR	58-02-501-112	Backfill	02/22/2018	02/22/2018	Approved
7448 MILLER RD	58-36-300-012	Final	02/22/2018	02/22/2018	Approved
7448 MILLER RD	58-36-300-012	Final	02/27/2018	02/27/2018	Approved
7448 MILLER RD	58-36-300-012	Final	02/27/2018	02/27/2018	Approved
4131 MORRISH RD	58-36-100-015	Footing	02/27/2018	02/27/2018	Approved
4131 MORRISH RD	58-36-100-015	Footing	02/28/2018	02/28/2018	Approved

Inspections: 52

Population: All Records

Inspection.DateTimeScheduled Between 2/1/2018 12:00:00 AM AND 2/28/2018 11:59:59 PM

Certificates With Inspections

03/01/2018

Certificate Number	Address	Date Applied	Since	Issued	Last Inspection	Expires	Status
CR160015	5027 SECOND ST	02/01/2016	02/01/2016	02/05/2018	02/05/2018	02/05/2020	Certified
Follow Up	MATT	Matt Hart	Completed	Complied			
Initial	KBROWN	Matt Hart	Completed	Violation(s)			
Initial	JKEY	Matt Hart	Completed	Locked Out			
CR170004	7025 YARMY DR	12/12/2017	12/12/2017	02/06/2018	02/06/2018	02/06/2020	Certified
Follow Up	MATT	Matt Hart	Completed	Complied			
Initial	JKEY	Matt Hart	Completed	Violation(s)			
CR170008	5111 FAIRCHILD ST	12/14/2017	12/14/2017	02/05/2018	02/05/2018	02/05/2020	Certified
Follow Up	MATT	Matt Hart	Completed	Complied			
Initial	KBROWN	Matt Hart	Completed	Violation(s)			
CR180008	5027 SECOND ST A	02/05/2018	02/05/2018	02/05/2018	02/05/2018	02/05/2020	Certified
Initial	MATT	Matt Hart	Completed	Complied			

Population: All Records

Record Count: 4

Certificate.DateIssued Between 2/1/2018 12:00:00 AM
AND 2/28/2018 11:59:59 PM

Enforcements By Category

03/01/18

BUILDING VIOLATIONS

Enforcement Number	Address	Status	Filed	Closed
E18-001	8093 MILLER RD	Inspection Pending	02/13/18	
			Total Entries: 1	

Total Records: 1

Population: All Records
Enforcement.DateFiled Between 2/1/2018 12:00:00 AM AND 2/28/2018 11:59:59 PM

03/01/2018

CHECK REGISTER FOR CITY OF SWARTZ CREEK
CHECK DATE FROM 02/01/2018 - 02/28/2018

Check Date	Check	Vendor Name	Description	Amount
Bank GEN CONSOLIDATED ACCOUNT				
02/12/2018	44606	ACE OUTDOOR SERVICES LLC	SNOW PLOWING/SHOVELING 1/8/18	490.00
			SNOW PLOWING/SHOVELING 1/13/18	490.00
			SNOW PLOWING/SHOVELING 1/12/18	430.00
			SNOW PLOWING/SHOVELING 1/16/18	490.00
			SNOW PLOWING/SHOVELING 1/29/18	490.00
			SNOW PLOWING 1/30/18	380.00
				2,770.00
02/12/2018	44607	AMERICAN PUBLIC WORKS ASSOCIATION	MEMB DUES 4/1/18-3/31/19	221.00
02/12/2018	44608	C & M WIRE ROPE & SUPPLY CO	STEP LADDER/RATCHET STRAPS	386.50
02/12/2018	44609	CENLAR	OVRPMT WIN 2017 TAXES 58-02-501-113	381.97
02/12/2018	44610	CONSUMERS ENERGY	1/1-1/31/18 4524 MORRISH RD	45.97
02/12/2018	44611	CONSUMERS ENERGY	1/1-1/31/18 TRAFFIC LIGHTS 1781	422.42
02/12/2018	44612	CONSUMERS ENERGY	1/1-1/31/18 ELMS PARKING LOT AREA LIGHTS	29.85
02/12/2018	44613	CONSUMERS ENERGY	1/1-1/31/18 STREET LIGHTS 1294	8,241.76
02/12/2018	44614	CONSUMERS ENERGY	1/5-2/4/18 A 8011 MILLER RD	24.22
02/12/2018	44615	CONSUMERS ENERGY	1/5-2/4/18 A 8083 CIVIC DR	786.43
02/12/2018	44616	CONSUMERS ENERGY	1/5-2/4/18 A 4510 MORRISH RD	37.93
02/12/2018	44617	CONSUMERS ENERGY	1/5-2/4/18 A 8059 FORTINO DR	44.01
02/12/2018	44618	CONSUMERS ENERGY	1/5-2/4/18 A 8499 MILLER RD	25.34
02/12/2018	44619	CONSUMERS ENERGY	1/3-1/29/18 A 5257 WINSHALL DR	24.22
02/12/2018	44620	CONSUMERS ENERGY	1/5-2/4/18 A 5361 WINSHALL DR 8369	26.71
02/12/2018	44621	CONSUMERS ENERGY	1/5-2/4/18 A 9099 MILLER RD	33.91
02/12/2018	44622	CONSUMERS ENERGY	1/5-2/4/18 A 5361 WINSHALL DR #2 RESTRMS	26.43
02/12/2018	44623	CONSUMERS ENERGY	1/9-2/6/18 A 4125 ELMS RD PAVILION 4437	29.33
02/12/2018	44624	CONSUMERS ENERGY	1/9-2/6/18 A 4125 ELMS RD 4353	33.35
02/12/2018	44625	CONSUMERS ENERGY	1/5-2/4/18 A 8095 CIVIC DR	1,071.23
02/12/2018	44626	CONSUMERS ENERGY	1/8-2/5/18 A 8301 CAPPY LN	338.49
02/12/2018	44627	CONSUMERS ENERGY	1/8-2/5/18 A 8100 CIVIC DR	1,514.47
02/12/2018	44628	CONSUMERS ENERGY	1/5-2/4/18 A 5256 DON SHENK	82.17
02/12/2018	44629	DETROIT SALT COMPANY	ROAD SALT @ \$53.40 PER TON	2,823.79
			ROAD SALT @ \$53.40 PER TON	2,749.03
				5,572.82
02/12/2018	44630	FAMILY FARM AND HOME INC	JANUARY 2018 INVOICES	169.91
02/12/2018	44631	FERGUSON ENTERPRISES INC	5 ML DPD TABLET DISP/TESTER	155.99
02/12/2018	44632	FIDELITY SECURITY LIFE INSUR/EYEMED	FEB 2018 VISION RETIREES (6)	30.06
02/12/2018	44633	FLINT WELDING SUPPLY	CYLINDER COMPRESSED OXYGEN	5.00
02/12/2018	44634	GENESEE COUNTY TREASURER	2018 PERSONAL PROPERTY STATEMENTS (238)	132.57
02/12/2018	44635	GENESEE CTY DRAIN COMMISSIONER	2017 DRAINS AT LARGE	3,375.00
02/12/2018	44636	GILL ROYS HARDWARE	JANUARY 2018 INVOICES	138.63
			JANUARY 2018 DISCOUNT	(13.87)
				124.76
02/12/2018	44637	Heather Narducci	BD PAYMENT REFUND 8093 MILLER	75.00
02/12/2018	44638	INTEGRITY BUSINESS SOLUTIONS	WHITE WINDOW ENVELOPES 1 BOX	28.99
02/12/2018	44639	JAMES FLORENCE	MILEAGE SMALL CITIES MTG 2/7/18	20.71
02/12/2018	44640	JOHNS TRUCK SERVICE	REPAIR PLOW	165.00
			PLOW SOLENOID	156.10
				321.10
02/12/2018	44641	KNAPHEIDE TRUCK EQUIPMENT	WINTER CURB RUNNER CARBIDE (2)	217.34
02/12/2018	44642	LEGACY ASSESSING SERVICES INC	FEB 2018 ASSESSING SERVICES OCTOBER 2017	2,515.58

02/12/2018	44643	METRO POLICE AUTH OF GENESEE COUNTY	POLICE SERVICES JAN-MARCH 2018	242,731.75
02/12/2018	44644	MONROE TRUCK EQUIPMENT INC	LIFTGATOR XTR PORTABLE HITCH PER QUOTE 7	2,810.00
02/12/2018	44645	OHM ADVISORS	SCHEMATIC DESIGN MILLER RD SEGMENT/OPTNL	5,720.00
02/12/2018	44646	PITNEY BOWES INC.	11/28/17-2/27/18 LEASING CHARGES	158.34
02/12/2018	44647	POGGEMEYER DESIGN GROUP INC	ECON DEV/MARKETING/BRANDING	480.76
02/12/2018	44648	ROWE PROFESSIONAL SERVICES CO	PREPARE USDA FUNDING APP CITY-WIDE WATER	612.00
02/12/2018	44649	ROWE PROFESSIONAL SERVICES CO	FIVE YEAR PARK AND RECREATION PLAN	467.00
02/12/2018	44650	ROWE PROFESSIONAL SERVICES CO	FIVE YEAR PARK AND RECREATION PLAN	220.00
02/12/2018	44651	RWS OF MID MICHIGAN	JAN 2018 FY18 GARBAGE/RECYCLING/YARD WAS	22,274.64
02/12/2018	44652	SHULTS EQUIPMENT LLC	CURB GUARD (2)	226.00
02/12/2018	44653	SIMEN FIGURA & PARKER PLC	JAN 2018 MONTHLY BILL	1,106.00
02/12/2018	44654	STATE OF MICHIGAN-DEQ WTR	ANNUAL STORMWATER MS-4 FEE 2018	2,000.00
02/12/2018	44655	SUBURBAN AUTO SUPPLY	FUEL CLEANER	11.99
			CABLE TIE	7.89
			AIR FILTER (2)/HYD OIL AW32	157.97
			8G-8MJ HOSE/HYD. HOSE	38.96
				216.81
02/12/2018	44656	SUPER FLITE OIL CO INC	JANUARY 2018 FUEL - DPW	1,868.44
02/12/2018	44657	TITLE EXPRESS LLC	TAX OVEPMT WINTER 2017 58-03-626-011	10.21
02/12/2018	44658	UNIFIRST CORPORATION	MATS, SUPPLIES	36.15
			MATS, SUPPLIES	36.15
			UNIFORMS, MATS, SUPPLIES, ENV.	112.50
			UNIFORMS, MATS, SUPPLIES, ENV.	131.61
			UNIFORMS, MATS, SUPPLIES, ENV.	112.50
			MATS, SUPPLIES	36.15
			UNIFORMS, MATS, SUPPLIES, ENV.	112.50
				577.56
02/12/2018	44659	VALUE HOMES	UB REFUND FOR 68 ASHLEY	55.46
02/12/2018	44660	VERIZON WIRELESS	MONTHLY BILL 12/24/17-1/23/18	735.37
02/12/2018	44661	WEST MICH REALTORS TITLE CO LLC	WINTER 2017 TAX OVRPMT 58-02-501-018	6.68
02/12/2018	44662	WINS ELECTRICAL SUPPLY CO INC	LIGHT KIT FOR LAMPS	480.92
			LIGHT/LIGHT BULBS	633.00
				1,113.92
02/26/2018	44663	ADAM ZETTEL	3 YRS WEBSITE HOST/BACKUP	359.82
02/26/2018	44664	ALLIED RENT-ALL	NEW PUMP	1,800.00
02/26/2018	44665	BILLER PRESS & MFG INC	PARKING TICKETS (400)	251.32
02/26/2018	44666	BIO-SERV CORPORATION	PEST CONTROL/PUBLIC SAFETY BLDG	53.00
			PEST CONTROL/CITY HALL/SR CTR	106.00
				159.00
02/26/2018	44667	BLUE CARE NETWORK-EAST MI	MARCH 2018 RETIREE MEDICAL KELLY	688.92
			MARCH 2018 RETIREE MEDICAL TYLER	677.90
			MARCH 2018 RETIREE MEDICAL CLOLINGER	1,289.97
			MARCH 2018 COBRA INS O'BRIEN	629.86
				3,286.65
02/26/2018	44668	BS & A SOFTWARE	BLDG & FA ANNUAL MAINT 2/1/18-2/1/19	1,683.00
02/26/2018	44669	CHARTER TOWNSHIP OF MUNDY	JOINT INSP & PERMIT FEES JAN 2018	2,690.74
02/26/2018	44670	COMCAST BUSINESS	2/26-3/25/18 CITY HALL	329.60
02/26/2018	44671	CONSUMERS ENERGY	1/9-2/6/18 A 6425 MILLER PARK & RIDE	84.43
02/26/2018	44672	CONSUMERS ENERGY	1/5-2/4/18 A 5121 MORRISH RD	974.55
02/26/2018	44673	COOKS DIESEL RV & TRUCK REPAIR	REPAIR HYDRAULIC LINES	657.55
			RAPLACED PLOW SOLENOID/INSTALL FUSE LINK	227.10

				884.65
02/26/2018	44674	DANIEL L RHANOR	REPAIR LIGHT PARKING LOT	255.00
02/26/2018	44675	DAVID KRUEGER	12/6/17 SMALL CITIES MTG DINNER/MILEAGE	31.45
			SMALL CITIES MTG 1/3/18 DINNER/MILEAGE	29.81
			SMALL CITIES MTG 2/7/18 DINNER/MILEAGE	34.37
				95.63
02/26/2018	44676	DELTA DENTAL PLAN	MARCH 2018 DENTAL RETIREES (6)/TAX	337.88
02/26/2018	44677	DETROIT SALT COMPANY	ROAD SALT @ \$53.40 PER TON	2,622.47
02/26/2018	44678	DIPLOMAT PHARMACY	ELMS PARK DEPOSIT REFUND 7/24/16 #1	100.00
02/26/2018	44679	FLINT CLEANING SUPPLIES	CLEANING SUPPLIES	98.14
			CLEANING SUPPLIES	81.24
				179.38
02/26/2018	44680	GEN CTY ROAD COMMISSION	JAN 2018 S-MTCE & OPERATIONS	1,248.49
02/26/2018	44681	GEN CTY SMALL CITIES ASSOC.	2018 DUES SMALL CITIES KRUEGER/FLORENCE	100.00
02/26/2018	44682	GENESEE CTY DRAIN COMMISSIONER	WATER 12/27/17-1/31/18 2,292,934 CF	145,843.71
02/26/2018	44683	GLAESER DAWES	INSTALL CULVERT OAKVIEW DR	750.00
02/26/2018	44684	HART INTERCIVIC INC	CHARGER	549.27
02/26/2018	44685	JODY KEY	SUNGLASSES	25.44
02/26/2018	44686	KNAPHEIDE TRUCK EQUIPMENT	CURB GUARD KIT/CUTTING EDGE ASSY	322.27
02/26/2018	44687	LAURA M KOON	UB REFUND FOR 9351 CHESTERFIELD	66.81
02/26/2018	44688	LIQUIFORCE SEWER SERVICES	SWR INSPECT-REPAIRS/CHELMSFRD VALLEYVW W	19,102.00
02/26/2018	44689	MID MICHIGAN MANUFACTURING	UNPLUGGED & CLEANED SEWER 5420 OXFORD	425.00
02/26/2018	44690	MID STATES BOLT AND SCREW CO	PLOW BOLT (2)	24.45
02/26/2018	44691	MY-CAN LLC	PORT-A-JON RENTAL/ELMS PARK	100.00
02/26/2018	44692	OFFICE DEPOT CREDIT PLAN	COLORED PAPER	29.49
			12 PK RIBBON	14.69
			PAID STAMP	6.99
			TONER/INK CARTRDG/PAPER	354.93
			REV SECOND PAYMENT	(34.98)
				371.12
02/26/2018	44693	PARAGON LABORATORIES INC	WATER SAMPLES WORK ORDER 220765	492.00
			WATER SAMPLES WORK ORDER 220904	492.00
				984.00
02/26/2018	44694	RWS OF MID MICHIGAN	JAN 2018 FY18 GARBAGE/RECYCLING/YARD WAS	22,274.64
02/26/2018	44695	SLH METALS INC	HOT ROLLED GRATING/HOT ROLLED FLAT	575.10
02/26/2018	44696	SUBURBAN AUTO SUPPLY	SNOWPLOW OIL	23.97
			HYD. OIL	79.98
			ANTIFREEZE	14.99
			DIESEL EXTREME	16.79
				135.73
02/26/2018	44697	TCAA	2018 DUES/ZETTEL	10.00
02/26/2018	44698	UNIFIRST CORPORATION	MATS, SUPPLIES	36.15
			UNIFORMS, MATS, SUPPLIES, ENV.	112.50
			MATS, SUPPLIES	36.15
			UNIFORMS, MATS, SUPPLIES, ENV.	131.61
				316.41
02/26/2018	44699	UNUM LIFE INSURANCE	MARCH 2018 RETIREE LIFE INS (3)	35.10

GEN TOTALS:

Total of 94 Checks:	522,087.14
Less 0 Void Checks:	<u>0.00</u>
Total of 94 Disbursements:	522,087.14

Genesee County Land Bank 2017 Annual Review

Aggressive Blight Elimination Campaign Underway

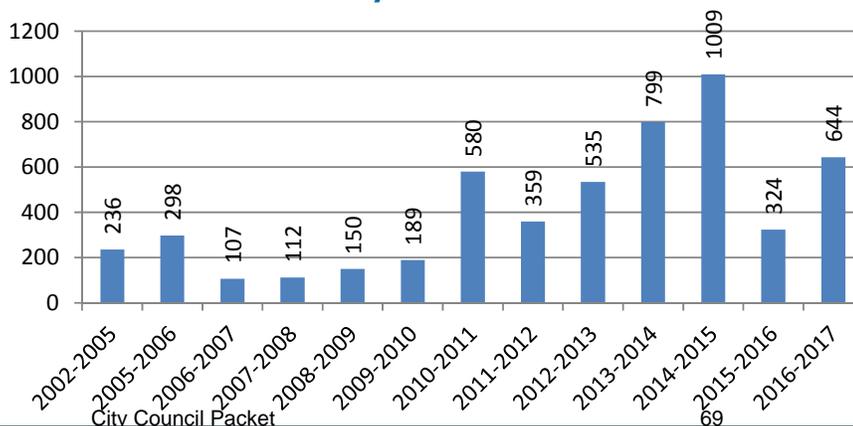
The Genesee County Land Bank Authority (GCLBA) continued its aggressive blight elimination campaign in 2017. Since 2013, the GCLBA has received \$67.4 million from the U.S. Department of Treasury's Hardest Hit Fund (HHF) allocated through the Michigan State Housing Development Authority (MSHDA) to demolish a total of more than 5,000 blighted residential structures and support maintenance on the remaining lots for five years. During the last fiscal year, the GCLBA demolished and maintained 644 properties under HHF. More than 2,700 blighted structures have been demolished under HHF to date and approx. 2,300 will be demolished by the end of the program in 2019.

The GCLBA received several other grants for demolition. \$634,359 was awarded from the U.S. Environmental Protection Agency, the Michigan Land Bank, and the Michigan Department of Environmental Quality to demolish the blighted buildings in the former Ross Plaza at Pierson and Clio Roads. The North Flint Reinvestment Corporation has plans to develop the site into the North Flint Food Market. The GCLBA, in partnership with the City of Flint, secured \$500,000 from MSHDA for demolition on 810 Ballenger Hwy, 1518 Averill, and 1425 N. Saginaw St. The City committed \$659,768 in HUD Community Development Block Grant (CDBG) funds and Phoenix Investments, a developer with plans to develop a site near 1518 Averill, committed \$50,000 as match towards the demolition. The GCLBA also received \$200,000 from the C.S. Mott Foundation to clear blight in the neighborhoods around the new Educare Flint facility.

The GCLBA received a total of \$684,213 in CDBG funding from the City of Flint for FY 2016/17 to demolish six blighted commercial structures in the former Glen Acres apartment complex and three blighted houses. The GCLBA received an additional \$1 million from the Genesee County Treasurer to demolish blighted structures in the county but outside the City of Flint. The GCLBA's aggressive blight elimination campaign will continue into the next fiscal year.

- Christina Kelly

Land Bank Demolitions By Fiscal Year



Message from our Board Chair & Executive Director

On behalf of the Genesee County Land Bank Authority, we are pleased to present this annual review to the community. This report highlights many of the Land Bank's activities during 2017. We hope you will find the report to be informative.

The year saw accomplishments such as the return of 842 properties to the tax rolls, the demolition of 644 blighted properties, and the maintenance of thousands of vacant properties. We also focused on making our existing programming more successful by updating policies and procedures, increasing communication, and using new electronic tools, such as the Flint Property Portal.

These successes and the other Land Bank work highlighted in this report would not be possible without the hundreds of partnerships we have with residents, community groups, government agencies and corporations. We're indebted to our partners who have made every step forward possible.

As we move into 2018, we will continue our work with the community on the demolition of more blighted structures, as well as increasing our programming in the area of renovation of vacant property.

We look forward to our continued work together to make Flint and Genesee County a more vibrant place to live and work.

Deborah Cherry, Chairperson
Michele Wildman, Executive Director

Returning Vacant Property to Productive Use Through Land Bank Sales

The sale of Land Bank property is critical to ensure that abandoned properties are put back on the tax rolls and into the hands of new homeowners who need them. Sales are also a crucial part of the operational budget at the Land Bank and provide revenue to sustain blight elimination and maintenance programming. During the last fiscal year, 842 properties were sold, generating \$3.4 million in gross revenue.

The Land Bank has adopted some changes over the last year in order to increase the number of successful sales and ensure that properties are affordable. Some of the changes we have implemented are:

- Adoption of the federal 30% of Income Standard for Housing Affordability;
- Ensuring land contract buyers receive homeownership counseling from a HUD or MSHDA approved counselor;
- Increasing the number of referrals to state and local partners who have access to grant funding for improvements to housing;
- Increasing the down payment requirement on land contracts to 10% of the bid or \$1,000, whichever is greater;
- Increasing the number of housing inspections on existing properties;
- Expansion of the side lot sales program;
- Use of deed restrictions and other legal tools on commercial properties to prevent holding land for speculative purposes that are more likely to become blighted or abandoned;
- Using the Flint Property Portal to improve access and transparency around Land Bank owned properties.

The Land Bank is also working with community partners to find new ways to market properties and meet the needs of the community. The Land Bank has partnered with the Flint & Genesee Chamber of Commerce and other local land owners in participating in a local Developer Conference and is working with the City of Flint and Michigan Municipal League to develop and utilize a Request for Qualifications (RFQ) Request for Proposal (RFP) on properties in commercial corridors.

- By Dawn Everett

Check out the Land Bank's Featured Homes and Land for Development for Sale at www.thelandbank.org



Flint Property Portal is Now Live! Look up and Update Property Information in Flint

The GCLBA developed and launched the online Flint Property Portal in partnership with the City of Flint. The web-based Portal provides and accepts information regarding properties in Flint and includes applications for both Android and iOS devices. To create the Portal, the Land Bank and the City assembled and developed systems to easily visualize more than 4 million pieces of data providing a wide range of property-specific information. The site includes an easy to use mapping tool and serves as a repository for property condition information that is updated on an ongoing basis. The Portal also provides essential information regarding Land Bank properties, including new sales listings, demolition status, and community maintenance commitments.

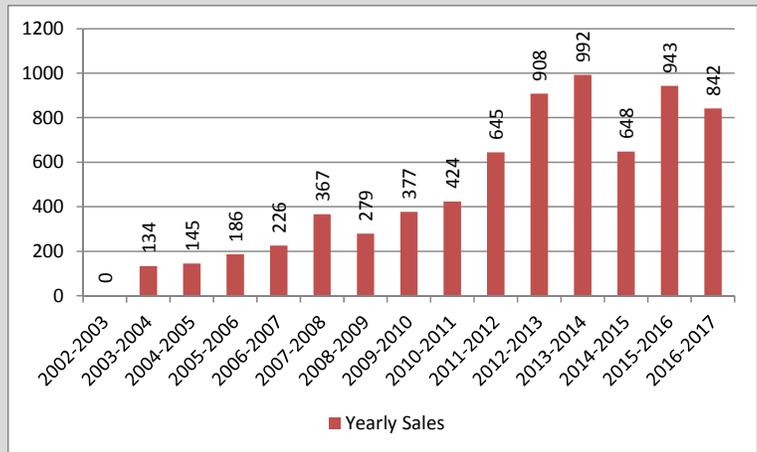


Check out the Portal today at www.flintpropertyportal.com

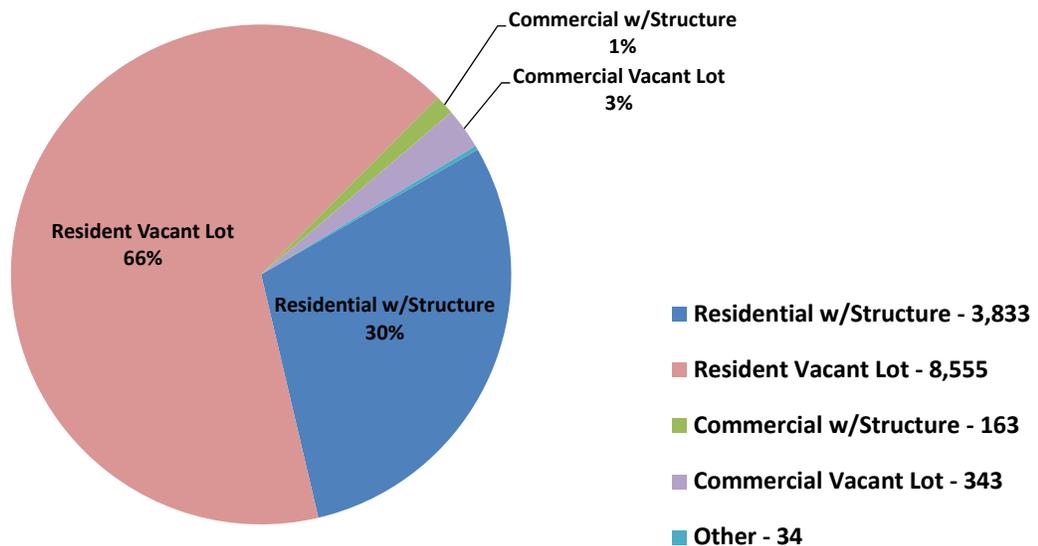
Land Bank Sales in Fiscal Year 2017 by Property Type

GLBA Sales by Property Type	Number
Residential w/Structure	423
Resident Vacant Lot	376
Commercial w/Structure	14
Commercial Vacant Lot	26
Other	3
Total	842

Land Bank Property Sales By Fiscal Year



Land Bank Inventory by Property Type as of September 30, 2017



Supporting Community-Based Property Maintenance Through Clean & Green

From April through September, 58 community-based groups maintained more than 3,500 vacant properties in and around Flint every three weeks. Each group receives a stipend for maintaining at least 25 properties every three weeks, though most groups maintain many more than 25 properties. More than two-thirds of Clean & Green groups include participation from neighborhood youth, who then create positive change in their neighborhoods.

The program is supported through grant funding from the Ruth Mott Foundation, the Michigan Youth Violence Prevention Center, and other sources committed by the Land Bank.

Summary of 2017 Clean & Green Program Results

- Maintained more than 3,500 vacant properties every three weeks
- Completed more than 25,000 vacant property “mowings”
- Engaged nearly 1,500 residents including more than 800 youth in improving their neighborhoods
- Contributed to eliminating blight in and around Flint valued at more than \$1.25 million

- By Melissa Hertlein



Land Bank Crews Clear Blight in Flint and Genesee County

2017 was a very productive year for the Genesee County Land Bank's Blight Elimination Team. Our mowing crews completed 30,000 vacant property mows within the City of Flint. This was achieved, in part, by the implementation of the City's mowing plan which calls for the use of mow strips on vacant properties not adjacent to occupied structures. Our crews in the out-county communities completed more than 5,000 additional vacant property mows.

Our garbage truck and removal crew follow behind those cleaning and mowing lots. These workers removed all of the refuse that our mowing crews cleared and placed on the curb. The Land Bank assisted groups with neighborhood clean-ups on a weekly basis. In all, hundreds of tons of garbage were removed from the City of Flint and surrounding areas.

Our blight elimination team also includes tree cutting and wood chipping crews. These crews clear vacant property of fallen trees, overgrown brush and cut down dangerous trees and limbs from Land Bank and Genesee County Treasurer owned properties. Several violent storms this spring and summer made the crew's work particularly demanding. By year's end, the removal of tree limbs and brush produced more than 1,700 cubic yards of woodchips.

The Land Bank also has a construction and building maintenance crew. This crew renovated twelve residential properties and boarded and secured more than 300 vacant structures within Genesee County in 2017.

- By Duane Bickford



Making Lots Available for Re-Use

The Land Bank makes **Lots Available** to residents and organizations to either adopt or lease vacant land. Adopt-A-Lot Agreements are free and active for one growing season and can be renewed every year. Lease-A-Lot Agreements allow residents to lease vacant land to garden or maintain for up to five years.

878 lots are currently maintained through lease or adoption agreements engaging more than **457** volunteers. **136** new agreements were signed in the last fiscal year.

- By Renee Harvey



Transforming *Chevy in the Hole* into *Chevy Commons*

The Genesee County Land Bank Authority, (GCLBA) in partnership with the City of Flint and the Genesee County Parks Commission, is working to remediate and redevelop the former Chevy in the Hole site into a landscaped park area named Chevy Commons. The GCLBA and its partners helped to secure \$12.5 million from the U.S. Environmental Protection Agency (EPA) and the Michigan Department of Environmental Quality (MDEQ) for Chevy Commons clean up and redevelopment.



The GCLBA completed construction on the low maintenance landscaped cap, walkways, fencing, and parking lot under Phase I and II and initiated construction on Phase III. For Phase III, partners secured \$468,000 in EPA Revolving Loan Funds, \$700,000 from the C.S. Mott Foundation, and \$150,000 from the Michigan Land Bank. Construction of Phase III will be completed in the Spring/Summer of 2018.

MDEQ Surface Water Quality Initiative Funding (\$3.25 million grant) will support the construction of the low maintenance landscaped cap on Phase IV with work anticipated to begin in the Spring/Summer of 2018. - *By Faith Finholm*



GENESEE COUNTY LAND BANK BOARD MEMBERS:

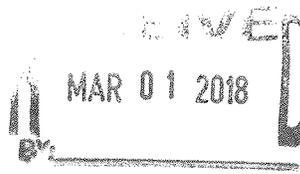
- Hon. Deborah Cherry – Chair
- Hon. Brenda Clack – Vice Chair
- Hon. Patricia Lockwood – Secretary
- Hon. Bryant Nolden – Treasurer
- Hon. Ellen Ellenbug
- Hon. Santino Guerra
- Hon. Mark Young

GENESEE COUNTY LAND BANK CITIZENS' ADVISORY COUNCIL

- Chris Del Morone – Chair
- Christopher Gehringer – Vice Chair
- William Alexander
- Joe Birchmeier
- Cheryl Christoff
- Tim Coleman
- Gerri Hall
- Rev. Jacob Hawkins
- Deborah Holmes
- Joe King
- Casey Lester
- Eric Loper
- Quincy Murphy
- Jeff Neville
- Leanne Pennington
- Larry Petrella
- Harry Ryan
- Edna Sabucco

Michele Wildman,
Executive Director

To receive our e-newsletter please sign up on our website at:
<http://www.thelandbank.org/newsroom>.



February 26, 2018 (also via electronic mail)

Ms. Marjorie Easton
Michigan Department of Environmental Quality
Remediation and Redevelopment Division
Lansing Michigan District Office
525 Allegan Street, PO Box 30242
Lansing, MI 48909-7742

**RE: Notice of Public Meeting
Groundwater Ordinance**
Facility ID # 0-0003188
C-0736-89
Former Mobil facility #03-COT
5012 Holland Drive
Swartz Creek, MI

Dear Ms. Easton:

An informational meeting has been scheduled for April 23, 2018 at 7:00pm at the Swartz Creek City Hall at 8083 Civic Drive to outline plans for the implementation of a groundwater ordinance in the area of the former Mobil property located at 5012 Holland Drive in Swartz Creek. This meeting is being conducted as a voluntary measure by ExxonMobil Environmental Services (EMES) in cooperation with officials from the City of Swartz Creek.

Since the groundwater ordinance process is established and regulated by the Michigan Department of Environmental Quality (DEQ), ExxonMobil welcomes and encourages attendance of the meeting by DEQ personnel.

Should you have any questions or require any additional information regarding the scheduled meeting, please do not hesitate to contact the undersigned.

Sincerely,
KLEINFELDER

Bruce C. Ross, CPG, LSP
Principal Professional

Cc: EMES (file)
Adam Zettel, City of Swartz Creek, 8083 Civic Drive, Swartz Creek, MI 48473

20187804/WSB18L74067_03COT_Notice of Public Meeting to DEQ 2-18



Adam Zettel, AICP

City Manager

810.635.4464

azettel@cityofswartzcreek.org

March 9, 2018

NOTICE REGARDING 2018 STREET IMPROVEMENTS

(Stick this to the fridge until Thanksgiving)

The city will be completing street and utility improvements near your property during the 2018 construction season. This letter represents a general outline of activities, contact information, and further informational sources. Work is expected to begin immediately, with substantial completion in mid-September.

Gas line replacement is underway and is being independently conducted by Consumers Energy. A project subcontractor will begin tree removal as soon as possible. Most trees will be slated for removal, with few exceptions. The general contractor (Glaeser Dawes) will directly engaged in water main replacement. The water main will be installed on the same side of the road as the existing main.

After water main replacement and service connection, the road removal and replacement process will commence. This process will result in removal and replacement of all curb, gutter, and sidewalk. Concrete curing, which is expected to happen in two phases, will result in an inability to access your driveway for 3-6 days.

The contractor, in consultation with the city engineer (Rowe Professional Services), will notify you directly of any planned interruptions in water service or driveway access in advance. Such notification will be personally served or placed in the form of a door hanger. Please check doors daily for notice. Curbside waste collection is expected throughout the project, with any special needs to be addressed by the contractor. On-street parking will be accommodated as well, as directed by the contractor and city staff.

Please use the following resources for specific questions and as general information:

City Hall (general inquiries/issues):	810.635.4464 or azettel@cityofswartzcreek.org
Joe Pacek (construction issues):	810.869.5108
Contractor (for private work add-ons):	810.487.1560
Website:	www.cityofswartzcreek.org
Facebook:	www.facebook.com/CityofSwartzCreek

8083 Civic Drive

Swartz Creek Michigan 48473

Phone: (810)-635-4464

Fax: (810)-635-2887

www.cityofswartzcreek.org

<ftp://cityofswartzcreek.org>

CRAIN'S DETROIT BUSINESS

Detroit and Southeast Michigan's premier business news and information website

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Analysts question viability of 'Project Tim' steel mill plan

By **Chad Livengood**



Chad Livengood/Crain's Detroit Business

A 220-acre beet farm owned by Durand farmer Levi Zdunic is part of the 850 acres of land purchase options a real estate broker has amassed for "Project Tim," a large-scale industrial development.

- New Steel International Inc. has been assembling nearly 1,000 acres along I-69 near Durand
- "Project Tim" has been cloaked in secrecy
- Steel-producing facility reportedly would top 550 acres just for the building

A Ohio company's pursuit of building a sprawling steel mill in the farm fields of Shiawassee County and a second mill on the banks of the Ohio River will face a big challenge from global economic realities, analysts say.

Steel industry experts are skeptical that a processed steel market already saturated with excess inventory would support the financial viability of two new plants in the Midwest, especially one in a landlocked railroad town like Durand that has no nearby access to a river to ship in raw iron ore or scrap metal for steel production.

The CEO of New Steel International Inc. confirmed to Crain's last week that the company has been assembling nearly 1,000 acres of bucolic farmland along I-69 near Durand for a steel-producing facility that its representatives have told local residents would top 550 acres in size — for just the building itself.

For months, the project has been **cloaked in secrecy** under the code name "Project Tim."

The Middletown, Ohio-based **steel technology** company, which has no known track record of building steel mills in the U.S., is pursuing a \$7 billion loan from the U.S. Department of Energy to build what's being portrayed as a state-of-the-art coal-burning steel mill in Durand, according to a source briefed on the company's plans.

The company also is seeking another \$7 billion loan from a TARP-era fund Congress set up during the Great Recession to aid automakers in developing energy-saving technology for construction of a second steel mill in southern Ohio — a project New Steel International has been publicly pursuing since 2007.

The head of an economic development agency in Lawrence County, Ohio, said both projects are being pitched to Trump's administration as a way to keep steel production and manufacturing jobs in the U.S. and fulfill the president's campaign pledge of reversing years of American industrial retreat from burning coal for energy.

"The Trump administration should be working with General Motors or the other manufacturers to guarantee that these two mills get going so this quality of steel isn't imported from China," said Bill Dingus, executive director of the Lawrence Economic Development Corp. "If it can ever be done, now is the time to do it."

In the little information about "Project Tim" that the company had previously made public anonymously with the help of Durand city officials, one document distributed to residents said the plant would "manufacture the lowest cost, high-quality product in the world ... in America."

The **document** also uses Trump's campaign slogan by claiming the 800-job facility would fulfill "the promise to 'Make America Great Again.'"

The problem is that the market for steel is global — and there's already too much on the market.

"The idea of putting a blast furnace (steel mill) in North America, given the high cost, just doesn't make sense to me. Not in the face in global oversupply," said Wally Wilson of Steel-Insights, LLC, a Brighton-based steel industry consultancy. "If you're a guy who owns a coal mine, you want somebody to build a blast furnace (mill). The problem is, the economics don't work."

Steel produced in the U.S. was selling for \$682 per metric at the end of November — 28 percent higher

than the \$533 per metric ton going rate for steel coming out of Chinese mills, according to industry price-tracking data compiled by SteelBechmarker.com.

U.S. trade data shows steel imported from China fell in October to its lowest level since 2011 after former President Barack Obama's administration imposed a tariff last year on Chinese steel that Trump has kept in place.

Despite the sharp decline in Chinese steel entering the country, the total metric tons of steel imported by the U.S. through the first six months of this year was up 26 percent from the same period in 2016, according to the International Trade Administration's [August report](#).

"The artificial trade barrier is all that keeps steel from flooding in here," Wilson said. "Adding more domestic production to the pile is OK as long as you can produce it for \$400 a ton — the world price — and still be profitable."

'Greenest facility'

Charles Bradford, a steel industry analyst with New York-based Bradford Research Inc., said the \$7 billion price tag attached to New Steel International's purported Durand loan application is more than five times the \$1.3 billion cost of the recently built Big River steel mill in Arkansas on the Mississippi River.

"People have come up with these kind of programs many, many times before," Bradford said. "If you look a little further, you typically find a Nigerian scammer in there somewhere."

In a brief phone interview last week, New Steel International CEO John Schultes confirmed his company is pursuing a multibillion-dollar steel mill in Durand with the help of unnamed business partners.

"It's a little too early to really go public with things," Schultes told Crain's. "There are a lot of companies trying to make this happen. I think it certainly will change a lot of things here."

The Durand project's consultants include representatives from the financial advising giant Plante Moran, Tim Nichols of Labor-Management Fund Advisors LLC in Novi and the global engineering firm Black & Veatch Corp.

Dingus, who has been working with Schultes for a decade on the Ohio project, said Black & Veatch is involved in the engineering design of both the Haverhill, Ohio and Durand projects.

Lee Sellenraad, associate vice president and global project director for Black & Veatch, declined to comment, citing a non-disclosure agreement. Nichols, who previously [confirmed his involvement](#) in the project, did not return a message seeking comment.

Schultes confirmed New Steel International has applied for a loan through the U.S. Department of Energy's Advanced Technology Vehicles Manufacturing Loan Program, but declined to divulge the amount or details of the application.

A Department of Energy spokesperson declined to comment on the application.

In a recent meeting in Washington, D.C., Schultes and other company representatives portrayed the Durand project as a state-of-the-art steel plant that would use clean coal-burning technology to melt iron

pellets and capture a portion of the energy emitted in the steel-making process for a renewable energy source, according to a source.

In documents the city of Durand distributed to residents concealing the identity of New Steel International, the company has portrayed the project as having a renewable energy component, claiming it will be "the greenest facility of its kind anywhere in the world."

Bill Foster, a Durand veterinarian who lives a half-mile from the proposed "Project Tim" footprint, said the developers' use of Power Point-like presentations with vague claims of technological superiority and job-promising catch phrases suggests "they sketched this out on the back of a napkin at the bar and threw it at us."

"They think we're rubes who live out in the country," Foster said. "They think if we put, 'Make America Great Again' on it that we're all going to fall for it. We're not stupid."

The source briefed on the company's plans said Schultes has told members of Michigan and Ohio's congressional delegations that the project has "investor interest" from General Motors Co., Tesla Inc. and DTE Energy Co.

A GM spokesman declined to comment. Representatives from Tesla and DTE did not return messages seeking comment.

Dingus, the southern Ohio economic development planner, said the linchpin to building the two steel mills on the Ohio River and in Durand is to get GM and other automakers on board for future steel supplies.

"You've got to have redundant suppliers or they're not going to buy it," Dingus said. "I think these two plants are joined at the hip. ... We're major cheerleaders for the Durand plant."

Given the auto industry's march toward self-driving vehicles and a shared-user ownership model, Bradford said, there's likely to be fewer cars and trucks produced, reducing the need for more steel.

"The automobile is a declining market, either way you look at it," Bradford said. "That's not going to help steel."

Schultes declined to discuss investors and potential customers of the plant's steel or the renewable energy component when asked specifically whether GM, Tesla Inc. and DTE Energy Co. were involved in the project.

"Whoever is telling you all of this is certainly well informed, but I'm not going to confirm or deny it," Schultes told a Crain's reporter.

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