

CITY OF ST. JOHNS
CITY COMMISSION MINUTES

AUGUST 25, 2025

The regular meeting of the St. Johns City Commission was called to order by Mayor Dzurka at 6:02 p.m. at the Clinton County Courthouse, 100 East State Street, 2nd Floor, Suite #2200, St. Johns, Michigan.

COMMISSIONERS PRESENT: Eric Hufnagel, Brad Gurski, Scott Dzurka, Chris Hyzer, Chris DeLiso

COMMISSIONERS ABSENT: None

STAFF PRESENT: Chad Gamble, City Manager; Mindy J. Seavey, City Clerk; Kristina Kinde, City Treasurer; Justin Smith, Director of Public Services; Anne Seuryneck, City Attorney; Jake VanBoxel, McKenna

Mayor Dzurka asked if any of the commissioners or persons present wished to discuss any of the items on the consent agenda.

Commissioner Hyzer asked to move items f. & g. under New Business.

Mayor Dzurka said they would be New Business items #8 & #9.

Motion by Commissioner Gurski seconded by Commissioner Hyzer that the consent agenda be approved as amended.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

a. Approval of Minutes

Motion by Commissioner Gurski seconded by Commissioner Hyzer that the minutes of the July 28, 2025 regular meeting and August 6, 2025 special meeting be approved as presented.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

b. Receipt of Warrants

Motion by Commissioner Gurski seconded by Commissioner Hyzer that warrants be approved as presented in the amount of \$1,727,240.39.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

c. MML Property & Liability Insurance Renewal

Motion by Commissioner Gurski seconded by Commissioner Hyzer that the city commission approve renewal of the city's insurance with the Michigan Municipal League property and liability insurance pool in the amount of \$147,133 with a policy coverage period of October 1, 2025 through September 30, 2026.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

d. National Night Out Donation Summary

Motion by Commissioner Gurski seconded by Commissioner Hyzer that the city commission accept the memo and summary of donations per the City Donation Policy.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

e. Replacement of Pickup Truck #83

Motion by Commissioner Gurski seconded by Commissioner Hyzer that the city commission approve the bid from Lunghamer Ford of Owosso in the amount of \$71,206.00 for the replacement of the 2011 F-250.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

h. MGT Cost Allocation Plan Renewal

Motion by Commissioner Gurski seconded by Commissioner Hyzer that the city commission extend the contract for our Cost Allocation Plan with MGT for an additional two years at a rate of \$4,800 per year and authorize the Mayor to sign the contract as approved by the City Attorney.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

AGENDA

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

Motion by Commissioner Hyzer seconded by Commissioner Hufnagel that the city commission approve the agenda as amended.

AGENDA

A. OPENING:

1. Invocation
2. Pledge of Allegiance
3. Consent Agenda

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
 - Regular meeting minutes of July 28, 2025
 - Special meeting minutes of August 6, 2025
- b. Receipt of Warrants
 - In the amount of \$1,727,240.39
- c. MML Property & Liability Insurance Renewal
 - Staff recommends the city commission approve renewal of the city's insurance with the Michigan Municipal League property and liability insurance pool in the amount of \$147,133 with a policy coverage period of October 1, 2025 through September 30, 2026.
- d. National Night Out Donation Summary
 - Staff recommends the City Commission accept the memo and summary of donations per the City Donation Policy.
- e. Replacement of Pickup Truck #83
 - Staff recommends the City Commission approve the bid from Lunghamer Ford of Owosso in the amount of \$71,206.00 for the replacement of the 2011 F-250.
- ~~f. 2025-2027 Sanitary Sewer Lining Contract (moved to Agenda)~~
 - ~~-Staff recommends the City Commission approve the services of Insituform Technology in the amount of \$433,562.15 and authorize the signing of the agreement and notice of award that have been reviewed and approved by the city attorney.~~
- ~~g. Parking Lot #4 Reconstruction (moved to Agenda)~~
 - ~~-Staff recommends the City Commission approve the proposal by Youngstrom Contracting to complete the reconstruction of Parking lot #4~~

~~and approve a budget adjustment of \$185,000 of surplus fund balance created by ARPA funds to fund the project.~~

h. MGT Cost Allocation Plan Renewal

-Staff recommends the City Commission extend the contract for our Cost Allocation Plan with MGT for an additional two years at a rate of \$4,800 per year and authorize the Mayor to sign the contract as approved by the City Attorney.

4. Approval of Agenda:

B. PUBLIC HEARINGS:

C. PRESENTATIONS:

D. PERSONS WISHING TO PRESENT TESTIMONY:

1. Public comment - agenda & non-agenda items

E. COMMUNICATIONS:

F. OLD BUSINESS:

1. Resolution #34-2025 – Resolution to Adopt Golf Cart Ordinance
2. Resolution #35-2025 – Resolution to Adopt Fire Code Ordinance Amendment
3. Resolution #36-2025 – Resolution to Adopt Ordinance for Readoption of the Michigan Motor Vehicle Code
4. Bingham Water/Sewer Discussions
5. Wilson Community Center & City Offices Bid Results and Award

G. NEW BUSINESS:

1. Clarification of Recovery of Costs and Expenses for Fire Department Services
2. Wastewater Tertiary Filter Performance Evaluation
3. Fire Service Agreement Renewal – Bengal Township
4. Resolution #37-2025 - Resolution to Introduce Zoning Ordinance Amendment – Vendor Trucks
5. Resolution #38-2025 - Scott Road/M-21 Resolution
6. Wage Study RFP Responses and Recommendation
7. BS&A Cloud Upgrade Discussion
8. 2025-2027 Sanitary Sewer Lining Contract (*moved from Consent Agenda*)
9. Parking Lot #4 Reconstruction (*moved from Consent Agenda*)
10. City Manager Comments
11. Commissioner Comments

H. ADJOURNMENT:

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

PUBLIC HEARINGS

PRESENTATIONS

PERSONS WISHING TO PRESENT TESTIMONY

1. Public Comment

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

Ken Harris, 4417 Sailfish Lane, Palmetto, FL was present. He discussed: a need for clarification of issues regarding the housing inspection program and the interpretation of code; he served on the citizens committee; and be wary of adopting the latest updates for the fire code, it causes development to be stifled.

Bob Craig, 812 W. Park Street, was present. He said he is Vice President of Michigan Society of Sons of the American Revolution. They want to sponsor an important event, 250th anniversary of the United States, next year on Memorial Day, May 30th. They want to rent the Wilson Center and hope it will be ready. They are working on a film in cooperation with PBS and want to show a special screening. He complimented management and staff on the Wilson Center packet information.

Darrilyn Fraser, 511 W. Cass Street, was present. She thanked and complimented the city for their support of the Rotary 4th of July Fireworks display. She said it was awesome and fun. Thank you for supporting that.

COMMUNICATIONS

OLD BUSINESS

1. Resolution #34-2025 – Resolution to Adopt Golf Cart Ordinance

City Manager Gamble said this is coming back for the last time and it has been through a rigorous process.

Jacob VanBoxel, McKenna, said he would be happy to answer any questions.

There was a discussion of:

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- How staff came up with the \$60 fee.
 - Where the fee revenue would be directed.
 - Concern regarding health & safety.

Motion by Commissioner Gurski seconded by Commissioner DeLiso that the city commission adopt Resolution #34-2025.

YEA: Gurski, Dzurka, Hyzer, DeLiso

NAY: Hufnagel

Motion carried.

Motion by Commissioner DeLiso seconded by Commissioner Gurski that the city commission set a \$60 fee for golfcart inspection fee.

Commissioner Hyzer said that the fee would be \$60 every 3 years.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

2. Resolution #35-2025 – Resolution to Adopt Fire Code Ordinance Amendment

Fire Chief Douglas said we discussed this last month, and he would be available to answer any questions.

There was a discussion of:

- Mr. Harris' comments.
 - For sprinkler systems, facilities like Grace Haven and Hazel Findlay would be affected and they already have those.
- Remodeling.
 - Only affected when it changes the occupancy classification.
- If the city commission could waive anything.
 - Fire Board of Appeals could.
 - Whether the city has a Fire Board of Appeals.
- Carbon monoxide detectors.
- Urgency to adopt code.
 - To bring us up to a code that isn't from 1990.
 - Find out other entities in Clinton County that have adopted this code.

There was no action taken at this meeting.

3. Resolution #36-2025 – Resolution to Adopt Ordinance for Readoption of the Michigan Motor Vehicle Code

Police Chief Kirk said he was available for any questions. He said this will keep us contemporary.

There was a discussion of:

- Last update of the code.

Motion by Commissioner Hufnagel seconded by Commissioner DeLiso that the city commission adopt Resolution #36-2025.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

4. Bingham Water/Sewer Discussions

Mayor Dzurka said the new Bingham Township Supervisor, John Weber, was present.

City Manager Gamble said we have been having discussions with Bingham Township for a couple of years now. He discussed: the city's approved use of Bendzinski and Company for a compilation of some agreements; interim agreement and moving towards consideration of an authority; there has been a lot of interest in the M-21 corridor; establishing an authority is an arduous process that can take from 1½ to 5 years; having another subcommittee meeting with two representatives or a meeting of the full board/commission.

The city commission discussed:

- Moving towards establishing an authority.
- Keeping the water authority agreement separate from other agreements (parks and recreation) although they can be developed in parallel.
- Opposing moving forward with any agreement (interim or authority) until the issue of financial incentives is seriously addressed.
 - Additional contributions to the General Fund.
- The original intent was to create a simple interim water agreement for the M-21 corridor. The complex draft that was created turned the township away. A simple agreement to sell water is needed to meet urgent development needs while continuing to work towards a full authority.
- The city already has boilerplate agreements in place for providing water to entities like ITC and Agro Liquid.

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- Propose a "water franchise agreement" for the M-21 corridor that would cap the water capacity sold to the township (e.g., 5%). This would allow development to proceed while protecting the city from being "on the hook" for rampant growth and would be simple since the township would install the necessary infrastructure.
 - A previous sewer agreement from about 18 years ago gave the township 200,000 gpd of plant capacity and had a cap.
 - With a franchise agreement, the city's main cost would be the incidental cost of running pumps and treating the water.
 - The township is open to discussing financial arrangements as long as they are tied to the creation of an authority.
 - Existing service agreements allow for rates to be set differently than city rates, which could provide a revenue stream for the township.
 - Feedback from Bingham Township regarding the draft interim agreement.
 - There was no specific formal feedback, but the informal feedback was that Bingham didn't like the proposed agreement.
 - There was concern about a buy-in without the authority status.

City Manager Gamble said perhaps we need from the township a lined document of what they don't like in the draft.

Mayor Dzurka said he thinks it has to be incumbent on us going both barrels on an authority.

5. Wilson Community Center & City Offices Bid Results and Award

City Manager Gamble discussed:

- The special meeting on August 6th.
 - Presentation Objectives.
- Summary of bids received.
- Value Engineering.
 - Office portion of bid: front security, security door, carpet & paint.
 - Wilson Center changes.
- Other Project Cost Details/Summaries
- Revised Project Cost Details/Summaries
- Updated Impacts of Unanticipated Costs & Delays
- Factors for Consideration in Revised Cost Summary
- Options for Funding
- Staff recommendation on funding

There was a discussion of:

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- Delays in construction.
 - Federal Historic Tax Credits.
 - Transfer of funds.
 - Motor pool funds.

Mayor Dzurka said we gave Chad and Kristina a large task and they got creative and came up with good ideas to hit the target.

Motion by Commissioner DeLiso seconded by Commissioner Hufnagel that the city commission move for a supplemental budget appropriations via borrowing monies from the motor vehicle pool fund in the amount of \$336,000 to complete the revised scope of the project as presented.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

Motion by Commissioner Hufnagel seconded by Commissioner DeLiso that the city commission move for the award of the modified bids as presented for Wilson Center/City Office Improvements in accordance with the 101 W. Cass St. Development Agreement to CopperRock Construction:

- Division #1: \$1,923,888
- Division #2: \$1,647,715 of which Dymaxion will provide 50% of the funding of this division costs pursuant to the Development and Condominium Association Agreements/documents.
- Division #3: \$160,572

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

Motion by Commissioner Gurski seconded by Commissioner Hyzer that the city commission move to support recommendation of award of 101 W. Cass St. Condominium Association Roof Project to Superior Services RSH and to appropriate funds as presented.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

NEW BUSINESS

1. Clarification of Recovery of Costs and Expenses for Fire Department Services

City Manager Gamble discussed challenges to fire run costs and with some of these fees there is no opportunity for education.

Chief Douglas discussed the re-wording of the fee schedule; burning complaints and miscellaneous response. He said he would like to bring back an updated cost recovery ordinance.

There was a discussion of:

- The 12-month reset.
- Burning complaints where a neighbor calls it in.
 - Can be addressed with the updated cost recovery ordinance.
- Billing for cost recovery.

Motion by Commissioner Gurski seconded by Commissioner Hufnagel that the city commission approve the suggested updates to the fee and rate schedule.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

2. Wastewater Tertiary Filter Performance Evaluation

Wastewater Supervisor Whitford said we sent an update on our NPDES permit. He discussed:

- Our NPDES permit.
 - BOD was set to 4; permitted limit right now is 8.
 - Had meetings and negotiated with EGLE.
- Recommendation to perform an evaluation on the 3 inside and 3 outside filters.

There was a discussion of:

- Monthly average of BOD.
- Suspended Solids average.
- Fishbeck reached out to Leopold.

City Manager Gamble commended Jordan on all of his work. He discussed the negotiations with EGLE.

Motion by Commissioner Gurski seconded by Commissioner Hyzer that the city commission approve the agreement with Fishbeck in the amount of \$28,200 to perform an evaluation of the tertiary filters and approve the funds in the amount of \$28,200 be moved from fund balance to the water/sewer fund to pay for this project.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None
Motion carried.

3. Fire Service Agreement Renewal – Bengal Township

City Manager Gamble said Greenbush and Bingham approved their agreements. With Bengal we have a different structure to the agreement, and their proposed changes are shown in the track changes document.

Motion by Commissioner Hyzer seconded by Commissioner Hufnagel that the city commission approve the renewal of the Rural Fire and Rescue Run Agreement with Bengal Township.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

4. Resolution #37-2025 - Resolution to Introduce Zoning Ordinance Amendment – Vendor Trucks

Jacob VanBoxel, McKenna, discussed the proposed ordinance for temporary uses and the changes and the goals. He said the planning commission discussed this at their April, June & July meetings. He said the definition of vendor trucks was also added.

There was a discussion of what the ordinance allows.

Motion by Commissioner Hyzer seconded by Commissioner Gurski that the city commission adopt Resolution #37-2025 to Introduce an Ordinance to Amend Title XV: Land Usage, Chapter 155: Zoning Code of the City of St. Johns Code of Ordinances.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

5. Resolution #38-2025 - Scott Road/M-21 Resolution

Mayor Dzurka said Clinton County Chairperson DeLong came to our last meeting regarding this.

There was a discussion of:

- The resolution.
- A round about.

Commissioner Hyzer said he likes roundabouts and will be voting no.

Commissioner Hufnagel said he is not in favor of ruling out a roundabout.

Motion by Commissioner DeLiso seconded by Commissioner Gurski that the city commission adopt Resolution #38-2025.

YEA: Gurski, Dzurka, DeLiso

NAY: Hufnagel, Hyzer

Motion carried.

6. Wage Study RFP Responses and Recommendation

Mayor Dzurka said he and Commission Hyzer met with staff. He said the packet includes scoring which followed the guidelines in the RFP. He said the recommendation is for MGT.

There was a discussion of the process.

Motion by Commissioner Hyzer seconded by Commissioner Gurski that the city commission award the Wage Study to MGT and authorize the Mayor to execute the agreement following review and approval by the City Attorney.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

7. BS&A Cloud Upgrade Discussion

Treasurer Kinde said we met with a BS&A representative recently. She said during the CIP process, we talked to the commission about BS&A not making any further enhancements to the .net version. She said the quote is quite a significant amount. We would like to coordinate this Cloud upgrade with our server replacement schedule. We want to get our name on the list as more communities are starting to make this transition. Right now, it takes 6-9 months, and it could be 9-12 months by the time we sign the contract.

Commissioner Hyzer said he thinks staff will see some operational efficiencies. He discussed the safety net of having it on the Cloud. He said he is supportive of moving forward in the process.

There was a discussion of the Cloud version.

Motion by Commissioner Hyzer seconded by Commissioner Hufnagel that the city commission approve beginning the planning to upgrade to BS&A Cloud and to prepare a phased contract to present to the Commission for approval at the appropriate time.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

8. 2025-2027 Sanitary Sewer Lining Contract

Commissioner Hyzer said he is supportive of the contract. He would like to see a budget adjustment for this in our next round of budget adjustments.

Motion by Commissioner Hyzer seconded by Commissioner Gurski that the city commission approve the services of Insituform Technology in the amount of \$433,562.15 and authorize the signing of the agreement and notice of award that have been reviewed and approved by the city attorney.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

9. Parking Lot #4 Reconstruction

Commissioner Hyzer said he would like to see the city do a better job of getting proposals out to other bidders than we have used in the past. He said he also doesn't like seeing one generic price; he would like to see a breakdown of the cost.

Motion by Commissioner DeLiso seconded by Commissioner Gurski that the city commission approve the proposal by Youngstrom Contracting to complete the reconstruction of Parking lot #4 and approve a budget adjustment of \$185,000 of surplus fund balance created by ARPA funds to fund the project.

YEA: Hufnagel, Gurski, Dzurka, DeLiso

NAY: Hyzer

Motion carried.

8. City Manager Comments

City Manager Gamble discussed:

- Met with LEAP and representatives of Prevail Solar Project.
 - Latest proposed development deal – investors have pulled out.
 - Looking at 3 options
 - Option for battery storage manufacturing facility and investors.

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- Option for other uses for facility associated with manufacturing – working with LEAP on opportunities.
 - Option to sell property for other industrial use or to possibly sell the property for the facility to be raised and re-develop the property for residential use.
 - ***Correction:*** *There have been concerns raised in terms of weeds around the parking lot & the city does not own the building, it is privately-owned.*
 - Mint Festival updates and kudos.
 - Fantasy Forest 2.0 update
 - All playscape equipment has been installed.
 - Minor grading tweaks being performed.
 - Final underground, storm sewer, lighting and camera systems being installed.
 - Flatwork is 95% complete.
 - Hopeful that poured in place will mobilize late this week or early next week.
 - Tentative Community Planting Day is 9/16/25.
 - Very good visit with Congressman Tom Barrett at Fire Barn with Mayor as well.
 - Labrinth installation is scheduled for late September/early October.
 - Master Plan Schedule review and kudos to team for heavy lift to this point.
 - Thanks for Wilson Center Project approval.
 - Thanked Chief Douglas for the ladder truck being available before the meeting to show to the commission.
 - Announcement that he will not be able to be here for September meeting as he will be in flight back from vacation.

9. Commissioner Comments

Commissioner Hufnagel discussed the golf cart ordinance. He said in good conscience he could not vote in favor of it. He acknowledged the great work on the street projects. Kudos to staff. He said the Mint Festival was terrific, but the weather was pretty hot and discussed less traffic during that time. He said it was good seeing Mr. Craig back in the chambers today. He acknowledged the social media post with respect to the carnival not returning next year and getting information out ahead of people spreading rumors.

City Manager Gamble said we are set to re-do Cass Street from Lansing to Church. We have been waiting for a water main permit approval from EGLE for over 7 months and still don't have it. We have a choice of redoing the street as scheduled and then in a couple of years cut water services or postpone the project until the springtime. We are going to get complaints either way. He said our position now is to wait; the street will hold through the winter.

Commissioner DeLiso said he was in Alaska and there was a roundabout in a small town that made no sense at all. He said he was glad to see progress for the Wilson Center and people will hopefully be happy with the final product. He said he is happy to get that going.

Commissioner Gurski said Clinton Area Ambulance will be staying with their current billing provider. He said the by-laws should be coming around shortly to review.

Ed Thelen said their audit came back as well and it looks pretty clean. He said it will come to their September meeting, and the by-laws should be ready to go in October.

Commissioner Gurski said this Thursday is opening night for high school football at home. Hopefully, we will have a great team this year.

Mayor Dzurka thanked everyone for their work at the city on the Wilson Center. We gave you a pretty hefty task and he is excited we are taking that next major step to get it open. He is thankful they moved on the golf cart approval and discussed the waiting period. He said we will need time to implement that ordinance. Thank you to Congressman Barrett for touring the fire department. Kudos to the Mint Fest and thank you to all the volunteers. He said the City puts a ton of time in as well and the DDA & Chamber.

ADJOURNMENT

Motion by Commissioner Hyzer seconded by Commissioner Gurski that the meeting be adjourned.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

The meeting was adjourned at 8:53 p.m.