REGULAR MEETING - STURGIS CITY COMMISSION
WEDNESDAY, JANUARY 14, 2026
WIESLOCH RAUM – CITY HALL

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

The Pledge of Allegiance was said by all present.

The Invocation was given by Comm. Wickey.

Commissioners present: Bir, Boring, Wickey, Smith, Harrington, Abbs, Miller, Vice-Mayor Mullins, Mayor Perez
Commissioners absent: None

Also present: City Attorney, City Manager, City Controller, Community Development Director, Electric Department Superintendent, City Engineer, Human Resources Director, DPS Supervisor, City Clerk

City Manager Andrew Kuk provided information on the Deferred Retirement Option Plan. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the agenda as presented.
Voting yea: Nine **Voting nay: None** **MOTION CARRIED**

Moved by Comm. Harrington and seconded by Comm. Smith to approve the Consent Agenda of January 14, 2026 as presented.

8A. Action of Minutes of Previous Meetings
APPROVE the minutes from the December 17, 2025 regular meeting as presented.
B. Pay Bills
• AUTHORIZE the payment of the City bills in the amount of $4,077,876.27 as presented.
C. Enterprise Resale Adjustment
• APPROVE the amended vehicle disposal with Enterprise Fleet Management.
D. 2026 Ladies Night Out Event Request
• APPROVE the temporary closure of two parking spaces on US 12 at the corner of Pleasant Ave. from 2:00pm to 10:00pm for the Ladies Night Out event.
E. Auditorium Board Appointment
• APPOINT Brittany McMaster to the Sturges-Young Center for the Arts Board.
Voting yea: Nine **Voting nay: None** **MOTION CARRIED**

Community Development Director Will Prichard provided information on the marihuana ordinances amendments that were discussed at the previous City Commission meeting. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to consider this the second reading of and approve amendments to the City Code of Ordinance Section 38.92 Medical Marihuana Facilities and Section 38.93 Adult Use Marihuana Establishments effective February 6, 2026.
Voting yea: Nine **Voting nay: None** **MOTION CARRIED**

AMENDMENTS TO CITY ORDINANCES
PERTAINING TO THE REGULATION OF MEDICAL MARIHUANA
FACILITIES AND ADULT USE MARIHUANA ESTABLISHMENTS

An ordinance to amend Chapter 38-Article IV of the Code of Ordinances of the City of Sturgis to provide for the modification of regulation of Medical Marihuana Facilities and Adult Use Marihuana Establishments and an effective date of this ordinance.

WHEREAS, the City Commission has determined that it is in the best interest of the residents of the City to modify the Code of Ordinances of the City of Sturgis to provide for the modification of regulation of Medical Marihuana Facilities and Adult Use Marihuana Establishments within the City;

NOW, THEREFORE, the City of Sturgis, St. Joseph County, Michigan ordains:

Chapter 38-Article IV, Section 38-92 and Section 38-93 of the City Ordinances is hereby amended as follows effective February 6, 2026.

Chapter 38 – OFFENSES AND MISCELLANEOUS PROVISIONS

ARTICLE IV. OFFENSES AGAINST PUBLIC SAFETY

Sec. 38-92 MEDICAL MARIHUANA FACILITIES

…

(b) Definitions.

…

(23) "Relocation" or "Relocated" means the moving of an existing, valid Permit from its current Permitted Premises to a new premises located at a different address or on a different parcel, while maintaining the same Permit Holder. A relocation does not constitute a permit transfer or a change in ownership.

…

(e) Application for and Renewal of Permits.

…

(5) Changes to application or permit.

…

iv. A Permit may be assigned or transferred on if all ~~of~~ the following are true:

1) A permit has been issued and all stipulations for that permit have been met, including written final approval by the State of Michigan for State Licensure.

2) All Applicants that are part of the current Permit ~~Holders~~ shall submit an affidavit approved the transfer.

3) A Permit may be assigned or transferred to another person or entity only if the transfer occurs at the same Permitted Premises and the Permitted Premises has been operational for a minimum of one year.

4) The person(s) or entity proposed to receive the transferred permit submit application documents and are issued a permit transfer approval. Issuance of a permit transfer approval includes the following:

a. Certification of a completed application as per the process of this section. The applicant may submit an affidavit of no change to the permitted premises to forego the application requirements as it pertains to the permitted premises if no physical changes will be completed as part of the assignment or transfer.

b. Payment of a permit transfer review fee as set by the city commission.

c. Review of the application per subsection (e)(3)iv.—vii. If an affidavit of no change to the permitted premises is submitted, review of corresponding information and the requirement for a special land use permit would be considered satisfied.

d. Issuance or denial of the permit transfer approval will be completed as per subsection (e)(3)viii.—x. Stipulations of viii.1) will be considered met when the applicant has all required licenses or permits in their name. Where an affidavit of no change to the permitted premises has been filed, the stipulation for a required proof of final occupancy will be waived.

e. Until the permit transfer approval is issued, the existing permit will remain with the current permit holder. Transfer of the permit will not change its date of expiration.

5) A Permit may be relocated to another Permitted Premises only if the Permit Holder has continuously operated a Marihuana Facility at the current Permitted Premises for a minimum of one (1) year before requesting the relocation. Prior to the approval of a Permit Relocation, the following shall be completed:

a. The Permit Holder shall obtain Special Land Use approval for the proposed Permitted Premises in compliance with this chapter and the City of Sturgis Zoning Ordinance. All stipulations required as part of the Special Land Use approval shall be completed prior to the issuance of the operational permit at the new location.

b. Payment of a License Relocation Review Fee as set by the City Commission.

…

Sec. 38-93 ADULT USE MARIHUANA ESTABLISHMENTS

…

(b) Definitions.

…

(35) "Relocation" or "Relocated" means the moving of an existing, valid Municipal License from its current Municipally-Licensed Premises to a new premises located at a different address or on a different parcel, while maintaining the same Municipal License Holder. A relocation does not constitute a municipal license transfer and does not permit a change in ownership.

…

(e) Application for and Renewal of Municipal License.

…

(6) Changes to Application or Municipal License.

…

iv. A Municipal License may be assigned or transferred only if all ~~of~~ the following are true:

1) A municipal license has been issued and all stipulations for that license have been met, including written final approval by the State of Michigan for state licensure.

2) All Applicants that are part of the current Municipal License shall ~~Holders~~ submit an affidavit approving the transfer.

3) A Municipal License may be assigned or transferred to another person or entity only if the transfer occurs at the same Municipally-Licensed Premises and the Municipally-Licensed Premises has been operational for a minimum of one year.

4) The person(s) or entity proposed to receive the transferred municipal license submit application documents and are issued a municipal license transfer approval. Issuance of a municipal license transfer approval includes the following:

a. Certification of a completed application per the process of this section. The applicant may submit an affidavit of no change to the municipally licensed premises to forego the application requirements as it pertains to the municipally licensed premises if no physical changes will be completed as part of the assignment or transfer.

b. Payment of a license transfer review fee as set by the city commission.

c. Review of the application per subsection (e)(4)iii.—vi. If an affidavit of no change to the municipally licensed premises is submitted, review of corresponding information and the requirement for a special land use permit would be considered satisfied.

d. Issuance or denial of the municipal license transfer approval will be completed per subsection (e)(4)vii.—x. Stipulations of vii.1) will be considered met when the applicant has all required licenses or permits in their name. Where an affidavit of no change to the municipally licensed premises has been filed, the stipulation for a required proof of final occupancy will be waived.

e. Until the municipal license transfer approval is issued, the existing municipal license will remain with the current municipal licensee holder. transfer of the municipal license will not change its date of expiration.

5) A Municipal License may be relocated to another Municipally-Licensed Premises only if the Municipal License Holder has continuously operated a Marihuana Establishment at the current Municipally-Licensed Premises for a minimum of one (1) year before requesting the relocation. Prior to the approval of a Municipal License Relocation, the following shall be completed:

a. The Municipal License Holder shall obtain Special Land Use approval for the proposed Municipally Licensed Premises in compliance with this chapter and the City of Sturgis Zoning Ordinance. All stipulations required as part of the Special Land Use approval shall be completed prior to the issuance of the operational license at the new location.

b. Payment of a License Relocation Review Fee as set by the City Commission.

…

Moved by Comm. Abbs and seconded by Comm. Smith to approve the Medical Marihuana Permit Relocation Fee and Adult Use Recreational Marihuana License Relocation Fee in the amount of two thousand five hundred dollars ($2,500.00) as presented.

Voting yea: Nine	**Voting nay: None**	**MOTION CARRIED**

Community Development Director Will Prichard provided information on the proposed Zoning district changes related to Zone M2. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to consider this the first reading of proposed zoning district changes as presented.

Voting yea: Nine	**Voting nay: None**	**MOTION CARRIED**

Electric Department Superintendent Chris McArthur provided information on an amendment to the Energy Storage System agreement.

Moved by Comm. Harrington and seconded by Comm. Smith to approve Amendment No 1 to the Energy Storage System Discharge Rights Agreement with Electric City ESS LLC as presented and authorize the City Manager to sign all necessary documents.

Voting yea: Nine	**Voting nay: None**	**MOTION CARRIED**

Moved by Comm. Miller and seconded by Comm. Smith to go into Closed Session to discuss union negotiations.
Voting yea: Bir, Boring, Wickey, Smith, Harrington, Abbs, Miller, Mullins, Perez
Voting nay: None **MOTION CARRIED**

Meeting recessed at 6:50 p.m.
Meeting reconvened at 7:30 p.m.

Moved by Comm. Smith and seconded by Comm. Miller to approve the contract between the City of Sturgis and the International Union of Operating Engineers, Local 324 as presented.
Voting yea: Nine **Voting nay: None** **MOTION CARRIED**

The meeting was adjourned at 7:30 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

WORK SESSION - STURGIS CITY COMMISSION
WEDNESDAY, JANUARY 28, 2026
WIESLOCH RAUM – CITY HALL

Mayor Perez called the meeting to order at 5:00 p.m.

Commissioners present: Bir, Boring, Wickey, Smith, Harrington, Abbs, Miller, Vice-Mayor Mullins, Mayor Perez
Commissioners absent: None

Also present: City Attorney, City Manager, City Controller, Parks Superintendent, DPS Supervisor, City Clerk

City Manager Andrew Kuk and Parks Superintendent Jake Stevens provided information on the reconstruction of the Trojan Timbers play area. Discussion followed.

The meeting was adjourned at 6:00 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

REGULAR MEETING - STURGIS CITY COMMISSION
WEDNESDAY, JANUARY 28, 2026
WIESLOCH RAUM – CITY HALL

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

The Pledge of Allegiance was said by all present.

The Invocation was given by Comm. Miller.

Commissioners present: Bir, Boring, Wickey, Smith, Harrington, Abbs, Miller, Vice-Mayor Mullins, Mayor Perez
Commissioners absent: None

Also present: City Attorney, City Manager, City Controller, Community Development Director, Fire Marshal, City Engineer, Facilities Manager, DPS Supervisor, City Clerk

Sturgis Public Schools Superintendent Art Ebert provided basic information on the upcoming school bond proposal. Discussion followed.

Luke Lori, Three Rivers, explained that he will be running for State Representative.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the agenda as presented.
Voting yea: Nine **Voting nay: None** **MOTION CARRIED**

Moved by Comm. Harrington and seconded by Comm. Smith to approve the Consent Agenda of January 28, 2026 as presented.

8A. Action of Minutes of Previous Meetings
APPROVE the minutes from the January 14, 2026 regular meeting as presented.
B. Pay Bills
AUTHORIZE the payment of the City bills in the amount of $2,017,288.32 as presented.
C. NAPA PA425 Property Transfer
ADOPT the Resolution of Transfer of Property from Sturgis Township to the City of Sturgis relating to Sturgis Township parcels 75-015-002-019-00 and 75-015-002-021-00.
Voting yea: Nine **Voting nay: None** **MOTION CARRIED**

Community Development Director Will Prichard provided additional information on the Zoning District changes for Manufacturing 2. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to consider this the second reading of and approve proposed zoning district changes effective February 20, 2026.
Voting yea: Nine **Voting nay: None** **MOTION CARRIED**

AMENDMENT TO ZONING ORDINANCE PERTAINING TO ZONING MAP

An Ordinance to amend Article III of the Zoning Ordinance of the City of Sturgis pertaining to the zoning map and to provide for an effective date of this Ordinance.

WHEREAS, the City Commission, upon recommendation from the Planning Board, has determined that it is in the best interest of the residents of the City to modify the Zoning Ordinance with respect to the zoning map to change the zoning designation of certain properties as set forth below.

NOW, THEREFORE, the City of Sturgis, St. Joseph County, Michigan ordains:

Article III of the Zoning Ordinance is hereby modified as follows, effective as of February 20, 2026.

Section 1.0302 (A), and the zoning map incorporated by reference herein, is hereby modifed to provide that the following described properties shall be in the following zoning districts:

Group 1: The properties in Group 1 shall be in the zoning districts Business Highway 1 (B-H1) for the first 1,500 feet from the right-of-way and Manufacturing 2 (M-2) for the remainder. Refer to zoning map presented at meeting to indicate zoning district division details.

2855 S. Centerville Rd (75-052-777-454-00)
2747 S. Centerville Rd (75-052-777-453-00)

Group 2: The properties in Group 2 shall be in the zoning district Manufacturing 2 (M-2):

354 W. Bogen Road (052-777-451-00)
No Address (052-777-289-00)
230 W. Bogen Rd (052-777-289-10)
239 E. Bogen Rd (052-777-288-10)
501 E. Bogen Rd (052-777-288-00)
233 W. Bogen Rd (052-777-290-00)
823 W. Bogen Rd (052-777-450-00)
2160 S. Centerville Rd (052-777-276-00)
2062 S. Centerville Rd (052-777-264-00)
504 Wade St (052-777-263-00)
1950 Clark St (052-777-268-00)
651 Wade St (052-777-271-20)
No Address (052-777-271-10)
No Address (052-777-271-00)
No Address (052-777-258-10)
No Address (052-777-258-00)
640 W. Fawn River Rd (052-777-260-10)
570 W. Fawn River Rd (052-777-258-20)
390 W. Fawn River Rd (052-777-262-00)
1801 S. Nottawa Rd (052-777-265-00)
264 W. Fawn River Rd (052-777-267-00)
395 W. Fawn River Rd (052-777-250-00)
1861 S. Centerville Rd (052-777-272-00)

No Address (052-777-274-00)
2101 Treatment Plant Rd (052-777-275-00)

Group 3: The properties in Group 3 shall be in the zoning district Business Highway 1 (B-H1):

1820 S. Centerville Rd (052-777-260-00)
469 W. Fawn River Rd (052-777-251-00)
539 W. Fawn River Rd (052-777-256-00)
1660 S. Centerville Rd (052-777-254-10)
1640 S. Centerville Rd (052-777-254-00)

City Engineer Barry Cox provided information on High School State Championship signage. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the request to place state championship signs on City property on the west and north sides of Sturgis as presented.
Voting yea: Nine Voting nay: None MOTION CARRIED

Fire Marshall Cody Cripe provided information on an ordinance amendment related to burning. Discussion followed.

Moved by Comm. Mullins and seconded by Comm. Wickey to consider this the first reading of amendments to Chapter 26, Article I, Sections 26-10 to 26-12 and creating Article III, Sections 26-60 to 26-66.
Voting yea: Abbs, Boring, Miller, Mullins, Perez, Wickey
Voting nay: Bir, Harrington, Smith MOTION CARRIED

Community Development Director Will Prichard provided information on Zoning Ordinance amendments related to Temporary Promotional Materials, Walls and Fences, and Corner Lot clearances. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Mullins to consider this the first reading of the City Zoning Ordinance, section 1.1011as presented.
Voting yea: Eight Voting nay: Smith MOTION CARRIED

Moved by Comm. Harrington and seconded by Comm. Smith to consider this the first reading of the City Zoning Ordinance, section 1.1106 as presented.
Voting yea: Nine Voting nay: None MOTION CARRIED

Moved by Comm. Harrington and seconded by Comm. Smith to consider this the first reading of the City Zoning Ordinance, sections 1.1107 as presented.
Voting yea: Nine Voting nay: None MOTION CARRIED

Facilities Manager Dan Root provided information on the Doyle facility and options for replacement of the roof. Discussion followed.

The City Commission had consensus to move forward with the installation of a new metal roof and determine financing options.

City Engineer Barry Cox and consultant Carol Goss, Crawford Environmental Services, LLC, provided information on restrictive covenants related to Pioneer Park. Discussion followed

Moved by Comm. Abbs and seconded by Comm. Smith to approve the restrictive covenant request by GPM Southeast, LLC to be placed on Pioneer Park property as presented contingent up satisfactory negotiation of financial compensation and authorize City Manager Andrew Kuk to sign all necessary documents.
Voting yea: Nine **Voting nay: None** **MOTION CARRIED**

The meeting was adjourned at 7:55 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

REGULAR MEETING - STURGIS CITY COMMISSION
WEDNESDAY, FEBRUARY 11, 2026
WIESLOCH RAUM – CITY HALL

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

The Pledge of Allegiance was said by all present.

The Invocation was given by Comm. Miller.

Commissioners present: Wickey, Smith, Harrington, Abbs, Miller, Vice-Mayor Mullins, Mayor Perez
Commissioners absent: Bir, Boring

Also present: City Attorney, City Manager, City Controller, Community Development Director, Fire Marshal, City Engineer, Electric Department Superintendent, Wastewater Superintendent, DPS Supervisor, City Clerk

Mike Mort provided information on the upcoming movie about the history of Sturgis' downtown.

The City Commission had consensus to allow the placement of a flyer regarding the movie in utility bills.

Ryan Collins, Frederick Construction, provided their qualifications as the construction manager for the new electric facility.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the agenda as presented.
Voting yea: Seven Voting nay: None Absent: Bir, Boring MOTION CARRIED

Moved by Comm. Harrington and seconded by Comm. Smith to approve the Consent Agenda of February 11, 2026 as presented.

8A. Action of Minutes of Previous Meetings
APPROVE the minutes from the January 28, 2026 work session as presented.
• APPROVE the minutes from the January 28, 2026 regular meeting as presented.
B. Pay Bills
• AUTHORIZE the payment of the City bills in the amount of $1,805,725.90 as presented.
C. Sturgis Farmers Market
• APPROVE the use of Oaklawn Terrace Park for the Sturgis Farmers Market in 2026 as requested.
Voting yea: Seven Voting nay: None Absent: Bir, Boring MOTION CARRIED

Fire Marshall Cody Cripe provided details on the changes to the burning ordinance amendment since the last meeting.

Moved by Comm. Abbs and seconded by Comm. Harrington to consider this the second reading of and approve amendments to Chapter 26, Article I, Sections 26-10 to 26-12 and creating Article III, Sections 26-60 to 26-66 effective March 6, 2026.
Voting yea: Six Voting nay: Smith Absent: Bir, Boring MOTION CARRIED

AMENDMENTS TO THE CITY CODE OF ORDINANCES, CHAPTER 26
PERTAINING TO BURNING

An ordinance to amend Chapter 26 of the City of Sturgis Code of Ordinances to modify and add regulations to the burning ordinance.
WHEREAS, the City Commission has determined that it is in the best interest of the residents of the City to modify Chapter 26 of the City Code of Ordinances to update the current burning language and add Article III;
NOW, THEREFORE, the City of Sturgis, St. Joseph County, Michigan ordains: Chapter 26 of the City Code of Ordinances, Article I, Sections 2610 to 26-12 and creating Article III, Sections 26-60 to 26-66 is hereby modified to provide as follows effective as of March 6, 2026.

Sec. 26-10. - Portable outdoor heating appliances.
Portable outdoor heating appliances include units that use propane, acetylene, natural gas, gasoline, kerosene or similar fuels to provide heating to an outdoor space.
(a) Use. Portable outdoor heating appliances must be operated in accordance with their manufacturers specifications.
(b) Location. Notwithstanding the forgoing, portable outdoor heating appliances shall be located during operation:
(1) Not less than ten feet from buildings.
(2) Not on exterior balconies, inside of tents, canopies, or membrane structures.
(3) Not beneath combustible decorations, overhangs, awnings, sunshades, or combustible attachments to buildings.
Sec. 26-11. Location of charcoal burners, grills, and open flame cooking devices.
(a) Charcoal burners, charcoal grills, and open flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction unless the building, balcony, and deck are protected by an automatic sprinkler system.
(b) This section does not apply to single-family owner-occupied homes and one and two family dwellings where permission has been granted by the property owner.
(c) This section does not apply to LP gas cooking devices having a LP gas container with a nominal 1 pound LP gas capacity (a water capacity not greater thatthan 2.5 pounds).
Sec. 26-12. - Secured key access.
The owner or occupant of a structure which is approved for construction, major renovation or change of occupancy or use group, as provided for under the ordinances of the city, except residential structures containing less than six dwelling units, when access to or within the structure or an area within or adjacent to the structure is unduly difficult because of secured openings, or where immediate access is necessary for lifesaving or firefighting purposes, shall, upon request of the code official, provide secured key access to the structure which shall be provided in an accessible location approved by the code official.
Reserve Sec. 26-36 to 26-59 for Article II

Article III - Outdoor Burning Regulations.
Sec. 26-60. – Purpose.
This article is intended to promote the public health, safety and welfare and to safeguard the health, comfort, living conditions, safety and welfare of the citizens of the City of Sturgis by regulating the air pollution and fire hazards of outdoor burning. This article applies to all outdoor burning within the City of Sturgis, with the following exceptions:
(a) This article does not apply to grilling or cooking food using charcoal, wood, propane or natural gas in cooking or grilling appliances.
(b) This article does not apply to burning for the purpose of generating heat in a stove, furnace, fireplace or other heating device within a building used for human or animal habitation.
(c) This article does not apply to the use of propane, acetylene, natural gas, gasoline or kerosene in a device intended for heating, construction or maintenance activities.
Sec. 26-61. - Definitions.
For the purpose of this article the following definitions shall apply unless the context clearly indicates or requires a different meaning:
(a) *Campfire.* Means a small outdoor fire intended for recreation or cooking but not including a fire intended for disposal of waste wood or refuse.
(b) *Clean wood.* Means natural wood which has not been painted, varnished or coated with a similar material; has not been pressure treated with preservatives; and does not contain resins or glues as in plywood or other composite wood products.
(c) *Construction and demolition waste.* Means building waste materials, including but not limited to waste shingles, insulation, lumber, treated wood, painted wood, wiring, plastics, packaging, and rubble that results from construction, remodeling, repair, and demolition operations on a house, commercial or industrial building, or other structure.
(d) *Fire Chief.* Means the most senior administrator over the Sturgis Department of Public Safety - Fire Division.
(e) *Open burning.* Means kindling or maintaining a fire where the products of combustion are emitted directly into the ambient air without passing through a stack or a chimney.
This includes burning in a burn barrel.
(f) *Outdoor burning.* Means open burning or burning in an outdoor wood furnace or patio wood-burning unit.
(g) *Outdoor wood furnace.* Also known as an outdoor wood-fired boiler, outdoor woodburning appliance, or hydronic heater, means a fuel-burning device that is designed to burn clean wood or other approved solid fuels and is not located within a building intended for habitation by humans or domestic animals which heats building space and/or water through the distribution, typically through pipes, of a fluid heated in the device, typically water or a mixture of water and antifreeze.
(h) *Patio wood-burning unit.* Means a chimnea, patio warmer, or other portable woodburning device with a chimney used for outdoor recreation and/or heating.
(i) *Prescribed Burn.* Means the burning, in compliance with a prescription and to meet planned fire or land management objectives, of a continuous cover of fuels.
(j) *Prescription.* Means a written plan establishing the criteria necessary for starting, controlling, and extinguishing a burn.
(k) *Refuse.* Means any waste material except trees, logs, brush, stumps, leaves, grass clippings, and other vegetative matter.
Sec. 26-62. - General
(a) No burning on public property. No materials may be burned upon any park, street, curb, gutter, sidewalk, or terrace without permission of the Fire Chief or their Designee.

(b) Inspection of property for compliance. The Fire Chief or any authorized officer, agent, employee or representative of the City of Sturgis who presents credentials may inspect any property for the purpose of ascertaining compliance with the provisions of this article**.**
(c) Liability. A person utilizing or maintaining an outdoor fire shall be responsible for all costs and any other liability resulting from damage caused by the fire.
Sec. 26-63. - Open Burning Regulations.
(a) *General prohibition on open burning.* Open burning is prohibited in the City of Sturgis unless the burning is specifically permitted by this article. This prohibition includes:
(1) Open burning of refuse.
(2) Open burning of trees, brush, stumps, leaves, and grass clippings.
(3) Open burning of logs, twigs or other similar materials except as part of a campfire as permitted in this section.
(b) *Campfires.* Campfires for cooking, ceremonies, education, or recreation are allowed provided they do not cause a nuisance.
(1) Allowable Materials. Campfires may only be fueled by Clean Wood, including but not limited to appropriately-sized logs, twigs, or other similar materials. It shall not be used to burn refuse, leaves, or grass clippings.
(2) Hours of Operation. Campfires shall only be conducted between the hours of 8:00 AM and 11:00 PM**.**
(3) Safety and Conditions.
i. Campfires shall be conducted in a safe, nuisance-free manner, when wind and weather conditions minimize adverse effects and do not create a health hazard or a visibility hazard. Campfires will not be permitted when the City is under the effect of a state-mandated burning ban.
ii. Campfires shall be constantly attended and supervised by a competent person of at least eighteen (18) years of age until the fire is extinguished and is cold. The person shall have readily available for use such fire extinguishing equipment as may be necessary for the total control of the fire.
(4) Location. Campfires may only be conducted at a location at least 10 feet away from all buildings and combustible materials (including vegetation, trees, and fence) on the same property and at least 25 feet from the nearest building which is not on the same property. The area around the campfire area shall be clear of dried leaves, dried grass, or other vegetation. Campfires are not allowed on commercial properties or at rental properties with more than two units.
(5) Containment. Campfires must be contained in a fire pit or a ring constructed of metal, stone, or rock. The size of the ring shall not exceed 36 inches in diameter, of the interior of the ring, or have an interior foot print greater than 36 inches by 36 inches.
(c) *Agricultural burning*. Open burning of weeds, brush, and crop stubble on agricultural lands is prohibited except for a Prescribed Burn. All prescribed burns must have a Prescription and be conducted in accordance with Part 515 of the Natural Resources and Environmental Protection Act, MCL 324.51501 et seq. as amended.
Sec. 26-64. – Outdoor Wood Burning Furnaces.
Outdoor wood burning furnaces shall comply with the following:
(a) Fuel. Fuel burned in the outdoor wood furnace shall be only clean wood, wood pellets made from clean wood, or other listed fuels specifically permitted by the manufacturer's instructions for the unit being used.
(b) Installation, Operation, and Maintenance. The outdoor wood furnace shall be constructed, established, installed, operated and maintained in conformance with the manufacturer's instructions and the requirements of this section. In the event of a conflict, the requirements of this ordinance shall apply unless the manufacturer's instructions are stricter, in which case the manufacturer's instructions

shall apply. All new installations must receive zoning, building, and mechanical approvals.
(c) Safety. The outdoor wood furnace shall be laboratory tested and listed to appropriate safety standards such as UL, CAN/CSA, ANSI, EPA, or other applicable safety standards.
(d) Outdoor wood furnaces shall be located at least 150 feet away from residential buildings, not located on the same property. If the outdoor wood furnace is located less than 150 feet away from a building not located on the same property, it shall be allowed but the chimney shall extend to at least the same height of the peak of the adjacent building.
(d)(e) Existing wood burning furnaces. Outdoor wood burning furnaces installed prior to February 1, 2026 shall be exempt from the requirements of subsections (b), (c), and (d) of Sec. 26-64. These furnaces shall be permitted to continue to be used provided they do not create a nuisance to neighboring properties.

Sec. 26-65. – Patio wood-burning units.

A patio wood-burning unit may be installed and used in the City of Sturgis only in accordance with all of the following provisions and other applicable sections of this article:
(a) Allowable materials. A patio wood-burning unit may only be fueled by Clean Wood, including but not limited to appropriately-sized logs, twigs, or other similar materials.
It shall not be used to burn refuse, leaves, or grass clippings.
(b) Safety. Patio wood-burning unit shall be constantly attended and supervised by a competent person of at least eighteen (18) years of age until the fire is extinguished and is cold. The person shall have readily available for use such fire extinguishing equipment as may be necessary for the total control of the fire.
(c) Location. A patio wood-burning unit must be located at least 10 feet away from all buildings and combustible materials (including vegetation, trees, and fence) on the same property and at least 15 feet from the nearest building which is not on the same property. It shall not be used under a roof, overhang, awning, or any covering. Patio wood-burning units shall not be used on balconies or in tents, canopies, or membrane structures. The area around the patio wood-burning unit shall be clear of dried leaves, dried grass, or other vegetation. Patio wood-burning units are not allowed on commercial properties or at rental properties with more than two units.

Sec. 26-66. – Fire suppression training.

Notwithstanding other provisions of this article, structures and other materials may be burned for fire prevention training only in accordance with all of the following provisions.
(a) Purpose. The burn must be exclusively for fire prevention training as authorized by the Fire Chief or their designee. The burning shall not be used as a means to dispose of waste material including tires and other hazardous materials.
(b) Regulation and guidelines. All fire suppression training should conform to the guidelines established by the National Fire Protection Association (NFPA) Standard on Live Fire Training Evolutions (NFPA 1403). A notification of the demolition must be submitted to the Michigan Department of Environmental Quality, Air Quality Division at least 10 business days prior to burning a standing structure. The notification must be submitted using Form EQP 5661 “Notification of Intent to Renovate/Demolish.”
(c) Preparation and material removal.
i. All asbestos must be removed prior to conducting the fire suppression training. If the structure is a residential dwelling, the owner may remove the asbestos or have it removed by a licensed abatement contractor. If it is a commercial building, all asbestos must be removed by a licensed abatement contractor.
ii. Asphalt shingles and asphalt or plastic siding shall be removed prior to the practice burn unless the Fire Chief determines that they are necessary for the fire practice.

(d) Disposal of post-burn materials. All ash and demolished materials must be disposed of in an approved landfill or at an alternate location approved by the Michigan Department of Environmental Quality.

Community Development Director Will Prichard explained that there were no changes to the proposed zoning amendments since the first reading.

Moved by Comm. Harrington and seconded by Comm. Wickey to consider this the second reading of and approve the amendments to City Zoning Ordinance, section 1.1011 effective March 6, 2026.
Voting yea: Six Voting nay: Smith Absent: Bir, Boring MOTION CARRIED

AMENDMENTS TO ZONING ORDINANCES
PERTAINING TO THE REGULATION OF
TEMPORARY PROMOTIONAL MATERIALS

An ordinance to amend Appendix A of the Zoning Ordinance of the City of Sturgis to modify the regulation of temporary promotional materials in the B-C and B-N zoning districts and to provide an effective date of this Ordinance.

WHEREAS, the City Commission, upon recommendation from the Planning Board, has determined that it is in the best interest of the residents of the City to modify the Zoning Ordinance to provide for the modification of the regulation of the display of temporary promotional materials in the B-C and B-N zoning districts;

NOW, THEREFORE, the City of Sturgis, St. Joseph County, Michigan ordains:

Appendix A of the Zoning Ordinance of the City of Sturgis, Article X. Signs – Section 1.1011, is hereby modified to provide as follows effective as of March 6, 2026.

Article X – Signs
Section 1.1011 Temporary Promotional Materials.

(A) The following types of signs are permitted as temporary promotional materials:

(1) Banners may be displayed on first-floor tenant spaces. If placed in an area where pedestrians may pass underneath, banners must be installed at least eight feet above ground level. Each banner shall not exceed 32 square feet, and only one banner is permitted to be displayed at a time.

B-C and B-N District Prohibition**: If in the B-C or B-N zoning district, banners are**

prohibited on any street-facing façade and shall only be displayed on the rear of the building.

...

Moved by Comm. Harrington and seconded by Comm. Miller to consider this the second reading of and approve the amendments to City Zoning Ordinance, section 1.1016 effective March 6, 2026.
Voting yea: Seven Voting nay: None Absent: Bir, Boring MOTION CARRIED

AMENDMENTS TO ZONING ORDINANCES
PERTAINING TO THE REGULATION OF
FENCES IN RESIDENTIAL DISTRICTS AND ESSENTIAL SERVICES

An ordinance to amend Appendix A of the Zoning Ordinance of the City of Sturgis to modify the regulation of fences in residential districts and essential services and to provide an effective date of this Ordinance.

WHEREAS, the City Commission, upon recommendation from the Planning Board, has determined that it is in the best interest of the residents of the City to modify the Zoning Ordinance to provide for the modification of the regulation of fences in residential districts and essential services;

NOW, THEREFORE, the City of Sturgis, St. Joseph County, Michigan ordains:

Appendix A of the Zoning Ordinance of the City of Sturgis, Article XI. General Provisions – Section 1.1106, is hereby modified to provide as follows effective as of March 6, 2026.

Article XI – General Provisions
Section 1.1106 Walls and Fences.
(C) Permanent Fences or walls in all residential districts.

…

(2) Fences on lots in all residential districts which enclose property and/or are within a side or rear yard shall not exceed six feet in height, measured from the surface of the ground and shall not extend toward the front of the lot nearer than the front of the house or the required minimum front yard, whichever is greater, unless permitted by 1.1107.
(3) Fences shall not contain barbed wire, electric current or charge of electricity.
    (a) Underground pet fences shall be permitted.
(4) Ornamental fences within the front yard shall not exceed 36 inches in height, and clear vision must be maintained on corner lots in accord with § 1.1106. Privacy fences are not permitted in the front yard area, unless permitted by 1.1107.

...

(7) Clear vision must be maintained subject to section 1.1107.

…

(10) Post supports may extend above the maximum height permitted by 6 inches.

(D) Fences for Essential Services. Notwithstanding any height, location, or material limitations in this Chapter, fences or walls necessary for the security, screening, or proper functioning of Essential Services are permitted in any zoning district as required for operational purposes, subject to Zoning Administrator approval. The Zoning Administrator may impose screening, material, placement, or height conditions to reduce visual impacts on adjacent properties and public rights-of-way.

Moved by Comm. Harrington and seconded by Comm. Smith to consider this the second reading of and approve the amendments to City Zoning Ordinance, section 1.1017 effective March 6, 2026.
Voting yea: Seven Voting nay: None Absent: Bir, Boring MOTION CARRIED

AMENDMENTS TO ZONING ORDINANCES
PERTAINING TO THE REGULATION OF
CLEAR VISION AREAS AND CORNER LOTS

An ordinance to amend Appendix A of the Zoning Ordinance of the City of Sturgis to modify the regulation of clear vision areas and corner lots and to provide an effective date of this Ordinance.

WHEREAS, the City Commission, upon recommendation from the Planning Board, has determined that it is in the best interest of the residents of the City to modify the Zoning Ordinance to provide for the modification of the regulation of clear vision areas and corner lots;

NOW, THEREFORE, the City of Sturgis, St. Joseph County, Michigan ordains:

Appendix A of the Zoning Ordinance of the City of Sturgis, Article XI. General Provisions – Section 1.1107, is hereby modified to provide as follows effective as of March 6, 2026.

Article XI – General Provisions
Section 1.1107 CLEAR VISION AREAS AND CORNER LOTS.

(A) Clear Vision Areas. No fence, wall, shrubbery, sign, or obstruction to vision above a height of two (2) feet, except an ornamental fence no taller than (3) feet in height, shall be permitted within any required clear vision area. Clear vision areas shall include the following:

(1) Street and Driveway Intersections. A triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between said right-of-way lines at a distance along each line of 25 feet from their point of intersection. At the intersection of a driveway or alley and a street right-of-way, the clear vision areas shall be a triangular area formed by a straight line drawn between the driveway or alley line and the street right of way line at a distance along each line of 15 feet from their point of intersection (see Figure 1.1107A). In those instances where such triangular area cannot be constructed on the property in question, a minimum 15-foot setback shall be required between the driveway or alley and the property line.

(2) Corner Lot Abutting a Front Yard. Where a front yard or reduced front yard of a corner lot abuts the front yard of a property, a clear vision area shall exist. This clear vision area shall be a triangular area formed by a straight line from the abutting property's required setback and to the front yard setback of the subject property 25 feet from the lot line. (see Figure 1.1107B).

(B) Corner Lots. Where a lot is bounded by two intersecting streets, the full front yard requirement shall be met on the street that provides the address of the dwelling, unless an alternative determination is approved by the Zoning Administrator. One-half of the front yard requirement shall be met on the other abutting street.

(1) Fencing along address street frontage. Privacy fences and chain-link fences are prohibited within the full front yard along the address street frontage.

(2) Fencing along secondary street frontage. Privacy fences and chain-link fences no taller than six (6) feet in height may be placed along the secondary street frontage of a corner lot. No privacy fence over two (2) feet or any chain-link fence shall be permitted within the one-half front yard setback along the secondary street frontage or the clear vision areas established in subsection (A). No privacy fence or chain-link fence shall be placed any closer than 10 feet to the property line or right of way.

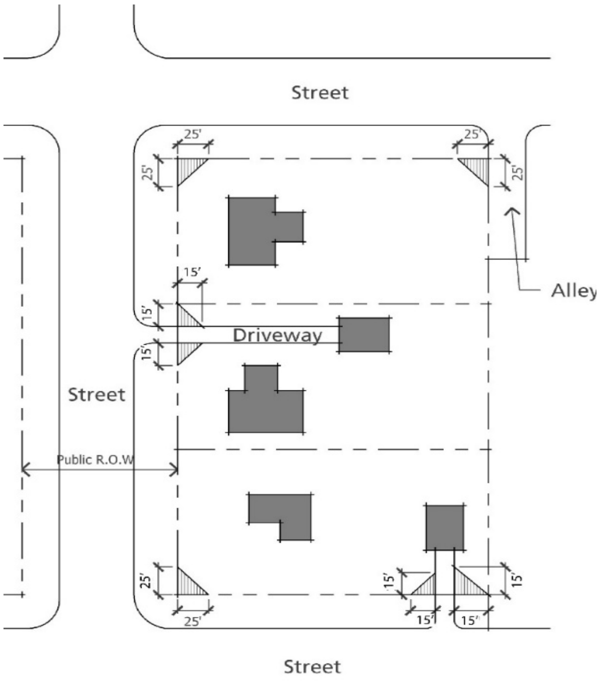

Figure 1.1107A. Corner Clearance

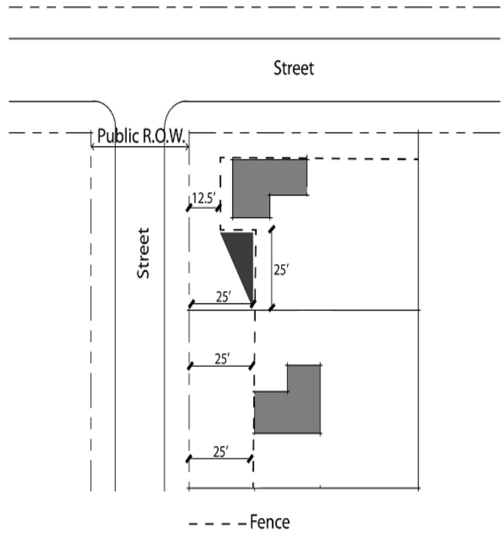

Figure 1.1107B. Corner Clearance for Fences

City Engineer Barry Cox provided information on the Drinking Water State Revolving Loan Fund (DWSRF) Project Plan. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the Professional Services Proposal with Fishbeck, Inc. and authorize Fishbeck, Inc. to complete a DWSRF LSL Project Plan on behalf of the City of Sturgis.

Voting yea: Seven Voting nay: None Absent: Bir, Boring MOTION CARRIED

City Engineer Barry Cox provided information on the decertification of an alley near Forest and Park Streets. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to adopt the Resolution decertifying four hundred ninety-five (495) feet of Park Street as presented.

Voting yea: Seven Voting nay: None Absent: Bir, Boring MOTION CARRIED

RESOLUTION FOR DECERTIFICATION OF STREET

WHEREAS, the City of Sturgis does wish to decertify a portion of Park Street. This decertification of Park Street is located between Albert Avenue and 132 feet south of the south right of way line of Forest Avenue for a total decertification length of 495 feet.

WHEREAS, the City Commission of the City of Sturgis, County of St. Joseph, and State of Michigan, the same being the legislative body of the said City of Sturgis, deems it advisable and in the

best interests of the City of Sturgis that a portion of Park Street now situate and being within the City of Sturgis be decertified, said street being described as follows, to-wit:
Park Street located between Albert Avenue and a point 132 feet south of the south right of way line of Forest Avenue for a total decertification length of 495 feet.

Wastewater Superintendent Brandon Schrader provided information on the replacement of primary clarifier #3. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve Professional Service Agreement Amendment No. 8 with Fleis & VandenBrink for Primary Clarifier No. 3 Mechanism Replacement in the amount of forty-two thousand seven hundred dollars ($42,700.00) as presented.
Voting yea: Seven Voting nay: None Absent: Bir, Boring MOTION CARRIED

Electric Department Superintendent Chris McArthur provided information on the bid responses received for construction manager for the new electric facility. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the Construction Manager bid from AVB Construction for the new electric center as presented.
Voting yea: Seven Voting nay: None Absent: Bir, Boring MOTION CARRIED

DPS Superintendent Tom Sikorski provided information on needed repairs to a section a sewer pipe. Discussion followed.

Moved by Comm. Smith and seconded by Comm. Harrington to approve a bid waiver for and the proposal from Elite Pipeline Services for installation of sanitary sewer pipe lining in an amount not-to-exceed of forty-seven thousand seventy-five dollars ($47,075.00) as presented.
Voting yea: Seven Voting nay: None Absent: Bir, Boring MOTION CARRIED

DPS Superintendent Tom Sikorski provided information on a grant application for equipment at the airport. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the purchase of a twenty (20) foot finish mower and Erskine snow removal equipment from GreenMark Equipment of LaGrange, Indiana under the FY 2025 State Local Program in the amount of forty-five thousand, two hundred and eighty dollars ($45,280.00) as presented.
Voting yea: Seven Voting nay: None Absent: Bir, Boring MOTION CARRIED

City Manager Andrew Kuk provided details on the Deferred Retirement Option Program ordinance and policy. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve this the first reading of an amendment to the City Code of Ordinances, Chapter 2, Article III, Division 2. – Retirement System adding section 279 pertaining to the Differed Retirement Option Plan (DROP) Program.
Voting yea: Seven Voting nay: None Absent: Bir, Boring MOTION CARRIED

The meeting was adjourned at 7:25 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

REGULAR MEETING - STURGIS CITY COMMISSION
WEDNESDAY, FEBRUARY 25, 2026
WIESLOCH RAUM – CITY HALL

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

The Pledge of Allegiance was said by all present.

The Invocation was given by Comm. Miller.

Commissioners present: Bir, Boring, Wickey, Smith, Harrington, Abbs, Miller, Vice-Mayor Mullins, Mayor Perez
Commissioners absent: None

Also present: City Attorney, City Manager, City Controller, Community Development Director, City Engineer, City Clerk

Moved by Comm. Harrington and seconded by Comm. Smith to approve the agenda as presented.
Voting yea: Nine **Voting nay: None** **MOTION CARRIED**

Moved by Comm. Harrington and seconded by Comm. Smith to approve the Consent Agenda of February 25, 2026 as presented.

8A. Action of Minutes of Previous Meetings
APPROVE the minutes from the February 11, 2026 regular meeting as presented.
B. Pay Bills
• AUTHORIZE the payment of the City bills in the amount of $2,774,010.97 as presented.
Voting yea: Nine **Voting nay: None** **MOTION CARRIED**

City Manager Andrew Kuk provided information on the Deferred Retirement Option Program ordinance and related policy. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to consider this the second reading of and approve an amendment to the City Code of Ordinances, Chapter 2, Article III, Division 2. – Retirement System adding section 279 pertaining to the Deferred Retirement Option Plan (DROP) Program effective March 13, 2026.
Voting yea: Nine **Voting nay: None** **MOTION CARRIED**

AMENDMENTS TO THE CITY CODE OF ORDINANCES, CHAPTER 2
PERTAINING TO A DEFERRED RETIREMENT OPTION PLAN (DROP)

An ordinance to amend Chapter 2, Article III, Division 2. - Retirement System of the City of Sturgis Code of Ordinances to add a section pertaining to a Deferred Retirement Option Plan (DROP) program.
WHEREAS, the City Commission has determined that it is in the best interest of the residents of the

City to modify Chapter 2 of the City Code of Ordinances to add language to Article III, Division 2. which creates a DROP program in the City of Sturgis;

NOW, THEREFORE, the City of Sturgis, St. Joseph County, Michigan ordains:

Chapter 2 of the City Code of Ordinances, Article III, Division 2., is hereby modified creating Section 2-279 to provide as follows effective as of March 6, 2026.

Sec. 2-279

(a) A deferred retirement option plan ("DROP") is established within the defined benefit plan that is part of the retirement system. The DROP will be administered by the board of trustees under Subdivision II (or its delegates). Only members in positions approved by resolution of the board of trustees ("Eligible Members") may participate in the DROP. Eligible Members who are represented by a union may only participate in the DROP pursuant to written notice from their collective bargaining agent that the union agrees to the terms of the DROP. For each fiscal year that begins on or after October 1, 2025, the board of trustees may elect to discontinue accepting DROP applications from members.

(b) An Eligible Member who meets the requirements to retire under Section 2-182 of this Code of Ordinances may elect to participate in the DROP by submitting an application in good order to the board of trustees. Once the application is accepted by the board of trustees, the Eligible Member's participation in the DROP is irrevocable and he or she becomes a DROP participant. The Eligible Member is solely responsible for any federal, state, or local tax due as a result of his or her participation in the DROP.

(c) DROP participation does not guarantee continued employment with the City. An Eligible Member who elects to participate in the DROP and remain an active employee will remain eligible to receive any applicable wage changes and benefits and will continue to be subject to all other terms and conditions of active employment.

(d) An Eligible Member who is eligible to retire and receive a retirement benefit under Subdivision V, may, on a form required and approved by the board of trustees, apply for enrollment in DROP, pursuant to which, the Eligible Member shall:

(i) Voluntarily and irrevocably determine a beginning date (which shall be the first day of a calendar month) upon which to enter DROP and an end date (which shall be the last day of a calendar month) upon which to exit DROP. The period of time from the DROP beginning date to the DROP end date (either as selected or that results from one of the events in subsections (j), (k), (l), (m), or (n), if earlier) shall be the "DROP period." The DROP period shall be no shorter than six months and no longer than sixty months, unless otherwise authorized;

(ii) Prior to the first DROP end date set by an employee, the employee may apply for an extended DROP period that shall be no shorter than six months and no longer than sixty months. If approved through the City's process, this would result in a new DROP end date. This process can only occur once;

(iii) Agree to terminate employment with the City and retire on the DROP end date. Employee may have the option to be rehired under section 2-185 of the ordinance in a position not the same as the one the employee held under DROP after a minimum 60-day separation of employment; and

(iv) Elect beneficiaries as applicable and select a payment option.

(e) A DROP account shall be created in the accounting records of the retirement system for DROP participants. Each DROP account shall earn interest at the rate of 3% per annum, prorated for any fraction of a year. The DROP account shall be credited with 100% of the DROP participant's monthly retirement allowance as calculated pursuant to Subdivision V as if he or she had retired on the day prior to becoming a DROP participant, including actuarial adjustments, if any, reflecting the form of payment elected and the beneficiary(ies) named by the DROP participant (the "DROP

benefit").
(f) Upon the beginning date of the DROP period, the member shall cease to accrue any additional retirement benefits whether through service accruals, future pay increases, active cost of living adjustments, promotions or on any other basis.
(g) Effective as of the first day of the month next following receipt and processing of all required documentation, and monthly thereafter, an amount equal to the DROP benefit will be credited to a notional account ("DROP account"). The DROP benefit shall be frozen as of the DROP beginning date and shall not be adjusted.
(h) The City shall monthly credit the DROP account with compound interest, based upon the annual interest rate set forth in subsection (e). No interest shall accrue after the end of the DROP period.
(i) A DROP participant shall not receive the DROP benefit, and shall not have any claim to any funds in his or her DROP account, until termination of his or her DROP participation and commencement of retirement.
(j) If a DROP participant voluntarily terminates employment prior to the selected DROP end date, the member shall provide the City three-months' notice prior to separation (unless waived in writing by the City). Following the agreed upon termination date, the member will begin receiving the monthly retirement allowance under the payment option elected at the DROP beginning date, subject to section 2-187.
(k) If a DROP participant's employment is terminated by the City prior to the selected DROP end date, the member shall receive a lump-sum distribution equal to the amount credited to the DROP account, and begin receiving the monthly retirement allowance under the payment option elected at the DROP beginning date, subject to section 2-187.
(l) If the DROP participant's employment is terminated by the City for reasons other than cause, the City shall provide three-months' notice prior to separation (unless waived in writing by the employee). For purposes of this subsection (l) only, "cause" is determined in the City's sole discretion and may include, but is not limited to, theft or embezzlement from the City, negligence, fraud, workplace violence, harassment, or any other violation City policy or federal, state, or local law, poor performance, or failure to substantially perform assigned duties.
(m) If a DROP participant dies prior to the selected DROP end date, the DROP account beneficiary selected by the member at the time of DROP enrollment will receive a lump-sum distribution equal to the amount credited to the DROP account, and the member's monthly pension beneficiary, if any, will receive any survivor benefits to which he or she is entitled, if any, under the payment option elected at the DROP beginning date, subject to section 2-187.
(n) If a DROP participant becomes disabled prior to the selected DROP end date and meets the requirements of section 2-206, the member shall receive a lump-sum distribution equal to the amount credited to the DROP account, and begin receiving the monthly retirement allowance under the payment option elected at the DROP beginning date, subject to section 2-206 and 2-187.
(o) Upon termination of DROP participation at the end of the DROP period and commencement of retirement, the former DROP participant shall select one or more of the following options with regard to his or her DROP account within 60 days after retirement using forms required by the City:
(i) A single lump-sum distribution;
(ii) A lump-sum direct rollover to another qualified plan if allowed by federal law and subject to the procedures of the retirement system; or
(iii) A combination of options 1 and 2.
If no distribution election is made within 60 days, the account balance will be distributed to the member in a single lump-sum distribution check as soon as administratively feasible.
(p) If a member does not terminate employment upon the selected DROP end date, then the

member's DROP election shall be annulled, as follows:
(i) The member's retirement benefit shall be determined as if the member had never entered DROP, with the member credited with service credit and compensation during the DROP period in the manner and at the rate that would have been otherwise applicable to the member;
(ii) All amounts credited to the member's notional DROP account shall be cancelled; and
(iii) The member shall be ineligible for a DROP benefit in the future.
(q) The DROP shall be administered in compliance with section 415 of the internal revenue code, 26 USC 415, and regulations under that section that are applicable to a governmental DROP. If there is a conflict between this subsection and another subsection of this section, this subsection prevails.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the Deferred Retirement Option Plan (DROP) Program policy as presented.
Voting yea: Nine **Voting nay: None** **MOTION CARRIED**

City Engineer Barry Cox provided information on the 2025 Street Rehabilitation Project and the task order amendment to provide for construction engineering. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the Professional Services Agreement Amendment #7a with Fleis and VandenBrink Engineering, Inc. in the amount of fifty-three thousand five hundred and thirty dollars ($53,530.00) and authorize City Manager Andrew Kuk to sign all necessary documents on behalf of the City.
Voting yea: Nine **Voting nay: None** **MOTION CARRIED**

City Engineer Barry Cox provided information on the South Lakeview Reconstruction Project from US 12 to Mechanic Street and the task order to provide for design engineering. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Miller to approve the Master Services Agreement Amendment #13 for Fleis and VandenBrink Engineering, Inc. in the amount of one hundred twenty-one thousand, three hundred dollars ($121,300.00) and authorize City Manager Andrew Kuk to sign contract documents on behalf of the City.
Voting yea: Eight **Voting nay: Bir** **MOTION CARRIED**

Ericka Kruska, Community Development Specialist, provided information on the possible installation of EV Charging Stations in Lot 11, across from City Hall, using grant funds. Discussion followed.

The City Commission had consensus to instruct City Staff to pursue the installation of EV Charging Stations downtown.

City Controller Sadie Griffin provided details on an installment purchase agreement for the new Electric Department Bucket Truck. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the Resolution Authorizing Installment Purchase Agreement as presented.
Voting yea: Eight **Voting nay: Bir** **MOTION CARRIED**

RESOLUTION AUTHORIZING
INSTALLMENT PURCHASE AGREEMENT

WHEREAS, the City of Sturgis, County of St. Joseph, State of Michigan (the "City"), desires to acquire one New AT48 Small Chassis Bucket Truck (the "Equipment"); and

WHEREAS, under the provisions of Act No. 99, Public Acts of Michigan, 1933, as amended ("Act 99"), the City is authorized to enter into any contracts or agreements for the purchase of the Equipment to be paid for in installments over a period of not to exceed the useful life of the Equipment acquired as determined by resolution of the City; and

WHEREAS, the City shall purchase the Equipment for the sum of not to exceed $225,000 (the "Purchase Price") which shall be financed through the execution of an Installment Purchase Agreement (the "Agreement") by and among the City, Altec, Inc., Creedmoor, North Carolina (the "Vendor") and Southern Michigan Bank & Trust, Sturgis, Michigan (the "Bank"); and

WHEREAS, the outstanding balance of all purchases by the City under Act 99, exclusive of interest, shall not exceed one and one quarter percent (1-1/4%) of the taxable value of the real and personal property in the City at the date of such contract or agreement; and

WHEREAS, purchase of the Equipment pursuant to the Agreement will not result in the outstanding balance of all such purchases in excess of the limitation contained within Act 99 as set forth above; and

WHEREAS, the Agreement is to be assigned to the Bank; and

WHEREAS, it is necessary to approve entering into the Agreement and authorize the Mayor and City Clerk/Treasurer to execute the Agreement and authorize City officials to execute certain other documentation relative thereto.

NOW THEREFORE, BE IT RESOLVED THAT;

1. Approval of Agreement; Agreement Terms. The City shall incur the debt described above through execution of the Agreement by the officers authorized below which debt shall consist of the Purchase Price in the amount not to exceed $225,000, which shall be payable in principal and interest payments as determined by the City Manager or City Controller prior to execution of the Agreement. Interest on the Agreement shall be at the rate of 3.25% per annum. The term of the Agreement shall not exceed seven (7) years.

2. Execution and Delivery of Agreement. The Mayor and City Clerk/Treasurer are hereby authorized and directed to execute the Agreement, when in final form, and deliver it to the Bank.

3. Useful Life of Property. The useful life of the Property is hereby determined to be not less than seven (7) years.

4. Authorization of Officers. The Mayor, City Clerk/Treasurer, City Manager and City Controller are each hereby authorized and directed to execute such additional documentation and open such accounts as shall be necessary to effectuate the closing of the Agreement and the assignment thereof to the Bank within the parameters set forth in this resolution.

5. Assignment of Agreement. The assignment of the Agreement by the Vendor to the Bank is hereby approved.

6. Security; Limited Tax Pledge. The City hereby agrees to include in its budget for each year, commencing with the present fiscal year, a sum which will be sufficient to pay the principal of and the interest coming due under the Agreement during such fiscal year. In addition, the City hereby pledges to levy ad valorem taxes on all taxable property in the City each year in an amount necessary to make its debt service payments under the Agreement, subject to applicable constitutional, statutory

and charter tax rate limitations.

7. Tax Covenant. The City covenants that, to the extent permitted by law, it shall take all actions within its control necessary to maintain the exclusion of the interest component of the payments due under the agreement from adjusted gross income for general federal income tax purposes under the Internal Revenue Code of 1986, as amended (the "Code"), including but not limited to, actions relating to the rebate of arbitrage earnings, if applicable.

8. Qualified Tax-Exempt Obligation. The City hereby designates the Agreement as a "qualified tax-exempt obligation" for purposes of deduction of interest expense by financial institutions pursuant to the Code.

9. Rescission. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded to the extent of such conflict.

City Clerk/Treasurer Kenneth Rhodes provided information on the amendment to the agreement with the County for Early Voting services. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the Amendment to the County Early Voting Site Agreement between St. Joseph County and the City of Sturgis et al as presented.

Voting yea: Nine **Voting nay: None** **MOTION CARRIED**

City Clerk/Treasurer Kenneth Rhodes provided information on vacancies on three volunteer boards. Discussion followed.

Moved by Comm. Miller and seconded by Comm. Smith to appoint Margaret Koehl to the Board of Review, Didimo Arreola to the SYCA Board, and Sara Fenton to the Parks, Recreation, and Doyle Advisory Board.

Voting yea: Nine **Voting nay: None** **MOTION CARRIED**

City Attorney TJ Reed provided details on the addendum to the City Manager Employment Agreement. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the 3rd Addendum to the City Manager Employment Agreement.

Voting yea: Nine **Voting nay: None** **MOTION CARRIED**

Matt Craven, Craven Lawn Service, asked about clearing sidewalks of snow. Discussion followed.

The meeting was adjourned at 7:40 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

REGULAR MEETING - STURGIS CITY COMMISSION
MONDAY, MARCH 9, 2026
WIESLOCH RAUM – CITY HALL

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

The Pledge of Allegiance was said by all present.

The Invocation was given by Comm. Wickey.

Commissioners present: Bir, Boring, Wickey, Smith, Harrington, Abbs, Miller, Vice-Mayor Mullins, Mayor Perez
Commissioners absent: None

Also present: City Attorney, City Manager, City Controller, Electric Department Superintendent, Facilities Manager, SYCA Director, Public Safety Director, City Clerk

Moved by Comm. Harrington and seconded by Comm. Smith to approve the agenda as presented.
Voting yea: Nine **Voting nay: None** **MOTION CARRIED**

Moved by Comm. Harrington and seconded by Comm. Smith to approve the Consent Agenda of March 9, 2026 as presented.

8A. Action of Minutes of Previous Meetings
APPROVE the minutes from the February 25, 2026 regular meeting as presented.
B. Pay Bills
AUTHORIZE the payment of the City bills in the amount of $1,967,541.77 as presented.
C. Match on Main Participation
APPROVE participation in the Match on Main program for 2026.
D. Trinity Lutheran Church Cross Walk
APPROVE the requests for the 2026 Trinity Lutheran Church Cross Walk as presented.
E. Board Resignation
ACCEPT the resignation of Jeff Mullins from the Cemetery Board and SEND him a letter of recognition for his service.
Voting yea: Nine **Voting nay: None** **MOTION CARRIED**

Facilities Manager Dan Root provided information on the bids related to new front doors for the Sturges-Young Center for the Arts. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Miller to approve the bid from Reliable Glass Installers to supply and install interior and exterior doors and glazing in the amount of ninety-four thousand four hundred and seventy dollars ($94,470.00) as presented.
Voting yea: Eight **Voting nay: Bir** **MOTION CARRIED**

City Controller Sadie Griffin provided information on the Minimum Cash Reserve Policy for the Electric Department. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the Minimum Cash Reserve Policy as presented.
Voting yea: Nine **Voting nay: None** **MOTION CARRIED**

Moved by Comm. Miller and seconded by Comm. Smith to go into Closed Session to discuss material exempt from discussion or disclosure by state or federal statute.
Voting yea: Bir, Boring, Wickey, Smith, Harrington, Abbs, Miller, Mullins, Perez
Voting nay: None **MOTION CARRIED**

Meeting recessed at 6:43 p.m.
Meeting reconvened at 6:52 p.m.

Moved by Comm. Miller and seconded by Comm. Smith to approve the Emergency Operations Plan as presented.
Voting yea: Nine **Voting nay: None** **MOTION CARRIED**

The meeting was adjourned at 6:52 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

REGULAR MEETING - STURGIS CITY COMMISSION
WEDNESDAY, MARCH 25, 2026
WIESLOCH RAUM – CITY HALL

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

The Pledge of Allegiance was said by all present.

The Invocation was given by Comm. Miller.

Commissioners present: Bir, Wickey, Smith, Harrington, Abbs, Miller, Vice-Mayor Mullins, Mayor Perez
Commissioners absent: Boring

Also present: City Attorney, City Manager, City Controller, DPS Director, Electric Department Assistant Superitendent, City Clerk

City Controller Sadie Griffin presented the fiscal year 2026 first quarter financials. Discussion followed.

County Clerk Gina Everson thanked the City Commission for approving the Early Vote Agreement. Discussion followed.

Simarin Singh requested to limit the number and placement of liquor stores. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the agenda as presented.
Voting yea: Eight Voting nay: None Absent: Boring MOTION CARRIED

Moved by Comm. Harrington and seconded by Comm. Smith to approve the Consent Agenda of March 25, 2026 as presented.

8A. Action of Minutes of Previous Meetings
APPROVE the minutes from the March 9, 2026 regular meeting as presented.
B. Pay Bills
AUTHORIZE the payment of the City bills in the amount of $1,802,441.30 as presented.
Voting yea: Eight Voting nay: None Absent: Boring MOTION CARRIED

Kathryn Meyers provided information on the Neighbor2Neighbor Disposal Day event. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the Sturgis Neighborhood Program Neighbor2Neighbor Disposal Day on May 2, 2026 at the PSUB facility as presented.
Voting yea: Eight Voting nay: None Absent: Boring MOTION CARRIED

DPS Director Tom Sikorski provided details on the revisions to the Compost Site Policy.

Matt Craven explained that limiting hours is a burden, the cost increase was significant, the expiration, and concerns about the size limitation of logs.

Noah Hahn, Cutter's Edge, also expressed concern about the hours and fees.

There was significant discussion on many aspects of the Compost Site.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the Compost Site Policy and large volume drop off fee as amended with a commercial use of 7pm-10pm.
Voting yea: Eight Voting nay: None Absent: Boring MOTION CARRIED

Tyler Stark, Electric Department Assistant Superintendent, provided information on a letter of intent related to interest in a natural gas generator for electricity. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the Non-Binding Letter of Intent with MacAllister CAT for the engineering, procurement and construction of three (3) CAT G3520 Natural Gas Generators and associated equipment.
Voting yea: Eight Voting nay: None Absent: Boring MOTION CARRIED

Moved by Comm. Miller and seconded by Comm. Smith to go into Closed Session to discuss pending litigation and the potential purchase of property.
Voting yea: Bir, Wickey, Smith, Harrington, Abbs, Miller, Mullins, Perez
Voting nay: None Absent: Boring MOTION CARRIED

Meeting recessed at 8:03 p.m.
Meeting reconvened at 8:17 p.m.

Moved by Comm. Mullins and seconded by Comm. Smith to approve the consent to propose redemption as presented and authorize City Manager Andrew Kuk to sign all necessary documents.
Voting yea: Nine Voting nay: None MOTION CARRIED

The meeting was adjourned at 8:18 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

REGULAR MEETING - STURGIS CITY COMMISSION
WEDNESDAY, APRIL 8, 2026
WIESLOCH RAUM – CITY HALL

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

The Pledge of Allegiance was said by all present.

The Invocation was given by Comm. Wickey.

Commissioners present: Bir, Boring, Wickey, Smith, Harrington, Abbs, Miller, Vice-Mayor Mullins, Mayor Perez
Commissioners absent: None

Also present: City Attorney, City Manager, City Controller, DPS Director, Community Development Director, Facilities Manager, Public Safety Director, City Clerk

Mayor Perez presented the following proclamation:

WHEREAS, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and;
WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and;
WHEREAS, Arbor Day is now observed throughout the nation and the world, and;
WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce lifegiving oxygen, and provide habitat for wildlife, and;
WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and;
WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and;
WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.
NOW THEREFORE BE IT RESOLVED, as Mayor of the City of Sturgis I do hereby proclaim April 24th 2026, as ARBOR DAY In the City of Sturgis and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands,
AND FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Mayor Perez presented the following proclamation:

FAIR HOUSING MONTH

WHEREAS, The Fair Housing Act was enacted on April 11, 1968 and enshrined into federal law the goal of eliminating racial segregation and ending housing discrimination in the United States; and
WHEREAS, The Fair Housing Act prohibits discrimination in housing based on race, color, religion, sex, familial status, national origin, and disability, and commits recipients of federal funding to affirmatively further fair housing in their communities; and
WHEREAS, the Fair Housing Act seeks to provide equal housing opportunities, to affirmatively further housing choices, to eliminate legal barriers to equal housing and to emphasize equal housing as a fundamental human right for all; and
WHEREAS, individuals in Sturgis have the right to choose where to live without discrimination based on race, color, religion, age, sex, disability, gender identity, familial status or national origin; and
WHEREAS, the City of Sturgis fully supports the intent and purpose of the Federal Fair Housing Act and looks to promote and further policies and practices in order to achieve the goal of ending housing discrimination.
NOW THEREFORE BE IT RESOLVED that the City Commission of the City of Sturgis does hereby declare the month of April 2026 as "Fair Housing Month" in Sturgis.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the agenda as presented.
Voting yea: Nine **Voting nay: None** **MOTION CARRIED**

Moved by Comm. Harrington and seconded by Comm. Smith to approve the Consent Agenda of April 8, 2026 as presented.

8A. Action of Minutes of Previous Meetings
APPROVE the minutes from the March 25, 2026 regular meeting as presented.
B. Pay Bills
AUTHORIZE the payment of the City bills in the amount of $2,504,787.52 as presented.
C. Layered Car Show
APPROVE the closure of City parking lot #7 for the Layered Car Show as presented.
Voting yea: Nine **Voting nay: None** **MOTION CARRIED**

DPS Director Tom Sikorski provided details on the bids related to mowing and leaf pickup for City owned properties. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the DPS mowing bids for trimming and maintenance of City properties for 2026, 2027, and 2028 from Cutter's Edge Lawn Care & Maintenance LLC, New Creations Landscape Management, Rickett's Lawn Service, Finish Line Property Solutions LLC, and Craven Lawn-Snow as presented.
Voting yea: Eight **Voting nay: Bir** **MOTION CARRIED**

Moved by Comm. Harrington and seconded by Comm. Smith to approve the electric mowing bids for trimming and maintenance of City properties for 2026, 2027, and 2028 from Cutter's Edge Lawn Care & Maintenance LLC, New Creations Landscape Management, Rickett's Lawn Service, and Craven Lawn-Snow as presented.
Voting yea: Eight **Voting nay: Bir** **MOTION CARRIED**

Moved by Comm. Harrington and seconded by Comm. Smith to approve the bids for as-needed leaf pickup service of City properties for 2023, 2024, and 2025 from Cutter's Edge Lawn Care & Maintenance LLC as presented.
Voting yea: Eight **Voting nay: Bir** **MOTION CARRIED**

Facilities Manager Dan Root provided details on the bids related to the replacement of windows and doors at the Public Safety Building. Discussion followed.

Moved by Comm. Miller and seconded by Comm. Smith to approve the bid of Reliable Glass installers for the Public Safety Building windows and doors project in the amount of one hundred and thirty-four thousand, four hundred and forty dollars as presented.
Voting yea: Nine **Voting nay: None** **MOTION CARRIED**

City Manager Andrew Kuk provided information on the creation of a water loop near the wastewater treatment plant and the use of bond funds. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve use of remaining bond proceeds for the wastewater treatment plant water loop project.
Voting yea: Nine **Voting nay: None** **MOTION CARRIED**

Community Development Director Will Prichard provided information on an easement for a ramp located at 506 Prairie Avenue. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Smith to approve the easement for 506 Prairie Avenue as presented contingent upon City Attorney preparing the final easement document.
Voting yea: Nine **Voting nay: None** **MOTION CARRIED**

City Manager Andrew Kuk provided information on future staffing in the Engineering Department and the increased use of engineering firms if the City moves forward with the hiring of a project manager. Discussion followed.

The City Commission had consensus to approve the planned Engineering Department staffing plan as presented.

Moved by Comm. Miller and seconded by Comm. Smith to go into Closed Session to discuss the potential purchase of property and to conduct a periodic personnel evaluation at the request of the employee.
Voting yea: Bir, Boring, Wickey, Smith, Harrington, Abbs, Miller, Mullins, Perez
Voting nay: None **MOTION CARRIED**

Meeting recessed at 6:46 p.m.
Meeting reconvened at 8:30 p.m.

Moved by Comm. Miller and seconded by Comm. Smith to approve the Land Purchase Agreement between the City of Sturgis and Michigan Housing Partnership, LLC as presented and authorize City Manager Andrew Kuk to sign all necessary documents.
Voting yea: Nine **Voting nay: None** **MOTION CARRIED**

The meeting was adjourned at 8:31 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

WORK SESSION - STURGIS CITY COMMISSION
WEDNESDAY, APRIL 22, 2026
WIESLOCH RAUM – CITY HALL

Mayor Perez called the meeting to order at 5:00 p.m.

Commissioners present: Bir, Boring, Wickey, Harrington, Abbs, Miller, Vice-Mayor Mullins, Mayor Perez
Commissioners absent: Smith

Also present: City Manager, City Controller, Community Development Director, City Clerk

Community Development Director Will Prichard provided information on the activities of his department and the current and needed staffing levels. Discussion followed.

The recommendation was to move forward with the hiring of a full time inspector and continue with one part time staff member for property maintenance code enforcement. The Commission had general consensus to move forward with this plan.

The meeting was adjourned at 5:50 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

REGULAR MEETING - STURGIS CITY COMMISSION
WEDNESDAY, APRIL 22, 2026
WIESLOCH RAUM – CITY HALL

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

The Pledge of Allegiance was said by all present.

The Invocation was given by Comm. Wickey.

Commissioners present: Bir, Boring, Wickey, Harrington, Abbs, Miller, Vice-Mayor Mullins, Mayor Perez
Commissioners absent: Smith

Also present: City Attorney, City Manager, City Controller, Electric Department Superintendent, City Clerk

Electric Department Superintendent Chris McArthur explained that the department has once again received two recognitions, the National Award for Outstanding Safety Practices for 2025 and received National Recognition for achieving exceptional electric reliability in 2025 by the American Public Power Association (APPA).

Jordan Smith, Maner Costerisan, presented the annual audit for the fiscal year ending September 30, 2025 and explained that the City received a clean, unqualified opinion.

County Commissioner Ken Malone explained that he will be presenting a proclamation from St. Joseph County to Wiesloch and Sturgis for the 60th Anniversary of the Sister City exchange.

Moved by Comm. Harrington and seconded by Comm. Bir to approve the agenda as presented.
Voting yea: Eight   Voting nay: None   Absent: Smith   MOTION CARRIED

Moved by Comm. Harrington and seconded by Comm. Bir to approve the Consent Agenda of April 22, 2026 as presented.

8A. Action of Minutes of Previous Meetings
APPROVE the minutes from the April 8, 2026 regular meeting as presented.
B. Pay Bills
AUTHORIZE the payment of the City bills in the amount of $2,532,372.85 as presented.
C. Set Public Hearing for DWSRF Project Plan
SET the public hearing for the DWSRF Project Plan on May 13, 2026 at 6pm as presented.
Voting yea: Eight   Voting nay: None   Absent: Smith   MOTION CARRIED

City Manager Andrew Kuk and Chamber Director Kari Hatt provided details on the activities of this year's Sturgis Fest. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Wickey to approve the requests for Sturgis Fest 2026 as presented.
Voting yea: Eight Voting nay: None Absent: Smith MOTION CARRIED

Electric Department Superintendent Chris McArthur provided details on the bids received by design of a 69kV Transmission Line. Discussion followed.

Moved by Comm. Harrington and seconded by Comm. Wickey to approve the bid from Fourth Line Power Engineering for the Nottawa Street 69kV Transmission Line design in the amount of seventy-three thousand five hundred dollars ($73,500.00) as presented.
Voting yea: Eight Voting nay: None Absent: Smith MOTION CARRIED

Electric Department Superintendent Chris McArthur provided details on the proposal of Lawson-Fisher for compliance at the dam. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Wickey to approve the proposal from Lawson-Fisher Associates P.C. for the Sturgis Dam and Hydroelectric Facility Federal Energy Regulatory Commission (FERC) Compliance 2026 in the not-to exceed amount of one hundred twenty-five thousand five hundred dollars ($125,500.00) as presented.
Voting yea: Eight Voting nay: None Absent: Smith MOTION CARRIED

City Controller Sadie Griffin provided information on options for funding the replacement of the Doyle Center roof and potentially other projects. Discussion followed.

The City Commission had consensus to move forward with Option #1 and a private placement bond.

Comm. Harrington explained that she has submitted her resignation and this will be her last meeting.

Comm. Mullins presented the following resolution for censure. Discussion followed.

WHEREAS, it is the explicit duty of all public officials to 1) act in the public's interest; 2) respect the processes required for good governance; 3) dutifully, professionally, and ethically use the power invested in the public office they occupy; and
WHEREAS, the Sturgis City Commission has been reminded time and time again, by our legal counsel, what is proper Commissioner conduct; and
WHEREAS, Mayor Perez has repeatedly ignored those reminders and continued to exhibit unethical

and illegal behaviors; and
WHEREAS, Mayor Perez has admitted this conduct and has not even attempted to offer an apology; and
WHEREAS, Mayor Perez behavior has undermined the decorum, mutual respect and collaborative spirit that are essential to effective and transparent city governance; and
WHEREAS, all trust in Mayor Perez has been eroded;
NOW, THEREFORE, BE IT RESOLVED, that the Sturgis City Commission condemns and censures Mayor Frank Perez for the above conduct and for making the difficult conditions under which our valued employees work; and
BE IT FURTHER RESOLVED, the Sturgis City Commission urges that all those who serve alongside Mayor Perez recognize this censuring action, and take appropriate care to address all potential and perceived violations of policy and unethical behavior, preventing Mayor Perez from repeating this type of unprofessional behavior that undermines the city's collective progress.

Moved by Comm. Mullins and seconded by Comm. Miller to adopt the resolution for censure as presented.
Voting yea: Boring, Wickey, Miller, Mullins **Voting nay: Bir, Harrington, Abbs, Perez**
Absent: Smith **MOTION DEFEATED**

Comm. Mullins explained that he would like to remove Mr. Perez as Mayor. The City Attorney explained that if a motion for this were to pass, he would need to research and determine if such an action is allowable. Discussion followed.

Moved by Comm. Mullins and seconded by Comm. Wickey to remove Mr. Perez as Mayor and open nominations for selection of a new Mayor.
Voting yea: Boring, Wickey, Miller, Mullins **Voting nay: Bir, Harrington, Abbs, Perez**
Absent: Smith **MOTION DEFEATED**

Moved by Comm. Abbs and seconded by Comm. Harrington to go into Closed Session to discuss an attorney opinion and to conduct a periodic personnel evaluation at the request of the employee.
Voting yea: Bir, Boring, Wickey, Harrington, Abbs, Mullins, Perez
Voting nay: Miller **Absent: Smith** **MOTION CARRIED**

Meeting recessed at 7:44 p.m.
Meeting reconvened at 8:55 p.m.

City Manager Andrew Kuk read a letter of resignation effective July 24, 2026 contingent upon execution of a separation agreement.

Comm. Miller read a prepared statement regarding the resignation and separation agreement.

Moved by Comm. Harrington and seconded by Comm. Bir to accept the resignation of City Manager Andrew Kuk and approve the Separation of Employment as presented.
Voting yea: Bir, Boring, Wickey, Harrington, Abbs, Perez **Voting nay: Miller, Mullins**
Absent: Smith **MOTION CARRIED**

Moved by Comm. Mullins seconded by Comm. Miller to change the media release wording related to the City Manager resignation to attribute comments from the City Commission as a whole instead of only the Mayor.
Voting yea: Eight **Voting nay: None** **Absent: Smith** **MOTION CARRIED**

The meeting was adjourned at 9:03 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

WORK SESSION - STURGIS CITY COMMISSION
WEDNESDAY, MAY 13, 2026
WIESLOCH RAUM – CITY HALL

Mayor Perez called the meeting to order at 5:00 p.m.

Commissioners present: Bir, Boring, Wickey, Smith, Abbs, Miller, Vice-Mayor Mullins, Mayor Perez
Commissioners absent: None

Also present: City Manager, City Controller, Community Development Director, City Clerk

There was consensus to leave the second precinct Commissioner position vacant through the election in November.

There was a suggestion to form a committee of three to guide in City Manager search.

There was consensus to wait for some amount of time before seeking an executive search firm for a permanent City Manager.

There was consensus to seek an interim City Manager from the Michigan Municipal Executives Interim City Manager listing.

The meeting was adjourned at 5:40 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

REGULAR MEETING - STURGIS CITY COMMISSION
WEDNESDAY, MAY 13, 2026
WIESLOCH RAUM – CITY HALL

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

The Pledge of Allegiance was said by all present.

The Invocation was given by Comm. Wickey.

Commissioners present: Bir, Boring, Wickey, Smith, Abbs, Miller, Vice-Mayor Mullins, Mayor Perez
Commissioners absent: None

Also present: City Attorney, City Manager, City Controller, Community Development Director, Facilities Manager, Wastewater Superintendent, City Clerk

John Mikulenas, 909 Marian Trail, provided his thoughts on the policies and conduct of the City Commission.

Gailen Geigly, M66, expressed issues with his building permit process and other items at the airport.

John Bartelt, 1301 E Lafayette, provided his experience with transferring a hangar property title.

Danny King, Sturgis Aviation, explained that the airport currently does not have jet fuel.

Ken Malone, 1102 Meadowlane, expressed his appreciation for the City Manager.

Kelly Bartelt asked if the issues related to the airport could be placed on a future agenda.

City Clerk/Treasurer Kenneth Rhodes explained that the proclamation below was recently presented to the Mayor of Wiesloch Germany.

Commissioners provided information on their experience in Wiesloch and expressed their admiration for the program.

PROCLAMATION

WHEREAS, in 1966, the cities of Wiesloch, Germany and Sturgis, Michigan adopted each other as Sister Cities to promote friendship between their people and to further the peace between America and Germany; and
WHEREAS, in 1967 and again in 1969, the exchange began by sharing musical talents, with the choirs of Wiesloch and Sturgis traveling to and performing in their Sister City; and
WHEREAS, in 1977, students in both cities began participating in the exchange, staying in the homes of their partners for three weeks each, learning from each other, and creating lifelong friendships; and

WHEREAS, over one thousand residents and students, from both Sturgis and Wiesloch, have participated in the exchange over the past sixty years; and
WHEREAS, the exchange has endured over the years because of the strength of the bonds of our friendship; and
WHEREAS, the people of Sturgis and Wiesloch have been enriched with the many years of cultural exchange.
NOW THEREFORE BE IT RESOLVED that the Sturgis City Commission expresses its gratitude to the people of Wiesloch for sixty years of exchange and friendship; and
BE IT FURTHER RESOLVED that the Sturgis City Commission thanks Wiesloch for hosting our residents once again in their wonderful city and hopes to welcome back Wiesloch residents to Sturgis as soon as possible.

Moved by Comm. Smith and seconded by Comm. Bir to approve the agenda as presented.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Moved by Comm. Smith and seconded by Comm. Bir to approve the Consent Agenda of May 13, 2026 as presented.

8A. Action of Minutes of Previous Meetings
APPROVE the minutes from the April 22, 2026 work session as presented.
APPROVE the minutes from the April 22, 2026 regular meeting as presented.
B. Pay Bills
AUTHORIZE the payment of the City bills in the amount of $2,659,459.99 as presented.
C. PA 425 Property Transfer – 68751 Vinewood Avenue
ADOPT the Transfer of Property from Fawn River Township (Agreement #5) Resolution for 68751 Vinewood Avenue, as presented.
D. 2026 Memorial Day Parade
APPROVE the 2026 Memorial Day Parade requests as presented.
E. Set Public Hearing of Assessment – 2021 W. Congress Street Sidewalk Repair
SET a Public Hearing of Assessment on the 2021 W. Congress Street Special Assessment District #2021-03 at the June 10, 2026 City Commission meeting.
F. Set Public Hearing of Assessment – 2023 W. Congress Street Sidewalk Repair
SET a Public Hearing of Assessment on the 2023 W. Congress Street Special Assessment District #2021-03 at the June 10, 2026 City Commission meeting.
G. Set Public Hearing of Assessment – St. Joseph Street New Sidewalk
SET a Public Hearing of Assessment on the St. Joseph Street Special Assessment District #2025-01 at the June 10, 2026 City Commission meeting.
H. Set Public Hearing of Assessment – St. Joseph Street Sidewalk Repair
SET a Public Hearing of Assessment on the St. Joseph Street Special Assessment District #2025-02 at the June 10, 2026 City Commission meeting.
I. Library on the Lawn
APPROVE the Sturgis District Library's Library on the Lawn event at Oaklawn Park on July 31, 2026 as presented.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Mayor Perez opened the Public Hearing for the DWSRF Project Plan.

City Engineer Barry Cox and Jeremy Kramer, Fishbeck, provided details on the project.

The City Commission discussed the project.

There were no questions from the public at the meeting or online.

Mayor Perez closed the Public Hearing.

Moved by Comm. Abbs and seconded by Comm. Smith to adopt the Resolution Adopting the DWSRF Project Plan for Water System Improvements and Designating an Authorized Project Representative.

Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

A RESOLUTION ADOPTING A FINAL PROJECT PLANNING DOCUMENT FOR WATER SYSTEM IMPROVEMENT PROJECTS AND DESIGNATING AN AUTHORIZED PROJECT REPRESENTATIVE

WHEREAS, the City of Sturgis recognizes the need to replace lead service lines within its water distribution system to comply with the Safe Drinking Water Act; and

WHEREAS, the City of Sturgis authorized Fishbeck to prepare a Drinking Water State Revolving Fund (DWSRF) Project Planning Document, which recommends the above water system improvements; and

WHEREAS, said Project Planning Document was presented at a public meeting held on May 13, 2026, and all public comments have been considered and addressed;

NOW, THEREFORE BE IT RESOLVED, that the City of Sturgis formally adopts said Project Planning Document and agrees to implement the water system improvements identified as the Selected Alternative.

BE IT FURTHER RESOLVED, that the City Clerk, a position currently held by Kenneth D. Rhodes, is designated as the authorized representative for all activities associated with the project referenced above, including the submittal of said Project Planning Document as the first step in applying to the State of Michigan for a revolving fund loan to assist in the implementation of the selected alternative.

City Engineer Barry Cox provided details on the Small Urban grant project on North Centerville Road. Discussion followed.

Moved by Comm. Smith and seconded by Comm. Bir to approve the contract between the City of Sturgis and MDOT (#26-5137) for the completion of the N. Centerville Road Resurfacing Project and authorize City Manager Andrew Kuk and Mayor Frank Perez to sign all necessary documents.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Moved by Comm. Smith and seconded by Comm. Bir to approve Amendment #3a with Fleis and VandenBrink Engineering, Inc. for construction oversight, project administration, and material testing services on the N. Centerville Road Resurfacing Project in the amount of seventy thousand, eight hundred dollars ($70,800.00) and authorize the City Manager to sign all necessary documents.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Moved by Comm. Smith and seconded by Comm. Bir to approve a contingency budget for the N. Centerville Road Resurfacing Project in the amount of thirty-one thousand dollars ($31,000.00).
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Wastewater Superintendent Brandon Schrader provided information on the replacement of the primary screw pump, as recommended in the asset management plan. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Bir to approve Professional Service Agreement Amendment No. 9 from Fleis & Vandenbrink in the not-to-exceed amount of fifty-one thousand eight hundred dollars ($51,800.00) as presented.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Facilities Manager Dan Root and Controller Sadie Griffin provided details on the refurbishment of the Doyle Center roof and the related bond funding. Discussion followed.

Moved by Comm. Smith and seconded by Comm. Abbs to approve proposal from Newbury Square Construction to complete the Doyle Center Roof Retrofit in the amount of seven hundred twenty-nine thousand seven hundred two dollars and twenty-eight cents ($729,702.28) contingent on securing a private placement bond.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Moved by Comm. Smith and seconded by Comm. Bir to approve a contingency budget for the Doyle Center Roof Retrofit in the amount of twenty thousand dollars ($20,000.00).
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Moved by Comm. Smith and seconded by Comm. Bir to approve the Notice of Intent Resolution for Capital Improvement Bonds for the Doyle Roof project as presented.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

NOTICE TO TAXPAYERS AND ELECTORS
OF THE CITY OF STURGIS
OF INTENT TO ISSUE BONDS
AND THE RIGHT OF REFERENDUM RELATING THERETO

PLEASE TAKE NOTICE that the City of Sturgis, County of St. Joseph, State of Michigan (the "City"), intends to issue and sell its general obligation capital improvement bonds pursuant to Act 34, Public Acts of Michigan, 2001, as amended, in the principal amount of not to exceed Eight Hundred Thousand Dollars ($800,000), for the purpose of paying the costs of acquiring and constructing capital improvements in the City, including replacing the roof of the Doyle Community Center.

SOURCE OF PAYMENT OF BONDS

THE PRINCIPAL OF AND INTEREST ON SAID BONDS shall be payable from the general funds of the City lawfully available for such purposes including property taxes levied within applicable constitutional, statutory and charter tax rate limitations.

BOND DETAILS

SAID BONDS will be payable in not more than twenty (20) annual installments, with interest rates to be determined at a public or negotiated sale but in no event to exceed the maximum permitted by law on the unpaid balance from time to time remaining outstanding on said bonds.

RIGHT OF REFERENDUM

THE BONDS WILL BE ISSUED WITHOUT A VOTE OF THE ELECTORS UNLESS A PETITION REQUESTING SUCH A VOTE SIGNED BY NOT LESS THAN 10% OF THE REGISTERED ELECTORS RESIDING WITHIN THE BOUNDARIES OF THE CITY IS FILED WITH THE CITY CLERK WITHIN FORTY-FIVE (45) DAYS AFTER PUBLICATION OF THIS NOTICE. IF SUCH PETITION IS FILED, THE BONDS MAY NOT BE ISSUED WITHOUT AN APPROVING VOTE OF A MAJORITY OF THE QUALIFIED ELECTORS RESIDING WITHIN THE BOUNDARIES OF THE CITY VOTING THEREON.

THIS NOTICE is given pursuant to the requirements of Section 517, Act 34, Public Acts of Michigan, 2001, as amended.

Kenneth Rhodes
City Clerk/Treasurer
City of Sturgis

Facilities Manager Dan Root provided details on the bids received related to façade repairs at City Hall. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the bid from Premier Caulking to complete the City Hall exterior rehab project in the amount of seventy-four thousand, eight hundred dollars ($74,800.00) as presented.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Facilities Manager Dan Root provided details on the bids received related to the replacement of the auditorium stage curtains. Discussion followed.

Moved by Comm. Bir and seconded by Comm. Smith to approve the proposal from SLS Production Services, LLC to replace stage curtains in the amount of ninety-six thousand four hundred seventy-one dollars and eighty-three cents ($96,471.83) as presented.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Comm. Wickey left the meeting.

Comm. Miller made comments related to the resignation of the City Manager and presented the following resolution:

Commissioner Miller – Resolution 1 – May 13, 2026
A Resolution Calling for an Investigation of Wrongdoing by Certain Commissioners

WHEREAS, there is reasonable cause to believe that there has been specific wrongdoing by certain commissioners; and
WHEREAS, that wrongdoing, at the very worst, directly led to the resignation of city manager Andrew Kuk and, at the very best, played an integral part in that resignation.
NOW THEREFORE BE IT RESOLVED that the Sturgis City Commission directs that an independent investigation by outside counsel be executed that investigates Commissioners Perez, Bir, and Abbs, as well as former commissioner Linda Harrington, for potential violations against specific pieces of Michigan law and its various associated case law, Sturgis City Commission Procedure, and the Sturgis City Charter, and
BE IT FURTHER RESOLVED that the investigation reveal its contents, findings, and recommendations to the Sturgis City Commission for its review and the general public in the interest of openness and transparency, and
BE IT FURTHER RESOLVED that the outside counsel question the legal counsel for the City of Sturgis, city manager Andrew Kuk, all eight commissioners elected and serving on the Sturgis City Commission, and any other staff or individuals as deemed necessary by the outside counsel.

The Commission had some discussion on the resolution and the City Attorney recommended that the City Commission go into Closed Session to discuss an Attorney Opinion related to permissible discussion.

Moved by Comm. Mullins and seconded by Comm. Boring to go into closed session to discuss an attorney opinion.
Voting yea: Boring, Abbs, Mullins, Perez
Voting nay: Bir, Smith, Miller
MOTION DEFEATED

Moved by Comm. Miller and seconded by Comm. Mullins to adopt A Resolution Calling for an Investigation of Wrongdoing by Certain Commissioners as presented.
Voting yea: Boring, Mullins, Miller
Voting nay: Bir, Smith, Abbs, Perez
MOTION DEFEATED

Comm. Miller presented the following resolution:

Commissioner Miller – Resolution 2 – May 13, 2026
A Resolution Calling for the Censure of Mayor Frank Perez

WHEREAS, the oath of office for a Michigan elected official, as prescribed by the Michigan Constitution of 1963, Article XI, Section 1, is as follows: "I do solemnly swear (or affirm) that I will support the Constitution of the United States and the constitution of this state, and that I will faithfully discharge the duties of the office of .... according to the best of my ability," and
WHEREAS, Mayor Frank Perez represents an inherent lack of willingness to adhere to Michigan law and instead has repeatedly given evidence for his belief in his view being the right view instead of Michigan law being the right view.
NOW THEREFORE BE IT RESOLVED that the Sturgis City Commission censures Mayor Frank Perez, calling upon him to henceforth adhere to Michigan law in honor of his oath he has taken multiple times to the residents of the City of Sturgis.

Moved by Comm. Miller and seconded by Comm. Mullins to adopt A Resolution Calling for the Censure of Mayor Frank Perez as presented.
Voting yea: Boring, Mullins, Miller
Voting nay: Bir, Smith, Abbs, Perez
MOTION DEFEATED

There were additional comments from Vice-Mayor Mullins and Mayor Perez.

The meeting was adjourned at 7:57 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

REGULAR MEETING - STURGIS CITY COMMISSION
WEDNESDAY, MAY 27, 2026
WIESLOCH RAUM – CITY HALL

Vice-Mayor Mullins called the meeting to order at 6:00 p.m.

The Pledge of Allegiance was said by all present.

The Invocation was given by Vice-Mayor Mullins.

Commissioners present: Bir, Boring, Wickey, Smith, Abbs, Miller, Vice-Mayor Mullins,
Commissioners absent: Mayor Perez

Also present: City Attorney, City Manager, City Controller, Community Development Director, Facilities Manager, Electric Department Superintendent, City Engineer, Public Safety Director, City Clerk

Electric Department Superintendent Chris McArthur and the MPPA provided details on a proposed generation project which would involve the installation of gas generators on Fawn River Road. Discussion followe.

Leslie Brooks, 67766 Marian Trail, expressed frustration on the status of an investigation at the Doyle Community Center.

Luke Lori, 618 Arizona Blvd, Three Rivers, provided information about his qualifications as a candidate for State Representative.

Jersey Anderson, 312 S Jefferson, expressed her thoughts on the issues facing the City and the Commission.

Roger Krontz, 27521 Featherstone Road, provided information on the condition of sidewalks recently installed in front of his business on Congress.

Moved by Comm. Miller and seconded by Comm. Smith to approve the agenda as presented.
Voting yea: Seven Voting nay: None Absent: Perez MOTION CARRIED

Moved by Comm. Smith and seconded by Comm. Miller to approve the Consent Agenda of May 27, 2026 as presented.

8A. Action of Minutes of Previous Meetings
APPROVE the minutes from the May 13, 2026 work session as presented.
APPROVE the minutes from the May 13, 2026 regular meeting as presented.
B. Pay Bills
AUTHORIZE the payment of the City bills in the amount of $2,039,261.73 as presented.
C. 2026 Dave Locey Memorial Sturgis Youth Triathlon
APPROVE the requests for the 2026 Dave Locey Memorial Sturgis Youth Triathlon on June 20, 2026 as presented.
Voting yea: Seven Voting nay: None Absent: Perez MOTION CARRIED

Vice-Mayor Mullins opened a Public Hearing related to the Fourth Amendment to the Agreement for Conditional Transfer of Property Pursuant to 1984 PA 425 with Sturgis Township.

City Manager Andrew Kuk provided information on a property purchased by the City near the State line and the 425 agreements with Sturgis Township. Discussion followed.

There were no comments from the public.

Vice-Mayor Mullins closed the Public Hearing.

Moved by Comm. Abbs and seconded by Comm. Miller to approve the Fourth Amendment to the Agreement for Conditional Transfer of Property Pursuant to 1984 PA 425 with Sturgis Township as presented and authorize City Manager Andrew Kuk to sign all necessary documents.
Voting yea: Seven Voting nay: None Absent: Perez MOTION CARRIED

City Engineer Barry Cox explained that the Sturgis Improvement Association deeded an 80-foot-wide parcel to the City of Sturgis to extend Haines Boulevard from the existing Haines Boulevard right of way in the Bullard Industrial Park to M-66 and although there are no formal plans to construct an extension of Haines Boulevard at this time, the right of way dedication moves any project one step closer. Discussion followed.

Moved by Comm. Smith and seconded by Comm. Wickey to approve the resolution as presented to accept conveyance and dedication of the property shown on Exhibit A as part of the "Haines Boulevard" right of way and used for public right of way purposes.
Voting yea: Seven Voting nay: None Absent: Perez MOTION CARRIED

Facilities Manager Dan Root provided information on the bids received related to the rehabilitation of the barn at Oaklawn Cemetery. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the bid from Borkholder Vinyl and Construction for the exterior rehabilitation of the cemetery maintenance barn in the amount of fifty-four thousand seven hundred and fifty dollars ($54,750.00) as presented.
Voting yea: Seven Voting nay: None Absent: Perez MOTION CARRIED

Moved by Comm. Abbs and seconded by Comm. Smith to approve a contingency budget for the cemetery maintenance barn project in the amount of five thousand four hundred and seventy-five dollars ($5,475.00) as presented.
Voting yea: Seven Voting nay: None Absent: Perez MOTION CARRIED

City Clerk/Treasurer Kenneth Rhodes provided information on the advertisement of the property tax millage rates for 2026. Discussion followed.

Moved by Comm. Miller and seconded by Comm. Wickey to approve the 2026 millage rate Public Hearing for the June 22, 2026 regular meeting and direct City Staff to include 11.3939 mils for Operating Millage and 2.926 mils for Streets/Sidewalk Improvement Millage as part of the Public Hearing notice.
Voting yea: Seven Voting nay: None Absent: Perez MOTION CARRIED

City Clerk/Treasurer Kenneth Rhodes provided information on the process of selecting an Interim City Manager. Discussion followed.

The City Commission had consensus to contact four candidates from the Michigan Municipal Interim Manager listing and include requirements of 30 hours per week in Sturgis and up to one year for the position.

City Clerk/Treasurer Kenneth Rhodes provided information on the annual board reappointments and current applicants. Discussion followed.

Moved by Comm. Smith and seconded by Comm. Abbs to reappoint all board members requesting reappointment and appoint Brian Tallmadge to the Cemetery Board.
Voting yea: Six Voting nay: None Abstain: Miller Absent: Perez MOTION CARRIED

City Manager Andrew Kuk provided information on approvals needed for the Sturgis Fest fireworks display.

Moved by Comm. Miller and seconded by Comm. Wickey to Deputy Public Safety Director – Fire Division Andy Kiss or his designated representative to complete all necessary permit reviews and sign all necessary documents for a community fireworks display.
Voting yea: Seven Voting nay: None Absent: Perez MOTION CARRIED

Electric Department Superintendent Chris McArthur provided information on the status of the repair of the earthen embankment at the dam and a required draw down of the St. Joseph River. Discussion followed.

Moved by Comm. Miller and seconded by Comm. Mullins to approve A Resolution Calling for an Investigation of Wrongdoing by Certain Commissioners.

A Resolution Calling for an Investigation of Wrongdoing by Certain Commissioners

WHEREAS, there is reasonable cause to believe that there has been specific wrongdoing by certain commissioners; and
WHEREAS, that wrongdoing, at the very worst, directly led to the resignation of city manager Andrew Kuk and, at the very best, played an integral part in that resignation.
NOW THEREFORE BE IT RESOLVED that the Sturgis City Commission directs that an independent investigation by outside counsel be executed that investigates Commissioners Miller, Mullins, Perez, Bir, and Abbs, as well as former commissioner Linda Harrington, for potential violations against specific pieces of Michigan law and its various associated case law, Sturgis City Commission Procedure, and the Sturgis City Charter, and
BE IT FURTHER RESOLVED that the investigation reveal its contents, findings, and recommendations to the Sturgis City Commission for its review and the general public in the interest of openness and transparency, and
BE IT FURTHER RESOLVED that the outside counsel question the legal counsel for the City of Sturgis, city manager Andrew Kuk, all eight commissioners elected and serving on the Sturgis City Commission, and any other staff or individuals as deemed necessary by the outside counsel.

Moved by Comm. Miller and seconded by Comm. Smith to go into Closed Session to discuss an attorney opinion.
Voting yea: Bir, Boring, Wickey, Smith, Abbs, Miller, Mullins
Voting nay: None **Absent: Perez** **MOTION CARRIED**

Meeting recessed at 8:10 p.m.
Meeting reconvened at 8:45 p.m.

Comm. Miller withdrew his previous motion and it was seconded by Comm. Mullins of approving A Resolution Calling for an Investigation of Wrongdoing by Certain Commissioners.

Comm. Miller presented a revised resolution and calls for the release of the results of an investigation to be released to the public as allowed by law and legal review.

Moved by Comm. Miller and seconded by Comm. Mullins to approve A Resolution Calling for an Investigation of Wrongdoing by Certain Commissioners.
Voting yea: Bir, Boring, Wickey, Smith, Abbs, Miller, Mullins
Voting nay: None **Absent: Perez** **MOTION CARRIED**

A Resolution Calling for an Investigation of Wrongdoing by Certain Commissioners

WHEREAS, there is reasonable cause to believe that there has been specific wrongdoing by certain commissioners; and
WHEREAS, that wrongdoing, at the very worst, directly led to the resignation of city manager Andrew Kuk and, at the very best, played an integral part in that resignation.
NOW THEREFORE BE IT RESOLVED that the Sturgis City Commission directs that an independent investigation by outside counsel be executed that investigates Commissioners Miller, Mullins, Perez, Bir, and Abbs, as well as former commissioner Linda Harrington, for potential violations against specific pieces of Michigan law and its various associated case law, Sturgis City Commission Procedure, the Sturgis City Charter, specifically, all the details surrounding the entire situation that was the cause and central reason to the closed session entered into by the Sturgis City Commission on Wednesday, April 8, 2026 and
BE IT FURTHER RESOLVED that the investigation reveal its contents, findings, and recommendations to the Sturgis City Commission for its review, legal review, and future determination to release, and
BE IT FURTHER RESOLVED that the outside counsel question the legal counsel for the City of Sturgis, city manager Andrew Kuk, all eight commissioners elected and serving on the Sturgis City Commission, and any other staff or individuals as deemed necessary by the outside counsel.

Moved by Comm. Miller and seconded by Comm. Wickey to approve A Resolution Calling for the Censure of Mayor Frank Perez.
Voting yea: Boring, Wickey, Miller, Mullins
Voting nay: Bir, Smith, Abbs **Absent: Perez** **MOTION DEFEATED**

A Resolution Calling for the Censure of Mayor Frank Perez

WHEREAS, the oath of office for a Michigan elected official, as prescribed by the Michigan Constitution of 1963, Article XI, Section 1, is as follows: "I do solemnly swear (or affirm) that I will support the Constitution of the United States and the constitution of this state, and that I will faithfully discharge the duties of the office of .... according to the best of my ability," and
WHEREAS, Mayor Frank Perez represents an inherent lack of willingness to adhere to Michigan law and instead has repeatedly given evidence for his belief in his view being the right view instead of Michigan law being the right view.
NOW THEREFORE BE IT RESOLVED that the Sturgis City Commission censures Mayor Frank Perez, calling upon him to henceforth adhere to Michigan law in honor of his oath he has taken multiple times to the residents of the City of Sturgis.

Moved by Comm. Miller and seconded by Comm. Wickey to remove Commissioner Frank Perez from the position elected by the City Commission's members themselves of Mayor of the City of Sturgis.
Voting yea: Boring, Wickey, Miller, Mullins
Voting nay: Bir, Smith, Abbs **Absent: Perez** **MOTION DEFEATED**

The meeting was adjourned at 9:10 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

WORK SESSION - STURGIS CITY COMMISSION
TUESDAY, JUNE 9, 2026
WIESLOCH RAUM – CITY HALL

Mayor Perez called the meeting to order at 5:00 p.m.

Commissioners present: Bir, Boring, Smith, Abbs, Miller, Vice-Mayor Mullins, Mayor Perez
Commissioners absent: Wickey

Also present: City Manager, City Controller, Public Safety Director, City Engineer, DPS Director, Economic Development Specialist, City Clerk

DPS Director Tom Sikorski presented a staff restructuring plan for DPS, Parks Cemetery, Water, Airport, and Mechanic.

The meeting was adjourned at 8:35 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

REGULAR MEETING - STURGIS CITY COMMISSION
WEDNESDAY, JUNE 10, 2026
WIESLOCH RAUM – CITY HALL

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

The Pledge of Allegiance was said by all present.

The Invocation was given by Comm. Wickey.

Commissioners present: Bir, Boring, Wickey, Smith, Abbs, Miller, Vice-Mayor Mullins, Mayor Perez
Commissioners absent: None

Also present: City Attorney, City Manager, City Controller, Economic Development Specialist, Wastewater Superintendent, Electric Department Superintendent, City Engineer, City Clerk

Brian Beard, Small Business Administration, provided information on Michigan Disaster Declarations.

Courtney, Myrtle Street, explained that there are people driving very fast since the opening of the new parking lot at Eastwood Elementary.

Dan Dumont, Tulip Drive, explained that there are people driving very fast on Cedar and Hatch streets.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the agenda as presented.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Moved by Comm. Smith and seconded by Comm. Wickey to approve the Consent Agenda of June 10, 2026 as presented.

8A. Action of Minutes of Previous Meetings
APPROVE the minutes from the May 27, 2026 regular meeting as presented.
B. Pay Bills
• AUTHORIZE the payment of the City bills in the amount of $1,784,182.56 as presented.
C. Sturgis High School Homecoming Parade & Fireworks
• APPROVE the request of Sturgis High School for the 2026 Homecoming Parade on October 2nd and AUTHORIZE Deputy Director of Fire Operations Andy Kiss to approve the fireworks display as presented.
D. 2026 Independence Day Parade
• APPROVE the request the request for an Independence Day Children's Parade in the South Lakeview neighborhood to be held on Saturday, July 4, 2026 at 10:00 a.m. with a route as presented.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Economic Development Specialist Erika Kruska provided information on the installation of two EV Chargers across from City Hall. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the proposal from Swarthout Excavating LLC in the amount of forty-eight thousand three hundred and ninety-five dollars ($48,395.00) for installation services associated with the Downtown EV Charging Station Project as presented and authorize City Manager Andrew Kuk to sign all necessary documents.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Moved by Comm. Abbs and seconded by Comm. Smith to approve the proposal from Rexel Energy Solutions for procurement of two (2) ChargePoint charging stations in the amount of twenty-seven thousand one hundred and eighty-six dollars ($27,186.00) as presented.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Moved by Comm. Abbs and seconded by Comm. Smith to approve a contingency for the Downtown EV Charging Station Project in an amount not-to-exceed fifteen thousand, three hundred and fifty-six dollars ($15,356.00).
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Mayor Perez opened the Public Hearing related to the Sidewalk Assessments for approve the 2021 W. Congress Street Phase 1 portion of Special Assessment Roll #2021-03.

City Engineer Barry Cox provided details on the repair work done on the sidewalks and the related special assessments.

There were no comments from the Public.

Mayor Perez closed the Public Hearing.

Moved by Comm. Boring and seconded by Comm. Smith to approve the 2021 W. Congress Street Phase 1 portion of Special Assessment Roll #2021-03 as presented.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Moved by Comm. Boring and seconded by Comm. Smith to approve the 2021 W. Congress Street Phase 1 portion of Special Assessment Roll #2021-03 costs be spread over five (5) years with an interest rate of five percent (5%) charged on the remaining balance on an annual basis.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Mayor Perez opened the Public Hearing related to the Sidewalk Assessments for the 2023 W. Congress Street Phase 2 portion of Special Assessment Roll #2021-03.

City Engineer Barry Cox provided details on the repair work done on the sidewalks and the related special assessments.

Roger Krontz, 412 W. Congress, explained that there is significant popping of the surface of the concrete in front of his property. Discussion followed.

There were no other comments from the public.

Mayor Perez closed the Public Hearing.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the 2023 W. Congress Street Phase 2 portion of Special Assessment Roll #2021-03 as presented.
Voting yea: Seven Voting nay: None Abstain: Boring MOTION CARRIED

Moved by Comm. Abbs and seconded by Comm. Smith to approve the 2023 W. Congress Street Phase 2 portion of Special Assessment Roll #2021-03 costs be spread over five (5) years with an interest rate of five percent (5%) charged on the remaining balance on an annual basis.
Voting yea: Eight Voting nay: None MOTION CARRIED

Mayor Perez opened the Public Hearing related to the Sidewalk Assessments for Special Assessment Roll #2025-01, St. Joseph Street new sidewalks.

City Engineer Barry Cox provided details on the repair work done on the sidewalks and the related special assessments.

There were no comments from the public.

Mayor Perez closed the Public Hearing.

Moved by Comm. Abbs and seconded by Comm. Smith to approve Special Assessment Roll #2025-01 as presented.
Voting yea: Eight Voting nay: None MOTION CARRIED

Moved by Comm. Abbs and seconded by Comm. Smith to approve the Special Assessment Roll #2025-01 costs be spread over five (5) years with an interest rate of five percent (5%) charged on the remaining balance on an annual basis.
Voting yea: Eight Voting nay: None MOTION CARRIED

Mayor Perez opened the Public Hearing related to the Sidewalk Assessments for Special Assessment Roll #2025-02, St. Joseph Street repaired sidewalks.

City Engineer Barry Cox provided details on the repair work done on the sidewalks and the related special assessments.

There were no comments from the public.

Mayor Perez closed the Public Hearing.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the Special Assessment Roll #2025-02 as presented.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Moved by Comm. Abbs and seconded by Comm. Smith to approve Special Assessment Roll #2025-02 costs be spread over five (5) years with an interest rate of five percent (5%) charged on the remaining balance on an annual basis.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Wastewater Superintendent Brandon Schrader provided information on a replacement of the server for the SCADA system. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the Engineering Services Agreement, Wastewater SCADA Server Upgrade (Project) from Donohue & Associates, Inc. in the amount of fifty thousand dollars ($50,000.00) as presented.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Moved by Comm. Abbs and seconded by Comm. Smith to approve a ten percent (10%) contingency for the Wastewater SCADA Server Upgrade (Project) in the amount of five thousand dollars ($5,000.00) as presented.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

City Clerk/Treasurer explained that two individuals have expressed interest in the Interim City Manager position. Discussion followed.

The City Commission had consensus to interview Doug Terry and Rob Hilliard at the next City Commission meeting on Monday, June 22, 2026 for the position of Interim City Manager.

Moved by Comm. Miller and seconded by Comm. Smith to go into Closed Session to discuss union negotiations.
Voting yea: Bir, Boring, Wickey, Smith, Abbs, Miller, Mullins
Voting nay: None **Absent: Perez** **MOTION CARRIED**

Meeting recessed at 8:06 p.m.
Meeting reconvened at 8:12 p.m.

The meeting was adjourned at 8:12 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

REGULAR MEETING - STURGIS CITY COMMISSION
MONDAY, JUNE 22, 2026
WIESLOCH RAUM – CITY HALL

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

The Pledge of Allegiance was said by all present.

The Invocation was given by Comm. Wickey.

Commissioners present: Bir, Boring, Wickey, Smith, Abbs, Miller, Vice-Mayor Mullins, Mayor Perez
Commissioners absent: None

Also present: City Attorney, City Manager, City Controller, Electric Operations Manager, Community Development Director, SYCA Director, City Engineer, City Clerk

The City Commission interviewed Doug Terry for the position of Interim City Manager.

Barry Cox, 1421 S Merribe, explained that he felt hiring that not waiting to hire a city manager is prudent.

Moved by Comm. Smith and seconded by Comm. Wickey to approve the agenda as presented.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Moved by Comm. Smith and seconded by Comm. Abbs to approve the Consent Agenda of June 22, 2026 as presented.

8A. Action of Minutes of Previous Meetings
APPROVE the minutes from the June 10, 2026 regular meeting as presented.
B. Pay Bills
AUTHORIZE the payment of the City bills in the amount of $1,807,958.49 as presented.
C. Recovery Revival Ministry Event
APPROVE the request from James Roehrs of Firm Foundations to host a Recovery Revival Ministry event at Oaklawn Park on July 10, 2026 from 3pm-10pm and July 11, 2026 from 1pm-10pm.
D. Board Resignation
ACCEPT the resignation of Bennett Ahrens from the Sturges-Young Center for the Arts Board and SEND a letter of recognition for his service.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Mayor Perez opened the Public Hearing on the 2026 City millage rates.

Clerk/Treasurer Kenneth Rhodes provided information on last year's and the current maximum millage rates, revenue raised, and the fiscal year budget.

The Commission held discussion.

Tom Picker, 1416 Rolling Ridge, explained that with the closing of the hospital he has concerns about Public Safety increased costs.

There were no other comments from the public.

Mayor Perez close the Public Hearing.

Moved by Comm. Abbs and seconded by Comm. Miller to set the 2026 millage rate at 11.3939 mils for the General Operating Millage.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Moved by Comm. Abbs and seconded by Comm. Miller to set the 2026 millage rate at 2.926 mils for the Streets/Sidewalk Improvement Millage as presented
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Electric Department Operations Manager Tyler Stark provided information on the purchase of transmission utility poles. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the bid from One Call Energy for utility poles for the 69Kv Nottawa Loop project in the amount of sixty thousand, six hundred, eighty-nine dollars and twenty-six cents ($60,689.26) as presented.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

City Engineer Patrick Verderese provided information on the bids for 2026 Crack Sealing. Discussion followed.

Moved by Comm. Boring and seconded by Comm. Smith to approve the contract for the 2026 Crack Sealing Program with Asphalt Restoration, Inc. in an amount not-to-exceed ninety thousand dollars ($90,000.00) and authorize the City Manager to sign the contract documents on behalf of the City.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

City Engineer Patrick Verderese provided information on the North Centerville Road Storm Sewer rehabilitation to date and the proposed methods to continue the project moving forward. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve a sole source contract for the 27” storm sewer cleaning pilot study on N. Centerville Road to Doetsch in the amount not-to-exceed eighty-three thousand eight hundred dollars ($83,800.00) and authorize the City Manager to sign contract documents on behalf of the City.

Voting yea: Eight	Voting nay: None	MOTION CARRIED

Moved by Comm. Abbs and seconded by Comm. Smith to approve the Professional Services Agreement with Fishbeck, Inc. for construction inspection and administration during the pilot study for a cost not to exceed seventeen thousand, four hundred and four dollars ($17,404.00) and authorize the City Manager to sign the professional services agreement on behalf of the City.

Voting yea: Eight	Voting nay: None	MOTION CARRIED

Moved by Comm. Abbs and seconded by Comm. Smith to approve the budget amendments for Fiscal Year 2025-2026 as presented.

Voting yea: Eight	Voting nay: None	MOTION CARRIED

Community Development Director Will Prichard provided details on the redevelopment of 306 North Street, which is substantially complete but has gone beyond the previous deadline. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the forbearance agreement for the property located at 306 North Street through July 31, 2026 and authorize the City Manager to sign the agreement.

Voting yea: Eight	Voting nay: None	MOTION CARRIED

City Manager Andrew Kuk provided detailed information on endowments for the Sturges-Young Center for the Arts at the Sturgis Area Community Foundation and proposed new policies. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the Sturges-Young Center for the Arts Foundation Funds Policy as presented.

Voting yea: Eight	Voting nay: None	MOTION CARRIED

Moved by Comm. Abbs and seconded by Comm. Smith to approve the Advised Charitable Agency Fund Agreement with the Sturgis Area Community Foundation establishing the SYCA Endowed Programing Fund with a transfer of one hundred and thirty-six thousand five hundred and forty-nine dollars ($136,549.00) from the SYCA Programing Fund (non-endowed) and authorize the City Manager to sign all necessary documents subject to final attorney review.

Voting yea: Eight	Voting nay: None	MOTION CARRIED

City Manager Andrew Kuk provided information on changes to the schedule of Sturgis Fest due to the recent storms.

Moved by Comm. Smith and seconded by Comm. Abbs to approve amended requests for Sturgis Fest as presented.

Voting yea: Eight	**Voting nay: None**	**MOTION CARRIED**

The City Manager and City Commission thanked everyone, including mutual aid partners, for their efforts during the recent storms and subsequent clean up.

The City Commission discussed the next steps with the hiring of an Interim City Manager and a draft agreement with Doug Terry.

Moved by Comm. Smith and seconded by Comm. Bir to extend an offer to hire Doug Terry as Interim City Manager contingent upon a mutually agreed upon Interim City Manager Agreement, and a background and reference check.

Voting yea: Eight	**Voting nay: None**	**MOTION CARRIED**

There was discussion on potential terms of the agreement.

The meeting was adjourned at 8:40 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

REGULAR MEETING - STURGIS CITY COMMISSION
WEDNESDAY, JULY 8, 2026
WIESLOCH RAUM – CITY HALL

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

The Pledge of Allegiance was said by all present.

The Invocation was given by Comm. Miller.

Commissioners present: Bir, Boring, Wickey, Smith, Abbs, Miller, Vice-Mayor Mullins, Mayor Perez
Commissioners absent: None

Also present: City Attorney, City Manager, City Controller, Electric Operations Manager, City Engineer, City Clerk

Sturgis Neighborhood Program Executive Director Kathryn Myers provided an update on the activities of her agency.

Dan Dumont, Tulip Drive, asked what could be done for vehicles in Thurston Woods Park. Discussion followed.

Moved by Comm. Smith and seconded by Comm. Abbs to approve the agenda as presented with the addition of Item 10D related to airport fuel.

Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Moved by Comm. Smith and seconded by Comm. Wickey to approve the Consent Agenda of July 8, 2026 as presented.

8A. Action of Minutes of Previous Meetings
APPROVE the minutes from the June 22, 2026 regular meeting as presented.
B. Pay Bills
• AUTHORIZE the payment of the City bills in the amount of $2,397,460.82 as presented.
C. MI Art Fest Request
• APPROVE the request for closure of S. Jefferson St. from Chicago Rd. to the Chamber of Commerce and the use of barricades and road closure signs as requested.
D. Board Resignation
• ACCEPT the resignation of Sara Fenton from the Doyle/Parks/Recreation Board and SEND a letter of recognition for her service.

Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Electric Department Superintendent Chris McArthur provided details on the agreement for the purchase of natural gas generators. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the Agreement for Engineering, Procurement, and Construction of a natural-gas-fueled generator set with MacAllister CAT in the amount of ten million, seven hundred eighty-five thousand dollars ($10,785,000.00) as presented.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Moved by Comm. Abbs and seconded by Comm. Smith to approve a contingency budget for the natural-gas-fueled generator project of five hundred and thirty-nine thousand, two hundred and fifty dollars ($539,250.00).
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

City Engineer Patrick Verderese provided information on a resolution related to the DWSRF LSLR Project Plan. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Wickey to approve the Resolution Committing Funding to the DWSRF LSLR Project Plan for Lead Service Line Replacements as presented.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

A RESOLUTION COMMITTING FUNDING TO THE DWSRF LSLR PROJECT PLAN FOR LEAD SERVICE LINE REPLACEMENTS

WHEREAS, the City of Sturgis recognizes the need to replace lead service lines within its water distribution system to comply with the Safe Drinking Water Act; and

WHEREAS, the replacement of over 100 year old lead service lines with new copper and plastic water services improves the resiliency of the water system to water loss, improves the City's conservation efforts to minimize water loss within the system, and limits potential health impacts to its citizens;

WHEREAS, the City of Sturgis approved a Drinking Water State Revolving Fund (DWSRF) Project Planning Document, which recommends the above water system improvements; and

WHEREAS, the City has submitted the DWSRF LSLR Project Planning Document and grant application to EGLE for grant scoring and EGLE is looking for a financial commitment to resurface the streets in the project area using DWSRF ineligible or non-participating work funding;

NOW, THEREFORE BE IT RESOLVED, that the City of Sturgis formally commits to utilizing the Neighborhood Road Funding and the City's Transportation millage, as needed, to complete street resurfacing associated with DWSRF LSLR Project Planning Document submitted to EGLE.

City Clerk/Treasurer Kenneth Rhodes provided information on the Temporary Employment Agreement for Interim City Manager. Discussion followed.

Moved by Comm. Miller and seconded by Comm. Smith to approve the Temporary Employment Agreement for Interim City Manager between the City of Sturgis and Douglas Terry as presented and authorize the Mayor to sign the agreement.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

City Manager Andrew Kuk provided information on the Experimental Aircraft Association gathering in Oshkosh, WI and explained the City has discounted fuel at the airport for this event in the past.

Moved by Comm. Smith and seconded by Comm. Bir to approve the airport fuel discount for July 20th to July 29th as presented.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

The meeting was adjourned at 7:05 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

REGULAR MEETING - STURGIS CITY COMMISSION
WEDNESDAY, JULY 22, 2026
WIESLOCH RAUM – CITY HALL

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

The Pledge of Allegiance was said by all present.

The Invocation was given by Comm. Wickey.

Commissioners present: Bir, Boring, Wickey, Smith, Abbs, Miller, Vice-Mayor Mullins, Mayor Perez
Commissioners absent: None

Also present: City Attorney, City Manager, City Controller, DPS Director, Electric Department Superintendent, Engineering Project Manager, City Clerk

Dray Perkins, 206 Pleasant, thanked Jamie Eymer and Sarah Watson for their assistance during a recent storm event.

Phyllis Wolf, 800 Wilshire, inquired whether the City had a plan related to data centers.

Moved by Comm. Smith and seconded by Comm. Wickey to approve the agenda as presented.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Moved by Comm. Smith and seconded by Comm. Wickey to approve the Consent Agenda of July 22, 2026 as presented.

8A. Action of Minutes of Previous Meetings
APPROVE the minutes from the July 8, 2026 regular meeting as presented.
B. Pay Bills
AUTHORIZE the payment of the City bills in the amount of $2,729,500.81 as presented.
C. Homegrown Music and Arts Festival
APPROVE the requests for the 2026 Homegrown Music and Arts Festival on August 8, 2026 as presented.
D. MML Workers' Compensation Fund Trustee Election
APPROVE submittal of ballot for the Michigan Municipal League Workers' Compensation Board of Trustees as presented and AUTHORIZE the City Manager to sign all necessary documents.
E. Interconnection Agreement Amendment #1
APPROVE Amendment No. 1 to the Interconnection Agreement with Electric City ESS as presented and AUTHORIZE the City Manager to sign all necessary documents.
Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

DPS Director Tom Sikorski provided information on the proposed walking tours at Oak Lawn Cemetery. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve the Sturgis Historical Society request for Oak Lawn Cemetery tours on Saturday, September 12, 2026 and Sunday, September 13, 2026 as presented.

Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Engineering Project Manager Patrick Vederese explained the Sturgis Economic Development Corporation Board has requested the transfer of property adjacent to the State Line Industrial Park from Sturgis Township to the City. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to approve Resolution for Transfer of Property to the City of Sturgis pertaining to 26846 State Line Road as presented.

Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Electric Department Superintendent Chris McArthur explained that as part of the new AEP Stubey Rd. substation, AEP has decommissioned the 69kV line heading south through town to Howe, Indiana. As part of this change, City staff requested that AEP allow the City to "purchase" this line from AEP. On July 9, 2025, Commission approved the Bill of Sale for this line. Before this document was signed by AEP, they have requested that the City include a document to that Bill of Sale which will be the "Rider No. 1 to Bill of Sale". This document allows their fiber to be attached to the poles for up to a 5-year period until it is relocated.

Moved by Comm. Smith and seconded by Comm. Bir to approve Rider No. 1 to the Bill of Sale with Indiana Michigan Power Company and authorize the City Manager to sign all necessary documents.

Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Moved by Comm. Smith and seconded by Comm. Bir to approve the Partial Assignment and Assumption of Easements with Indiana Michigan Power Company and authorize the City Manager to sign all necessary documents.

Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

City Manager Andrew Kuk and City Controller Sadie Griffin provided information on the proposed fiscal year budget which must be adopted before August 20, 2026. Discussion followed.

Moved by Comm. Abbs and seconded by Comm. Smith to set a public hearing for consideration of the City's Fiscal Year 2026-2027 budget during the Regular City Commission meeting at 6:00 p.m. on August 12, 2026.

Voting yea: Eight **Voting nay: None** **MOTION CARRIED**

Moved by Comm. and seconded by Comm. to go into Closed Session to discuss pending litigation and union negotiations.
Voting yea: Bir, Boring, Wickey, Smith, Abbs, Miller, Mullins, Perez
Voting nay: None **MOTION CARRIED**

Meeting recessed at 6:52 p.m.
Meeting reconvened at 6:55 p.m.

The meeting was adjourned at 6:55 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer