

**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, January 6, 2026  
6:00 p.m.**

**805 St. Clair River Drive  
Algonac, MI 48001**

- 1) Call to Order
- 2) Roll Call
- 3) Moment of Silent Prayer
- 4) Pledge of Allegiance
- 5) Approve Agenda
- 6) Presentations
  - a. Audit Presentation by McBride-Manley
  - b. Algonac Business Attraction Plan by City Manager Bryson
- 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 – December 16, 2025
- 10) Unfinished Business
- 11) New Business
  - a. To approve Water Plant Purchase Order for Chemicals: Not-to-exceed \$20,000.

- b. To approve water service installation for new home at 1510 Michigan: \$4,500.
- c. To approve Special Event permit from Jakob's Ladder Farm & Home to hold Riverside Market at Riverfront Park.
- d. To approve an agreement for continued Water Plant services between the City of Algonac and Joshua Stewart.

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](mailto:cityclerk@cityofalgonac.org).



## **Business of the Algonac City Council**

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### **Agenda Statement**

**Item Title: Presentations**

**Submitted by:** Artie Bryson, City Manager

**Summary**

There are two presentations tonight. No motions are needed to hear presentations.

**a. Audit Report–McBride-Manly & Company P.C., Presented by Curtis McBride**

The city independent auditor, McBride-Manley & Company, P.C. and Treasurer Alysia Bugg recently completed an audit of the city's financial statements for the fiscal year ending June 30, 2025.

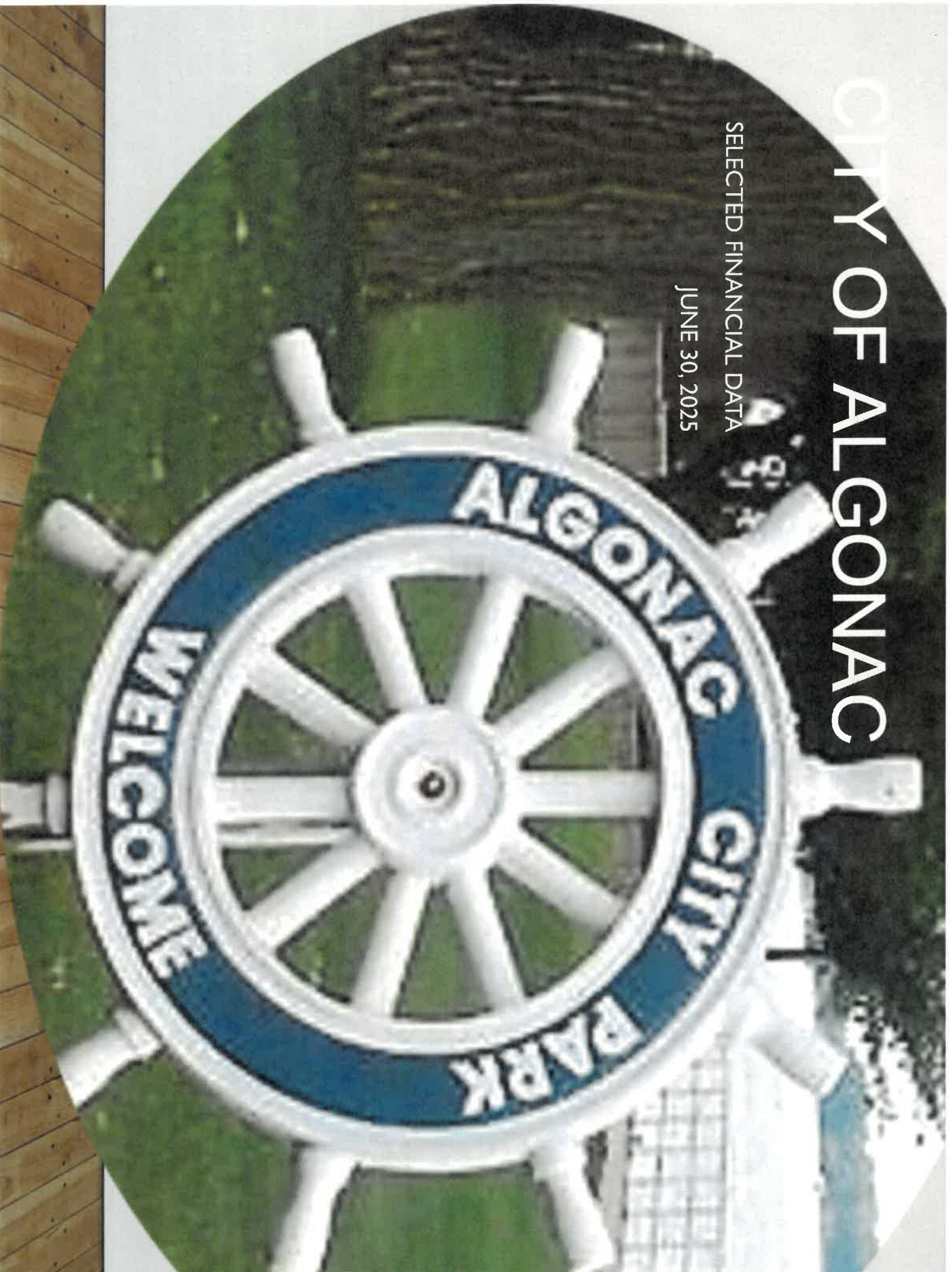
Curtis McBride, Director of Governmental Accounting and Auditing Services at McBride-Manly, will present the audited financial statements and discuss the city's finances.

**b. Algonac Business Attraction Plan – Presented by City Manager Bryson**

# CITY OF ALGONAC

SELECTED FINANCIAL DATA

JUNE 30, 2025



# City of Algonac

## Computation of Fund Balance General Fund June 30, 2025

(In Thousands)

### ASSETS

Cash and cash equivalents	\$ 1,908
Investments	995
Accounts and assessment receivable	61
Lease receivable - current portion	45
Due from State	93
Lease receivable, net of current portion	621
Asset held for sale	196
<b>Total Assets</b>	<b>3,919</b>

### LIABILITIES

Accounts payable	\$ 194
Accrued wages and benefits	43
Due to other units and taxpayers	15
Aggregated deferred outflows	711
<b>Total Liabilities</b>	<b>963</b>

### **Total Fund Balance**

**\$ 2,956**



## City of Algonac

### Revenue and Expenditures General Fund For the Year Ended June 30, 2025 as Compared to Prior Year

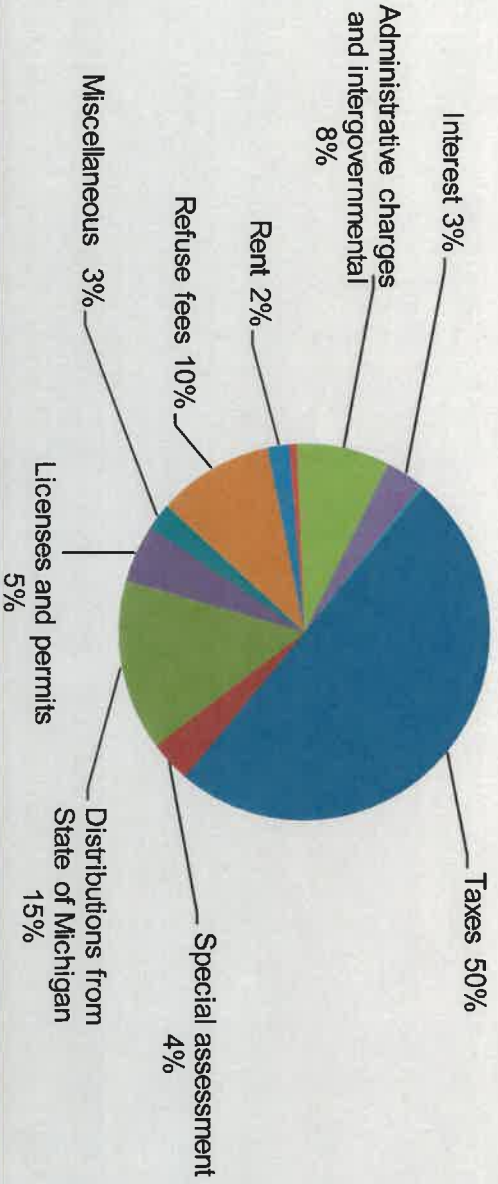
	June 30, 2025 (In Thousands)	June 30, 2024 (In Thousands)
<b>Revenues</b>		
Property taxes	\$ 1,877	\$ 1,772
Distributions from state	552	548
Licenses and permits	187	196
Miscellaneous revenue	87	143
Refuse collections	376	320
Rent	72	68
Administrative charges & intergovernmental reimbursements	306	300
Contributions from other local units	25	24
Interest revenue	129	118
Other	7	-
Special assessment	136	-
Transfers from other funds	-	196
<b>Total Revenues</b>	<b>3,754</b>	<b>3,685</b>
<b>Expenditures</b>		
<i>Current</i>		
Legislative	23	17
General government	808	818
Public safety	1,436	1,470
Public works	594	518
Planning and zoning	7	5
Recreation and cultural	157	108
Other	1	1
Transfers to other funds	1,628	5
Intergovernmental	47	58
<b>Total Expenditures</b>	<b>4,701</b>	<b>3,000</b>
<b>Net Excess Revenues</b>	<b>\$ (947)</b>	<b>\$ 685</b>

# City of Algonac

## Sources of Revenue General Fund

	June 30, 2025		June 30, 2024	
	(In Thousands)	Percent of Total	(In Thousands)	Percent of Total
Taxes	\$ 1,877	50.00%	\$ 1,772	48.09%
Special assessment	136	3.62%	-	0.00%
Distributions from State of Michigan	552	14.70%	548	14.87%
Licenses and permits	187	4.98%	196	5.32%
Miscellaneous	87	2.32%	143	3.88%
Refuse fees	376	10.02%	320	8.68%
Rent	72	1.92%	68	1.85%
Contributions and reimbursements	25	0.67%	24	0.65%
Administrative charges and intergovernmental	306	8.15%	300	8.14%
Interest	129	3.44%	118	3.20%
Other	7	0.19%	-	0.00%
Transfers from other funds	-	0.00%	196	5.32%
	<b>\$ 3,754</b>	<b>100.00%</b>	<b>\$ 3,685</b>	<b>100.00%</b>

### GENERAL FUND REVENUES

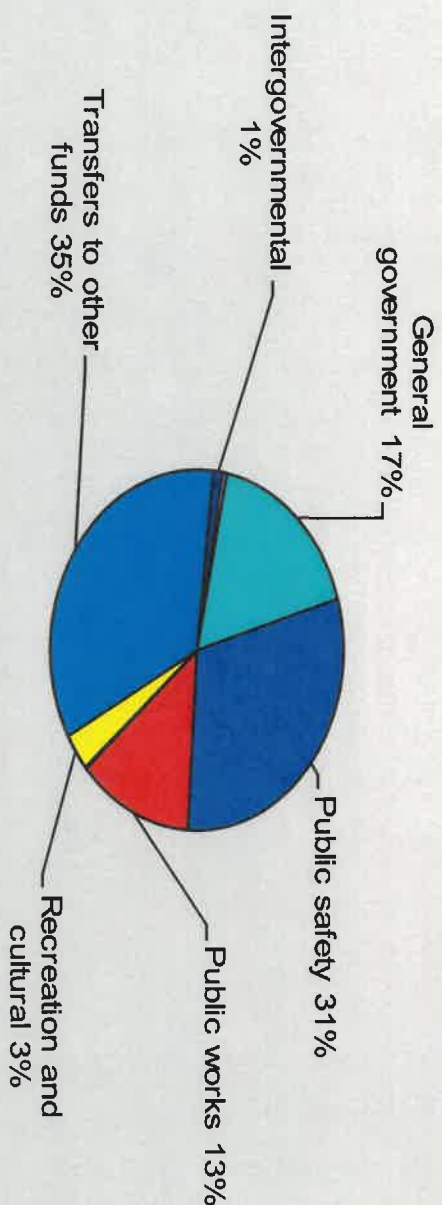


City of Algonac

Expenditures by Type  
General Fund

Expenditures:	June 30, 2025		June 30, 2024	
	Percent of		Percent	
	(In Thousands)	Total	(In Thousands)	of Total
Legislative	\$ 23	0.49%	\$ 17	0.57%
General government	808	17.19%	818	27.27%
Public safety	1,436	30.55%	1,470	49.00%
Public works	594	12.64%	518	17.27%
Planning and zoning	7	0.15%	5	0.17%
Recreation and cultural	157	3.34%	108	3.60%
Transfers to other funds	1,628	34.63%	5	0.17%
Other	1	0.02%	1	0.03%
Intergovernmental	47	1.00%	58	1.93%
	\$ 4,701	100.00%	\$ 3,000	100.00%

GENERAL FUND EXPENDITURES





# City of Algonac

## Balance Sheet - Street Funds

June 30, 2025

	Major Street (In Thousands)	Local Street (In Thousands)
<b>ASSETS</b>		
Cash - checking and on hand	\$ 1,380	\$ 1,227
Due from State of Michigan	65	26
Due from other units and funds	1	2
Total Assets	<u>1,446</u>	<u>1,255</u>
<b>LIABILITIES</b>		
Accounts payable and accrued wages	12	33
Due to other funds	-	1
Deferred outflows	-	2
Total Liabilities	<u>12</u>	<u>36</u>
<b>FUND EQUITY</b>		
Restricted for:		
Streets	<u>1,434</u>	<u>1,219</u>
Total Liabilities and Fund Equity	\$ <u>1,446</u>	\$ <u>1,255</u>

# City of Algonac

## Statement of Revenues, Expenditures, and Changes in Fund Balance Street Funds

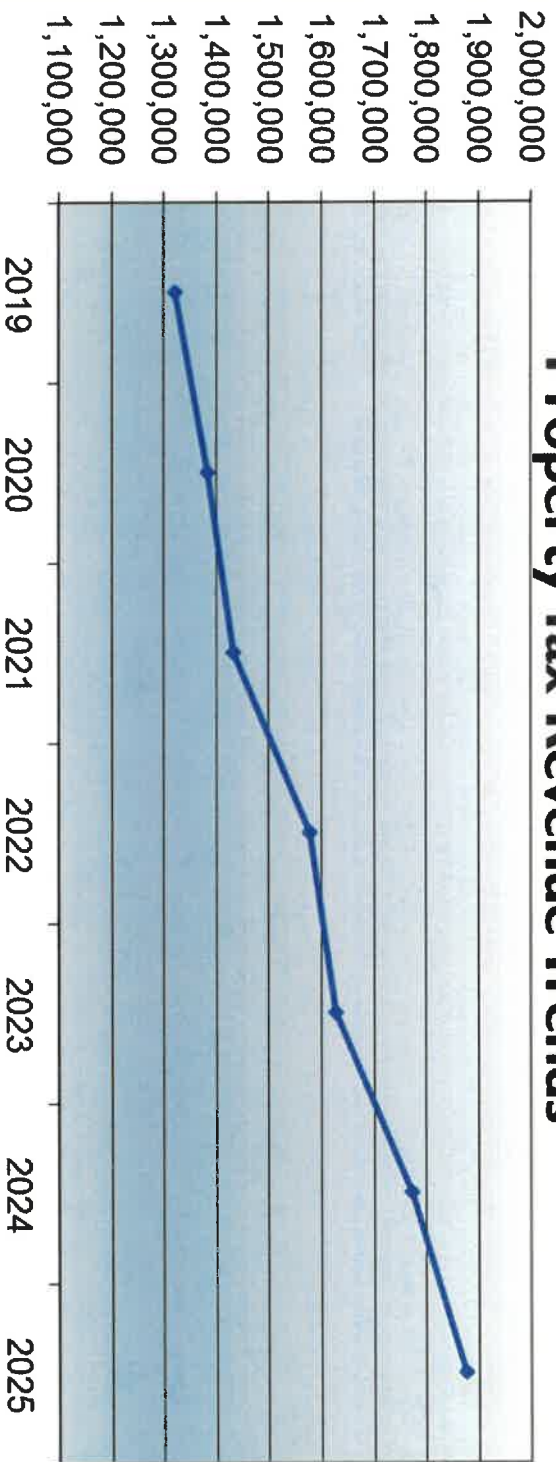
Year Ended June 30, 2025

	Major Street (In Thousands)	Local Street (In Thousands)
<b>REVENUE</b>		
Distributions from State of Michigan	\$ 408	\$ 163
Distributions other units of government	-	34
Interest and miscellaneous	30	23
Tranfers from other funds	-	199
Total Revenues	438	419
<b>EXPENDITURES</b>		
Routine maintenance	\$ 31	\$ 94
Traffic services	13	4
Winter maintenance	11	24
Street administration	40	16
Transfers to other funds	199	-
Total Expenditures	294	138
Excess Revenues Over Expenditures	144	281
Fund Balance at Beginning of Period	1,290	938
Fund Balance at End of Period	\$ 1,434	\$ 1,219

## State Revenue Trends

Year Ended	Revenue Sharing	Distribution to Street Funds
June 30, 2019	428,746	465,713
June 30, 2020	421,423	435,347
June 30, 2021	479,245	478,937
June 30, 2022	523,855	511,904
June 30, 2023	534,942	532,237
June 30, 2024	547,494	545,537
June 30, 2025	551,778	571,159

# City of Algonac Property Tax Revenue Trends

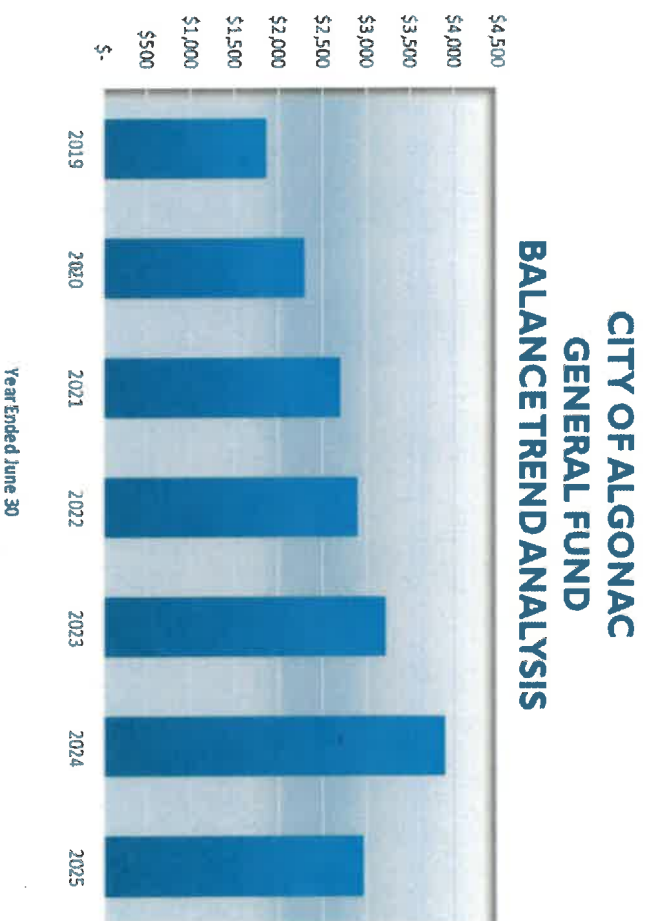


City of Algonac	
Property Tax Revenue Trends	
<u>Year Ended</u>	<u>Operating Tax Revenue</u>
2019	1,321,395
2020	1,382,576
2021	1,433,798
2022	1,577,067
2023	1,627,895
2024	1,771,729
2025	1,876,739



**CITY OF ALGONAC**  
**Historical Fund Balance Trend**  
**General Fund**

<u>Year Ended</u>	<u>Fund Balance</u> <u>(in Thousands)</u>
June 30, 2019	1,868
June 30, 2020	2,292
June 30, 2021	2,697
June 30, 2022	2,896
June 30, 2023	3,219
June 30, 2024	3,904
June 30, 2025	2,956



# CITY OF ALGONAC

## Statement of Net Position Proprietary Funds June 30, 2025

	Sewer (In Thousands)	Water (In Thousands)
<b>ASSETS</b>		
<i>Current Assets</i>		
Cash and cash equivalents	\$ 224	\$ 1,082
Restricted cash	-	34
Accounts and assessment receivable, incl restricted	190	154
Due from other units of government	43	83
Prepaid and other assets	12	6
<b>Total Current Assets</b>	469	1,359
<i>Noncurrent Assets</i>		
Fixed assets, net of accumulated depreciation	2,218	7,764
Net OPEB asset	-	80
Subscription asset	-	2
Aggregated deferred outflows	-	82
<b>Total Assets and Deferred Outflow of Resources</b>	2,687	9,287
<b>LIABILITIES</b>		
<i>Current Liabilities</i>		
Accounts payable	180	61
Accrued wages and benefits	2	18
Due to other units and taxpayers	1	1
Current portion of compensated absences	-	6
Subscription liability	-	2
<b>Total Current Liabilities</b>	183	88
<i>Noncurrent Liabilities</i>		
Accrued compensated absences	-	9
Net pension liability	-	336
Aggregated deferred inflows	-	4
<b>Total Liabilities</b>	183	437
<b>NET POSITION</b>		
Invested in fixed assets, net of related debt	2,218	7,764
Unrestricted	286	1,086
<b>Total Net Position</b>	2,504	8,850

## City of Algonac

### Statement of Revenues, Expenses, and Changes in Net Position Proprietary Funds For the Year Ended June 30, 2025

	Sewer (In Thousands)	Water (In Thousands)
<b>Operating Revenues</b>		
Licenses and permits	14	-
State grants	-	292
Miscellaneous revenue	-	16
User charges	589	985
Maintenance charge	-	168
<b>Total Operating Revenues</b>	<b>603</b>	<b>1,461</b>
<b>Operating Expenses</b>		
Other	126	-
Water operations	-	809
Sewer operations	571	-
Depreciation	108	449
Wages and benefits	65	202
Administrative charges	74	165
<b>Total Operating Expenses</b>	<b>944</b>	<b>1,625</b>
<b>Operating Income (Loss)</b>	<b>(341)</b>	<b>(164)</b>
<b>Non-Operating Revenues (Expenses)</b>		
Interest revenue	6	21
Capital charges	214	162
<b>Net Non-Operating Revenues (Expenses)</b>	<b>220</b>	<b>183</b>
<b>Change In Net Position</b>	<b>(121)</b>	<b>19</b>
<b>Net Position at Beginning of Period</b>	<b>2,625</b>	<b>8,831</b>
<b>Net Position at End of Period</b>	<b>\$ 2,504</b>	<b>\$ 8,850</b>

# Recommendations/Observations

- Accounting for Grants
  - City Treasurer should be involved with grant applications and details of grant awards should be communicated to Treasurer to ensure proper accounting
- Water & Sewer Billing
  - Water & sewer billing should be recalculated by accounting department each time new rates are approved by City Commission to ensure users are billed at rates approved by the Commission



# Recommendations/Observations – Continued

- **Water & Sewer Billing Rates**
  - Water and Sewer Funds had operating losses for the year which is likely the result of inadequate rates
  - Rates should be based on operating budget and future infrastructure needs
- **Year-End Reconciliation Process**
  - Process should be implemented for City to reconcile balance sheet accounts for all major funds to prepare for independent audit

# Algonac Business Attraction Plan Draft

**A Blueprint for Algonac's  
Economic Comeback**  
**Presented to Algonac City  
Council**

Prepared by Artie Bryson





## Plan Overview

- 14-point strategy to attract and retain businesses
- Focused on waterfront, downtown, and quality of life
- Balanced growth within the existing budget process
- 5-year vision with immediate, intermediate and long term action items



# 1. Rebuild the Riverwalk

- Extend and modernize the riverfront to Algonac Harbor Club
- **Nation wide trend since COVID. Waterfront events/activities are the number one economic catalyst for small towns.**
- Lighting, public art, fishing nooks, café patios, gathering areas for small groups
- Signature year-round destination



## Rebuild the Riverwalk Cont.

- **Activation Ideas:**

- Host *Riverwalk Nights* in summer, featuring live music, food trucks, and local vendors.
- Look for grant opportunities for development.
- Work with “Friends of the St Clair River” and other area civic groups.

- **Impact**

Boosts tourism, supports downtown retail, and reinforces Algonac’s waterfront identity.

## 2. Community Innovation Center

- Transform the facility into a **multi-use community hub**
- Hosting event space, recreation areas, and a small-business incubator, arts & crafts area, Quilting/sewing room.
- Workforce and vocational training hub, teaching area for techs such as boat building and mechanics.
- Conduct community listening sessions to guide the final design.

# Community Innovation Center Cont.

## Activation Ideas:

- Partner with SC4, RESA, Churches, and nonprofit groups and local businesses to provide youth, senior, and vocational programming and recreation programs.
- Look for grant opportunities for development.

## Impact:

- Creates local jobs, nurtures entrepreneurship, and builds community engagement.
- Anchors downtown and drives year-round economic activity.

### 3. Blue Economy Cluster

- Marine trades and innovation focus
- Boat building, repair, and marine tech
- Training partnerships with industry

#### Activation Ideas:

- Get with local boat builder Sunsation, and Chris Craft, boat repair facilities, SC4, marinas, and National Boat builder for sponsorships of training programs

#### Impact:

- Expands Algonac's economic base and connects its future to its maritime heritage.



## 4. Downtown Storefront Energy

- Façade and rent assistance
- Upper-floor housing conversions
- Empty storefront tours and business spotlights

### **Activation Ideas:**

- Develop and host outreach programs with local stakeholders, relators, local municipalities, investors, and EDA partners.
- Look for grant opportunities for second and third-story flats, rent, and façade grants

## Downtown Storefront Energy Cont

- Develop cross marketing strategies with all local businesses.
- Reinstate the Algonac DDA.
- Work towards becoming a Redevelopment Ready Community.

### **Impact:**

- Increases walkability, revitalizes downtown, and attracts private investment.

## 5. Faster, Friendlier Permitting

- Single point of contact for businesses with a business Liaison
- 30-day permit review goal
- Pre-application consultations
- Create a clear **Business Welcome Packet** to simplify the process.

# Faster, Friendlier Permitting Cont.

## Activation Ideas:

- Internally, develop a business-friendly culture and streamline processes.
- Cultivate relationships with EGLE/DNR and with permitting organizations.
- Work towards becoming a Redevelopment Ready Community.

## Impact:

- Improves investor confidence and enhances Algonac's pro-business reputation.



## 6. Ferries & Regional Trails

- Leverage ferries, trails, and water access
- Tourism mapping, signage
- Kayak launch
- Cross-border and regional marketing

### Activation Ideas:

- Partner with County Parks & Rec for a Kayak Launch
- Work with local ferries, Algonac Harbor Club, State Park, and County Parks & Rec to link people to businesses.

### Impact:

- Enhances regional tourism and strengthens Algonac's gateway role.

## 7. Business Growth Incentive Zone

- Target blighted and underused properties
- Coordinate with **MEDC** and **St. Clair County EDA** to attract investment

### **Activation Ideas:**

- Leverage MEDC and county programs to attract redevelopment
- Work towards becoming a Small Business Support Hub.

### **Impact:**

Converts idle properties into productive, revenue-generating spaces.

## 8. Makers & Mariners Initiative

- Celebrate craftsmanship and marine heritage
- Festivals, pop-ups, and public art
- Support local Artist, Makers and Brewers

### Activation Ideas:

- Host a ***Boatbuilders, Refinishers & Brewers Festival*** featuring local boat builders, boat refinishers and riggers, along with local fishing charter captains.

### Impact:

- Builds civic pride, supports artisans, and strengthens tourism appeal.

## 9. Infrastructure for Business

- Water, sewer, broadband, and lighting upgrades
- Regional coordination
- Tour boat and marina support

### Activation Ideas:

- Engineer, plan, and upgrade our sewer, water, and road infrastructure for the future.
- Look for grants, low-interest loans, and other funding options for projects.
- Work with our planning commission and utility providers to prioritize and upgrade utility infrastructure as needed.

## Infrastructure for Business Cont.

- Attract a company to operate a 100-passenger vessel for daily historical, bootlegging, and sunset cruises targeting metro Detroit tourists.

### Impact:

- Modernizes business districts and supports long-term economic growth, attracting people to our downtown.
- Increases downtown vitality.



## 10. Marketing & Branding

- Unified city brand “*Algonac: The Venice of Michigan – The Original Waterfront Community.*”
- Feature and celebrate local success stories.
- Collaborate with the **Algonac-Clay Historical Society** on events.
- Business and tourism promotion

### Activation Ideas:

- Brainstorm with businesses, community stakeholders on our marketing tag line and strategies.
- Events to highlight our history, work with Native Americans for a Pow Wow.

## Marketing & Branding Cont

- Start a business networking group to enhance local businesses and cross-marketing, and education.

### **Impact:**

- Attracts investment, enhances tourism, and boosts community pride.

# 11. Regional Cooperation

- Partner with county, state, and federal groups
- Joint grant pursuits and shared industry recruitment.
- Develop a Blue Coast Corridor concept

## Activation Ideas

- Meet with the regional groups and tell the Algonac story
- Join the County EDA and work with SEMCOG and other groups for grants and sponsorships.
- Be in constant communication with State and Federal representatives and staff, being more of a partnership as opposed to a petitioner.

## Impact:

- Expands resources, increases leverage, and builds regional identity.

## 12. Expand Housing Opportunities

- Mixed-use and downtown housing
- Identify ready-to-build sites, promote them to developers
- PILOT programs to attract investment.
- Support workforce and remote workers through flexible zoning and modern amenities

### **Activation Ideas:**

- Align developers with Algonac's small-town character and waterfront lifestyle.

## **Expand Housing Opportunities Cont.**

- Work with the MSHDA and St. Clair County to design a PILOT framework tailored for Algonac's goals of downtown loft apartments, or mixed-use redevelopment of underutilized properties.
- Support remote workers, young families, and downsizing retirees by modernizing zoning codes to permit accessory dwelling units (ADUs), flexible live-workspaces, and small-lot "missing middle" housing.



## Expand Housing Opportunities Cont.

- Encourage designs that fit Algonac's architectural character while improving density and walkability near downtown.

### **Impact:**

- Expands the housing supply, attracts new residents and professionals, stabilizes the year-round population, and strengthens the city's long-term tax base.

## 13. Market Algonac Living

- ‘Why Algonac?’ quality-of-life campaign
- Relocation packets
- Real estate and employer partnerships

### Activation Ideas:

- Develop marketing strategies and materials.
- Seek sponsorship from local realtors to defray costs.
- Connect with regional companies' HR departments, schools, and businesses that attract new residents.

### Impact:

- Attracts new residents and promotes community awareness.

## 14. Governance Mindset Make It Happen

- Quarterly business roundtables with City Council, DDA, Steak holders and Administration
- Transparent communication
- Publicly celebrate wins and foster a **“Yes, We Can” culture** of responsiveness and problem-solving.

### **Activation Ideas:**

- Internal education and cultural change of positivity, innovation, and cooperation.
- Streamline local government, helping to solve real problems.

**Impact:** Builds trust, unity, and sustainable momentum.

# Thanks to the Algonac Council

- Mayor Rocky Gillis – [rgillis@cityofalgonac.org](mailto:rgillis@cityofalgonac.org)
- Mayor Pro Tem Dawn Davey – [ddavey@cityofalgonac.org](mailto:ddavey@cityofalgonac.org)
- Councilmember Micheal Bembas – [mbembas@cityofalgonac.org](mailto:mbembas@cityofalgonac.org)
- Councilmember Ed Carter – [ecarter@cityofalgonac.org](mailto:ecarter@cityofalgonac.org)
- Councilmember Cathy Harris – [charris@cityofalgonac.org](mailto:charris@cityofalgonac.org)
- Councilmember Wendy Meldrum – [wmeldrum@cityofalgonac.org](mailto:wmeldrum@cityofalgonac.org)
- Councilmember Jake Skarbek – [jskarbek@cityofalgonac.org](mailto:jskarbek@cityofalgonac.org)

## Closing Thoughts

- Algonac's waterfront is its greatest economic asset. Since COVID, Waterfront events/activities are the number one economic catalyst for small towns, nation-wide.
- This is a 5-year plan and must be budget-conscious. Must be revisited and updated.
- Success depends on partnerships, persistence, community buy in, ownership and follow-through
- Algonac's riverfront heritage is the key to its renaissance, into a **thriving regional destination—while preserving its small-town heart and waterfront charm.**



## **CITY MANAGER'S REPORT – December 30, 2025**

1. We had a flashing light installed on the stop sign on Smith at M-29.
2. The Stop sign at Market and Mill was hit. The driver took the sign with him. Saturday night, we installed a temporary stop sign until we can install the permanent sign.
3. Algonac Activity Center Update: Working with the pickleball people on a schedule. The State funding of \$500k was cut. It may be available to Algonac sometime in April, I may be asked to testify at the House.
4. Advertising for a Zoning Compliance Officer. Receiving several good applications.
5. Looking for a new water plant operator with a F2 license. I am actively seeking a more permanent solution.
6. Drinking Water Asset Management grant amount for City of Algonac is \$319,948.84, is now considered closed. Algonac's final disbursement request in the amount of \$27,000.69 has been processed.
7. SMUA is moving forward with a bond anticipation note to cover the engineering costs of the wastewater plant upgrades. Algonac's share will be about \$1800 a month as opposed to \$38,600 a month.
8. I have requested a review on our water and sewer budget/rates with the MRWA, (Michigan Rural Water Authority). This is a free independent service and is very detailed. Marine City is in the middle of it right now. Going to meet with them the third week in January.
9. Received a quote to rebuild the mechanical parts of the clock in the park for just under \$6k. After I talk to them more, I will give it to the Council for consideration.
10. Met with the new business, Algonac Pharmacy. Waiting to organize a ribbon cutting ceremony and an open house.

*Artie Bryson, City Manager*



Item No: 9  
Meeting: 1.6.2026

## **Business of the Algonac City Council**

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### **Agenda Statement**

**Item Title:** To approve the consent agenda

**Submitted by:** Artie Bryson, City Manager

#### **Summary**

The consent agenda contains the following items:

- a) City Council Meeting Minutes
  - 1. Regular Meeting – December 16, 2025

**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, December 16, 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, and Skarbek.

Absent: Councilwoman Meldrum.

Others Present: City Manager Artie Bryson, Interim City Manager/Fire Chief Joe Doan, City Clerk Lisa Borgacz.

Motion by Skarbek, supported by Harris to excuse Councilwoman Meldrum due to being out of town. Motion carried.

**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**

Councilman Skarbek thanked everyone for participating in the Holiday Christmas Lights Decoration Contest. Trophies were awarded to the best decorated golf

cart/side-by-side in the Christmas Golf Cart Parade, best decorated house, church and business. Winners also received a free large Little Caesars Pizza, breadsticks and pop. The event was sponsored by Algonac Little Caesars located at 2658 Pointe Tremble.

2025 Big, Bright Light Holiday Decorations Contest Winners:

GOLF CART: Kathleen & Brian Moore

CHURCH: Faith Coalition for the Nativity and Christmas event

BUSINESS: Colony Insulation, owners Liz & Danny Walker

HOUSE: Heather & Bob Schram, 828 Clay

**Public Comment**

Pat Pokorny, 775 Worfolk, thanked City Council members for what they do, and congratulated them on the good decision in hiring Mr. Bryson as city manager. He welcomed Mr. Bryson to the city.

**City Manager's Report**

City Manager Bryson gave a detailed report to City Council.

**Consent Agenda**

Motion by Carter, supported by Davey to approve the consent agenda as presented:

- a. City Council Meeting Minutes
  - 1) Regular Meeting – December 2, 2025
  - 2) Special Meeting – December 9, 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
  - 2) Housing Commission Minutes – October 20, 2025
- d. Miscellaneous Business
  - 1) Water tap connection materials for Algonac Community Pool.  
Approve water tap connection materials for Algonac Community Pool from ETNA Supply, whose address is 46555 Continental Drive, Chesterfield, MI 48047 in the amount of \$1,545.70.

Motion carried.

**Unfinished Business**

None

## **New Business**

### **To consider Boards and Commissions Appointments and Reappointments.**

Motion by Davey, supported by Harris to approve the following Boards and Commissions appointments:

Chuck Bayly to the Board of Review for a 2-year term ending January 6, 2028.

Chuck Bayly to the Zoning Board of Appeals for a 3-year term ending February 1, 2029.

Chari Lawton to the Zoning Board of Appeals for a 3-year term ending February 1, 2029.

Michael Bembas, Council Liaison, to the Zoning Board of Appeals for a 3-year term ending February 1, 2029.

Motion carried.

### **To adopt 2026 MDOT Performance Resolution for Municipalities #2025-14 to allow the city to apply for work within the State right-of-way.**

Motion by Davey, supported by Carter to adopt 2026 Michigan Department of Transportation Performance Resolution for Municipalities #2025-14 and direct the city clerk to sign and submit the Resolution on behalf of the city.

#### **Roll Call**

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

Nays: None

Absent: Meldrum

Motion carried.

### **To approve the City Manager Employment Agreement between the City of Algonac and John Arthur Bryson.**

Motion by Skarbek, supported by Harris to approve the City Manager Employment Agreement between the City of Algonac and John Arthur Bryson, effective December 10, 2025, and authorize the Mayor and City Clerk to sign the agreement on behalf of the city.

#### **Roll Call**

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

Nays: None

Absent: Meldrum

Motion carried.

## **Accounts Payable**

Motion by Carter, supported by Skarbek to approve accounts payable and payroll in the amount of \$331,059.95.



## **Roll Call**

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

Motion carried.

## **Items for Next Agenda**

- SMUA engineering costs
- Audit Presentation by McBride Manley

## **Council Comment**

### **Bombas**

Advised anyone who was mailing packages to get them to the post office by Friday. The post office is already overloaded with packages. Tomorrow is the First Evangelical Lutheran Church Annual Christmas dinner. Santa will also be there.

### **Carter**

Congratulated and thanked the Boards & Commission appointees. He also congratulated and thanked all the winners for decorating and helping beautify our community during the holiday season. He thanked Little Caesars in Algonac for sponsoring and supporting the Christmas Light Contest, and noted that the pop-up market that was in the vacant storefront next to Algonac Liquor was great, and they'll be there again this Saturday.

### **Davey**

Algonac Pharmacy is now open! Everyone wants to see businesses in the city, but they won't stay if we don't support them. We need to do everything we can to keep them here. This time of year can be incredibly hard for many people, especially those who've lost a loved one. It doesn't take a lot to reach out, spend a little time with them and listen. It really means a lot. Awesome job to everyone who decorated!

### **Harris**

Congratulated all the board members, thanked Algonac Little Caesars for supporting the Christmas light event and winners, and Councilman Skarbek for initiating the event.

### **Skarbek**

Thanked all who participated, all the businesses who decorated, the Algonac Fire Department and Mr. Ed for being Santa, and Algonac Little Caesars for sponsoring the event. The newly opened Algonac Pharmacy is a phenomenal addition to the community.

### **Gillis**

The Golf Cart Parade this past Saturday had a great turnout; excellent job Councilman Skarbek! He realizes how great a community we have, and that we are on a great

path. He thanked Algonac Little Caesars for their participation in the Christmas light event and always helping the community.

**Adjournment**

Motion by Davey, supported by Bembas to adjourn the meeting at 6:34 p.m. Motion carried.

Signed \_\_\_\_\_; respectfully submitted \_\_\_\_\_  
Mayor Rocky Gillis City Clerk Lisa Borgacz



Item No: 11a  
Meeting: 1.6.2026

## **Business of the Algonac City Council**

---

### **Agenda Statement**

**Item Title:** To approve Water Plant Purchase Order for Chemicals: Not-to-exceed \$20,000.

**Submitted By:** Joshua Stewart, Water Plant Superintendent

#### **Summary**

Water Solutions Unlimited (WSU) has been supplying the water plant with chemicals since April 2022. WSU provides quality products and prompt deliveries.

A purchase order is requested in the amount of not-to-exceed \$20,000 from Water Solutions Unlimited Inc. from January 1, 2026 through June 30, 2026 to purchase Sodium hypochlorite (chlorine), Fluoride, Sulfuric Acid and Citric Acid.

The last purchase order not-to-exceed \$40,000 was approved by City Council on July 16, 2024. A large factory that manufactured chlorine shut down during COVID, which has decreased regional supplies and caused large price increases.

The chemicals are purchased on an as-needed basis.

This project was approved by Clay Township Board at their December 22, 2025 meeting.

#### **Suggested Action:**

#### **MOVED BY:**

#### **SUPPORTED BY:**

RESOLVED, to approve Water Plant purchase of chlorine, fluoride, sulfuric acid and citric acid from Water Solutions Unlimited, whose address is 295 Industrial Drive, Franklin, IN 46131-0347 for the period from January 1, 2026 through June 30, 2026 in an amount not-to-exceed \$20,000.

APPROVED/Denied



805 St. Clair River Drive  
Algonac, MI 48001  
810.794.9361 | FAX 810.794.4804  
[www.cityofalgonac.org](http://www.cityofalgonac.org)

**City Council**  
*Mayor*  
*Mayor Pro Tem*  
*Councilman*  
*Councilman*  
*Councilwoman*  
*Councilwoman*  
*Councilman*

Rocky Gillis  
Dawn Davey  
Michael Bembas  
Ed Carter  
Cathy Harris  
Wendy Meldrum  
Jacob Skarbek

To: Clay Township- Lance Surdey  
From: Algonac Water Plant Superintendent, Josh Stewart  
Subject: Chemical Purchase Order for Chlorine, Citric, Sulfuric, Fluoride  
Date: 12/17/2025

Water Solutions Unlimited (WSU) has been supplying the water plant with chemicals since April 2022. WSU provides quality products and prompt deliveries.

A purchase order is requested in the amount of not-to-exceed \$20,000 from Water Solutions Unlimited Inc. for the remaining fiscal year of January 1st, 2026 through June 30, 2026 to purchase Sodium hypochlorite (chlorine), Fluoride, Sulfuric Acid and Citric Acid.

The last purchase order not-to-exceed \$40,000 was approved by City Council/Clay Township on July 16th, 2024 and covered from July 1<sup>st</sup>, 2024 to December 31<sup>st</sup>, 2025. A large factory that manufactured chlorine shut down during COVID, which has decreased regional supplies and caused large price increases.

The chemicals are purchased on an as-needed basis. The Water Plant needs to purchase the standard storage of 3 month supply of Fluoride in January adding additional cost.

Per the Water Service Agreement approval by Clay Township is required on all purchases in excess of \$20,000. Clay Townships share of this cost is 64.3974% or \$12,879.48.

Thank you,

Josh Stewart

Public Services Superintendent

(810)794-3281

[Waterplant@cityofalgonac.org](mailto:Waterplant@cityofalgonac.org)



## **Business of the Algonac City Council**

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### **Agenda Statement**

**Item Title:**           **To approve water service installation for new home at 1510 Michigan: \$4,500.**

**Submitted by:**     Joe Vernier, DPW Foreman

#### **Summary**

A new home is under construction at 1510 Michigan.

When the property owner requested a water tap, it was discovered that the water main was 200 feet north of the address on Michigan.

The tap required significantly more time, work and materials than is typical for a new water tap.

Attached is an invoice from DeLude Construction in the amount of \$4,500.

The city will be seeking reimbursement from the property owner for the additional costs.

#### **Suggested Action**

#### **MOVED BY:**

#### **SUPPORTED BY:**

RESOLVED, to approve invoice from DeLude Construction, whose address is 5727 Remer Rd., China, MI 48054 for installation of water service at 1510 Michigan St. in the amount of \$4,500.00.

APPROVED/Denied

# Memo

**To: Artie Bryson, City Manager**

**From: Joe Vernier DPW Foreman**

**Date: 12-18-2025**

**Re: Water Tap**

---

Artie,

I have attached an invoice from DeLude Construction for a new water tap @ 1510 Michigan. There is no watermain that runs in front of this address. The next closes watermain is located at Green St and Michigan which is approximately 200 hundred feet to the north of this piece of property. Delude came in and made the new water tap on Green St and directional bore a water service line in the right of way 200 feet to the south. Once they were in front of the address DeLude had to bore under the road and into the right of way in front of the house. Due to the long distance, we install 2 curb stops. One is located just outside of where the tap was made the other was installed in front of the house in the right of way. I would ask that council approve the invoice for the work that was performed by DeLude Construction.

Respectfully,

Joe Vernier, Algonac DPW Foreman





5727 Remer Rd.  
China, MI 48054  
delude.construction@yahoo.com  
Phone # 8103292469  
Fax # (810) 329-6159

# Invoice

Date	Invoice #
12/3/2025	5224

**Bill To**

City of Algonac  
805 St. Clair River Drive  
Algonac, MI 48001

P.O. No.	Terms	Job Site:
		1510 Michigan St.

Description	Price	Amount
Job Site: 1510 Michigan St.  ** The water main stopped approximately 180' - 200' North of 1510 Michigan St. ** This made DeLude directional bore 1" water line along the West side Michigan St and then directional bore the 1" water service under the road to bring City water to this property. Installed (2) 1" curbstops and tapped water main Materials and Labor	4,500.00	4,500.00

NET 30 DAYS - A finance charge of 1 1/2% per month will be added to the past due balance.  
(Annual Rate 18%)

**Total****\$4,500.00**



## Business of the Algonac City Council

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### Agenda Statement

**Item Title:** To approve Special Event permit from Jakob's Ladder Farm & Home to hold Riverside Market at Riverfront Park.

**Submitted by:** Artie Bryson, City Manager

#### Summary

Riverside Market will be a farmers market held at Riverfront Park on Fridays beginning May 8 thru October 23. The market was previously in Smith Recreation Park, but moved to Riverfront Park last year, which proved to be a better location. This year, it is requested to expand the hours from 3:00-7:30 p.m. to 1:00-7:00 p.m.. The applicant has also requested the market open at 12:00 p.m. on the day of the Blue Water Antique Yard Sale Trail.

Vendor vehicles will park in the east lane against the curb during the event.

Michelle Binaghi will run the market, which will include farmers and small businesses. Vendors will pay \$10 per week for a booth. The market will not be held when major events are scheduled in the park.

The permit application and all required documentation has been received and has been approved by administration. The safety and security plan is being reviewed by the St. Clair County Sheriff.

#### Suggested Action:

#### MOVED BY:

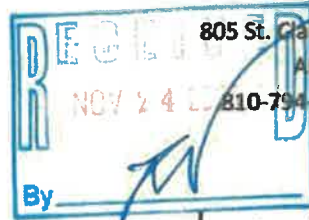
#### SUPPORTED BY:

RESOLVED, to approve Special Event Permit request from Jakob's Ladder Farm & Home to hold Riverside Market at Riverfront Park on Fridays beginning May 8 thru October 23, 2026, from 1:00-7:00 p.m., 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 Riverside Market, Algonac, Michigan  
Farmers Market. Fridays May 8 - October 23, 2026  
1-7PM

2. Sponsor Organization Michelle Binaghi  
Name Jakko's Ladder Farm & Home LLC Street Address 8568 Stone Rd.  
City Cray Twp. State MI Zip Code 48001 Cell Phone 986-871-7141  
Email Address jemma.momma@yahoo.com

3. Event Chair/Point of Contact  
Name Michelle Binaghi Street Address Same  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ Cell Phone \_\_\_\_\_  
Email Address \_\_\_\_\_

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? mjb
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. Vendor spots \$10/week

8. Provide a statement of the benefit of this activity to the public, and the reasons for the activity. Bringing unique foods, produce, baked goods & more into the community. offering small businesses a space to thrive

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)

- mjb ☐ Contact MISSDIG at least one (1) week prior to event at 800-482-7171 or [www.missdig.org](http://www.missdig.org) if stakes will be installed on city property.
- mjb ☐ Coordinate placement of portable toilets with DPW at 810-794-5451 or [dpw@cityofalgonac.org](mailto:dpw@cityofalgonac.org).
- mjb ☐ I have reviewed City Ordinance Chapter 4 "Amusement and Entertainments", Article III "Special Events".

### 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.
- ☒ 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".

PSA 250016

- ☐ 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. *each vendor sign waiver each week & those are kept on file by Michelle Binaghi*

**\*\*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: Michelle J. Binaghi Date: 10-30-25

## 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	<i>[Signature]</i>	<i>12/9/25</i>
Department of Public Works	<i>[Signature]</i>	<i>12/17/25</i>
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: \_\_\_\_\_



Renew March 1, 2026



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
02/05/2025

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).

<b>PRODUCER</b> 	<b>THOMAS MAZZOLA INSURANCE AGENCY INC</b> 45150 NORTH AVE MACOMB, MI 48042	<b>CONTACT NAME:</b> THOMAS MAZZOLA <b>PHONE (A/C, No, Ext):</b> 586-948-5600 <b>FAX (A/C, No):</b> 586-948-5609 <b>E-MAIL ADDRESS:</b> TOM.MAZZOLA.CYW7@STATEFARM.COM
	<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> State Farm Fire and Casualty Company <b>INSURER B:</b> <input type="checkbox"/> <b>INSURER C:</b> <input type="checkbox"/> <b>INSURER D:</b> <input type="checkbox"/> <b>INSURER E:</b> <input type="checkbox"/> <b>INSURER F:</b> <input type="checkbox"/>	
<b>INSURED</b> JAKOB'S LADDER FARM & HOME LLC 8588 STONE RD CLAY, MI 48001	<b>NAIC #</b> 25143	

**COVERAGES** **CERTIFICATE NUMBER:** **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.

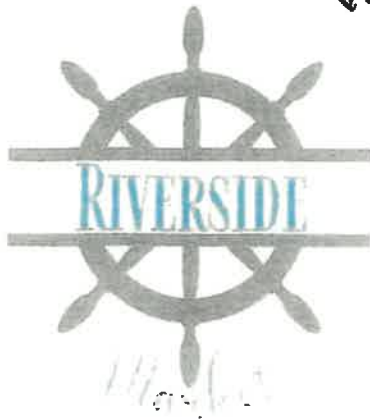
INSURER	TYPE OF INSURANCE	ADD	SUB	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	y	Y	92-J1-B154-0	03/01/2025	03/01/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			92-J1-B154-0	03/01/2025	03/01/2026	COMBINED SINGLE LIMIT (Per accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB * <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE <input type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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 BOARD MEMBERS AGAINST ANY AND ALL LIABILITY FOR DAMAGE TO PROPERTY AND INSURING THE CITY AGAINST AND ALL LIABILITY FOR PERSONAL INJURY AND 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 IDEMNIFY 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**

<b>CERTIFICATE HOLDER</b> CITY OF ALGONAC MI 805 ST CLAIR SHORE DR ALGONAC, MI 48001	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. <b>AUTHORIZED REPRESENTATIVE</b> Melanie Eckert, CSR, Staff for Thomas Mazzola agent
---	---



Vendor Contract  
Signed weekly  
+ Kept on file

HOSTED BY JAKOB'S LADDER FARM & HOME LLC

LOCATION: ALGONAC RIVERFRONT PARK 48001

NAME \_\_\_\_\_

DATE \_\_\_\_\_

1. SPOT FEE IS \$10 PER WEEK. PLEASE SEE MICHELLE BHAGHI TO PAY FOR YOUR SPOT BEFORE SETTING UP. IF PAYING ANY WAY OTHER THAN CASH OR MONEY ORDER, PLEASE UNDERSTAND THERE MAY BE A SMALL PROCESSING FEE.
2. I HEREBY GIVE THE RIVERSIDE MARKET PERMISSION TO USE PHOTOS FROM THE FACEBOOK GROUP OR TAKEN AT THE MARKET FOR ADVERTISING PURPOSES
3. BOOTH SPACES MEASURE APPROXIMATELY 10X10. YOU WILL BE DIRECTED TO A SPOT UPON ARRIVAL
4. RELEASE OF LIABILITY: VENDORS AND OTHER PARTICIPANTS ACCEPT FULL RESPONSIBILITY FOR ANY LOSS, INJURY AND/OR DAMAGE TO PERSON OR PROPERTY WHILE ON THE PREMISES. NEITHER THE CITY OF ALGONAC, SIXTH FIELD OR JAKOB'S LADDER FARM & HOME WILL BE HELD RESPONSIBLE FOR ANY DAMAGE, THEFT, OR LOSS OF DISPLAYS AND/OR WORK. NOR CAN WE ASSUME RESPONSIBILITY FOR INJURY TO ANY MARKET PARTICIPANT. ANY AND ALL CLAIMS MUST BE WAIVED AND ALL RIGHTS FOR CLAIMS FOR DAMAGE RELEASED AGAINST THE ABOVE MENTIONED.
5. MARKETS ARE HELD DEPENDENT ON THE WEATHER AND MAY BE CANCELLED DUE TO WEATHER AT ANY TIME
6. FOOD AND BEVERAGE VENDORS: FOOD AND BEVERAGE VENDORS ARE REQUIRED TO HAVE THE APPROPRIATE LICENSES TO SERVE FOOD AND THEIR OWN INSURANCE ACCORDING TO THE STATE OF MICHIGAN. MUST PROVIDE OWN PLATES, NAPKINS, CUPS, ETC AND BE SURE TO PROVIDE PROPER DISPOSAL SPOTS FOR THESE ITEMS.
7. VENDORS AND PARTICIPANTS PROVIDE OWN TENTS, TABLES, DISPLAYS, ETC. PLEASE BE SURE TO LEAVE YOUR SPOT CLEAN WHEN LEAVING.
8. MICHIGAN VENDORS ARE RESPONSIBLE FOR THEIR OWN MICHIGAN SALES TAX

HERE'S TO A WONDERFUL MARKET SEASON AND SERVING OUR COMMUNITY!

SIGNATURE \_\_\_\_\_





### **Plan for the 2026 Riverside Market**

- 1. Due to many of our customers wanting to shop early with us, I am asking that for 2026 our market hours change to 1-7, with the option to open early during weeks such as Yard Sale Trail 12-7 pm so that our vendors could catch the increased traffic coming through town.**
- 2. I am proposing the market run May 8- October 23 on Fridays at the Riverfront Park (Algonac Riverfront Park, boardwalk area) except for weeks that the park is in use (Pickerel Tournament, Beer & Wine tasting. Art Fair). During those weeks the market will be closed.**
- 3. When at the Riverfront park, vendors will unload from the parking lane and set up tents/tables in the grassy areas and leave cars parked in the parking lane for the duration of the market as to create a barrier from incoming traffic.**
- 4. My liability insurance will renew 3-1-26 paid in full by myself and the city of Algonac listed on the POI with the verbiage requested.**
- 5. I will have vendors sign a contract/waiver each week for the city's safety as well as my own. I keep every one of these signed waivers and the city is welcome to review them any time ( I still have all of 2024-2025 waivers as well). Each is signed and dated with name of their business if applicabe.**
- 6. I would like to continue to come up with special ideas to benefit the community, such as donating a free spot or portion of the vendor fees to 501-C3 organizations, food drives, possibly working with animal shelters to help them obtain donations and adopt out pets.**
- 7. I would like to make flyers for the community, possibly do some giveaways, advertising for other businesses and events.**
- 8. On weeks that it is possible that the market attendance may exceed 25 vendors, I will reach out to the city manager for approval.**

**The first 2 seasons of Riverside Market were so fun and so well received by the community! We are so looking forward to bringing it back for the 2026 season.**

**The things I will need help with again this year would be obtaining approval from the city and a new permit. I will work hard to bring the community together to do the rest!**

**Michelle J. Binaghi  
Riverside Market Manager**

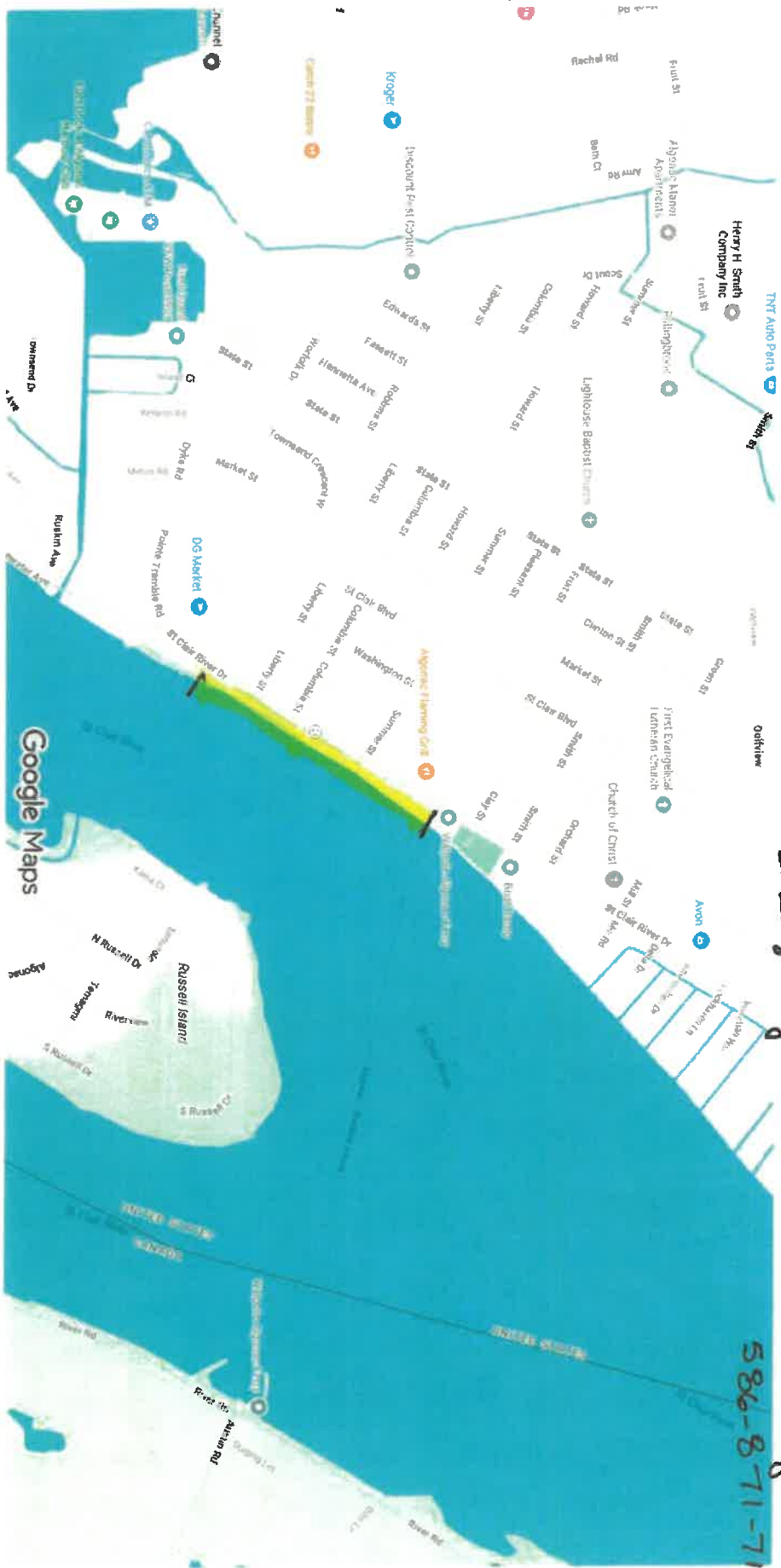
Google Maps

Emergency Road, Riverside Main

May 8 - Oct 23, 2026 1-7 pm weather permitting. Vendors will pull up into the parking lane in front of the park, unload and set up and leave vehicles in the lane as to create a barrier for patrons from oncoming traffic.

Emergency Contact: Michelle Binafi

586-871-7141



**CITY OF ALGONAC**

805 ST. CLAIR RIVER DR.

ALGONAC, MI 48001

(810) 794-9361

(810) 794-4804

Invoice For Permit: PSA250016

Print Date: 11/24/2025

Pay by Account In Full




Pay by Account In Full

JAKOB'S LADDER F&amp;H LLC

8568 STONE RD.

CLAY MI 48001

**\$ 0.00**

		Invoice No	Invoice Date	Permit Number	Address	Amount Due
		00010796	11/24/25	PSA250016	102 CITY PARK & 1130 ST CLAIR	0.00
Fee Details:	Quantity	Description	Amount Cost			Balance
	1.000	Special Event	0.00			\$ 0.00
Total Amount Due						\$ 0.00



## Business of the Algonac City Council

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### Agenda Statement

**Item Title:**                    **To approve an agreement for continued Water Plant services between the City of Algonac and Joshua Stewart.**

**Submitted by:**            Artie Bryson, City Manager

#### **Summary**

In September, 2025, Joshua Stewart, Water Plant Superintendent, submitted his notice of resignation. Administration entered into an agreement with Mr. Stewart to continue to provide oversight and assistance as a licensed supervisor to ensure continued compliance and operational continuity through December 31, 2025, or until a replacement with the required licensing could be found.

Due to the lack of qualified, licensed operators, Mr. Stewart has agreed to continue as a primary service provider/Superintendent on a month-to-month basis at a rate of \$1,400 per week beginning January 1, 2026.

#### **Suggested Action:**

#### **MOVED BY:**

#### **SUPPORTED BY:**

RESOLVED, to approve the agreement for continued Water Plant services between the City of Algonac and Joshua Stewart beginning January 1, 2026, and authorize the City Manager to sign the agreement on behalf of the city.

APPROVED/Denied

## **CONTINUATION SERVICES AGREEMENT**

This Continuation Services Agreement ("Agreement") is made and entered into as of **January 1<sup>st</sup>, 2026**, by and between **City of Algonac** ("Client") and **Joshua Stewart** ("Provider").

### **1. Background**

The parties previously entered into an Interim Agreement dated 10/13/2025 (the "Interim Agreement"). The parties desire to continue services on a month-to-month basis under substantially the same terms and conditions as the Interim Agreement, except as expressly modified herein.

### **2. Term**

This Agreement shall commence on **January 1<sup>st</sup>, 2026** and shall continue on a **month-to-month** basis unless terminated in accordance with Section 7.

### **3. Services**

Provider shall continue to perform the services described in the Interim Agreement (the "Services"). All standards of performance, responsibilities, and deliverables shall remain as set forth in the Interim Agreement.

### **4. Compensation**

Client shall pay Provider **\$1,400 per week** for the Services.

- Payments are due in accordance with the City of Algonac regular pay schedule.
- Any reimbursable expenses shall be handled in accordance with the Interim Agreement.
- The weekly rate set forth in this Agreement does not include shift coverage for operators, holiday coverage, or response to emergencies beyond the scope of the Services. Any time worked in excess of **twenty (20) hours per week** shall be billed at an additional rate of **\$67.50 per hour**, subject to Client approval where required.

### **5. Relationship of the Parties**

The relationship of the parties shall remain as stated in the Interim Agreement. Nothing herein shall be deemed to create a partnership, joint venture, or employment relationship.

### **6. Governing Terms**



Except as expressly amended by this Agreement, **all terms and conditions of the Interim Agreement are hereby incorporated by reference and shall remain in full force and effect.** In the event of a conflict between this Agreement and the Interim Agreement, this Agreement shall control.

## **7. Additional Staffing and Licensing Coverage**

In addition to the terms of this Agreement, the City of Algonac shall engage a qualified, licensed alternate to serve as a secondary Superintendent to ensure continuous compliance with applicable licensing and operational requirements. The engagement of a licensed alternate shall be governed by a separate and independent agreement negotiated directly between the City of Algonac and said alternate, and shall not be subject to or governed by this Agreement.

The purpose of this provision is to maintain proper licensing coverage during periods when the primary service provider is unavailable, including but not limited to vacation or temporary leave. During any week in which the alternate performs coverage in place of the primary service provider, no compensation shall be due or payable to Joshua Stewart for that week.

## **8. Termination**

Either party may terminate this Agreement for convenience upon **14 days' written notice.** Termination for cause shall be governed by the Interim Agreement.

## **9. Governing Law**

This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.

## **10. Entire Agreement**

This Agreement, together with the Interim Agreement, constitutes the entire agreement between the parties regarding the subject matter hereof and may be amended only by a written instrument signed by both parties.

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**IN WITNESS WHEREOF,** the parties have executed this Agreement as of the Effective Date first written above.

### **CLIENT:**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**PROVIDER:**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



Item No: 12  
Meeting: 1.6.2026

## **Business of the Algonac City Council**

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### **Agenda Statement**

**Item Title:** To approve accounts payable and payroll in the amount of \$217,052.88.

**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 \$217,052.88.

APPROVED/Denied

[illegible]