

**CITY OF SWARTZ CREEK  
SWARTZ CREEK, MICHIGAN  
MINUTES OF THE REGULAR COUNCIL MEETING  
DATE October 13, 2025**

The meeting was called to order at 7:01 p.m. by Mayor Henry in the Swartz Creek City Council Chambers, 8083 Civic Drive.

Invocation and Pledge of Allegiance.

Councilmembers Present: Melen, Spillane, Gilbert, Hicks, Knickerbocker, Henry.

Councilmembers Absent: Krueger.

Staff Present: City Manager Adam Zettel, Clerk Renee Kraft, Director of Public and Community Services Rob Bincsik.

Others Present: Priority Waste Representative Sam Caramagno, Dennis Cramer, Teresa Cannon, Jeffrey E. Kelley, Jeff Kelley.

Others Virtually Attended: Justin Sprague-OHM.

**APPROVAL OF MINUTES**

**Resolution No. 251013-01**

**(Carried)**

Motion by Councilmember Spillane  
Second by Councilmember Knickerbocker

**I Move** the Swartz Creek City Council approve the Minutes of the Regular Council Meeting held Monday September 22, 2025 to be circulated and placed on file.

YES: Spillane, Gilbert, Hicks, Knickerbocker, Henry, Melen.  
NO: None. Motion Declared Carried.

**APPROVAL OF AGENDA**

**Resolution No. 251013-02**

**(Carried)**

Motion by Councilmember Melen  
Second by Councilmember Gilbert

**I Move** the Swartz Creek City Council approve the Agenda as printed for the Regular Council Meeting of October 13, 2025, to be circulated and placed on file.

YES: Gilbert, Hicks, Knickerbocker, Henry, Melen, Spillane.  
NO: None. Motion Declared Carried.

## **CITY MANAGER'S REPORT**

### **Resolution No. 251013-03**

**(Carried)**

Motion by Mayor Pro Tem Hicks  
Second by Councilmember Melen

**I Move** the Swartz Creek City Council accept the City Manager's Report of October 13, 2025, including reports and communications to be circulated and placed on file.

Discussion Ensued.

YES: Hicks, Knickerbocker, Henry, Melen, Spillane, Gilbert.  
NO: None. Motion Declared Carried.

## **MEETING OPENED TO THE PUBLIC:**

Dennis Cramer: Questioned the future of Fortino's Market. Response was that it is still in probate.

## **COUNCIL BUSINESS:**

### **RESOLUTION TO APPROVE ORDINANCE #471 TO AMEND CHAPTER 6 ARTICLE II OF THE CODE OF ORDINANCES**

#### **Resolution No. 251013-04**

**(Carried)**

Motion by Councilmember Gilbert  
Second by Councilmember Melen

**WHEREAS**, on July 28, 2025, the Swartz Creek City Council held a public hearing as required by the Downtown Development Authority Act [MCL 125.4101, et seq] (the Act) on a proposal to amend the Downtown Development Authority Development and Tax Increment Financing Plans; and

**WHEREAS**, due notice of said public hearing was given to the public and the governing body of each taxing jurisdiction levying taxes within the proposed district which taxes would be subject to capture if a tax increment financing plan is approved, all as required by the Act; and

**WHEREAS**, none of the taxing jurisdictions levying taxes within the proposed district which would be subject to capture if a tax increment financing plan is approved, have adopted a resolution to exempt its taxes from capture; and

**WHEREAS**, more than sixty (60) days have passed since the public hearing on the proposed amended duration and capture tables, and

**WHEREAS**, the Swartz Creek City Council finds that a public purpose exists for amendment to the DDA Development and Tax Increment Financing Plan, and

**WHEREAS**, the Swartz Creek City Council also finds that the DDA Development and Tax Increment Financing Plan satisfies all findings and requirements of the Recodified Tax Incremental Financing Act (PA 57 of 2018).

**NOW, THEREFORE, BE IT RESOLVED, THE CITY OF  
SWARTZ CREEK ORDAINS;**

**ORDINANCE NO. 471**

An ordinance to amend Chapter 6, Article II of the Code of Ordinances of the City of Swartz Creek to adopt an amended Downtown Development Authority and Tax Increment Financing Plan.

**Section 1. Amendment of Chapter 6, Article II; amending Downtown Development Authority**

**Development and Tax Increment Financing Plan.**

Chapter 6, Article II of the Code of Ordinances of the City of Swartz Creek is hereby amended to read as follows:

**Sec. 6-34 Approval and Adoption of Development and Tax Increment Financing Plan**

The City of Swartz Creek DDA & Tax Increment Financing Plan 2025 is hereby approved and adopted as set forth in Exhibit A hereto. The duration of the Plan shall be thirty (30) years from the effective date of the ordinance establishing this division. A copy of the Plan and any amendments thereto shall be maintained on file in the city clerk's office.

**Section 2. Effective Date.**

This Ordinance shall take effect 30 days following publication.

Discussion Ensued.

YES: Knickerbocker, Henry, Melen, Spillane, Gilbert, Hicks.

NO: None. Motion Declared Carried.

**DISCUSSION: PRIORITY WASTE PROPOSAL FOR TRASH, RECYCLING AND YARD WASTE**

Priority Waste Representative Sam Caramagno discussed the new five (5) year proposal and answered City Council members' questions.

**RESOLUTION TO APPROVE STREET USAGE & PUBLIC SPACE PERMIT FOR THE ANNUAL FIRE DEPARTMENT CHRISTMAS PARADE**

**Resolution No. 251013-06**

**(Carried)**

Motion by Councilmember Knickerbocker  
Second by Councilmember Gilbert

**WHEREAS**, the City of Swartz Creek issues street closure permits and public plaza usage permits for the purposes of holding public events from time-to-time; and,

**WHEREAS**, the Swartz Creek Area Firefighters Association has submitted an application for such a street closure for the purposes of hosting an annual Christmas parade in downtown Swartz Creek, as well as an application to use Holland Square and the adjacent streets for a Tree Lighting event; and,

**WHEREAS**, the Chief of Police finds the application satisfactory and the City Council finds the time, place, and manner of the parade and related events to be conducive to the health, safety, and welfare of the community.

**NOW, THEREFORE, BE IT RESOLVED THAT** the City of Swartz Creek accept the Chief of Police's recommendation and approve the Swartz Creek Area Fire Fighters Association's Street Usage Application to hold an annual Christmas Parade on Saturday, December 6, 2025 from 6:00 PM to 8:00 PM (Fairchild to Miller, Miller from Fairchild to Morrish), route, stipulations and conditions as set forth in the application packet, a copy of which is attached hereto, under the direction and control of the office of the Chief of Police.

**BE IT FURTHER RESOLVED THAT** the City of Swartz Creek City Council hereby approves the Swartz Creek Area Fire Fighters Association's Municipal Property Reservation request to hold an annual tree lighting event for Holland Square and Holland Drive on Saturday, December 6, 2025 from 6:00 PM to 8:00 PM, with lot closure and conditions as set forth in the application packet, a copy of which is attached hereto, under the direction and control of the office of the Chief of Police.

**BE IT FURTHER RESOLVED THAT** the City of Swartz Creek City Council hereby authorizes and directs the Mayor to ensure quality weather, not too hot or too cold, with just the right amount of seasonal snow, for said events.

Discussion Ensued.

YES: Knickerbocker, Henry, Melen, Spillane, Gilbert, Hicks.  
NO: None. Motion Declared Carried.

**MEETING OPENED TO THE PUBLIC:**

Dennis Cramer: Suggested councilmembers tour the recycling plant in Pontiac. He is also looking forward to the new plant opening in Flint.

**REMARKS BY COUNCILMEMBERS:**

Councilmember Spillane: Questioned if Mr. Bincsik had heard if there is a salt shortage? Mr. Bincsik responded he has not heard of any. Councilmember Spillane mentioned the Historical Society will hold an open house at Jeepers Creekers this Saturday, October 18, 2025 to view the Holland House.

Mayor Pro Tem Hicks: Discussed an antique store moving to this area from Birch Run.

Councilmember Knickerbocker: He believes that if the school is going to have a parade, they need to clean up waste and debris after the parade.

**ADJOURNMENT**

**Resolution No. 251013-07**

**(Carried)**

Motion by Councilmember Gilbert  
Second by Councilmember Melen

**I Move** the Swartz Creek City Council adjourn the regular meeting at 8:12 p.m.

Unanimous Voice Vote.

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**Nate Henry, Mayor**

*Renee Kraft*  
**Renee Kraft, CMC, MiPMC3, City Clerk**