

**LAINGSBURG CITY COUNCIL PROCEEDINGS**  
**July 11, 2016**

Mayor Culpepper called the meeting to order at 7:00 p.m. in the City Hall Council Chambers.

Mayor Pro-tem Fredline led the Pledge of Allegiance.

Present: Alan Ducastel, Brian Fredline, David Rhodabeck, Larry L. Sparkes and Micheal Culpepper.

Absent: Larry C. Sparkes.

Public Comment - None

85-16. Moved by L. L. Sparkes, seconded by Ducastel to approve the minutes of June 6 and June 14, 2016, as presented. Motion carried.

86-16. Moved by Fredline, seconded by Rhodabeck to approve the Treasurer's Report, subject to audit. Motion carried.

87-16. Moved by Fredline, seconded Ducastel to accept George Gate's resignation from the City Council and Board of Review. Motion carried.

88-16. Moved by L. L. Sparkes, seconded by Fredline to appoint David Mitchell to the Board of Review with a term end date of December 31, 2019. Motion carried.

89-16. Moved by Rhodabeck, seconded by Ducastel to re-appoint Clyde Stanlake to the Library Board for a five-year term. Motion carried.

90-16. Moved by Fredline, seconded by Rhodabeck to re-appoint Richard Darr, Jr. to the Downtown Development Authority board for a four-year term. Motion carried.

**RESOLUTION TO APPROVE A COMMERCIAL REHABILITATION  
EXEMPTION CERTIFICATE APPLICATION, PA 210 OF 2005, AS AMENDED**

The following preamble and resolution were offered by L. L. Sparkes, and supported by Fredline:

**Resolution #91-16 Approving Commercial Rehabilitation Exemption Certificate  
Application for J.A.C. Development, LLC Located at 104 W. Grand River, Laingsburg**

WHEREAS, the City of Laingsburg legally established the Commercial Rehabilitation District the C-1 Central Business District on July 6, 2015, after a public hearing held on July 6, 2015; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property previously exempt and currently in force under Public Act 210 of 2005 does not exceed 5% of the total taxable value of the City of Laingsburg; and

WHEREAS, a public hearing was held on the application as provided by section 4(2) of Public Act 210 of 2005 on June 6, 2016; and

WHEREAS, J.A.C. Development, LLC, is not delinquent in any taxes related to the facility; and

WHEREAS, the application was approved for 10 years and the certificate will not be extended; and

WHEREAS, the application is for commercial property as defined in section 2(a) of Public Act 210 of 2005; and

WHEREAS, the applicant J.A.C. Development, LLC has provided answers to all required questions under the application instructions to the City of Laingsburg; and

WHEREAS, the City of Laingsburg requires that rehabilitation of the facility shall be completed by August 1, 2017; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur more than six months prior to the filing of the application for exemption; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a qualified facility within the meaning of Public Act 210 of 2005 and that is situated within a Commercial Rehabilitation District established under Public Act 210 of 2005; and

WHEREAS, completion of the qualified facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity and create employment in which the facility is situated; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(j) of Public Act 210 of 2005.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Laingsburg

Be and hereby is granted a Commercial Rehabilitation Exemption for the real property, excluding land, located in Commercial Rehabilitation District C-1 Central Business District at 104 W. Grand River Road for a period of (years) years, beginning December 31, 2016, and ending December 30, (up to ten years after beginning date), pursuant to the provisions of PA 210 of 2005, as amended.

AYES: Ducastel, Fredline, Rhodabeck, L.L. Sparkes and Culpepper

NAYS: None

RESOLUTION DECLARED ADOPTED.

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- 92-16. Moved by Rhodabeck, seconded by L. L. Sparkes to extend the assessor contract with HSC Services, Inc. for a monthly retainer fee of \$1,300 per month for one year, commencing September 1, 2016, and further authorize the Clerk to sign the contract on behalf of the City. Roll call vote: Yeas: Ducastel, Fredline, Rhodabeck, L. L. Sparkes and Culpepper. Nays: None. Absent: L.C. Sparkes. Motion carried.
- 93-16. Moved by Fredline, seconded by L. L. Sparkes to pay the bills in the amount of \$54,795.79, General Fund checks # #38722– 38781. Also electronic payments of EFPTS \$6,172.13 - Federal withholding, Social Security and Medicare, and MERS - \$1,037.76 for June. Motion carried.
- 94-16. Moved by L. L. Sparkes, seconded by Ducastel to adjourn. The motion was unanimous and the meeting adjourned at 7:22 p.m.

Lana Kaiser  
Clerk

Micheal Culpepper  
Mayor