City of New Baltimore
Council Meeting Minutes
January 12, 2026

Mayor Thomas Semaan called the regular City Council meeting to order at 7:00 PM.

Present: Russell, Dittrich, Duffy, Eason, Harvey, Hayman

Absent: None

Also present were Tim Tomlinson, City Attorney, Ron Trombly, Administrative Assistant, Jeanne Bade, City Treasurer, Randy Blackburn, Chief of Police, Jeff Stellman, Fire Chief, John Klimaszewski, DPS Superintendent, Adam Abraham, Parks & Recreation Director, Bill Bade, Wastewater Treatment Plant , Superintendent, Chris Hiltunen, Wastewater Plant Superintendent, and BJ Meldrum from Project Control Engineering.

Voluntary Opening Prayer was offered by Coy Blankenship.

Motion by Dittrich, second by Harvey to approve the Council meeting minutes of December 15, 2025.
All voting yes. Opposing: none Motion carried.

Motion by Duffy, second by Dittrich to receive and file the monthly department reports with the exception of the building department which will be submitted at the next regular council meeting.
All voting yes. Opposing: none Motion carried.

Motion by Duffy, second by Eason to approve the consent agenda.

A. Cummins Sales & Service $3,127.43 – Generator Annual Maintenance Agreement, City Hall
B. Cummins Sales & Service $2,869.60 – Generator Annual Maintenance, Wastewater Treatment Plant
C. EGLE $2,674.00 – Annual Bio Solids Land Application Fee, Wastewater Treatment Plant
D. Electrosonics $2,850.00 – SMTP Relay Host Service, City Hall
E. Electrosonics $3,900.00 – SMTP Relay Host Service, Police Department
F. Electrosonics $2,400.00 – Microsoft 365 Business Standard 10-1-2025 to 9-30-2026, All Departments
G. Elhorn Engineering Company $4,133.47 – Chlorine, Water Department
H. Elhorn Engineering Company $2,482.00 – Sodium Hypochlorite, Water Department
I. Fishbeck $4,139.50 – Industrial Pretreatment Program, payment #12
J. Grosso Trucking $7,600.00 – Truck out brush, 16 loads
K. H2O Analytics $2,850.00 – Annual Support Fee, Water Department
L. Hydrocorp, LLC $70,724.52 – Cross Connection Control Program, Water Department
M. IMEG $2,921.00 – Raw sewage pumps input feedback troubleshooting, Wastewater Treatment Plant
N. Integrated Supply Network, LLC $2,258.38 – Smartwasher mobile parts washer kit, DPS
O. Kelley & Sons Heating and Cooling, Inc. $3,850.00 – DPS
P. Kennedy Industries $3,658.00 – Valves for RAS, Wastewater Treatment Plant
Q. OHM Advisors $35,624.20 – Walter & Mary Burke Park transient harbor project
R. Priority Waste, LLC $72,233.50 – Rubbish services January 2026
S. Tomlinson & McGrail, PLLC $4,844.00 – Legal services December 2025
T. Ultra Heating & Cooling, $2,076.00 – Facility Maintenance for Wastewater Plant
U. Zenon Environmental $382,802.00 – Membranes, Water Department
V. Schedule of Bills

All voting yes. Opposing: none Motion carried.

Motion by Duffy, second by Ditttrich to receive and file the communications and petitions with the addition of the Public Utilities, Roads and Bridges meeting minutes of 1-12-26.

C-1 Treasurer's Report as of October 2025
C-2 LDFA meeting minutes of October 22, 2025
C-3 Public Utilities, Roads and Bridges meeting minutes of 1-12-26 (unapproved)

All voting yes. Opposing: none Motion carried.

Motion by Eason, second by Harvey to approve the agenda as presented.
All voting yes. Opposing: none Motion carried.

Brandon MacKenzie, Peak3 Development gave the Mayor & City Council an update on the Peak# Development. Brandon reported that all documents have now been submitted to the building

department for review and approval by the Building Official. Fire Safety has been provided the documents that they needed for the fire suppression system of the building for their review and approval. Brandon reported that he will also update the Planning Commission with this report at the January 27. 2026 meeting.

Motion by Harvey, second by Dittrich to approve the request from Sgt. Stephen Dominick to purchase two (2) years of service credit through MERS Retirement Pension Program with no cost to the City.
All voting yes. Opposing: none Motion carried

Motion by Dittrich, second by Duffy to approve the Mayor's appointment of Mike Shields to the Arts & Culture Commission, 3 year term.
All voting yes. Opposing: none Motion carried.

Motion by Dittrich, second by Duffy table the discussion and/or action regarding creating fee schedule for Special Event Applications and Resolution No. 981 establishing reimbursement costs for City approved Festivals and Events (all City services requested by applicant where costs are incurred) and schedule a work study meeting for further discussion.
All voting yes. Opposing: none Motion carried.

Motion by Hayman, second by Hayman approve Public Utilities, Roads and Bridges recommendation to approve the ADA ramp projects, Phase 7 and Phase 8, Community Development Grant Block Funds proposed budget for the ADA Community Development Block Grant Budget (CDBG) of CDBG funding for Phase 5 & Phase 6 in the amount of $150,000.00 (both phases), with a contingency amount of (10%) both Phases, City Share of $46,600.00 each phase, and engineering, construction costs and inspection(both phases) for total amount of $196,000.00 each Phase, for a grand total of $392,000.00 (Phase 7 & 8)
All voting yes. Opposing: none Motion carried.

Motion by Duffy, second by Dittrich to approve and adopt of Resolution No. 1001 Real Property Tax Poverty Exemption Resolution.
All voting yes. Opposing: none Motion carried.

Motion by Harvey, second by Eason to approve the request from Chris Hiltunen, Water Department Superintendent to replace three (3) level sensors at the Water Department from Gilson Engineering in an amount not to exceed $8,820.00.
All voting yes. Opposing: none Motion carried.

Motion by Dittrich, second by Duffy to approve the request from Jeff Stellman, Fire Chief for approval of emergency repair of Engine 1, fuel tank replacement in the amount of $3,201.11.
All voting yes. Opposing: none Motion carried.

Motion by Eason, second by Hayman to Request from Arts & Culture Commission for the Winter by the Bay Photo Contest to be held during Winterfest for approval prize monies and promotional materials not to exceed $1,000.00.
All voting yes. Opposing: none Motion carried.

Motion by Duffy, second by Dittrich to adjourn at 7:32 PM.
All voting yes. Opposing: none Motion carried.

Thomas Semaan
Thomas Semaan, Mayor

Marcia Shinska
Marcia Shinska, City Clerk