

CITY OF ST. JOHNS
CITY COMMISSION MINUTES
SPECIAL MEETING

APRIL 25, 2022

The special meeting of the St. Johns City Commission was called to order by Mayor Hufnagel at 5:00 p.m. at the Clinton County Courthouse, 100 East State Street, 2nd Floor, Suite #2200, St. Johns, Michigan.

COMMISSIONERS PRESENT: Eric Hufnagel, Bob Craig, Jean Ruestman, Tammy Kirschenbauer, Brad Gurski

COMMISSIONERS ABSENT: None

STAFF PRESENT: Dave Kudwa, City Manager; Mindy J. Seavey, City Clerk; Kristina Kinde, Treasurer; Steven Martin, Director of Public Services

GUESTS PRESENT: Tim Dempsey, Public Sector Consultants

Mayor Hufnagel said the purpose of the meeting is the planning session #3.

DISCUSSION OF FUND BALANCE

Treasurer Kinde discussed motor pool and the replacement/life of vehicles. She said there was \$1.2 million we should have set aside. We currently have \$2.7 million in fund balance (63%) and we have a policy to set aside 15-20% in fund balance. If we assign \$1.2 million for vehicles, we would be down to 35% in fund balance. If we spend another \$600,000, we will be at 20.8% fund balance.

ASSIGN FUND BALANCE TO PROJECTS

Mr. Dempsey said this is our 3rd and final session this year. We want to cover the draft goals and make sure they are good. Also, we need to spend time on the proposed recommendations on projects for the categories. He discussed the possible projects for City Operations and Good Governance. He said the bolded ones are staff recommended items in this category.

City Operations and Good Governance:

Mayor Hufnagel asked about the Wilson Center redevelopment.

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City Manager Kudwa said that project could be towards both (the city's space in the Wilson Center and the development of the property).

Mr. Dempsey said the bolded projects are within the \$600,000 range.

Commissioner Kirschenbauer said last year we never put a placeholder on anything towards city offices. Did we decide we don't need to pursue anything with city offices? Are we good with how things are now?

Treasurer Kinde said that is why we put this in here; we added it here as an option.

Commissioner Ruestman asked if we have had serious discussions with the county. She said it is going to be bad optics if we leave and this is an open space.

There was a discussion of staff continuing a conversation with the county regarding city offices.

Quality of Life:

Mayor Hufnagel asked about the train car renovations. He said we haven't had a conversation with the owners of the train cars.

City Manager Kudwa said we are working on that right now. There is not going to be anyone that is responsible for the train cars. We are working with the Arts Council on that. If we accept those, the deterioration curve is pretty steep.

Commissioner Ruestman asked if we need more than one railcar.

There was a discussion of the railcars.

City Manager Kudwa discussed the performance shell upgrade project. He discussed the Fantasy Forest maintenance.

There was a discussion of the digital park sign.

Community Vitality:

Mayor Hufnagel asked about the housing study. He said it seems like we had it in this year.

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City Manager Kudwa said we didn't put it in the budget this year. It's listed here twice also. Tri-County is doing their regional study and we have talked about doing it with their vendor.

Treasurer Kinde discussed if we put it in our current budget, we would need to take it out of fund balance.

Commissioner Craig discussed doing the fire study.

City Manager Kudwa discussed the PSD parking lot. He said it is a big project and grant match. There are a couple of grants that Heather Hanover is looking at. He said with the tunnel project, we would probably need MDOT approval to mount the lights down there. He said the lights and security cameras are a \$20,000 cost.

Mr. Dempsey said the last section is accountability to the city commission from staff and to staff from city commission.

Commissioner Kirschenbauer asked what you see from city commission to staff.

Mr. Dempsey said it is typically with the city manager.

City Manager Kudwa said we were going to talk about personnel issues and staff satisfaction surveys. We will have a summary of the survey generated. We are paying a lot of attention to that and we received a lot of good feedback.

Mayor Hufnagel asked if everyone is comfortable with the fund balance target.

Commissioner Ruestman said we need to decide what projects to do.

City Manager Kudwa said won't add Wilson Center or the PSD parking lot. We can incorporate projects into the budget discussion.

Commissioner Gurski asked if it makes sense to have a policy with projects that go to anything over 20% of fund balance.

Commissioner Kirschenbauer asked about the Wilson Center.

City Manager Kudwa said our portion would possibly be the gymnasium and auditorium. We are working to assign value to the McConnell Street right-of-way. There's a value to

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that. We plan on keeping in mind the residents that are there. We are meeting with them (the developer) this week.

ADJOURNMENT

Motion by Commissioner Craig seconded by Commissioner Gurski that the city commission adjourn the meeting.

YEA: Hufnagel, Craig, Ruestman, Kirschenbauer, Gurski

NAY: None

Motion carried.

Mayor Hufnagel adjourned the meeting at 5:50 p.m.