

**MAYOR
Rocky Gillis**

COUNCIL MEMBERS

**Michael Bembas
Ed Carter
Dawn Davey, Mayor Pro Tem**

**Cathy Harris
Wendy Meldrum
Jacob Skarbek**

**CITY OF ALGONAC
AGENDA FOR REGULAR CITY COUNCIL MEETING
Tuesday, August 5, 2025
6:00 p.m.**

- 1) Call to Order
- 2) Roll Call
- 3) Moment of Silent Prayer
- 4) Pledge of Allegiance
- 5) Approve Agenda
- 6) Presentations
 - a. Presentation on Sanitary Smoke Testing by Hubbell, Roth & Clark
- 7) Public Comment

**Limited to five (5) minutes per person. See information below.*
- 8) City Manager Report
- 9) Consent Agenda
 - a. City Council Meeting Minutes
 - 1) Regular Meeting – July 15, 2025
 - b. Miscellaneous Business
 - 1) Fire Department SCBA Annual Flow Testing: \$1,045.
- 10) Unfinished Business
- 11) New Business
 - a. To approve Abatement of Nuisance Resolution #2025-09 for 727 Pleasant Street.
 - b. To approve Abatement of Nuisance Resolution #2025-10 for 382 Center Street.
 - c. To adopt Resolution #2025-11 to Honor Milford Jackson and Designate Milford Jackson Testamentary Trust Income.

- d. To approve Special Event Permit from Woodside Bible Church for Family Movie Night at Riverside Park August 23, 2025.

12) Accounts Payable

13) Items for Next Agenda

14) Council Comment

15) Adjournment

The Michigan Open Meetings Act provides that persons shall be permitted to address the meeting of a public body under the rules established by the public body.

Any person may address the Council once on any matter during Public Comment. All matters shall be addressed through the Chair and no person shall speak longer than five (5) minutes.

The Chair shall not permit abusive, slanderous, or profane remarks about any person. Nothing herein is intended to limit or restrain negative, positive, or neutral comment about the manner in which an individual, employee, officer, official or council member carries out his or her duties in public office or employment.

At the conclusion of a speaker's remarks, the Manager, Mayor, Council or City staff *may* answer, if deemed necessary. Neither the Manager, Mayor, Council nor City staff shall interrupt or engage in debate with speakers or other members of the public during Public Comment.

This notice is posted in compliance with PA267 of 1976 as amended (Open Meetings Act), MCLA 41.72a (2) (3) and the Americans with Disabilities Act. Individuals with disabilities requiring auxiliary aids or services should contact the City of Algonac City Clerk at P.O. Box 454, Algonac, Michigan 48001 or (810) 794-9361 x6 or cityclerk@cityofalgonac.org.



Business of the Algonac City Council

Agenda Statement

Item Title: Presentations

Submitted by: Denice A. Gerstenberg, City Manager

Summary

There is one presentation tonight. No motions are needed to hear presentations.

a. Presentation on Sanitary Smoke Testing by Hubbell, Roth & Clark.

As part of the Phase 1 of a Sanitary Sewer Evaluation Survey (SSES), the city's engineer, Hubbell, Roth & Clark, will be investing all potential sources of excess water flow using Historical Influent Data Review, Smoke Testing and the purchase and installation of meters and rain gauges.

A 2021 meter study performed as part of the City's Stormwater, Asset Management and Wastewater (SAW) grant project indicated excessive infiltration of water into the sanitary sewer system. The city has started to address this issue and has since rehabilitated approximately 3,600 linear feet of sanitary sewer and will continue with a long-term plan to grout and line leaky sewers in the high infiltration areas.

This excessive inflow is of concern as the city pays a significant amount annual of excess flow fees thereby nearly doubling our annual sewage costs.

Sanitary Sewer Evaluation Survey (SSES)

City of Algonac

8/5/25 City Council Meeting

Hubbell, Roth & Clark, Inc.
Consulting Engineers Since 1915

Background

1. SAW (2020 – 2023)

a) 2021 Meter Study

- ▶ 35% Infiltration
- ▶ 62% Inflow



Background

1. SAW (2020 – 2023)

a) 2021 Meter Study

- ▶ 35% Infiltration
- ▶ 62% Inflow

b) Sanitary Manhole Inspections and Sewer Televising

- ▶ 95% MHs inspected
- ▶ 85% Sewers Inspected
- ▶ Majority of sewer deficiencies located in excessive infiltration areas

2. Sanitary Sewer Improvements (2024)

- ▶ 3,600 linear feet of sewer lined



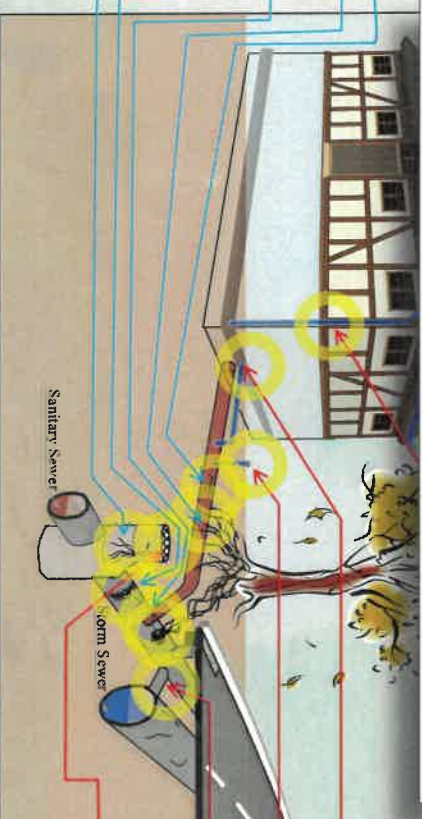
1. Infiltration vs Inflow

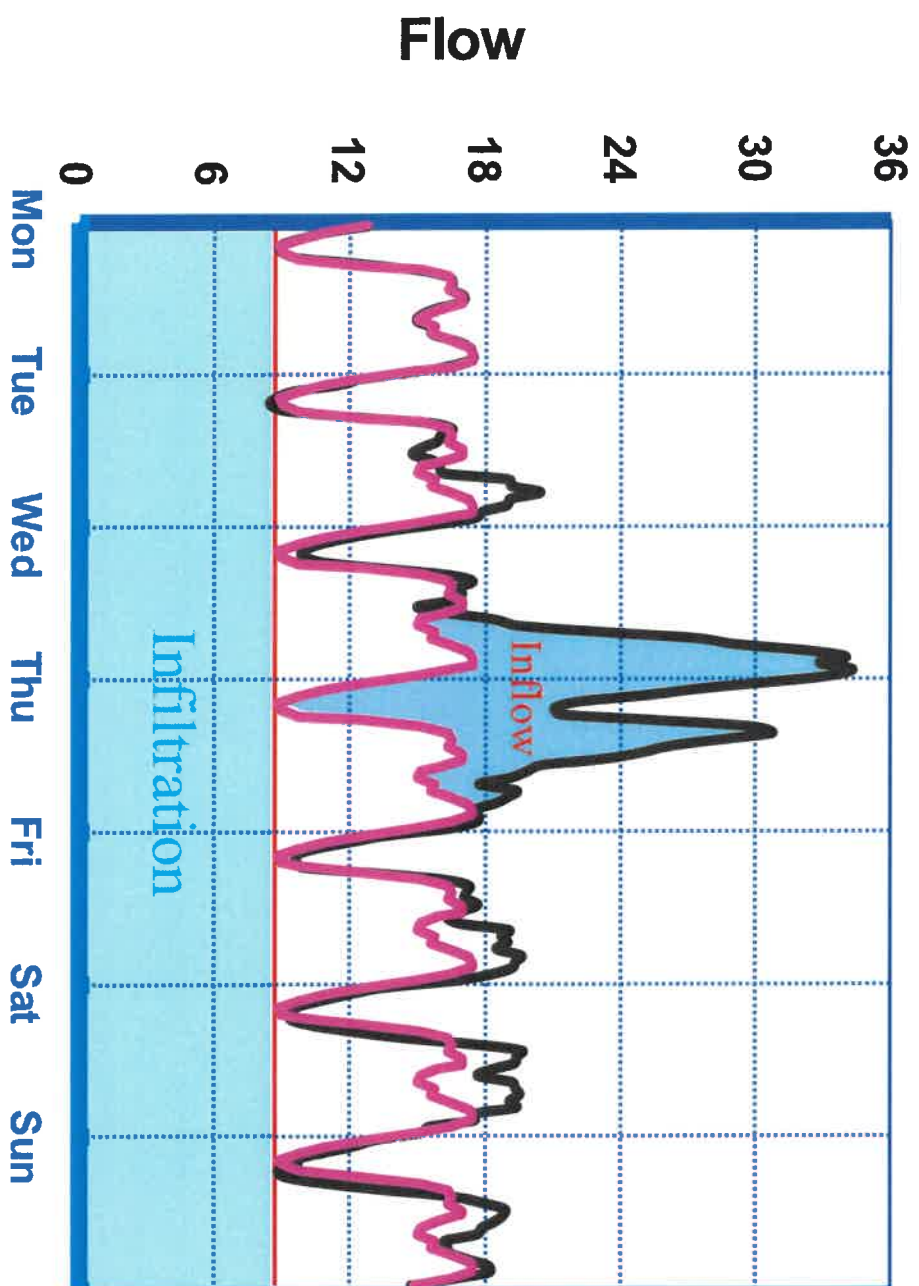
City of Algonac - 8/5/25 City Council Meeting - SSES Phase 1

Inflow Sources



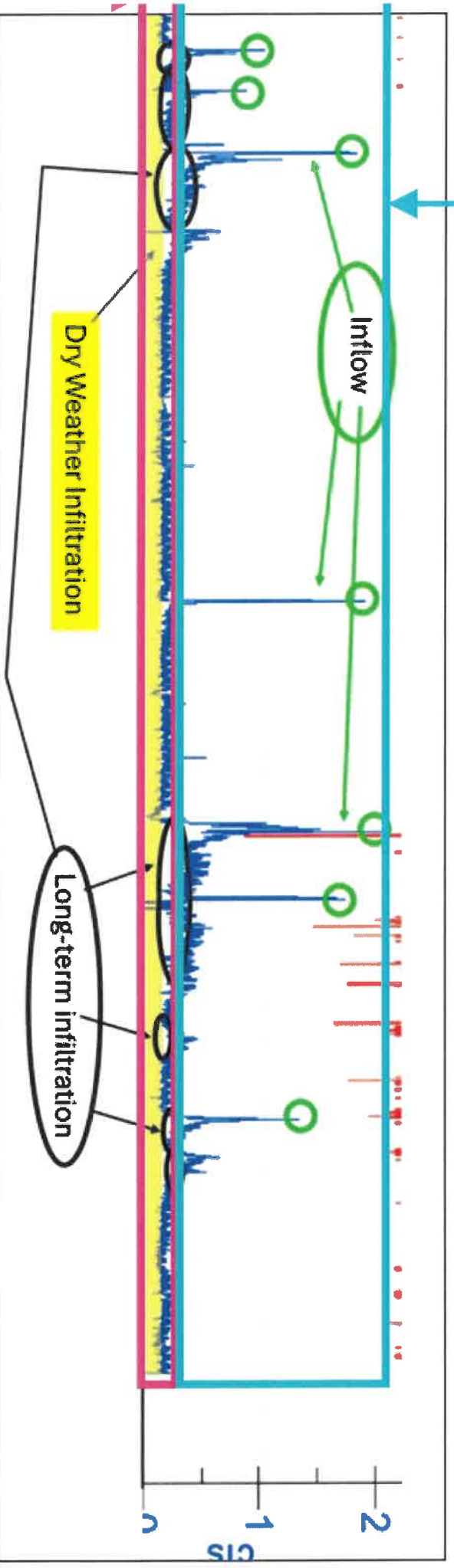
1. Roof Drain Connection
2. Footing Drain or Sump Pump Connection
3. Uncapped Clean-Out
4. Storm Cross-Connection
5. Faulty Manhole Cover or Frame





Meter District C Data from 2021 Meter Study

~ \$300,000 Excess Flow Fee Annually

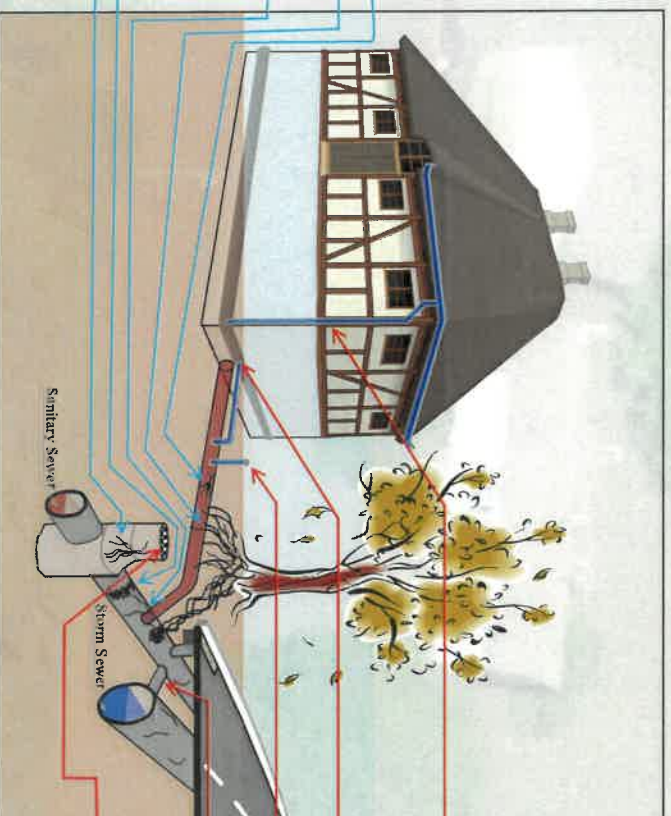


~ \$420,000 “Regular” Wastewater Charges Annually

Sources of Infiltration and Inflow (I/I) (AKA Rainfall Dependent Infiltration/Inflow (RDII))

Infiltration Sources

1. Broken Lateral
2. Root Intrusion (Main or Lateral)
3. Faulty Lateral Connection
4. Cracked or Broken Pipe
5. Deteriorated Manhole



Inflow Sources

1. Roof Drain Connection
2. Footing Drain or Sump Pump Connection
3. Uncapped Clean-Out
4. Storm Cross-Connection
5. Faulty Manhole Cover or Frame

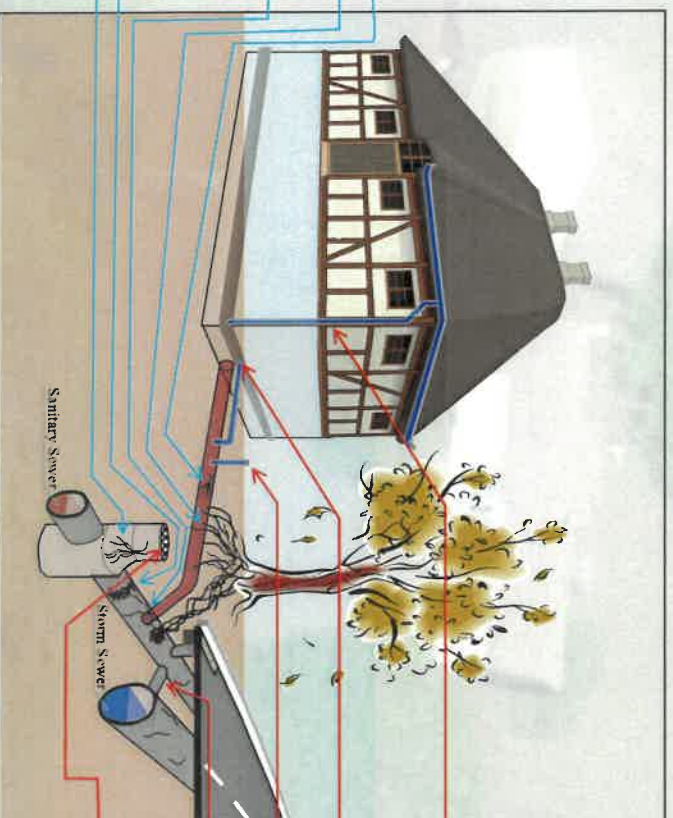
Deficiencies you can find with MH and sewer inspections

Sources of Infiltration and Inflow (I/I)

(AKA Rainfall Dependent Infiltration/Inflow (RDI))

Infiltration Sources

1. Broken Lateral
2. Root Intrusion (Main or Lateral)
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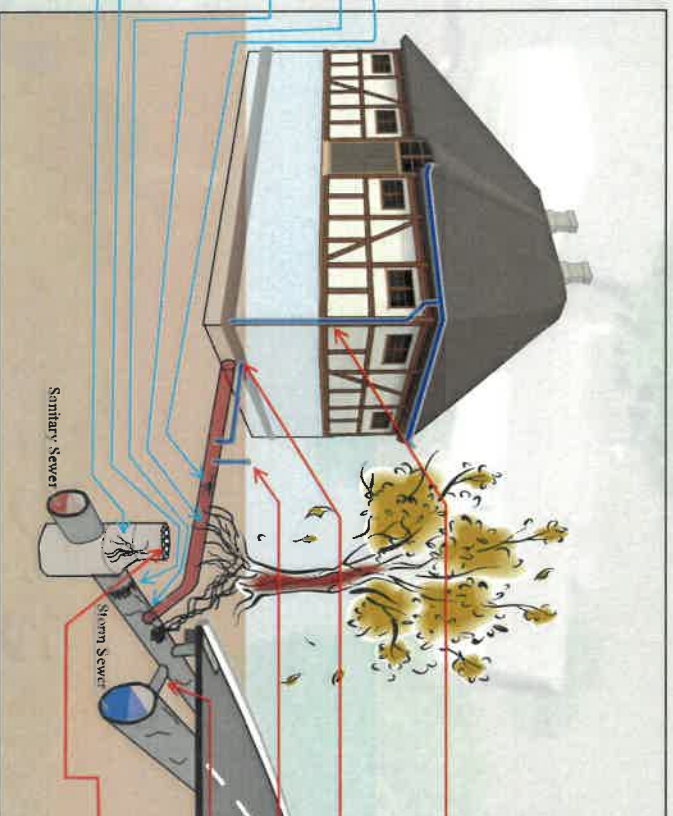
Inflow Sources

1. Roof Drain Connection
2. Footing Drain or Sump Pump Connection
3. Uncapped Clean-Out
4. Storm Cross-Connection
5. Faulty Manhole Cover or Frame

Deficiencies you can find with smoke testing (with really dry ground conditions)

(AKA Rainfall Dependent Infiltration/Inflow (RDII))

1. Broken Lateral
2. Root Intrusion (Main or Lateral)
3. Faulty Lateral Connection
4. Cracked or Broken Pipe
5. Deteriorated Manhole



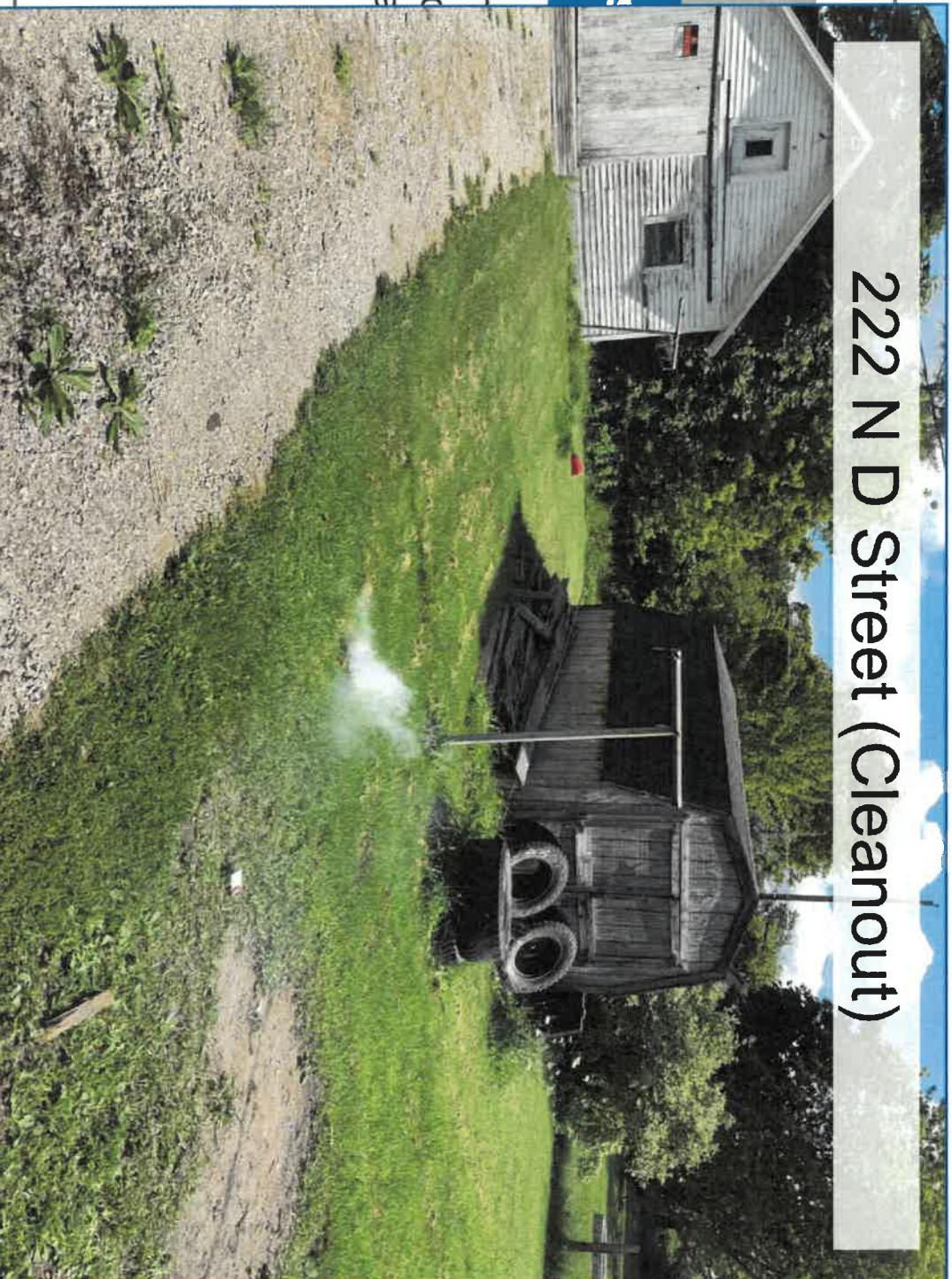
1. Root Drain Connection
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2. Project

SSES

1. St
2. Se

222 N D Street (Cleanout)



2. Project

SSE:

1. St
2. S

315 W State Street (Smoking Downspout)

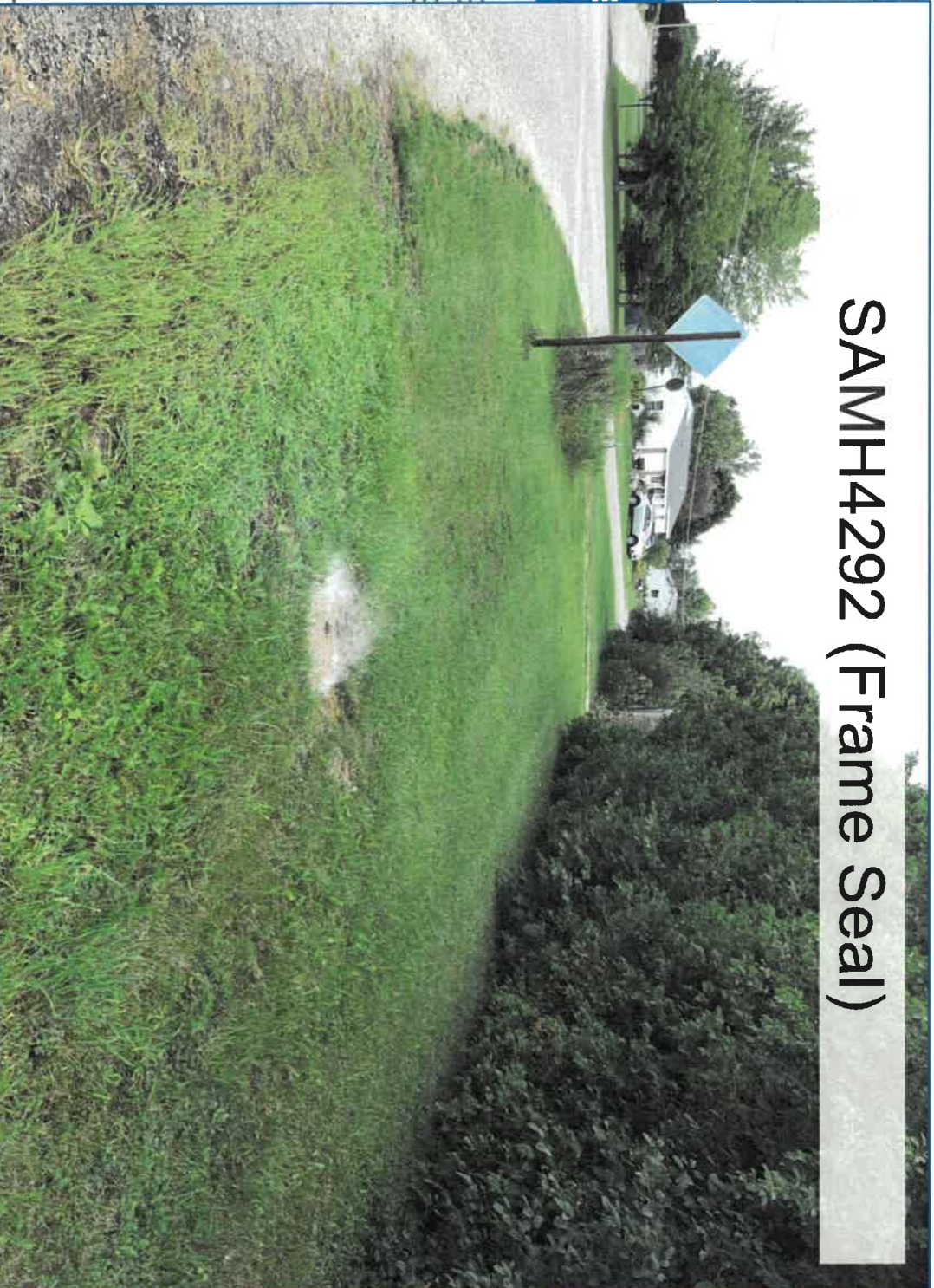


2. Project

SSI

2. 1

SAMH4292 (Frame Seal)



SAMH4280 (Nearby Transition Joint)



2 →



News About Your Neighborhood

The City of Algonac would like to inform you about a sanitary sewer evaluation project that will be completed in your neighborhood. With the help of their Consulting Engineer, Hubbell, Roth & Clark, Inc. (HRC), the City will be conducting smoke testing. The smoke testing will occur in August and September of 2025. Door hanger notification will be distributed 24-48 hours prior to the start of the smoke test in your neighborhood.

Please read the reverse side for more information regarding the smoke testing.

HRC field personnel will be wearing safety vests and driving HRC labeled vehicles. Every effort will be made to minimize your inconvenience. The crew may be using a drone for aerial visual recording to limit the need for members of the smoke testing crew to venture onto private property; however, crew members may also be required to go on private property to record observations. Your cooperation will be greatly appreciated.

If you have any questions, feel free to contact one of the people listed below.

Jennifer Morreale, PE, CFM
HRC Project Manager
(248) 535-3320

Ashley Siuk, EIT
HRC Field Representative
(313) 400-0441

DPW
City of Algonac
Department of Public Works
(810) 794-5451





SMOKE TESTING
IMPORTANT PUBLIC NOTICE
Please Read Carefully



ATTENTION

Sanitary Sewer Smoke Testing

Some time between August 2025 and September 2025, inspection crews working for the City of Algonac will be conducting smoke testing of the City's sanitary sewer system. Smoke testing involves blowing smoke through the sanitary sewers to locate deficiencies in the system. You may see smoke coming from vent stacks on buildings or holes in the ground. The smoke varies in color from white to gray depending on density and lighting. The main effects of the smoke are some minimal irritation of the throat, an awareness of an odd odor, and the appearance of smoke. These effects act as a warning and are desirable to prevent voluntary overexposure. It is **NON-TOXIC, NON-STAINING, AND CREATES NO FIRE HAZARD**. The smoke should not enter your home or business unless the plumbing is not functioning properly. If you have any seldom used drains and floor drains, please pour water in the drain to fill the trap prior to the test. Should smoke enter your home or business, leave the area, ventilate well to dissipate the smoke and please call one of the numbers listed below (preferably the HRC Field Representative).

Homeowners or business owners do not need to be present during the investigation, which will be conducted during normal business hours. However, you **MUST POUR WATER DOWN SELDOM USED DRAINS PRIOR TO THE TESTING**, especially floor drains in your home or business. This should prevent smoke from entering your home/building and setting off smoke alarms unnecessarily.

Door hanger notification will be distributed 24-48 hours prior to the start of smoke testing in your neighborhood.

Smoke testing was authorized by the City and will be conducted by the City's consulting engineering firm, Hubbell, Roth & Clark, Inc. (HRC). Crews will be in marked vehicles and have identification. The crew may be using a drone for aerial visual recording to limit the need for members of the smoke testing crew to venture onto private property; however, crew members may also be required to go on private property to record observations. Your cooperation will be greatly appreciated.

Questions may be directed to:

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(248) 535-3320

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DPW
City of Algonac
Department of Public Works
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As part of the smoke testing process, you may notice paint markings in the street, curb, manhole or grass. This paint is temporary and will disappear over time. The markings are used as a reference for City of Algonac personnel, and do not necessarily mean that there is a problem.



SMOKE TESTING
IMPORTANT PUBLIC NOTICE
Please Read Carefully



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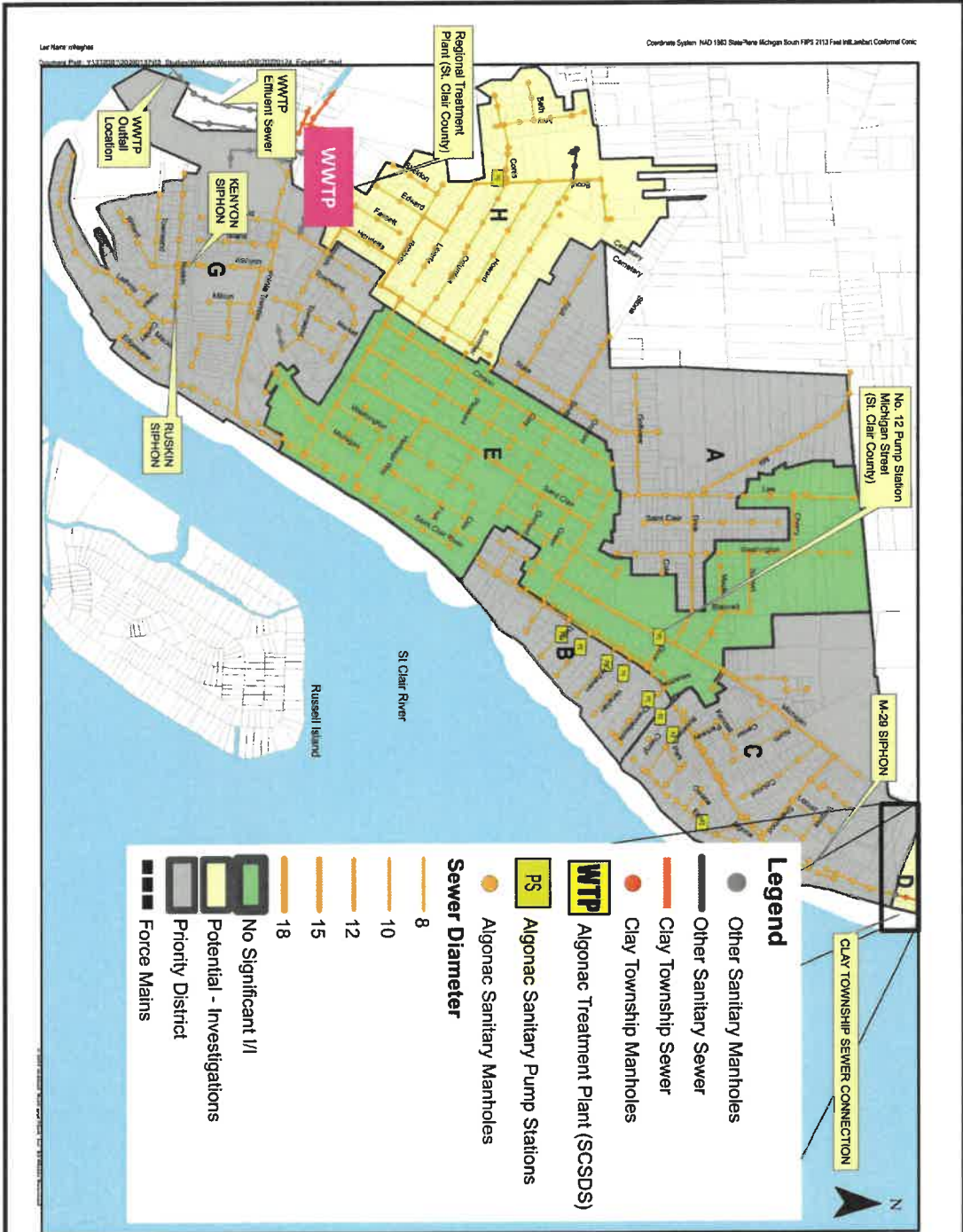
Task	Calendar Year						
	2022	2023	2024	2025	2026	2027	
1) Manhole Inspections	•						
3) Clean and CCTV Sewers	•						
2) Completion of the SAW Report		•					
4) Start Construction of Sewer Improvements			•				
Completed							

Task	Calendar Year						
	2022	2023	2024	2025	2026	2027	
1) Manhole Inspections	•						Completed
2) Clean and CCTV Sewers	•						
3) Completion of the SAW Report		•					
4) Start Construction of Sewer Improvements			•				
5) Historical Influent Data Review				•			SSES Phase 1 (Current Proposal)
6) Smoke Testing				•			
7) Purchase and Install Meter and Rain Gauge				•			

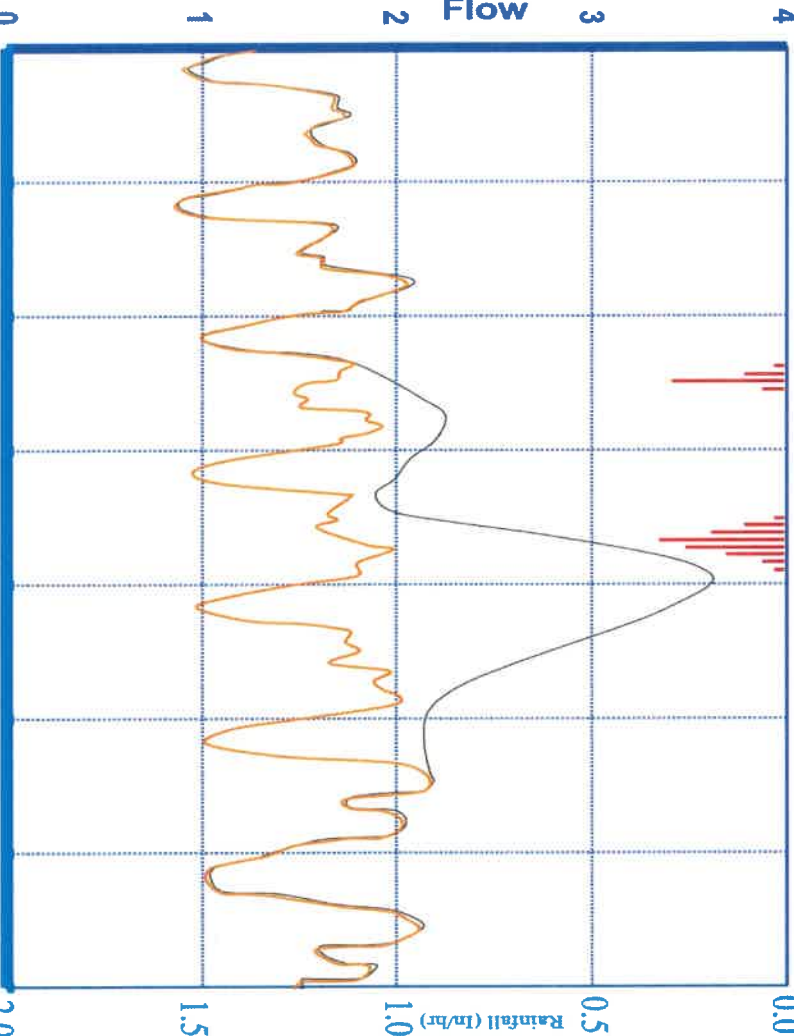
Task	Calendar Year						
	2022	2023	2024	2025	2026	2027	
n) Manhole Inspections	•						Completed
8) Clean and CCTV Sewers	•						
2) Completion of the SAW Report		•					
o) Start Construction of Sewer Improvements			•				
) Historical Influent Data Review				•			SSES Phase 1 (Current Proposal)
) Smoke Testing				•			
) Purchase and Install Meter and Rain Gauge				•			
) Downspout Inspection					•		SSES Phase 2
) Review of Historical Plans					•	•	
) Dye Testing / Field Investigations					•	•	
) Finalize SSES Report						•	

Historical Influent Review

- Weekly Influent Volume
- Daily Rainfall Totals
- Review from 2021 through current date
- Look at data trends



Task	Calendar Year						
	2022	2023	2024	2025	2026	2027	
1) Manhole Inspections	•						Completed
2) Clean and CCTV Sewers	•						
3) Completion of the SAW Report		•					
4) Start Construction of Sewer Improvements			•				
5) Historical Influent Data Review				•			SSES Phase 1 (Current Proposal)
6) Smoke Testing				•			
7) Purchase and Install Meter and Rain Gauge				•			
8) Downspout Inspection					•		SSES Phase 2
9) Review of Historical Plans					•	•	
10) Dye Testing / Field Investigations					•	•	
11) Finalize SSES Report						•	

Task	Calendar Year						
	2022	2023	2024	2025	2026	2027	
Purchase and Install Meter and Rain Gauge							
	Completed						
	SSES Phase 1 (Current Proposal)						
	SSES Phase 2						

Thank You! Questions?

ennifer Morreale, P.E., CFM | Manager

HUBBELL, ROTH & CLARK, INC

135 Griswold, Suite 1650, Detroit, MI 48226

A: 248-535-3320

morreale@hrcengr.com

**ENGINEERING.
ENVIRONMENT.
EXCELLENCE.**



City Manager's Report – August 5, 2025

Algonac Elementary Housing Update. MSHDA application was re-submitted April 1. Award notices are expected in July.

Algonac Activity Center/School Gym Update. Superior Heating & Cooling will be back the first week of August to finish the controls for the HVAC system. Plumbing has been completed. Electrical contractor/National Time is working on the fire alarm system. Salski has completed/or is in the process of completing the additional work that was approved (Temporary doors, painting to remove graffiti, removing paint from gym floor, etc.). They continue to install ceiling tiles. Painting has been completed in the media center. The Piece-to-Peace Quilters electrical contractor is scheduled for next week to install the new lighting fixtures. Once the lights are replaced, the ceiling tiles will be installed and the new flooring will be installed. Access Control/Security System is partially completed- awaiting ceiling tiles for completion. Some cameras have been installed which are now active. Contractor is hopeful that all work will be completed by mid-August. The roof still needs to be repaired; however, the temporary fixes have been holding up for now.

Denice A. Gerstenberg, City Manager



Business of the Algonac City Council

Agenda Statement

Item Title: To approve the consent agenda

Submitted by: Denice A. Gerstenberg, City Manager

Summary

The consent agenda contains the following items:

- a) City Council Meeting Minutes
 - 1. Regular Meeting – July 15, 2025
- d) Miscellaneous Business
 - 1. Fire Department SCBA Annual Flow Testing: \$1,045.

Suggested Action:

MOVED BY:

SUPPORTED BY:

RESOLVED, to approve the consent agenda as presented.

APPROVED/Denied

**MAYOR
Rocky Gillis**

COUNCIL MEMBERS

**Michael Bembas
Ed Carter
Dawn Davey, Mayor Pro Tem**

**Cathy Harris
Wendy Meldrum
Jacob Skarbek**

**CITY OF ALGONAC
REGULAR CITY COUNCIL MEETING
Tuesday, July 15, 2025
6:00 p.m.**

**City Council Chambers, 805 St. Clair River Drive
Algonac, MI 48001
Proposed Minutes**

Meeting called to Order

Mayor Gillis called the meeting to order at 6:00 p.m.

Roll Call

Present: Councilmembers Bembas, Carter, Davey, Gillis, Harris, Meldrum and Skarbek.

Others Present: City Manager Denice Gerstenberg, Fire Chief Joe Doan, and City Clerk Lisa Borgacz.

Moment of Silent Prayer

Mayor Gillis called for a moment of silent prayer.

Pledge of Allegiance

Mayor Gillis led the Pledge of Allegiance.

Approve Agenda

Motion by Davey, supported by Carter to approve the agenda as presented. Motion carried.

Presentations

St. Clair County Sheriff Mat King reviewed the Algonac Activity Report, to date, and answered questions.

Public Comment

Sandra Simmons, 825 Pleasant, asked if the city has a curfew.

Eileen Tesch, 145 Channelsyde, asked about the glitch in tax bills.

City Manager's Report

City Manager Gerstenberg did not give a report.

Consent Agenda

Motion by Meldrum, supported by Skarbek to approve the consent agenda as presented:

- a. City Council Meeting Minutes
 - 1) Regular Meeting – July 1, 2025
- b. Departmental Reports
 - 1) Blight Enforcement
 - 2) Building
 - 3) DPW
 - 4) Finance
 - 5) Fire Department
 - 6) Water Department
- c. Communications & Notices
 - 1) Boards & Commissions Roster
- d. Miscellaneous Business

Motion carried.

Unfinished Business

None

New Business

To approve Sewer Maintenance Service Contract Proposal to Develop Contractor Request for Proposals.

Motion by Skarbek, supported by Meldrum to approve Sewer Maintenance Service Contract Proposal to Develop Contractor Request for Proposals for sewer lining by Hubbell, Roth & Clark, whose address is PO Box 824, Bloomfield Hills, MI 48303-0824 in the amount not-to-exceed \$8,600.00, and direct the city manager to sign the contract on behalf of the city.

Roll Call

Ayes: Bembas, Carter, Davey, Gillis, Harris, Meldrum, Skarbek

Nays: None

Motion carried.

To approve Engineering Services Proposal for Sanitary Sewer Evaluation Survey Phase 1.

Motion by Skarbek, supported by Carter to approve Engineering Services Proposal for Sanitary Sewer Evaluation Survey Phase 1 by Hubbell, Roth & Clark, whose address is PO Box 824, Bloomfield Hills, MI 482303-0824 in the amount not-to-exceed \$228,000 and direct the City Manager to sign the agreement on behalf of the city.

Roll Call

Ayes: Carter, Davey, Gillis, Harris, Meldrum, Skarbek, Bombas
Nays: None

Motion carried.

To approve Algonac Swimming Pool Project Pay Application #7.

Motion by Meldrum, supported by Skarbek to approve Algonac Swimming Pool Project Pay Application #7 to Robert Clancy Contracting, whose address is 9342 Marine City Highway, Casco, MI 48047, in the amount of \$282,998.99.

Roll Call

Ayes: Davey, Gillis, Harris, Meldrum, Skarbek, Bombas, Carter
Nays: None

Motion carried.

To approve Konica Minolta copier lease agreement.

Motion by Skarbek, supported by Harris to approve 5-year copier lease agreement from Konica Minolta, whose address is 100 Williams Drive, Ramsey, NJ 07446 for a total amount of \$6,849.00 and direct the city manager to sign the agreement on behalf of the city.

Roll Call

Ayes: Gillis, Harris, Meldrum, Skarbek, Bombas, Carter, Davey
Nays: None

Motion carried.

To approve Permanent Change of Location and Consolidation of Voting Precincts.

Motion by Davey, supported by Harris to approve the permanent change in polling location from St. Catherine's Activity Center to the Algonac Activity Center located at 1216 St. Clair Blvd. for at least the next two (2) general election cycles, and the permanent consolidation of Precinct 1 & Precinct 2.

Ayes: Harris, Meldrum, Skarbek, Bombas, Carter, Davey, Gillis
Nays: None

Motion carried.

Accounts Payable

Motion by Carter, supported by Skarbek to approve accounts payable and payroll in the amount of \$388,009.23.

Roll Call

Ayes: Meldrum, Skarbek, Bombas, Carter, Davey, Gillis, Harris

Nays: None

Motion carried.

Items for Next Agenda

- Sanitary Sewer Smoke Test Presentation
- Milford Jackson Trust Resolution

Council Comment

Bembas

The Community Pool is now open, and he thanked the City Manager, Treasurer, Fire Chief and contractors who all worked very hard and very well on the project. The community dinner at First Evangelical Lutheran Church will be held tomorrow. He appreciates when citizens come and speak, but he warned residents not to buy in to the spin. City Council has done their best to keep costs down for residents for the last 20 years, and now water bills need to be raised.

Carter

It was a great celebration at the community pool. The Activity Center will be opening soon. The Cornhole Tournament held last weekend raised over \$2,000 for a family in need. He thanked Sheriff King for coming to the meeting.

Davey

It is so cool to see the kids out at the pool this evening; we need families here who are going to stay here. It was nice to see Senator Hertel and Sheriff King at the pool opening as well.

Harris

Thanked Sheriff King for the presentation, and the pool opening was great.

Meldrum

No comment.

Skarbek

No comment.

Gillis

It was an awesome day at the pool! He thanked Senator Hertel who also brought the Kona Ice truck on top of helping secure \$1 million in grant funding to help make the pool possible.

Adjournment

Motion by Davey, supported by Skarbek to adjourn the meeting at 6:39 p.m. Motion carried.

Signed _____; respectfully submitted _____
Mayor Rocky Gillis City Clerk Lisa Borgacz



9d1
8.5.2025

Business of the Algonac City Council

Consent Agenda Statement

Item Title: **To approve Fire Department SCBA Annual Flow Testing:
\$1,045.**

Submitted by: Joseph Doan, Fire Chief

Summary

OSHA and NFPA mandate annual flow testing of Self-Contained Breathing Apparatus (SCBA) to ensure they are functioning properly.

Attached is an invoice in the amount of \$1,045.00. This amount was budgeted in FY 2025-06.

Suggested Action:

MOVED BY:

SUPPORTED BY:

RESOLVED, to approve Fire Department SCBA annual Flow Testing MES Service Company, whose address is O Box 851792, Minneapolis, MN 55485-1792 in the amount of \$1,045.00.

APPROVED/Denied



805 St. Clair River Drive
Algonac, MI 48001
810.794.9361 | FAX 810.794.4804
www.cityofalgonac.org

FIRE DEPARTMENT

Fire Chief
Rental Housing
Inspector

Joseph J. Doan

TO: Denice Gerstenberg, City Manager
FROM: Joseph Doan
DATE: 07/16/2025
SUBJECT: SCBA Annual Flow-Testing

Annual flow testing of Self-Contained Breathing Apparatus (SCBA) is mandated by OSHA and NFPA standards to ensure the SCBA are functioning correctly and ready for emergency use.

There was a cost increase per unit this year for the flow testing. Testing was completed by MES Life Safety which is our local manufacturer authorized Scott Safety service provider.

This annual testing was budgeted and we recommend approval.



(877) 637-3473

Invoice

Invoice # IN2299547
Date 07/14/2025
Terms Net 30
Due Date 08/13/2025
Customer # C243522
PO # VERBAL CHIEF DOAN
Sales Rep Pratt, Paul
Sales Order SO2144065

Bill To

Algonac Fire Dept (MI)
805 St Clair River Dr
Algonac MI 48001
United States

Ship To

Attn: Joe Doan
Algonac Fire Dept (MI)
805 St Clair River Dr
Algonac MI 48001
United States

Item	Description	QTY	Units	Back Ordered	Unit Price	Amount
FLOWTEST	FLOW TESTING YEARLY ONSITE FLOW TESTING	19		0	\$55.00	\$1,045.00

Subtotal \$1,045.00
Shipping Cost \$0.00
Tax Total \$0.00
Total \$1,045.00
Amount Due \$1,045.00

All returns must be processed within 30 days of receipt and require a return authorization number and are subject to a restocking fee.
Custom orders are not returnable.
All payments must be clearly marked with the Customer and Invoice numbers. Payments not marked will be applied to the oldest invoice first.

PLEASE NOTE OUR REMITTANCE ADDRESS HAS CHANGED AND CHECKS WILL BE RETURNED IF NOT SENT TO THE ONE ON THE REMITTANCE SLIP.

101 336 000 784 000
\$37987
SCANNED

Wire/ ACH:
Routing#: 121000248
Acct#: 4865475180
Bank Name: Wells Fargo Bank, N.A.

Wire/ ACH Remittance Advice: AR@MESFIRE.COM
Please include Customer# and Invoice#

Please call us for invoice questions:
1-877-MES-FIRE (1-877-637-3473)

Remittance Slip

Customer C243522 Algonac Fire Dept (MI)
Invoice # IN2299547
Amount Due \$1,045.00
Amount Paid _____

Make Checks Payable To

MES SERVICE COMPANY LLC
PO BOX 851792
MINNEAPOLIS, MN 55485-1792



IN2299547



Item No: 11a
Meeting: 8.5.2025

Business of the Algonac City Council

Agenda Statement

Item Title: To approve Abatement of Nuisance Resolution #2025-09 for 727 Pleasant Street.

Submitted by: Denice A. Gerstenberg, City Manager

Summary

The city attorney has requested that the City Council declare this property a nuisance per City Code Section 34-18, so that enforcement can be initiated in the St. Clair County Circuit Court. The outdoor accumulation and storage of rubbish; a junk motor vehicle and miscellaneous personal property items continues unabated in violation of the anti-blight ordinance and the property maintenance code. The property owner ignores and fails to respond to notices. This is not a rental home. Photos are attached.

Notice #1	Nov 10, 2021
Notice #2 No change.	Dec 7, 2021
Notice #3 No change. Photo attached.	Dec 29, 2021
Notice #4 No change. Photos attached.	Jun 21, 2022
Notice #5 No change. Photo attached.	Aug 15, 2023
Notice #6 No change. Photos attached.	Oct 16, 2023
Notice #7 No change. Photos attached.	Sep 10, 2024
Additional Photos attached, Dec 2024 – July 15, 2025	
Letter from City Attorney	July 17, 2025

The code officer inspects the property the day of the city council meeting. The city manager can provide an update at the meeting. The property owner has 21 days to abate these violations before the city attorney files in circuit court. If the property owner fails to comply, a city contractor may complete the work on behalf of the property owner and the cost of the abatement will become a lien on the property. Attached is a Resolution for City Council approval.

Suggested Action:

MOVED BY:

SUPPORTED BY:

RESOLVED, to approve Resolution #2025-09 and declare 727 Pleasant Street a nuisance within the bounds of Code Section 34-18 and permit the City Attorney to pursue abatement remedies in the St. Clair County Circuit Court.

APPROVED/Denied

KANE, CLEMONS, JOACHIM AND DOWNEY

PROFESSIONAL CORPORATION
ATTORNEYS AND COUNSELORS AT LAW
721 ST. CLAIR RIVER DRIVE P.O. BOX 333
ALGONAC, MICHIGAN 48001

GEORGE J. JOACHIM
JAMES T. DOWNEY, JR.

(810) 794-4961
KCJDLAW@YAHOO.COM

JOHN C. KANE (1920-1998)
THOMAS M. CLEMONS, JR. (1939-2016)

July 17, 2025

Thomas P. Scally
Paul T. Scally
727 Pleasant Street
Algonac, MI 48001

RE: **ALGONAC CITY COUNCIL MEETING OF AUGUST 5, 2025**
CONSIDERATION OF 727 PLEASANT STREET AS A NUISANCE

Dear Messrs. Scally:

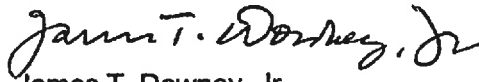
The City of Algonac has scheduled consideration of a resolution by City Council that would declare your property at 727 Pleasant Street a nuisance under §34-18 of the City Code. If City Council were to adopt the resolution, it would order abatement of the conditions giving rise to it and authorize the City Attorney to seek a permanent injunction from the St. Clair County Circuit Court in the event you would not voluntarily bring your property into compliance.

The matter will be considered at City Council's regular meeting of Tuesday, August 5, 2025 at 6:00 p.m. You are welcome to attend and offer any comment you wish.

If you have any questions regarding this matter, please do not hesitate to contact me. Thank you for your kind attention.

Very truly yours,

KANE, CLEMONS, JOACHIM AND DOWNEY


James T. Downey, Jr.

JTD/ns

cc: Denice A. Gerstenberg, City Manager
Lori Warner, Code Enforcement Officer
1940 Blauvelt Street

**CITY OF ALGONAC
ST. CLAIR COUNTY, MICHIGAN
RESOLUTION NO. 25-09**

A RESOLUTION TO DECLARE THE PROPERTY AT 727 PLEASANT STREET A NUISANCE PURSUANT TO CITY CODE SECTION 34-18; TO ORDER THE NUISANCE ABATED WITHIN TWENTY-ONE (21) DAYS; TO AUTHORIZE THE CITY ATTORNEY TO INITIATE CIVIL PROCESS TO ABATE THE NUISANCE ABSENT THE PROPERTY OWNERS' COMPLIANCE; AND TO CHARGE THE COST OF ANY SUCH ABATEMENT ACTION AS A SINGLE-LOT ASSESSMENT AGAINST THE PROPERTY PURSUANT TO CITY CODE SECTION 34-19.

A RESOLUTION of the City Council of the City of Algonac adopted at a regular meeting of said Council held at the Algonac City Council Chamber, located at 805 St. Clair River Drive, Algonac, Michigan, on the 5th day of August, 2025 at 6:00 P.M.

WHEREAS, the City of Algonac Building Department has conducted a code violation investigation of the property located at 727 Pleasant Street (the "Property") beginning in November 2021; and

WHEREAS, the Property remains non-compliant with City Codes in August 2025 where the outdoor accumulation and storage of rubbish, a junk motor vehicle, and miscellaneous personal property items continues unabated in violation of the anti-bligh ordinance and property maintenance code; and

WHEREAS, the owners of the Property ignore or fail to respond to violation notices provided by City administration; and

WHEREAS, City administration has notified the owners by first-class mail of City Council's consideration of this matter at tonight's regular meeting; and

WHEREAS, City Code Section 34-18 authorizes City Council to take action to abate nuisances such as those presented at the Property where anti-bligh and zoning violations continue persistently without response from the owner of the Property;

NOW, THEREFORE, it is hereby **RESOLVED** by the City Council of Algonac, County of St. Clair, State of Michigan, as follows:

1. That the property located at 727 Pleasant Street is a public hazard or nuisance that is detrimental to the health or safety of the inhabitants of the City.
2. That the property owners must abate the nuisance and bring the Property into compliance with all City Codes within twenty-one (21) days.
3. That the City Attorney is authorized to initiate civil process to abate the nuisance absent the property owners' compliance.
4. The cost of any abatement action initiated by the City Attorney shall be charged as a single-lot assessment against the Property pursuant to City Code Section 34-19.

RESOLUTION DECLARED ADOPTED.

Rocky B. Gillis, Mayor
City of Algonac, Michigan

CERTIFICATION

The foregoing is a true and complete copy of a Resolution adopted by the City Council in the City of Algonac, St. Clair County, Michigan at a regular meeting held on the 5th day of August, 2025. Public Notice of the meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of 1976, and the Minutes of said meeting were kept and will be or have been made available as required by said Act.

Members Present: Bembas, Carter, Davey, Gillis, Harris, Meldrum, Skarbek

Members Absent: None

It was moved by Member _____ and supported by Members _____ to adopt the Resolution.

Members Voting Yes: _____

Members Voting No.: _____

The Resolution was declared adopted by the Mayor and has been recorded in the Resolution Book.

Lisa M. Borgacz, City Clerk
City of Algonac, Michigan

727 PLEASEANT STREET ALGONAC, MI 48001 74-01-105-0118-000

BS&A NOTES

STORAGE OF INDOOR FURNITURE IN THE YARD, ALONG WITH A MILK CRATE; COOLER; WOOD; VEHICLE THAT DOESN'T MOVE.

furniture is gone, but there is still storage of junk outside. large pile of grass; MV that never moves; other debris.

08082023 this property is blighted, cleaned a little and then back to bad. tires all along the fence and other items in public view.

08222023 tires gone from the fence. a bunch of toys in the yard; trash cans in public view. will recheck next Tuesday

10102023 PHOTOS - IT'S A MESS.

notice with photos attached sent 10162023.

04302024 photos

07152024 A COMPLETE MESS AT THIS PROPERTY. NEEDS TO GO TO NUISANCE. RAINING TOO HARD - WILL GET PHOTOS ANOTHER DAY.

09102024 photos of today sent with notice.

09172024 tcf Tom wanting to know why he needs a permit for a pool he has had for years.

12102024 outside storage...still. photo. did not apply for a pool permit by 09172024. ongoing issues with outdoor storage and trash cans in public view.

03102025 PHOTOS

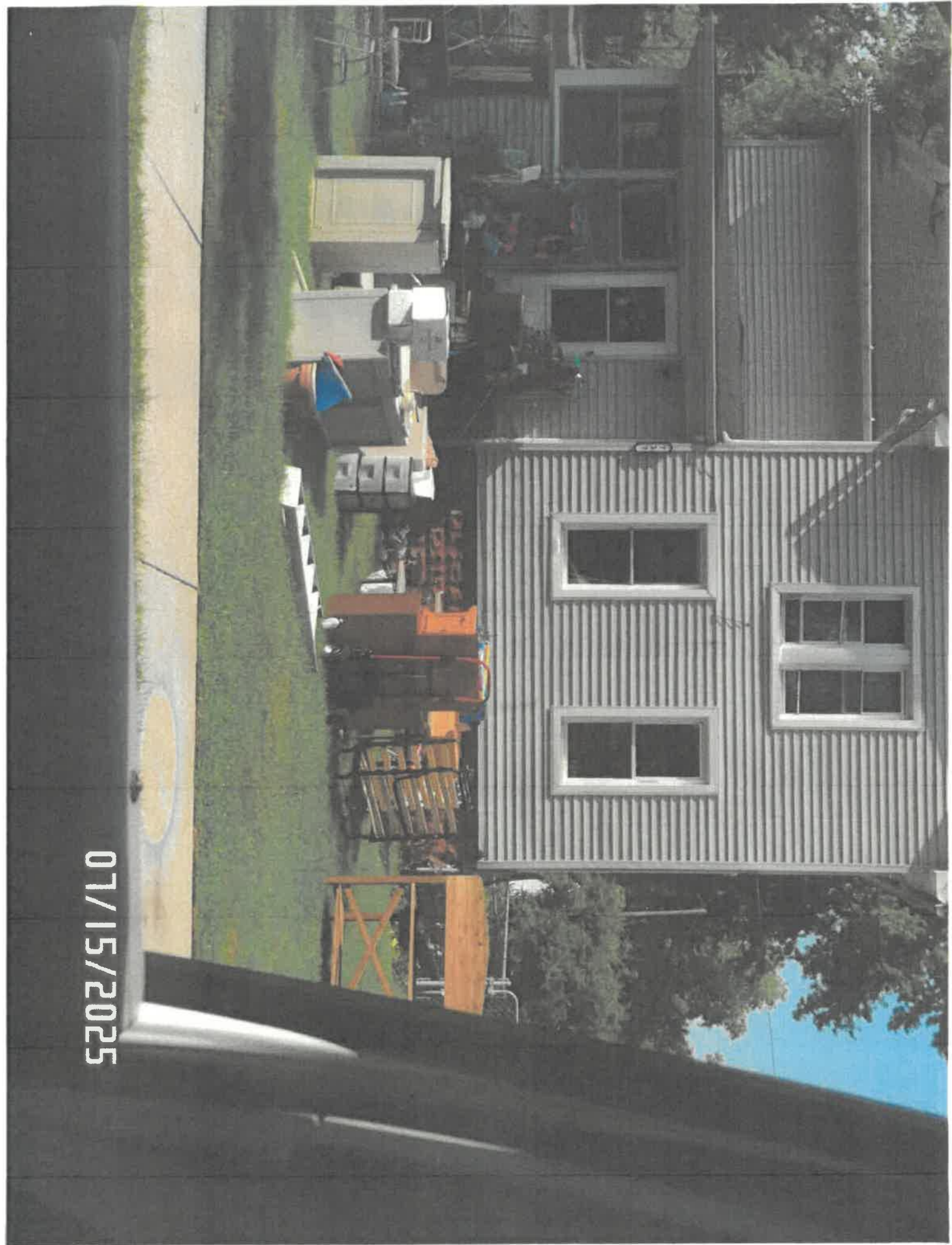
04292025 nuisance. photos

06172025 NUISANCE PHOTOS

07072025 photos no change. Blighted property since 2019 for various ordinance violations. No pool permit ever applied for; junk laying all around the property; in the right of way (alley) around the truck. No word from property owner regarding any of the notices or regarding what direction they could take.



07/15/2025



07/15/2025



07/15/2025



07/07/2025



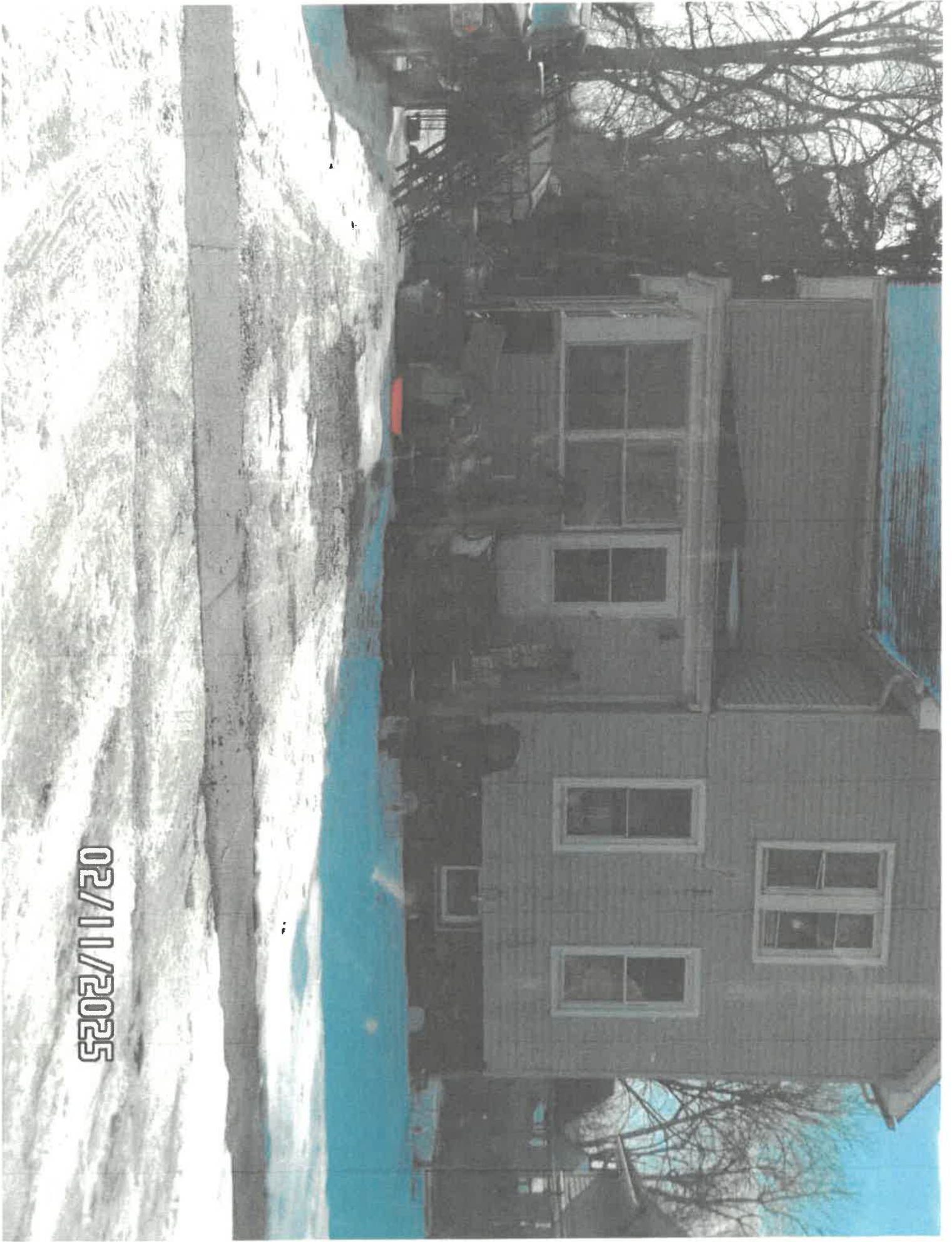


04/29/2025



03/10/2025

02/11/2025





12/10/2024

09/10/2024

FINAL NOTICE

SCALLY THOMAS/ PAUL
727 PLEASANT ST
ALGONAC MI 48001

NOTICE OF VIOLATION

RE: 727 PLEASANT ST, ALGONAC MI 48001 74-01-105-0118-000

A recent inspection of the property address above noted a violation of the following city of Algonac Ordinance:

Sec.18. Storage or accumulation of junk (any abandoned, discarded, unusable, or unused objects or equipment, including, but not limited to, furniture, stoves, refrigerators, freezers, cans, implements, parts of motor vehicles, machinery, cloth, rubber, bottles, metals, boxes, cartons, or crates) or junk automobiles unless said items are stored within a completely enclosed building which meets with all applicable city codes and zoning ordinances.

VIOLATION: For the past several years you have been receiving notices to clean up your yard of objects and things and to store them out of public view. You must clear your yard of all of these objects. Photos are attached. Please have this property cleaned up before the next inspection date.

Also, the swimming pool in the rear of the yard requires a permit and inspections. This also needs to be applied for prior to the next inspection date.

******* NEXT INSPECTION SCHEDULED FOR SEPTEMBER 17, 2024 *******

The city of Algonac is committed to preserving and improving property values throughout the community and your cooperation is greatly appreciated.

If you have any questions, please contact me at code@cityofalgonac.org.

Sincerely,

Lori Warner

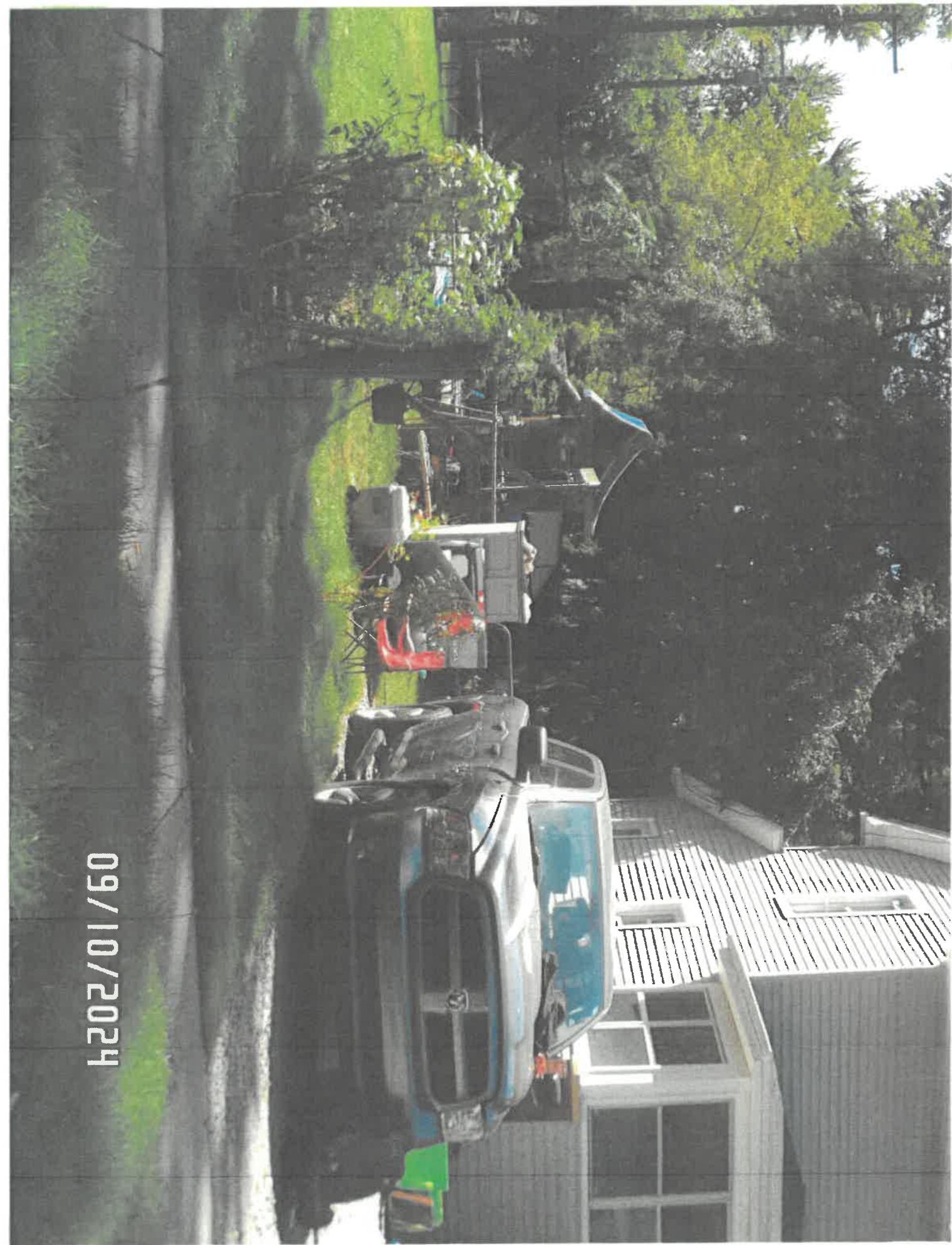
Lori Warner
Code Enforcement
Office Hours: M/TU 8:00-4:00

09/10/2024





09/10/2024



10/16/2023

FINAL NOTICE

SCALLY THOMAS/ PAUL
727 PLEASANT ST
ALGONAC MI 48001

NOTICE OF VIOLATION

RE: 727 PLEASANT ST, ALGONAC MI 48001 74-01-105-0118-000

A recent inspection of the property address above noted a violation of the following city of Algonac Ordinance:

Sec.18. Storage or accumulation of junk (any abandoned, discarded, unusable, or unused objects or equipment, including, but not limited to, furniture, stoves, refrigerators, freezers, cans, implements, parts of motor vehicles, machinery, cloth, rubber, bottles, metals, boxes, cartons, or crates) or junk automobiles unless said items are stored within a completely enclosed building which meets with all applicable city codes and zoning ordinances.

VIOLATION: You cannot store all of this stuff outside in public view. Please see attached photo and resolve the issues.

******* NEXT INSPECTION SCHEDULED FOR October 24, 2023 *******

The city of Algonac is committed to preserving and improving property values throughout the community and your cooperation is greatly appreciated.

If you have any questions, please contact me at code@cityofalgonac.org.

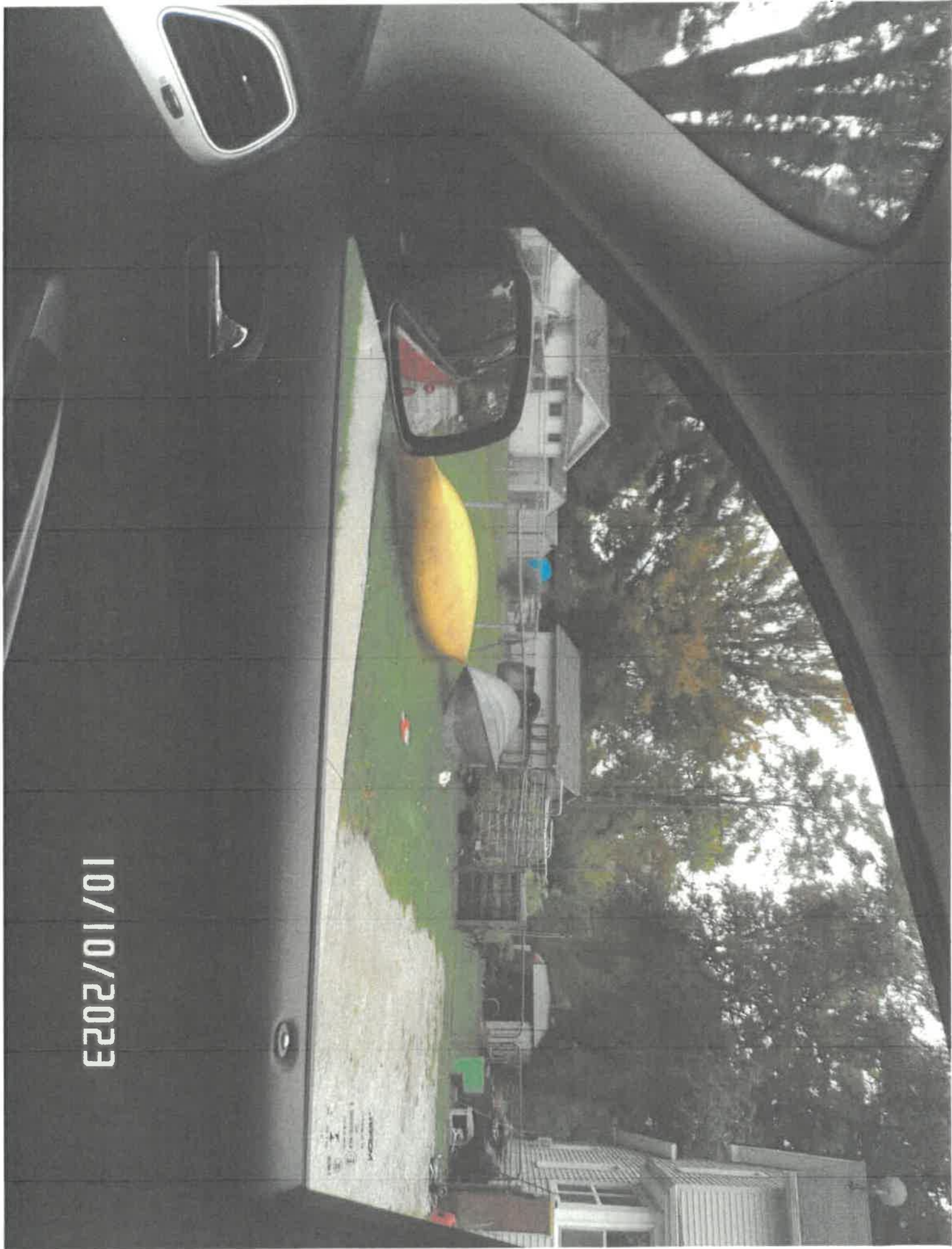
Sincerely,

Lori Warner

Lori Warner
Code Enforcement
Office Hours: M/TU 8:00-4:00

10/10/2023





10/10/2023

08/15/2023

SCALLY THOMAS/ PAUL
727 PLEASANT ST
ALGONAC MI 48001

NOTICE

RE: 727 PLEASANT ST, ALGONAC MI 48001 01-105-0118-000

A recent inspection of the property address above noted a violation of the following City of Algonac Code of Ordinances/International Property Maintenance Code: 18-22 Prohibited conduct and 302.1 Sanitation states the following:

Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

VIOLATION: All of the stuff in public view needs to be placed out of sight. Tires cannot be used as art or landscape materials. Trash cans, recycle, wheel barrel gas cans all need to be out of public view.

The outdoor storage of things has been an ongoing violation issue for the past several years. Failure to maintain your property within city ordinance may lead your property to be presented to the city attorney and city council for the nuisance process. Please clean up your property and store materials in an enclosed building and out of public view by the next scheduled inspection date, and thereafter.

******* NEXT INSPECTION SCHEUDLED FOR 2023 *******

The city of Algonac is committed to preserving and improving property values throughout the community and your cooperation is greatly appreciated.

If you have any questions, please contact me at code@cityofalgonac.org.

Sincerely,

Lori Warner

Lori Warner
Code Enforcement
Office Hours: M/TU 8:00-4:00

08/08/2023



06/21/2022

FIRST NOTICE

SCALLY THOMAS/ PAUL
727 PLEASANT ST
ALGONAC MI 48001

NOTICE

RE: 727 PLEASANT ST, ALGONAC MI 48001 74-01-105-0118-000

A recent inspection of the property address above noted non-compliance with the following city of Algonac Ordinance:

Sec.18. Storage or accumulation of junk (any abandoned, discarded, unusable, or unused objects or equipment, including, but not limited to, furniture, stoves, refrigerators, freezers, cans, implements, parts of motor vehicles, machinery, cloth, rubber, bottles, metals, boxes, cartons, or crates) or junk automobiles unless said items are stored within a completely enclosed building which meets with all applicable city codes and zoning ordinances.

NOTICE: The open storage of wood; cooler; indoor furniture and the other objects in public view are stored against ordinance. Additionally, the stored on your property must have current registration and be your property.

******* NEXT INSPECTION SCHEDULED FOR JUNE 29, 2022*******

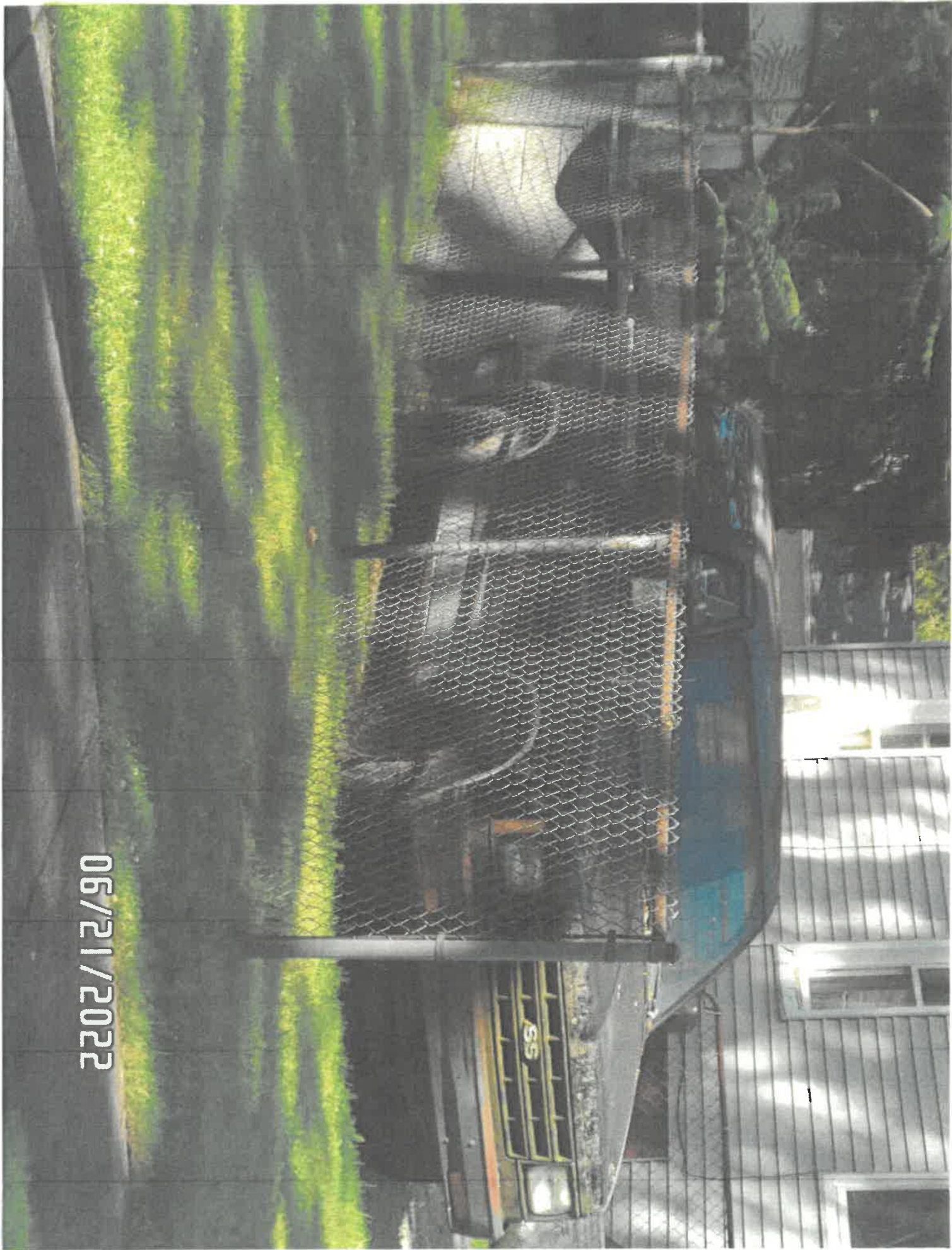
The city of Algonac is committed to preserving and improving property values throughout the community and your cooperation is greatly appreciated.

If you have any questions, please contact me at code@cityofalgonac.org.

Sincerely,

Lori Warner

Lori Warner
Code Enforcement



06/21/2022



06/21/2022

12/29/2021

FINAL NOTICE

SCALLY THOMAS/ PAUL
727 PLEASANT ST
ALGONAC MI 48001

NOTICE OF VIOLATION

RE: 727 PLEASANT ST, ALGONAC MI 48001 74-01-105-0118-000

A recent inspection of the property address above noted a violation of the following city of Algonac Ordinance:

Sec.18. Storage or accumulation of junk (any abandoned, discarded, unusable, or unused objects or equipment, including, but not limited to, furniture, stoves, refrigerators, freezers, cans, implements, parts of motor vehicles, machinery, cloth, rubber, bottles, metals, boxes, cartons, or crates) or junk automobiles unless said items are stored within a completely enclosed building which meets with all applicable city codes and zoning ordinances.

VIOLATION: the boat cannot be stored leaning up against the fence and must be stored in the rear yard. The storage of the toys in front of the truck need to be placed out of public view and the debris by the shed needs to be picked up and placed out of public view.

******* NEXT INSPECTION SCHEDULED FOR JANUARY 11, 2022 *******

The city of Algonac may initiate a criminal complaint with the St. Clair County District Court if this issue is not addressed by the next inspection.

If the city causes the blight to be corrected, remedied, removed, or eliminated by the Department of Public Works or an agent retained by the city the actual cost of this remedial effort, plus an administrative charge will become a lien against the property.

The city of Algonac is committed to preserving and improving property values throughout the community and your cooperation is greatly appreciated.

If you have any questions, please contact me at code@cityofalgonac.org.

Sincerely,

Lori Warner

Lori Warner
Code Enforcement



12/29/2021



12/07/2021

SECOND NOTICE

SCALLY THOMAS/ PAUL
727 PLEASANT ST
ALGONAC MI 48001

NOTICE

RE: 727 PLEASANT ST, ALGONAC MI 48001 74-01-105-0118-000

A recent inspection of the property address above noted non-compliance with the following city of Algonac Ordinance:

Sec.18. Storage or accumulation of junk (any abandoned, discarded, unusable, or unused objects or equipment, including, but not limited to, furniture, stoves, refrigerators, freezers, cans, implements, parts of motor vehicles, machinery, cloth, rubber, bottles, metals, boxes, cartons, or crates) or junk automobiles unless said items are stored within a completely enclosed building which meets with all applicable city codes and zoning ordinances.

NOTICE: The items circled in the attached photo must be kept out of public view. Also, the shed in the rear of the yard is in need of repair. Milk crate; gas can; garbage can; tote/wagon; junk by the grill; coolers.

******* NEXT INSPECTION SCHEDULED FOR DECEMBER 14, 2021 *******

The city of Algonac is committed to preserving and improving property values throughout the community and your cooperation is greatly appreciated.

If you have any questions, please contact me at blight@cityofalgonac.org.

Sincerely,

Lori Warner

Lori Warner
Code Enforcement

11/10/2021

FIRST NOTICE

SCALLY THOMAS/ PAUL
727 PLEASANT ST
ALGONAC MI 48001

NOTICE

RE: 727 PLEASANT ST, ALGONAC MI 48001 74-01-105-0118-000

A recent inspection of the property address above noted non-compliance with the following city of Algonac Ordinance:

Sec.18. Storage or accumulation of junk (any abandoned, discarded, unusable, or unused objects or equipment, including, but not limited to, furniture, stoves, refrigerators, freezers, cans, implements, parts of motor vehicles, machinery, cloth, rubber, bottles, metals, boxes, cartons, or crates) or junk automobiles unless said items are stored within a completely enclosed building which meets with all applicable city codes and zoning ordinances.

NOTICE: attached is a photo of the outside storage that is against ordinance. Please move the cooler; ladder; bucket; garbage cans/bags out of public view. Also, the boat is required to be on a trailer, not laying on the ground.

******* NEXT INSPECTION SCHEDULED FOR NOVEMBER 24, 2021 *******

The city of Algonac is committed to preserving and improving property values throughout the community and your cooperation is greatly appreciated.

If you have any questions, please contact me at blight@cityofalgonac.org.

Sincerely,

Lori Warner

Lori Warner
Code Enforcement



Item No: 11b
Meeting: 8.5.2025

Business of the Algonac City Council

Agenda Statement

Item Title: To approve Abatement of Nuisance Resolution #2025-10 for 382 Center Street.

Submitted by: Denice A. Gerstenberg, City Manager

Summary

The city attorney has requested that the City Council declare this property a nuisance per City Code Section 34-18, so that enforcement can be initiated in the St. Clair County Circuit Court. The outdoor accumulation and storage of rubbish, scrapping metals and miscellaneous personal property items continues unabated in violation of the anti-blight ordinance, the property maintenance code, and the zoning ordinance since 2020. There has been some contact with the property owner. This is a non-registered rental home.

Notice #1 (05/21/20 photos attached – multiple RV's, outdoor storage)	May 22, 2020
Notice #2	July 28, 2020
3 rd Inspection (08/27/20 photos attached – storage of scrap metal)	Aug 27, 2020
Tenant makes some progress, asks for extension until Feb 2021.	Oct 08, 2020
Notice #3 (09/18/20 photo attached)	Sep 18, 2020
5 th Inspection. (09/24/20 photo attached)	Sep 24, 2020
Notice #4 (multiple RV storage, truck tops, outdoor storage)	Dec 21, 2020
7 th Inspection (03/31/21 photos attached – continued outdoor storage)	Mar 31, 2021
Notice #5 (12/2/21 photos attached – continued outdoor storage)	Dec 02, 2021
Notice #6 (05/17/22 photo attached – scrap trailer)	May 18, 2022
10 th Inspection (05/24/22 photos attached)	May 24, 2022
Notice #7 (05/31/22 photo attached – scrap trailer)	May 31, 2022
12 th Inspection (06/08/22 photo attached – continued scrap collected on trailer)	Jun 08, 2022
13 th Inspection (06/15/22 photos attached – excessive outdoor storage)	Jun 15, 2022
14 th Inspection (06/16/22 photo attached - more outside storage)	Jun 16, 2022
15 th Inspection (07/28/22 photo attached)	Jul 28, 2022
Notice #8	Aug 03, 2022
17 th Inspection (08/09/22 photo attached - more outdoor storage)	Aug 09, 2022
18 th Inspection (08/16/22 photo attached – outdoor storage)	Aug 16, 2022
Notice #9	Oct 06, 2022
20 th Inspection (10/18/22 photo attached – outdoor storage)	Oct 18, 2022
Notice #10 (10/26/22 photo attached – outdoor storage)	Oct 26, 2022
22 nd Inspection (11/09/22 photo attached – tires, outdoor storage)	Nov 09, 2022
VM left for code officer that car would be removed. Does not happen.	Nov 03, 2022
Notice #11	July 18, 2023
23 rd Inspection (08/08/23 photo attached – inoperable vehicle, outdoor storage)	Aug 08, 2023
24 th Inspection (08/14/23 photo attached – scrapping trailer, outdoor storage)	Aug 14, 2023
25 th Inspection – (08/31/23 photo attached - same)	Aug 31, 2023
26 th Inspection – (09/18/23 photos attached - same)	Sep 18, 2023
Owner states she is moving into house & would clean up. Her brother is tenant.	Sep 27, 2023
27 th Inspection – (10/16/23 photos attached - same)	Oct 16, 2023
28 th Inspection – (10/30/23 photos attached – tire storage)	Oct 30, 2023
29 th Inspection – (11/06/23 photos attached – outdoor storage, scrapping)	Nov 06, 2023

Notice #12	Nov 07, 2023
31 st Inspection – (11/13/23 photos attached – outdoor storage, scrapping)	Nov 13, 2023
Attorney notifies property owner of Council meeting	Nov 22, 2023
Proposed for Dec 5, 2023 City Council agenda. Staff meets with family member on site who gets involved & promises clean up by Feb 2024, owner will apply for fence & hot tub permit. Did not go to City Council.	Nov 28, 2023
No permits applied for, property still not cleaned up.	Feb 26, 2024
Same. Pictures attached 6/3/2024 through 9/23/2024	Sep 23, 2024
Emailed pictures to family member who promises clean up.	Jan 09, 2025
No change. More Photos attached 1/6/2025 through 6/16/2025	
Attorney notifies property owner of Council meeting	Jul 15, 2025

The code officer inspects the property the day of the city council meeting. The city manager can provide an update at the meeting. The property owner has 21 days to abate these violations before the city attorney files in circuit court. If the property owner fails to comply, a city contractor may complete the work on behalf of the property owner and the cost of the abatement will become a lien on the property. Attached is a Resolution for City Council approval.

Suggested Action:

MOVED BY:

RESOLVED, to approve Resolution #2025-10 and declare 382 Center Street a nuisance within the bounds of Code Section 34-18 and permit the City Attorney to pursue abatement remedies in the St. Clair County Circuit Court.

SUPPORTED BY:

APPROVED/Denied

KANE, CLEMONS, JOACHIM AND DOWNEY

PROFESSIONAL CORPORATION
ATTORNEYS AND COUNSELORS AT LAW
721 ST. CLAIR RIVER DRIVE P.O. BOX 333
ALGONAC, MICHIGAN 48001

GEORGE J. JOACHIM
JAMES T. DOWNEY, JR.

(810) 794-4961
KCJD LAW@YAHOO.COM

JOHN C. KANE (1920-1998)
THOMAS M. CLEMONS, JR. (1939-2016)

July 15, 2025

Lisa L. Williams
382 Center Street
Algonac, MI 48001

RE: **ALGONAC CITY COUNCIL MEETING OF AUGUST 5, 2025**
CONSIDERATION OF 382 CENTER STREET AS A NUISANCE

Dear Ms. Williams:


The City of Algonac has scheduled consideration of a resolution by City Council that would declare your property at 382 Center Street a nuisance under §34-18 of the City Code. If City Council were to adopt the resolution, it would order abatement of the conditions giving rise to it and authorize the City Attorney to seek a permanent injunction from the St. Clair County Circuit Court in the event you would not voluntarily bring your property into compliance.

The matter will be considered at City Council's regular meeting of Tuesday, August 5, 2025 at 6:00 p.m. You are welcome to attend and offer any comment you wish.

If you have any questions regarding this matter, please do not hesitate to contact me. Thank you for your kind attention.

Very truly yours,

KANE, CLEMONS, JOACHIM AND DOWNEY



James T. Downey, Jr.

JTD/ns

cc: Denice A. Gerstenberg, City Manager
Lori Warner, Code Enforcement Officer

**CITY OF ALGONAC
ST. CLAIR COUNTY, MICHIGAN
RESOLUTION NO. 25-10**

A RESOLUTION TO DECLARE THE PROPERTY AT 382 CENTER STREET A NUISANCE PURSUANT TO CITY CODE SECTION 34-18; TO ORDER THE NUISANCE ABATED WITHIN TWENTY-ONE (21) DAYS; TO AUTHORIZE THE CITY ATTORNEY TO INITIATE CIVIL PROCESS TO ABATE THE NUISANCE ABSENT THE PROPERTY OWNER'S COMPLIANCE; AND TO CHARGE THE COST OF ANY SUCH ABATEMENT ACTION AS A SINGLE-LOT ASSESSMENT AGAINST THE PROPERTY PURSUANT TO CITY CODE SECTION 34-19.

A RESOLUTION of the City Council of the City of Algonac adopted at a regular meeting of said Council held at the Algonac City Council Chamber, located at 805 St. Clair River Drive, Algonac, Michigan, on the 5th day of August, 2025 at 6:00 P.M.

WHEREAS, the City of Algonac Building Department has conducted a code violation investigation of the property located at 382 Center Street (the "Property") beginning in May 2020; and

WHEREAS, the Property remains non-compliant with City Codes in August 2025 where the outdoor accumulation and storage of rubbish, scrapping metals, and miscellaneous personal property items continues unabated in violation of the anti-blight ordinance, zoning ordinance, and property maintenance code; and

WHEREAS, the owner of the Property ignores or fails to respond to violation notices provided by City administration; and

WHEREAS, City administration has notified the owner by first-class mail of City Council's consideration of this matter at tonight's regular meeting; and

WHEREAS, City Code Section 34-18 authorizes City Council to take action to abate nuisances such as those presented at the Property where anti-blight and zoning violations continue persistently without response from the owner of the Property;

NOW, THEREFORE, it is hereby **RESOLVED** by the City Council of Algonac, County of St. Clair, State of Michigan, as follows:

1. That the property located at 382 Center Street is a public hazard or nuisance that is detrimental to the health or safety of the inhabitants of the City.
2. That the property owner must abate the nuisance and bring the Property into compliance with all City Codes within twenty-one (21) days.
3. That the City Attorney is authorized to initiate civil process to abate the nuisance absent the property owner's compliance.
4. The cost of any abatement action initiated by the City Attorney shall be charged as a single-lot assessment against the Property pursuant to City Code Section 34-19.

RESOLUTION DECLARED ADOPTED.

Rocky B. Gillis, Mayor
City of Algonac, Michigan

CERTIFICATION

The foregoing is a true and complete copy of a Resolution adopted by the City Council in the City of Algonac, St. Clair County, Michigan at a regular meeting held on the 5th day of August, 2025. Public Notice of the meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of 1976, and the Minutes of said meeting were kept and will be or have been made available as required by said Act.

Members Present: Bembas, Carter, Davey, Gillis, Harris, Meldrum, Skarbek

Members Absent: None

It was moved by Member _____ and supported by Members _____ to adopt the Resolution.

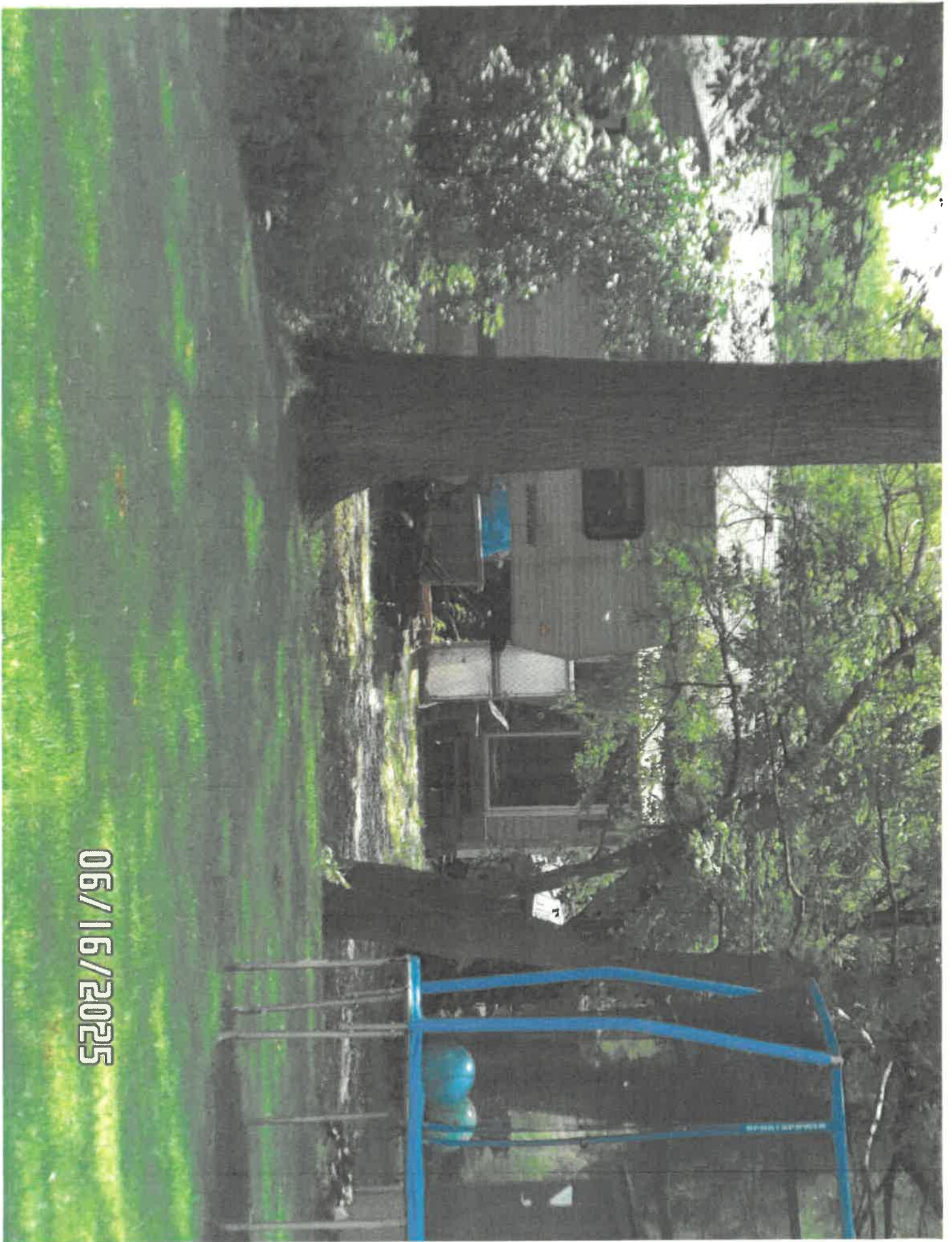
Members Voting Yes: _____

Members Voting No.: _____

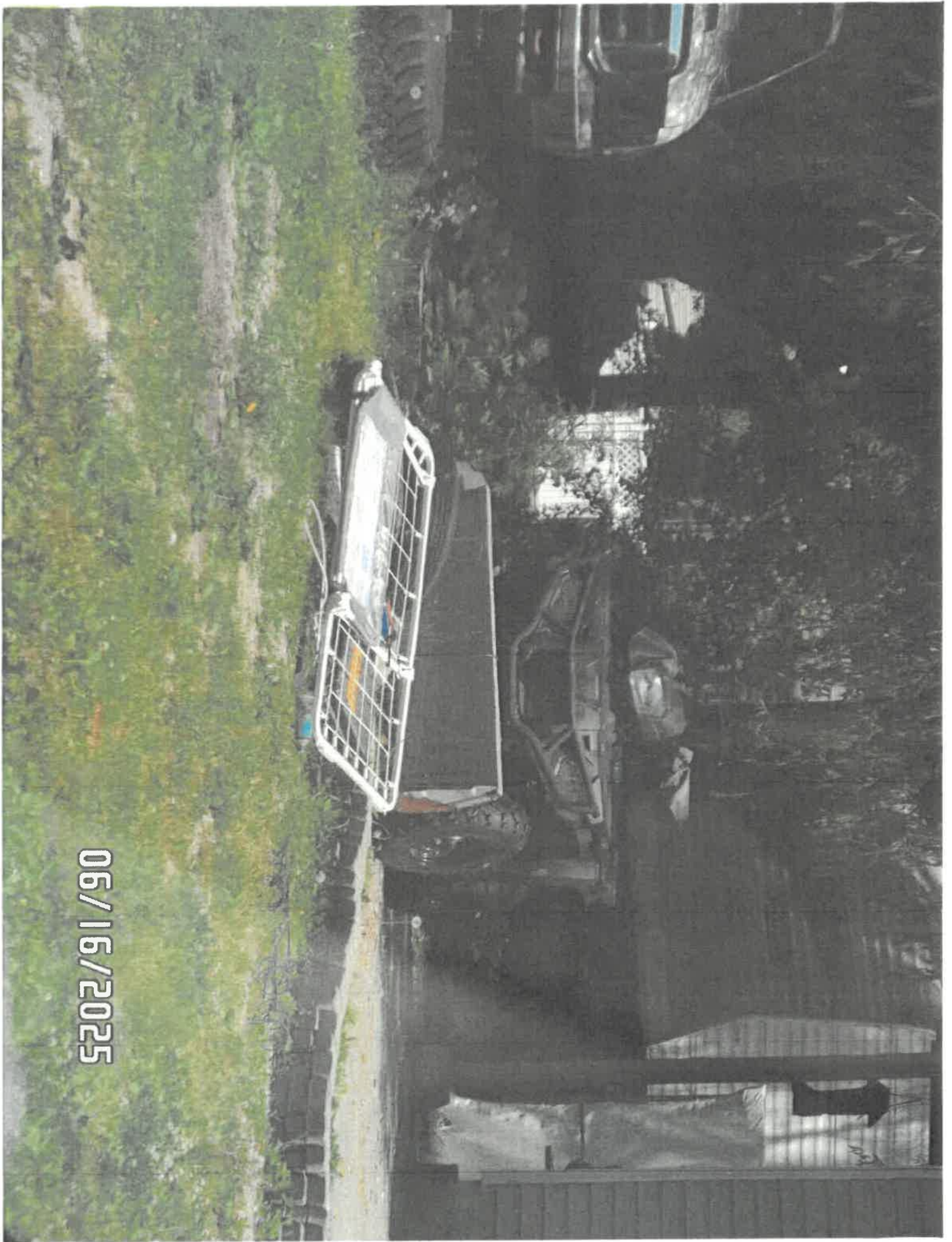
The Resolution was declared adopted by the Mayor and has been recorded in the Resolution Book.

Lisa M. Borgacz, City Clerk
City of Algonac, Michigan

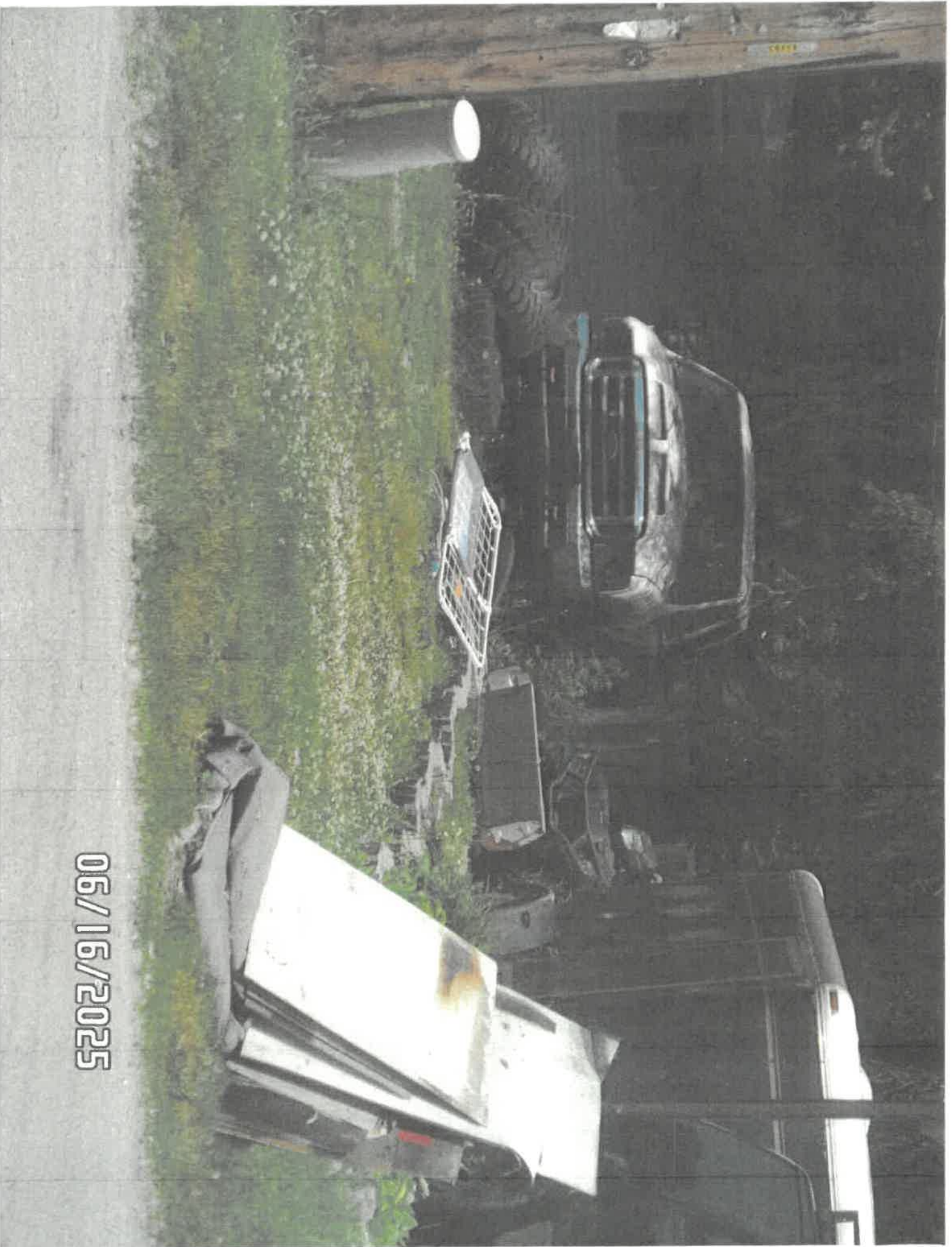
06/16/2025



06/16/2025



06/16/2025





06/16/2025



04/15/2025



03/31/2025

03/31/2025



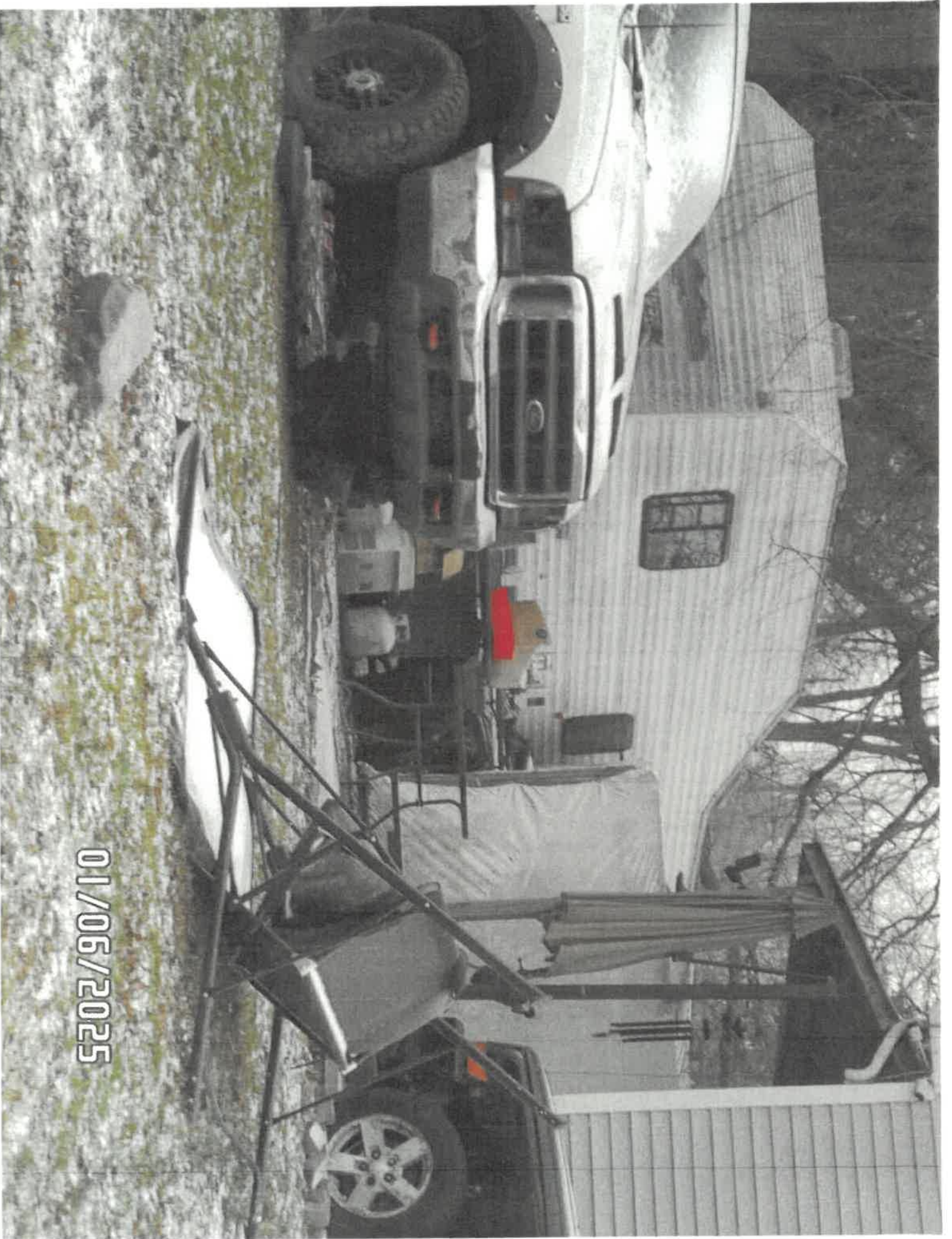


03/31/2025



01/06/2025

01/06/2025





09/23/2024

09/23/2024



08/05/2024





07/15/2024



07/01/2024



06/24/2024



KANE, CLEMONS, JOACHIM AND DOWNEY

PROFESSIONAL CORPORATION
ATTORNEYS AND COUNSELORS AT LAW
721 ST. CLAIR RIVER DRIVE P.O. Box 333
ALGONAC, MICHIGAN 48001

JOHN C. KANE (1920-1998)
THOMAS M. CLEMONS, JR. (1939-2016)
GEORGE J. JOACHIM
JAMES T. DOWNEY, JR.

TELEPHONE
AREA CODE 810
794-4961
FAX (810) 794-3641

November 22, 2023

Lisa L. Williams
382 Center Street
Algonac, MI 48001

RE: **ALGONAC CITY COUNCIL MEETING OF DECEMBER 5, 2023**
CONSIDERATION OF 382 CENTER STREET AS A NUISANCE

Dear Ms. Williams:

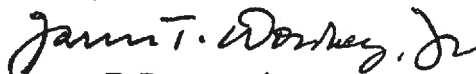
The City of Algonac has scheduled consideration of a resolution by City Council that would declare your property at 382 Center Street a nuisance under Section 34-18 of the City Code. If City Council were to adopt the resolution, it would order abatement of the conditions giving rise to it; that is, to seek a permanent injunction from the St. Clair County Circuit Court, and to authorize the City Attorney to pursue that relief in the event you would not voluntarily bring the property into compliance.

The matter will be considered at City Council's regular meeting of Tuesday, December 5, 2023 at 6:00 p.m. You are welcome to attend and offer any comment you wish.

If you have any questions regarding this matter, please do not hesitate to contact me. Thank you for your kind attention.

Very truly yours,

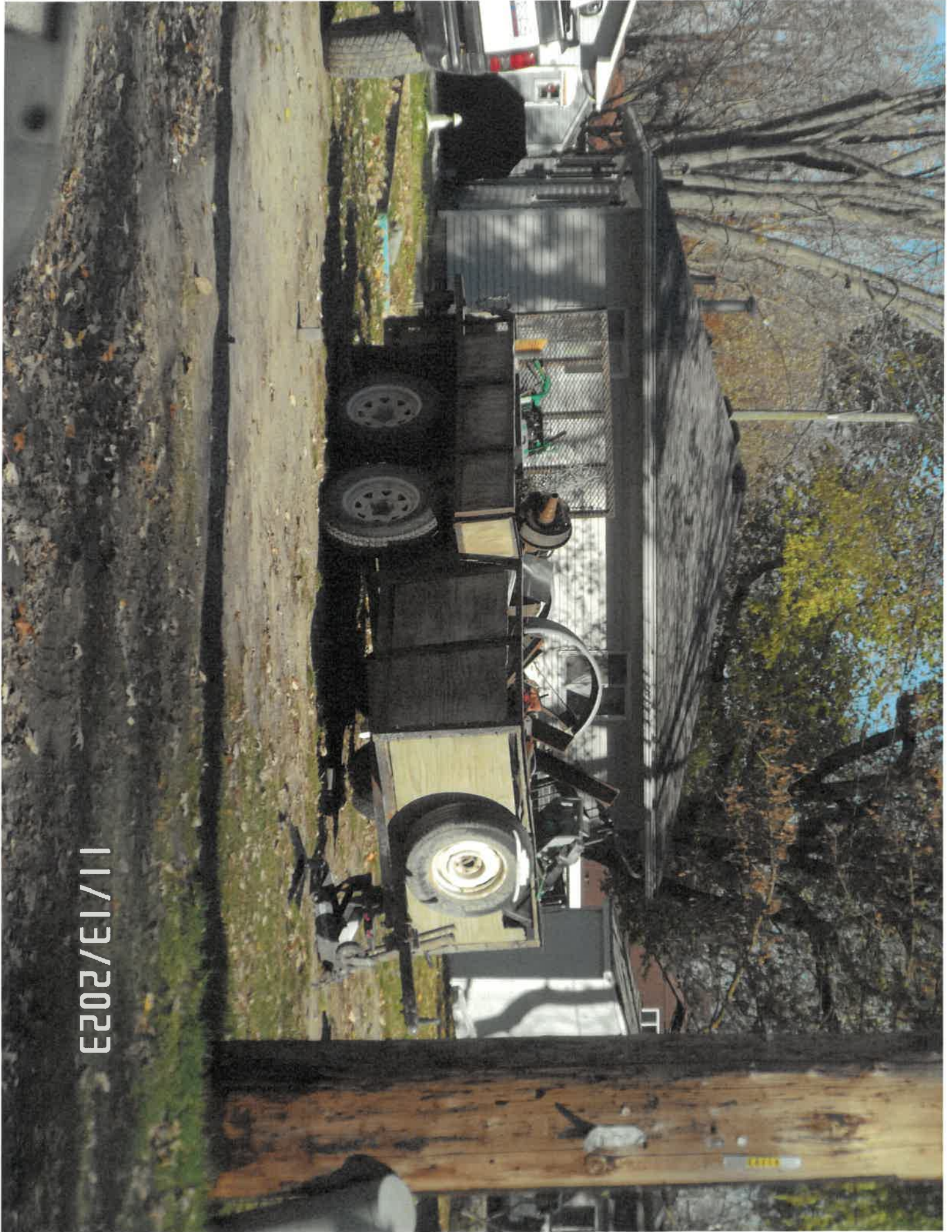
KANE, CLEMONS, JOACHIM AND DOWNEY



James T. Downey, Jr.

JTD/ns

cc: Denice A. Gerstenberg, City Manager
Lisa Borgacz, City Clerk
Lori Warner, Code Enforcement Officer



11/13/2023



11/13/2023

11/07/2023

FINAL NOTICE

WILLIAMS LISA L/ANDERSON CHRISTOPHE
382 CENTER ST
ALGONAC MI 48001

NOTICE OF VIOLATION

RE: 382 CENTER ST, ALGONAC MI 48001 74-01-145-0047-000

A recent inspection of the property address above noted a violation of the following city of Algonac Ordinance:

Sec.18. Storage or accumulation of junk (any abandoned, discarded, unusable, or unused objects or equipment, including, but not limited to, furniture, stoves, refrigerators, freezers, cans, implements, parts of motor vehicles, machinery, cloth, rubber, bottles, metals, boxes, cartons, or crates) or junk automobiles unless said items are stored within a completely enclosed building which meets with all applicable city codes and zoning ordinances.

VIOLATION: The storage of scrap materials; unlicensed vehicles; gas cans; junk stored under the camper; junk inside of the truck bed; hot tub and tires stored in public view is against ordinance.

******* NEXT INSPECTION SCHEDULED FOR NOVEMBER 13, 2023 *******

The city of Algonac is committed to preserving and improving property values throughout the community and your cooperation is greatly appreciated.

If you have any questions, please contact me at code@cityofalgonac.org.

Sincerely,

Lori Warner

Lori Warner
Code Enforcement
Office Hours: M/TU 8:00-4:00

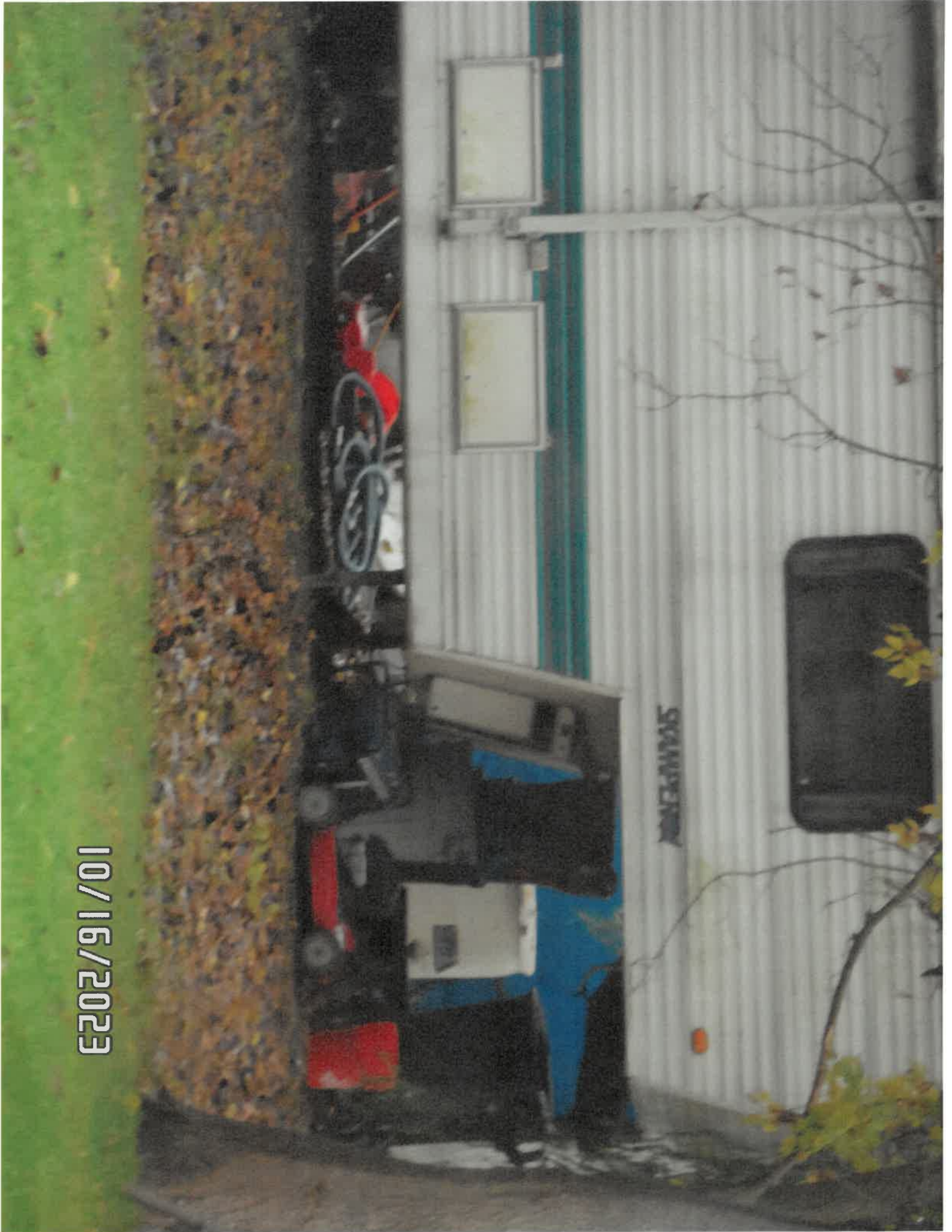


11/06/2023



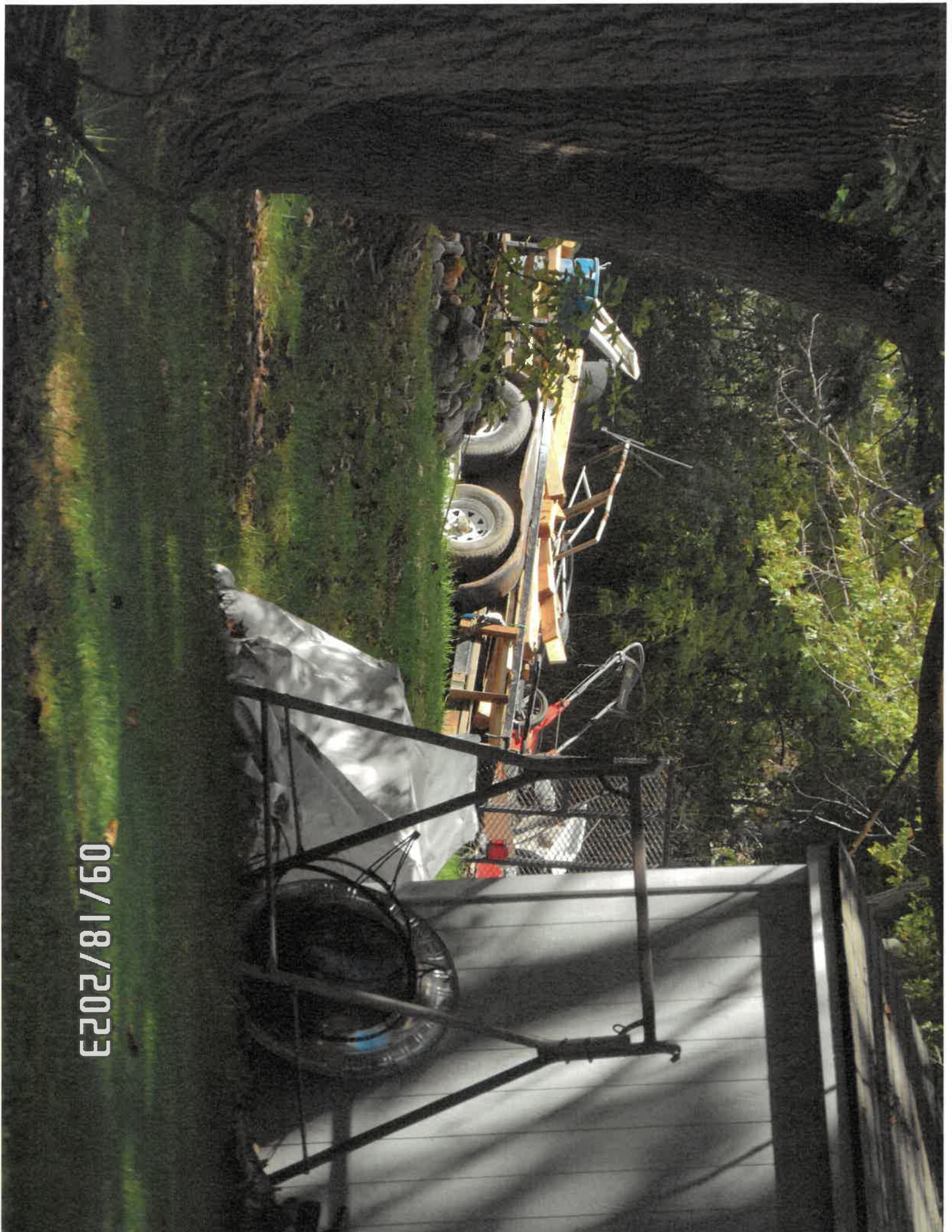
10/30/2023

10/16/2023





10/16/2023



09/18/2023



09/18/2023



08/31/2023









07/18/2023

72 HOUR NOTICE

WILLIAMS LISA LUANN

382 CENTER ST
ALGONAC MI 48001

NOTICE OF VIOLATION

RE: 382 CENTER ST, ALGONAC MI 48001 74-01-145-0047-000

A recent inspection of the property address above noted a violation of the following city of Algonac Ordinance:

Sec.18. Storage or accumulation of junk (any abandoned, discarded, unusable, or unused objects or equipment, including, but not limited to, furniture, stoves, refrigerators, freezers, cans, implements, parts of motor vehicles, machinery, cloth, rubber, bottles, metals, boxes, cartons, or crates) or junk automobiles unless said items are stored within a completely enclosed building which meets with all applicable city codes and zoning ordinances.

VIOLATION: The outdoor storage of junk/scrap/debris and the parking of vehicles on the lawn and in the right of way has been going on since 2020. Storage of scrapping material is not allowed. Storage of items under the RV is not allowed. You have 72 hours from the date of this notice to come into compliance with city ordinances or further action will take place. This property is also to remain in compliance with all city ordinances.

******* NEXT INSPECTION SCHEDULED FOR JULY 21, 2023 *******

Your failure to correct or remedy the alleged violation(s) within the prescribed time period will result in the initiation of a criminal complaint against you at the 72nd District Court for St. Clair County. Failure to correct or remedy the alleged violation within the prescribed time period is a misdemeanor punishable by up to ninety (90) days in the St. Clair County Jail; a five hundred dollar (\$500.00) fine; or both. (Sec. 12-5(D); Sec. 1-13(B)).

Each day a violation of the Ordinance continues after the expiration of the above-described time-period constitutes a separate offense subject to the above-described penalties. (Sec. 12-5). Please contact me if you have any questions; your compliance is appreciated.

The city of Algonac is committed to preserving and improving property values throughout the community and your cooperation is greatly appreciated.

If you have any questions, please contact me at code@cityofalgonac.org.

Sincerely, *Lori Warner*
Lori Warner



11/09/2022



805 St. Clair River Drive
Algonac, MI 48001
810.794.9361 | FAX 810.794.4804
www.cityofalgonac.org

10/26/2022

FINAL NOTICE

WILLIAMS LISA L/ANDERSON CHRISTOPHE
382 CENTER ST
ALGONAC MI 48001

NOTICE OF VIOLATION

RE: 382 CENTER ST, ALGONAC MI 48001 74-01-145-0047-000

A recent inspection of the property address above noted a violation of the following city of Algonac Ordinance:

Sec. 18-51. It is unlawful to have a dismantled, partially dismantled, or inoperable motor vehicle, or unlicensed motor vehicle or any parts of a motor vehicle unless located in a licensed junk or salvage yard, unless such partially dismantled motor vehicle or parts of a motor vehicle shall be kept in a wholly enclosed garage or other wholly enclosed structure.

VIOLATION: The in-operable motor vehicle on the property is against ordinance. This is the final notice to come into compliance with ordinance before further action is taken.

******* NEXT INSPECTION SCHEDULED FOR NOVEMBER 1, 2022 *******

Your failure to correct or remedy the alleged violation(s) within the prescribed time period may result in the initiation of a criminal complaint against you at the 72nd District Court for St. Clair County. Failure to correct or remedy the alleged violation within the prescribed time period is a misdemeanor punishable by up to ninety (90) days in the St. Clair County Jail; a five hundred dollar (\$500.00) fine; or both. (Sec. 12-5(D); Sec. 1-13(B). Each day a violation of the Ordinance continues after the expiration of the above-described time-period constitutes a separate offense subject to the above-described penalties. (Sec. 12-5)

The city of Algonac is committed to preserving and improving property values throughout the community and your cooperation is greatly appreciated.

If you have any questions, please contact me at code@cityofalgonac.org.

Sincerely,

Lori Warner

Lori Warner
Code Enforcement



10/26/2022



10/06/2022

14 DAY NOTICE

WILLIAMS LISA L/ANDERSON CHRISTOPHE
382 CENTER ST
ALGONAC MI 48001

NOTICE

RE: 382 CENTER ST, ALGONAC MI 48001 74-01-145-0047-000

A recent inspection of the property address above noted non-compliance with the following city of Algonac Ordinance:

Sec. 18-51. It is unlawful to have a dismantled, partially dismantled, or inoperable motor vehicle, or unlicensed motor vehicle or any parts of a motor vehicle unless located in a licensed junk or salvage yard, unless such partially dismantled motor vehicle or parts of a motor vehicle shall be kept in a wholly enclosed garage or other wholly enclosed structure.

NOTICE: Any vehicle that is parked with flat tires; not currently registered or in disrepair needs to come into compliance with city ordinance by being stored in an enclosed structure. Remove the unregistered/unplatted car from the lawn /ROW.

******* NEXT INSPECTION SCHEDULED FOR OCTOBER 20, 2022 *******

The city of Algonac is committed to preserving and improving property values throughout the community and your cooperation is greatly appreciated.

If you have any questions, please contact me at code@cityofalgonac.org.

Sincerely,

Lori Warner

Lori Warner
Code Enforcement



08/16/2022

08/09/2022



08/03/2022

FINAL NOTICE

WILLIAMS LISA L/ANDERSON CHRISTOPHE
382 CENTER ST
ALGONAC MI 48001

NOTICE OF VIOLATION

RE: 382 CENTER ST, ALGONAC MI 48001 74-01-145-0047-000

A recent inspection of the property address above noted a violation of the following city of Algonac Ordinance:

Sec.18. Storage or accumulation of junk (any abandoned, discarded, unusable, or unused objects or equipment, including, but not limited to, furniture, stoves, refrigerators, freezers, cans, implements, parts of motor vehicles, machinery, cloth, rubber, bottles, metals, boxes, cartons, or crates) or junk automobiles unless said items are stored within a completely enclosed building which meets with all applicable city codes and zoning ordinances.

VIOLATION: Scrapping trailer; parking on the lawn; pool without permit; hot tub; barrels; tires; coolers; garbage bags: all of this in public view is against ordinance

******* NEXT INSPECTION SCHEDULED FOR AUGUST 9, 2022 *******

The city of Algonac may initiate a criminal complaint with the St. Clair County District Court if this issue is not addressed by the next inspection.

If the city causes the blight to be corrected, remedied, removed, or eliminated by the Department of Public Works or an agent retained by the city the actual cost of this remedial effort, plus an administrative charge will become a lien against the property.

The city of Algonac is committed to preserving and improving property values throughout the community and your cooperation is greatly appreciated.

If you have any questions, please contact me at code@cityofalgonac.org.

Sincerely,

Lori Warner

Lori Warner
Code Enforcement







06/08/2022



05/31/2022

SECOND NOTICE

WILLIAMS LISA L/ANDERSON CHRISTOPHE
382 CENTER ST
ALGONAC MI 48001

NOTICE

RE: 382 CENTER ST, ALGONAC MI 48001 74-01-145-0047-000

A recent inspection of the property address above noted non-compliance with the following city of Algonac Ordinance:

Sec.18. Storage or accumulation of junk (any abandoned, discarded, unusable, or unused objects or equipment, including, but not limited to, furniture, stoves, refrigerators, freezers, cans, implements, parts of motor vehicles, machinery, cloth, rubber, bottles, metals, boxes, cartons, or crates) or junk automobiles unless said items are stored within a completely enclosed building which meets with all applicable city codes and zoning ordinances.

NOTICE: The open storage of the junk/scraping materials and other objects in public view are against ordinance.

There is an annual cleanup date of June 11, 2022 to get rid of almost anything you have. Dumpsters will be located at the DPW building.

******* NEXT INSPECTION SCHEDULED FOR JUNE 14, 2022*******

The city of Algonac is committed to preserving and improving property values throughout the community and your cooperation is greatly appreciated.

If you have any questions, please contact me at code@cityofalgonac.org.

Sincerely,

Lori Warner

Lori Warner
Code Enforcement



05/31/2022



05/24/2022

05/18/2022

FIRST NOTICE

WILLIAMS LISA L/ANDERSON CHRISTOPHE
382 CENTER ST
ALGONAC MI 48001

NOTICE

RE: 382 CENTER ST, ALGONAC MI 48001 74-01-145-0047-000

A recent inspection of the property address above noted non-compliance with the following city of Algonac Ordinance:

Sec.18. Storage or accumulation of junk (any abandoned, discarded, unusable, or unused objects or equipment, including, but not limited to, furniture, stoves, refrigerators, freezers; cans, implements, parts of motor vehicles, machinery, cloth, rubber, bottles, metals, boxes, cartons, or crates) or junk automobiles unless said items are stored within a completely enclosed building which meets with all applicable city codes and zoning ordinances.

NOTICE: The open storage of wood; debris; cement; and the other objects in public view are stored against ordinance. The storage of all of the metal material in the open trailer are stored against ordinance.

There is an annual cleanup date of June 11, 2022 to get rid of almost anything you have. Dumpsters will be located at the DPW building.

******* NEXT INSPECTION SCHEDULED FOR MAY 31, 2022*******

The city of Algonac is committed to preserving and improving property values throughout the community and your cooperation is greatly appreciated.

If you have any questions, please contact me at code@cityofalgonac.org.

Sincerely,

Lori Warner

Lori Warner
Code Enforcement



12/02/2021

FINAL NOTICE

WILLIAMS LISA L/ANDERSON CHRISTOPHE
382 CENTER ST
ALGONAC MI 48001

NOTICE OF VIOLATION

RE: 382 CENTER ST, ALGONAC MI 48001 74-01-145-0047-000

A recent inspection of the property address above noted a violation of the following city of Algonac Ordinance:

Sec.18. Storage or accumulation of junk (any abandoned, discarded, unusable, or unused objects or equipment, including, but not limited to, furniture, stoves, refrigerators, freezers, cans, implements, parts of motor vehicles, machinery, cloth, rubber, bottles, metals, boxes, cartons, or crates) or junk automobiles unless said items are stored within a completely enclosed building which meets with all applicable city codes and zoning ordinances.

VIOLATION: All items stored in open view are against ordinance: The stuff stored in the utility trailer; the rims; ladders; blue barrel; bucket; the plow under the RV; the Quad under the RV; the pile of lumber in the back yard. All of this must be stored out of public view. Open/outdoor storage has been an ongoing issue for over a year.

******* NEXT INSPECTION SCHEDULED FOR DECEMBER 16, 2021 *******

Your failure to correct or remedy the alleged violation(s) within the prescribed time period will result in the initiation of a criminal complaint against you at the 72nd District Court for St. Clair County. Failure to correct or remedy the alleged violation within the prescribed time period is a misdemeanor punishable by up to ninety (90) days in the St. Clair County Jail; a five hundred dollar (\$500.00) fine; or both. (Sec. 12-5(D); Sec. 1-13(B)).

Each day a violation of the Ordinance continues after the expiration of the above-described time-period constitutes a separate offense subject to the above-described penalties. (Sec. 12-5). Please contact me if you have any questions; your compliance is appreciated.


The city of Algonac may initiate a criminal complaint with the St. Clair County District Court if this issue is not addressed by the next inspection.

If the city causes the blight to be corrected, remedied, removed, or eliminated by the Department of Public Works or an agent retained by the city the actual cost of this remedial effort, plus an administrative charge will become a lien against the property.

The city of Algonac is committed to preserving and improving property values throughout the community and your cooperation is greatly appreciated.

If you have any questions, please contact me at blight@cityofalgonac.org.

Sincerely,

A handwritten signature in cursive script that reads "Lori Warner".

Lori Warner
Code Enforcement









12/21/2020

THIRD NOTICE

WILLIAMS LISA L/ANDERSON CHRISTOPHE
382 CENTER ST
ALGONAC MI 48001

NOTICE OF VIOLATION

RE: 382 CENTER ST, ALGONAC MI 48001 74-01-145-0047-000

A recent inspection of the property address above noted a violation of the following city of Algonac Ordinance:

Sec.18. Storage or accumulation of junk (any abandoned, discarded, unusable, or unused objects or equipment, including, but not limited to, furniture, stoves, refrigerators, freezers, cans, implements, parts of motor vehicles, machinery, cloth, rubber, bottles, metals, boxes, cartons, or crates) or junk automobiles unless said items are stored within a completely enclosed building which meets with all applicable city codes and zoning ordinances.

VIOLATION: Please remove all outdoor storage around the house. Trailers; campers; Truck top and any other materials must be kept out of public view. As stated before, you have two front yards and you are not allowed to keep the RV/camper on your lot.

******* NEXT INSPECTION SCHEDULED FOR JANUARY 5, 2021 *******

Failure to address the alleged violation(s) by the next inspection may result in the following actions:

1. Initiation of a criminal complaint against you at the 72nd District Court for St. Clair County, which is a misdemeanor punishable by up to ninety (90) days in the St. Clair County Jail; a five hundred dollar (\$500.00) fine; or both, and/or
2. The enforcement officer may cause the blight to be corrected, remedied, removed, or eliminated by the department of public works or an agent retained by the city. The actual cost of this remedial effort, plus an administrative charge shall become a lien against the property.

The city of Algonac is committed to preserving and improving property values throughout the community and your cooperation is greatly appreciated.

If you have any questions, please contact me at blight@cityofalgonac.org.

Sincerely,

Lori Warner
Code Enforcement





805 St. Clair River Drive
Algonac, MI 48001
810.794.9361 | FAX 810.794.4804
www.cityofalgonac.org

City Council
Mayor
Mayor Pro Tem
Councilman
Councilman
Councilman
Councilwoman
Councilman

Terry Stoneburner
Rocky Gillis
Michael Bernbas
Corey Blair
Raymond Martin
Helen Meldrum
Jacob Skarbek

September 18, 2020

Lisa Williams
382 Center St.
Algonac, MI 48001

FINAL

NOTICE OF VIOLATION(S)

RE: 382 Center St., Algonac, MI 48001.

Dear property owner: A recent inspection of the property address noted above found it is currently in violation of the City of Algonac Code of Ordinances. City Ordinance 18-51 states the following:

It is hereby declared to be unlawful for any person to store on, place on or permit to be stored or placed on or allow to remain on any platted or unplatted parcel of land, a dismantled, partially dismantled or inoperable motor vehicle, or unlicensed motor vehicle or any parts of a motor vehicle unless located in a licensed junk or salvage yard, unless such partially dismantled motor vehicle or parts of a motor vehicle shall be kept in a wholly enclosed garage or other wholly enclosed structure.

VIOLATION: vehicle(s) in/on the property that do not conform to ordinance. You are not allowed to have vehicles on your property that are against ordinance. The vehicle in the yard is against ordinance and need to be corrected.

Please correct this issue by (14 days) October 8, 2020.

Additionally, you have not cleared the yard from open storage issues as earlier. This serves as **FINAL NOTICE for OPEN STORAGE**. Please correct this issue immediately to avoid further action. Dear homeowner: Please be advised that the property address noted above is currently in violation of the City of Algonac Code of Ordinances. City Ordinance 50-454 (3) states the following:

(3) Open storage. The open storage of any industrial equipment, vehicles and all materials including wastes shall be screened from public view, from a public street and from adjoining properties by an enclosure consisting of a wall not less than the height of the equipment, vehicles and all materials to be stored. Whenever such open storage is adjacent to a residential zone in either a front, side or rear lot line relationship, whether immediately abutting or across a right-of-way from such zone, there shall be provided an obscuring masonry wall or wood fence of at least six feet in height.

Your failure to correct or remedy the alleged violation(s) within the prescribed time period may result in the initiation of a criminal complaint against you at the 72nd District Court for St. Clair County. Failure to correct or remedy the alleged violation within the prescribed time period is a misdemeanor punishable by up to ninety (90) days in the St. Clair County Jail; a five hundred dollar (\$500.00) fine; or both. (Sec. 12-5(D); Sec. 1-13(B)).

Each day a violation of the Ordinance continues after the expiration of the above-described time-period constitutes a separate offense subject to the above-described penalties. (Sec.

12-5). Please contact me if you have any questions; your compliance is appreciated

The city of Algonac is committed to preserving and improving property values throughout the community and your cooperation is greatly appreciated.

If you have any questions contact (810) 794-9361, ext. #214 or blight@cityofalgonac.org.

Sincerely,

Lori Warner

Code Enforcement





82720

July 28, 2020

Lisa Williams
382 Center St.
Algonac, MI 48001

NOTICE OF VIOLATION(s)

RE: 382 Center St., Algonac, MI 48001

Dear property owner: A recent inspection of the property address noted above found it is currently in violation of the City of Algonac Code of Ordinances. City Ordinance 18-51 states the following:

It is hereby declared to be unlawful for any person to store on, place on or permit to be stored or placed on or allow to remain on any platted or unplatted parcel of land, a dismantled, partially dismantled or inoperable motor vehicle, or unlicensed motor vehicle or any parts of a motor vehicle unless located in a licensed junk or salvage yard, unless such partially dismantled motor vehicle or parts of a motor vehicle shall be kept in a wholly enclosed garage or other wholly enclosed structure.

VIOLATION: vehicle(s) in/on the property that do not conform to ordinance. You are not allowed to have vehicles on your property that are against ordinance. The vehicle in the yard is against ordinance and need to be corrected.

Please correct this issue by (14 days) August 11, 2020.

Additionally, you have not cleared the yard from open storage issues as earlier. This serves as **SECOND NOTICE for OPEN STORAGE**. Please correct this issue immediately to avoid further action. Dear homeowner: Please be advised that the property address noted above is currently in violation of the City of Algonac Code of Ordinances. City Ordinance 50-454 (3) states the following:

(3) Open storage. The open storage of any industrial equipment, vehicles and all materials including wastes shall be screened from public view, from a public street and from adjoining properties by an enclosure consisting of a wall not less than the height of the equipment, vehicles and all materials to be stored. Whenever such open storage is adjacent to a residential zone in either a front, side or rear lot line relationship, whether immediately abutting or across a right-of-way from such zone, there shall be provided an obscuring masonry wall or wood fence of at least six feet in height.

Your failure to correct or remedy the alleged violation(s) within the prescribed time period may result in the initiation of a criminal complaint against you at the 72nd District Court for St. Clair County. Failure to correct or remedy the alleged violation within the prescribed time period is a misdemeanor punishable by up to ninety (90) days in the St. Clair County Jail; a five hundred dollar (\$500.00) fine; or both. (Sec. 12-5(D); Sec. 1-13(B)).

Each day a violation of the Ordinance continues after the expiration of the above-described time-period constitutes a separate offense subject to the above-described penalties. (Sec.

12-5). Please contact me if you have any questions; your compliance is appreciated

The city of Algonac is committed to preserving and improving property values throughout the community and your cooperation is greatly appreciated.

If you have any questions contact (810) 794-9361, ext. #214 or blight@cityofalgonac.org.

Sincerely,

Lori Warner

Code Enforcement

May 22, 2020

Christopher Anderson/Lisa Williams
382 Center St.
Algonac, MI 48001

NOTICE OF VIOLATION

RE: 382 Center St., Algonac, MI 48001

Please be advised that the property address noted above is currently in violation of the City of Algonac Code of Ordinances. City Ordinance 50-449 states the following:

Recreational vehicle parking and/or storage shall be within the confines of the rear yard subject to meeting the requirements of this section applicable to accessory buildings, insofar as distance from principal structures, lot lines and easements are concerned. No detached accessory building shall be located closer than ten (10) feet to any main building, nor shall it be located closer than three (3) feet to any side or rear lot line.

VIOLATION: The parking of the RV; pop-up camper and two boats on the property is against the zoning ordinance and need to be moved. These are considered accessory building/structures and they exceed the allowable property coverage and setbacks; as well as the number of these items you are allowed to have on your property.

Please correct this issue by June 4, 2020.

The city of Algonac is committed to preserving and improving property values throughout the community and your cooperation is greatly appreciated.

If you have any questions contact blight@cityofalgonac.org.

Sincerely,

Lori Warner

Code Enforcement







Business of the Algonac City Council

Agenda Statement

Item Title: To adopt Resolution #2025-11 Honor Milford Jackson and Designate Milford Jackson Testamentary Trust Income.

Submitted by: Denice A. Gerstenberg, City Manager

Summary

City Council has discussed the desire to earmark the income received from the Milford Jackson Testamentary Trust to specific items or projects that would enhance the lives of residents in the community, and not just deposited into the General Fund.

The city receives approximately \$25,000 per year.

Enhancements include blue lights in Riverside Park and the replacement of the evergreen tree at City Hall to also be used as a Christmas tree during the holiday, picnic tables in the park, maintenance, care and improvement of the Veterans Monument and upkeep of flags at the monument and city buildings.

The attached Resolution #2025-11 will honor Mr. Jackson's generous bequest is designated for items that benefit the community as determined by the governing body of the City for many years to come.

Suggested Action:

MOVED BY:

SUPPORTED BY:

RESOLVED, to adopt Resolution #2025-11 to Honor Milford Jackson and to designate Milford Jackson Testamentary Trust income to be used for items or projects that enrich the community and preserve the Veterans Memorial.

APPROVED/Denied

**CITY OF ALGONAC
ST. CLAIR COUNTY, MICHIGAN
RESOLUTION NO. 25-11**

A RESOLUTION TO HONOR MILFORD JACKSON AND TO DESIGNATE MILFORD JACKSON TESTAMENTARY TRUST INCOME TO ENHANCE THE COMMUNITY AND PRESERVE THE VETERANS' MEMORIAL.

WHEREAS, in 1991, Algonac resident Milford Jackson established the Milford Jackson Testamentary Trust fund for the benefit of the city, which upon his death, would pay Algonac an annual income; and

WHEREAS, the City of Algonac acknowledges and honors the generous bequest of the late Milford Jackson; and

WHEREAS, Milford Jackson was a proud veteran, having served in the United States military, and an active member of VFW Post 3901, who demonstrated through his service and generosity a deep commitment to the community and to the honoring of those who served; and

WHEREAS, the City Council of the city of Algonac is committed to designate funds toward projects that enhance the lives of the residents of the city, as well as preserving the memory and sacrifices of veterans; and

WHEREAS, one such project being the proper upkeep of the Veterans Monument located in Riverfront Park, and the display and maintenance of the American flag at all City-owned properties; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Algonac that the annual income received from the Milford Jackson Trust Fund shall be earmarked specifically for projects that benefit the community and enhance the lives of the residents, as well as for the preservation of the Veteran's Memorial and Flag Maintenance; and

BE IT FURTHER RESOLVED, that this act of stewardship and remembrance shall serve as an ongoing tribute to Milford Jackson's legacy and to all those who have served in defense of our nation.

RESOLUTION DECLARED ADOPTED.

Rocky B. Gillis, Mayor
City of Algonac, Michigan

CERTIFICATION

The foregoing is a true and complete copy of a Resolution adopted by the City Council in the City of Algonac, St. Clair County, Michigan at a regular meeting held on the 5th day of August 2025. Public Notice of the meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of 1976, and the Minutes of said meeting were kept and will be or have been made available as required by said Act.



Business of the Algonac City Council

Agenda Statement

Item Title: To approve Special Event Permit from Woodside Bible Church for Family Movie Night on the River August 23, 2025.

Submitted by: Denice A. Gerstenberg, City Manager

Summary

Attached is a Special Events Permit Application submitted by Woodside Bible Church for the Family Movie Night on the River on Saturday, August 23, 2025 at Riverfront Park at 7:00 p.m.

This a family-friendly event for the community that is free. A screen will be set up by the gazebo, and the gazebo will be used as a concessions area. Woodside will clean and restore the grounds back to the original condition.

The permit application has been received and has been approved by administration. The safety and security plan is pending approval by the St. Clair County Sheriff.

Suggested Action: (No Roll Call required)

MOVED BY:

SUPPORTED BY:

RESOLVED, to approve the Special Events permit from Woodside Bible Church for Family Movie Night on the River on Saturday, August 23, 2025 at Riverfront Park, pending St. Clair County Sheriff approval.

APPROVED/Denied

City of Algonac

Special Events Permit

805 St. Clair River Drive, PO Box 454,

Algonac, MI 48001

810-794-9361. cityofalgonac.org

1. NAME, DESCRIPTION, DATE(S) & TIME(S) OF EVENT Woodside Bible Movie Night
Free Family Event 8/23/25 Starts at 7pm
2. Sponsor Organization
Name Woodside Bible Church (Sara Koch) Street Address 419 Michigan St
City Algonac State MI Zip Code 48001 Cell Phone 734-790-0989
Email Address SaraKoch@woodsidebible.org
3. Event Chair/Point of Contact
Name Sara Koch Street Address 419 Michigan St
City Algonac State MI Zip Code 48001 Cell Phone 734-790-0989
Email Address SaraKoch@woodsidebible.org
4. Attach boundary map for event. For multi-day events, include map with dates & times for each event.
Note location(s) of sanitation facilities.
5. Attach a Safety & Security Plan. Note ingress and egress points, proposed traffic controls & road closures. Note how site(s) will be secured so unauthorized vehicles cannot access the event(s).
6. Who will ensure the event site is clean & restored back to original condition immediately after event? Joe Derue
7. Explain any rate, fee, or charge to be paid or any donation made by anyone participating in or attending the event(s), i.e., entry fees, ticket fees, vendor fees. Free event.
8. Provide a statement of the benefit of this activity to the public, and the reasons for the activity.
Free family event
9. CITY COUNCIL AND/OR LIQUOR CONTROL COMMISSION MUST APPROVE CONSUMPTION OF ALCOHOLIC BEVERAGES ON CITY PROPERTY. WILL THERE BE ALCOHOLIC BEVERAGES? No
10. Sponsor Requirements (initial each box)
☒ Contact MISSDIG at least one (1) week prior to event at 800-482-7171 or www.missdig.org if stakes will be installed on city property.
☒ Coordinate placement of portable toilets with DPW at 810-794-5451 or dpw@cityofalgonac.org.
☒ I have reviewed City Ordinance Chapter 4 "Amusement and Entertainments", Article III "Special Events".
N/A
11. REQUIRED DOCUMENTS
☒ The application for a permit shall be filed *not less than 90 days prior* to the starting date of the event.
☐ If requested by city, a surety bond or letter of credit. N/A
☒ Safety & Security Plan(s).
☒ Boundary Map(s).
☐ Certificate of Insurance (*provided no later than forty-five (45) days before the starting date of the event*), which includes the following language: "The City of Algonac, including all elected and appointed officials, all employees and volunteers, boards, commissions, and/or authorities and their board members, against any and all liability for damage to property and insuring the city against any and all liability for personal injury or death as a result of the activity, event or use, or participation in or attendance at the activity, event or use. Certification will indemnify the city for, hold it harmless from and defend it against all claims, lawsuits or other liability arising from or because of the activity, event or use; additional insured applies only with written contract".

- ☐ List of Vendors. A list of all vendors participating in the event shall be submitted to the city for review no later than seven days before the event. If requested, the permit holder shall provide to the city the original application for each vendor as required in Chapter 40. Upon final review by law enforcement, a blanket permit may be issued covering the vendors in compliance with the provisions of Chapter 40. It shall be the responsibility of the applicant to ensure any of its preferred vendors have applied for and been issued temporary business license pursuant to Chapter 40.

****Special Events permits are issued to foster a sense of community, boost local economy by attracting tourism, enhance the city's identity and image, provide entertainment and cultural experience for residents, and generally create a more vibrant community atmosphere. Any concerns or issues that the event organizer has should be discussed with the city of Algonac. The City expects that the event organizer and all event staff members will display respect and civility when posting event-related comments or information on social media. Failure to do so may cause the special event permit to be revoked.**

12. SIGNATURE REQUIRED

I understand the city shall be reimbursed for city expenses incurred for the special event and agree to pay the appropriate fees. ***I understand that if the city needs to clean up after the event, I will reimburse the city for the costs of city employees plus administrative fee of 15 percent.*** I further understand that the City may revoke this permit at any time in the event of an emergency or violation of the Special Event ordinance or permit conditions, undue burden on public services, or concern that the health and safety of the public and/or property is at risk or that it appears that continuation of the event is unlawful. I certify that I am authorized on behalf of the sponsor organization to make application to the city for this Special Event.

Event Chair/Point of Contact Signature: Sara R. Hoch Date: 7/28/25

FOR CITY USE ONLY

Date Application Received: _____ 30-Day Deadline to Respond: _____
 Conflicting Event on Date of Proposed Event? _____
 Permits Required: _____

APPROVALS

1. Safety & Security Plan(s) Approval:

	Signature	Date
St. Clair County Sheriff		
Fire Department		
Department of Public Works		
City Manager		

2. Boundary Map (s)
3. Insurance Certificate
4. City Council Date of Approval for Event(s) & Liquor, if applicable: _____

☐ Ready to issue.

A comprehensive list of all peddlers, transient merchants and vendors participating in the event shall be submitted to the city for review no later than seven days before the event.

Due Date: _____

CITY USE ONLY: Permit Number: _____ Date Issued: _____

x +

ipscidaircounty.org

Map of Madison County, Tennessee



Map of Madison County, Tennessee



Map of Madison County, Tennessee

Madison County Courthouse Complex

Madison County, Tennessee

Safety Plan

1. Caution Tape & Stakes to cordon off golf cart areas and along boardwalk water line
2. Safety Team Members along water line watching for children
3. 2 Team Members to help families cross M29





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/23/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AssuredPartners of Michigan 13900 Lakeside Circle Sterling Heights MI 48313		CONTACT NAME: Janice Ketelhut PHONE (A/C, No, Ext): (586) 991-8458 E-MAIL ADDRESS: janice.ketelhut@assuredpartners.com FAX (A/C, No):	
INSURED Woodside Bible Church 6600 Rochester Road Troy MI 48085		INSURER(S) AFFORDING COVERAGE INSURER A: Massachusetts Bay Ins Co INSURER B: Citizens Insurance Co. of America INSURER C: Accident Fund Ins Co of Amer INSURER D: INSURER E: INSURER F:	
		NAIC # 22306 31534 10166	

COVERAGES

CERTIFICATE NUMBER: CL2552345140

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.


INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	Y		ZDB7993221-17	06/01/2025	06/01/2026	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000						
	MED EXP (Any one person) \$ 5,000						
	PERSONAL & ADV INJURY \$ 1,000,000						
GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:							GENERAL AGGREGATE \$ 2,000,000
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			A7B7568825-16	06/01/2025	06/01/2026	PRODUCTS - COMP/OP AGG \$ 2,000,000
	Sexual Abuse Coverage \$ 1,000,000						
	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000						
	BODILY INJURY (Per person) \$						
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			U7B7993310-15	06/01/2025	06/01/2026	BODILY INJURY (Per accident) \$
	PROPERTY DAMAGE (Per accident) \$						
	PIP-Additional \$						
	EACH OCCURRENCE \$ 5,000,000						
C	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	AFWCP100033280-03	06/01/2025	06/01/2026	AGGREGATE \$ 5,000,000
	PER STATUTE <input checked="" type="checkbox"/> OTH-ER <input type="checkbox"/>						
	E.L. EACH ACCIDENT \$ 500,000						
	E.L. DISEASE - EA EMPLOYEE \$ 500,000						
							E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The city of Algonac, including all elected and appointed officials, all employees, and volunteers, all boards, commissions, and/or authorities and their members, against any and all liability for damage to property and insuring the city against any and all liability for personal injury or death as a result of the activity, event or use, as a result of participation in or attendance at the activity, event or use. Certification will indemnify the city for and hold it harmless from and defend it against all claims, lawsuits or other liability arising from or because of the activity, event or use, additional insured applies only with written contract.

CERTIFICATE HOLDER

CANCELLATION

City of Algonac 805 St. Clair River Drive Algonac MI 48001	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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Additional Named Insureds

Other Named Insureds

Woodside of Detroit	Church, Additional Named Insured
Woodside of Detroit East	Church, Additional Named Insured
Woodside of Farmington	Church, Additional Named Insured
Woodside of Lake Orion	Church, Additional Named Insured
Woodside of Riverview	Church, Additional Named Insured
Woodside of Romeo	Church, Additional Named Insured
Woodside of Royal Oak	Church, Additional Named Insured
Woodside of Troy	Church, Additional Named Insured
Woodside of Warren	Church, Additional Named Insured
Woodside of White Lake	Church, Additional Named Insured
Woodside Vision Foundation a Non-Profit Corporation	Not for profit org, Additional Named Insured



Item No: 12
Meeting: 8.5.2025

Business of the Algonac City Council

Agenda Statement

Item Title: To approve accounts payable and payroll in the amount of \$327,438.03.

Submitted by: Alysia Bugg, City Treasurer

Summary

Attached are the bills and payroll for City Council review.

Suggested Action:

MOVED BY:

SUPPORTED BY:

RESOLVED, to approve accounts payable and payroll in the amount of \$327,438.03.

APPROVED/Denied

