

**City of Swartz Creek
AGENDA**

**Regular Council Meeting, Monday, November 28, 2016, 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 November 14, 2016 MOTION Pg. 18
5. **APPROVE AGENDA:**
5A. Proposed / Amended Agenda MOTION Pg. 1
6. **REPORTS & COMMUNICATIONS:**
6A. City Manager's Report MOTION Pg. 2
6B. Bond Counsel Proposal (Business Item) Pg. 27
6C. Financial Advisor Proposal (Business Item) Pg. 32
6D. Minutes (DDA) Pg. 37
6E. Consumers Energy Public Hearing Pg. 40
6F. Fund Balance Sheet Pg. 44
6G. Comcast Price Notice Pg. 45
6H. Sewer Bond Payoff Letter Pg. 47
6I. Tax Reverted Property Disposition Letter Pg. 48
7. **MEETING OPENED TO THE PUBLIC:**
7A. General Public Comments
8. **COUNCIL BUSINESS:**
8A. Appointments RESO Pg. 13
8B. Bond Counsel Professional Services RESO Pg. 15
8C. Financial Advisor Professional Services RESO Pg. 16
8D. Sunoco Site Concept Planning RESO Pg. 17
9. **MEETING OPENED TO THE PUBLIC:**
10. **REMARKS BY COUNCILMEMBERS:**
11. **ADJOURNMENT:** MOTION

Next Month Calendar

City Council:	Monday, December 5, 2016, 7:00 p.m., PDBMB
Planning Commission:	Tuesday, December 6, 2016, 7:00 p.m., PDBMB
Park Board:	Wednesday, December 7, 2016, 6:00 p.m., PDBMB
Downtown Development Authority:	Thursday, December 8, 2016, 7:00 p.m., PDBMB
City Council:	Monday, December 12, 2016, 7:00 p.m., PDBMB
Fire Board:	Monday, December 19, 2016, 6:00 p.m., Public Safety Building
Police Authority:	Wednesday, December 28, 2016, 10:00 a.m., Mundy Township Hall

City of Swartz Creek
CITY MANAGER'S REPORT
Regular Council Meeting of Monday, November 28, 2016 - 7:00 P.M.

TO: *Honorable Mayor, Mayor Pro-Tem & Council Members*
FROM: Adam Zettel, City Manager
DATE: November 23, 2016

ROUTINE BUSINESS – REVISITED ISSUES / PROJECTS

✓ **OUTSTANDING APPEALS** *(No Change of Status)*

Appeals that the city is preparing to do full appraisals on are the Topvalco (Kroger) property and O'Reilly Auto Parts. These are newer submissions that will take some time to resolve themselves.

I expect a future negotiation for the office building, for which we are awaiting some market data (Huizinga Properties). A complete listing of outstanding appeals is as follows (note that the S.C. Mini Storage is also settled).

Year	Parcel #	docket	Owner	Petitioner's	Assessed	Taxable	Assessed	Taxable	Status
2015	58-02-200-029	15-002787	S.C. Mini Storage	Steve Johnson	765,300	765,300	550,000	550,000	stip pending
2016	58-02-200-029	15-002787	S.C. Mini Storage	Steve Johnson	861,000	859,495	550,000	550,000	
2016	58-31-626-002	16-001553	Huizinga Properties	Mark Pendery	131,800	131,800	85,000	85,000	answered 6/21/16
2016	58-36-576-012	16-002714	Topvalco/Kroger	H. Adam Cohen	2,239,700	2,044,916	1,100,000	1,100,000	answered 8/2/16
2016	58-31-551-006	16-003390	O'Reilly Auto Parts	Thomas Randle	523,900	453,942	150,000	150,000	answered

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

✓ **MORRISH AND BRISTOL SIGNAL** *(Update)*

Consumers Energy was spotted onsite on November 7th and again the following week. This is a good sign. Hopefully, the Genesee County Road Commission staff will be onsite soon after to finish signal installation.

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

The three year plan for street funding has been drafted by the county, and the city has committed to a 20% match for those streets that were awarded funding. Based upon discussion in October, I submitted a letter to the Genesee County Metropolitan Planning Commission indicating that we could not make good use of the federal funds for Worchester and directing them to reallocate such funds. That project has been removed from the Traffic Improvement Program, leaving only Fairchild.

Listed below is the breakdown for Fairchild, including federal funding:

Road	Point of Beginning	Point of End	Length (Miles)	Lanes	Lane Feet	Width (Feet)	ADT	Total Cost	Federal Match	Local Match
Fairchild	Cappy	Miller	0.28	2	2956.8	44	2456	\$305,104	\$247,234	\$61,021

✓ **STREET PROJECT UPDATES** (*Business Items*)

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.

Engineering is underway for all 2017 projects. Bids should be timely. At this time, I recommend we move forward with traditional bonding as a lending source. The USDA process has been ruled out by our engineer as untimely and expensive. I agree with these findings. Without word from the state regarding the need for prevailing wages on the State Infrastructure Bank monies, we must proceed with a reliable alternative unless we wish to risk delays in the spring.

With that said, I have been doing research on bond counsel (legal services for bonding), as well as specialized municipal financial advisors (certified agents that ascertain and recommend borrowing/payoff strategies). This is the perfect time to engage these services since we have been discussing the possibility of paying off our city hall debt, Western Trunk sewer debt, and pension obligations. The advisors will be able to review an entire strategy and recommend a financially advisable course of action.

After seeking recommendations and interviewing various professional service companies, I am requesting that the city council approve the engagement letters for Miller Canfield (bond counsel) and H.J. Umbauth & Associates (financial advisor). These companies have done much business together and share the same vision for a recommended strategy (which happens to be a private bond placement). These companies have the staff and the experience, in our opinion, to get us low cost funds in a timely manner. As it happens, the total cost for their services is lower than we originally anticipated.

The previous report regarding engineering and lighting follows:

Winston and Ingalls are now going to bid in 2017. Again, the project scope is LIKELY to exceed our 2017 budget, making cuts subsequent to bids necessary. Concerning project add-ons, there are no plans to design or bid traffic circles. However, the medians at intersections are likely. In related news, we have hit a snag with lighting. Consumers indicates that the cost to replace about a dozen fixtures is \$120,000 - \$150,000. They have not provided details, drawings, or unit costs. They are also very difficult to deal with concerning other options (alternate locations, private conduit installation, alternate light poles, etc.).

We are very disappointed with Consumers Energy in general. As the council can relate, they are very slow and unresponsive. Prior examples include the delay for lighting at Fairchild and Miller, the extended wait for lighting repairs near Meijer and on Paul Fortino, and the ongoing wait for action required for the Bristol/Morrish traffic signal. Now, we are losing time as it relates to the potential lighting upgrade for Winchester Village. I suspect we may need to settle for overhead lights, such as those by Meijer, which is a big departure from what the street committee was hoping for.

Another big take-away from this experience is that Consumers infrastructure in the Village is old. It is unsightly, less reliable, and difficult to access. We are starting to hear

rumors that they may need to revisit these overhead lines and poles, but they are reluctant to do so because of access issues. I suspect this may become a topic of conversation in the future.

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

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

Sewer work is approved for the east side of Seymour (Greenleaf) and parts of Chesterfield. The highest priority is given to the part of Chesterfield that is in the road right-of-way because of the road work that is expected for 2017.

I will keep the city council informed of the progress.

✓ **KWA** *(Update)*

The latest expectation is that we will be receiving KWA water by October of 2017, less than one year! Staff with the county indicated that a budget will be set up in the coming months, with early indications being a stable or slightly lower rate. This rate should float for a few years, while operations are standardized and analyzed.

✓ **WATER LOSS** *(Update)*

The county is going to be checking the registers on their meters to ensure they are the right type for our master reads. As discovered with some of our commercial customers, a register meant for a specific size meter can read other meter sizes, but the results can vary tremendously. Mr. Svrcek feels this could be an issue. We are also going to work with the county to decrease pressure once the Winston-Miller valves and flow are tested again.

We continue to check our billing register for anomalies and the distribution system for leaks and other loss.

✓ **SHARED SERVICES, POLICE DEPARTMENTS** *(Update)*

The authority board met at city hall on November 23, 2016. They updated the board on many non-action items that relate to daily operations, such as payroll, IT, software, banking, reporting, etc. The authority also discussed and acted upon a facility plan (see below).

The most important updates concerned the budget and timeline. There was discussion regarding unknown financial realities of the authority and the respective municipalities as it relates to pensions and post-retirement medical benefits. These items, along with some other budgetary fine tuning, have resulted in a delay to the next draft of the budget. As such, the authority is likely not going to be in business by January 1, 2016.

Be advised that the authority still desires to move forward as fast as practical. Depending upon circumstances, special meetings of the authority and/or city council may be called in December or January to review the budget and final plan. By all accounts we are very close to a final decision and, though work still needs to be done, I am much more confident that an operational plan will meet our budgetary needs.

✓ **POLICE AUTHORITY FACILITY PLAN CONCEPT** *(Update)*

At their meeting on November 23, 2016, the authority conditionally approved leases with the city and township. The leases mirror each other in terms and value. This means that the authority is planning and budgeting to have one lease with the city, paying about \$21,000 a year to the city, and it would also have a lease with the township for the new facility, paying about \$74,000 a year to Mundy. The expectation is that the authority will place appropriate amounts in the budget to accommodate these building costs, with the intention to officially commence leases mid-year.

As far as it impacts operations, I think the arrangement is very sound. It keeps a police presence in the city and also arranges for coverage in the township that can double as a very modern headquarters that the authority can grow into. The costs will clearly add to the authority budget (and the city's contribution to said budget). However, the city is receiving payments for building maintenance to offset those costs.

✓ **SPRINGBROOK EAST & HERITAGE VACANT LOTS** *(No Change of Status)*

The lighting has finally been installed! The developer has also placed funds into escrow to fund the remaining items on the punch list, including curb backfill on Russell and sidewalk work.

All lots in Springbrook East have sold. The city is now clear of this project as a land owner interest.

The city still owns four lots in Heritage Village. We have no plan for these at this time. Perhaps an auction of these lots is in order. In this case, I am not sure if there was an intention to share additional revenues with the association or not. The city sold one lot in 2014 "at cost." Purchase agreements with other buyers fell through.

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

We have been making the streets passable by adding more asphalt millings to the base and removing encroaching vegetation. We are also ordering some street signs and "No Dumping" signs.

The street committee considered this neighborhood at their meeting on August 30th. They believe the city should reach out to all property owners with vacant lots. However, it is thought that a cost estimate for the required improvements (sanitary and storm water) should be prepared beforehand. City engineer, Lou Fleury, is looking into the work previously done to see if the storm water plan is detailed enough to price out. At this point, he feels another \$6,000 - \$8,000 is needed to revisit the plans for the current scope and needs.

Gaines Township tentatively agreed to work with us on finding solutions, as had the church on Hill Road that may be involved with the location of utilities. I await more formal commitments, post election, before discussing the specifics of engineering.

✓ **NEWSLETTER** *(No Change of Status)*

This has been sent to print. You should have a copy by now. Let me know what you think.

✓ **CAPPY LANE LIFT STATION** *(No Change of Status)*

Work is ongoing daily on the lift station. Delays have been experienced, but no notable issues in the final project or timeframe are expected. The report from the contractor is as follows:

RBF has been doing everything possible to push the project along. As you are aware notice to proceed was delayed 3 months from the March 8th bid opening. I understand this was due to DEQ review of the plans. Upon notice to proceed, RBF submitted shop drawings within 2 weeks which were promptly returned by Rowe. Equipment was ordered from the specified supplier, Kennedy Industries, within 3 weeks of notice to proceed. We finally received delivery one week ago on October 21st. Separately, there was an unexpected delay on the flanged piping that prevented us from working this week. Moving forward our schedule is as follows:

11/1 - Mount transfer switch and order for electrical inspection (once inspected we can schedule primary service connection with Consumers)
11/2 - Pipe delivery and set new control panel
11/3 - Install 1st pump (weather permitting)
11/4 - Install 2nd pump
11/7 - Begin demolition of pump station #1
11/9 - Fill pump station #1 can with stone and excavate for valve vault
11/10 - Set valve vault & pour leveling pad in pump station #1 wet well
11/11 - Install pump in pump station #1 wet well
11/14 - Install pipe & Valves
11/15 - Install pipe & Valves
11/16 - Install pipe & Valves
11/17 - Paint exposed piping
11/18 - Backfill
11/21 - Consumers to install primary service, power cut over
11/22 - Pour concrete drive (weather permitting)
11/23 - Complete gas & electric connections
11/25 - Complete startup, training
11/28 - Cleanup, topsoil, dormant seed

Mr. Svrcek is working to use the generator from this site as replacement for the aging generator at the public safety building. He is confident this can occur at a reasonable price. The location is expected to be on the west side of the fire hall, in the grass area between the wall and parking lot. A fence and other screening will be provided. The generator at this location has been giving everyone fits for years. Expected costs for replacement were around \$30,000. This solution should be achieved for under \$5,000.

✓ **SUNOCO (*Business Item*)**

With site clean-up expected in the near term, our community should begin planning for the future of the site. As previously noted, general options included: doing nothing, selling the site to the highest bidder, selling the site with restrictions or conditions of use, using the site for parking, using the site for some other public purpose.

The DDA met regarding this issue at their regular November meeting. While they do not propose a specific use, concept, or plan of action, they do believe that a public and

objective process should begin to get our community to such a course of action. This is something the city council has considered before. Currently, the city owns the property, meaning that the city council is in ultimate control of any sale, use, zoning, or site plan. However, there are other bodies that are better suited for planning and structuring a project, such as the planning commission and DDA.

The DDA is approaching this from the standpoint that the site could potentially be used for a public purpose that furthers the goals and objectives of the entire community, as outlined in the DDA plans. They are prepared to fund planning and potential construction of any such improvements, as well as to work with the surrounding property owners to effect positive change. As such, they are requesting that the city council bestow lead planning authority on the DDA to develop a realistic concept. This would be subject to approval and coordination with the planning commission, city council, and general public.

I think this is a good fit. The city council holds ultimate power over the outcome, but is not as focused on planning as the planning commission and DDA. While the planning commission has the skill set and focus to come up with a workable plan, they do not have the downtown focus or resources of the DDA. I think placing the DDA in the lead of a process that is inclusive is a good way to go. A resolution based upon the request of the DDA is attached.

The prior report regarding site cleanup follows:

Exxon has completed site borings per the site license agreement. No issues were encountered, and we await results. Now Exxon is seeking an additional legal instrument to access the site for soil removal and restoration. Our environmental counsel is working with them to negotiate the terms of access, extent of cleanup, and costs payable to the city for restoration. Mr. Fleury has determined that \$75,000 for a new surface on Holland Drive and \$45,000 for an asphalt cap are reasonable amounts that could be placed in escrow to make the city facilities whole. Placing funds in escrow is desirable over direct repairs by Exxon. This allows the city to control the process, product, and timing. It also provides flexibility should the site be put to an alternative use, other than an asphalt surface.

I have given the attorney feedback on the legal agreement, as well as the engineer's specifications for backfill and restoration costs. We await their response. Given all of the recent activity, it certainly appears they are working in good faith with us. We should have a clean site with some restoration monies available to repair the site sometime in 2017.

✓ **ELMS PARK RENOVATIONS** *(No Change of Status)*

The restrooms are complete, and the books are closed on this component of the project. The remainder of the grant funded improvements will be bid during the winter months when the contractor interest and pricing will be in our favor. While any delay is frowned upon, this will enable the improvements to coincide with the Dog Park and Tot Lot projects. There should not be any adverse impacts on our grant status.

The dog park has been approved. The scouts indicated that this should be installed early in 2017. The park board will be addressing operating rules/guidelines for this facility this summer. In the meantime, we await progress by the scouts.

✓ **CLOCK DONATION** *(Update)*

The clock installation is substantially complete! I have reached out to the donor contact Mr. Statton about a ribbon cutting, and he indicated he will contact us about appropriate times. The Swartz Creek Chamber of Commerce has indicated they will participate and help promote the formal unveiling.

✓ **WATER TOWER PAINTING** *(No Change of Status)*

Bids will be released soon. We expect the tower to be painted beginning in April. The process is expected to take about three weeks and will restore the tower to its previous condition.

✓ **TRAIL PLANNING CONCEPTS** *(No Change of Status)*

We await OHM to begin investigating trail options. I suspect they will look for park board, planning commission, and general input at some point. I will keep the council informed.

✓ **DISC GOLF CONCEPT** *(No Change of Status)*

Conceptual approval has been granted for a course in Winshall Park. With winter fast approaching, interest in fundraising has died down. I will keep the city council informed.

✓ **REDEVELOPMENT READY COMMUNITIES** *(No Change of Status)*

The State of Michigan oversees a new program in which cities become certified as "Redevelopment Ready Communities". The intent of the program is to encourage and help cities streamline development and review processes in order to better move forward with implementing plans for downtown and commercial improvements. An advantage of being certified is that the state will assist such communities with marketing specific sites and/or plans, such as the

In the near future, I will likely present the city council with a resolution to pursue certification. Doing so would start a process in which we review our ordinances, permits, applications, and processes related to building, planning, and zoning. The state will then encourage revisions as needed in order to achieve what they believe is the optimal set of policies and procedures (certification).

✓ **MEDICAL MARIHUANA ORDINANCE REVIEW** *(No Change of Status)*

A public hearing is scheduled for December 6th in front of the Swartz Creek Planning Commission to deliberate on the city's medical marijuana ordinances and the new state laws. The meeting will be at the Paul D. Bueche Municipal Building at 7:00 p.m. If the planning commission makes any recommendations for changes, I expect they may be on the agenda of the city council meeting of December 12th.

✓ **DEBT** *(Update)*

See the "Street Project Update" section of this report for details on using bond counsel and financial advisor services related to these matters.

The previous report follows:

At previous meetings, we have discussed existing city debt and how that relates to existing fund balances. Staff believes that we should consider paying off more debt, if not all of it. Why? Due to circumstances, local governments cannot invest savings in any meaningful way. This means our savings (fund balances) are worth less each year in terms of spending power. Meanwhile, we pay interest on some notes at over 4.35% from those same funds. For unfunded retirement, we lose a theoretical 7.75% each year, though this is likely 6% in practice.

In the spring, we analyzed our fund balances in terms of months-of-operating. This means that if we had \$100 in savings after all expenditures for a year and spent \$200 each year from that fund, we would have six months operating remaining. What we found is that sewer and general fund were in very good positions, with the ability to make expenditures on debt or deferred maintenance on facilities. This practice is known as spending down healthy savings. We believe we should seriously consider details in the near future.

The largest debt we have is in the shape of the unfunded, accrued liabilities for retirement. These liabilities hit all major funds, but are owed mostly from the general fund. If the authority forms, there is an expectation that we pay down all of the accrued debt for the police unit. Frankly, we should probably do this anyway since their returns are much higher than what we achieve.

Note that there is still some debt for the other units, but the Supervisors and AFSCME are closed and have no new covered employees. In fact, there are no current pension-eligible supervisors and only two active AFSCME employees in the pension fund. Everyone else is retired. We will have a better understanding of what is owed after our actuarial evaluation by MERS.

The city also has a note outstanding for city hall. According to the information we received, bonds can only be called on an interest payment date. The next interest payment date is March 1, 2017 at that time the payoff will be \$405,952.50. If we pay off the bond early we will save about \$57,000 in interest. The payoff would come from general fund 40%, Garbage Fund 10% and 25% from each water and sewer fund. Ms. Aguilar believes we should seriously consider the early payoff. The fund balance in each of these funds is healthy enough to pay these down.

General Fund:	\$162,381
Garbage Fund:	\$40,595.25
Water Fund:	\$101,488.12
Sewer Fund:	\$101,488.12

The sewer fund also has a separate debt, which incidentally is on the agenda this evening. The interest on this is approximately \$20,000 annually. We are making inquiries into the nature of any possible early payoff for this as well. This note is held by the county and is noted to amount to approximately \$500,000 in our audit. Details

will follow. For now, there appears to be enough interest from Clayton and Gaines to make payoff of this note in the spring probable.

The one area of pause we must consider is the street projects. The bids going out this year could come in high, requiring a delay or additional funds from the general fund or borrowed from the sewer fund. As such, a clear picture of debt obligations will not be known until the final police authority pension liability is known and street bids are received. Related to the street bonding, we will likely require professional, certified financial advisor services in addition to our legal bond counsel. They can probably assist with all of the concerns related to our debt.

There is a lot to consider here, and much of it is financial jargon. If you have any questions or concerns, please don't hesitate to ask.

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

✓ **CONSUMERS ENERGY (Update)**

There is another hearing scheduled for the 28th and one for the 30th.

✓ **COMCAST NOTICE (Update)**

They are changing rates. While nominal, the percentage increases for the small item services is skyrocketing. I find that interesting.

✓ **FUND BALANCE SUMMARY SHEET (Update)**

Included with the packet is the fund balance summary sheet we briefly looked at this spring. I updated it with new fund balance figures from the audit for those funds that were singled out, including the general fund, street funds, garbage, water, and sewer. I will explain this at the meeting. In short, it shows how much money we have and applies this to a low benchmark figure we should not go under and a high benchmark figure in which we should avoid.

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

✓ **PLANNING COMMISSION (No Change of Status)**

The commission will be holding a public hearing on December 6th to consider changes to the city's medical marijuana ordinance. They did not meet in November.

✓ **DOWNTOWN DEVELOPMENT AUTHORITY (Update)**

The DDA met on November 10th. They were given an update about the Sunoco station and conversation ensued regarding its use after any potential soil clean up by Exxon. As noted in the "Sunoco" section above, the DDA is interested in funding and planning such improvements. They request the ability to lead the planning process, conditioned upon input from the public and planning commission, as well as final approval by the city council. The DDA's next regular meeting is scheduled for December 8th. Minutes from the DDA meeting are included in the packet.

✓ **ZONING BOARD OF APPEALS (Update)**

The zoning board of appeals has a meeting planned for December 21st. There is a variance to place an electronic message board at the First Baptist Church located at 5372 Seymour Road.

- ✓ **PARKS AND RECREATION COMMISSION** *(Update)*
The park board has made plans to judge and promote holiday decorating. They did not meet in November. The next regular meeting is scheduled for December 7th, and they are slated to discuss the park reservation and waiver regulations per the city council's direction on November 14th
- ✓ **BOARD OF REVIEW** *(No Change of Status)*
The next meeting is scheduled for December 13, 2016.

NEW BUSINESS / PROJECTED ISSUES & PROJECTS

- ✓ **MAYORAL APPOINTMENTS** *(Business Item)*
There are a number of appointments to make. As stated at the last meeting and as practiced in the past, we are endeavoring to make appointments at the meeting AFTER the selection of the mayor. The intent is to have said appointments expire at the meeting AFTER the next mayoral election as well. This will establish a pattern in which any mayor selected will not be expected to make appointments at their first meeting.
- ✓ **BOND COUNSEL AND FINANCIAL SERVICES** *(Business Item)*
Please see the "Street Project Updates" section of this report for details. I have also included a letter from Genesee County Drain Commissioners Office that outlines the terms of a potential sewer bond payoff. I can better describe the details at the meeting.
- ✓ **TAX REVERTED PROPERTY DISPOSITIONS** *(Update)*
Three properties that were not picked up by the city for back taxes this last summer have been passed up by the private sector at the auction. These properties were found to not hold the value of the taxes owed by the market place and are now being offered to the city by the county with no strings attached. The three properties are:

3323 Heritage Boulevard (Vacant condo lot)
3329 Heritage Boulevard (Vacant condo lot)
5157 Morrish Road (Single Family Home)

I have attached the letter from the county indicating that these properties will transfer to the city unless the city takes action to decline acceptance. This places the burden of proof on the city to forego ownership. At this point, without the cost of the taxes owed being a factor, I see no reason not to take these parcels. (Note that the city will not receive taxes from the current year, resulting in a refund of those monies). The Morrish Road home, like the one on Third Street, is in need of demolition and should be taken down as soon as possible. It is a blight and has a higher and better use as side yard for one of the neighbors. The other two properties can be used to offset infrastructure or other costs in Heritage when those lots return to value.

I have included maps of the properties. Please take a look at the properties, especially the one on Morrish Road. Note that the acquisition of this house will require bids for demolition, a cost we could assume to be borne by the city but which the DDA has covered in the past. I expect they would again and will bring this to the authority's attention. I am also checking into the potential to use CDBG funds to demolish this

structure. Afterwards, the city could engage a process, similar to that used for the Third Street home, to sell or reuse the site.

Again, I think we should allow the properties to 'revert' to the city. This is an automatic process and requires no action by the council or staff. If the council does NOT want one or more of these properties, please let me know and I can craft a resolution to that end. This can be done at either of the December meetings.

✓ **SPORTS CREEK RACEWAY TEMPORARY LAND USE (Update)**

General Motors and their transport affiliates have been using area parking lots for the temporary storage of new trucks that are produced locally and require pre-transport storage. They worked out a deal with the raceway to use their open parking area for the storage of such vehicles for a period of 30-90 days. Based upon our zoning ordinance, we are able to approve such temporary uses based upon performance criteria and affirmation by the police and fire professionals. We have conditionally granted approval of this temporary use based upon the lease terms, security, duration, estimated trip count, and type of product storage.

There has been no stated intention to continue with this use once the permit expires. There has also been no indication that there is a buyer or other use proposed. We will monitor the performance in terms of traffic, security, lighting glare, and other factors for the time being.

Council Questions, Inquiries, Requests, Comments, and Notes

Christmas Parade: This year's event has been scheduled for Saturday December 10, 2016 at 6:00 PM.

**City of Swartz Creek
RESOLUTIONS
Regular Council Meeting, Monday, November 28, 2016, 7:00 P.M.**

Resolution No. 161128-4A MINUTES – NOVEMBER 14, 2016

Motion by Councilmember: _____

I Move the Swartz Creek City Council approve the Minutes of the Regular Council Meeting held Monday, November 14, 2016, to be circulated and placed on file.

Second by Councilmember: _____

Voting For: _____

Voting Against: _____

Resolution No. 161128-5A 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 November 28, 2016, to be circulated and placed on file.

Second by Councilmember: _____

Voting For: _____

Voting Against: _____

Resolution No. 161128-6A CITY MANAGER’S REPORT

Motion by Councilmember: _____

I Move the Swartz Creek City Council accept the City Manager’s Report of November 28, 2016, including reports and communications, to be circulated and placed on file.

Second by Councilmember: _____

Voting For: _____

Voting Against: _____

Resolution No. 161128-8A COMMISSION 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 exist vacancies in a number of said positions; 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:

- #161128-8A1** **MAYOR RE-APPOINTMENT:** **John Knickerbocker**
Fire Board, Citizen
Two year term, expiring November 26, 2018
- #161128-8A2** **MAYOR APPOINTMENT:** **James Florence**
Genesee County Metropolitan Alliance, Alternate
Two year term, expiring November 26, 2018
- #161128-8A3** **MAYOR RE-APPOINTMENT:** **John Gilbert**
Genesee County Metropolitan Alliance, City Council Delegate
Two year term, expiring November 26, 2018
- #161128-8A4** **MAYOR RE-APPOINTMENT:** **Rae Lynn Hicks**
Flint Area Narcotics Group, City Council Delegate
Two year term, expiring November 26, 2018
- #161128-8A5** **MAYOR RE-APPOINTMENT:** **Ricky Clolinger**
Flint Area Narcotics Group, Alternate
Two year term, expiring November 26, 2018
- #161128-8A6** **MAYOR RE-APPOINTMENT:** **David Krueger**
Genesee County Small Cities, City Council Delegate
Two year term, expiring November 26, 2018
- #161128-8A7** **MAYOR APPOINTMENT:** **Richard Abrams**
Genesee County Small Cities, Alternate
Two year term, expiring November 26, 2018
- #161128-8A8** **MAYOR APPOINTMENT:** **James Barclay**
Park and Recreation Advisory Board, Citizen
Remainder of Three year term, expiring December 31, 2018
- #161128-8A9** **MAYOR RE-APPOINTMENT:** **Thomas Svrcek**
Genesee County Water and Waste Services TAC, Delegate
Two year term, expiring November 26, 2018
- #161128-8A10** **MAYOR RE-APPOINTMENT:** **Adam Zettel**
Genesee County Water and Waste Services TAC, Alternate
Two year term, expiring November 26, 2018
- #161128-8A11** **MAYOR RE-APPOINTMENT:** **Curtis Porath**
Zoning Board of Appeals, City Council Delegate
Two year term, expiring November 26, 2018
- #161128-8A12** **MAYOR RE-APPOINTMENT:** **Douglas Stephens**
Construction Board of Appeals, Citizen
Two year term, expiring November 26, 2018

- #161128-8A13 **MAYOR RE-APPOINTMENT:** Douglas Sherman
Construction Board of Appeals, Citizen
Two year term, expiring November 26, 2018
- #161128-8A14 **MAYOR RE-APPOINTMENT:** Joe Perreault
Construction Board of Appeals, Citizen
Two year term, expiring November 26, 2018
- #161184-8A15 **MAYOR RE-APPOINTMENT:** Adam Zettel
911 Consortium, Delegate
Two year term, expiring November 26, 2018
- #161128-8A16 **MAYOR RE-APPOINTMENT:** Thomas Svrcek
Street Administrator, Delegate
Two year term, expiring November 26, 2018
- #161128-8A17 **MAYOR RE-APPOINTMENT:** Adam Zettel
Street Administrator, Alternate
Two year term, expiring November 26, 2018
- #161128-8A18 **MAYOR APPOINTMENT:** Ronald Schultz
Park and Recreation Advisory Board, Citizen
Remainder of Three year term, expiring December 31, 2018

Second by Councilmember: _____

Voting For: _____

Voting Against: _____

Resolution No. 161128-8B BOND COUNSEL PROFESSIONAL SERVICES

Motion by Councilmember: _____

WHEREAS, the City of Swartz Creek endeavors to complete certain street and water main projects in calendar year 2017 as part of the city’s 20 year street plan and water main replacement program; and

WHEREAS, the city has established a dedicated street levy and water rate structure that will provide for the completion of such improvements over the life of the plans; and

WHEREAS, initial capital reinvestment is expected to create financial needs that exceed the initial collections for the street levy and sustainable water fund reserves available through 2017; and

WHEREAS, the city desires to exercise its municipal bonding authority, as detailed in Charter Section 8.10, to borrow sufficient funds to complete the 2017 improvements without compromising the ability to dedicate future revenues to ongoing repairs, rehabilitation, and reconstruction; and

WHEREAS, city staff has solicited a proposal from a reputable bond counsel firm, Miller Canfield, with which the city has an existing relationship, in order to provide necessary legal professional services for the private placement and/or public sale of municipal bonds.

NOW, THEREFORE, BE IT RESOLVED the City of Swartz Creek City Council approves the completion of the Proposal to Serve as Bond Counsel, submitted by Miller Canfield, dated November 11, 2016, for such professional services, with total costs for the engagement and contingencies not exceeding \$20,000 as outlined in the proposal.

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

Second by Councilmember: _____

Voting For: _____

Voting Against: _____

Resolution No. 161128-8C MUNICIPAL FINANCIAL ADVISOR PROFESSIONAL SERVICES

Motion by Councilmember: _____

WHEREAS, the City of Swartz Creek endeavors to complete certain street and water main projects in calendar year 2017 as part of the city's 20 year street plan and water main replacement program; and

WHEREAS, the city has established a dedicated street levy and water rate structure that will provide for the completion of such improvements over the life of the plans; and

WHEREAS, initial capital reinvestment is expected to create financial needs that exceed the initial collections for the street levy and sustainable water fund reserves available through 2017; and

WHEREAS, the city desires to exercise its municipal bonding authority, as detailed in Charter Section 8.10, to borrow sufficient funds to complete the 2017 improvements without compromising the ability to dedicate future revenues to ongoing repairs, rehabilitation, and reconstruction; and

WHEREAS, city staff has solicited multiple proposals from reputable municipal financial consultants in order to provide necessary financial bonding agent services for the private placement and/or public sale of municipal bonds; and

WHEREAS, city staff, after phone consultations, review of qualifications, review of pricing, and reference checking, recommends H. J. Umbaugh & Associates, Certified Public Accountants, LLP as the professional service provider for said services.

NOW, THEREFORE, BE IT RESOLVED the City of Swartz Creek City Council approves the Letter of Engagement submitted by H. J. Umbaugh & Associates, Certified Public Accountants, LLP, dated November 17, 2016, to provide bonding

financial services, with total costs for the engagement and contingencies not exceeding \$10,000 as outlined in the proposal.

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

Second by Councilmember: _____

Voting For: _____

Voting Against: _____

Resolution No. 161128-8D SUNOCO CONCEPT PLANNING

Motion by Councilmember: _____

WHEREAS, the City of Swartz Creek acquired 5012 Holland Drive from Genesee County and subsequently removed the fuel tanks and above grade structures; and

WHEREAS, the Swartz Creek Downtown Development Authority (DDA) provided the local funding match to perform said work; and

WHEREAS, Exxon Mobile is tentatively moving forward with soil removal and site restoration, making the site available for reuse in 2017; and

WHEREAS, the DDA, at their regular meeting on November 10, 2016 found that they were in a unique position to coordinate planning and funding of any potential reuse of this site, resulting in a resolution seeking such authority from the City Council.

NOW, THEREFORE, BE IT RESOLVED, the Swartz Creek City Council hereby directs the Swartz Creek Downtown Development Authority to coordinate planning efforts related to the future use of 5012 Holland Drive and report said findings and a recommendation back to the city council.

Second by Councilmember: _____

Voting For: _____

Voting Against: _____

**CITY OF SWARTZ CREEK
SWARTZ CREEK, MICHIGAN
MINUTES OF THE REGULAR COUNCIL MEETING
DATE 11/14/2016**

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, Porath.

Councilmembers Absent: Pinkston.

Staff Present: City Manager Adam Zettel, City Clerk Connie Eskew, Deputy Chief Rick Clolinger, Director of Public Service Tom Svrcek.

Others Present: Tommy Butler, Steve Shumaker, Bob Plumb, Lania Rocha, Jim Barclay, Boots Abrams, Richard Abrams, Steve Long, Charles Campbell, Ashley Frase, Chrystal Simpson, Fay Porath, Bud Grimes.

EXCUSE COUNCILMEMBER PINKSTON

Resolution No. 161114-01

(Carried)

Motion by Councilmember Florence
Second by Councilmember Gilbert

I Move the Swartz Creek City council excuse Councilmember Pinkston.

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

NOMINATIONS & ELECT MAYOR

Resolution No. 161114-02

(Carried)

Nomination of Councilmember Krueger by Councilmember Florence for the office of Mayor.

Nomination of Councilmember Hicks by Councilmember Hicks for the office of Mayor.

Motion by Councilmember Cramer
Second by Councilmember Porath

I Move to close nominations for the Swartz Creek City Council Mayor.

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

Vote to elect Mayor.

Councilmember	Florence:	Krueger
Councilmember	Porath:	Krueger
Councilmember	Krueger:	Krueger
Councilmember	Hicks:	Hicks
Councilmember	Gilbert:	Krueger
Councilmember	Cramer:	Krueger

Elected (*Minimum 4 Votes Needed*): Krueger

NOMINATIONS & ELECT MAYOR PRO-TEM

Resolution No. 161114-03

(Carried)

Nomination of Councilmember Pinkston by Councilmember Porath for the office Mayor Pro-Tem.

Nomination of Councilmember Hicks by Councilmember Hicks for the office Mayor Pro-Tem.

Nomination of Councilmember Gilbert by Councilmember Gilbert for the office Mayor Pro-Tem.

Motion by Councilmember Florence
Second by Councilmember Cramer

I Move to close nominations for the Swartz Creek City Council Mayor Pro-Tem.

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

Vote to elect Mayor Pro-Tem:

Councilmember	Florence:	Pinkston
Councilmember	Porath:	Pinkston
Councilmember	Krueger:	Pinkston
Councilmember	Hicks:	Hicks
Councilmember	Gilbert:	Pinkston
Councilmember	Cramer:	Pinkston

Elected (*Minimum 4 Votes Needed*): Pinkston

APPROVAL OF MINUTES

Resolution No. 161114-04

(Carried)

Motion by Councilmember Porath
Second by Councilmember Gilbert

I Move the Swartz Creek City Council hereby approve the Minutes of the Regular Council Meeting held Monday October 24, 2016 to be circulated and placed on file.

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

APPROVAL OF AGENDA

Resolution No. 161114-05

(Carried)

Motion by Councilmember Cramer
Second by Councilmember Gilbert

I Move the Swartz Creek City Council approve the Agenda as presented for the Regular Council Meeting of November 14, 2016, to be circulated and placed on file.

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

City Manager's Report

Resolution No. 161114-06

(Carried)

Motion by Councilmember Florence
Second by Councilmember Gilbert

I Move the Swartz Creek City Council accept the City Manager's Report of November 14, 2016, including reports and communications to be circulated and placed on file.

Discussion Ensued.

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

MEETING OPENED TO THE PUBLIC:

Dick Abrams resident at 5352 Greenleaf Drive, congratulated all the incumbents, he suggested anyone who could attend the MML meetings to do so.

Tommy Butler resident at 40 Somerset, congratulated Deputy Chief Clolinger for being very professional and always proudly wearing his uniform.

Plante-Moran representatives informed the council that they spent approximately 250 hours auditing the city. The city received an unmodified opinion which is the highest level of assurance you can receive. A review of governmental fund revenue, taxable value, governmental fund expenditures, long term liabilities, components of governmental fund-fund balance, general fund-fund balance and fund balance items for consideration and restricted revenue sources. The auditors do recommend to use caution when using fund balance for operational purposes. The auditors did comment they did not have any internal control deficiencies.

Resolution No. 161114-07

(Carried)

Motion by Councilmember Hicks
Second by Councilmember Gilbert

WHEREAS, Section 8.13 of the City Charter requires an audit of all accounts of the city government; and

WHEREAS, independent auditors, retained by the city per a qualified bidding selection process, have completed said audit for the most recent fiscal year, 2016; and

WHEREAS, said audit contains financials for related public utilities, enterprise accounts, and the Downtown Development Authority; and

WHEREAS, the audit, as presented to the city council on November 14, 2016, has been found to meet generally accepted accounting standards and required reporting provisions of state and local law.

NOW, THEREFORE, BE IT RESOLVED, the City of Swartz Creek accept the 2015-2016 Fiscal Audit Report prepared by Plante-Moran, a copy of which is attached hereto, and further, direct such to be published, distributed, circulated and placed on file in a manner prescribed by law.

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

COMMISSION APPOINTMENTS

Resolution No. 161114-08

(Carried)

Motion by Councilmember Gilbert
Second by Councilmember Cramer

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 exist vacancies in a number of said positions; 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:

#161114-08a **MAYOR RE-APPOINTMENT:** **Curt Porath**
Fire Board, Councilmember
Two year term, expiring November 26, 2018

#161114-08b **MAYOR RE-APPOINTMENT:** **Robert Plumb**
Genesee County Metropolitan Alliance,
Citizen Representative
Two year term, expiring November 26, 2018

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

NO: None. Motion Declared Carried.

OPEB ACTUARIAL PROFESSIONAL SERVICES

Resolution No. 161114-09 **(Carried)**

Motion by Councilmember Porath
Second by Councilmember Cramer

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 by the next fiscal year of the city, 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, Gabriel, Roeder, Smith, & Company 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 November 9, 2016 for such professional services, with total costs for the engagement not exceeding \$15,000 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: Gilbert, Hicks, Krueger, Porath, Cramer, Florence.
NO: None. Motion Declared Carried.

Break (8:20 p.m. to 8:27 p.m.)

APPROPRIATION & BID AWARD, SNOW REMOVAL

Resolution No. 161114-10

(Carried)

Motion by Councilmember Cramer
Second by Councilmember Florence

WHEREAS, the City of Swartz Creek sought sealed bids for the removal of snow and ice from city-owned properties, with an emphasis on parking areas, for services to be provided through April 2019; and

WHEREAS, Ace Outdoor Services was found to be the responsible low bidder out of three submitted bids.

NOW, THEREFORE, BE IT RESOLVED, the City of Swartz Creek accept the low bid of \$515.00 per “push”, for snow removal as per the specifications set forth in the bid package, and award the work to Ace Outdoor Services, LLC of Grand Blanc, Michigan, for a period ending April 30, 2019, with the stipulation that Ace Outdoor Services, LLC enter into a contractor’s agreement with the City.

Discussion Ensued.

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

PARK RESERVATION & WAIVER REQUEST – ART FAIR

Resolution No. 161114-11

(Carried)

Motion by Councilmember Florence
Second by Councilmember Gilbert

WHEREAS, the City of Swartz Creek requires park usage reservations and fees in accordance with adopted rules and regulations; and

WHEREAS, the Swartz Creek Area Art Guild and Swartz Creek Kiwanis Club is proposing an expanded park use reservation for Pavilion #2, the soccer fields, and the asphalt courts on August 25-26, 2017 for the purpose of holding a public art fair; and

WHEREAS, both groups are recognized non-profits operating in Swartz Creek that meet the requirements for an expanded use reservation; and

WHEREAS, the city park rules and regulations states that “fees may be waived in full if reservations by a non-profit are found to result in a public benefit directly or if proceeds from the reserved event are found to be a benefit to the city.”; and

WHEREAS, the City Council finds the Swartz Creek Kiwanis Club, partnered with the Swartz Creek Area Art Guild, to be a qualifying group with a qualifying activity.

NOW, THEREFORE, BE IT RESOLVED, the Swartz Creek City Council hereby approves the expanded use of the Swartz Creek Kiwanis Club and waives all fees for the August 25-26, 2017 in Elms Park.

Discussion Ensued.

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

COUNTY SEWER BOND OBLIGATIONS

Resolution No. 161114-12

(Carried)

Motion by Councilmember Hicks
Second by Councilmember Florence

WHEREAS, the City of Swartz Creek has a need to pay to the County of Genesee, the sum of \$58,944.05 to meet the bond and principal requirements on all bond obligations for water and sewer facilities in calendar year 2017; and

WHEREAS, the City of Swartz Creek has such an obligation for the retirement of a western trunk sewer extension bond through approximately 2026, and

WHEREAS, there are several means by which the funds can be secured to meet this payment; and

WHEREAS, all various means of securing these funds have been reviewed and considered.

NOW, THEREFORE, BE IT RESOLVED by the City of Swartz Creek that the monies to meet the principal and interest requirements and all bond obligations for water and sewer facilities will be secured from the following funds:

SOURCE OF FUNDS

Funds Already Available	<u>\$58,944.05</u>
Sewer Fund Total	\$58,944.05
Grand Total	\$58,944.05

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

MEETING OPENED TO THE PUBLIC

None.

REMARKS BY COUNCILMEMBERS:

Councilmember Cramer commented on the positive remarks of the audit and he is looking forward to working with the residents of Swartz Creek for the next four years.

Councilmember Florence mentioned that it is great to be back and thanks for all the support.

Councilmember Gilbert wished Mr. Cramer and Mr. Florence congratulations.

Councilmember Hicks welcomed Mr. Cramer and Mr. Florence.

Councilmember Porath thanked Mr. Svrcek and Mr. Clolinger for coming to meeting.

Mayor Krueger thanked everyone for reelecting him to city council and council for reelecting him as mayor. He is proud to serve the city.

Adjournment

Resolution No. 161114-13

(Carried)

Motion by Councilmember Gilbert
Second by Councilmember Porath

I Move the Swartz Creek City Council adjourn the regular meeting at 8:51 pm.

Unanimous Voice Vote.

David A. Krueger, Mayor

Connie Eskew, City Clerk

Proposal to Serve as Bond Counsel to

THE CITY OF SWARTZ CREEK

November 11, 2016

Jeffrey S. Aronoff | 313.496.7678

aronoff@millercanfield.com

**MILLER
CANFIELD**

**Adam Zettel, AICP
City Manager
City of Swartz Creek
8083 Civic Drive
Swartz Creek, MI 48473**

Dear Adam,

We are delighted to provide you and City Council with a proposal to serve as bond counsel to the City of Swartz Creek (the “City”), in connection with a proposed issuance of bonds (the “Bonds”) for capital improvements in the City.

Scope of Bond Counsel Services – What We Will Do

As bond counsel, we would provide the following services customarily performed by bond counsel respecting the authorization, sale, issuance and delivery of the Bonds:

1. Consult with City officials and others to explain the legal nature of the proposed borrowing, the City’s power to borrow and the limitations on that power, and consult with City officials in the design of the bonding program and timing schedules.
2. Prepare all of the resolutions, notices, agreements, and other documents necessary to authorize, issue and deliver the Bonds. We also would assist the City in preparing applications to the Michigan Department of Treasury, if necessary, for approval to issue the Bonds.
3. Examine the tax issues related to the Bonds (done by an attorney specializing in the requirements of the Internal Revenue Code as they apply to municipal tax-exempt bonds) to assure that all requirements of the Internal Revenue Code are complied with and that any adverse tax consequences are minimized.
4. Prepare the bond form for printing definitive bonds for delivery to the purchaser or underwriter. We will also participate in the sale and delivery of the Bonds to the purchaser or underwriter in order to handle legal matters that may arise at those times.
5. Give the approving opinion as to validity and enforceability of the Bonds and their authorizing documents and as to the excludability of the interest on the Bonds from federal and state income taxation.

Fees

We charge for bond counsel services on a flat-fee basis (which includes our costs and expenses) based on deal size, and our fees are payable out of bond proceeds. It is our understanding that the City is considering the issuance of a single series of the Bonds in a final amount yet to be determined. Given the preliminary discussions we have had regarding potential bond sizing and structure, our fee would be structured as follows:

For a transaction in the principal amount of up to \$2 million, our fee would be \$16,500.

For a transaction in the principal amount between \$2 million and \$2.5 million, our fee would be \$17,500.

If the principal amount rose above \$2.5 million we would provide a revised fee quote after discussing the matter with you.

Questions and Additional Information

We are happy to provide any additional information that you or the Council may need; should you have any questions, please do not hesitate to contact me directly. We look forward to the prospect of working with the City and thank you and Council for your consideration.



Jeffrey S. Aronoff

Principal

150 W. Jefferson, Suite 2500

Detroit, Michigan 48225

27872981.1\088888-02679

DETROIT

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aronoff@millercanfield.com

Services

Public Finance

Airports

Development

Public-Private Partnerships

Education Finance

Governmental Facilities and
Equipment

Infrastructure

Related Government Services

Governmental Powers, Open
Meetings and FOIA

Intergovernmental
Cooperation Agreements

Legislation

Local Government
Restructuring

Education

Wayne State University Law
School, J.D.

University of Michigan, Ford
School of Public Policy, M.P.P.

Michigan State University, B.A.

Bar Admissions

Michigan



Jeffrey S. Aronoff

Principal

Jeffrey S. Aronoff specializes in all types of public finance and securities, including municipal infrastructure finance, economic development finance and school finance. He also regularly counsels governmental clients on general matters including economic development initiatives, fiscal distress issues and public-private collaboration.

In addition to his broad based work with municipalities and school districts, Jeff has special expertise in airport finance and conduit financing for tax-exempt organizations and small manufacturers. He also has extensive experience assisting local leaders in the establishment and ongoing operation of intergovernmental and regional authorities designed to manage large public assets.

DETROIT

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Services

Public Finance

- Airports
- Cash Flow and Working Capital Development
 - Public-Private Partnerships
- Education Finance
 - Higher Education
- Governmental Facilities and Equipment
- Hospitals and Other Nonprofits
- Housing
- Infrastructure
- Related Government Services
 - IRS Audit Service and Arbitrage
- Student Loans

Education

University of Michigan Law School,
J.D. 2011

University of Notre Dame, B.B.A.
2008

Bar Admissions

Michigan



Katrina Piligian Desmond

Associate
Certified Public Accountant

Katrina Desmond works on matters related to federal tax opinions on tax-exempt bonds, financing capital projects and infrastructure improvements, economic development and environmental response projects, as well as government and regulatory affairs, health care and housing. This includes assisting on the tax structuring for New Market Tax Credit financings, and other public private partnership transactions.

UMBAUGH

H. J. Umbaugh & Associates
Certified Public Accountants, LLP
2150 Association Drive
Suite 100
Okemos, MI 48864
Phone: 517-321-0110
Fax: 517-321-8866
www.umbaugh.com

November 17, 2016

City of Swartz Creek,

You have requested that H.J. Umbaugh & Associates, Certified Public Accountants, LLP (the “Firm”) provide to the City of Swartz Creek, Michigan (the “Client”) certain services more fully set forth in Exhibit A hereto (the “Services”).

Exhibit A sets forth the scope of the Services to be provided by the Firm. From time to time, additional services may be requested by the Client beyond the scope of Exhibit A. The Firm may provide these additional services and be paid at the Firm’s customary fees and costs for such services. In the alternative, the Firm and the Client may complete a separate or revised Exhibit A to set forth the additional services (including revised fees and costs, as needed) to be provided. In either event, the terms and conditions of this letter shall remain in effect.

Both the Client and the Firm have the right to terminate the engagement at any time after reasonable advance written notice. On termination, all fees and charges incurred prior to termination shall be paid promptly. Unless otherwise agreed to by the Client and the Firm, this engagement will terminate 60 days after completion of the scope of services as outlined in Exhibit A.

In performing our engagement, we will be relying on the accuracy and reliability of information provided by Client personnel. We will not audit, review, or examine the information. It is understood that the Firm will serve in an advisory capacity with the Client. The Client is responsible for management decisions and functions, and for designating an individual with suitable skill, knowledge or experience to oversee the services we provide. The Client is responsible for evaluating adequacy and results of the services performed and accepting responsibility for such services. The Client is responsible for establishing and maintaining internal controls, including monitoring ongoing activities.

The Municipal Securities Rulemaking Board (MSRB) is expected to require us, as your municipal advisor, to provide written disclosure to you about the actual or potential conflicts of interest presented by various forms of compensation. Exhibit B sets forth the potential conflicts of interest associated with various forms of compensation. By signing this letter of engagement, the signee acknowledges that he/she has received Exhibit B and that he/she has been given the opportunity to raise questions and discuss the matters contained within the exhibit with the municipal advisor.

The Firm is a Municipal Advisor registered with the Securities and Exchange Commission and the Municipal Securities Rulemaking Board. As such, the Firm is providing certain specific municipal advisory services to the Client. Umbaugh is neither a placement agent to the Client nor a broker/dealer. The offer and sale of any Bonds shall be made by the Client, in the sole discretion of the Client, and under its control and supervision. The Client agrees that the Firm does not undertake to sell or attempt to sell the Bonds, and will take no part in the sale thereof.

Umbaugh Cash Advisory Services, LLC (“UCAS”) is a wholly-owned subsidiary of the Firm. UCAS is registered as an investment adviser with the Securities and Exchange Commission under the federal Investment Advisers Act. UCAS provides non-discretionary investment advice with the purpose of helping clients create and maintain a disciplined approach to investing their funds prudently and effectively. UCAS may provide advisory services to the clients of the Firm. UCAS has no other activities or arrangements that are material to its advisory business or its clients with a related person who is a broker-dealer, an investment company, other investment adviser or financial planner, bank, law firm or other financial entity.

If the foregoing accurately represents the basis upon which we may provide Services to the Client, we ask that you execute this letter, in the space provided below setting forth your agreement. Execution of this letter can be performed in counterparts each of which will be deemed an original and all of which together will constitute the same document. If you have any questions, please let us know.

Very truly yours,

H.J. Umbaugh & Associates
Certified Public Accountants, LLP

By: _____
Thomas Traciak, Principal

The undersigned hereby acknowledges and agrees to the foregoing letter of engagement.

City of Swartz Creek, Michigan

Date: _____ By: _____

EXHIBIT A
Services Provided and Fee

Based on our discussions, and given the size and duration of this intended bond issues, we are anticipating a sale process that markets the bonds to bank(s). As such, the cost of issuing the bonds and the time investment is reduced since a rating and official statement would not be necessary. Our scope of service and fee are based on this assumption.

The following services are included in the process of issuing bonds:

- Assessment of market options
- Advice regarding sale formats
- Development of a timetable
- Bond sizing and specifications
- Department of Treasury liaison
- Marketing of the Bond issue
- Conduct bond sale
- Closing letter
- Monitoring of the closing procedures

The fee for these services will be \$8,000, and is payable upon completion of the financing from bond proceeds. The fee includes all routine expenses.

EXHIBIT B

Disclosure Statement of Municipal Advisor

PART A – Disclosures of Conflicts of Interest

MSRB Rule G-42 requires that municipal advisors provide to their clients disclosures relating to any actual or potential material conflicts of interest, including certain categories of potential conflicts of interest identified in Rule G-42, if applicable. If no such material conflicts of interest are known to exist based on the exercise of reasonable diligence by the municipal advisor, municipal advisors are required to provide a written statement to that effect.

Material Conflicts of Interest – The Firm makes the disclosures set forth below with respect to material conflicts of interest in connection with the Scope of Services under this Agreement, together with explanations of how the Firm addresses or intends to manage or mitigate each conflict.

General Mitigations – As general mitigations of the Firm’s conflicts, with respect to all of the conflicts disclosed below, the Firm mitigates such conflicts through its adherence to its fiduciary duty to Client, which includes a duty of loyalty to Client in performing all municipal advisory activities for Client. This duty of loyalty obligates the Firm to deal honestly and with the utmost good faith with Client and to act in Client’s best interests without regard to the Firm’s financial or other interests. The disclosures below describe, as applicable, any additional mitigations that may be relevant with respect to any specific conflict disclosed below.

I. Affiliate Conflict. UCAS, an affiliate of the Firm (the “Affiliate”), may provide certain advice to or on behalf of Client that is directly related to the Firm’s activities within the Scope of Services under this Agreement. In particular, providing advice to Client regarding investment of bond proceeds. The Affiliate’s business with Client could create an incentive for the Firm to recommend to Client a course of action designed to increase the level of Client’s business activities with the Affiliate or to recommend against a course of action that would reduce or eliminate Client’s business activities with the Affiliate. Furthermore, this potential conflict is mitigated by the fact that the Affiliate is subject to its own comprehensive regulatory regime as a registered investment adviser with the Securities and Exchange Commission under the federal Investment Advisers Act.

II. Compensation-Based Conflicts. The fees due under this Agreement are in a fixed amount established at the outset of the Agreement. The amount is usually based upon an analysis by Client and the Firm of, among other things, the expected duration and complexity of the transaction and the Scope of Services to be performed by the Firm. This form of compensation presents a potential conflict of interest because, if the transaction requires more work than originally contemplated, the Firm may suffer a loss. Thus, the Firm may recommend less time-consuming alternatives, or fail to do a thorough analysis of alternatives. This conflict of interest is mitigated by the general mitigations described above.

III. Other Municipal Advisor Relationships. The Firm serves a wide variety of other clients that may from time to time have interests that could have a direct or indirect impact on the interests of Client. For example, the Firm serves as municipal advisor to other municipal advisory clients and, in such cases, owes a regulatory duty to such other clients just as it does to Client under this Agreement. These other clients may, from time to time and depending on the specific circumstances, have competing interests, such as accessing the municipal securities market with the most advantageous timing and with limited competition at the time of the offering. In acting in the interests of its various clients, the Firm could potentially face a conflict of interest arising from these competing client interests. This conflict of interest is mitigated by the general mitigations described above.

PART B – Disclosures of Information Regarding Legal Events and Disciplinary History

MSRB Rule G-42 requires that municipal advisors provide to their clients certain disclosures of legal or disciplinary events material to its client’s evaluation of the municipal advisor or the integrity of the municipal advisor’s management or advisory personnel.

Accordingly, the Firm sets out below required disclosures and related information in connection with such disclosures.

I. Material Legal or Disciplinary Event. There are no legal or disciplinary events that are material to Client’s evaluation of the Firm or the integrity of the Firm’s management or advisory personnel disclosed, or that should be disclosed, on any Form MA or Form MA-I filed with the SEC.

II. How to Access Form MA and Form MA-I Filings. The Firm’s most recent Form MA and each most recent Form MA-I filed with the SEC are available on the SEC’s EDGAR system at <http://www.sec.gov/cgi-bin/browse-edgar?action=getcompany&CIK=0001610268>.

III. Most Recent Change in Legal or Disciplinary Event Disclosure. The Firm has not made any material legal or disciplinary event disclosures on Form MA or any Form MA-I filed with the SEC.

PART C – Future Supplemental Disclosures

As required by MSRB Rule G-42, this Disclosure Statement may be supplemented or amended, from time to time as needed, to reflect changed circumstances resulting in new conflicts of interest or changes in the conflicts of interest described above, or to provide updated information with regard to any legal or disciplinary events of the Firm. The Firm will provide Client with any such supplement or amendment as it becomes available throughout the term of the Agreement.

**CITY OF SWARTZ CREEK
SWARTZ CREEK, MICHIGAN
MINUTES OF THE DOWNTOWN DEVELOPMENT AUTHORITY
NOVEMBER 10, 2016**

The Regular Meeting was called to order at 6:03, by Boardmember Chairman Krueger in the Swartz Creek City Council Chambers, 8083 Civic Drive.

Board Members Present: King, Krueger, Mardlin, Raffaelli, & Spence.

Board Members Absent: Beedy, Eckerdt, Gardner & Sherman.

Staff Present: Adam Zettel.

Others Present: Steven and Brooke Moore, Ryan Hicks, & Jim Barclay.

APPROVAL OF AGENDA:

Resolution No. 161110-01 **(Carried)**

Motion by Boardmember Raffaelli
Second by Boardmember Mardlin

The Swartz Creek City Downtown Development Authority approves the agenda, as printed, for the November 10, 2016 DDA Meeting.

YES: Unanimous Voice Vote.
NO: None. Motion declared carried.

APPROVAL OF MINUTES:

Resolution No. 161110-02 **(Carried)**

Motion by Boardmember Mardlin
Second by Boardmember King

The Swartz Creek City Downtown Development Authority hereby approves the minutes as printed for the May 12, 2016 meeting.

YES: Unanimous Voice Vote.
NO: None. Motion declared carried.

MEETING OPEN TO THE PUBLIC:

Ryan Hicks came to say hi.

BUSINESS:

Sunoco Site Planning

Adam Zettel indicated that Exxon carried out soil borings and is interested in requesting access for the site for the purpose of removing soils. This site license agreement is expected to be negotiated over the next month, with the site being cleaned and potentially restored this winter. It is possible that Exxon will repair Holland Drive and the site surface and/or compensate the city for such damages.

During this time, the community should come up with a financially and physically feasible plan for site reuse. Since the DDA is likely to be funding the site changes and has a thorough understanding of the downtown needs and wish list, it was thought that the DDA should take the lead in planning for the site use and potential site plan.

Resolution No. 161110-03

(Carried)

Motion by Board Member Spence
Second by Board Member Mardlin

I Move the Swartz Creek Downtown Development Authority recommend the city council delegate the authority to plan for the reuse of 5012 Holland Drive, with final use determination and plans to be subject to review and approval by the planning commission and city council.

YES: Unanimous Voice Vote.
NO: None. Motion declared carried.

MEETING OPEN TO PUBLIC:

Mr. Hicks asked where DDA revenues came from. Mayor Krueger and Mr. Zettel explained tax increment financing.

Mr. Brooks asked questions about his tax bill, commented on the parking situation on Hayes Street, and asked after the possibility of developing the site.

REMARKS BY BOARD MEMBERS:

None.

ADJOURNMENT:

Resolution No. 161110-04

(Carried)

Motion by Boardmember Raffaelli
Second by Boardmember Spence

The Swartz Creek DDA adjourns the November 10, 2016 DDA meeting at 6:37 p.m.

YES: Unanimous Voice Vote
NO: None. Motion declared carried

Connie King
Secretary

**STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION
NOTICE OF HEARING
FOR THE ELECTRIC CUSTOMERS OF
CONSUMERS ENERGY COMPANY
CASE NO. U-18142**

- Consumers Energy Company requests Michigan Public Service Commission approval to implement a power supply cost recovery (PSCR) plan and a 2017 maximum PSCR factor of not less than \$0.00124 per kWh for the 12-month period January through December 2017.
- The information below describes how a person may participate in this case.
- You may call or write Consumers Energy Company, One Energy Plaza, Jackson, Michigan 49201, (800) 477-5050 for a free copy of its application. Any person may review the documents at the offices of Consumers Energy Company.
- A public hearing will be held:

DATE/TIME: **Wednesday, November 30, 2016, at 10:00 a.m.**
This hearing will be a prehearing conference to set future hearing dates and decide other procedural matters.

BEFORE: Administrative Law Judge **Dennis W. Mack**

LOCATION: Michigan Public Service Commission
7109 West Saginaw Highway
Lansing, Michigan

PARTICIPATION: Any interested person may attend and participate. The hearing site is accessible, including handicapped parking. Persons needing any accommodation to participate should contact the Commission's Executive Secretary at (517) 284-8090 in advance to request mobility, visual, hearing or other assistance.

The Michigan Public Service Commission (Commission) will hold a public hearing to consider Consumers Energy Company's (Consumers Energy) September 30, 2016 application requesting approval of the PSCR Plan for 2017 and a maximum monthly PSCR Factor of not less than \$0.00124 per kWh for all classes of customers, as well as other relief.

All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: michigan.gov/mpscedockets. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in Word or PDF format, as an attachment to an email sent to: mpscedockets@michigan.gov. If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: mpscedockets@michigan.gov.

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by November 23, 2016. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon Consumers Energy's [Legal Department – Regulatory Group], One Energy Plaza, Jackson, Michigan 49201.

Any person wishing to appear at the hearing to make a statement of position without becoming a party to the case may participate by filing an appearance. To file an appearance, the individual must attend the hearing and advise the presiding administrative law judge of his or her wish to make a statement of position. All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private.

Requests for adjournment must be made pursuant to the Michigan Administrative Hearing System's Administrative Hearing Rules R 792.10422 and R 792.10432. Requests for further information on adjournment should be directed to (517) 284-8130.

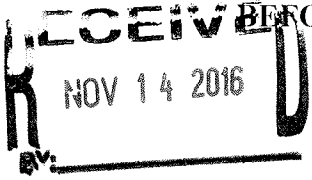
A copy of Consumers Energy's application may be reviewed on the Commission's website at: michigan.gov/mpscedockets, and at the office of Consumers Energy Company. For more information on how to participate in a case, you may contact the Commission at the above address or by telephone at (517) 284-8090.

Jurisdiction is pursuant to 1909 PA 106, as amended, MCL 460.551 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; 1982 PA 304, as amended, MCL 460.6j et seq.; and the Michigan Administrative Hearing System's Administrative Hearing Rules, 2015 AC, R 792.10401 et seq.

The Utility Consumer Representation Fund has been created for the purpose of aiding in the representation of residential utility customers in 1982 P.A. 304 proceedings. Contact the Chairperson, Utility Consumer Participation Board, Department of Licensing and Regulatory Affairs, P.O. Box 30004, Lansing, Michigan 48909, for more information.

**[THE MICHIGAN PUBLIC SERVICE COMMISSION MAY APPROVE,
REJECT, OR AMEND PROPOSALS MADE BY CONSUMERS ENERGY.]**

1066-E



**STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION
NOTICE OF HEARING
FOR THE ELECTRIC CUSTOMERS OF
CONSUMERS ENERGY COMPANY
CASE NO. U-18194**

- Consumers Energy Company requests that the Michigan Public Service Commission grant approval of long-term power purchase contracts.
- The information below describes how a person may participate in this case.
- You may call or write Consumers Energy Company, One Energy Plaza, Jackson, Michigan 49201, (800) 477-5050 for a free copy of its application. Any person may review the documents at the offices of Consumers Energy Company.
- A public hearing will be held:

DATE/TIME: **Monday, November 28, 2016, at 9:00 a.m.**
This hearing will be a prehearing conference to set future hearing dates and decide other procedural matters.

BEFORE: Administrative Law Judge **Martin D. Snider**

LOCATION: Michigan Public Service Commission
7109 West Saginaw Highway
Lansing, Michigan

PARTICIPATION: Any interested person may attend and participate. The hearing site is accessible, including handicapped parking. Persons needing any accommodation to participate should contact the Commission's Executive Secretary at (517) 284-8090 in advance to request mobility, visual, hearing or other assistance.

The Michigan Public Service Commission (Commission) will hold a public hearing to consider Consumers Energy Company's (Consumers Energy) October 31, 2016 application, which seeks Commission's approval to: 1) Grant approval pursuant to MCL 460.6j(13)(b), finding that the capacity purchase arrangements described in this Application are reasonable and prudent; 2) Find that confidential treatment of certain business information described in this Application is appropriate and should be granted to the extent requested in this Application; 3) Grant such other and further relief as may be lawful and appropriate.

All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: michigan.gov/mpscedockets. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in Word or PDF format, as an attachment to an email sent to: mpscedockets@michigan.gov. If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: mpscedockets@michigan.gov.

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by Monday, November 21, 2016. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon Consumers Energy's [Legal Department – Regulatory Group], One Energy Plaza, Jackson, Michigan 49201.

Any person wishing to appear at the hearing to make a statement of position without becoming a party to the case may participate by filing an appearance. To file an appearance, the individual must attend the hearing and advise the presiding administrative law judge of his or her wish to make a statement of position. All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private.

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A copy of Consumers Energy's application may be reviewed on the Commission's website at: michigan.gov/mpscedockets, and at the office of Consumers Energy Company. For more information on how to participate in a case, you may contact the Commission at the above address or by telephone at (517) 284-8090.

Jurisdiction is pursuant to 1909 PA 106, as amended, MCL 460.551 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; and the Michigan Administrative Hearing System's Administrative Hearing Rules, 2015 AC, R 792.10401 et seq.

**[THE MICHIGAN PUBLIC SERVICE COMMISSION MAY APPROVE, REJECT,
OR AMEND PROPOSALS MADE BY CONSUMERS ENERGY.]**

1067-E U-18194

City of Swartz Creek Fund Balance Detail for Fiscal Year 2016-2017

Dated November 22, 2016: Funds are partially updated to reflect FY16 audit figures. A mid budget reconciliation is expected. Use this chart for illustrative purposes only.

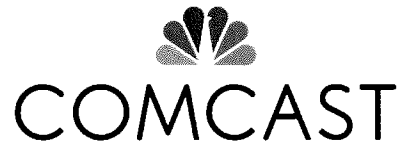
	Fund Balance 6/30/2015	Estimated Adj. to Fund Balance 2015- 2016	Estimated Fund Balance 6/30/2016	Non-Audit Revenues 2016-2017	Non-Audit Expenses 2016-2017	Estimated Adj. to Fund Balance 2016- 2017	Projected Fund Balance 6/30/2017	Cash Fund Balance as % of Operating (Months)	Recommended Cash Fund Balance (Months)	Minimum Recommended Fund Balance (Cash)	Maximum Recommended Fund Balance (Cash)	Minimum Fund Balance Surplus (Deficit)	Maximum Fund Balance Surplus (Deficit)
101	\$1,509,021	\$51,133	\$1,626,458	\$2,410,900	\$2,473,231	(\$62,331)	\$1,564,127	7.6	6-8	\$1,236,616	\$1,648,820.67	\$327,512	(\$84,693.67)
202	\$885,605	(\$186,940)	\$815,072	\$442,400	\$572,200	(\$129,800)	\$685,272	14.4	NA	\$500,000	\$1,000,000	\$185,272	(\$314,728.00)
203	\$170,046	\$31,064	\$14,097	\$336,702	\$354,192	(\$17,490)	(\$3,393)	-0.1	6-8	\$177,096	\$236,128	(\$180,489)	(\$239,521)
204	\$0	\$0	\$0	\$608,000	\$0	\$608,000	\$608,000	NA	NA	NA	NA	NA	NA
226	\$301,755	(\$32,152)	\$300,120	\$380,907	\$427,207	(\$46,300)	\$253,820	7.1	6-8	\$213,604	\$284,805	\$40,217	(\$30,985)
248	\$29,324	\$8,982	\$55,960	\$67,900	\$67,730	\$170	\$56,130	9.9	6-8	\$33,865	\$45,153	\$22,265	\$10,977
265	\$5,164	(\$1,400)	\$3,764	\$7,851	\$7,851	\$0	\$3,764	5.8	0	\$0	\$10,000	\$3,764	(\$6,236)
350	\$1,662	\$0	\$1,662	\$98,535	\$98,000	\$535	\$2,197	0.3	0	\$0	\$4,000	\$2,197	(\$1,803)
402	\$20,071	\$30,060	\$50,131	\$30,060	\$0	\$30,060	\$80,191	NA	NA	NA	\$500,000	NA	NA
590**	\$6,341,038	(\$274,216)	\$6,066,822	\$2,118,700	\$2,143,490	(\$24,790)	\$6,042,032	14.0	4-12	\$714,497	\$2,143,490	\$1,790,396	\$361,403
591**	\$7,182,119	(\$220,668)	\$6,961,451	\$1,303,220	\$1,799,989	(\$496,769)	\$6,464,682	13.3	4-12	\$599,996	\$1,799,989	\$1,401,005	\$201,012
661	\$314,844	\$1,616	\$316,460	\$277,820	\$261,301	\$16,519	\$332,979	15.3	12-18	\$261,301	\$391,951.50	\$71,678	(\$58,973)
865	\$1,796	\$500	\$2,296	\$10,000	\$9,500	\$500	\$2,796	3.5	0	\$0	\$10,000	\$2,796	(\$7,204)
866	\$14,590	\$6,160	\$20,750	\$7,800	\$1,640	\$6,160	\$26,910	196.9	0	\$0	\$25,000	\$26,910	\$1,910

** These funds include value of assets owned by the City of Swartz Creek

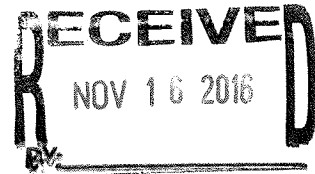
Fund 590 & 591 expenses also includes depreciation expense estimated at \$ 189,000 for Water and \$ 248,000 for Sewer

As of June 30, 2016 the current available cash balance was:

590 \$2,504,893
591 \$2,001,001



November 14, 2016



Adam Zettel, City Manager
City of Swartz Creek
8083 Civic Dr.
Swartz Creek, MI 48473

RE: Important Information—Price Changes

Dear Mr. Zettel:

We are committed to delivering the entertainment and services our customers in Swartz Creek rely on today, and the new experiences they will love down the road. As we continue to make improvements to our products and services, and as programmers charge more to carry their networks, our cost of doing business increases. As a result, starting January 1, 2017 prices for certain services and fees will be going up. Please see the enclosed schedule of price changes for more information.

While some prices may have increased, we are always investing in technology to drive innovation. We are working hard to bring our customers great value every day and exciting new developments in the near future, including the following.

- The most TV shows and movies available On Demand
- Innovative X1 Voice Remote that makes searching for shows and movies easier
- Self-service options to save our customers time and adapt to their schedule
- Access to Netflix content on XFINITY X1
- Fastest, most reliable in-home WiFi
- Fastest Internet in America according to Speedtest.net
- More than 14 million WiFi hot spots nationwide

We know you may have questions about these changes. If I can be of any further assistance, please contact me at 517-334-5686.

Sincerely,

John P. Gardner
Director, External Affairs
Comcast, Heartland Region
1401 E. Miller Rd.
Lansing, MI 48911

Enclosure

Schedule of video-related price changes; effective January 1, 2017

<u>VIDEO & OTHER FEES (Monthly unless noted otherwise)</u>	<u>CURRENT PRICE</u>	<u>NEW PRICE</u>
Broadcast TV Fee	\$5.00	\$7.00
Regional Sports Network Fee	\$3.00	\$5.00
Digital Starter- <i>Includes Limited Basic, additional digital channels, a standard definition digital converter and remote for the primary outlet, MoviePlex, access to Pay-Per-View and On Demand programming and Music Choice</i>	\$67.95	\$68.95
Digital Preferred – <i>Includes Digital Starter, additional digital channels, Encore, access to Pay-Per-View and On Demand programming and Music Choice</i>	\$85.90	\$86.90
Digital Adapter Additional Outlet Service	\$3.99	\$5.99
Professional Installation*	\$75.00	\$60.00
In-Home Service Visit*	\$70.00	\$60.00
Additional Outlet*	\$30.00	-----
Self-Install Kit Shipping and Handling*	\$9.95	\$15.00

Certain services available separately or as a part of other levels of service. Comcast service is subject to Comcast’s standard terms and conditions of service. Unless otherwise specified, prices shown are the monthly charge for the corresponding service, equipment or package. Prices shown do not include applicable taxes, franchise fees, FCC fees, Regulatory Recovery Fee, Public Access fees, other state or local fees or other applicable charges (e.g., per-call toll or international charges). Prices, services and features are subject to change. If you are a video service customer and you own a compatible digital converter or CableCARD device, please call 1-800-XFINITY for pricing information or visit www.comcast.com/equipmentpolicy. ©2017 Comcast. All rights reserved.

*One-time charge



GENESEE COUNTY DRAIN COMMISSIONER'S OFFICE

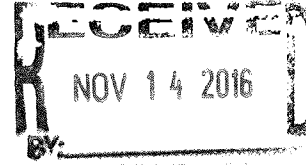
- DIVISION OF -

WATER & WASTE SERVICES

G-4610 BEECHER ROAD - FLINT, MICHIGAN 48532-2617

PHONE (810) 732-7870 - FAX (810) 732-9773

JEFFREY WRIGHT
COMMISSIONER



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

FROM: Karl Kramer, Division Finance Officer
(810) 600-4120 Direct Line

CC: John O'Brien, Director, P.E.

DATE: November 9, 2016

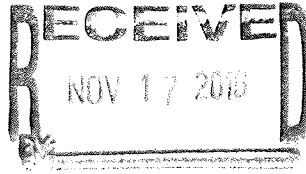
SUBJECT: Possible early payoff of Western Trunk Sewer Series 2006 Bonds

The City of Swartz Creek has inquired as to the possibility of paying off these Series 2006 bonds early, as they have just recently become eligible to be called for redemption. However, this particular bond series was a joint borrowing between Clayton Township, Gaines Township, and the City of Swartz Creek, so no one entity would be able to accomplish this without the participation of the other two members. The respective approximate balances of the outstanding principle are shown below. We would like to schedule a meeting with all three of you present to discuss this early redemption possibility, perhaps in conjunction with our next scheduled GDCDC advisory board meeting on Wednesday, November 16th. Please let me know if you would be available on the 16th to discuss this.

	<u>Principle</u>	<u>Percentage</u>
Clayton Township	\$1,090,201	47.7112%
Gaines Township	\$ 700,053	30.6369%
City of Swartz Creek	\$ 494,746	21.6519%
Total:	\$2,285,000	

Thank you,

Karl Kramer
Division Finance Officer
(810) 600-4120



DATE: November 15, 2016

TO: Local Unit Treasurer / Local Unit Clerk

FROM: Deborah L. Cherry
Genesee County Treasurer

SUBJECT: Tax Reverted Property Disposition

MCL 211.78 m(6) provides that a list of properties in your unit not previously sold by the foreclosing governmental unit (Genesee County) at the mandatory yearly auctions shall be provided to the clerk of the city, village or township in which the property is located. This list is attached. The law also allows that your unit (city, village or township) may object in writing to the transfer of one or more of the properties set forth on this list. On or before December 30, all property on this list shall be transferred (revert back) to your unit (city, village or township) unless written objection is made by your unit (city, village or township).

If your unit wishes to obtain these properties, then you do not have to do anything as the reversion is automatic. However, as a courtesy, we are requesting an email be sent to Carla Vandefifer at cvandefifer@co.genesee.mi.us stating your unit will be accepting the properties.

If you wish to object to the transfer of one or more properties, please obtain board authority in the form of 1) a specific resolution rejecting the listed property, or 2) a resolution directing an individual to write the objection with the same authority as the board. The written objection should be sent to the attention of Carla Vandefifer and received by the Genesee County Treasurer's Office by **December 16, 2016**. If it will be difficult for you to meet this deadline, please contact Carla to discuss your options. Your cooperation in this matter is appreciated.

If you have questions, please feel free to contact Carla at the email address noted above or at 810.257.2243.

Thank You

C/V/T	UNIT NAME	Property Number	Street Address	Status
City	Swartz Creek	58-01-100-013	5157 MORRISH RD	<i>Richard Miller</i>
City	Swartz Creek	58-30-651-106	3323 HERITAGE BLVD	<i>Multiple Owners</i>
City	Swartz Creek	58-30-651-107	3329 HERITAGE BLVD	<i>} Francis</i>

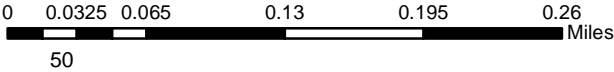


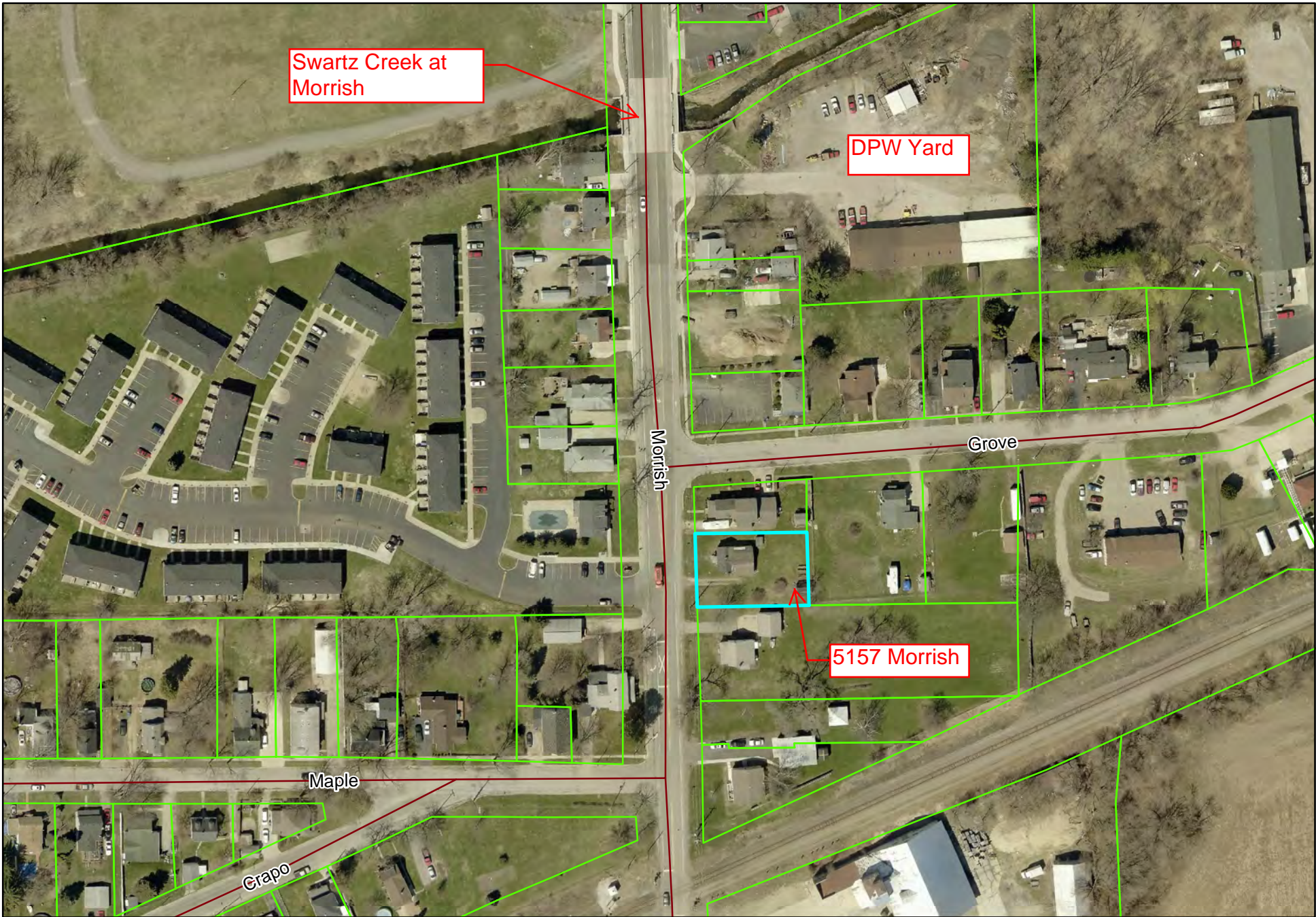
Elms
School

3323 & 3329
Heritage Blvd

GM

City of Swartz Creek





City of Swartz Creek

