

**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, 4:00 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)**

- 1. Call to Order (4:00 pm – 4:02 pm)**
- 2. Approval of Agenda (4:02 pm – 4:03 pm)**
- 3. Public Comments (4:03 pm – 4:06 pm)**
- 4. Welcome, Meeting Overview (4:06 pm – 4:08 pm)**  
*(Presenter: Chad A. Gamble, P.E., City Manager)*
- 5. Brief Review of 2025/2026 City Action Plan (4:08 pm – 4:15 pm)**  
*(Presenter: Chad A. Gamble, P.E., City Manager)*
- 6. Overview of 25/26 Budget Process & CIP Format & Objectives of Meeting (4:15 pm – 4:20 pm)**  
*(Presenter: Chad A. Gamble, P.E., City Manager)*
- 7. Breakout Sessions of Commissioners with Individual Department and Divisions (4:20 pm – 5:05 pm)**
  - a. Police/Fire/Wastewater
  - b. Water/Dept. of Public Works
  - c. Administration/Parks
- 8. Commission Discussion of CIP and General Comments (5:05 pm – 5:25 pm)**

**9. Wrap Up and Next Steps (5:25 pm – 5:30 pm)**  
*(Presenter: Chad A. Gamble, P.E., City Manager)*

**10. Adjournment (5:30 pm)**

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 make reasonable accommodation.

## ST. JOHNS CITY COMMISSION: FY 24/25 ROADMAP TO ACTION - NOVEMBER 2024 UPDATE

OBJECTIVE	ACTIVITY	STATUS
<b>GOAL #1: INTENTIONALLY PURSUE ECONOMIC DEVELOPMENT</b>		
1.1 Strengthen branding	1.1.1 Develop a brand identity.	COMPLETE
	1.1.2 Implement and communicate new brand identity.	COMPLETE
1.2 Focus on strategic growth	1.2.1 Identify growth/development segments (industry, housing, and business).	Explored additional industrial park opportunities, Prevail Solar active development, purchase and development of City's first community center - Wilson Center, exploring housing IFT credits to spark residential development.
	1.2.2 Explore incentives and barrier reductions.	Currently exploring new housing TIF incentives and issued OPRA to Prevail Solar, also considering RFP for City owned Townsend property and additional incentives for downtown development via MEDC incentives.
	1.2.3 Establish metrics to measure achievement	Establish Departmental goals in conjunction with FY 25/26 budget development.
1.3 Facilitate business development for local developers and business owners	1.3.1 Become a business development hub.	Passed PACE program – collaborative approach to DDA & Chamber. Established regular briefings and communications with LEAP to maintain maximum opportunities and tools for regular use to attract housing, businesses, and industry.
<b>GOAL #2: ELEVATE PLACEMAKING OPPORTUNITIES</b>		
2.1 Strengthen wayfinding	2.1.1 Develop a wayfinding improvement plan.	Installed new parking signs throughout the downtown. Wayfinding design and layout discussions will begin this winter.
2.2 Develop resident awareness	2.2.1 Improve communication between city, residents, and businesses.	This is a continuous objective we have. Strategically used King Media to invest in Newsletters and general PR, focus and regular use of Facebook, production of many videos placed on new YouTube channel, use of two social media interns, onboarding of communications portal on website and hiring of AmeriCorps member increasing our Parks and Recreation communications.
<b>GOAL #3: STRENGTHEN COMMUNITY BONDS</b>		
3.1 Focus on intergovernmental partnerships	3.1.1 Prioritize partnership list.	The City made investments in time and effort with the St. Johns Public Schools, the Capital Region Coalition of Governments, the St. Johns and Lansing Chambers of Commerce and the DDA/PSD.

3.2 Increase community engagement	3.2.1 Support events that promote social engagement, intergenerational connectivity, and diversity in the community.	Participated in Sister City's exchange program, partnered and supported DDA and other Community downtown events, and focusing on development of additional senior programming for the Wilson Community Center.
	3.2.2 Support community engagement in city governance, development, and partnerships.	Worked with Michigan State University Planning Department to study Depot area, participated in CC-RESA programs, and visited SJPS for government week. We established regular joint meetings with the St. Johns School Board and begun formal detailed discussions with Bingham Township to discuss a regional utility service agreement.

## ST. JOHNS CITY COMMISSION: FY 25/26 ROADMAP TO ACTION - SUMMARY

GOAL	FY 25-26	ACTIVITY
<b>GOAL #1: INTENTIONALLY PURSUE ECONOMIC DEVELOPMENT</b>		
	1.1 Strengthen branding	1.1.1 Develop a brand identity. 1.1.2 Implement and communicate new brand identity.
	1.2 Focus on strategic growth	1.2.1 Identify growth/development segments (industry, housing, and
		1.2.2 Explore incentives and barrier reductions.
		1.2.3 Establish metrics to measure achievement
	1.3 Facilitate business development for local developers and business owners	1.3.1 Become a business development hub.
	<b>GOAL #2: ELEVATE PLACEMAKING OPPORTUNITIES</b>	
	2.1 Strengthen wayfinding	2.1.1 Develop a wayfinding improvement plan.
	2.2 Develop resident awareness	2.2.1 Improve communication between city, residents, and businesses.
<b>GOAL #3: STRENGTHEN COMMUNITY BONDS</b>		
	3.1 Focus on intergovernmental partnerships	3.1.1 Prioritize partnership list.
	3.2 Increase community engagement	3.2.1 Support events that promote social engagement, intergenerational connectivity, and diversity in the community.
		3.2.2 Support community engagement in city governance, development, and partnerships.

GOAL	OBJECTIVE	ACTIVITY
<b>GOAL #1:</b>		
	1.1	1.1.1
		1.1.2
	1.2	1.2.1
		1.2.2
		1.2.3
	1.3	1.3.1
<b>GOAL #2</b>		
	2.1	2.1.1
	2.2	2.2.1
<b>GOAL #3:</b>		
	3.1	3.1.1
	3.2	3.2.1
		3.2.2

Department	Project Number	Request Title	Project Total	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	Future	Total	
ADMINISTRATION		Host Server Replacement	\$25,000.00		\$25,000.00											\$25,000.00	
<b>Total ADMINISTRATION</b>			<b>\$25,000.00</b>	<b>\$0.00</b>	<b>\$25,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$25,000.00</b>	
<b>DEPARTMENT OF PUBLIC WORKS</b>		Downtown Street light	\$490,500.00		\$490,500.00											\$490,500.00	
		Public Works Building	\$2,000,000.00			\$2,000,000.00										\$2,000,000.00	
		UTV for Public Works	\$34,000.00		\$34,000.00											\$34,000.00	
		Entrance Signs at City Limits	\$80,000.00		\$40,000.00	\$40,000.00										\$80,000.00	
<b>Total DEPARTMENT OF PUBLIC WORKS</b>			<b>\$2,604,500.00</b>	<b>\$0.00</b>	<b>\$564,500.00</b>	<b>\$2,040,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,604,500.00</b>	
<b>MOBILE EQUIPMENT EXPENDITURES</b>		#71 Dump Truck	\$200,000.00						\$200,000.00							\$200,000.00	
		#21 Dump Truck	\$200,000.00			\$200,000.00										\$200,000.00	
		Pickup Truck #76 Ford F-250 4x4 with front plow	\$70,000.00			\$70,000.00										\$70,000.00	
		Pickup Truck #82 2014 Chevy 2500 4x4 pickup with front blade	\$70,000.00			\$70,000.00										\$70,000.00	
		Pickup Truck #77 2011 Ford F-150	\$50,000.00			\$50,000.00										\$50,000.00	
		Pickup Truck #83 2011 F-250 Stake rack with lift	\$75,000.00		\$75,000.00											\$75,000.00	
<b>Total MOBILE EQUIPMENT EXPENDITURES</b>			<b>\$665,000.00</b>	<b>\$0.00</b>	<b>\$75,000.00</b>	<b>\$390,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$200,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$665,000.00</b>	
<b>PARKS DEPARTMENT</b>		Neighborhood Park Update	\$60,000.00		\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00								\$60,000.00	
		Senior Citizen Park Renovations	\$312,000.00			\$312,000.00										\$312,000.00	
		William E Tennant Performance Shell	\$75,000.00		\$75,000.00											\$75,000.00	
		Softball Field Fence Replacement	\$40,470.00		\$40,470.00											\$40,470.00	
		Zero Turn Lawn Mower for City Park	\$76,000.00	\$13,000.00	\$13,000.00			\$15,000.00	\$15,000.00				\$20,000.00			\$76,000.00	
		Security Camera (Spray Park, Main Pavilion, Basketball Court, Depot Interior and Outside Bathroom Building)	\$41,020.00		\$41,020.00											\$41,020.00	
		Spray Park Fixture Replacement	\$20,000.00		\$10,000.00		\$10,000.00									\$20,000.00	
<b>Total PARKS DEPARTMENT</b>			<b>\$624,490.00</b>	<b>\$13,000.00</b>	<b>\$194,490.00</b>	<b>\$327,000.00</b>	<b>\$25,000.00</b>	<b>\$30,000.00</b>	<b>\$15,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$20,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$624,490.00</b>	
<b>POLICE DEPARTMENT</b>		Police Department Interior Building Improvements	\$15,000.00		\$15,000.00											\$15,000.00	
		Police Department Flock Fixed Traffic Cameras	\$38,600.00		\$14,600.00	\$12,000.00	\$12,000.00									\$38,600.00	
		Police Department Garage and Parking Ports	\$41,800.00													\$41,800.00	
		Police Department Replacement Patrol Vehicle	\$380,377.00		\$67,762.00	\$71,810.00	\$76,815.00	\$79,200.00	\$84,790.00							\$380,377.00	
		Police Department Fitness Equipment	\$13,880.00		\$13,880.00											\$13,880.00	
<b>Total POLICE DEPARTMENT</b>			<b>\$489,657.00</b>	<b>\$0.00</b>	<b>\$153,042.00</b>	<b>\$83,810.00</b>	<b>\$88,815.00</b>	<b>\$79,200.00</b>	<b>\$84,790.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$489,657.00</b>	
<b>STREET MAINTENANCE</b>		The Road Surface Improvements to the downtown district.	\$350,000.00		\$350,000.00											\$350,000.00	
		Street maintenance of over band crack sealing	\$100,000.00		\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00							\$100,000.00	
		Annual Street Millage Project	\$847,731.00		\$847,731.00											\$847,731.00	
		Sidewalk replacement	\$250,000.00		\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00							\$250,000.00	
		Storm System TV and Cleaning	\$60,000.00		\$20,000.00	\$20,000.00	\$20,000.00									\$60,000.00	
		Cass Street- Lansing to Church	\$316,000.00		\$316,000.00											\$316,000.00	
<b>Total STREET MAINTENANCE</b>			<b>\$1,923,731.00</b>	<b>\$0.00</b>	<b>\$1,603,731.00</b>	<b>\$90,000.00</b>	<b>\$90,000.00</b>	<b>\$70,000.00</b>	<b>\$70,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,923,731.00</b>	
<b>WASTEWATER TREATMENT PLANT</b>		TRLS Forceman Replacement from TRLS to Sturgis Street	\$0.00													\$0.00	
		Primary Building Heat Pump Replacement	\$45,000.00			\$45,000.00										\$45,000.00	
		Pump Building Heat Pump 0.2 Replacement	\$78,800.00		\$78,800.00											\$78,800.00	
		Solids Handling Improvements	\$5,980,000.00											\$5,980,000.00		\$5,980,000.00	
		Trickling Filters	\$12,400,000.00											\$12,400,000.00		\$12,400,000.00	
		Additional Secondary Clarifier	\$1,920,000.00											\$1,920,000.00		\$1,920,000.00	
		Preliminary and Primary Treatment Improvements	\$2,700,000.00											\$2,700,000.00		\$2,700,000.00	
		Tertiary Filtration Improvements	\$5,600,000.00				\$5,600,000.00									\$5,600,000.00	
		Sanitary Manhole Rehab / Lining	\$1,000,000.00		\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00		\$1,000,000.00	
		Lift Station PLC Improvements	\$30,000.00		\$30,000.00											\$30,000.00	
		SCADA/PLC Improvements at WWTP	\$290,000.00		\$50,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00							\$290,000.00	
		Collection System Pipe Lining	\$5,000,000.00		\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00		\$5,000,000.00	
		Two RBC Pillow Blocks	\$30,000.00		\$15,000.00	\$15,000.00										\$30,000.00	
<b>Total WASTEWATER TREATMENT PLANT</b>			<b>\$35,073,800.00</b>	<b>\$0.00</b>	<b>\$773,800.00</b>	<b>\$720,000.00</b>	<b>\$6,260,000.00</b>	<b>\$660,000.00</b>	<b>\$660,000.00</b>	<b>\$660,000.00</b>	<b>\$660,000.00</b>	<b>\$660,000.00</b>	<b>\$660,000.00</b>	<b>\$660,000.00</b>	<b>\$23,600,000.00</b>	<b>\$0.00</b>	<b>\$35,073,800.00</b>
<b>WATER PRODUCTION</b>		Replace Main Power At Water Plant	\$175,000.00		\$175,000.00											\$175,000.00	
		SCADA Upgrades Water Plant	\$255,000.00		\$85,000.00	\$85,000.00	\$85,000.00									\$255,000.00	
		Well Drive Way Replacement 2, 7 and 8	\$180,000.00		\$60,000.00	\$60,000.00	\$60,000.00									\$180,000.00	
		Water Main Replacement BUS 27 from Sturgis St. to Townsend Rd.	\$1,200,000.00		\$1,200,000.00											\$1,200,000.00	
		Water Plant Meter Truck #55	\$70,000.00		\$70,000.00											\$70,000.00	
<b>Total WATER PRODUCTION</b>			<b>\$1,880,000.00</b>	<b>\$0.00</b>	<b>\$1,590,000.00</b>	<b>\$145,000.00</b>	<b>\$145,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,880,000.00</b>	
<b>Total Departments</b>			<b>\$43,286,178.00</b>	<b>\$13,000.00</b>	<b>\$4,979,563.00</b>	<b>\$3,795,810.00</b>	<b>\$6,608,815.00</b>	<b>\$839,200.00</b>	<b>\$1,029,790.00</b>	<b>\$600,000.00</b>	<b>\$600,000.00</b>	<b>\$600,000.00</b>	<b>\$620,000.00</b>	<b>\$23,600,000.00</b>	<b>\$0.00</b>	<b>\$43,286,178.00</b>	