

**LAPEER CITY COMMISSION
MINUTES OF A SPECIAL WORKSHOP MEETING
AUGUST 6, 2019**

A special workshop meeting of the Lapeer City Commission was held August 6, 2019 at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan. The meeting was called to order at 6:00 p.m.

ROLL CALL

Present: Mayor Alverson
Commissioners Atwood, Bennett, Bostick-Tullius, Marquardt, Osentoski.

Absent: None.

City Manager: Dale Kerbyson, present.

Mayor Alverson led the Pledge of Allegiance.

ADMINISTRATIVE REPORTS

Building Department Options

City Manager Dale Kerbyson commented on request in May for list of options for running building department, presented five options 1) State, 2) Wade Trim, 3) SAFEbuilt, 4) CCA, 5) Continue with established department, comparison sheet between the State and CCA / City, asked what other questions the Commission may have related to proposals.

Discussion held on other options not cost effective, requested to have Darryl Oliver provide input on ways to make department better now and going forward. Mr. Oliver responded that the department has completed continuing education, BSA training, customer relations, goal of department is to work well with customers, review of fees, availability and has provided contractors with his cell number, established review board on top of Construction Board of Appeals (CBA) to help understand how code are interpreted, speak with Fire Department and other departments daily, is open for other ideas, if issue occurs with contractors they come in and discuss, usually in office at 6 a.m. and builders/contractors are aware of this and know they can knock on door to come in and speak with him. Discussion continued on official office hours is 7 a.m. to 5:00 p.m., committee availability to make sure all issues are heard, committee to meet at least once a quarter and to invite representative from DTE, Consumers, Fire and other departments if needed, what about businesses and residential customers and advertising to general public about availability of committee with response of website, publication in newspaper, sign at office and that ultimately it is up to the individual to read the information, include notifying DDA members, good idea to include DDA Director Jim Alt on board as well, complaint process on a "treating me" issue and having committee meet more than once a quarter, watchful of not getting out of hand and expectation of someone wanting to complain, what would determine committee meeting more than once a quarter, development of a formal process, City Clerk indicated the difference between the CBA that hears issues with interpretation of law and committee to hear more office procedural issues and those that were treated unfairly. Fire Chief Terry Kluge indicated that his and building department already to a lot behind the scene work, if a unique issue arises they meet and talk it out and resolve before any meeting of a committee comes into play, which could be a trigger to send to committee. Does CCA have a similar committee with response of no, will not have communication if go with another company, to come up with a specific time and place for committee to meet, ability for homeowners who work to have the availability of a night meeting, contractors inability to make a night meeting. Inspections and told have to wait a week before someone can come back out, how often does this occur, Mr. Oliver indicated that he is out on inspections every day, electrical is usually within three days, mechanical/plumbing is on Wednesday's or he can do if needed and it is communicated to him. City Manager Dale Kerbyson asked if there were different options in running department or any other options to investigate further.

Commission end comments:

Commissioner Bostick-Tullius: Review of building department or if don't make sense to go back to CCA, agrees financially not feasible to go with State and others are too high,

two main options was to either stay with our department or CCA, still not certain but hear that fees are too high when calculating fees for a job that ours are still higher than CCA, Darryl and questioning of ways to improve, ability to have committee to get feedback from, feels that it is worthy to work with our Building Department, review the calculation of fees within different projects.

Commissioner Bennett: Motion to keep our Building Department with City Clerk Donna Crouce advising that this is a Workshop and that no motions may be made and Workshop was for discussion only, City has made several steps to look at fees and have same fees as CCA, Fire Chief acknowledging that Darryl is doing a good job, it is our department and cannot have control if done at CCA, State or other group as they will do it their way.

Commissioner Atwood: Foresee that these would not be great options, costs, availability and customer service would not be there, time spent collectively reviewing these issues and fees, fees approved by Commission, feel complete waste of City Manager's time and energy, when motion was made to defund department did not send correct message to our City, part of problem is lackadaisical of previous personnel to strict interpretation, when someone complained to him he would send info to Dale who would check into it and have it resolved, difficulty to do his job while under constant scrutiny, cannot always make everyone happy, feels on right track to work on short comings and be there for our Building Department, goals to be safe, Mr. Oliver's job is to enforce codes, have process for complaints wo work through issues.

Commissioner Osentoski: Happy with committee, to not look bad for our City with Building Department, make sure our people are taken care of, people do get fired up, looking at ways to improve, letters from committee members, CCA not available every day, good thing for us to have own department, make sure to publicize committee, is content with Building Department, ability to review fees, remembers issue with an electrician and saying that fees were higher than Rochester Hills.

Commissioner Marquardt: Hope that through all these meetings have complete info and not be a waste of time, do all we can to look at options for best of people, believes Darryl does a good job, doing rentals is very important, is interested to hear of any way that contractors may have to improve our services, other options are not cheaper route to go and have the same quality of service.

Commissioner Bostick-Tullius: Commission sets fee schedule but does not establish formula for when a project is put together, Building Department figures out costs, committee to meet quarterly and to have them look at fees and how a project is billed; does not feel this has been a waste of time, accountability to our residents and those who come to us, City goal to be business friendly and to have businesses want to come in, to have everyone feel that they can ask questions, Commission does not rubber stamp everything placed in front of them, did the right thing in reviewing options, ability to give confidence to our Building Department, to have committee have topics at every quarterly meeting.

City Manager Dale Kerbyson: Before hearing from public wanted to explain that "how to" manuals have been completed and are posted at Building Department, asked how many Commissioners have seen them, feels that all these issues that keep coming up are demeaning to the department and is sending wrong message out to the community, received call yesterday on someone that needs a permit feels they don't need one and was told that City is going to be taken over by CCA within a week, CCA Plumbing contractor contacting Darryl and asking how many outstanding permits there are because was told CCA will be taking on the City, all this time and energy has been sowing distrust in the Building Department, enough is enough and need to get on with it.

PUBLIC COMMENTS

Kim Hodge, Planning Department, been with City 29 years with 25 in Planning, CCA had a lot of issues and problems, accountability, staffing and lack of communication between CA and Planning, Zoning violation enforcement, permits and time, lack of local oversight, creation of Building Department changed all that, communication between Planning and Building is high, Commissioner Bostick-Tullius knows and understands due to sitting on Planning board all the projects going on with hospital, Baldwin Road,

Phase 2 of the Woodbridge Park Condominiums, smaller development plans as well as the number of medical marihuana facilities; all developments will be completed in a quality and safe environment, if Building Department is eliminated and go with CCA would be detrimental to Planning Department.

Todd Walker, Twin Quality Homes: 25 years in industry, current department is best for City, Darryl Oliver is always by the book.

Jessie Garris, Brian's Restaurant: Working with them since fire, Ron Best and Darryl Oliver has been there, has been frustrating at time but has never felt that he could not talk to them or have inspections completed, plumbing/mechanical could be more than one day, remembers his Dad complaining about CCA.

David Nash, Elba Township: Has built over 600 homes since 2002, only one within the City, out of all the inspectors he has known Darryl Oliver is completely by the book, has helped him out and returned phone calls even on a Saturday, haven't seen many inspectors set off smoke alarms during an inspection and can say Darryl takes care of safety, City has a conservative, willing and smart inspector.

Jim Landmark: Agrees that things been timely, Darryl Oliver is by the book and there when you need him, keep Darryl and the department.

David Nash: Fees have been cheaper before July.

Todd Walker: Fees in City for home construction is within the water and sewer tap-ins which is a huge amount.

Mayor Alverson closed the public comments, indicated he has visited Darryl Oliver at the office, found that codes do change which may have some repercussions, feels and inspections can be reviewed, there are updated samples in office, left office feeling that everyone is doing a good job. Respect all for coming out, reinforces decision to keep Building Department, goal to have meeting and hear input.

Commissioner Osentoski asked if gentleman could let us know on Birmingham fees and what is cheaper since July.

ADJOURNMENT

There being no further discussion, by general consensus meeting was adjourned.

The special workshop meeting adjourned at 7:14 p.m.

Mayor Glenn Alverson

Donna L. Cronce, City Clerk