

**CITY OF ST. CLAIR  
SPECIAL COUNCIL MEETING  
MONDAY, JULY 18, 2016 - 6:00 P.M.  
MUNICIPAL BUILDING, 547 N CARNEY DRIVE**

Mayor Cedar convened the Regular Meeting of the City Council to order in the Council Room of the Municipal Building at 6:00pm.

**ROLL CALL**

PRESENT: Mayor Cedar, Members Foley, Kindsvater, Kuffa, LaPorte, McCartney.

ABSENT: Member Klieman

ADMINISTRATION: Michael E. Booth, City Superintendent; Annette Sturdy, City Clerk.

AUDIENCE: There were 10 people in attendance.

Industrial Park

Recently, an informal meeting offered the opportunity to see the scope of the needed infrastructure needed in this area to make it development ready. How storm water is intended to be handled was described using Phases. Phase 1 included the northern parcels. Phase 2 includes Jordan Creek. Dan Casey, EDA, explained the use of a LDFA. There is currently not a LDFA with this area. The LDFA would captures taxes from new projects that go in the park. They can exist up to 30 years and they help fund the infrastructure. It is possible to extend the current LDFA district to include the Industrial Park which would give the area a funding mechanism. It takes 4 months to establish a LDFA district. Another option might be to go directly to the Jordan Creek Drain in a Northeastern direction. The area needs both storm sewer and retention work to be development ready. Cost ranges from \$600-700k. The need for a new water tower would depend on the water usage of new businesses. The current investment into this area is 2.9 million. Both cost to develop, and the revenue to be generated, need to be looked into as part of the plan moving forward.

Road update

The July 18<sup>th</sup> City Council regular agenda includes acceptance of a bid for repairs to Troon and Vine. This is using the Scrap Tire Grant Funding. The required matching funds will come out of both the local and major road funds. Bids for repair to the the remaining streets which will also be repaired using the scrap tire grant will be available by next council meeting.

Superintendent Booth has researched several road repair processes. Fiber-Mat is a process with cost estimates 25-35% lower than other processes while providing matching quality and performance. The last of the current road debt will be paid off this year. That along with the recently approved millage funds will have positive impact this next fiscal year. Current work completed by the DPW includes repair to 18 catch basins and painting of multiple fire hydrants.

Adjourned 6:57pm

Annette Sturdy, City Clerk

Bill Cedar, Jr., Mayor