

Recommendations for Improving the City of Clarkston's Financials

- 1. Obtain revenue from "Art in the Park" and "Taste of Clarkston" beyond DPW reimbursement.**
- 2. With Sara Schneider's significant real estate purchases, provide support by City Council, Planning Commission, Chamber of Commerce and Main Street Clarkston collaboration to maximize and accelerate success of new businesses to provide increased City tax revenues.**
- 3. Do what is necessary to generate additional tax revenues for the empty lot at South Main and Walton. Likewise, initiate efforts to utilize empty first floor of building at corner where only the basement is utilized.**
- 4. Request from Planning Commission the identification of empty lots within the City that could be developed and publicize to public.**
- 5. Review Greg's listing of accounts, amounts in each account and what amounts are able to be spent with/or without any limitations.**
- 6. Review summary of parking lot gross revenues, expenses for Budget years 2022-23, 2023-24, 2024-25 and 2025-26 YTD. Consider changes to increase net revenues.**
- 7. Review relative merits of General Obligation bonds, and millage increases, including costs, timing of required events and timing of available revenue increases**
- 8. Three months into the current budget year, it is clear the \$170K budgeted for W Miller and Church Street repairs is insufficient based on engineering firm F&V E estimate of \$245K required by city if it is received. I believe West Miller repairs will exceed**

\$300K. Use the \$170K in budgeted street repairs to update Ramp report (last done in 2019) on street conditions and obtain engineering costs for West Miller repairs and the seven paver aprons on Main Street. This will permit an accurate understanding of anticipated street repair cost priorities.

- 9. Provide the detail of results and anticipated City costs resulting from Independence Township sewer "camering" as advised by Chuck Phyle's "\$100K required now and not included in current budget."**
- 10. Review and correct the City's 5 Year Capital Plan developed for the current budget which is obviously missing required expenses noted above and below.**
- 11. A three year budget with updated expenses should be developed to provide a updated outlook of City finances.**
- 12. Include the City's priorities as the basis for Jonathan's objectives for the basis of his annual performance review. His performance review is now due based on the previous one done in July 2024. My suggestions for Jonathan's objectives were provided in my June 23, 2025 Public Comments as shown below:**
What objectives should be considered Jonathan's for 2025-26?
 - Without question, the Capital Projects approved for the 2025-26 budget. They are not currently complete.***
 - Contracting for RAMP (road/street assessment) report update. Last done six years ago.***
 - Contract for an engineering estimate to repair west Miller Road and sidewalk repair. This repair has been discussed for several years. Determine the cost to fix the trip and fall risk of the seven paver***

aprons on Main Street independent of the million(s) dollar cost to replace the sidewalks in downtown.

- Steps to get City's revenue and expenses on a stable basis with a defined timeline.***
 - Survey to determine City of Clarkston's resident's interest in additional contracting with Independence Township?***
 - Determine Clarkston steps to becoming part of Independence Township?***
- (Above info from 6/23/25 Public Comments)***

- 13. Review the City's most recent General Obligation bonds: timing, duration, amounts, implication/implementation dates, expiration dates, millage amounts, amounts collected from citizens, costs and rationales**
- 14. The Millpond B&B is now for sale. How will the City be helpful in "Fighting the Blight on North Main" which will have an impact on the selling price? When was the last communication made to owners in violation? What is the City's expectation of timing to bring the homes into code compliance? Side entrance porch repairs at 180 and painting completion, red and gray house being painted for several years without completion, green house repairs not made several months after purchase. The condition of these homes does not help tax revenue to the City. I expect the empty lot next to Morgan's may be identified as "developable" but know the "MDOT Restricted Excavation" markers remind us that the contamination plume from leaking gasoline tanks continues to exist. Fortunately, the contamination plume prevents M-15 widening in this area.**

15. There has been no recent communication regarding the results of Upper and Lower Mill Ponds and the dam conditions and repairs required. The last I recall is Jonathan saying he would need to follow up with Oakland County a year ago. I expect that some cost to the City and its citizens will result. How much and when will what amount need to be in the Five Year Capital Plan. Likewise the Interceptor rebuild has still not been communicated. I recall the City's share was going to be greater than a million dollars. What do we know that should be included in anticipated future costs to the City's citizens?
16. Is there anything known about PFAS results in Independence Township and potential costs to the City due to increases in water filtration requirements which would be borne by City citizens?
17. What have MS4 results shown regarding storm water runoff? The last report I saw from HRC included 4 of 13 sites measured? Do we have updated results of reports to the State? Are there future costs to be anticipated by Citizens?
18. Request a letter from MDOT confirming no storm water changes have occurred with I-75 repairs that would change the water flow to Upper and Lower Mill Ponds.

Chet Pardee


Clarkston, MI 48346

October 13, 2025