

CITY OF ST. JOHNS

CITY COMMISSION MINUTES

JULY 25, 2022

The regular meeting of the St. Johns City Commission was called to order by Mayor Hufnagel at 6:00 p.m. at the Clinton County Courthouse, 100 East State Street, 2nd Floor, Suite #2200, St. Johns, Michigan.

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

COMMISSIONERS ABSENT: Tammy Kirschenbauer

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

Mayor Hufnagel asked if any of the commissioners wished to discuss any of the items on the consent agenda.

Motion by Commissioner Gurski seconded by Commissioner Craig that the consent agenda be approved as presented.

YEA: Hufnagel, Craig, Ruestman, Gurski

NAY: None

Motion carried.

a. Approval of Minutes

Motion by Commissioner Gurski seconded by Commissioner Craig that the minutes of the July 11, 2022 regular meeting be approved as presented.

YEA: Hufnagel, Craig, Ruestman, Gurski

NAY: None

Motion carried.

b. Approval of Warrants

Motion by Commissioner Gurski seconded by Commissioner Craig that warrants be approved as presented in the amount of \$500,878.26.

YEA: Hufnagel, Craig, Ruestman, Gurski

NAY: None

Motion carried.

c. PSD/DDA Boards – Revision of Board Terms to Stagger Terms

Motion by Commissioner Gurski seconded by Commissioner Craig that the city commission approve the PSD/DDA Boards as noted in order to stagger their terms.

YEA: Hufnagel, Craig, Ruestman, Gurski

NAY: None

Motion carried.

d. Renewal of Liability & Property Insurance

Motion by Commissioner Gurski seconded by Commissioner Craig that the city commission staying with the Michigan Municipal League for property and liability insurance coverage.

YEA: Hufnagel, Craig, Ruestman, Gurski

NAY: None

Motion carried.

e. Fishbeck – Engineering Design for Tertiary Filter Improvement Plan

Motion by Commissioner Gurski seconded by Commissioner Craig that the city commission ratify the professional engineering services agreement from Fishbeck for a not to exceed fee of \$297,000.00 and authorize the mayor and clerk to sign.

YEA: Hufnagel, Craig, Ruestman, Gurski

NAY: None

Motion carried.

AGENDA

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

Motion by Commissioner Ruestman seconded by Commissioner Craig that the city commission approve the agenda as presented.

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 of July 11, 2022

- b. Approval of Warrants
 - In the amount of \$500,878.26
 - c. PSD/DDA Boards – Revision of Board Terms to Stagger Terms
 - The PSD/DDA recommends the city commission approve the PSD/DDA Boards as noted in order to stagger their terms.
 - d. Renewal of Liability & Property Insurance
 - Staff recommends the city commission approve staying with the Michigan Municipal League for property and liability insurance coverage.
 - e. Fishbeck – Engineering Design for Tertiary Filter Improvement Plan
 - Staff recommends the city commission ratify the professional engineering services agreement from Fishbeck for a not to exceed fee of \$297,000.00 and authorize the mayor and clerk to sign.
4. Approval of Agenda:

B. PUBLIC HEARINGS:

C. PERSONS WISHING TO PRESENT TESTIMONY:

- 1. Public comment - agenda & non-agenda items
- 2. Justin Smith, Water Supervisor – Water Department Update

D. COMMUNICATIONS:

E. OLD BUSINESS:

F. NEW BUSINESS:

- 1. Planning Commission Recommendations – 101 W. Cass Street and 101 W. McConnell Street Re-zoning
- 2. Resolution #17-2022 – a Resolution to Approve an Extension to Obsolete Property Rehabilitation Exemption Certificate #3-18-0016
- 3. Commissioner Comments

G. ADJOURNMENT:

YEA: Hufnagel, Craig, Ruestman, Gurski

NAY: None

Motion carried.

PUBLIC HEARINGS

PERSONS WISHING TO PRESENT TESTIMONY

- 1. Public Comment

Brendan Fox, Dymaxion, was present. He said we are here before you to put forth a great plan for this project. He discussed the timeline and said they believe this master plan development is the best option yet. The two sites need to work in conjunction with each other financially. He discussed previous developers that tried this before and discussed the importance of the timeline here. He said they are pressing close to winter and need to have the project underway before winter. He said they have the highest intention to uphold their promise to keep the gym and auditorium for public use.

Gary Becker, resident, was present. He said he is trying to finalize things in the community that have upset him. He discussed at the last meeting the story time and he felt it was wrong to teach racist stories. He discussed the book, My Skin, and felt it was the most racist book he has ever seen. He said he knows the commission is not in charge of the board of the library, but you should have oversight since our tax dollars go to that library. He said the Vice Mayor is the treasurer. He said the Upstander Organization/St. Johns Call In Coalition have control of what's going on at that library.

Ed Thelen, 110 W. Cass, was present. He discussed his opposition to on-street overnight parking. He said he is very glad to see Dymaxion redoing the building, but it is putting the burden on us for overnight parking. He discussed: clean streets, green space, monitoring of cars, trash, snow removal, and street sweeping.

Mary Luchies, 200 W. Cass, was present. She said she wanted to add to Ed's concerns. She is supportive of developing the Wilson Center and is glad to help in any she can. She said they are forgetting the bigger picture and long-term things: overnight parking is a concern. She is not saying the development shouldn't happen, but it needs to be thoughtful in all aspects.

Jim Steingreaber, 207 S. Clinton, was present. He said he and his wife are in support of developing the Wilson Center. He said it concerns him that a developer says if we don't get the approval tonight, we have to close the doors. He said that is not a good business strategy. He said he doesn't think the city and residents should be responsible for poor planning. He said he thinks on-street parking is a horrible mistake. He said that is not a part of the downtown or city master plan.

2. Justin Smith, Water Supervisor – Water Department Update

Justin Smith, Water Supervisor, was present. He thanked his amazing staff and Tammy Wright. He said they take great pride in everything they do and do a great job. He discussed completed projects: Walker Road Water Main (extension east); Scott Road under M-21; M-21 watermain to the east (these projects have been a great asset in our firefighting capabilities); standby generators at well 7 & 8; high service pump #3; new

generator at the water plant (just set that on Friday); and well #2 high pressure line. He discussed projects that are still in process: Walker Street watermain (Between Baker & Scott Road); we have taken a very aggressive approach to replacing infrastructure along with the street millage; new well #13 (between well 7 & 8) EGLE has approved permit to drill test well; lead service line program (in phase 1 of 4 phases); meters (85% complete on conversion to radio read system). He said we take care of the city and Bingham Township and Tammy keeps things together. He discussed future projects: connecting water main on Scott Road from Walker to Searles Drive; North Spring Street water main replacement; drilling of well #13 & wellhouse structure; M-21 water main; we think the majority of lead service lines are on M-21. Our doors are always open if you want to come for a tour.

There was a discussion of:

- the depth of well #13
 - 450'; there won't be a time when wells #7, #8 & #13 are running at the same time.
 - It is a rock well.
- Coordination between fixing our streets and checking to see if water line needs to be replaced.
 - They start a year in advance; look through water main break records; there is a big push to replace all 4" water mains; in February, we will bring the parts approval to the city commission.
- The estimated timeline on M-21.
 - Wolverine is going to fly a drone so we get a real time picture of it; draw in new water main and sewer replacement; plans go to EGLE; sometime next spring to get plans to EGLE.

City Manager Kudwa said on the M-21 corridor, we are working with MDOT engineers. He said we are looking for a full reconstruction through the city, 2-3 years down the road.

Mayor Hufnagel thanked Justin for the update. He thanked Dave for suggesting having department heads come in.

COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

1. Planning Commission Recommendations – 101 W. Cass Street and 101 W. McConnell Street Re-zoning

City Manager Kudwa said they had a good conversation at the planning commission meeting. He thanked Dymaxion for their patience and flexibility. This project is a priority for us; a historic building we want to keep. He discussed the asbestos removal; the development; the neighborhood; the number of units has come down quite a bit. He said on-street overnight parking is a tough issue, but if we do this it will reduce the amount of asphalt and pavement on these sites. This is an opportunity for us to look at amount of stormwater runoff. There are around 107 parking spaces. The project has an overlap in uses and staff is very happy with the proposal we have. He thanked Dymaxion, the city commission and residents.

Chris Khorey, McKenna, was present. He said there are two recommended rezonings from the planning commission: the first is 101 W. Cass. The original proposal was to rezone to CBD, but there was one big issue, the central business district zoning has no parking requirement. He said the developer could have gone forward without any parking requirements, but this ties the plan to add parking to the re-zoning. If the plan doesn't go forward, the zoning will go back. He said the parking plan has 107 parking spaces and can't go below 95 spaces. He discussed the draft conditional rezoning agreement. He discussed 101 W. McConnell and said this rezoning doesn't include the grass lot at the corner of Church & McConnell. He said there were several concerns with rezoning to CBD (no setback requirements or height requirements). They came back with R-3 zoning, which is much more compatible. He said it does allow for the development of the memory care facility. That will be more similar to the houses across the street than The Wilson Center.

Commissioner Ruestman asked to address this being in alignment with the master plan.

Mr. Khorey discussed the master plan and downtown plan. He discussed the transition of zoning the master plan envisions.

There was a discussion of: exhibit 1, on-site parking for the memory care site, greenspace, preserving mature trees, removing a lot of concrete, and stormwater management, parking on McConnell, snow removal, sidewalks, bump-outs, light posts.

Anne Seurnyck, attorney, discussed the agreement and said the agreement is really important. She discussed her concern about not having a final agreement. She asked if we could come back with a final agreement in two weeks.

There was a discussion of the draft conditional rezoning agreement and bringing the 101 West Cass Street re-zoning back to the August 8th meeting.

Motion by Commissioner Craig seconded by Commissioner Ruestman that the city commission approve the petition for a rezoning of 101 W. McConnell Street as described in the petition.

YEA: Hufnagel, Craig, Ruestman, Gurski

NAY: None

Motion carried.

2. Resolution #17-2022 – a Resolution to Approve an Extension to Obsolete Property Rehabilitation Exemption Certificate #3-18-0016

Treasurer Kinde said in September of 2018 an OPRA application was approved for the FC Mason development for a period of 9 years with an option to extend it to 12 years. She said the project has been completed and asked the commission to extend it to the 12 years that was agreed upon.

Motion by Commissioner Ruestman seconded by Commissioner Gurski that the city commission adopt Resolution #17-2022 – a Resolution to Approve an Extension to Obsolete Property Rehabilitation Exemption Certificate #3-18-0016.

YEA: Hufnagel, Craig, Ruestman, Gurski

NAY: None

Motion carried.

3. Commissioner Comments

Commissioner Craig said it sounds like plans are going well for the Mint Festival. Hopefully, we will have great weather and great crowds.

Commissioner Gurski said gave highlights on the Clinton Area Ambulance. There is a push to get healthcare provided for full time staff and they think they are going to be able to get there. He said it is pertinent to try to keep staff at this point in time. They are about at \$50,000 of our fundraising efforts for an additional ambulance. He said there is some additional funding coming through the state level that will hopefully relieve the burden. There are efforts to expand the area. He said we have a very robust service and we are trying to maintain that. We don't have the numbers to make a private ambulance work.

Commissioner Ruestman said the Mint Festival pageant was Thursday night. She said it was a great event with a great turnout. She discussed the great young women we have in this community. She was excited to have that kind of a turnout. The city park looks fabulous for it and downtown also.

Mayor Hufnagel said he met with staff a couple of times regarding Bingham Township and we are making progress. The joint committee was on hiatus for a little bit, but we have some projects in mind moving forward and some long-term things. The next date is on our calendar.

ADJOURNMENT

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

YEA: Hufnagel, Craig, Ruestman, Gurski

NAY: None

Motion carried.

The meeting was adjourned at 7:11 p.m.