

CITY OF ST. JOHNS
CITY COMMISSION MINUTES
SPECIAL MEETING

AUGUST 6, 2025

The special meeting of the St. Johns City Commission was called to order by Mayor Dzurka at 8:01 a.m. at the Clinton County Courthouse, 100 East State Street, 2nd Floor, Suite #2200, St. Johns, Michigan.

CITY COMMISSIONERS PRESENT:	Brad Gurski, Scott Dzurka, Chris Hyzer, Chris DeLiso
CITY COMMISSIONERS ABSENT:	Eric Hufnagel
STAFF PRESENT:	Chad Gamble, City Manager; Mindy J. Seavey, City Clerk; Kristina Kinde, City Treasurer; Justin Smith, Director of Public Services

Agenda

Mayor Dzurka asked if there were any additions or deletions to the agenda.

Mayor Dzurka noted Ken Jones' early departure time at 8:30 and he was given priority under Public Comments.

Motion by Commissioner Hyzer seconded by Commissioner Gurski that the city commission approve the agenda as presented.

YEA: Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

Public Comments

City Manager Gamble thanked Ken for adjusting his schedule to attend. He said Ken would discuss items #1-4.

Ken Jones, Studio Intrigue, was present. He discussed:

- 3 bids were received; the low bidder was Copper Rock Construction - \$4,070,000 and some change. The other two bids were over \$5 million.
- The bid had 3 components.
- Interviewed Copper Rock and went through details of bid.

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- Meetings with Copper Rock to discuss potential cost-saving items (slide #15).
 - Discussed items 1-6 of potential cost saving items.

There was a discussion of:

- Copper Rock will also be doing the work for Dymaxion.
 - They offered a voluntary deduction in their bid if they received both bids.
- Balcony on the 2nd floor.
 - Improvements would be needed at some point.
 - Restrooms on 1st floor will be ADA compliant; 2nd floor bathroom renovation can be postponed.
 - Size of balcony.
- Timeframe for contractors.
 - Bring this back to our regular meeting.
 - They are ready to mobilize when approved.
- Final approval needed regarding Federal Historic Tax Credits.
 - 2-4 weeks out for National Parks' approval.
 - No demolition or construction can begin before approval.
 - Could begin the work for city office renovations in late August/early September.
- Impacts of delaying costs.
 - Inflation
- Office renovations.

Mayor Dzurka thanked Ken for presenting. He asked if there were any public comments. He discussed the rules regarding public comment.

Bob Craig was present to discuss the Wilson Center. He is Vice President of Michigan Society of Sons of the American Revolution which is a 501(c)(3) organization. Next year they are going to celebrate America's 250th birthday; asking if they could be able to access the auditorium and community room on traditional Memorial Day, Saturday, May 30th to recognize veterans; screening of a film: "Frontier to Freedom, Wilderness, Revolution, and Michigan Statehood"; assume you are going to have a screen.

Bill Tennant, resident, was present. He discussed the roof; you have options to discuss today; fiscal responsibility; it is time to move forward with it and it is not going to get any better; get this thing done; benefits for what that building offers moving forward are great; and he hopes you move forward with this and have this behind us and get it open.

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Susan DeRosia, resident of Clinton County and Homegrown Productions, was present. She discussed: photo essay in the Lansing State Journal that showed pictures of Wilson Center; it didn't show any of the historic possibilities; she sent an email and received a response from the mayor almost immediately; timeline; the theatre group left equipment in the basement of building; if asbestos abatement has gone on imagine it might have affected that area; and if the deadline is not met for Spring of 2026, we need to know that. Thank you.

Wilson Community Center & City Offices Bid Results Discussion

Wilson Center and City Offices Project Summary and Funding Presentation

Wilson Community Center & City Offices Funding Discussion and Recommendation

City Manager Gamble discussed:

- Slide 3 - Diagram of Unit #1 (City) space.
- We tried our best to estimate the cost of projects by hiring Concord Group.
- Slide 6 - Additional purchase cost of community room and estimated renovations.
- Slide 7 - City Office renovations.
- Slide 8 - Bid architecture with a cafeteria approach; leverage projects instead of bidding separately, economies of scale.
- Slide 10 - Unit #1 detailed cost; discussed optional cost deductions.
- Slide 11 – Unit #2 (Common Space); detailed cost summary; other costs are scalable.
- Slide 12 - City Office space detailed cost summary.
- Slide 13 – Funding summary for Wilson Center & City Office projects; ARPA funding; additional contingencies.
- Slide 14 - impacts of unanticipated costs & delays; going through a robust value-engineering approach to this.
- Slide 15 – Options for cost reductions/savings; working with Matrix, HVAC consultant; present to the city commission in detail (overall funding); estimated savings is a 6-digit number.

Treasurer Kinde discussed funding options:

- Option #1 - Use of unrestricted fund balance; would leave us with an 8% fund balance; policy on fund balance; if we use ARPA, we would be at 19% fund balance.
- Option #2 - Use equipment replacement funds; technically borrow from ourselves and pay back; \$1 million left after purchase of fire truck; planned equipment replacement over next 5 years; \$100,000 per year extra contribution to replace funds if we use it.
 - Slide 19 - graphs of use of equipment replacement funds.

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- Option #3 - Bond for additional funding; 10-year rate - 4.5%; 5-year rate - 4.25%.

City Manager Gamble discussed:

- Slide #22 - Options for funding.
 - Staff recommendation (slide 22).
- Thanked the commission for fitting meeting into their busy schedules for this very important project.

There was a discussion of:

- Bond proceeds remaining.
- Cost to purchase the space.
- ARPA funds.
- City Office space – consideration to not do this and uses funds for Wilson Center.
 - Security issues and concerns.
 - Office furniture and carpet that is 25 years old.
 - Potential cost savings.
 - When decision was made to not move offices to the Wilson Center, funds were set aside for these purposes.
- Find out what reductions we can get in contracts.
- Donations and tough climate for donations.
- Reduction option: rooftop conditioning units.
 - Large opportunity for cost savings if eliminate rooftop units for common space and add additional air handlers for adjacent space.
 - Could modify bylaws of condo association to accommodate.
 - Work out formulaic approach to leasing out rooftop units to condo association.
- Slide 15 options for big savings.
- Value engineering for office space.
- Work to purchase new office furniture in future budget years.
- Parking lot #4 and ARPA funds.
- Options and details the commission would like to see.
- Timing of decision and this would come to the August 25, 2025 regular meeting.
- Community room.

Mayor Dzurka applauded the city staff in terms of going after additional grants. He said there is an opportunity for all groups interested in the Wilson Center to help, assist or get grants for additional investment.

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Resolution #31-2025 – Resolution to Introduce Golf Cart Ordinance

City Manager Gamble discussed changes made to the draft ordinance: removed section of April 1 – November 15; clarified insurance requirements; reinstalled inspection fee & inspection required; included MCL citations; and removed the sunset date.

There was a discussion of:

- Clarity on age change.
 - Minimum requirement is 16 years old.
 - Opportunity for commission to raise that to 18 if you choose.
- Inspection fee, not a registration fee; we are not allowed to charge a registration fee.
 - 2-year inspection versus 3-year.
- Streets.

Mayor Dzurka said he would like to institute 18-year-old instead of 16 and move inspection back to every 3 years.

Commissioner DeLiso agreed.

Commissioner Gurski left the meeting.

City Manager Gamble said we can make those minor changes.

Motion by Commissioner Hyzer seconded by Commissioner DeLiso that the city commission adopt Resolution #31-2025 with changes to age, 18 years old, and inspections once every 3 years.

YEA: Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

Adjournment

Motion by Commissioner Hyzer seconded by Commissioner DeLiso that the city commission meeting be adjourned.

YEA: Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

The meeting was adjourned at 9:31 a.m.