

**Scott Dzurka**  
Mayor

**Brad Gurski**  
Vice Mayor

**Eric Hufnagel**  
Commissioner

**Chris Hyzer**  
Commissioner

**Chris DeLiso**  
Commissioner



**Chad A. Gamble, P.E.**  
City Manager

**Mindy J. Seavey**  
City Clerk

**Kristina Kinde**  
City Treasurer

**Michael Homier**  
City Attorney

**Justin Smith**  
Director of Public  
Services

**CITY OF ST. JOHNS  
CITY COMMISSION MEETING  
PROPOSED AGENDA**

**Monday, January 27, 2025, 6:00 p.m.  
Room 2200 – Clinton County Courthouse**

**\*Listen to Meeting Via Telephonic Conference  
Dial 1 929 205 6099**

**<https://zoom.us/j/2050014286>**

**Meeting ID: 205 001 4286**

**\*Please note, you will not be able to make public comments through Zoom;  
only in-person attendees will be able to participate in public comments.**

**(Times for agenda items are estimated times)**

**A. OPENING: (6:00 pm – 6:05 pm)**

1. Invocation
2. Pledge of Allegiance
3. Consent Agenda (*Action Item*)

***The staff proposes the following items for the Consent Agenda. If any Commissioner wishes to discuss any of these items, it should be placed on the regular agenda. The remaining items and recommendations may be approved en masse:***

- a. Approval of Minutes  
-Special meeting minutes of January 13, 2025
- b. Receipt of Warrants  
-In the amount of \$4,690,419.42
- c. Board Re-appointments  
-Staff recommends the city commission reappoint the following: Bob Rehmann, Parking Committee (two-year term expiring November of 2026). (no enclosure)
- d. Parking Plan Related Traffic Control Orders – #393-25, #394-25 & #395-25  
-Staff recommends the city commission approve Traffic Control Orders #393-24, #394-24 and #395-24 as submitted making the orders permanent.

- e. DDA/PSD Director Contract Approval
  - Staff recommends the city commission approve the employment agreement for Heather Hanover for the position of DDA/PSD Director and authorize the mayor to sign the contract.
- f. Sanitary Sewer Surcharge Rate Update
  - Staff recommends the city commission approve the updated sanitary sewer surcharge fees by adopting the revised fee & rate schedule.
- g. Wastewater Filter Building and Lift Station PLC Improvements
  - Staff recommends the city commission approve the proposals from RS Technical for PLC replacement and authorize the mayor to sign the quotations.
- h. Social Media Policy
  - Staff recommends the city commission approve the changes to the City's current social media policy now titled Employee Use of Social Media Policy and approve the new social media policy entitled Public Use of Social Media Policy.
- i. DNR Infrastructure Volunteer Fire Capacity Grant Acceptance
  - Staff recommends the city commission accept the DNR Infrastructure Volunteer Fire Capacity Grant and authorize the mayor to sign the related project agreement.
- j. Mid-Year Budget Adjustments
  - Staff recommends the city commission approve all mid-year budget adjustments attached.

4. Approval of Agenda: *(6:05 pm – 6:07 pm) Action Item*

**B. PUBLIC HEARINGS:**

**C. PRESENTATIONS:**

- 1. Utility Rate Presentation & Discussion *(6:07 pm – 6:27 pm) Action Item*  
*(Presenter: Andy Campbell, Bendzinski)*

**D. PERSONS WISHING TO PRESENT TESTIMONY:**

- 1. Public comment - agenda & non-agenda items *(6:27 pm – 6:30 pm) Discussion only*  
*Each speaker is only entitled to one (1) three-minute time during each Public Comment period.*

**E. COMMUNICATIONS:**

**F. OLD BUSINESS:**

- 1. Resolution #2-2025 – Resolution to Introduce an Ordinance to Amend Title IX: General Regulations, Chapter 93: Nuisances of the City of St. Johns Code of Ordinances Regarding Noise Control *(6:30 pm – 6:35 pm) Action Item*  
*(Presenter: Chris Khorey, McKenna)*

**G. NEW BUSINESS:**

- 1. Fire Chief Discussion & Appointment *(6:35 pm – 6:45 pm) Action Item*  
*(Presenter: Chad Gamble, City Manager)*

2. Resolution #3-2025 Adopting Guidelines for Poverty Exemptions to be Implemented by the Board of Review (6:45 pm – 6:47 pm) *Action Item*  
(Presenter: Kristina Kinde, Treasurer)
3. Planning Commission Recommendation – Resolution #4-2025 - Introduce an Ordinance to Amend Chapter 155 of the City of St. Johns Code of Ordinances Regarding Landscape Standards (6:47 pm – 6:55 pm) *Action Item*  
(Presenter: Chris Khorey, McKenna)
4. Planning Commission Recommendation – Resolution #5-2025 - Introduce an Ordinance to Amend Chapter 155 of the City of St. Johns Code of Ordinances Regarding Accessory Structures (6:55 pm – 7:05 pm) *Action Item*  
(Presenter: Chris Khorey, McKenna)
5. Planning Commission Recommendation – Resolution #6-2025 - Resolution to Introduce an Ordinance to Amend Chapter 155 of the City of St. Johns Code of Ordinances Regarding Height Requirements for Corner Lots (7:05 pm – 7:10 pm) *Action Item*  
(Presenter: Chris Khorey, McKenna)
6. Planning Commission Recommendation – Resolution #7-2025 - Introduce an Ordinance to Amend Chapter 155 of the City of St. Johns Code of Ordinances Regarding General Exceptions for Corner Lots (7:10 pm – 7:15 pm) *Action Item*  
(Presenter: Chris Khorey, McKenna)
7. Planning Commission Recommendation – Resolution #8-2025 - Introduce an Ordinance to Amend Chapter 155 of the City of St. Johns Code of Ordinances Regarding Supplementary Regulations for Keeping Animals (7:15 pm – 7:20 pm) *Action Item*  
(Presenter: Chris Khorey, McKenna)
8. Rezoning of 450 E. Townsend from R-1 to R-2 – Resolution #9-2025 - Introduce an Ordinance to Amend the City’s Zoning Ordinance to Rezone Property (7:20 pm – 7:30 pm) *Action Item*  
(Presenter: Chris Khorey, McKenna)
9. Consideration of Approval of the Clinton Area Ambulance Service Budget and Capital Expenditures for 25/26 (7:30 pm – 7:40 pm) *Action Item*  
(Presenter: Brad Gurski, Commissioner)
10. Presentation and Discussion of Utility Agreement with Bingham Township (7:40 pm – 8:05 pm) *Action Item*  
(Presenter: Chad Gamble, City Manager)
11. City Manager Comments (8:05 pm – 8:15 pm) *Discussion only*
12. Commissioner Comments (8:15 pm – 8:25 pm) *Discussion only*

**H. ADJOURNMENT: (8:25 pm)**

(Next Regular Meeting Scheduled for **Monday, February 24, 2025, 6:00 p.m.**)

NOTICE: People with disabilities needing accommodation for effective participation in this meeting should contact the city clerk 989-224-8944 at least two working days in advance of the meeting. An attempt will be made to provide reasonable accommodation.