
MINUTES**I. Call to Order**

The meeting was called to order at 7:00pm.

II. Recognition

A. *Jerry Flenar to present a Certificate to the City of Buchanan on behalf of the Friends of Berrien County Trail Board.*

III. Pledge of Allegiance

Denison led in the pledge of allegiance.

IV. Roll Call

Present: Mayor Sean Denison, Mayor Pro Temp Mark Weedon, Commissioner Dan Vigansky, Commissioner Larry Money, Commissioner Patrick Swem

Absent: None.

City Staff: City Clerk, Kalla Langston; Community Development Director, Rich Murphy; Public Services Director, Mike Baker; Public Safety Director, Tim Ganus; Chief of Police, Harvey Burnett

V. Approve Agenda

Motion made by Money, supported by Weedon, to approve the agenda as presented.

Vigansky motions to remove the special hearing minutes and city manager contract from the consent calendar.

Money motions to amend his motion to move agenda item *Consider Special Hearing meeting minutes from December 11th, 2023*, to **XI. New Business** Item A. – *Resolution 2024.01/01* will move to Item B. and *Resolution 2024.01/02* will move to Item C. Motions to move agenda item *City Manager Contract Amendment* to **X. Unfinished Business** Item B., supported by Vigansky. Roll call vote carries unanimously.

VI. Public Comment – Agenda Items Only (3-minute limit)

Donald Ryman, 313 W Front – Section 4.9 of the City Charter describe the functions and duties of the City Manager. These include the day-to-day running of the city. Tim Lynch, may not by contract for the city commissioners advocate these functions and duties. These include the management and supervision of all departments, public improvements, works, and undertakings in the city. The removal of all departments heads and the hiring and firing of all city employees without the consent of the city commission. The city manager is responsible for the financial health of the city. Tim Lynch has all these powers and duties from which he cannot advocate. The king of England can advocate, the city manager cannot. The city commission has none of these functions and duties. All they can do is remove the city manager by three or more numbers in a vote combined with the open meetings act. If the city manager does not perform his functions and duties the city commissions only course of action is a firing. These provisions in the Buchanan Charter may be changed only by majority vote of the Buchanan citizens. A contract between the city commission and the city manager planning to change them is not valid. So

Tim Lynch has all these powers and duties he can only exercise them in the positive interest of the city. The only power of the city commission is to fire him.

Carla Jackson Johnson – I have here a signed document, a complaint and request for a hearing. I the undersigned have reasonable suspicion to believe that Mayor Sean Denison has violated Article 5 Section 2.133 of the Buchanan City Charter of 1948. He violated our city charter when he suspended Benjamin Eldridge without a notice of hearing and a full vote of the city commission. Our constitutional recourse for those who elected him as a city commissioner is to recall him as a city commissioner. That process is in motion. The city commission must call on Sean Denison to resign for violation of Buchanans Charter. The first mayor in 75 years to usurp the powers and remove the city manager. The current city commission has a responsibility to the city charter. They were elected to serve. Mayor Sean Denison also violated MCL 15.263.1, 2, and 3. That requires decisions be made in a public meeting. Failure to give notice in accordance with Section 5 has interfered with substantial compliance and impaired the rights of the public under the Open Meetings Act. Complaint 2327566 has been filed with the Berrien County Sheriff's Department under Michigan Law. Mayor Denison also violated Michigan's employee right to know Act 397 of 1978 by refusing Eldridge access to the grievances against him. Mayor Denison has violated the charter of the City of Buchanan. This charter clearly states that the city manager runs the city, one city commissioner even if the ceremonial mayor, cannot suspend or fire the city manager. Only a majority of the city commissioners in a meeting properly noticed under the Open Meetings Act can remove a city manager. A single city commissioner does not have the power to suspend the city manager. Whatever that city commissioner intends, that single person action to me is irrelevant.

VII. Consent Agenda *(can be approved all in one motion, for general housekeeping items)*

A. Minutes

~~1) Consider Special Hearing meeting minutes from December 11th, 2023.~~

1) Consider Regular Meeting minutes from December 11th, 2023.

B. Expenditures – Consider approving the expenditures in the amount of \$50,655.71 for January 8, 2024.

~~**C. City Manager Contract Amendment** – Consider approving the amendment to Timothy J Lynch, city manager contract.~~

D. Banking Authorization

1) Consider removing Benjamin Eldridge from all banking institutions -Honor Credit Union, United Federal Credit Union, Huntington Bank, 1st Source Bank, Sturgis Bank, Horizon Bank, UMB, and MI Class.

2) Consider adding Timothy J Lynch to all bank and investment accounts with -Honor Credit Union, United Federal Credit Union, Huntington Bank, 1st Source Bank, Sturgis Bank, Horizon Bank, UMB, and MI Class. As well as issue a city credit card to Timothy J Lynch with a spending limit of \$5,000.00 per the City Credit Card Policy.

Motion made by Swem, supported by Vigansky, to approve the consent agenda as presented. Roll call vote carries unanimously.

VIII. Scheduled Matters from the Floor *(if any)*

IX. Reports by: Departments, Committees, Boards

A. Common Concert Series – Michael Rowland to present the Common Concert Series.

For over 30 years Buchanan has been alive with music every summer, our committee has created a mission statement of providing free and equitable music for the betterment of the community. Last year we provided exposure and fundraising opportunities for 16 non-profits and raised over \$10,000. We are looking for approval to use the Commons and the City Center for restrooms. The current budget allows for a donation from the city to support these shows. Over the last 10 years that amount has been \$10,000 which is roughly 25% of our budget. As you probably know, the cost of these shows has increased exponentially and we combatted that with focused fundraising, partnerships, and opening an endowment that utilizes only earnings. This provides future dollars in perpetuity for concerts and lessens the burden on the city. We are currently applying for a public spaces community places grant through MEDC for important improvements to the Commons – a dedicated p.a. system, lighting, paint, repairing the cement, etc. This year’s lineup has 4 nationally touring headliners, 3 music festivals, and a wide array of local and regional acts in our most ambitious schedule ever.

Motion made by Swem, supported by Money, to approve the concert schedule as presented along with the already budgeted \$10,000 for our annual contribution. Roll call vote carries unanimously.

B. Buchanan Tree Friends – Chair Brian Murphy to present an update.

We received \$16,750 from the Department of Natural Resources from two grants we applied for in October. We did so under the inflation reduction act, so the city doesn’t need to match the grant.

Budget Breakdown: \$4,500 for Tree Planning – \$3,250 for Training to use Tree Inventory – \$5,000 for Removal – \$4,000 for Planting

X. Unfinished Business

A. Amendment No. 4 to owner-engineer agreement – Consider approving Amendment No. 4; the purpose of this amendment is to finalize the easement acquisition costs that were estimated in Amendment No. 2 of the Owner-Engineering Agreement. The amendment is also to request approval for P&N 2024 hourly rates. Postponed at the Regular Meeting on December 11, 2023. City Manager Lynch has reviewed it as requested by the commission and recommends approval.

Motion made by Weedon, supported by Swem, to approve Amendment No. 4 owner to engineer agreement as presented. Motion is moved to a roll call vote.

Yea: Swem, Denison, Weedon, Money

Nay: Vigansky

Abstain:

Motion carries 4-1.

B. City Manager Contract Amendment – Consider approving the amendment to Timothy J Lynch, city manager contract.

The amendment was for vehicle allowance. Denison could not approve it without the commission’s approval.

Swem motions, supported by Money, to approve the city manager contract amendment as presented.

Vigansky claims it is an illegal contract in the sense that we only give him the authority to dismiss or suspend somebody for three days.

Motion is moved to a roll call vote.

Yea: Denison, Weedon, Money, Swem

Nay: Vigansky

Abstain:

Motion carries 4-1.

XI. New Business

A. Consider Special Hearing meeting minutes from December 11th, 2023.

Weedon motions, supported by Money, to approve the special hearing meeting minutes from December 11th, 2023, as presented.

Vigansky – I have a comment. There was no public comment before the hearing on that and all of the motions they are going to go through now had to be done twice. It was a debacle and that's why I didn't come.

Motion is moved to a roll call vote.

Yea: Weedon, Money, Swem, Denison

Nay: Vigansky

Motion carries 4-1

B. Resolution 2024.01/01 – Consider Resolution 2024.01/01, City Commission to authorize city personnel to execute documents replacing the environmental restrictive covenant on behalf of the City of Buchanan for the city-owned property at 401 River St.

Murphy – Project is to remove a restrictive covenant on this property for the benefit of the public. That's a 9.5-acre parcel owned by the city and was a former parking lot of Clark Equipment.

Motion made by Swem, supported by Weedon, to approve Resolution 2024.01/01 as presented. Roll call vote carries unanimously.

C. Resolution 2024.01/02 – Consider Resolution 2024.01/02, a Resolution for the City Commission Censure of City Commissioner Dan Vigansky.

Money motions, supported by Weedon, to approve Resolution 2024.01/02, a resolution for the City Commission Censure of City Commissioner Dan Vigansky, as presented.

Vigansky concern is who would replace him on the committees. At this moment no decisions have been made they will the commission will take up the appointments at the next meeting.

Motion is moved to a roll call vote. Langston clarifies that according to Section 7 A Vigansky cannot vote or discuss this item. Vigansky says he was going to abstain anyways.

Yea: Money, Swem, Denison, Weedon

Nay:

Abstain:

Motion carries 4 yeas.

XII. Communications (informational only, formal board action is not necessary for these items, unless so desired)

XIII. Public Comment – Non-Agenda Items Only (3-minute limit)

Rowland – Quick note for MGCF, our applications to establish this open up on Monday, January 15th that's both for Buchanan Promise and our general applications for scholarships. If you know a young person if you have a young person in your household and you're looking for opportunities – traditional school, community college, trades, etc. please reach out if you have any questions.

XIV. Executive Comments

A. Commissioner Comments

Weedon – None.

Swem – Quick thank you to Tree Friends, the concert series, and Rich and the team on the covenant.

Vigansky – Oh I got a whole bunch to say. The dog and pony show of this joke of a commission. I thought it was bad when I was a commissioner before, but this is insulting. And when the taxpayers, you say I'm insulting, wait til you get the bill from the lawyer for all this garbage they've been doing. That's part of it. Wait til you get the bill for the water and sewer, the line is going to run down Chippewa because they won't insist on the township. I am not finished; I am not finished. I have thought about this for thirty days. I have stepped up I have stepped out. I have put my neck out there when it comes to 3.5% increase in your school taxes, and I got discriminated against. I got called an old man on oxygen be careful of old men Mr. Busby. I've been a racist, a sexist. There's a lot behind the scenes that goes on that's not known down here. The fact that these people want to spend the time, spend the taxpayer dollars to throw me out of office is an insult. They already have a recall. Good luck to all the people that are going to get the signatures. Good luck beating me in an election because you won't. And the governor will not come down here and throw me out, I can almost guarantee you that. That's all I have to say, your honor.

Money – I want to thank Jerry Flenar for his work on the trail, Mr. Murphy, and the Tree Friends great job out there. You guys are doing a real benefit to the city of Buchanan. Once again, I always like to say thank you to this commission for the hard work that they do and specifically our Mayor for all the hard work he has done to keep this city moving forward.

B. Mayor Comments

I would like to thank all the volunteers in our community and all the organizations they belong to for all the work they did in 2023 to make Buchanan better. I failed to do that at our last meeting in December and I wanted to let you know that I appreciate everything you do to make life better here. I also want to thank all the city employees for their hard work and for everything they do for us. I am sometimes criticized for continually praising and defending our city staff, so I wanted to take a second to address that and make sure that the general public understand something. Finding good, talented municipal workers is not an easy task. Often times, they could make much more money in the private sector doing the same type of work, but they choose to do this. We need to be conscious of the fact that they are not easily replaceable, and they do not deserve to be called out by name and crucified in public meetings. I would encourage everyone in our community to show them the praise and respect they deserve. Finally, I'd like to spend a moment defending my name. I've sat here for weeks listening to people criticize me, attack me, question my ethics, my integrity, and quite frankly, I'm done with it. I have no problem with anyone who disagrees with a decision I have made. You have a right to disagree but there are ways to do that that do not include making a mockery of our local government and putting our community in a bad light just because you disagree with the way a situation was handled. So I want to be crystal clear. None of the events leading up to the circus that has recently been playing out in our city were due to any actions of Sean Denison. I didn't have any complaints filed against me. I didn't break any rules or procedure. Everything I have done in my capacity as mayor over the course

the last few months is exactly what I am required to do, what I'm obligated to do, and what I would expect from anyone else serving as mayor to do. I took an oath to uphold the ordinance of this city to follow the rules and procedures of this board. I am tired of seeing my good name dragged through the mud and I'm prepared to spend my personal resources defending it. Because I have integrity, I don't do what is fast, or convenient, or easy. I do what I believe in my heart is right and I'll continue to do that until I am no longer sitting in one of these five chairs.

XV. Adjourn

Motion made by Weedon, supported by Money, to adjourn. Roll call vote carries unanimously, the meeting adjourned at 7:54pm.

Kalla Langston, City Clerk

Mayor Sean Denison

MINUTES**I. Call to Order**

The meeting was called to order at 7:00pm.

II. Recognition

A. Recognition of Officer Corey Reed and Officer Jason Cullum – The City of Buchanan proudly recognizes Officer Reed, Officer Cullum, and the city cadet firefighter Christian Fellows. Christian administrated CPR to his father before officers Reed and Cullum arrived. The three gentlemen were awarded with the life-saving award.

III. Pledge of Allegiance

Denison led in the pledge of allegiance.

IV. Roll Call

Present: Mayor Sean Denison, Mayor Pro Temp Mark Weedon, Commissioner Dan Vigansky, Commissioner Larry Money, Commissioner Patrick Swem

City Staff: City Manager, Tim Lynch; City Clerk, Kalla Langston; Community Development Director, Rich Murphy; Assistant Community Development Director, Ashley Regal; Director of Public Services, Mike Baker; Director of Public Safety, Tim Ganus; Chief of Police, Harvey Burnett

V. Approve Agenda

Motion made by Swem, supported by Money, to approve the amended agenda including postponing Item VI. Public Hearing #1 to February 12th, 2024, and postponing Item VIII. Public Hearing #2 and item XIII. A-3 to the January 31st, 2024 Special Public Hearing Meeting.

Roll call vote to approve the agenda with these amendments carries unanimously.

VI. ~~Open Public Hearing #1~~ → POSTPONED TO FEBRUARY 12TH, 2024 REGULAR MEETING

~~**A. Public Hearing for the possible sale of City Property at 401 River St.** – The public hearing is being held pursuant to Section 8.7 of the City Charter for the purpose of the City Commission, considering, accepting public comment on, and deciding upon the possible sale of City Property located at 401 River St. Buchanan, MI 49107.~~

VII. ~~Close Public Hearing #1~~**VIII. ~~Open Public Hearing #2~~ → POSTPONED TO JANUARY 31ST, 2024 SPECIAL MEETING**

~~**A. Public Hearing for Michigan Community Development Block Grant (CDBG) for Project Northstar** – The purpose of this public hearing is to allow citizens to submit comments on the proposed application for a CDBG grant. The City of Buchanan proposes to use \$300,000.00 CDBG funds to support homeowner improvement, demolitions/reconstruction/resale activities in Buchanan's Northside Neighborhoods. All activities, upon completion, will benefit low to moderate income households. 0 person will be displaced as a result of the proposed activities.~~

IX. ~~Close of Public Hearing #2~~**X. Public Comment – Agenda Items Only (3-minute limit)**

Carla Jackson Johnson – What a lovely way to start the meeting with the wonderful police being honored. I support them greatly and that’s basically what I was thinking about. I have been thinking about wanting more positivity in our meetings and in our discourse and in our city. So tonight, what I’m asking is for a hearing on this complaint, but truth is not mine to ask for and its not yours to give. It’s already here, it’s done. I hold this up as a light, that’s my intent. To illuminate the word of law. I’ve delt with the truth as I see it and now it’s for you to see it and respond. Face the facts, accept responsibility, it’s your opportunity to reflect the light of truth and to shine. Respect the self-governance the city charter decrees for our citizens, and you won’t have to worry all the time about salvaging your name. Live up to the light of the law and do something noble and beautiful while you’re in that light.

Norma Ferris, 304 N Oak– If I can remark on that, I will. No. Nothing has been done wrong. Our ladder of government here we are first. We vote for our commissioners. Dan you are ahead of the manager, the employees are below the manager. You did nothing wrong by firing that employee.

Denison clarifies that he did not fire anybody.

XI. Consent Agenda *(can be approved all in one motion, for general housekeeping items)*

A. Minutes – Consider approving regular meeting minutes from January 8th, 2024.

~~**B. Expenditures** – Consider approving the expenditures for January 22nd, 2024 in the amount of \$176,165.74~~

Vigansky motions to move Consent Agenda Item B. Expenditures to New Business Item A.

Motion made by Swem, supported by Vigansky, to approve the amended consent agenda as presented.

Roll call vote carries unanimously

XII. Scheduled Matters from the Floor *(if any)*

XIII. Reports by: Departments, Committees, Boards

A. Community Development Report – Community Development Director, Rich Murphy & Assistant Community Development Director/Mainstreet Manager, Ashley Regal.

Murphy – Annual renewals for cannabis operators for 2024. There are two licenses for Zen Leaf, and five licenses for Redbud Roots. I received the applications, fees, and have forwarded the background checks to Buchanan Police. All the paperwork is in order, and I recommend approval.

1. Consider Zen Leaf Buchanan Marihuana Permit Renewals (1) Adult Use Retail License Renewal, 259 E. Front St. (2) Medical Use Retail License Renewal, 259 E. Front St.

Vigansky motions, supported by Swem, to approve the Zen Leaf Buchanan Marihuana Permit Renewals, as presented.

Roll call vote carries unanimously.

2. Consider Redbud Roots Marihuana Permit Renewals (1) Redbud Roots Lab II, LLC- Class C Grow- 215 Post Rd- Adult Use; (2) Redbud Roots Lab II, LLC- Class C Grow- 835 Terre Coupe- Adult Use; (3) Redbud Roots Lab II, LLC- Class C Grow- 835 Terre Coupe (STACKED) Adult Use;(4) Redbud Roots Lab IV, LLC- Processor - 215 Post Rd- Adult Use; (5) Redbud Roots Lab IV, LLC- Processor- 215 Post Rd- Medical

Swem motions, supported by Money, to approve the Redbud Roots Marihuana Permit Renewals, as presented.

Roll call vote carries unanimously.

~~3. Consider Resolution 2024.01/03, authorizing resolution for CDBG Program.~~

4. Consider Resolution 2024.01/04, a resolution for local support without financial commitment for LIVEBUCHANAN application for Michigan Main Street Designation.

Regal – This is the last step before we submit our application. With your approval we can submit and find out if we receive designation from the state as a Michigan Main Street.

Peter Lysy presented on behalf of LiveBuchanan is a 501C-3 non-profit group created to fulfill the commissions 2021 plan to get the Michigan Main Street status for Buchanan. That process began when we hired Main Street Manager, Ashley Regal, in Fall 2021. Every three years the MEDC picks no more than three communities in Michigan to advance to the select level of the Main Street program. This status opens technical assistance and potential grant funding. This is the application we are submitting. We ask for the commission’s approval which is a requirement for the application.

Motion made by Weedon, supported Money, to approve resolution 2024.01/04 to support the LIVEBUCHANAN application for Michigan Main Street Designation, as presented.

Roll call vote carries unanimously.

XIV. Unfinished Business

A. Appointments – Consider appointing Commissioner Larry Money to the Joint Water Sewer Board as one of the City Commission representatives. As well as considering Mayor Sean Denison to Buchanan Area Recreational Board (BARB) as the City Commission Rep.

Motion made by Swem, supported by Weedon, to approve appointing Commissioner Money to the Joint Water and Sewer Board, and Mayor Denison to the Buchanan Area Recreational Board.

Motion is moved to a roll call vote.

Yea: Weedon, Money, Swem, Denison

Nay: Vigansky

Abstain:

Motion carries 4-1.

XV. New Business

A. Complaint Consideration – Consideration of the complaint filed against Mayor Sean Denison and vote on whether or not to proceed with a hearing, pursuant to the Rules of Procedure for City Commission Meetings and City Code of Conduct and Ethics.

The commission discussed next steps with the city attorney reviewing the complaint for an option. The 2 complaints that were filed before were given the same action.

Motion made by Swem, supported by Money, to refer this to the city council for a written review and memo to be provided to the commission for discussion at the next commission meeting.

Roll call vote carries unanimously.

B. Expenditures – Consider approving the expenditures for January 22nd, 2024, in the amount of \$176,165.74.

Please point out the checks that you have questions about.

Vigansky asked city manager Lynch for a breakdown on the \$20,000 for the lawyer.

Lynch broke down the invoice as follows; USDA, commission, city manager, and FOIA expenses.

LEGAL FEES.....	\$8,050.00	LEGAL FEES.....	\$7,325.00
USDA PROJECTS.....	\$3,450.00	LEGAL FEES.....	\$1,175.00 = \$20,000.00

There were some legal questions regarding the execution of the FOIA's.

Other bills were brought up for discussion and answer questions about the items Vigansky was wanting more information on such as cemetery plaques, tractor rental, cold patch, and a invoice for a videographer.

Motion made by Vigansky, supported by Weedon, to approve the expenditures for January 22nd, 2024, in the amount of \$176,165.74.

Roll call vote carries unanimously.

XVI. Communications *(informational only, formal board action is not necessary for these items, unless so desired)*

XVII. Public Comment – Non-Agenda Items Only *(3-minute limit)*

Terry Sulak, 3209 Niles Buchanan Rd – I am worried about the traffic by High Profile. The night before Christmas Eve we went to Dollar General to finish up our Christmas shopping and we pulled into the handicapped parking, and we couldn't get out. There was traffic from High Profile down to where Hilltop was, it was everywhere. McDonalds was blocked off, you couldn't get into Dollar General. The police, if there was an emergency, wouldn't have gotten out to be there. I'd like to see something done because this is not the first time. Could they get parking in the back and how many more pot shops do we need? We are going to have to rename this town Buchannabis. Thank you very much.

Monroe Lemay, 118 Schirmer Parkway – Good evening commissioners. I want to talk about FOIA's. In 2010 I was nicknamed the FOIA queen and the reason I was nicknamed that was because we had a city manager who was embezzling money and doing some things that were really questionable. And it took me many FOIA's to finally prove that whatever I was saying was correct. It did not cost \$8,000. I am telling you that \$8,000 at \$250 an hour is 32 hours. I don't think \$230 is a lot for a lawyer, not around here that's what they take, but the fact that he takes so long to get something done made me more questionable about the attorney that we have because most attorneys, and I know that definitely Kotz does, they have a lot of paralegals that help them do that work. So I don't know how we can justify \$8,000 for FOIA. Now, back to the FOIA. I spoke to Tim and there are a lot of things that I have questions for that I would rather not FOIA because it does take time to FOIA. And it bothers her and it bothers everyone. If we can come into the office and look at the files that you feel are not FOIA-able or that nothing to do with staff or anything like that we would be happy to come in and do that. I can't speak for everybody, but I know I would. I'd much rather sit there and look at the paperwork to try and figure out what it is I am looking for and what it is that will answer my questions regarding certain things in this community. So, if that's possible we would definitely take that route, I would definitely take that route and save us a lot of money. But \$8,000 for FOIA's I know how many FOIA's you've had, I gave you three of them and they did not need a lawyer to get this. But I know it has to go through the lawyer because that's the law. So, if it goes through the lawyer and he says yes you can give him that. That should not cost you more than hour for him to say that. Please, be honest with us and find out why the lawyer is charging you \$8,000 for FOIA.

XVIII. Executive Comments

A. City Manager Comments (47:33)

Lynch: It's great to see so many familiar faces here. I am looking forward to great things here in the City of Buchanan. We are currently wrapping up our financial audit for submittal to the state next week and I am working with Mike Baker in submitting a grant application to EGLE seeking funding for technical, managerial, and financial support for lead service line replacement. We are practicing together trying to get this grant application out and hopefully we will be successful. It is due at the end of the month and there are no local matching funds required.

B. Commissioner Comments

Weedon: First of all, Dan thank you for bringing up the questions about the checks and about the expenditures. I think that is something that the public needs to be aware of it is something that is easily passed over and easily forgotten about. To Monroes point, there were some unethical things happening in 2010 and it did become a FOIA issue and they uncovered it. I don't think its unusual for somebody to do that and Dan might have a delivery that doesn't sound like its going to be calm and reasonable but he has questions you guys need to hear and answers that you need to get. Theres nothing wrong with that so thank you Dan for bringing that up. Number two, its very interesting when we get to FOIA's and we immediately think oh gosh what do we have, what do I need to find and the new look at what the request is and the majority of the time there is none. And its interesting because I know they are trying to find something, it doesn't mean anything is there, they want answers, but when you get the requests the first thing I get to email back to Kalla is nope no documentation. Not for the fear of somebody finding anything out or somebody uncovering some kind of mystery or secretive thing that's happen within the society they are creating. It doesn't exist. So the FOIA's only happen because people think there is something to uncover. In five years I have seen multiple and it is very interesting to me to send those in and wonder what is it they think they're going to find when I get to have the luxury of saying none. That's wonderful, that's what it should be. That means we are being transparent that means that the information they are requesting doesn't exist good, bad, or indifferent. So, I thank you for those because it does prove things are being done correctly.

Swem: I had FOIA on my list of topics to chat about as well. As we talked in the beginning, it puts a ton on the city hall staff and if we are trying to be efficient with our time and what we are spending taxpayer dollars on just keep in mind it takes a lot out of them to do that work. Half the time I know, much like Marks response, my response is there's no documents or communication associated with that. It kind of hurts my heart to see what people thinks is going on that's not really going on. It is what it is, we have to write checks to pay for those bills. The High-Profile piece Terry, I agree with you. Our team has been having a conversation because that was not a great day for the community and there was a lot of Facebook advertising things on that which didn't put us in the best light. Then I read a news story that was shared by some individuals in this community put out there by WSBT and I am really disappointed in it. That said, four commissioners were trying to remove the mayor which is not a true statement at all. The news is going to be down here, my expectation out of you is the factual reporting you have an ethical standard. Don't misquote me when you have everything on video, do your research. You have to do better than that.

Vigansky: With that being said I want to thank all of you guys in the media because you've been doing a damn good job I just wish you did a little more investigative reporting. You've been quoting me quite well and you have to back track because things have been said down here. As far as embarrassing people, I have a high expectation for people earning their paychecks. I have a city manager, I had a city manager now. Was he put in the seat right correctly? No. He understands that, according to your charter. You guys want to think you can do what you want to do but you want to shout me down and act pompous. Just sitting there you look pompous. Then telling me I shouldn't even be sitting here.

Denison asks: But you're not trying to embarrass anybody right? No. He sits there and he's pompous I

don't care he's pompous as hell. The thing about it is, I voted you in. I won't vote for him but you catered to him and you couldn't stand him three years ago. You wanted to deal with him but none of that's ever said and this is your politics folks. This is what your politics really are. And whether you like them or not were not catering. I'm not going to cater to the carpetbaggers the shyster or the snake oil salesman and you still have them in this town. This town has spent 100 years trying to get ahead of itself and it hasn't. It brought Clarks to town and then it laid down. It's laid down ever since. We brought marijuana into town and all anybody can do is bitch about it. It's shot life into town, we haven't dealt with it well in some ways. The antique dealers come into town, everybody complains they are only open on the weekends because they don't cater to the locals but they still bring money and business into town. So you need to wrap your arms around the businesses because the locals have never, including Clark Equipment going that far back. Clark Equipment was a great enabler, it was a sugar daddy. And when it got tired of being a sugar daddy it left. That being said, and I love this city I've lived in this city twice. I moved out and I moved back. So, I love this city and I'm looking out for your dollar, every one of your dollars nonstop because nothing else matters but your dollars. Thank you.

Money: Well on a brighter note, thank you Cory and thank you Jason for the work you did. It's well deserved. Enough can't be said for the police department that we have here. Supposedly we wanted out of here but that was never the case. And I'm quite sure that the people that are here really appreciate what you do for this city. And to include Mr. Burnett and Mr. Ganus too. Thanks to Mike Baker and his crew for keeping our city streets clean. I see there was a lot of stuff on Facebook and we all know how that goes because social media is the grace of Buchanan. You know they want to complain that you didn't get somebody's ally but I see you folks going out there, I see you doing a lot of good stuff. I'm quite sure that the citizens of Buchanan other than a few which probably don't even live in the city of Buchanan. Once again we don't need to talk about the FOIA information, it is what it is. We'll all take care of that as we see fit. Thank you to this commission once again for doing all the hard work that they put in. Thank you to our staff out there that put in a lot of hours. Welcome aboard Tim, its good to have you back.

C. Mayor Comments

Tim, it is good to have you back. I too want to thank Officer Reed and Officer Cullum. Those kinds of things are the reason that community's organizations should be here following because those are the stories you should be watching. That along with the other great things that happen in this town like the huge number of volunteers we have at the scarecrow charities, and the trail friends, and ram love. There are so many good things you could be reporting on, but you only show up when we seem to be yelling at one another unfortunately. If you can drive through this town and not tell you there's economic development happening, you're driving through town with your eyes closed because there is so much happening in this town it's remarkable. And it's due to the hard work of people like Ashley, Rich, Julie, Anne Tuite, Peter Lysy, Rich Martin, and it goes on and on. There's a ton of people working to good in this town and it's working and it's only going to get better. As Peter mentioned in his statement, once we get the Main Street designation it opens the doors to enormous amounts of funds and information. You get to work with other people who are doing the same things and you get to find what works in their neighborhoods and in their cities. It's worth all the effort you've put in, thank you.

XIX. Adjourn

Motion made by Weedon, supported by Money, to adjourn the meeting at 7:58 PM.

Roll call vote carries unanimously.

Kalla Langston, City Clerk

Mayor Sean Denison



SPECIAL PUBLIC HEARING & SPECIAL MEETING OF THE BUCHANAN CITY COMMISSION

WEDNESDAY, JANUARY 31, 2024 – 9:00 AM

CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

MINUTES

I. Call to Order of Special Public Hearing

Special Public Hearing was called to order by Mayor Denison at

II. Roll Call of Special Public Hearing

Present: Mayor Sean Denison, Mayor Pro Tem Mark Weedon, Commissioner Larry Money, Commissioner Patrick Swem, Commissioner Dan Vigansky

Absent: None

City Staff: City Manager, Timothy J Lynch; City Clerk, Kalla Langston; Community Development Director, Rich Murphy; Assistant Community Development Director, Ashley Regal

III. Open Special Public Hearing

Motion made by Money, supported by Weedon, open the public hearing and public comment on proposed application for the Michigan Community Development Block Grant (CDBG) at 9:00. Roll call carries unanimously.

A. Special Public Hearing for Michigan Community Development Block Grant (CDBG) for Project Northstar- The purpose of this public hearing is to allow citizens to submit comments on the proposed application for a CDBG grant. The City of Buchanan proposes to use \$300,000.00 CDBG funds to support homeowner improvement, demolitions/reconstruction/resale activities in Buchanan's Northside Neighborhoods. All activities, upon completion, will benefit low to moderate-income households. 0 person will be displaced as a result of the proposed activities.

Jeannie Harris- Supports the grant application, it would be valuable to homeowners.

Mary Gilbert- Supports the grant application. With a few questions on who oversees the financials, recipients, and providers of service.

Murphy gave update on the grant application with the beginning stages. The community development would lead to the application process if approved for the grant. By outreaching to the neighborhoods and developing a strategy for the process while fitting in with the guidelines provide by grant. They are developing the criteria for the program application. The first step is to approve the resolution for submitting the grant.

IV. Close of Special Public Hearing

Motion made by Weedon, supported by Money, to close the public hearing at 9:17 A.M. Roll call vote carries unanimously.

V. Call to Order Special Meeting & Roll Call

Special Meeting was called to order at 9:17 A.M. by Mayor Denison.

Present: Mayor Sean Denison, Mayor Pro Tem Mark Weedon, Commissioner Larry Money, Commissioner Patrick Swem, Commissioner Dan Vigansky

VI. Public Comment - Agenda Items Only *(3-minute limit)*

None

VII. New Business

A. *Consider Resolution 2024.01/03, authorizing resolution for CDBG Program.*

Motion made by Weedon, supported by Money to approve resolution 2024.01/03, as presented.
Roll call carries unanimously.

VIII. Public Comment - Non-Agenda Items Only *(3-minute limit)*

None

IX. Adjourn

Motion made by Weedon, supported by Money to adjourn the meeting at 8:19 p.m. Roll call vote carries unanimously.

Kalla Langston, City Clerk

Mayor Sean Denison

REGULAR MEETING OF THE BUCHANAN CITY COMMISSION
MONDAY, FEBRUARY 12, 2024 – 7:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

MINUTES

I. Call to Order Public Hearing

The public hearing was called to order at 7:00pm.

Motion made by Weedon, supported by Money, to open the public hearing and public comment on the possible sale of City property, 401 River St. Roll call vote carries unanimously.

II. Opening of Public Hearing

A. Public Hearing for the possible sale of City Property at 401 River St. – The public hearing is being held pursuant to Section 8.7 of the City Charter for the purpose of the City Commission, considering, accepting public comment on, and deciding upon the possible sale of City Property located at 401 River St. Buchanan, MI 49107.

B. Announcement of the Public Hearing Rules: At this time, the City Commission will hear public comments on the possible sale of 401 River St. All persons wishing to comment shall be given the opportunity to do so. Any person addressing the commission shall do so at the podium, state his/her name, and direct their comments directly to the commission. In the event many people wish to comment, I, as presiding officer, may determine that each person speaking shall limit his/her comments to three minutes. As the presiding officer, I may terminate any public comments that are unreasonably lengthy, violate the City's Rules of Procedure for City Commission Meetings, or are unrelated to the subject of the public hearing. At this time, is there any public comment?

There is no public comment.

III. Close of Public Hearing

Motion made by Vigansky, supported by Money, to close the public hearing and public comment on the possible sale of City property, 401 River St. Roll call vote carries unanimously.

IV. Call to Order the Regular Meeting

The regular meeting was called to order at 7:01pm.

V. Pledge of Allegiance – Denison led in the pledge of allegiance.

VI. Roll Call

Present: Mayor Sean Denison, Mayor Pro Temp Mark Weedon, Commissioner Dan Vigansky, Commissioner Larry Money, Commissioner Patrick Swem

City Staff: City Manager, Tim Lynch; City Clerk, Kalla Langston; Community Development Director, Rich Murphy; Assistant Community Development Director, Ashley Regal; Director of Public Services, Mike Baker; Director of Public Safety, Tim Ganus; Chief of Police, Harvey Burnett; Fire Chief, Mike Adams

VII. Approve Agenda

Weedon motions, supported by Money, to approve the agenda. Roll call vote carries unanimously.

VIII. Public Comment - Agenda Items Only (3-minute limit)

Tony Houser- comments pertaining to the Food Truck Fees.

Carla Jackson Johnson – Comments pertaining to Bennet vs. Police Chief 2006 the Mayor cited at last meeting. Comments pertaining to the suspending of the city manager.

Don Ryman Comments pertaining to the Charter removing Mayor Denison and the City Attorney.

James Busby, 319 Elizabeth St –Comments pertaining to working with others about brining in grant money for the city. And to please stop putting false narratives on Facebook that it does not help with getting that grant money. Also comments about moving on and working together.

Norma Ferris 304 N Oak St – Comments pertaining to encourage the commission to approve the material for the fire department.

Tony Houser – Question about how many vendors participated in Munchie Mondays.

IX. Consent Agenda (can be approved all in one motion, for general housekeeping items)

A. Minutes

- 1) Consider approving the Regular Meeting Minutes from January 22nd, 2024.
- 2) Consider approving the Special Meeting Minutes from January 31st, 2024.
- 3) Consider approving the amended minutes from December 11, 2023.

B. Expenditures: Consider approving the expenditures for February 12, 2024, in the amount of \$94,383.43.

Motion made by Swem, supported by Weedon, to approve the consent agenda as presented. Roll call vote carries unanimously.

X. Scheduled Matters from the Floor (if any)

A. Presentation of "Did Grass Make Things Meaner? Legalization of Marijuana and Violent Crime in the Nicest Place in America". A recent article that was published by SKEPTIC Magazine and written by John D. Van Dyke.

- Brief reminder of Buchanan’s Nicest Place in America Designation – Buchanan in 2020
 - Memorial Day Parade was cancelled due to COVID, local American Legion Post #51 collected hundreds of veterans pictures and displayed them along Main St
 - In response to George Floyd’s murder, Deeja Lee organized a Black Lives Matter march where we knelt in solidarity for 8:14 alongside Buchanan PD
 - Answered Readers Digest ad calling for Nicest Place in America nominations, we won
- Marijuana fully implemented in 2020 after 10 years of respectful debate
- Review of the health and economic arguments against marijuana
- My study : Buchanan’s demographic breakdown in many ways, is a microcosm of America. FOIA request for crime statistics between Jan 1, 2016 and Dec 31, 2022 results: Highest crime rate was in 2016, there has been no increase since the adoption of marijuana.

XI. Reports by: Departments, Committees, Boards

A. Community Development Report – Director, Rich Murphy & Assistant Director, Ashely Regal

- 1) G2 Development/7Engines Marihuana Permit Renewals for 2024.

All applications and fees have been received, and the background check has been conducted. Recommendation is to approve renewal of adult use licenses for 2024.

Motion made by Weedon, supported by Swem, to approve the permit renewals as presented. Roll call vote carries unanimously.

2) Victory Park Pavilion Picnic Tables to be ordered from Schalon Foundation Grant.

In tandem with the north side neighbors, we've worked on the Victory Park Pavilion Project. Construction is now complete, and we're looking at a ribbon cutting ceremony June 8th. Also, thanks to James Busby, \$25,000 in funding was brought in for park improvements. We plan to purchase eight picnic tables to go under the pavilion and are asking permission to proceed with that. There will be other items we bring forward as the neighborhood discusses their priorities.

Motion made by Swem, supported by Weedon, to approve the purchase of the picnic tables via funds from the Schalon Foundation Grant. Roll call vote carries unanimously.

3) Consider Resolution 2024.02/05- A resolution for Mobile Food Vending Fee Schedule.

Changes from 2023:

- Under Use Information there is a section for during events, need event manager approval
- Three dates excluded from the application for the summer concert festival series
- Per your recommendation the cost to participate in Munchie Mondays increased 100% from 2023. Based on the fact that Niles is \$25 a year for their food trucks and the farmers market charges both \$5 or \$10 a day for their vendors

The commission discusses combining the Yearly Use fee and Munchie Monday Series fee into one rate and increasing this yearly permit cost to \$75, and the Daily Use fee will remain \$10.

Motion made by Swem, supported by Weedon, to approve the amended resolution as presented. Roll call votes carries unanimously.

B. Fire Department – Chief Mike Adams

1) The City of Buchanan Fire Department applied for a grant and is requesting up to a 10% match if awarded. For the AFG Grant for Self-Contained Breathing Apparatus (SCBA), the match amount would be \$7,771.43.

Applied Feb 1 – it is open to the whole country through mid-March, decisions made Aug-Nov Fire Department owns 18 SCBA packs, their life expectancy is 10-15 years

- 12 are 21 yrs old (2003) → three standards outdated
- 6 are 11 yrs old (2013) → two standards outdated
- 3 of these are out of service

We are asking to replace 17 packs at \$9,600 each for a total of \$163,200

Motion made by Swem, supported by Money, to approve the match amount of \$7,771.43 for the AFG Grant, as presented. Roll call vote carries unanimously.

C. Election Report – City Clerk, Kalla Langston

1) Permanent Mail Ballot Voters-Selection Forms.

Under Michigan Election Law, for any presidential primary, voters must indicate if they wish to receive a Democratic Party, Republican Party, or "local" election ballot. If we don't receive a ballot type selection by Feb 15th, by law, we must send voters a local ballot.

2) Early Voting Starts February 17th-February 25th – At the Berrien County South County Building, Door 13, 1205 North Front St. Niles, MI 49120

Early Voting Dates & Times	Sat Feb 17 th , 2024 - Tue Feb 20 th , 2024	8:30 AM - 4:30 PM
	Wednesday Feb 21 st , 2024	11:00 AM - 7:00 PM
	Thur Feb 22 nd , 2024 - Sun Feb 25 th , 2024	8:30 AM - 4:30 PM

3) Presidential Primary Election Tuesday February 27th, 2024 – Polls are open from 7 AM-8 PM.

Election Day Locations	PCT 1	City Hall, 302 N Redbud Trail
Buchanan Residents	PCT 2	Redbud City Center, 131 S Oak St

XII. Unfinished Business

A. Consider City Attorney Memorandum regarding Carla Jackson Johnson Complaint.

The commission received the Feb 8th, 2024 memo from the city attorney regarding review of the Carla Johnson complaint from Jan 8th and Jan 24th. I'd like to entertain a motion to waive attorney client privilege limited to the contents of the Feb 8th memos so it can be released to the public.

Motion made by Weedon, supported by Vigansky, to waive attorney client privilege limited to the contents of the Feb 8th memos so it may be released. Roll call vote carries unanimously.

B. Consider and Vote whether or not to proceed with the Commission Public Hearing, pursuant to the City Code of Conduct on Carla Jackson Johnson Complaint.

Vigansky motions to proceed with a public hearing exempt from lawyers. There is no support.

Swem: The memo says the mayor did his job and acted accordingly under the law

Motion made by Swem, supported by Weedon, to not proceed with a public hearing.

Motion is moved to a roll call vote.

Yea: Money, Swem, Denison, Weedon Nay: Vigansky Abstain: None.

Motion carries 4-1.

XIII. New Business

A. Consider Resolution 2024.02/06 – A Resolution of the Buchanan City Commission to sell the city-owned property at 401 River Street.

Major milestone in the sale of a large, strategic parcel for redevelopment. It must be approved by the commission and will authorize the city manager and clerk to execute all documents in conveyance of the property.

Motion made by Weedon, supported by Money, to approve resolution 2024.02/06 as presented. Roll call vote carries unanimously.

XIV. Communications *(informational only, formal board action is not necessary for these items, unless so desired)* → None.

XV. Public Comment - Non-Agenda Items Only *(3-minute limit)*

Don Ryman reads an Anonymous Letter comments pertaining to city staff and commission.

Carla Jackson Johnson- Comments about the DPW site and financial for the city.

James Busby – Comments about foundations that he is working with for Park Projects. And excited for the ribbon cutting ceremony for Victory Park Pavilion.

Monroe Lemay, 118 Schirmer Pkwy – Comments about being displeased with the treatment of senior citizens that gave public comment. Allotting more time for public comment. Comments about more than a handful of people are displeased with leadership.

Chief Burnett – Chief Burnett of Buchanan PD. Want to extend a thank you to Dr. Pat Moore and the Tin Shop. They orchestrated our first Martin Luther King celebration event that took place this past weekend. I wish we had more people there; I appreciate Ashely and Sean representing the city being

there. We had Trish from the school, a lady from Core well, and press from Notre Dame and we really appreciated it. Hopefully we can do this more often. Thank you.

XVI. Executive Comments

A. City Manager Comments

The financial audit has been completed and submitted to the state. The auditors are tentatively scheduled to present the audit at the first commission meeting in March. Upon analysis the financials came in better than anticipated for the fiscal year. We are implementing financial practices and procedures to achieve continued improvement going forward. So be here at the meeting in March and we will have the audit presentation.

B. Commissioner Comments

Weedon – We sure have been all over the place tonight haven't we. We had the motions on one side and motions on another and of course they both think they are right and they are. For them, it is. Let's be content with that, take peace for a moment and understand that everyone in here has that opinion and they have that right. I disagree, she thinks seniors think slower and move slower. I have an 80 year old mother I'd like to put at that mic right there and I guarantee you'll get a piece of your mind. If anybody knows that young lady, she does not hold back. Age is a construct, don't live within that construct is you want to stay sharp. I promise you that. Overpaid staff member? Rich, I think you've done an outstanding job at taking slings and arrows once again. People like to think about what they don't know about and manifest their own opinion. Sometimes its false and its okay, you have to live with the falsity, we don't. I know the facts and the facts is that Rich has done more than anybody else had done. You keep talking about all of the things that are wrong, and I don't see anybody else coming up with a solution. Everybody is pointing fingers but nobody is stepping up and doing the changes he is, and going to the meetings he is, and making the systematic changes to make the city better. Lets talk about the things that are good lately. Anybody notice the beautiful Taco Bell? Probably one of the best looking Taco Bell's in the county, right. It may seem laughable but it's a company, it's a business. It's a place for people to work and have honor. In the Navy they taught us honor, courage, and commitment. Mr. Busby is indicative of what it means to be part of this community. Northside neighbors, every one of them that's other there is dedicated to doing things better. You don't see them pointing fingers and arguing among themselves. No, they work together as a community. It's a weird thing, a weird feeling when that starts to work. You can still have your own opinion but can still work together. Mike Baker I know for a fact graduated high school. How would I know that? That's right, I've heard this story before. My parents are retired teachers from here, many people here had them as a teacher. Interesting fact isn't it – 30 years teaching kids. So if you're going to cast judgement make sure you have the facts. Wasn't that part of the discussion tonight? Interesting when the facts are only said at one person, and once again within their echo chamber, its correct. Doesn't mean it's truly factual.

Swem – So we had a quarterly Joint Water & Sewer Board meeting, our 2023 water quality report is out. If its not already posted it will be shortly. Good news, our water is clean and well within the standards its expected to be. So you are safe to drink the water here. Thank you to Tim and the team, we are starting to implement some metrics so we can better monitor at the leadership level where we stand with different ratios that are expected of us by the state and others. So, just like what we're doing, moving forward continuing process improvement there. Busby, your comment about bringing everything through B.A.R.B. – not necessarily. We are the ultimate decision body here procedurally. If B.A.R.B would like to be included in that stuff and I know you are close with many members of that so keep doing the great work. We don't want that to prevent you from doing that, we appreciate it. Rich and Mike, staff treat at the podium in general, you know I do think it's the mayors ceremonial

responsibility as we've talked about many times to control our conduct. Yes I do support first amendment rights but in this room, degradation of our staff does not have to be tolerated and it can be stopped. I ask that everyone be professional up there and bring topics that we can address professionally and not use that podium for hate speech. Lastly, its been brought to everybody's attention and filed against this board, four of us anyway, that we've committed Open Meetings Act violations. I am waiting for the formal confirmation on this but it is my understanding that the county prosecutor has dismissed that violation due to lack of zero evidence to support that claim. So you can trust that we are doing things the right way to the best of our ability for this community.

Vigansky – The prosecuting attorney did not want to work with me at all on it so I took it to the next step, so we'll see, we'll find out. I believe in the rule, I believe that B.A.R.B. should be addressed for anything that we are doing for any of the parks. It's just another step, it's a formality its not helter-skelter. As far as helping the city manager out and helping things, there are four commissioners that speak to one another. They don't like my politics, they don't like my attitude, they don't like my delivery, so they don't talk to me. I don't care. It doesn't bother me at all, but some of the stuff even if they did talk to me I would want to raise so it was brought out publicly because I want the public to know. Because transparency and politicians when they say it, it makes me gag because there's nothing transparent about what goes on in any of the political realm. It doesn't matter if its this commission, I'm not pointing my finger at just this commission. Our republican party in this county, our republican party in this state, our republican party in this country for that matter. The things about it is, I have a lot of respect for Don Ryman, he is 96 years old. He did turn an aircraft carrier as he said numerous times, he fought in the great war. As far as hate speech, lets not classify it as something like hate speech. He was reading an anonymous letter. It's so easy to get your feelings hurt by words but nobody wants to pay attention to that actions. You can sing ring around the rosy while you're stabbing somebody in the back. I did have one thing – the numbers on the population, how can you have 80% white and 38% black? I mean I always count backwards as far as 100%. No, and then they had all these other different ones down there so I mean they had all these numbers there that amounted to like 175%. Just the way my brain works. That letter was anonymous, Don, thank you thank you. I know you don't hear very well so you interrupt people but its not on purpose. Thank you sir. I'm done.

Money – First off, I'll address Mr. Ryman's letter because if you don't have enough respect to sign your own letter (Don yells, " It's not my letter!") then that is not worth two cents to me because we've all had letters written through anonymity. And the sadly enough within this community if we showed the same amount of enthusiasm about criticizing everything that goes on around here instead of trying to step up to the plate and do something about it, it would be a lot better place to live. As far as disrespect for the people within this community, I think that small number you try to drag in here every day could be used to do better things for the city of Buchanan. We have a lot of boards you can sit on, there's a lot of things that can be done here but a few of you choose to run the whole thing down instead of trying to be an asset. Sadly enough, our press helps with that a lot too. On that note I want to thank Kalla for all the hard work she's done through our election. Our police department, even though we have multiple chiefs supposedly, they are doing a great job. Thank you to Mike for submitting your bid for the Fire Department because we all know within the city we have to have a functional Fire Department. This type of gear is everything we need to maintain our ISO ratings and be functional. Mike I am just really sorry that people think that about you because they don't see you when you're out there working 12/14/16 hours a day down in a hole with your blue jeans on, ruining your good work shoes because you're standing in a hole of water. Let them do that then. Once again thank you James and the Northside neighbors, I don't want to make a mistake because I was corrected on that one time. I don't want to make a mistake misquoting but thank you to the Northside neighborhood for all that you do up there. You're doing a great job, this commission does a great job in

improving the parks and everything that goes on in the Northside neighborhood. Once again, I want to thank this commission, all of us, for the work we do for the city. As you're all aware it's a pretty tough job, we even bring people from out of town to come listen to us. Whether you think about it or not, that's all I have.

Vigansky – I just want to give a shoutout to the boy scouts. I bought the steak dinner, when I was in there they had already sold over 150 of them but it was superb for \$10.

C. Mayor Comments


As Chief Burnett had mentioned, there was an event at the Tin Shop Theater this past weekend. We had planned to have it closer to MLK day but weather delayed it. It was a celebration of Dr. Martin Luther King Jr, Chief Burnett was one of the speakers, superintendent of the schools Patricia Robinson, and there was a lady named Deborah Johnson the VP of Corewell Health who was really a phenomenal speaker. She had told a story that correlated to Dr. Kings quote about judging people by the content of their character and I was going to tell you the story because it really is a fascinating story but its probably much better coming from her. So I'm not going to go there but the moral was to judge the human being that is in front of you and judge people by their actions and not what you hear about them. Which, as I listen to that Saturday, got me thinking. I want to make something really clear to the public that's present this evening and to the folks who will be watching on YouTube later. There are folks who live amongst us who are actively working against the best efforts of this city, it's administration, and its staff. Yesterday Commissioner Swem, the City Manager, and I received an email from a business owner downtown. The email was a blatant attempt to disparage the reputation of the city attorney. The allegation has since been debunked but what was really interesting about the email was that there was an email chain at the bottom he forgot to remove. If you don't know what an email chain is that's just a conversation of everyone who was on the emails. It made it incredibly clear to me that there is a coordinated effort by a handful of people in our community to file false complaints and grievances which is incredibly sad and an abusive process. The email was interesting in that it shed some light on how people were being informed of things. For instance, the people on it knew when we received the memorandum from the city attorney and had quote, "talked to Dan." It also stated things like quote, "time for another complaint." It even gave directions to a member of the press, who's no longer here, who was colluding with this group to file another FOIA which she did first thing this morning. That's not journalism. The city is in regular contact with folks in Lansing concerning our ambitions to be a Michigan Main Street community. We have been told they have been contacted several times by Alan Robandt who's trying to discredit the LiveBuchanan board so that the application will not be accepted. They have also told us there are a group of individuals trying to discredit and remove our community from the application process by finding faults in our status. The campaign these folks are waging interferes with our ability to receive state funds, technical assistance, and legitimacy as receiving those funds is only possible as a member of the Michigan Main Street program. These same people are telling falsehoods and half-truths about the financial status of the city or their stance on financial aspects relating to the city. I'm sorry that she left but in the January 27th edition of the Chronicle regarding the recall petitions costing the city \$40,000 when Monroe Lemay states and I quote, "the town simply cant afford that," yet at my second recall hearing on Dec 18th after the Berrien County Clerk Sharon Tyler warned of the cost of moving forward with a recall Monroe Lemay stated in her public comments and I quote, "I don't care how much it costs, I want to hit them where it hurts," end quote. She goes on to say, "there taxes have been raised nearly doubly in the past four years." That is simply not true. We have not raised taxes since we were elected in 2018. The truth matters. They are also saying things about myself and the commission that simply are not true. Carla Johnson stood at that podium and appeared outraged to learn that this entire commission was made up of

Republicans. Monroe Lemay went farther, stating at one point on her Facebook page that we are all Trump loving racists. I am a registered Democrat. Although I'll admit at this time I don't believe either party represents me or anyone I know but my point is this – you don't know me. If you did, you would know I only want what's best for Buchanan. Plain and simple. I would kindly ask all of you to stop working against the city. Please stop. Please use your energy for good, the world need it.

XVII. Adjourn

Motion made by Weedon, supported by Money, to adjourn. Roll call vote to adjourn the meeting at 8:47pm carries unanimously.


Kalla Langston, City Clerk


Mayor Sean Denison

MINUTES

I. Call to Order

The meeting was called to order at 7:00pm.

II. Recognition

III. Pledge of Allegiance

Denison led in the pledge of allegiance.

IV. Roll Call

Present: Mayor Sean Denison, Mayor Pro Temp Mark Weedon, Commissioner Dan Vigansky, Commissioner Patrick Swem

Absent: Commissioner Larry Money

City Staff: City Manager, Tim Lynch; City Clerk, Kalla Langston; Community Development Director, Rich Murphy; Director of Public Services, Mike Baker; Chief of Police, Harvey Burnett

V. Approve Agenda

Motion made by Weedon, supported by Vigansky, to approve the agenda as presented. Roll call vote carries unanimously.

VI. Public Comment - Agenda Items Only *(3-minute limit)*

Robert Selvig, 424 Fulton St – comments on soliciting within the city regarding vehicles.

VII. Consent Agenda *(can be approved all in one motion, for general housekeeping items)*

A. Expenditures: Consider approving the expenditures for February 26, 2024, in the amount of \$61,512.20.

B. Minutes: Consider the Regular Meeting Minutes from February 12th, 2024.

C. Design Review Committee Appointment: Consider Appointing Peter Lysy to the Design Review Committee.

Motion made by Vigansky, supported by Swem, to approve the consent agenda as presented. Roll call vote carries unanimously.

VIII. Scheduled Matters from the Floor *(if any)*

IX. Reports by: Departments, Committees, Boards

X. Unfinished Business

XI. New Business

A. Plan Commission Appointment

1) Consider appointing Jen Gerry to the Plan Commission for a term ending in June 2026 *(the Plan Commission unanimously recommended Jen Gerry for appointment at the February 13th meeting).*

Vigansky motions to appoint Alan Robandt to the Planning Commission. There is no support.

Motion made by Swem, supported by Weedon, to appoint Jen Gerry to the Planning Commission. Roll call vote carries unanimously.

B. Resolution 2024.02/07: Consider Resolution 2024.02/07, a resolution for USDA Rural Business Development Grant

There's an opportunity through USDA for a design grant which doesn't require a match. Looking to improve drainage and asphalt along Millrace and design fees to create parking. Project expanded to include the area across the road adjacent to the Commons and Pears Mill.

Motion made by Weedon, supported by Vigansky, to approve Resolution 2024.02/07 as presented. Roll call vote carries unanimously.

C. Days Ave. update: Sidewalk/Road structural issue update by City Manager, Timothy Lynch

McCoy Creek Culvert has started to fail. The DPW secured the area from public access. Time is of the essence, and we contacted an engineering firm with expertise in structural and waterway issues. We have a proposal from Abonmarche I recommend we accept. It includes survey work, up to three conceptual designs, and the preparation and submittal of EGLE permits. Their proposed fee is \$21,900.

Motion made by Vigansky, supported by Weedon, to authorize the city manager to proceed with Abonmarche's proposal and work not to exceed \$21,900. Roll call vote carries unanimously.

XII. Communications *(informational only, formal board action is not necessary for these items, unless so desired)*

A. Presidential Primary Election: TUESDAY, FEBRUARY 27TH, 2024. Polls are open from 7 AM-8PM

XIII. Public Comment - Non-Agenda Items Only *(3-minute limit)*

Richard Martin, 920 Chippewa – comments how the school millage proposals will not cost taxpayers any more.

XIV. Executive Comments

A. City Manager Comments

Due to unforeseen circumstances, I have recently become more familiar with our wastewater treatment plant. It's referred to as an oxidation ditch, going forward I will identify it in a more sophisticated manner with it being an extended aeration activated sludge facility with chemical addition, secondary clarification, and ultraviolet disinfection. Our mission has been and will continue to be to produce clean water for discharging into the St Joseph River. Buchanan residents should be proud of our facility. It's state of the art and should perform outstanding for decades to come.

B. Commissioner Comments

Weedon – None.

Swem – None.

Vigansky – I was going to ask some things about the budget so I will just ask now. The tablets, there's one person using the tablet, can we change that so that one person has the tablet and the rest of us so we don't have to pay for them. Is that a monthly rent we are paying on them?

Langston – I believe Courtney is looking into the data being removed. There's not a monthly rent, they are paid off.

C. Mayor Comments

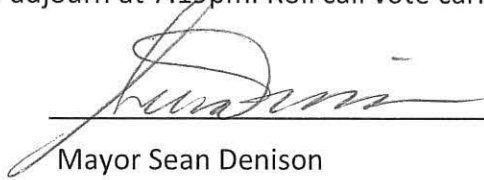
Normally in the spring we would meet on a Saturday morning and have a work session and come up with goals. Tomorrow is election so make sure you get out and vote. Also, I wanted to say at our first meeting in March I encourage you all to come and bring your friends. The auditor will be going over our audit and will tell us all the financial state of our community.

XV. Adjourn

Weedon motions, supported by Vigansky, to adjourn at 7:19pm. Roll call vote carries unanimously.



Kalla Langston, City Clerk



Mayor Sean Denison



REGULAR MEETING OF THE BUCHANAN CITY COMMISSION
MONDAY, MARCH 11, 2024 – 7:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

MINUTES

I. Call to Order

The meeting was called to order by Mayor Denison at 7:00 P.M.

II. Recognition

III. Pledge of Allegiance

Mayor Denison led in the pledge of Allegiance.

IV. Roll Call

Present: Mayor Sean Denison, Mayor Pro Tem Mark Weedon, Commissioner Patrick Swem, Commissioner Dan Vigansky, Commissioner Larry Money

V. Approve Agenda

Motion made by Vigansky, supported by Swem, to amend the agenda to move VII. Consent Agenda item C. Expenditures under XI. New Business item A.

Roll call vote to approve the amended agenda carries unanimously.

VI. Public Comment - Agenda Items Only (3-minute limit)

None.

VII. Consent Agenda (can be approved all in one motion, for general housekeeping items)

A. 2024 Garage Sale Weekend: Consider approving garage sale 2024 dates- June 7, 8, & 9. Garage sale permits would be free of charge for that weekend.

B. Minutes: Consider approving Regular Meeting Minutes from February 26th, 2024.

C. Expenditures: Consider approving the expenditures for March 11, 2024, in the amount of ~~\$102,997.74~~

D. Common Schedule: Consider approving the common schedule for 2024.

Motion made by Vigansky, supported by Weedon, to approve the Consent Agenda as presented. Roll call vote carries unanimously.

VIII. Scheduled Matters from the Floor (if any)

A. Audit Presentation: Brian Hake, CPA with Kruggel Lawton with a brief presentation on the FYE 2023 Audit

1) Our Job: Testing accordance with audit standards and provide initial opinions on statements. We have issued unmodified opinions, which is the highest level you can give. This means statements have been fairly presented and are in accordance.

2) The Results of the Audit & Financial Highlights:

- Governmental Activities: (except proprietary funds) funds decrease by \$645,000 and ended at \$8.99 million as of June 2023
- Business-Type Activities: funds decreased by \$1.2 million and ended at \$7.47 million.

- Many ongoing projects, things that started and finished during that fiscal year. One of the main ones was the downtown infrastructure project.
- General Fund: decreased by \$212,000 – worth noting that included a transfer out of \$435,000 so before that: revenues - expenses for general funds = \$192,000
 - That left the general fund as of this quarter end at approx. \$1.2 million.
- One of the metrics people talk about to consider the health of the general fund is the number of months of funds balance. Based on that positive \$1.2 million compared to the expenditures for that fiscal year, that equated to 4.25 months of fund balance. It's not a perfect metric, it's commonly used and a good reference point.

B. County Commissioner, Mac Elliot: Update of the AEP Building.

1) AEP BUILDING: The county purchased the old Clark corporate building (July 2022), more recently known as the AEP building, and improvements are continuing for the 24/7 Emergency Operations Center and 911 dispatch. The past three months staff transferred utility accounts into Berrien County control and worked to assign contracts for building maintenance and IT equipment installations. Depending on the scope of operation, 60-90 people will work here. To start transferring folks before the end of the year. We will continue to have the emergency operations center in Benton Twp, and the backup at the South County Courthouse, but the hub will be here. AEP will continue to have their nuclear security group next to the county emergency operations center. These entities work closely and will be physically right next to each other.

2) TOWER: Construction of the 800-megahertz signal tower continues. Located on 20 acres leased by Buchanan Twp behind the Fire Dept. Tower base and equipment shed are going up. The system will be interoperable throughout the whole county. It's redundant, but you want redundancy.

Now working on the Request for Qualification (RFQ) that selects a design team for the Emergency Operations Center and 911 dispatch. RFQ will be presented to the Board of Commissioners in March for final review. Process anticipated to finish in spring/summer.

Denison asks about the soccer fields and Elliot confirms they will still be in use as normal.

IX. Reports by: Departments, Committees, Boards

A. Friends of McCoy Creek trail, Chair Jerry Flenar

1) Consider approving the proposed Map Locating for the New Trail Markers

With your approval we will work with Mike Baker to set up the signage to get people from one side of Buchanan to the other along the 5.5 mi trail. Also, wanted to share that Edgewater did all the engineering work and donated all the labor and materials for the project.

Motion made by Swem, supported by Money, to approve the map locating trail marker locations.

Roll call vote carries unanimously.

B. Police Department Report, Chief Harvey Burnett

1) Consider the purchase of Body Worn Cameras

When upgrading our current body cams in 2019/2020 they started degrading and are now at 70% capability. This means sometimes they work and sometimes they don't. Our vendor is also no longer servicing the model we have. Our recommendation is to purchase six Axon cameras in the amount of \$17,686.46 – Axon is the largest vendor with consistent and reliable cameras. We applied for a federal grant last year and were not chosen. We received a donation of \$10,000 and

a \$6,000 grant from MGCF leaving only \$1,686.46. The costs include all licensing, cloud storage, and camera equipment through Axon. Camera life expectancy is 6-7 years, but we created a capital improvement plan to cycle that. In the future we will work toward in-car camera systems that will sync with body cameras. We applied to a microgrant this year to add a couple more cameras but with a much smaller request.

Currently the state of Michigan does not mandate police agencies to have body worn cameras, but it may go to that eventually. In the meantime, departments are encouraged to record for accountability and to reduce police abuse. Officers really want them as well. It helps to support safety and evidence as the recording can be used for interviewing and is admissible in court.

Motion made by Money, supported by Weedon, to approve the purchase of body worn cameras from Axon Enterprise in the amount of \$17,686.46. Motion is moved to a roll call vote.

Yea: Swem, Denison, Weedon, Money

Nay: Vigansky

Motion carries 4-1.

2) 2023 Annual Report

In times past we have done a presentation, and we have a written document which has been posted on the website. Moving forward we want to have a written report similar to the Sheriff Department providing ostensible information and things we have done throughout the year.

The mission is to be a more community-oriented policing department which means we try to work with our community first. The officers are empowered to write citations as needed but we want to educate and work with our community.

C. Clerk Report- City Clerk, Kalla Langston

1) Presidential Primary Election Update.

First election with early voting was a learning process but Berrien County did amazing.

- 9 Buchanan voters attended early voting.
- 334 absentee voter ballots were sent.
- 266 a.v. ballots were received – 79% return (first-year permanent ballots went out)
- 424 voted in-person.
- 690 total voters – 18.5% participation rate

Legislation is moving quick on elections.

- New legislation on terms about not taking office until Dec 1st.
- New recount bill looking at the recount-ability of bags. Right now, you can only recount bags that are sealed properly.
- Also, a security grant is coming our way. A group is asking for \$38 million to increase security for election workers. Since 2020, 1 in 3 election workers have had some kind of threat.

2) City Commission Nominating Petition Packets (Due July 23, 2024, by 4:00 PM).

X. Unfinished Business

XI. New Business

A. Expenditures: Consider approving the expenditures for March 11, 2024, in the amount of \$102,997.74

Motion made by Swem, supported by Vigansky, to approve the expenditures for March 11, 2024 as presented. Roll call vote carries unanimously.

XII. Communications *(informational only, formal board action is not necessary for these items, unless so desired)*

A. Budget Workshop: possibly scheduling for the workshop on March 14th at 10 AM or 2 PM OR March 19th at 10 AM or 2 PM

Everyone is on board for Tuesday March 19th at 10am.

XIII. Public Comment - Non-Agenda Items Only *(3-minute limit)*

Jerry Flenar – brings public awareness to the issue of vandalism on the trail.

James Busby – The northside has noticed the police presence and thanked the police department. Also commented on working with the trail committee to potentially help find funding for trail surveillance.

Jerry Flenar – Addresses the commission regarding a message received by his 16 year old granddaughter inviting her to sign a petition.

XIV. Executive Comments

A. City Manager Comments

We've navigated to the audit; we are being very mindful of the current budget. We are working on next year's fiscal budget and will meeting with the commission next week. We are continually trying to improve the finances of the city and that is our commitment to our citizens.

B. Commissioner Comments

Weedon – None.

Swem – Hats off to the team, good audit. I know there's a lot of extra work there that had to go on. There were some good practices that will continue to being placed to keep up that success. Excellent work to that team and thank you for getting that done. Thank you Harvey, I always appreciate the annual report and keep doing what you're doing. Your activism in the community is really important to see. To my peers, this upcoming goal setting session is really, really important so please take the time to put your wish list items on there. Even if they are not things we can tackle in this next in this next budget or the next couple of budgets. I think it's really important we talk about those hope and dream items too even though they are not something that's an immediate spend to us. Lets get creative and drill things back to what we can actually get done.

Vigansky – I wasn't going to say a thing about any of this because it was pretty quiet but you race baiters and you pukers have to continuously bring it up. You don't like me because I went against your stinking school tax. You can friend me, but thing about it is when I ran for commissioner before I sent out almost 900 friend requests. I didn't pay too much attention other than the fact that they were names. If the friends were accepted, I accepted the friends. I don't go out there searching and I don't like my good character questioned at all. Especially by pukers like you or you Mr. Busby. No, I have the full right to defend my good name. You defamed a good man down here. You both were very instrumental in it. You destroyed Ben Eldridge, it was absolutely awful for you to do that. I blocked her immediately. I think that its absolutely pathetic that you people and what you're trying to do. I'm not going nowhere no matter what you accuse me of. Ever. That's all I got to say, I would've not said a stinking word. You ought to get some of your dogs under control. That's all I have to say.

Money – Well I can't top that one but I have elected to put my comments to pen. Since I belong to a generation that was referred to as slower to speak and think, please bear with me. Recently, I have been the subject of a few people's comments. From what I gather, since I sit on the end seat of the

commission, I would be the last to come under fire. With that being said, I want to refer back to a situation that I was involved in when a gentleman in our audience was commenting on non-agenda items and referred to our annual Memorial Day parade to which I took offense and spoke up. Since that time, that gentleman and his wife have spoken to me, and apologies were offered by both parties. I might add that at no time was his or his wife's veteran status mentioned. But in a letter sent by Miss Johnson, it referred to my association with a veteran service organization of which I was state commander, that I disrespected this gentleman's service. So naturally, the next incident occurred when I was making comments to local citizens Mrs. Harris, Mr. Busby, and Mr. Brown about the progress they were making in the northside neighborhood. I stated that "you folks have done an outstanding job, so thank you." Once again I was chastised for my choice of words in using the term "you folks." I want to thank you for pointing that out. I guess my attendance in Mrs. Snyders English class was not headed properly so from now on, if acceptable I will just refer to our friends in the northside as "yall." Also I want to apologize to Mrs. Johnson for the comment I made about dragging people into our meeting. Apparently, after reading the article published by our friends at the Herald Palladium, the gentleman notified me that he was interested to see first-hand what was going on in the city. And of course it was also pointed out in the same article, my commenting on Mr. Ryman and his anonymous letter. Unfortunately, he did not hear me correctly when I referenced the letter. I never mentioned that he was the author, just that anonymous letters do not hold much weight with me. I do take offense to the fact again that Mr. Ryman's military service is mentioned. As I stated earlier, my service to helping fellow veterans to get a disability claim increase in their military pension or directing them to a place that may be able to help them with some of their demons has no bearing on the proceedings of this city commission. With that being said, I want to one again thank all of you for being here, city staff, the DPW, our law enforcement, and city firefighters for all the hard work they do to keep our city safe and running smoothly. And also to the members of this commission and our city manager for all the work you put in to keeping Buchanan a better place to live. Thank you.

C. Mayor Comments

Tonight I just wanted to talk briefly, I hear all the time the same comments. Why is it so expensive to live in Buchanan why are taxes so high, why can't you guys fix it, why cant you guys use the marijuana money, where is the marijuana money? All those things. That's on top of hearing that I run the city into the ground, I am wasting money, etc. So just a couple of quick points on that. How many people miss the good ole days. I do. I can remember riding around with my parents when I was 9 or 10 and we'd go visit people on Saturdays or Sundays and just go have coffee and talk. Those were the good ole days. I also remember in 2010, I had my own business and I had built up a bunch up a bunch of debt because my business actually supplied lumber yards with equipment and nobody was building house, so lumber yards weren't selling anything, and so they didn't have any money to buy my equipment. I was pretty heavily in debt and my accountant that year said, Sean it took you longer than a year to get there and its going to take you longer than a year to get out of it and I have never forgotten that. Buchanan got in the shape that it got in over a span of 30-40 years and we are not going to get out of it overnight. But if we keep doing the things that we are doing, we are going to get there eventually I think its really important to know that the things that we are doing aren't for us and they are not for you. They are for your kids, and your grandkids.

XV. Adjourn

Motion made by Weedon supported by Money, to adjourn. The meeting was adjourned at 8:15pm.



Kalla Langston, City Clerk



Mayor Sean Denison

MINUTES

I. Call to Order

Denison called the meeting to order at 10:00am.

II. Roll Call

Present: Mayor Sean Denison, Mayor Pro Temp Mark Weedon, Commissioner Patrick Swem, Commissioner Dan Vigansky, Commissioner Larry Money

City Staff: City Manager, Tim Lynch; City Treasurer, Deborah Perez; Bookkeeper, Courtney Baham; Deputy Clerk, Isabelle Adnson; Community Development Director, Rich Murphy; Director of Public Services, Mike Baker; Water Operator-in-Charge, Craig Miller; Chief of Police, Harvey Burnett

III. Public Comment – Agenda items only

None.

IV. Items for Discussion

A. Goal setting and prioritizing for the 2024-2025 Budget.

I. COMMISSION AND DEPARTMENT HEADS MOST IMPORTANT GOALS:

Denison	Downtown Infrastructure Project – four years of preparation
Weedon	Downtown Infrastructure Project
Swem	Utilizing Code Enforcement
Vigansky	Expand Water & Sewer – water wells on Post Rd need to get flow meters
Money	Finance & Budget for Capital Planning – ex: replace failing equipment etc.
Baker	Street Repairs – behind downtown infrastructure project and a capital planning
Miller	Lead Pipes – abide by the law governing lead lines, EPA quickening time frames, the whole city must have zero lead pipes and be galvanized pipe free by 2040
Murphy	Downtown Infrastructure Project – reuse old/vacant buildings and make them assets
Baham	Getting BS&A Software to get payroll back in house
Perez	Generally, get the city in a position to respond proactively instead of reactively
Lynch	Finance – address pay policies and upcoming union negotiations before we bring on new management personnel
Burnett	Increase Personnel – corresponds with reducing overtime

II. HIGHEST PRIORITY GOALS IN EACH FOCUS AREA:

Public Safety / Police & Fire / Ambulance

1. Capital Planning – Code Enforcement
2. Where will the next fire station go?
3. Better Utilization of Code Enforcement

Public Service / Parks

1. Kathryn Park Equipment Purchase (1A)
2. Victory Park Equipment Purchase (2)
3. Boat Launch & Dock Replacement (1B)

- a. Finish purchase of Kathryn Park equipment we started last year?

Economic Development / Grants

1. Feed Mill & Baroda Tire Property
 - a. Not one grant we applied for regarding these properties was given to anyone in Berrien County, consider using excise money to get the lot ready for someone to invest in.
 - b. Potential location for a Fire Department?
2. What doable projects do we want on the radar to address this fiscal year
 - a. Vigansky: Feed Mill – even if we take one building down we are showing progress
 - b. Weedon: Feed Mill – something needs to happen even if it's a little at a time
 - c. Money: Feed Mill – we have been sitting on it
 - d. Denison: Infrastructure Project must get done, and Feed Mill – that site is one of the most valuable property's we own and something needs to be done
 - e. Swem: Feed Mill and Boat Launch – access to river is important
3. Consider rear façade grants to help with grants to help with infrastructure project

Finance & Budget

1. Budget reporting monthly – we know when our expenses are coming in so we need to plan
2. Consider current staff → raises, promotions/duties, fill holes
3. Department Heads accountability of personnel
4. Improve software/BS&A enhancements

Infrastructure / Water & Sewer / Roads

1. Capital Planning (7) Roads
 - a. If you have bad roads and bad pipes we may as well do it all at once, block by block
2. Replace Water Mains
 - a. By October we have to write a report on each line we have, if a galvanized line is hooked up to lead pipes it is the city's responsibility to replace it
 - b. If we are replacing lines we will need to prepare for repairing roads
3. Strategic Plan on Expansion
4. Develop a committee for the Downtown Infrastructure Project

Public Events

1. The Commons Improvements
 - a. Essential piece of city infrastructure, technology hasn't been updated
 - b. The Commons Committee is planning a major fundraiser this summer to improve lighting, sound systems, buildings, etc. – they will likely ask commission for help
 - c. Commons Committee is using I Love My City Day (May 7th) to knock out some work
2. Reorganizing the city's structure for boards – restructure how and who they report to
3. More use of the Tin Shop
4. Thrill on the Hill & Labor Day – important to community, there is a desire for them to return

Other

1. Wastewater Operator
 - a. Class B Wastewater Plant – \$10 million facility with extended aeration and activated sludge system designed in Netherlands using aerobic digestion and UV disinfection
 - b. Facility requires supervision by one state certified B operator
 - c. Reports due at the end of March – recommendations/plan for operator will follow

2. Hoven's Wall
 - a. Sheet Piling – drive metal into ground
 - b. Cement Blocks – aesthetic preference, but must dig hill out 12-14ft and add footers to stabilize the ground
3. Activate under-used strategic properties

III. FINAL COMMENTS

Burnett: Working on strengthening code enforcement and SRO.

Miller: Let's not leave things here and forget about them, keep each other accountable.

Murphy: Economic development is critical moving forward, we need to keep our momentum. For a macroeconomic send off – there is a proposed electric battery plant in New Carlisle, a \$3.5 billion investment by Samsung and GM creating 1,000 immediate construction jobs, and 1,600 permanent jobs after that just 20 miles from Buchanan. It could change the whole region.

Baham: Have a positive mindset and we will do positive things.

Denison: Looking back on my goals from 2019 almost everything had been tackled or started such as beginning construction on the DPW building, hiring an economic development director, etc. We have to keep pushing.

Swem: Productive day today, just because some topics didn't receive a sticker doesn't mean we won't pay attention to them. We should meet quarterly for strategic planning. Saw New Carlisle in the news today for their strategic plan going up to 2040. We need to prioritize this.

Money: We've done similar things in the past, but we need to take these goals and financially and physically work on these things.

Vigansky: Marijuana traffic is slowing down I heard by 30-40% down. Contact gas stations to see their traffic.

Moving Forward: Meet again to nail down how we attack these final goals around June. We can now use these prioritizations to now approach the budget for this fiscal year accordingly.

V. Adjourn

Motion made by Weedon, supported by Money, to adjourn. The meeting adjourned at 11:28am.

Isabelle Adnson, Assistant Clerk

Mayor Sean Denison

MINUTES

I. Call to Order Public Hearing & Roll Call

The public hearing was called to order by Denison at 7:00pm. Weedon motions, supported by Money, to open the public hearing. Roll call vote carries unanimously.

Roll Call: Denison, Weedon, Money, Swem, Vigansky

Introduction: The purpose of the Public Hearing is for the City Commission to receive public comment regarding the submittal of a Michigan Department of Natural Resources (DNR) Michigan Natural Resources Trust Fund (MNRTF) grant application to fund the St. Joseph River Improvements Project in Buchanan, MI. The project will consist of Phase I improvements to the boat launch located at Riverfront Park in Buchanan, MI. Phase I improvements will include a portion of the paved parking area for vehicles and trailers, bioswale for runoff pre-treatment, concrete sidewalk extension, launch ramp surface replacement, and a portion of the paved launch approach.

Project Background Presented by Murphy: The Vision for Buchanan identified three goals; 1) doing more of what's working downtown, 2) concentrate on the northside neighborhood, and 3) reconnect to our public access on the St. Joseph River. Over the last year, we've been involved in the Buchanan St. Joseph Riverfront Master Plan funded by AEP and led by a team at Abonmarche. We will be presenting the Master Plan to the Planning Commission shortly for its adoption. We've had several public meetings and a survey to get community feedback. When asked to indicate how strongly respondents agreed with the statement, 'The city of Buchanan should make efforts to improve connectivity and access to the St. Joe River,' 80% strongly agreed. When asked if respondents would like to see a new riverfront park and accessible waterfront, 83.3% strongly agreed. The uses proposed for the riverfront included the kayak launch which we were funded for and just awarded, and an improved motorized boat launch which is what tonight's hearing is about.

Announcement of the Public Hearing Rules: At this time, the City Commission will hear public comments on proposed application for DNR MNRTF grant application to fund the St. Joseph River Improvements Projects.

Public Comment:

Mike Rowland- offered support both personally and on behalf of the board of trustees of Michigan Gateway for the submittal of this DNR grant for the St. Joe River improvement project. Recently we had Ashley and Rich come into our offices to do a lengthy presentation about the project as a whole. Our board of directors came away thoroughly impressed. As I have said many times, our foundation bases our work in three things, education, healthcare, and culture. This project encompasses all three.

Rick Briand – In support of the application. The more that you can do to give access to handicapped people and the elderly, and I don't think about that because I am able bodied, but I have an autistic son and he's kind of afraid to do that. If you could make it easier for him and people like him that would be great. If it's money from a grant I say go for it and ask for it.

Norma Ferris, 304 N Oak St – Concerns about the river and area staying clean.

Motion made by Money, supported by Vigansky, to close the public hearing and public comment. Roll call vote carries unanimously.

II. Close of Public Hearing

Motion made by Money, supported by Vigansky to close the public hearing at 7:12 P.M. Roll call vote carries unanimously.

III. Call to Order of the Regular Meeting

The regular meeting was called to order by Denison at 7:12pm.

IV. Recognition

V. Pledge of Allegiance

Denison led in the pledge of allegiance.

VI. Roll Call

Present: Mayor Sean Denison, Mayor Pro Temp Mark Weedon, Commissioner Dan Vigansky, Commissioner Larry Money, Commissioner Patrick Swem

VII. Approve Agenda

Motion made by Swem, supported by Vigansky, to approve the agenda as presented. Roll call vote carries unanimously.

VIII. Public Comment - Agenda Items Only *(3-minute limit)*

Mac Elliot – We talked a couple weeks ago about the AEP building, now the Berrien County building. Looking forward to coming back hopefully in about 6 weeks with an announcement. Also is running for reelection to the county board. It will be a four-year term. Up until now it's always been two years, but I wanted to make you aware of what my plans are and to tell you I'd be happy to have your support.

Juanita Lewis, 809 Rynearson St Apt 5 – Just want to know from you all do you all have any listing of any of the realtors that's selling homes or going to start a subdivision somewhere in Buchanan.

IX. Consent Agenda *(can be approved all in one motion, for general housekeeping items)*

A. Street Closures

1) 16th Annual Chili Walk presented by the Buchanan Area Chamber of Commerce on April 11, 2024, from 4:45 PM-7:00 PM, Front St. (Between Redbud Trl & Oak).

2) Memorial Day Parade presented by American Legion Ralph Rumbaugh Post 51 on May 27, 2024, 9:30 AM- 11:30 AM, Front St. (American Legion to Oak Ridge Cemetery).

B. Minutes: Consider the Regular Meeting Minutes from March 11, 2024

C. Earth Day & Community Clean Up: Consider support for a sponsored event by BARB in cooperation with Friends of the McCoy Creek Trail & Buchanan Tree Friends for Earth Day & Community Clean up on Saturday, April 27th, from 9 AM to 1 PM.

Motion made by Weedon, supported by Money, to approve the consent agenda as presented. Roll call vote carries unanimously.

X. Scheduled Matters from the Floor *(if any)*

XI. Reports by: Departments, Committees, Boards

A. **Community Development Report – Director Rich Murphy**

1) Recreation Passport Grant Application for Victory Park Improvements Project

- a) Public Comment on the Recreation Passport Grant Application for the Victory Park Improvements Project

Mayor Denison asked for public comments on the Recreation Passport Grant Application for the victory Improvements Project.

Jeanie Harris– commented on the Recreation Passport Grant application, this is really going to help Victory Park out a lot. With the pavilion now. With this grant, we can get playground equipment, handicap accessible playground equipment for the kids and there are some other things we want to do. The block is looking very nice. DPW, thank you Mike for all you've been doing on Victory Park with the sidewalk and redoing the bleachers. I'm in support of this grant, it's really going to improve Victory Park to get the playground equipment.

No other comments.

- b) Consider Resolution 2024/03.08, a Resolution to approve the Recreational Passport Grant Application for the Victory Park Improvements Projects

Vigansky's motion supported by Money to require Murphy to raise 75% of the grant's 26% of funds we must raise is moved to a roll call vote.

Discussion led to Director Murphy raising 75% of the 26% match amount through local businesses.

Yea: Vigansky

Nay: Denison, Weedon, Money, Swem

Motion does not carry 4-1.

Motion made by Swem, supported by Weedon, to approve Resolution 2024.03/08, as presented. Roll call vote carries unanimously.

- 2) Consider Resolution 2024.03/09, A Resolution to approve the MNRTF Grant Application for the St. Joseph River Improvements Project

Motion made by Weedon, supported by Money, to approve Resolution 2024.03/09 for the St. Joseph River Improvements Project MNRTF Grant Application. Roll call vote carries unanimously.

- 3) Consider Resolution 2024.03/10, a Resolution of support for the Redevelopment Liquor License for the Sweet Shop Cafe Italiano LLC at 205 E Front St.

Motion made by Swem, supported by Vigansky, to approve resolution 2024.03/10 as presented. Roll call vote carries unanimously.

XII. **Unfinished Business**

XIII. **New Business**

- A. **Expenditures**: Consider the expenditures for March 25th, 2024 in the amount of \$215,491.67

Motion made by Vigansky, supported by Weedon, to approve the expenditures as presented.

Discussion on bills for a truck repair, lawyer fees and the southwest chamber of commerce.

Roll call vote to approve the expenditures carries unanimously.

XIV. Communications *(informational only, formal board action is not necessary for these items, unless so desired)*

XV. Public Comment - Non-Agenda Items Only *(3-minute limit)*

James Busby – Comments about the Parks and the great job Director Murphy has done.

Rob Selvig– Comments about the ordinance violations he has occurred while living in the city.

Rick Briand,– Announcing his campaign to run for Berrien County Sheriff.

XVI. Executive Comments

A. City Manager Comments

I have an update on the Days Ave/McCoy Creek Project. We are meeting with EGLE tomorrow regarding the permitting of that project and its impact on stream. I hope in the next week or so we will have some conceptual drawings and cost of opinions on that project as well. It's our initial meeting tomorrow and they will let us know their timeline and what the impact may be. Abonmarche has applied for the permits and the first step in that is having a meeting with EGLE at the site. That's scheduled for tomorrow.

B. Commissioner Comments

Money: I want to thank Tim for all of his hard work, I want to thank the staff for all that they do. There's a lot of hard work that goes in and a lot of people just don't really realize that. I know we are in the process of having a going away party, just wanted to wish her the best of luck. Congratulations on the passport grant, you did a great job. Everything seems to be moving well. Victory Park is going to be done here pretty quick hopefully and we can start utilizing that. Once again thank you to this group of fine gentlemen. Everybody have a good Easter, see you the next go around.

Vigansky: I am not going to say anything tonight. I'll keep my thoughts to myself.

Swem: Best of luck to Jill, I want to wish her the best in her ne-xt opportunity. I've always enjoyed Jill. I want to give kudos to the team for our budget setting session we had recently. We all came in with a very serious mindset, we had a lot of good discussion. We didn't solve the world's problems, but we gave the team some good direction I felt and I look forward to seeing their takeaways and what next steps look like out of that meeting. Keep up the good work Rich, I am proud that our name is in half of these applications. We're not going to get them all but keep taking swings at them. Happy Easter, wish everyone the best

Weedon: A little off topic but relevant to us I would just like to say publicly so it's on the record, congratulations to Brandywine. State champion for the boys, runners up for the young ladies. One of the reasons it does tie back to us is what I really enjoyed on Facebook over the period of the period of last couple weeks is just to see that the heard, individuals in the community, the Buchanan school system, just the outpouring of love and admiration for a program that is a rival but at the same time is a community of people who are working hard to raise children to do the best that they can. I know that they would the same for us, so I just want to say publicly to them congratulations. I really hope the girls would get it so we could have two of them but they'll get it next year. Thank you for supporting another small community.

C. Mayor Comments

Denison: as commissioner Swem mentioned we had a goal setting session on the 19th, there is a white board if you want to stick around after the meeting you can peruse. You'll be able to tell which goals got the most stickers so you can see the directions we are headed. I want to announce that B.A.R.B. is doing an Earth Day cleanup on April 27th from 9-1pm. That's a Saturday morning in partnership with Tree Friends and the Friends of the McCoy Creek Trail. We will meet at the Commons and then disburse to clean up a portion of the creek and several different parks. More information will be coming out and there will be a volunteer form very soon. Also, I wanted to remind you of the chili walk April 11th, downtown. Don't miss that.

XVII. Adjourn

Motion made by Weedon, supported by Money, to adjourn the meeting at 7:44pm. Roll call vote carries unanimously.

Kalla Langston, City Clerk

Mayor Sean Denison

MINUTES**I. Call to Order**

The meeting was called to order by Mayor Denison at 7:00 PM.

II. Recognition**III. Pledge of Allegiance**

Mayor Denison led in the Pledge of Allegiance.

IV. Roll Call

Present: Mayor Sean Denison, Mayor Pro Temp Mark Weedon, Commissioner Patrick Swem, Commissioner Larry Money, Commissioner Dan Vigansky

City Staff: City Clerk, Kalla Langston; Community Development Director, Rich Murphy; Director of Public Services, Mike Baker; Director of Public Safety, Tim Ganus

V. Approve Agenda

Motion made by Vigansky, supported by Weedon, to approve the agenda as presented. Roll call vote carries unanimously.

VI. Public Comment - Agenda Items Only *(3-minute limit)***VII. Consent Agenda** *(can be approved all in one motion, for general housekeeping items)***A. Street Closure**

May 27th, 2024 Street Closure from W. Front Street to Dewey Street from 7:00 AM till 2:00 PM, for the Home Source Group annual Bounce House and Hot Dog give-a-way.

B. Minutes

1) Special Meeting Minutes March 19, 2024.

2) Regular Meeting Minutes March 25, 2024.

C. Buchanan Tree Friends

1) Approval for tree planting at the proposed parks (Ravish & Victory). BTF to coordinate with DPW & Community Development on the planting locations.

Motion made by Swem, supported by Money, to approve the Consent Agenda, as presented. Roll call vote carries unanimously.

VIII. Scheduled Matters from the Floor *(if any)***A. Introduction of "Chunk's"** - Hailey & Justin Jones with Randy Hendrixson of Building 324.

They chose Mooville ice cream because it is Michigan based with a 17% butter fat content for creamier ice cream. Have 12 rotating flavors and a great selection of non-dairy/sugar free options. Plan to open seasonally June 1st and close mid-October. Open Tuesday-Sunday, not Mondays.

IX. Reports by: Departments, Committees, Boards**X. Unfinished Business**

XI. New Business

A. Resolution 2024.04/11- *A Resolution prescribing compensation for the Election Workers for the City of Buchanan.*

Election Worker payrates haven't been updated since Oct 2018. Resolution to increase pay as such; Election Chairperson to be paid \$16.00 per hour, from \$14.00. Election Inspector to be paid \$14.00 per hour, from \$12.00. Receiving Board to be paid \$16.00 per hour, from \$14.00. Required training pay at an hourly rate of \$14.00. In the event a city employee works, they will be paid their current rate.

Motion made by Swem, supported by Vigansky, to approve Resolution 2024.04/11, as presented. Roll call vote carries unanimously.

B. Expenditures: *Consider approving the expenditures, in the amount of \$44,068.94 for April 8th, 2024.*

Motion made by Weedon, supported by Vigansky, to approve Resolution 2024.04/11, as presented. Roll call vote carries unanimously.

XII. Communications *(informational only, formal board action is not necessary for these items, unless so desired)*

A. 16th Annual Chili-Walk-*Thursday April 11th, 2024 from 5 PM to 6:45 PM presented by Buchanan Area Chamber of Commerce – Meet at Lehman's Farmhouse rain or shine, cost is \$5/participant*

XIII. Public Comment - Non-Agenda Items Only *(3-minute limit)*

Hugh Hagan– comments on the condition of city sidewalks.

Mary Gilbert – comments on the waterfront development project and lift stations.

XIV. Executive Comments

A. City Manager Comments:

None.

B. Commissioner Comments

Weedon: None

Swem: Welcome Chunkies we are excited to have you downtown. Mr. Hagan, we did discuss it in the meeting, and we asked was to put something in the budget so we can start making headway.

Vigansky: Tim's reaching out to different cement companies. Comments about BTF and BARB.

Shoutout to Hilltop Creekside Café opening soon, and Freddie's Hulu series starting next month.

Money: Congrats Hailey & Justin, comments on the tree placement and city dumpsters.

C. Mayor Comments

Upcoming Events: Chili Walk April 11th, Park Clean Up Day April 27th, Spring Clean Up May 3rd & 4th.

Tim is working hard on sidewalks, when we start doing the budget we will have more information.

XV. Adjourn

Weedon motioned, supported by Vigansky, to adjourn at 7:32 PM. Roll call vote carries unanimously.

Kalla Langston, City Clerk

Mayor Sean Denison

MINUTES**I. Call to Order**

Denison called the meeting to order at 7:00pm.

II. Recognition

A. *The City Commission, Staff, and Community would like to recognize Timothy Ganus, Director of Public Safety on his retirement.*

Officer Jason Cullum, Chief of Police Harvey Burnett, and Mayor Sean Denison honored Director Ganus and congratulated him on his retirement.

III. Pledge of Allegiance

Mayor Denison led in the pledge of allegiance.

IV. Roll Call

Present: Mayor Sean Denison, Mayor Pro Tem Mark Weedon, Commissioner Dan Vigansky, Commissioner Larry Money, Commissioner Patrick Swem

City Staff: City Manager, Tim Lynch; City Clerk, Kalla Langston; Community Development Director, Rich Murphy; Director of Public Services, Mike Baker; Director of Public Safety, Tim Ganus; Chief of Police Harvey Burnett. A number of Police officers retired and present.

V. Approve Agenda

Motion made by Weedon, supported by money to approve the agenda as presented. Voice vote carries unanimously.

VI. Public Comment - Agenda Items Only (3-minute limit)

None.

VII. Consent Agenda (can be approved all in one motion, for general housekeeping items)**A. Minutes**

1) *Consider approving the regular meeting minutes from April 8th, 2024.*

B. Purchase Request

1) *Purchase request for Director of Public Safety, Timothy Ganus to purchase his BPD-issued firearm.*

C. Credit Card Change

1) *Remove Director of Public Safety, Timothy Ganus and replace the Police issued credit card to Chief of Police, Harvey Burnett.*

Motion made by Swem, supported by Vigansky, to approve the consent agenda as presented. Voice vote carries unanimously.

VIII. Scheduled Matters from the Floor (if any)**IX. Reports by: Departments, Committees, Boards**

A. Buchanan Tree Friends, Chair Brian Murphy and Vice Chair Rich Martin

1) Tree City USA Status, update of grants, and Arbor Day plans.

Murphy thanked the DPW for helping dig holes, for the planning of 30 trees. Deb who will now keep track of the city's tree inventory and work with DPW on a process for recording maintenance, removals, and planting. Courtney has created a separate account for Tree Friends to report better. Kalla helped us maintain our Arbor Day status, the application process is more than it needs to be.

Update on Tree Planting Downtown: We were asked to recommend trees for the downtown streetscape. Inventory of trees downtown; 15 Bradford Pear, 5 Red Maple, 1 Gingko. All doing well, especially the Red Maples. What is recommended for downtown; Gingko, Hackberry, Hawthorne, Cherry, and River Burch are more tolerant of root damage caused by sidewalks.

Tree City USA: Buchanan has been an Arbor Day Foundation designated Tree City USA for 30 years.

Arbor Day Plans: Denison proclaims Thursday April 25th Arbor Day for the city.

WHEREAS in 1872, the Nebraska Board of Agriculture established a special day to 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 be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing 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, I, Sean Denison, Mayor of the City of Buchanan, do hereby proclaim as ARBOR DAY In the City of Buchanan, 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. DATED THIS day of April, 22nd, 2024.

(See attachment A)

Update on DNR Grant: The city invested \$4,200 in a matching DNR grant for the tree inventory which exposed the need for a tree plant. We've planted 30 trees with are 110 more coming in May.

B. Community Development Report-Director Rich Murphy

1) Consider approval of adult use retail permit renewal for High Profile, 804 E. Front St.

Motion made by Weedon, supported by Money, to approve the adult use retail permit renewal for High Profile as presented. Voice vote carries unanimously.

X. Unfinished Business

XI. New Business

A. Ordinance No. 2024.05/438- Consider the first reading of Ordinance No. 2024.05/438, an ordinance amending the City of Buchanan Zoning Ordinance; **ARTICLE VII - R-3 MULTI-FAMILY ZONING DISTRICT; ARTICLE XXI GROUP HOMES AND ADULT FOSTER CARE FACILITIES.**

Planning Commission chose to adopt the zoning amendments presented. This is the first or two readings in front of the city commission. The proposed amendment was reviewed by the city attorney, compared to other municipalities, and will retain the special use provision. See (Attachment B)

Motion made by Vigansky, supported by Swem, to approve Ordinance No. 2024.05/438 to amend the City of Buchanan Zoning Ordinance as presented. Voice vote carries unanimously.

B. Resolution 2024.04/12 - Consider Resolution 2024.04/12 a resolution to negotiate the summer school tax collection fee.

Motion made by Swem, supported by Weedon, to approve Resolution 2024.04/12 as presented. Voice vote carries unanimously. (See Attachment C)

C. Expenditures - Consider the Expenditures in the amount of \$80,538.08 for April 22nd, 2024.

Motion made by Vigansky, supported by Money, to approve the expenditures as presented. Voice vote carries unanimously.

XII. Communications (informational only, formal board action is not necessary for these items, unless so desired)

None.

XIII. Public Comment - Non-Agenda Items Only (3-minute limit)

George McMannes, 3825 E Britain Ave, Benton Harbor – Berrien County farmer recently retired, running for County Drain Commissioner.

Norma Ferris – Dial-a-Ride, we have a new bus. We had 77,000 riders.

Jerry Flenar – This Saturday is Buchanan Earth Day clean up. Also, Lions Club members will be taking donations in stores May 3rd and 4th for children’s glasses.

XIV. Executive Comments

A. City Manager Comments

I’d like to take a minute to update the commission and citizens about the Days Ave and McCoy Creek sinkhole project. We retained an engineering firm in February to design a fix for that. The project is currently in the permitting process with EGLE. They developed three conceptual designs which we will review along with some cost opinions we haven’t received yet. We will choose one of those. We would like to do the one that’s most expeditious for getting the job done. We’ve made several visits to the site with the engineers, Mike, Sean, and we want to get this moving. As for the wall at Hoven Funeral Home, I had discussions with an engineering firm to design a fix and I’m working with them on that. We will move as quick as possible and have funds in the budget to address it. In our annual rights of spring last week, we submitted both our property and liability insurance and workers compensation fund renewals through the Michigan Municipal League.

B. Commissioner Comments

Weedon: First and foremost, Tim, thank you for everything. I think everybody said everything they need to say tonight, and I imagine everybody is going to say some really kind things but its been an honor to be associated with you for five years and the city of Buchanan is honored to have your for those number of years. I know that a lot of wonderful things can be said for your kindness and

generosity to the city so thank you so much. Tree Friends, thank you so much for everything that you do for bringing attention to the trees. It was wonderful, everybody in Buchanan the last week there was a hole being dug, trees being planted, planting on this street and that street, in front of the middle school. They are everywhere. There are some in my house that I would like to take down but every time I think of them I would have to deal with Richard but thank you for everything you do. 420-day, Chief, thank you so much. Traffic, to Dans point, was definitely down. I don't know the percentage, but it was up for our small town. It was good for the mercantile downtown and it was good for the food traffic. I think the dispensaries handled themselves with decorum. The community when I was in town and the visitors that came to town handled themselves with decorum. I think the police presence was well documented and spoke about online. Once again, we all are well aware of what New Buffalo is doing and that's all well and good but you know what, one thing they don't have is what Buchanan has, we offer the peace and tranquility of the kindness of not only our police department, our school systems, city commission, and just people in general. We welcome people to our town. People are moving in down the street from me, we have houses being sold all over the place. That means something and I know there's negativity and people have opinions but we have a Taco Bell that looks nice. I know that sounds cheap and I realize that may not mean something to some people. And I know its funny, but the dispensaries complement our town, Taco Bell complements our town. They are not gaudy, they are not unwelcoming, they are not cheap. When I saw dollar stores like Family Dollar and Dollar General I thought this is going to look cheap but it doesn't because what people bring to the city what we represent as a city and how we conduct ourselves. That thing is still clean, that's not normally indicative of what we see around Taco Bells. That's great news. All-in-all, thank you so much to everybody the town is fantastic. It's clean, it's picked up, it's a fun town to work in and hopefully Mike I'm sure nobody said anything about the trash but I'm sure you guys are on top of it the minute 420 was done. Thank you guys so much.

Swem: I have had the honor of knowing Tim since I was a little boy growing up with his son Tyler so I've gotten to see him from more than just his position at the city. I don't think anybody could compliment him more than what he received from his staff today. Thank you so much Tim for all your years and the time you put in. I hope you have the absolute best time in retirement, and best of luck. I appreciate it. A couple of topics today, the chamber we are coming up on our annual raffle here soon as well as our annual golf outing coming up in May. Be on the lookout for that, please participate. Two of the major funding sources for the Buchanan chamber for the entire year. Tree Friends, you guys get all the compliments in the world, another huge success. Keep up the great work, I'm looking forward to hearing what the fall planting number comes up as. The Trail, I drug my kids for 8miles across that entire trail on Sunday. Stopped at many local merchants along the way. We have the absolute best trail, it's looking fantastic. It's such a huge asset to this community and the amount of time and effort that goes into it. We saw ton of people out there. Our finance team, we had a finance meeting last week. Really impressed with our progress that we continue to make. Tim and the team are on top of the books. I think we will be really excited when we finally see our year end budget amendments. I don't want to let the cat out of the bag but that spending control topic that we've been talking about for a while, Tim is on it. He's working hard on it and the numbers are getting cleaner and easier to understand everyday. While I'm on the topic of Tim, he's just been busting his tail between the water treatment plant and everything else he's juggling out here. Just wanted to continue express my appreciation.

Vigansky: I really don't have to explain why I laughed because the argument in my house, my wife loves Taco Bell. I was raised and spent a lot of time in Wyoming there was a mamas on every corner so Tex-Mex is not Taco Bell, I'm sorry. 420 I want to congratulate but I want to reiterate the

city should do more. Tim obviously I talked to you, I'll leave it at that. The election rules, Kalla ran off, but can you, the deadline is the 23rd of July is there anything prospective people need to know or do you know or do I need to call Kalla? I wanted to say thank you to the petition people that went and collected petition signatures. I am not going to touch on it too hard but I am ashamed of some of the people in this community that call themselves leaders. I mean when the recall was out there against me, you never see me. You never see me on Facebook, you didn't see nothing. You did hear any complaints from nobody. The charges were not anything close to being sane. So, it really bothers me that a little old lady can't be not harassed by the police, can't be harassed by school board members, cannot be harassed by school leaders, by commission leaders. I think it's very sad and I'm going to leave it at that. Thank you.

Money: I'll start by saying congratulations and all the other kudos to Tim. You've done a great job since you've been here. Everyone appreciates you, I cant say any more than what your staff has said for you and the people of Buchanan. Thank you very much for all your hard work and everything. Its always been a pleasure working with you. I am fortunate enough you weren't here when I was younger and didn't have to arrest me for something. Thanks to Brian and Rich and the Tree Friends for what you do. You guys are busy, I know when I drove into town a couple weeks ago and you guys were out there along with the city crews punching holes in the ground along Front St. Its really great to see. Its kind of exciting, this Arbor Day program, that you've put together at the school. It sounds pretty cool and thanks for including us in that. Tim and to all the staff here at city hall once again, we all know that you guys do a great job and stay busy. We just cant say enough for coming on board and helping us when we needed help. Once again, this commission for all the work that they do. I truly appreciate it and it's a pleasure working with every one of them. Thank you.

C. Mayor Comments

I want to thank Tim too, you're doing a hell of a job and we are lucky to have you. The Tree Friends, thank you. You guys are a hoot and if you ever get the chance to volunteer on a tree planting day just do it because it's fun. Jerry, thank you, you saved me from doing a bunch of comments on trail clean up this weekend, but I did want to say there is a sign-up sheet on the city website and there's a sign-up sheet on Facebook. When you sign up you can list if you have any rakes or leaf blowers that you can bring. Please do it as soon as you can because we are going to meet Wednesday to try to figure out who's going to what park and what equipment. If you haven't been in the business incubator in the Hometown video store recently you should make your way there, it's really cool. There's a great plant shop in there now, and the leather work store is still there, and she creates amazing products but now there is a skate shop there with skateboards and skateboarding gear. Go down and check that out. Mr. Ganus, you're a good cop but you're a better human being and I appreciate you.

XV. Adjourn

Motion made by Weedon, supported by Money, to adjourn the meeting at 7:56pm. Voice vote carries unanimously.

Isabelle Adnson, Deputy Clerk

Mayor Sean Denison

MINUTES

THE COMMISSION OF THE CITY OF BUCHANAN, in compliance with Michigan's Open Meetings Act, hereby gives notice of a regular meeting of the Buchanan City Commission to be held in the Chamber of City Hall.

* Requests to be added to the agenda as a "Scheduled Matter from the Floor" should be submitted in writing to the City Clerk at least 5 business days prior to the scheduled meeting during which the speaker wishes to appear, and the approval of such requests remain within the discretion of the Mayor. If denied, the speaker may nonetheless speak during the "non-agenda items only" public comments section of the agenda.

* Those who are unable to appear during a meeting but who still wish to share public comment may submit such comments in written form to the City Clerk at least 4 hours in advance of the meeting.

* Individuals with disabilities may request necessary reasonable accommodations by submitting requests to the City Clerk, preferably at least 24 hours in advance.

* Written requests and comments may be submitted to the City Clerk either in person or via mail to Buchanan City Hall, 302 N. Redbud Trail, Buchanan, MI 49107, or via email to clerk@cityofbuchanan.com

I. Call to Order**II. Recognition**

A. *Galien-Buchanan Lions Club would like to present a \$500.00 donation to the Buchanan Police Department to use towards the purchase of Body Worn Cameras.*

The Lions Club presented the donation to Chief Harvey Burnett. Buchanan Lions club also is celebrating its 90th year anniversary in Buchanan.

III. Pledge of Allegiance

Mayor Denison led in the Pledge of Allegiance.

IV. Roll Call

Present: Mayor Sean Denison, Commissioner Patrick Swem, Commissioner Larry Money, Commissioner Dan Vigansky

Absent: Mayor Pro Tem, Mark Weedon

City Staff: City Manager, Timothy Lynch; City Clerk, Kalla Langston; Community Development Director, Rich Murphy; Community Development Director Assistant, Ashley Regal. Chief of Police, Harvey Burnett.

V. Approve Agenda

Motion made by Vigansky, supported by Swem to approve the agenda as presented. Roll call vote carries unanimously.

VI. Public Comment - Agenda Items Only (3-minute limit)

Jeannie Harris- Asking the Commission to consider approving Buchanan Home Repair and Buchanan Home Demolition program.

VII. Consent Agenda (can be approved all in one motion, for general housekeeping items)

A. Minutes-Consider approving minutes from the following meetings:

1) *Special Meeting Work Session on April 11th, 2024.*

2) Regular Meeting on April 22nd, 2024.

Motion made by Swem, supported by Money to approve the Consent Agenda as presented. Roll call vote carries unanimously.

VIII. Scheduled Matters from the Floor *(if any)*

IX. Reports by: Departments, Committees, Boards

A. Community Development Report- *Community Development Director, Rich Murphy and Assistant Community Development Director, Ashley Regal.*

1) *Consider approving the Request for Proposal (RFP) for a third-party administrator for Community Development Block Grant (CDBG) CHILL Round 2.*

Murphy is requesting approval for a third-party administrator RFP. The city was approved for \$300,000.00 of CDBG funds, CDBG funds are federal funds that require significant reporting. It is recommended that the city engages with a third-party administrator for the first round, so the team can understand the requirements and comply. The money that will be used for the third-party administrator comes from the CDBG grant fund and it is best practice to use. The recommendation from the field expert who handles our region recommended allocating \$50,000.00 for the third-party administrator.

Motion made by Swem, supported by Money to approve the RFP for a third-party administrator for Community Development Block Grant CHILL Round 2.

Yea: Swem, Denison, Money

Nay: Vigansky

Motion carries 3-1.

2) *Consider approving the Buchanan Home Repair Program and the Buchanan Home Demolition Program.*

The Community Development Department is excited to announce they will be working in partnership with the Hunter Foundation and Michigan Gateway Community Foundation on a program that targets the Northside Neighborhood for Home Repair and Demolition program. They have received \$50,000 and anticipate more money to come in from other agencies and organizations. This money is less restrictive since this money is from local partners they have developed the program and are looking to receive approval to go live with them.

Motion made by Vigansky, supported by Money to approve the Buchanan Home Repair Program and Home Demolition Program, as presented. Roll call vote carries unanimously.

Murphy mentioned the Ribbon Cutting for Victory Park Pavilion being held on June 8th, 2024, at noon.

X. Unfinished Business

A. Ordinance No. 2024.05/438- *Consider the second reading and adoption of Ordinance No. 2024.05/438, an ordinance amending the City of Buchanan Zoning Ordinance; **ARTICLE VII - R-3 MULTI-FAMILY ZONING DISTRICT; ARTICLE XXI GROUP HOMES AND ADULT FOSTER CARE FACILITIES.** (See Attachment A)*

Motion made by Swem, supported by Money to approve the second reading and adoption of ordinance 2024.05/438, as presented. Roll call vote carries unanimously.

XI. New Business

A. Expenditures - *Consider approving the expenditures for May 13th, 2024.*

Motion made by Vigansky, supported by Money to approve the expenditures for May 13th, 2024, in the amount of \$106,694.06. Roll call vote carries unanimously.

- B. Attorney Engagement Proposal-** *City Manager, Timothy Lynch will present the attorney engagement proposal from Attorney Mowitt S. Drew III of Butzel Long for consideration.*
City Manager Lynch presented the Attorney Engagement Proposal with our current attorney switching firms from Kotz Sangster to Butzel Long, before the Commission tonight is a proposal from the new firm to continue services with our current attorneys, same attorneys, and same location. The proposal is to continue working with the same attorneys at the same rate. Considering several ongoing projects with the current attorneys, switching to a different firm would be significant challenges. Lynch is recommending to continuing the engagement with current attorneys with Butzel. The Commission in the future may retain another firm, but in all practicality, it makes sense to continue with our current firm.

Motion made by Vigansky, supported by Swem to approve the Attorney Engagement Proposal with Butzel Long, Mowitt Drew ATTY, as presented. Roll call vote carries unanimously.

- C. Structural Engineering Services Proposal-** *City Manager, Timothy Lynch will present and request consideration for the Front Street Retaining Wall.*
Lynch presented the Structural Engineer Services Proposal from JPR for the Front Street Retaining Wall "Hoven Wall". Lynch is recommending moving forward, the commission made it clear in the budget workshop that this was a top priority. Lynch has reached out to JPR and vetted the company and received references. Lynch touched upon the services that would be provided.

Motion made by Vigansky, supported by Money to approve the structural engineer services proposal from JPR in the amount of \$17,500.00, as presented. Roll call vote carries unanimously.

- D. Update on Days Ave & McCoy Creek Culvert-** *City Manager, Timothy Lynch will provide an update to the Commission and the public regarding Days Avenue and McCoy Creek Culvert.*
We have been collaborating with our design engineers to address the failing culvert in Days Ave. Abonmarche has proposed three conceptual designs with rough cost estimates ranging from \$900,000 to \$1.1 million. These are preliminary cost estimates, and the three concepts take into account factors such as constructability, project timeline impacts, permitting, and the existing instability of the structure. We have decided to proceed with the most efficient concept, which involves using steel sheet piles. The extent of the work required will only be known after the existing infrastructure is dismantled. We are currently exploring design and bid options to expedite the process. The permit should be submitted to EGLE this month, with approval expected in mid to late June, unless there are unforeseen permitting issues. We are aiming to start construction potentially in July. The city will handle traffic control to reduce costs, and having ample construction space will help minimize construction timelines and closures. We are working with businesses and organizations to develop solutions that are most beneficial for the project, considering their needs. More information will be provided as the process unfolds. It's all in process and more information will be forthcoming.

XII. Communications *(informational only, formal board action is not necessary for these items, unless so desired)*

- A. MEETING Change & Public Hearings-** *The City Commission Regular Meeting will be held on Tuesday, May 28th, 2024. Due to the holiday on Monday, May 27th. There will also be two public hearings held at the May 28th meeting, for the proposed budget FY 2024-2025 and a proposed Obsolete Property Rehabilitation (OPRA) Exemption Certificate.*

XIII. Public Comment - Non-Agenda Items Only (3-minute limit)

Chief Harvey Burnett- Thanked the Buchanan Galien Lions Club for the donation and to keep the Writer Family and Ruth Writer in your prayers with the passing of Wayne Writer.

Monroe Lemay- Has concerns for the black community. In all of the years that her family has lived here, she has never seen the city put this much interest into the black community, it is something that they asked for many for many years. And the reason she started One Buchanan was so that everyone was treated equally. When the meetings began for the "Vision of Buchanan", Monroe believed there was no black or person of color at those meetings. Former manager Grace advised Murphy to bring the community to the table. Her fear is for Gentrification. She finds it wonderful that the city is doing something for that neighborhood. Compared Harlem to the Northside of Buchanan. Recommends maybe having a contract with the city. Claiming the Northside needs to know how the "White Community Works."

Rich Murphy- Clarified that a key stakeholder group with the Vision of Buchanan was the Northside Neighborhood Group including Jeanne Harris, John Brown, Barb Brown, James Busby, Mr. Kelly, Joe Bibbs, Kyra Clark, Shebra Guidry, and 3 years later we continue to work and have built an avenue of trust. Gentrify is a concern and we have been in discussions about that. Project NorthStar is trying to mitigate gentrification.

Jame Busby- Clarify Lemay's comments. We as black and brown communities understand the white community just as they understand us. We have a lot of interracial couples and biracial children. Maybe the northside has been neglected for so long since we have been referred to as "you people" and "those people" and on occasion "raccoons", we all know that is a racist statement. Busby has met with the former city administration about working on all parks with the city. I don't want to hear the talk about understanding the black or white communities, we are all one. We are all here to make our community better, we do not need any racial bigotry. We are one! I love my city and my people no matter what color you are. And that is what we are doing in Buchanan, bringing everyone together and continuing to do. And if you don't want to be part of the solution, go, we don't need you. There is a lot of good people in this city.

Jeanne Harris- Every black person in here is educated, every black person in here is a homeowner. Some of the homes have been passed down, we take pride in our neighborhood and our homes. Every step of the way Rich and Ashley have been there, we have met with them and told them what we wanted. To keep our neighborhood residential and types of zoning. We are aware of gentrification and what that can do. Our concern right now is to rebuild our neighborhood. We have been working with Rich, Ashley, and the city, and no one from the outside is coming in and influencing us. The people not at the table are updated and we continue to show up, respecting our neighborhood.

Haley Jones- Thanked everyone who shared their post about the opening of Chunks. People were concerned about more trash being at the duck pond due to their business location. Every Saturday Haley and her child walk around picking up trash. They are not trying to cause trash and will continue to help clean up. There have been concerns about the renovations since the garden shack is over 100 years old. They are not trying to change it and keep it as historically accurate as possible. There was an ice cream shop in that building before as well.

Shelly Welch- Running for Berrien County Treasurer.

Mary Gilbert- Curious to see who works with any investors about the vacant properties around the city.

XIV. Executive Comments

A. City Manager Comments

We are in the final throws of preparing the 2024-2025 budget. The associated budgets will be presented at the May 28th meeting. Lynch is confident that the financials will be favorable with surplus projections in the General, streets, and Water/ Sewer. In addition, balanced funds will be presented for the next fiscal year.

B. Commissioner Comments

Swem- Thank you to the Lions Club for their continued support of the community and does not go unnoticed. The Common cleanup was a success and really appreciate the support from our volunteers. Rich I appreciate your comments, and the time in effort you're putting in. Mary's comment there have been talks about a feasibility study on what business would be a good asset to the city. Rich and Ashley have had general conversations about doing one.

Vigansky- Send your emails to Rich Murphy directing that comment to Mary Gilbert about her earlier comments. Vigansky has been in contact trying to push the sale of the Moose Lodge.

Money- Thanked the Lions Club. Had the opportunity to do Arbor Day for Tree City USA at the middle school. It was a great program and did an excellent job. The Buchanan Clean-up had a great time shoveling gravel at Ravish Park and thanked the volunteers who helped with the Clean-up. Thank you to the Northside Neighborhood Group for being here tonight and I am glad to see the enthusiasm and the work you do for your community. Thank you to the Staff and Commission. Happy Memorial Day.

C. Mayor Comments

Denison- thanked the Lions Club for their generous donation to the PD. Also to send his condolences to the Wayne Writer Family and Wendy Murphy's Family. Briefly on the gentrification comment, when he took office, Weedon and I were on the same page about the Northside we pushed hard to make improvements. One of the things I am proud of is what Rich and Ashley are doing, they are taking their time, they are making good decisions, and they are working so closely with the Northside to make sure they are the right decisions. He does not worry about gentrification because of how close we are to the group. He also wanted to mention that sometimes we forget that the people in City Hall work very hard to improve themselves. Denison read the Michigan State Extension program letter congratulating Emma Lysy on her successful completion of the Michigan State Extension Zoning Administrator Certificate and Master Citizen Planner Status. Denison read the Michigan Association of Municipal Clerks letter congratulating Kalla Langston on obtaining her Level 1 MiPMC certificate. Thank you everyone for coming tonight.

XV. Adjourn

Motion made by Money, supported by Vigansky to adjourn the meeting at 8:14 P.M. Roll call vote carries unanimously.

Kalla Langston, City Clerk

Mayor Sean Denison

MINUTES**I. Call to Order Public Hearing No. 1 & Roll Call**

The purpose and comment period of the public hearing is to receive comments from the general public on the consideration of the proposed City Budget for the fiscal year 2024-2025 (July 1, 2024 - June 30, 2025).

Roll Call: Denison, Weedon, Vigansky, Money, Swem

Motion made by Weedon, supported by Money to open the public hearing at 7:00 PM. The motion carries unanimously.

No public comment was made for this public hearing.

II. Close of Public Hearing No. 1

Motion made by Swem, supported by Vigansky, to close the public hearing at 7:01 PM. Roll call vote carries unanimously.

III. Call to Order Public Hearing No. 2 & Roll Call

The purpose of the comment period and the public hearing is to receive comments from the general public on the consideration for approval of an Obsolete Property Rehabilitation (OPRA) Tax Exemption for Longbranch Livery LLC, 206 Days Ave, Buchanan, MI 49107.

Roll Call: Vigansky, Money, Swem, Denison, Weedon

Motion made by Weedon, supported by Vigansky, to open Public Hearing #2 and public comment on consideration of the OPRA Tax Exemption for 206 Days Ave at 7:02 PM.

Yea: Money, Vigansky, Denison, Weedon

Abstain: Swem, business interest

Motion carries to open public hearing No.2.

Rich Murphy – This is a critical step forward in the redevelopment project for the historic livery. In August we requested the creation of an OPRA district for 206 Days Ave. Since then, the developer Michael Reed and his team have been building their pro forma, forming a construction team, and meeting biweekly with MEDC. The Planning Commission approved the site plan. The developer has purchased and closed on the building, they are now here for the second step of OPRA to apply for the actual exemption certificates. This is a \$3.5 million project, of which \$1.25 million will be leveraged with a revitalization and placemaking grant. This is the grant that every historic town in MI goes after.

Zachary Vaughn, Director of Community Improvement at Cornerstone Alliance – We have worked with Buchanan on a few OPRA's in town. We make sure everything is good to go and answer questions. Make sure we are clear on what this tool is used for and the impact it can have.

Michael Reed – Just wanted to thank Rich and the city, this entire project has just been super comfortable with Rich and Zach helping out. The OPRA abatement is not just important, it's required. We have \$1.8 million in just the permits and acquisition brings us well over \$2 million. We had this project vetted by a ton of organizations and industry experts like Western Michigan College's

development center. In construction alone we are looking at 50 short-term jobs and over 20 long-term jobs. We are excited to keep money local with local investors, contractors, and a future local business.

Michael Rowland, 4793 Tulip Tree Ln – Here to support the OPRA Tax Exemption, as an investor of the only other OPRA property downtown to my knowledge, that’s also on Days Ave, I can attest to how vital this economic development tool is for getting a project like this done. On my building at 101 Days Ave, when we looked at this we had a roof that was caved in, floor in the basement, water damage throughout the building, and had to replace almost every structural beam in the building. By the time we got to the finished project if I had to open my tax base to the \$1 million plus we put into the building it would have been a devastating situation. This project is no different, we have local investors who have a lot of experience with construction, and they are hitting a need that is vital to the growth of Buchanan. It’s saving obsolescence within our community. I hope you can approve the exemption.

Arthur Havlicek, President & CEO of the Southwest Michigan Regional Chamber of Commerce – We are also here to speak in support of the OPRA exemption for this property. We think it’s an incredible development that’s coming together, it’s gotten the attention of the MEDC to the tune of a pretty significant investment in our community. The local investment, the job creation, the boom to our hospitality industry, and it will replace something that is functionally obsolete is great for not only Buchanan but the region. You have our full support.

IV. Close of Public Hearing No.2

Motion made by Money, supported by Weedon, to close the public hearing and public comment for the OPRA Tax exemption for 206 Days Ave at 7:14 PM.

Yea: Money, Denison, Weedon, Vigansky

Abstain: Swem – business interest

Motion carries.

V. Call to Order of the Regular Meeting

Denison called the Regular Meeting to order at 7:15 PM.

VI. Recognition

VII. Pledge of Allegiance

Mayor Denison led in the Pledge of Allegiance.

VIII. Roll Call

Present: Mayor Sean Denison, Mayor Pro Temp Mark Weedon, Commissioner Dan Vigansky
Commissioner Patrick Swem, Commissioner Larry Money

City Staff: City Clerk, Kalla Langston; Community Development Director, Rich Murphy

IX. Approve Agenda

Motion made by Weedon, supported by Swem, to approve the agenda as presented. Roll call vote carries unanimously.

X. Public Comment - Agenda Items Only (3-minute limit)

James Kennedy, 419 W Front St – Came to speak on delinquent utility bills being applied to taxes. I would be opposed to this just due to my experience this last week in trying to deal with LRS. I’ve paid every bill, I’ve attempted for over a week to get a hold of somebody there. They say we will connect you with someone and I’ve sat on hold for an hour to be disconnected. I put in four hours today sitting on

the phone. If we are unable to deal with these people, I would be opposed to the city trying to collect money that people have possibly already paid. I would suggest we look into another supplier.

XI. Consent Agenda *(can be approved all in one motion, for general housekeeping items)*

A. Minutes- *Consider approving the Regular Meeting Minutes from May 13th, 2024.*

B. Buchanan Scarecrow Charities- *Consider approving the Buchanan Scarecrow Charities, Scarecrow install and takedown calendar.*

C. Excuse of absence- *Consider excusing Mayor Pro Tem Weedon from the Regular Meeting on May 13th, 2024.*

Motion made by Vigansky, supported by Money, to approve the consent agenda as presented. Roll call vote carries unanimously.

XII. Scheduled Matters from the Floor *(if any)*

XIII. Reports by: Departments, Committees, Boards

A. Community Development Report - Director Rich Murphy

1) Permit Renewal- *Consider Microbusiness Annual Permit Renewal for Walpole Enterprises, LLC, 303 Carroll St.*

Murphy: Licensing for our only microbusiness lifted and they applied for renewal. I received the fees, Buchanan PD ran background checks, they submitted their application to our satisfaction.

Motion made by Weedon, supported by Vigansky, to approve the microbusiness annual permit renewal for Walpole Enterprises LLC, 303 Carroll St. Roll call vote carries unanimously.

2) Resolution 2024.05/13- *Consider the resolution to Authorize the Conveyance of Ross-Sanders House, 107 W. Front St.*

Murphy: We report significant progress on the Ross Sanders sale. The purchase agreement is drafted, and the preservation easement was developed by the state with Preservation Society and developer Michael Rowland. Very close to signing the contract and closing but are being proactive because we anticipate the title company will require a resolution authorizing an individual to convey the property on behalf of the municipality.

Motion made by Swem, supported by Money, to approve Resolution 2024.05/13 as presented. Roll call vote carries unanimously.

3) Resolution 2024.05/14- *Resolution to approve an Obsolete Property Rehabilitation (OPRA) exemption certificate application for 206 Days Ave Holdings LLC, 206 Days Ave Buchanan, MI 49107.*

Vigansky motions that an appraisal be done by United Federal Credit Union before approval and that it be paid for by 206 Days Ave Holdings LLC. Hearing no support, the motion dies.

Motion made by Money, supported by Weedon, to approve Resolution 2024.05/14 as presented.

Yea: Denison, Weedon, Vigansky, Money

Abstain: Swem – business interest

Motion carries.

XIV. Unfinished Business

XV. New Business

A. Finance Department- City Manager, Tim Lynch

1) Delinquent Utility Bills Applied to Summer Taxes- Consider authorizing City Administration to take the necessary actions to add delinquent utility bills to the responsible parties' summer taxes.

We have identified delinquent utility bills being water, sewer, and mowing bills. That are delinquent out more than 6 months. It is the practice of the commission to authorize adding those bills to the responsible parties' summer taxes.

Swem – Mr. Kennedy, the LRS contract doesn't renew until 2026 I think, but this is for utilities we run ourselves, so it is not a part of this.

Motion made by Swem, supported by Vigansky, to authorize City Administration to apply delinquent utility bills to the responsible parties' summer taxes. Roll call vote carries unanimously.

2) 2023/2024 Budget Amendments- Consider approving amendments to the 2023/2024 fiscal budget (July 1, 2023- June 30, 2024).

Motion made by Swem, supported by Vigansky, to approve the amended 2023/2024 fiscal budget as presented. Roll call vote carries unanimously.

3) Expenditures- Consider the expenditures for May 28th, 2024, in the amount of \$70,069.84

Motion made by Swem, supported by Vigansky, to approve the expenditures for May 28th, 2024 as presented. Roll call vote carries unanimously.

4) FY 2024/2025 Budget Presentation

Overview: Several categories and department expenses are under budget, the proposed expenses for 2024-25 are less than the current fiscal year in many categories, and each of the major funds project a surplus when comparing the revenues versus expenses.

Summary of Major Funds: With these surpluses we will be addressing our bond and loan payments totaling \$1,084,834. A couple bonds are falling off in 2029-2030 which will free up funds for additional loans we will take on. Those do not take into account the USDA loan payments for the upcoming water and sewer infrastructure project which we anticipate acceptance of this year.

General Fund Revenues: Proposing a 4.5% increase in anticipated revenues

General Fund Expenses: Proposing a 2.1% increase (\$70,000) in anticipated expenses. We budgeted \$3,326,050 and are coming in at \$2,860,446 which is \$465,604 under budget.

Major Street Budget: 11.7 miles of major streets – Came in \$107,352 under budget for expenses this year. Both this year's projected budget and next year's proposed budget are in surplus when you compare revenues and expenses.

Local Street Budget: 16.5mi of local streets – Came in \$61,589 under budget for expenses. Projecting surplus this year and budgeting for a surplus again next year.

Street Repair & Maintenance Fund: Proposed Street Repair & Maintenance budget will be approximately equal to this year's budget. The Brownfield TIF account is somewhat inactive, next year we only anticipate investment interest income, there are no associated expenses.

Small Capital Replacements: Proposing \$202,000 budgeted for replacement equipment expenses such as a city hall building inspector vehicle, PD patrol car, DPW street sweeper, well 1A overhaul, and cemetery concrete floor work. The majority are funded by reserves from appropriate funds.

10 Year Capital Improvement Plan: Expenses include completion of DPW building, McCoy Creek culvert repair at Days Ave, Front Street retaining wall replacement project, water & sewer capital projects addressing 29 miles of lines, a new Police/Fire complex, funding for the sidewalk and demolition fund, initial construction for the downtown improvement project (this undertaking will include significant investment in city road/water/sewer infrastructure), and more.

Vigansky – Where are we at with the Front Street project?

Lynch – The MDOT portion was bid out a month or two ago and came in just under \$5 million. The remaining water and sewer infrastructure work bid came in last Thursday for \$10.5 million.

Denison – Some work starts this fall, the majority will be from Spring 2025 to August 2026.

Swem – Will reinvestment into our parks be on the radar?

Lynch – Yes, in the fall the commission will determine if they want to allocate funds to that.

Water & Sewer Budget: Presented and approved by JWSB and Buchanan Township Board 5/6/24.

Budget anticipates revenue of \$3,299,386 this year, proposing \$3,317,000 next year.

Budget anticipates expenses of \$2,344,145 this year, proposing \$2,669,287 next year.

- Operations: Water system produces half a million gallons per day of clean drinking water that is chlorinated and fluoridated for public health. The WWTP has an advanced secondary treatment process, developed in Netherlands, that treats just under a million gallons per day to exceptional standards that discharges into the St. Joseph River.
- Challenges: Managing ever-increasing costs such as payroll, pension, insurance, utilities, and raw materials. Increasing regulatory mandates with associated costs like lead service line replacement, PFAS testing, and storm water pollution management also require us to budget and plan well.
- Positives: Systematic rate adjustments, including the 8% in tonight’s resolution, have provided a sustainable financial environment to improve our aging infrastructure. The water & sewer fund has nearly \$3.5 million in investments, earning over \$150,000 a year in interest.

5) Consider Resolution No. 2024.05/15- *A Resolution for the City of Buchanan to adopt a budget for Fiscal Year 2024-2025*

Motion made by Vigansky, supported by Money, to approve Resolution No. 2024.05/15 for the city to adopt the Fiscal Year 2024-2025 budget as presented. Roll call vote carries unanimously.

XVI. Communications *(informational only, formal board action is not necessary for these items, unless so desired)*

None.

XVII. Public Comment - Non-Agenda Items Only *(3-minute limit)*

Lora Freehling, Berrien County Register of Deeds – For the commission and attendees, as an elected official it’s my responsibility to bring awareness to the public of services that are provided by our office. To that end I wanted to talk about the new property alert email notification service. This free service will alert subscribers each time a new document is recorded, you can customize your criteria.

Michael Rowland, 4793 Tulip Tree Ln – This Saturday will be the first concert of the concert series.

XVIII. Executive Comments

A. City Manager Comments

Update on Front Street retaining wall, Mike and I had an initial meeting with the engineering firm working on this project. We’re anxious to get started on a proposed solution in the next week or

so. For the McCoy Creek culvert, a joint permit application has been submitted to EGLE for inland lakes and streams, the permit is 15 pgs. Moving forward, we plan to come back in a couple weeks with an engineering proposal and next steps through construction including design, bidding, and securing a contract. We have a good handle on our finances, and I am confident that we'll continue to improve our costs to the benefit of the city. We are already preparing for the audit.

B. Commissioner Comments

Weedon – It has more to do with Mr. Lynch and the leadership he's shown has had a significant impact on the results we see in the budget so thank you.

Swem – Kudos to the team again on the budget, excellent work. Tried to come by monthly and sit down with them and I can tell we are making significant progress. Hands down the most insight we've been able to gather out of the commission. Want the public to know that outside standard inflation, we did not raise taxes this year. When do we estimate our union negotiations potentially wrapping up?

Lynch – We are just in the initial stages, and due to some conflicts we will be meeting with both union in mid-June. We're looking at alternative health insurance plans. I can't really give a date yet but it is in progress.

Sounds like we can have our next strategic planning session once those wrap up.

Vigansky – I get the alerts from the county and I see they were going to bid out a job for the 911 center. I thought that's what this building in Buchanan was for, do you know anything about that? There are putting bids out for the building in St. Joe.

Swem – They are keeping both buildings.

Money – I want to thank Tim and the staff that worked on this budget. It sounds really promising for Buchanan. I hope that can hit the social media and newspapers that we aren't a failing city. Mr. Reed and associates, congratulations on the OPRA Exemption. It's really going to be nice to see that building taken care of. I do want to make a couple statements, on behalf of the American Legion on everything that happened this past Memorial Day weekend. I know it was pretty hectic here in the city, there were complaints about the cemetery but I want to thank Mike Baker, his crew, and the cemetery for the great job that they did. Thank you also to the PD on the parade.

C. Mayor Comments

Thank you to Tim and the city staff for putting together a great budget and all the hard work they put into it. I want to Michael Reed and his group for investing in Buchanan, we are really excited.

XIX. Adjourn

Motion by Weedon, supported by Money, to adjourn the meeting at 8:22 PM. Roll call vote carries unanimously.

Kalla Langston, City Clerk

Mayor Sean Denison

MINUTES

I. Call to Order

Denison called the meeting to order at 7:00 PM.

II. Recognition

III. Pledge of Allegiance

Mayor Denison led in the pledge of allegiance.

IV. Roll Call

Present: Mayor Sean Denison, Commissioner Dan Vigansky Commissioner Patrick Swem, Commissioner Larry Money

Absent: Mayor Pro Temp Mark Weedon

City Staff: City Manager, Timothy Lynch; City Clerk, Kalla Langston; Director of Public Works, Mike Baker

V. Approve Agenda

Motion made by Vigansky, supported by Money, to approve the agenda as presented. Roll call vote carries unanimously.

VI. Public Comment - Agenda Items Only *(3-minute limit)*

Fran Terry, 16398 Rynearson Rd – Had a question about the Board/Committees/Commission budget.

VII. Consent Agenda *(can be approved all in one motion, for general housekeeping items)*

A. Minutes- *Consider approving the minutes from the May 28th Regular Meeting and Public Hearings.*

Motion made by Swem, supported by Vigansky, to approve the consent agenda as presented. Roll call vote carries unanimously.

VIII. Scheduled Matters from the Floor *(if any)*

IX. Reports by: Departments, Committees, Boards

A. Clerk Department- *Election updates, City Clerk Kalla Langston.*

Legislation: We follow the Federal Voting Rights Act, Michigan is trying to pass a Michigan Voting Rights Act. I fully support a MVR Act, but I'm not fully supportive of the bills that have been presented.

Bill SB 401-404 – Clerks and municipalities are proven guilty right away. We can be accused and have no right to defend ourselves. This puts us in great financial liability. It is still in committee. Bill HB 5699-5702, Local Term of Office – Takes effect after the 2024 election, 2026 for our commission. Officials will take office December 1st after the election has been certified instead of the next meeting.

City Commission: If you're running for city commission for the 2024 election, the petition packets are due July 23rd at 4pm. There will be a notice in the mail in a couple weeks.

Upcoming Election Dates:

- MI State Primary Early Voting → Saturday July 27th, 2024 to Sunday August 4th, 2024
- MI State Primary Election Day → Tuesday August 6th, 2024
- Absentee Ballots → should be seeing them in late June-early July for the August election
- Election Panel → sometime in July at the Tin Shop, with Dr. Patricia Moore, come ask questions
- Public Accuracy Testing → sometime in July
- National Voter Registration Day → Sept 17th, 2024

X. Unfinished Business

XI. New Business

A. Expenditures: Consider approving the expenditures for June 10th, 2024 in the amount of \$53,178.05

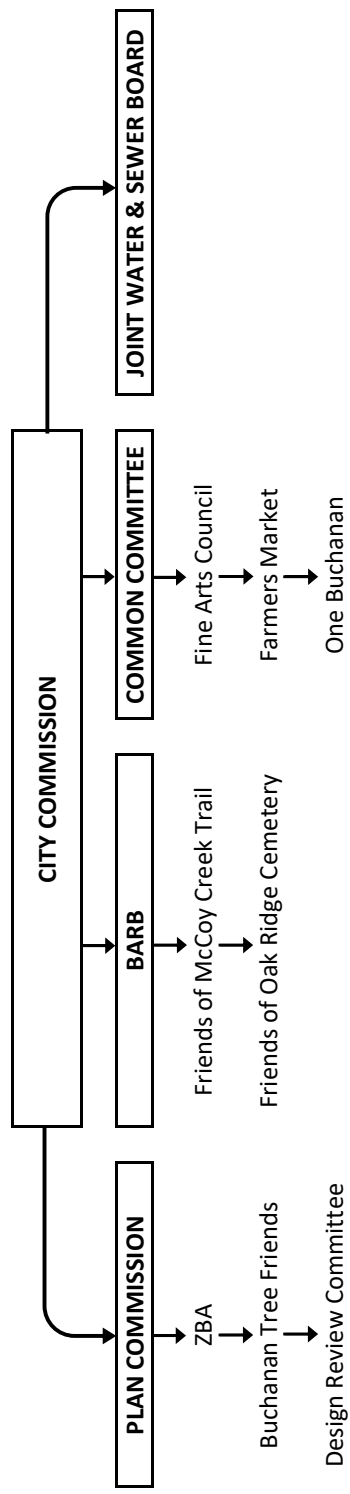
Motion made by Vigansky, supported by Money, to approve the expenditures as presented. Roll call vote carries unanimously.

B. McCoy Creek Culvert- City Manager Lynch will present and ask for consideration for the Proposal for Professional Services from Abonmarche.

Engineering proposal includes final design services, geotechnical investigation, bid document preparation, bid award assistance, and construction administration services. The permit application has been submitted. We are ready for next steps. Time and material costs not to exceed \$54,900. The conceptual design was \$21,900, it brings the total costs to \$76,800. These fees are very reasonable considering this is anticipated to be a \$1 million job.

Motion made by Swem, supported by Vigansky, to approve the proposal for professional services from Abonmarche in the amount of \$54,900. Roll call vote carries unanimously.

C. Board, Committee, & Commission Reporting Restructuring- Consider approving the organizational chart for reporting purposes.



Motion made by Swem, supported by Money, to hold a workshop within the next 60 days with all the groups associated under the commons committee and we can take further action after that. Roll call vote carries unanimously.

XII. Communications (informational only, formal board action is not necessary for these items, unless so desired)

XIII. Public Comment - Non-Agenda Items Only (3-minute limit)

Jeanie Harris, 320 Bluff St – Thanking everyone involved for their efforts at Victory Park.

Haley Jones, 14534 Main St – Thank you for attending Chunks’ grand opening, we served 1,400 cones

James Busby – Thanks the city and everyone involved in Victory Park. Looking to bring in more money.

Tony Houser, 209 Main St – Preservation Society Chair, the Pears Mill open be until 7 PM Saturday.

Michael Rowland 4793 Tulip Tree Ln – This weekend was incredible, thank you everyone.

XIV. Executive Comments

A. City Manager Comments

I would like to thank the community for their patience and understanding on the water and sewer billing issue last week. It was immediately addressed, and all correct bills were mailed out. We are reviewing mailing procedures and will provide additional oversight to prevent such incidents from occurring in the future. For the Front St retaining wall by Hoven, site survey work was performed last week. Soil boring is scheduled for tomorrow. These tasks will be used for the retaining wall design and construction estimate. For the downtown infrastructure project, we anticipate having our bond council Baker Tilly at one of our next meetings to present on the financial aspects of the project. At the following meeting, the legal resolutions and USDA loan acceptance documents will be presented for approval.

Denison – The only thing I might add to Tim’s comments is if we have issues like our water bill issue, it’d be super helpful if you would just call the City Manager before you call news media.

B. Commissioner Comments

Swem – Thanks for addressing water and sewer Tim, I know you guys worked hard to get that addressed immediately. It’s never fast enough for the public’s eyes but you guys worked real hard to get that out, I got my bill yesterday. Victory Park, it had amazing turnout with hundreds of people. One’s that are here today and some that have moved away, all came together to celebrate. The entire commission here today was there. Mark is up in Mackinaw enjoying a well-earned family vacation but he wanted me to send his regards for that. Just a great way to capture what we can do when we all work together. It makes me think of our earlier discussion, how we can take what we learned from that and continue to do amazing things in the downtown district. I really hope everyone in these groups embraces the opportunity to have a seat at the table. I’m looking forward to how the workshop works out. When we get a chance, I know we’ve been talking about it, there is some health issues with their organization but can we get the Barton Group in here to give a status update on the DPW? I know there’s been some meetings and we’ve been trying to make it happen. Next time we have a BARB group can we get the disc golf stuff back on their radar. I know we talked about that as a potential low-cost opportunity to make an impact.

Vigansky – First and foremost I want to apologize to you for having to step up while you were on vacation. I did what I could with the people that I could about blowing a mouse hole into a volcano. I did everything I could, but I truly respect peoples independence and their own thoughts. And the negativity, every time it gets brought up down here in public comments or by commissioners is just scratching that scab open. It’s done. It happened in November. It’s 6 months ago, it’s a long time passed. Theres a lot of things were done that were really wrong but you might want to think about why things have been doing so well in the 6 months following November. Thank you Tim, and I won’t bring up Ben’s name. As far as the Common Committee, I’m not against it, but I was very much against disbanding the DDA, but I didn’t see nobody coming down here and screaming to stop. Now it’s done, we lost all of that tax money, and that’s what that was all about. I’m glad we are going to look into it, but there are things that leadership can do and should do, but we don’t do. As far as dictating what has to be done out there on the committees. We don’t report, I don’t get any reports. I am not allowed on committees because I’m a bad commissioner. But that’s okay, I’m still here for two and half years. But thank you very much for

coming in on your vacation and taking care of that and you're gonna have some more of that I guarantee it. The one thing I do want to say is it was completely unnecessary to do what the city did because the final bill was correct. So we spent the extra money, and I'm gonna ask to say it out loud when we get the bill for how much it cost to print the second bill. We didn't need to do that, it was Facebook crybabies and we should have just left it alone. Thank you.

Money – I don't think we can talk enough about the Victory Park ribbon cutting ceremony this past weekend. It was a great time. I totally enjoyed myself. I got to see people I haven't seen in a long time and everybody else that was there got to see and meet with folks. The whole thing just turned out great with the Buckteens weekend and a lot of our classmates coming home. I know Jeanie and James poured their heart and soul into it, along with the others in the committee and it worked. Once again thank you, and keep doing what you're doing. Last meeting Dan kind of challenged me on a little bit of a project with the stained glass windows at the chapel. We got that taken care of so those monies will be directed towards that fund. We're actually looking at a couple other folks who may help offset the costs of the windows. I met with a fellow and we are still waiting on an estimate for the doors but they are in rougher shape than I actually thought. Great job to Chunks, they stayed busy and kept the parking lot full. That's a great thing to see and we are all probably going over there for our discounted ice cream cones after this meeting. Michael and Randy, thank you guys for everything you do with the Commons area. I think we are going to progress and do something with that, hopefully we can get through that. I just love the water and sewer bill debacle. It was great to see it all over Facebook and in the news media.

C. Mayor Comments

I want to apologize, I had actually asked the Barton Group to come to this meeting and I forgot to make sure it was on the agenda so they are coming to the next meeting. It was a great weekend in Buchanan and Victory Parks party, I had no idea that many people were going to show up. It was so much fun to sit around and listen the old people, they were talking about Buckteens. We need more stuff like that in this town.

XV. Adjourn

Motion made by Swem, supported by Vigansky, to adjourn the meeting at 8:10 PM. Roll call vote carries unanimously.

Kalla Langston, City Clerk

Mayor Sean Denison

MINUTES**I. Call to Order**

The meeting was called to order by Mayor Denison at 7:00 PM.

II. Recognition**III. Pledge of Allegiance**

Mayor Denison led in the Pledge of Allegiance.

IV. Roll Call

PRESENT: Mayor Sean Denison, Mayor Pro Tem Mark Weedon, Commissioner Dan Vigansky, Commissioner Larry Money

City Staff: City Manager, Timothy Lynch; City Clerk, Kalla Langston; Community Development Director, Rich Murphy; Assistant Community Development Director, Ashley Regal; Director of Public Services, Mike Baker; Chief of Police, Harvey Burnett

ABSENT: Commissioner Patrick Swem

V. Approve Agenda

Motion made by Weedon, supported by Vigansky, to approve the agenda, as presented. Roll call vote carries unanimously.

VI. Public Comment - Agenda Items Only *(3-minute limit)*

No public comment was made.

VII. Consent Agenda *(can be approved all in one motion, for general housekeeping items)*

A. Excuse- *Excuse Mayor Pro Tem Mark Weedon from the Regular Commission Meeting on June 10th, 2024.*

B. Minutes- *Consider approving Minutes from Regular City Commission Meeting, on June 10th, 2024.*

Motion made by Vigansky, supported by Money, to approve the consent agenda, as presented. Roll call vote carries unanimously.

VIII. Scheduled Matters from the Floor *(if any)***A. Baker Tilly Financial Analysis Update- USDA Project**

See Attachment A for the water fund analysis and Attachment B for the sewer fund analysis. Baker Tilly walked the commission and the public through the comparative detail of operating expenses, the schedule of combined debt service, and the cash flow analysis. The eight percent increase that was put into place in 2018 was discussed to help pay for the aging infrastructure. The USDA bonds will be at a 1.375% interest rate 40-year loan. The rate analysis estimates the attachments, depending on the scope of the USDA project.

IX. Reports by: Departments, Committees, Boards

A. Community Development Report- *Director Rich Murphy and Assistant Director Ashley Regal*

1) *Redbud Roots Adult Use and Medical Permit Renewals.*

A. *Consider Redbud Roots Adult Use Permit Renewal, 455 Post Rd.*

The applicant is in good standing, background checks have been done and Murphy recommends approval for both permit renewals.

Motion made by Weedon, supported by Vigansky, to approve the adult use permit for Redbud Roots at 455 Post Rd, as presented. Roll call vote carries unanimously.

B. *Consider Redbud Roots Medical Use Permit Renewal, 215 Post Rd.*

Motion made by Weedon, supported by Vigansky, to approve the medical use permit for Redbud Roots at 215 Post Rd, as presented. Roll call vote carries unanimously.

2) *Consider the Third-Party Administrator for CDBG Chill Round 2.*

Motion made by Weedon, supported by Money, to approve the as presented.

Discussion: Vigansky wanted to note his reason for voting

Yeas: Denison, Weedon, Money

Nays: Vigansky

Motion carries 3-1

X. Unfinished Business

XI. New Business

A. Ordinance No. 2024.06/439- *Consider ordinance 2024.06/439 an ordinance to authorize the issuance of an additional series of water supply and sewage disposal system junior revenue bonds.*

B. Resolution 2024.06/17- *Consider Resolution 2024.06/17, a resolution to adopt an 80%/20% Employer/Employee health care cost option as set forth in 2011 Public Act 152, the publicly funded health insurance contribution act.*

Motion made by _____, supported by _____, to approve Resolution 2024.06/17, as presented. Roll call vote carries unanimously.

C. Finance- *City Manager, Timothy Lynch*

1) *Consider approving the expenditures for June 24, 2024 in the amount of \$153,000.11*

Motion made by _____, supported by _____, to approve the June 24th, 2024 expenditures in the amount of \$153,000.11. Roll call vote carries unanimously.

2) *Consider approving FY 2023-2024 Budget Amendments, as presented.*

Motion made by _____, supported by _____, to approve the FY 2023-2024 Budget Amendments, as presented. Roll call vote carries unanimously.

D. Cemetery Chapel Stain Glass- *Consider approving the quote from BLV Stained Glass to repair the Stained Glass at the Chapel.*

E. Closed Session

1) *Consider entering a Closed Session pursuant to MCL 15.268 Sec.8 (1)(c) for discussions relating to negotiation of collective bargaining agreements.*

XII. Communications *(informational only, formal board action is not necessary for these items, unless so desired)*

A. Buchanan Police Department's Annual National Night Out- Tuesday, August 6, 2024, from 6-9 PM at McCoy Creek Park.

XIII. Public Comment - Non-Agenda Items Only *(3-minute limit)*

XIV. Executive Comments

A. City Manager Comments

B. Commissioner Comments

C. Mayor Comments

XV. Adjourn

Kalla Langston, City Clerk

Mayor Sean Denison

MINUTES

I. Call to Order

The meeting was called to order by Mayor Denison at 7:00 PM.

II. Recognition

III. Pledge of Allegiance

Mayor Denison led in the pledge of allegiance.

IV. Roll Call

Present: Mayor Sean Denison, Mayor Pro Temp Mark Weedon, Commissioner Dan Vigansky, Commissioner Larry Money, Commissioner Patrick Swem

City Staff: City Manager, Timothy Lynch; City Clerk, Kalla Langston; Community Development Director, Rich Murphy; Director of Public Services, Mike Baker; Chief of Police, Harvey Burnett

V. Approve Agenda

Motion made by Swem, supported by Weedon, to approve the agenda as presented. Roll call vote carries unanimously.

VI. Public Comment - Agenda Items Only (3-minute limit)

None.

VII. Consent Agenda (can be approved all in one motion, for general housekeeping items)

A. Minutes

1) Consider approving the Regular Meeting & Closed Session Meeting Minutes for June 24th, 2024.

B. Excuse

1) Excuse Commissioner Swem from the June 24th, 2024 Regular Meeting.

Motion made by Money, supported by Weedon, to approve the consent agenda as presented.

Yea: Money, Denison, Weedon, Vigansky

Nay: None

Abstain: Swem, due to absence at last meeting.

VIII. Scheduled Matters from the Floor (if any)

IX. Reports by: Departments, Committees, Boards

A. Buchanan Tree Friends Report- Chair Brian Murphy

1) Update on the DNR Grant received last August

Planting: Tree planting is underway. April 13th we planted 33 trees downtown, and May 18th we planted 14 trees at the south end of the high school.

Removal: Tree removal is in progress. The city is working with outside contractors.

Inventory: Tree inventory is complete. The TreeKeeper software was purchased for \$2,000.

Training: First training session with the inventory software is in the books.

Rich, Martin, and I have been invited to a round table hosted by the DNR in Lansing July 23rd for cities who received grants. Another grant application is due in August which we will submit.

2) *Fall Tree Planting*

We got funding for this from the Michigan Gateway Community Foundation. Our intention is to plant along the north side of 3rd St on city-owned property from City Hall to the Ingersoll Rand property at the beginning of the trail. This is a low-risk brownfield, the land will never be developed, and planting will help the property long term through phytoremediation. We will also plant on Dewey St toward the west end at the intersection of Moccasin and Dewey.

Baker mentions how this plan might conflict with the upcoming infrastructure project which includes work on 3rd St, however, the project should be done by May 31st of next spring. It was decided that tree planting will then take place the following Fall.

Money asked how many trees are tagged for removal. The tree inventory identified 100 trees that were of either moderate or high risk for removal. Things has changed and some have been removed already. We will ask for removals again in this next grant.

B. Community Development Report- Director, Rich Murphy

1) *Consider Resolution 2024.07/17 - Local Government Approval for New Class C License issued under the provisions of MCL 436.1521 A(1)(a).*

With the redevelopment liquor license district, this is our second application from a developer to seek a redevelopment liquor license from the state. Local government approval is required.

Motion made Weedon, supported Money, to approve Resolution 2024.07/17. Motion is moved to a roll call vote.

Yea: Money, Denison, Weedon, Vigansky

Nay: None

Abstain: Swem (business interest)

Motion carries.

X. Unfinished Business

XI. New Business

A. DPW Building Project Update- The Barton Group, Jennifer Sawyer to give an update on the DPW Building.

There were some challenges such as EGLE permitting which affected the digging schedules, construction details that were unclear, and things found while digging including a tank. Fortunately, the state is providing an insurance policy for the city to remediate all the soil and make it safe.

There is a lot of interior work coming up, dry wall, ceiling panel installation, interior paint for the vehicle storage, and concrete floors and ceilings. Once the concrete cures appropriately we can start move in some equipment so you can get off your rental charges before we actually get occupancy which we have been working with the building inspector on. We will be continuing the mechanical, electrical, and plumbing finish installations. Specialty equipment will also be installed.

Looking to move equipment in July

B. USDA- City Manager Tim Lynch with Michael Schwartz with Prein Newhof

1) Consider approving the award of Contract 1.

May 23rd the city took bids, there were three bidders which came in at \$10.5, \$11.5, and \$12.5 million. We sent that to USDA for concurrence and reviewed the budget. USDA recommend award to the K&R (Kamminga & Roodvoets Inc) bid in the amount of \$10,534,150.83. There was a condition that the award be approved subject to the availability of funds and completion of necessary financial arrangements with USDA Rural Development.

Motion made by Vigansky, supported by Weedon, to approve the award of Contract 1 to K&R as presented with the condition that the award be approved subject to availability of funds and completion of necessary financial arrangements with USDA Rural Development. Roll call vote carries unanimously.

2) Consider Ordinance 2024.06/439 an ordinance to authorize the issuance of additional series of water supply and sewage disposal system junior revenue bonds.

Vigansky – I'm going to put you on the spot to settle things down around town because the water bills 8% a year across the board for water and sewer ready to serve, can you explain that? Can you help us with the legality of that?

Baker Tilly was here last meeting and went over all the financial pieces of that. So, they did the financial breakdown, and forgive me I'm not a financial guy. Typically they look at both your operation and maintenance expenses, current debts, and proposed future debts, the number of customers you have and how many gallons you use so your rate structure, to develop how much do you need to pay for your obligations. So, this item establishes an ordinance that gets published in the paper that grants the city rights to sell bonds to pay for this entire project. Then it's establishing that you will establish rates accordingly to pay for those for the next 40 years to make up for that payment. Basically, the city issues bonds but USDA buys them to create this loan.

Motion made by Swem, supported by Money, to approve Ordinance 2024.06/439. Roll call vote carries unanimously.

3) Consider Resolution 2024.07/18 & 2024.07/19 USDA Loan Resolution-Water.

This is where USDA has their own documents for the loans that say you will pay these loans when they buy these bonds. It is set up as three loans, two water loans that cost \$6 million and \$3 million that total \$9 million. Those are the two resolutions in this item, item 3. The other loan is the sewer loan which totals about \$7.5 million, that resolution is in the next item, item 4.

Motion made by Vigansky, supported by Money, to approve Resolution 2024.07/18 & 2024.07/19. Roll call vote carries unanimously.

4) Consider Resolution 2024.07/20 USDA Loan Resolution-Sewer.

Motion made by Weedon, supported by Vigansky, to approve *Resolution 2024.07/20*. Roll call vote carries unanimously.

Next Steps: At this point we will send the contracts to K&R, they will review and sign, it will come back to Prein & Newhof, and then we will schedule a preconstruction and loan closing with all parties. They are hoping to start at the Waste Water Treatment Plant sometime after labor day and get the sewer up 3rd to city hall. There is an EGLE permit that doesn't allow us to cross the creek Nov-May for trout spawning.

C. Resolution 2024.07/21- A Resolution to approve amendments to the Southwestern Michigan Community Ambulance Service Articles of Incorporation.

Brian is not here, he said he would be in attendance. It's the 2nd or 3rd time.

Motion made by Vigansky, supported by Weedon, to postpone. Roll call vote carries unanimously.

Motion made by Swem, supported by Weedon, to have the city attorney review the articles presented related to SMCAS. Motion is moved to a roll call vote.

Yea: Swem, Denison, Weedon, Money

Nay: Vigansky

Abstain:

Motion carries.

D. Expenditures- Consider approving the expenditures for July 8th, 2024, in the amount of \$83,556.11

Vigansky – \$1,000 for promotional videos

Murphy – Those were for three videos we did that got massive amounts of views on social media.

Motion made by Vigansky, supported by Swem, to approve the expenditures as presented. Roll call vote carries unanimously.

XII. Communications (informational only, formal board action is not necessary for these items, unless so desired)

None.

XIII. Public Comment - Non-Agenda Items Only (3-minute limit)

Robert Selvig, 424 Fulton St – Comments on the Code of Ordinances criminal charging structure.

Richard Martin, 920 Chippewa – I need a key to get into the dog park for tree watering.

XIV. Executive Comments

A. City Manager Comments

Today I report a sanitary sewer overflow into McCoy Creek in the city limits. The overflow was determined and confirmed at approximately 11:30 AM this morning. The location of the overflow is near 3rd St and Dewey. The source appears to be the influent sewer/interceptor to the Buchanan WWTP. This line is slated for replacement in the upcoming project we passed the resolutions for tonight. The overflow is ongoing and remedies to fully correct the matter are being explored. We will initiate bypass pumping to prevent the overflow from entering the creek. Equipment should begin to arrive as soon as tomorrow morning. As is our obligation, Michigan ELGE has been notified as well as the Berrien County Health Department, and local media. The health department is working with the city in performing sampling and analysis of the creek waters impacted area. The creek area adjacent to the overflow has been posted to prevent human contact and recreation until further notice. We will strive to correct this issue in a prudent and expeditious manner.

B. Commissioner Comments

Weedon: None.

Swem: None.

Vigansky: Thank you to all the taxpayers for their \$300,000 investment into Victory Park pavilion. I talked individually and previously about putting some teeth in Tims contract. I'd like to know if

that's gone anywhere, if the lawyers reached out back to us. Has the lawyer said anything to you or was he not totally instructed to do that? I guess I should have brought it up earlier, but I guess I'll bring it up at the next meeting. Larry seems to be working on the cemetery we are moving ahead with that. I went up there and looked at the glass and talking to people. The concerts on Saturdays and Sundays were absolutely fantastic. I really hate to go on this but it doesn't really seem like we have too many weed whackers employed that don't weed whack under the picnic tables. They are only doing part of the cemetery, the cemetery looks worse now than I believe it ever has. We don't have very much code enforcement even though we have a code enforcement officer. And then I did talk to Tim and all you guys, that house on Hillview, if anybody knows who owned the house on Hillview that they just tore down. I didn't think to call Guy today but I will find out from Guy, they tore down a house and I am very happy. I sent it to Tim and I thought he really got on it because it was only three weeks ago but whoever did it thank you.

Money: As far as the cemetery project goes, Mary and I went out and looked at that stained glass. She gave me a couple ideas with names. She is going to pursue those and talk to you about that. There are some people that she may know that can handle a project like that. The secretary crew opened the building, went out a looked at it. Its just colored glass with lead in it in my eyes but Mary pointed out a few different things so I kind of know what I am looking at now. I have been in touch with Mr. Flemming and as his schedule gets around the doors on the chapel are going to be taken care of. Going to have to talk to Mike about locking some of that up. Once again as Dan mention, the concert series downtown along with Redbud this weekend a lot of activity in the city. I know that there have been a lot of things going on. Thank you Harvey and all of his people for their diligence and it was a good fourth of July weekend.

C. Mayor Comments

I wanted to congratulate the Richie's for a successful Redbud. There were a ton of people here from all reports it was a really good weekend. Their camping was full and sent the overflow to Berrien County camp. I wanted to congratulate Hannah Roberts on another accomplishment winning the X Games, the first female to do so. I wanted to congratulate the library and LiveBuchanan on their art installation, I think it turned out wonderfully. I'd like to thank Tim and everybody in City Hall for doing what they do. Specifically, with the day he's had today I'd like to thank Tim for being on top of things and knowing exactly how to handle situations like that. Again, you make us happy you're sitting where you're sitting.

XV. Adjourn

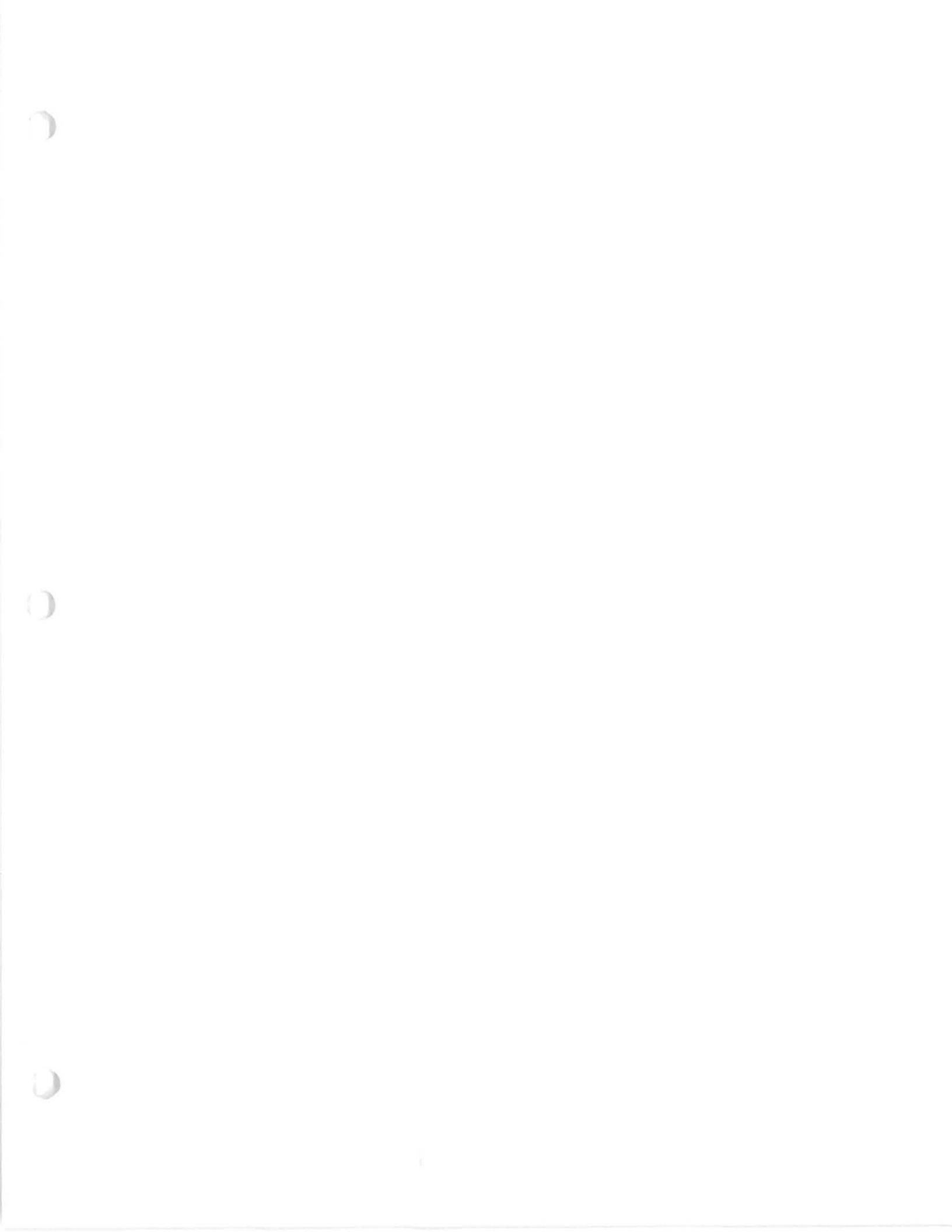
Motion made by Weedon, supported by Money, to adjourn the meeting at 8:04 PM. Roll call vote carries unanimously.



Kalla Langston, City Clerk



Mayor Sean Denison



MINUTES

I. Call to Order

The meeting was called to order at 7:00 P.M. by Mayor Denison

II. Recognition

III. Pledge of Allegiance

Mayor Denison led in the Pledge of Allegiance.

IV. Roll Call

Present: Mayor Sean Denison, Mayor Pro Temp Mark Weedon, Commissioner Dan Vigansky, Commissioner Larry Money, Commissioner Patrick Swem

City Staff: City Manager, Timothy Lynch; City Clerk, Kalla Langston; Community Development Director, Rich Murphy; Director of Public Services, Mike Baker; Chief of Police, Harvey Burnett; Assistant Community Development Director, Ashley Regal

V. Approve Agenda

Motion made by Weedon, supported by Money to approve the agenda, as presented.

Vigansky is asking the motion to be amended to remove IX.A.3. No amendment was made.

Roll call

Yay: Weedon, Denison, Money, Swem

Nay: Vigansky

Motion carries 4-1.

VI. Public Comment - Agenda Items Only *(3-minute limit)*

Norma Ferris- Asking for clarification of what LiveBuchanan is.

Correspondents through email, Langston summarized the correspondents and left copies for the public and gave a copy to the commission. Correspondents as follows:

Alan Robant: would suggest holding off on LiveBuchanan until after the November election. There is significant support for re-creating the DDA.

Suzanne Hipshear: Object to Resolution 2024.07/21.

Tamara Sinner: Object to approving the LiveBuchanan proposal.

Jennifer Marsiglio: Object to the funding of LiveBuchanan.

Carla Jackson Johnson & Scott King: opposition to any approval of LiveBuchanan.

Angela Lowery: Objection to passing Resolution 2024.07/21.

Don Ryman: Oppose the LiveBuchanan proposal.

Randy Hendrixson: Asking the City to embrace the process of the community being involved with Michigan Main Street.

resources from the state of Michigan. Representatives from the state visited our small town reviewed our application and gave us feedback on best practices and what they would like to see moving forward. This is what is before you tonight.

Approval of these items is required before Buchanan can become a designated Michigan Main Street. This is a make-or-break moment for the Main Street Program in Buchanan. Voting no would throw away 2.5 years of work and put us behind at least another 3 years until the next Main Street application cycle opens. Voting yes signals your commitment and belief that our downtown is worth investing in.

Motion made by Vigansky, supported by Swem to postpone Resolution 2024.07/21.

Discussion:

Money opens with stating that he thinks this a good program. A lot of the information we have received we haven't been able to sink our teeth into, I would like to see this commission call a special meeting and possibly get the attorney involved before we approve anything.

Swem agrees with Money, with a few areas of the contract that he struggled with ahead of tonight's meeting. Based on conversations with MEDC in different capacities, he feels that they are a negotiable group to work with. With a quarter of a million-dollar commitment he believes we need the attorney to review.

Roll call vote

Yay: Weedon, Vigansky, Money, Swem

Nay: Denison

Motion carries 4-1.

4) Consider agreement by and among the City of Buchanan and LiveBuchanan to provide Economic Development, Historic Preservation, and Promotion of Downtown Buchanan.

MEDC extended the application until August, because the first resolution that the city supported was vague, with no mention of financial support which was ultimately rejected. Understanding moving forward that the State requires the municipality to financially support LiveBuchanan for five years since they are agreeing to give technical support for five years as well.

Motion made by Vigansky, supported by Swem to postpone the agreement.

Roll call vote

Yay: Vigansky, Swem, Money, Weedon

Nay: Denison

5) Consider the St. Joseph River Kayak Launch proposal for Engineering.

The ADA access Kayak Launch was a priority project in the River Front Masterplan. DNR awarded the grant to the city in the amount of \$230,000.00, Murphy and Regal have raised the local match money to the grant in the amount of \$80,000.00. Murphy is asking to approve the proposal to go under contract.

Motion made by Money, supported by Swem to approve the St. Joseph River Kayak Launch proposal, as presented. Roll call vote carries unanimously.

Vigansky congratulated Murphy.

B. Election Information Report, Kalla Langston, City Clerk

1) City Commissioner Filing Deadline- July 23rd at 4:00 PM

C. Mayor Comments

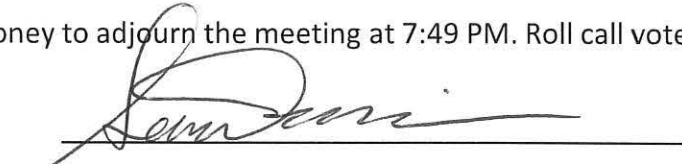
Wanted to give his resignation but not going to because of the person next to me. The last 10 months he has had his name run through the mud and been called unethical. Now it is rumored that he is having a homosexual affair with a business owner downtown. These people have no couth, they do not care about the community at all, and they say whatever they want to get elected this fall, remember that when you go to the November election if you want more of this vote for his friends.

XV. Adjourn

Motion made by Weedon, supported by Money to adjourn the meeting at 7:49 PM. Roll call vote carries unanimously.



Kalla Langston, City Clerk



Mayor Sean Denison

MINUTES**I. Call to Order**

The meeting was called to order by Mayor Denison at 4:00 PM.

II. Roll Call

Present: Mayor Sean Denison, Mayor Pro Temp Mark Weedon, Commissioner Dan Vigansky, Commissioner Larry Money

Absent: Commissioner Patrick Swem

City Staff: City Manager, Timothy Lynch; City Clerk, Kalla Langston; Community Development Director, Rich Murphy; Assistant Community Development Director, Ashley Regal

III. Public Comment - Agenda Items Only (3-minute limit)

Tom Jolly, 107 E Front St – Comments about confusion with the budget for LiveBuchanan.

Michael Rowland, 4793 Tulip Tree Lane – Comments on the merits of LiveBuchanan’s proposal.

Tracy Dippo – Comments on support for Ashley Regal and the Michigan Main Street Program.

Peter Lysy, 201 Moccasin – Comments on the existing provisions in the city budget funding the project.

Jeffery Antisdell, 102 E Front St – Comments on the business sense and use of capital in the city.

Correspondence: We had 6 letters of support, 1 letter against, 1 asking to see a budget, and 24 pledges in support of LiveBuchanan. Printed copies of them are available here tonight.

IV. New Business

A. LiveBuchanan- *Items being considered were postponed at the Regular Meeting held on July 22, 2024. The Commission has directed the City Clerk to call a special meeting to discuss and consider the postponed items.*

1) Consideration and discussion of the proposed agreement by and among the City of Buchanan and LiveBuchanan to provide Economic Development, Historic Preservation, and Promotion of Downtown Buchanan.

DISCUSSION:

Regal: I took your questions to the Main Street representative Leigh Young. The contract you received was based on another community with a similar set up as we are pursuing. Some of the questions were about the minimums needed to move forward. Main Street requires a 5-year commitment to whatever entity is decided, a full-time manager, and a budget for professional development. Those are the minimums along with the resolution. They are not particularly concerned with the semantics of the contract as long as there are adequate protections for their investment.

Denison: I like Mr. Antisdell’s idea of having the commission approve expenditures. I think it would be okay to spend smaller amounts but over say \$5,000 come in front of the commission.

Vigansky: I don’t want to ask any questions, but I do want to make some comments. All of you are strong volunteers but none of you were down here when the DDA got destroyed. This is a popularity contest. This is not me trying to destroy Main Street, this is me forcing it to run the way

it's supposed to be run and trying to get answers. There is no open meetings. Usually the 501 comes from a large community where you have the business backing the Main Street or you have a DDA where you have a good TIF program supporting it which we would have had. Which we had the money to support a Main Street, now we are not going to get the money even if we recreate a DDA. None of you come down here to stop the DDA abolishment. This contract is extremely loose. Main Street is not going to die and go away, it may not get its application process authorized. I can't vote for this contract or the way its set up.

Denison: I've heard time and time again that the Main Street program has been set up illegally, that they are on the tank. We received an email from MEDC and it says "a non-profit organization is one of the models for a Main Street organization in Michigan and is used nationally. It's an acceptable organizational structure for a Main Street organization to be successfully locally and to be accepted in the Michigan national Main Street." Everything LiveBuchanan has done has had open meetings, they tried inviting other people to attend and they have been working side by side with the people at MEDC ever since they started to make sure they are doing it correctly.

Weedon: I made a proposal to the other commissioners including Tim, I completely respect where the people are coming from who support the DDA, the dissolution of the DDA, I was a part of that. You have the authority to change your mind and look back with hindsight and maybe that wasn't the best action to take, but here we are. My proposal was that we do support LiveBuchanan financially, however I believe it can work in tandem with the recreation of a DDA. The apprehension is that the same toxicity within the DDA will resurrect itself, however, with the reinstatement of the DDA people have to submit applications and be approved to sit on the board which would be the preview of this commission. We can establish a dollar amount to continue the processes LiveBuchanan has done and the great things they have accomplished that are far greater than many other programs within this city. The cohesiveness of the group and dedication of volunteers, you'll never find a better group to do that. The northside, I apologize, was another group that came together and with good attitudes, positive thoughts, and definitive outcomes. I believe LiveBuchanan is doing the same thing. I suggest that the city provide financial support through the budget processes which have already allocated the funds, and at the same time we create a DDA. Once the DDA is reestablished it would become the financial arm of LiveBuchanan. This gets us our DDA and TIF money back, and we have control over who sits on the board.

Vigansky: Does the Main Street program disappear or is it ongoing? If we don't accept this at all does Main Street dissolve and who does it dissolve in?

Regal: If you don't accept the resolution it still exists as an organization. They may choose what they do after that. The efforts to move forward would be halted for this year.

Weedon: We wouldn't be able to apply for another three years correct?

Regal: I clarified with Leigh that was true at the time of our application. I think she told me today they changed that, it's on a rolling basis.

Denison: So then would we have to financially support a DDA and a Main Street program?

Vigansky: No, the DDA would support Main Street.

Denison: The DDA couldn't support themselves last time? How are we going to figure that out? I keep hearing it and I see it in one of the letters here, the \$50,000 that's going to LiveBuchanan is not \$50,000 + \$6,000 + Ashley's salary. A little bit of that \$50,000 is going to Ashley to cover her cost as the executive of Main Street, her salary would be in that \$50,000. I just wanted to make sure everybody understands that. I also have serious concerns about finding good people who are going to work for Buchanan and I have fear that we are not going to be able to fund. I cant believe we are talking about the DDA, we are supposed to be talking about LiveBuchanan.

Penny Slocum Correa: Mark can I say something quick? I was on the DDA, and I wasn't happy with you too when you decided to dissolve it because you'd always said we were trying to work hard but we had an administration that didn't work with us. It was a battle every time. These guys have done ten times more than we could have ever accomplished. It wasn't just us, it was who we were working with. Deborah never came in, Bill Marx barely showed up. I mean seriously, these guys have done way more in such a little amount of time.

Murphy: One point on the DDA, it's a tool we could pursue in the future. It is not attached to tonight's discussion. Its an additional tool that could be used as the leadership feels if that's the path they want to take. It would cost money to establish a DDA, we would need technical experts, legal review, and it would take four to six months.

Weedon: In the resolution I think we have some language that dictates the budgetary expectations. Ashley correct me if I'm wrong, the MEDC has budget requirements in their preview so they know exactly where the funding from this city is being utilized?

Ashley: Based on what we establish, as far as where funding is coming from, they need to see a budget. The base minimum is a full-time Main Street manager which doesn't need to be me, they can help you hire someone else. They require money for training of the manager and the board and they require a resolution of support that includes the declaration of finances. I have to know what our uncommitted funds are so I can't just go with grants I hope to achieve I have to have capital that I can put into a budget.

Denison: So when Ashley just said 'you don't have to hire me you can hire some else,' but I don't know how you're going to find someone. One thing that attractive to me about the LiveBuchanan doing what they've proposed is the fact that we would give her a little bit more money on top of her current salary to be the executive. If she were to quit tomorrow I don't know where we are going to find someone with her expertise and be able to pay them that little amount of money or to try and do all the things she currently does and that. I think that's a good deal.

Regal: Just to clarify with the uncommitted funds, they want to see some amount of money in each of their four items – design, promotion, organization, and economic vitality.

Denison: Do they tell you there has to be a 5 year commitment?

Regal: Yes, because if you get selected into the select level which is what we are applying for, we are already in the engaged level already you can call yourself a Michigan Main Street so you are eligible for the select services they provide including opportunities for two grants you can't get anywhere else.

Money: Is that \$50,000 amount set in stone?

Regal: No, you guys can decide what you want if you want to just say salary but that's the baseline. The portion that goes to salary is entirely up to you guys.

2) Consideration and discussion of the proposed Resolution 2024.07/21 LiveBuchanan Support.

Motion 1

Motion made by Weedon, supported by Money, to approve Resolution 2024.07/21 LiveBuchanan support with the amendments that the budget will be put together by the city manager and city treasurer including the Main Street executive manager salary, and requiring budgetary oversight through quarterly budget reports to the city commission.

Yea: Denison

Nay: Weedon, Vigansky, Money

The motion does not carry.

Dippo: I would like to clarify, does everyone understand where the DDA gets their TIF money? It comes from the property taxes of building owners downtown. It's only the incremental tax increase in property value from the time the DDA starts going forward. So when we first started a DDA and Redbud Hardware was the only retail in town there's a lot of new tax capture in the TIF in our DDA. That is not the case now. To start a DDA now would take a long time to build up much money because there are less buildings available, less room for tax improvements, creating more value on those buildings. It just isn't the same situation. That was the big mistake in dissolving the DDA is that we lost our starting point. To start now you wouldn't have a lot of money to fund a DDA for years and years. Not that it couldn't happen down the road but you're not going to start at the same point we did 20 years ago.

Lysy: If we do a DDA this year, next year they may get \$10,000 or something. It will be so miniscule in the beginning that you're going to be spending money to keep it going unless they levy tax. The DDA could levy two mils but I don't know if that's still the case because things were changed in 2018 with new legislation.

Denison: That was one of the arguments for getting rid of our DDA because the amount of money they were allowed to capture was going down.

Lysy: One thing they could do is levy a tax, but I don't think downtown business owners want to create a DDA so they can tax them. Since its tax increment financing the first-year tax revenues will be miniscule because there's hardly any increase in the tax rate over the baseline in that first year. In the second year hopefully a little more, you get a recession and it might go down.

Vigansky: We might have to help the DDA build itself back up because we destroyed it. Because some of us couldn't convince others to change their mind, so we are all guilty. The point being is it's not about the money captured, its about the money we can get because we have a DDA. Rich stood up here and told us when you write grants if have a DDA in the city it makes us more eligible for grants from the state.

Murphy: I did not say that. I said if you have a funded DDA you have capital, but like these people have said, a DDA does not become solvent or effective until 5 or 10 years from establishment. So right now you guys are looking backwards and we are looking forwards. We have two and half years on the line here that we can't pull the plug on. The DDA in this discussion is a red herring, it is an effective tool that we could pursue at future date but it is not contingent on what we do with all this momentum and community effort that had brought us to being on the inch yard line from being approved as a Michigan Main Street.

Denison: Respectfully, I would like to ask that we move forward with the LiveBuchanan idea without the DDA involved. If it means reducing the amount of money we give them that's fine but I don't want to tie them to something that doesn't exist and we really don't know how much money we are going to make from a DDA.

Vigansky: We are all for LiveBuchanan, its all about the way this contract was presented at the very last minute. That's my personal opinion.

Denison: Then I would say we move forward and start going through that contract and lets approve it based on changing the contract to say things you guys want it to say.

Weedon: The people who have sat on the DDA and they presented the reality of what we are dealing with and the long term effect is going to take a while. Being cognizant of that, I believe the right thing to do is to continue to move LiveBuchanan forward. I do agree with the DDA creation, it is something we can benefit from long term. We have economic development, we put money into this gentleman and young lady here so we can have the volunteers we have. I don't believe in pulling the plug on it and we have already established a budgetary line item on it.

Motion 2

Vigansky motions, supported by Weedon, to postpone items A. 1 and 2 until the August 26th, 2024 meeting contingent that LiveBuchanan makes amendments to the proposed agreement detailing the budgetary structure including expenditures, salary, and organizational costs; describing the format of reporting to the city commission; and providing that these amendments are presented to the city manager before being brought before the city commission.

Roll call vote carries unanimously

B. USDA- *Consideration to authorize City Manager Timothy J. Lynch to execute construction contracts and documents relating to Downtown Infrastructure Contract No. 1 with Kamminga & Roodvoets Inc.*

Motion made by Vigansky, supported by Weedon, for the City of Buchanan to authorize City Manager Tim Lynch to execute the USDA construction contract between the City of Buchanan and Kamminga and Roodvoets know as "Contract No. 1 – Downtown Reconstruction – Street and Utility Improvements." Additionally, the City of Buchanan authorizes the City Manager to execute on behalf of the city any necessary change orders for Contract No. 1 during construction in an amount not to exceed \$50,000 per each change order.

Roll call vote carries unanimously.

V. Public Comment - Non-Agenda Items Only *(3-minute limit)*

Penny Slocum Correa – Comments on the city commissioner election campaigning and behavior.

Jeffery Antisdell, 102 E Front St – Comments on long-term potential of forming a DDA and Main Street.

Rich Murphy – Watch party for Buchanan Olympian Hannah Roberts Wed 7/31 7 AM at the Commons.

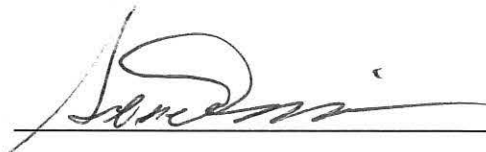
Burnett, Chief of Police – National Night Out Against Crime is next Tues 8/6

VI. Adjourn

Motion made by Weedon, supported by Money, to adjourn at 5:11 PM. Roll call vote carries unanimously.



Kalla Langston, City Clerk



Mayor Sean Denison



REGULAR MEETING OF THE BUCHANAN CITY COMMISSION
MONDAY, AUGUST 12, 2024 – 7:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

MINUTES

I. Call to Order

The meeting was called to order at 7:00 PM by Mayor Denison.

II. Recognition

III. Pledge of Allegiance

Mayor Denison led the Pledge of Allegiance of the United States.

IV. Roll Call

Present: Mayor Sean Denison, Mayor Pro Tem Mark Weedon, Commissioner Patrick Swem, Commissioner Larry Money and Commissioner Dan Vigansky

City Staff: City Manager, Timothy Lynch; City Clerk, Kalla Langston; Chief of Police Harvey Burnett

V. Approve Agenda

Motion made by Weedon, supported by Money, to amend the agenda to remove item VII (6). Consent Agenda item (B) BAFAC Appointment and approve the agenda with the amendment. Roll call vote carries unanimously

VI. Public Comment - Agenda Items Only (3-minute limit)

None.

VII. Consent Agenda (can be approved all in one motion, for general housekeeping items)

A. Minutes

1) Consider the Regular Meeting Minutes from July 22nd, 2024.

2) Consider Special Meeting Minutes from July 29th, 2024.

~~**B. BAFAC Appointment:** Consider approving Kim Oleson to the Buchanan Area Fine Arts Council.~~

Motion made by Swem, supported by Money, to approve the consent agenda, as presented. Roll call vote carries unanimously.

VIII. Scheduled Matters from the Floor (if any)

IX. Reports by: Departments, Committees, Boards

A. Resolution 2024.08/22- Consider Resolution 2024.08/22 a resolution of the Buchanan Fine Arts Council to continue utilizing city-owned property in the City of Buchanan.

Motion made by Swem, supported by Weedon, to approve Resolution 2024.08/22, as presented. Roll call vote carries unanimously.

B. Primary Election Report -City Clerk Kalla Langston

Langston reported on a successful Primary Election with 594 voters casting their ballot. With voter turnout being at 18 percent for the city. We are already prepping for the General Election. As well as

teaming up with the library to participate in National Voter Registration Day which will be held on September 17th from 10 AM- 6 PM at the Buchanan District Library.

Votes cast in the August 6th, 2024 Primary Election with the breakdown of Election Day Voters, Absentee Voters, and Early Voters.

Election Day Voters	328
Absentee Voters	257
Early Voting Voters	8

X. Unfinished Business

A. SMCAS Articles of Incorporation-Consider approving Resolution 2024.08/23- a resolution to approve amendments to the Southwestern Michigan Community Ambulance Service (SMCAS) articles of incorporation.

Brian Scribner presented the Articles of Incorporation to the Commission. Right now, SMCAS is under a temporary agreement with Cass County. They are working on a permanent agreement and hope to have that considered in a few months. However, the Articles needed to be updated before going into any permanent agreement Cass County will not become owners of the organization at this time.

Motion made by Vigansky, supported by Swem, to approve Resolution 2024.08/23, as presented. Roll call vote carries unanimously.

XI. New Business

A. Expenditures- Consider approving the expenditures for August 12, 2024, in the amount of \$143,980.71.

Motion made by Vigansky, supported by Weedon, to approve the expenditures, as presented. Roll call vote carries unanimously.

B. Closed Session- Consider entering a Closed Session pursuant to MCL 15.268 Sec.8 (1)(a)(c) for discussions relating to negotiation of collective bargaining agreements and personnel evaluation.

Motion made by Money, supported by Vigansky, to enter closed session pursuant to MCL 15.268 Sec (1) (a) & (c), at 7:19 PM. Roll call vote carries unanimously.

Motion made by Weedon, supported by Money, to re-enter open session at 7:49 PM. Roll call vote carries unanimously.

Motion made by Swem, supported by Money, to approve the annual evaluation for City Manager, Timothy J Lynch with an overall positive performance evaluation and approval of his annual increase dated back to July 1 per his contract.

Yea: Denison, Swem, Weedon, Money

Nay: Vigansky

Motion carries 4-1

XII. Communications (informational only, formal board action is not necessary for these items, unless so desired)

XIII. Public Comment - Non-Agenda Items Only (3-minute limit)

Haley Jones- Comments about the positive impact Ashley Regal had on the community and her personally.

Adam Burk- The Buchanan Area Senior Center parking lot will be under construction in the month of September. The Senior Center would like to utilize the Red Bud City Center during that time, to still be able to provide services.

John VanDyke- Published a letter to the editor of the Palladium in support of Mayor Denison and fact-check the rumors that have circulated.

Angela Lowery- Candidate for City Commissioner for November 2024 asking for support. Also apologized to Denison for a poison pen letter that was not her doing.

Chief Burnett- Thanked everyone for a successful National Night Out as well as thanked the Scarecrow Charities for giving \$600.00 for the shop with a cop program.

XIV. Executive Comments

A. City Manager Comments

Lynch- Updates of preparing for the financial audit as well as the notice period for the wastewater treatment plant permit. For USDA the loan closing was held on June 30th with a pre-construction meeting. Front Street retaining wall Lynch had received a second setting of drawings and provided comments, we are expecting additional drawings for review. McCoy Creek project the EGLE permit was issued on August 6th specifies the work within the creek needs to be completed by October 1, the remaining work above the creek can continue after October 1.

B. Commissioner Comments

Weedon- Congratulated Chunk's on their success. Thanked the public for their kind words about Denison. Best of luck to the candidates running for Commission.

Swem- Wished Ashley Regal the best of luck in her new opportunity and her work does not go unnoticed. Thanked Lynch for all that he has done to community in the short time he has been here, it was approved tonight with an overall positive evaluation. Congratulated Hannah and will continue to cheer her on. Thanked the police and first responders for National Night Out.

Money- Thanked Ashley Regal for everything she has done. Congratulated Chunk's. The reception for Hannah Roberts downtown was great. Glad to be able to help the Senior Center out while under construction. National Night Out had a great turnout. Thanked Tim and the commission for all the work they have done.

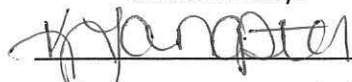
Vigansky- Lynch has my support 100 percent. The Senior Center is one of the best in the county.

C. Mayor Comments

Denison read a statement he prepared. Denison has decided to resign as Mayor and City Commissioner effective immediately. The statement is included see attachment A

XV. Adjourn

Motion made by Weedon, supported by Vigansky to adjourn at 8:14 PM. Roll call vote carries unanimously.



Kalla Langston, City Clerk



Mayor Pro Tem Mark Weedon

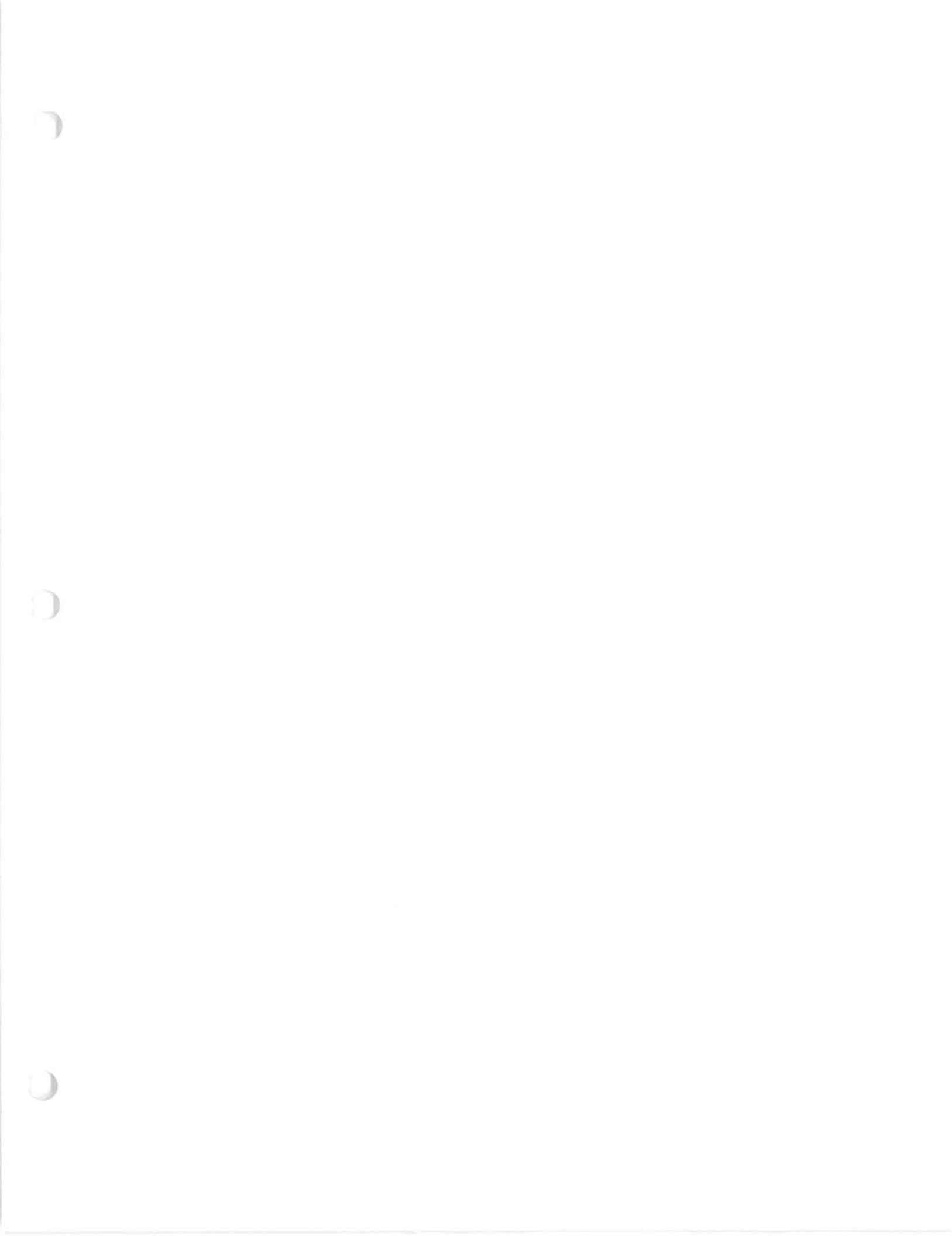


Since 2018, when I decided to run for the position of city commissioner, I have given everything I had to this position. As I stated when I ran for commissioner and time and time again since, my goal was and is simply to leave Buchanan a better place than I found it. I have invested countless hours over the past 7 years trying to achieve that goal. I have offered to pitch in at City Hall, I have volunteered for and sit on 5 different boards, lending a helping hand whenever and wherever I thought I could make a difference.

I have not been alone in this endeavor. Buchanan has so many good, decent people working for it, both in City Hall and the various DPW departments. They are ALL very good at what they do, and they do it because they share a common goal of doing what's best for Buchanan. I am honored to get to work beside them. Kalla Langston, Rich Murphy, Tim Lynch, Ashley Regal, Courtney Baham, Emma Lysy and all the other hard working, dedicated employees in this building. Mike Baker, Klay Weaver and the rest of the DPW employees are committed to doing everything they can to keep the city running smoothly. Our Police force, our firefighters, and all of our amazing volunteer organizations that do so much for our community. I would be here all night if I tried to name everyone. But all of these people give of their time and energy to try and make Buchanan a better place to live for all of us.

Buchanan is home to so many wonderful people that I value deeply, and with whom I enjoy working alongside - volunteers, civic leaders, business owners, and all those who share the common vision of a healthy, vibrant Buchanan, Michigan. To all of you that have consistently stood by me with unwavering support and to all those who continually support our small town, **thank you**. Your kind words, thoughts and actions have carried me through my years of service to this city. It is people like you that make Buchanan, Michigan "The nicest place in America" and the reason I wanted to be a part of leading our community in the first place.

Unfortunately, and maybe naively, I was unaware of another group of people that live here in Buchanan. A small but loud percentage of misguided, ill informed, small minded people. The kind of people that continually insinuate corruption exists inside city government without evidence. The kind of people that continually insult and question the integrity of those trying to serve our community. The type of people that would vandalize my home, simply because they are unhappy with me. The kind of people that bully, that continually post lies



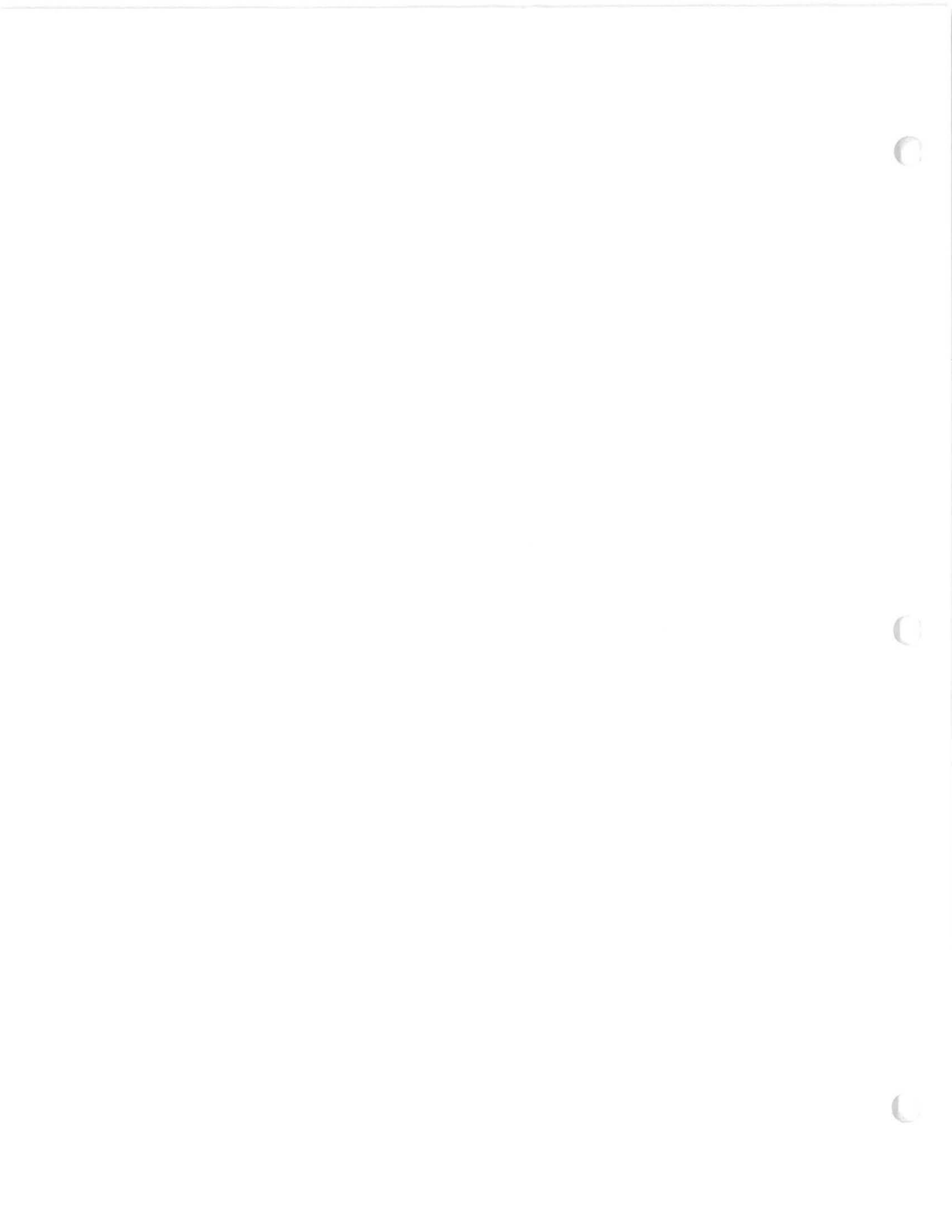
and rumors on social media, and the kind of people who are profane and vulgar at our city meetings, and who disregard our rules of conduct and procedure.

To those of you who question my integrity and ethics because of lies that you have heard through gossip, or the anonymity of the internet, I want to tell you this:

I strive to be a person of character, and I can recognize right from wrong. My values won't bend for any member of this commission, for anyone in city hall or for anyone in our community. Right is right, wrong is wrong. I believe it's wrong to talk down to, or to berate anyone because of their sex, age, race, education or religion. I believe it's wrong to send provocative emails on city devices. I believe it's wrong to make inappropriate comments about females working at city hall. I will not look the other way when I see anyone, including fellow commissioners, participating in actions that put our city at risk of litigation. I will not accept retaliation against whistleblowers by members of this commission. I will not condone, by my silence, those who make racist statements. I will not stand silent when a commissioner verbally degrades city employees, especially in public. As the mayor, as a husband, and as a father to a teenage daughter, I will not just stand by while the city's harassment and misconduct policy is being violated by anyone - even if the person in violation of the policy is my friend, or your friend.

Please understand, my criticism of Mr. Vigansky isn't because I "don't like" Mr. Vigansky. It's because his behavior, words and actions jeopardize Buchanan's ability to operate effectively. His negativity, bigotry and constant attempts to circumvent the work and authority of the city commission puts the city at risk for litigation while at the same time impedes Buchanan's progress and hinders economic development opportunities. Our city's problems, both big and small, require intelligent, respectful debate, not self serving, outdated, obstructionist behavior born of ignorance.

After discussing it with family, and friends, I have decided that the level of incivility I have dealt with as mayor has reached a level beyond what I consider acceptable for small town politics. I signed up to help, to work with everyone to improve our community. I didn't sign up to have my home vandalized. I have tried my very best to always treat others with respect, and to focus on solutions

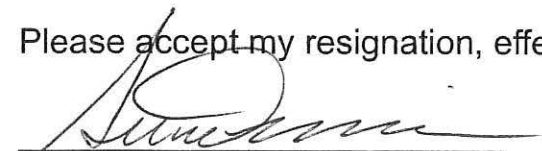


to our problems. I didn't sign up to have my character and integrity attacked with untruths and lies.

With that being said, tonight, I am choosing to resign as your mayor, and city commissioner, effective immediately. I have decided to focus on my health, my family, and on things that bring me joy. Unfortunately, this position is no longer one of them.

Thank you,

Please accept my resignation, effective immediately.

A handwritten signature in black ink, appearing to read 'Sean Denison', written over a horizontal line.

Sean Denison



REGULAR MEETING OF THE BUCHANAN CITY COMMISSION
MONDAY, AUGUST 26, 2024 – 7:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

MINUTES

I. Call to Order

The meeting was called to order by Mayor Pro Tem Mark Weedon.

II. Recognition

III. Pledge of Allegiance

Mayor Pro Tem Mark Weedon led in the pledge of allegiance of the United States.

IV. Roll Call

Present: Mayor Pro Tem Mark Weedon, Commissioner Patrick Swem, Commissioner Dan Vigansky

Absent: Commissioner Larry Money

V. Approve Agenda

Motion made by Vigansky supported by Swem, to approve the agenda as presented. Roll call vote carries unanimously.

VI. Public Comment - Agenda Items Only (3-minute limit)

None.

VII. Consent Agenda (can be approved all in one motion, for general housekeeping items)

A. Minutes

1) Consider approving Regular Meeting Minutes from August 12, 2024.

2) Consider approving Closed Session Minutes from August 12, 2024.

B. Banking Authorization

1) Consider removing Mayor Sean Denison from all banking institutions, including Honor Credit Union, United Federal Credit Union, Huntington Bank, 1st Source, Sturgis Bank, and Horizon Bank. This includes checking accounts, savings accounts, and CDs. Also, his removal from investment accounts at UMB and MI Class.

C. Street Closure- Consider approving the street closure on October 4th from 5:45-6:30 PM (Front Street to Terre Coupe down Smith). Requested by BHS Student Council for the Homecoming Parade.

Motion made by Swem supported by Vigansky, to approve the Consent Agenda as presented. Roll call vote carries unanimously.

VIII. Scheduled Matters from the Floor (if any)

IX. Reports by: Departments, Committees, Boards

X. Unfinished Business

A. Resignation Acceptance

1) Consider accepting Mayor Sean Denison's Resignation effective date of August 12, 2024.

Motion made by Swem, supported by Vigansky, to accept Mayor Sean Denison's Resignation, as presented. Roll call vote carries unanimously.

XI. New Business

- A. Expenditures**- Consider approving the expenditures for August 26th, 2024, in the amount of \$95,355.10

Vigansky asked about the payment for the Andrews brochures, forklift, and other miscellaneous equipment. The commission has requested an equipment inventory list for the equipment. There was also a discussion about the replacement of galvanized pipes. The state has mandated the replacement, but the city is responsible for replacing any galvanized pipes found up to the water main, excluding those in homes.

Motion made by Swem, supported by Vigansky, to approve the expenditures as presented. Roll call vote carries unanimously.

- B. Crossing Guard Agreement**- Consider approving the 2024-2025 Crossing Guard Agreement with Buchanan Public Schools.

Motion made by Swem, supported by Vigansky, to approve the 2024-2025 Crossing Guard Agreement, as presented. Roll call vote carries unanimously.

- C. Resolution 2024.08/23**- Consider Resolution 2024.08/23, poverty exemption guidelines resolution.

Motion made by Swem, supported by Vigansky, to approve Resolution 2024.08/23, poverty exemption guidelines. Roll call vote carries unanimously.

- D. Ultraviolet Disinfection System** - Consider approval of Ultraviolet Disinfection System components for the Wastewater Treatment Plant.

The UV ultraviolet lamps are the primary source of disinfecting bacteria before it is discharged into the river, and these lamps have a limited service life. Lynch would like to have the replacement components on hand before we reach the end of their service life. The total cost for the miscellaneous components came to \$12,091. Lynch is seeking approval to proceed.

Motion made by Vigansky, supported by Swem, to approve the purchase of the Ultraviolet Disinfection System not exceeding \$12,091.00. Roll call vote carries unanimously.

- E. DDA Discussion**

We are currently in the process of resurrecting the DDA. During this time, we are requesting City Hall staff to move this forward. Our anticipation is that once the DDA is established, we will proceed with the process of rebuilding the board. The funds that were left over, which had not been dedicated to specific projects at the time of dissolution, will be utilized for the re-creation. The directive to Murphy is to figure out a timeline and cost to re-establish and to see how it fits into the city as a whole with the Main street program.

XII. Communications *(informational only, formal board action is not necessary for these items, unless so desired)*

- A. Accepting Applications for City Commission- 2-Year Partial Term**

The Buchanan City Commission is accepting applications for a partial, 2-year term ending in December of 2026 for City Commissioner. Interested parties should fill and return completed applications to the Clerk by Friday, August 30th at 4:00 PM. Applicants must be City residents, registered voters, and over the age 18.

XIII. Public Comment - Non-Agenda Items Only *(3-minute limit)*

Richard Martin- On October 19th, the Tree Friends will be planting 25 trees at the 100-800 block of W Front St. and the 100 block of Dewey St.

XIV. Executive Comments

A. City Manager Comments

The finance meeting will be held with the auditing firm for the upcoming audit. The DPW has been working at the cemetery, installing a new overhead door at one of the barns and is in the process of installing a second one. They are doing a great job and making the building more energy efficient. Lead Water Operator Miller and Lynch will be meeting with the district engineer for EGLE regarding the cross-connection control update and progress toward a new water reliability study.

B. Commissioner Comments

Vigansky- Comments were made about Chippewapalozza being held in the fall as part of the main street program fall fest, due to the great turnout.

Swem- Thanks were given to Mayor Denison for all the time he has dedicated to the community. He is a great man who has given a lot and cares deeply. I wish him and his family the very best.

C. Mayor Comments

I echo everything Swem said about Denison. Over the past six years, we have experienced both good and bad times. Although we don't always agree, we maintain a level of decorum. We can still be respectful of each other's decisions. Weedon leads from a different position, and I maintain my composure, respecting everyone's position if they respect mine. I will not get heated, and I will not raise my voice. This is a chamber of respect, and people put their hard work and dedication to this city in this building. I believe we need to approach discussions with the same level of respect

XV. Adjourn

Motion made by Swem, supported by Vigansky to adjourn the meeting at 7:21 PM. Roll call vote carries unanimously.

Kalla Langston, City Clerk

Mayor Pro Tem Mark Weedon

REGULAR MEETING OF THE BUCHANAN CITY COMMISSION
MONDAY, SEPTEMBER 09, 2024 – 7:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

MINUTES

I. Call to Order

The meeting was called to order by Mayor Weedon at 7:00 P.M.

II. Recognition

A. Buchanan City Proclamation Constitution Week: September 16th-20th, 2024.

Presented to the Rebecca Dewey Chapter, Daughters of the American Revolution.

Mayor Weedon recited and presented the proclamation to Tiffani Dash regent of the Rebecca Dewey Chapter, Daughters of the American Revolution. *See attachment A*

III. Pledge of Allegiance

Mayor Weedon led the Pledge of Allegiance to the United States of America.

IV. Roll Call

Present: Mayor Weedon, Commissioner Larry Money, Commissioner Patrick Swem, Commissioner Dan Vigansky

Absent: None

City Staff: City Manager, Timothy Lynch; City Clerk, Kalla Langston; Community Development Director, Rich Murphy, Director of Public Services, Mike Baker; Chief of Police Harvey Burnett

V. Approve Agenda

Motion made by Vigansky, supported by Money to approve the amended agenda. Roll call vote carries unanimously.

VI. Public Comment - Agenda Items Only (3-minute limit)

Norma Ferris- would like better definitions on the agenda. Comments about the parking lot.

Beth Murphy- Showed support for Tony Houser and commended Raquelle George.

Jerry Flenar- Showed support for Tony Houser and commended Raquelle George.

Jennie Harris- Showed support for Tony Houser.

VII. Consent Agenda (can be approved all in one motion, for general housekeeping items)

A. Minutes- Consider approving the Regular Meeting Minutes from August 26th, 2024.

B. Excuse Absence- Excuse Commissioner Money's absence from the Regular Meeting on August 26th, 2024.

Motion made by Vigansky, supported by Money to approve the consent agenda. Roll call vote carries unanimously.

VIII. Scheduled Matters from the Floor (if any)

IX. Reports by: Departments, Committees, Boards

A. Community Development Report: Community Development Director, Rich Murphy

1) Boone Labs Marihuana 2024 Permit Renewals- Consider approving the Medical Processor, Medical Grown, Adult Use Processor, and Adult Use Grow at 107 E Alexander St. Buchanan.

Motion made by Vigansky, supported by Swem to postpone. Roll call vote carries unanimously.

2) Consider the demolition specifications proposal for 111 Railroad St. by Shea Miller of Point Blue Consultants.

The commission approved a contract with Point Blue in 2023 to develop demolition specifications for 111 Railroad, and we proceeded with that work. We then submitted a very competitive grant application, which unfortunately we did not receive. After discussions with the County, they have guaranteed a grant of \$220,000 for the demolition of the old feed mill. We are now looking at a different approach to itemize each demolition to use our resources more efficiently. The bid specifications have been redone, and Murphy is asking for consideration of approving contract 2, which would cost \$8,760.00 with an estimated budget of \$25,760.00.

Motion made by Swem, supported by Money to approve the specifications and construction management for the Demolition proposed from Point Blue at the proposed amount of \$25,760.00. Roll call vote carries unanimously.

3) Consider the Restaurant Incentive Grant Application from Haley Jones of "Chunk's Ice Cream".

Murphy presented the Restaurant Incentive Grant submitted by Haley Jones of Chunk's Ice Cream. Jones addressed the Commission, expressing their belief in Buchanan and their commitment to revitalizing a city park. They have created a space where people not only come for ice cream, but also gather, stay, and return. Chunks has created 12 jobs and had a successful year, but there are still improvements that need to be made.

Motion made by Swem, supported by Money to approve the restaurant incentive grant for Chunk's Ice Cream in the full amount of \$10,000.00.

Yea: Money, Swem, Weedon

Nay: Vigansky

Motion carries 3-1.

4) Update on CDBG Home Repair Program.

Murphy provided an update on the CBDG Program. We have entered into an agreement with the third-party administrator, Sonja Vitale, and have begun reviewing applications. It was mentioned that the city needs to adopt some policies. Lynch and Murphy are reviewing those policies and will present them at an upcoming meeting.

5) Update of DDA path for Buchanan.

Murphy has been investigating several paths forward. He believes that partnering with the county Community Development Director, Dan Fette, is the best way forward. Dan is responsible for writing development plans and is willing to collaborate with us on the creation. Murphy wants to emphasize that this collaboration will require time and money. Once the creation is completed, it will move into the development plan of the DDA. Choosing to work with the county will be the most cost-effective option.

Vigansky claims that the DDA was not properly dissolved. However, a third-party law firm conducted a review and confirmed that it was dissolved. Vigansky is also requesting that we proceed with the DDA in whatever manner necessary.

X. Unfinished Business

A. City Commissioner Appointment - *At a special meeting on September 6th, 2024, the City Commission interviewed three applicants: Tony Houser, Scott King, and Raquelle George. The Commission will now consider appointing one of the applicants to fill the remaining commissioner term, which ends in December 2026.*

Motion made by Vigansky, supported by Money to appoint Raquelle George to the City Commission for the term ending in December of 2026. Roll call vote carries unanimously.

Langston swore Raquell George in to take her seat as the appointed City Commissioner.

XI. New Business

A. Expenditures: *Consider approving the expenditures for September 9th, 2024, in the amount of \$67,522.94.*

Motion made by Swem, supported by Money to approve the expenditures, as presented.

Yea: Money, Vigansky, Swem, Weedon

Abstain: George

Motion carries.

B. SMCAS- Special Assessment

1) Discussion on the establishment of a Special Assessment District for Emergency Medical Services.

2) Consider Resolution 2024.09/24- A resolution of intent to form a Special Assessment District.

Langston presented the resolution on establishing the Special Assessment District, which schedules a public hearing for the next meeting on September 23rd for public comment on the establishment of the district. See Attachment B

Motion made by Money, supported by Vigansky to approve Resolution 2024.09/24, as presented.

Yea: Vigansky, Weedon, Money, Swem

Abstain: George

Motion carries.

C. City Hall Parking Lot Repair/ Resealing - *Consider approving city hall parking lot repair/resealing.*

Motion made by Vigansky, supported by Money to approve the proposal from Shembarger Asphalt Sealing in the amount of \$5,450.00. Roll call vote carries unanimously.

D. Closed Session: *Consider entering a Closed Session pursuant to MCL 15.268 Sec. 8 (1)(c) for discussions relating to the negotiation of collective bargaining agreements.*

Motion made by Swem, supported by Money to enter closed session pursuant to MCL 15.268 Sec. 8(1)(c) for discussion relating to the negotiation of collective bargaining agreements at 7:57 PM. Roll call vote carries unanimously.

Motion made by Money, supported by Vigansky to reenter open session at 8:11 PM. Roll call vote carries unanimously.

Motion made by Swem, supported by Money to approve the police union contract effective July 1, 2024.

Yea: Money, Weedon, Swem, Vigansky

Abstain: George

Motion carries.

XII. Communications *(informational only, formal board action is not necessary for these items, unless so desired)*

A. McCoy Creek Trail Trek-N-Treat Event will be held on Saturday, October 26th at 12:30 PM- 2:00 PM

The Trail is looking for Candy donations and cash donations for the event.

XIII. Public Comment - Non-Agenda Items Only *(3-minute limit)*

Tony Houser- Congratulated Raquell George and thanks for the consideration for the appointment. Houser is running for City Commissioner in the upcoming November Election.

XIV. Executive Comments

A. City Manager Comments

Lynch and the finance team met with the auditors and issued instructions to complete our financial audit. They developed a timeline and plan to present the FY 2023-2024 audit in November. Lynch also received correspondence stating that the city is still in the running for a grant that was submitted in January by himself and Mike Baker regarding the locating and identifying of lead service lines. Finally, he thanked the commission for approving the Police Union agreement and for recognizing the honorable and dedicated work of our officers and Chief Burnett.

B. Commissioner Comments

Vigansky welcomed Raquell.

Money congratulated Raquell. Although only three people stepped up, it was a little disheartening. The DPW building is looking great, and it's a job well done. Also, congratulations to Chunks. The police negotiations went well, and congratulations to the two new officers.

George thanked the commission for the opportunity and expressed excitement about serving Buchanan to the best of her ability. She also thanked the community for their support.

Swem congratulated the Police Union. The community lost two important figures, Mr. Joseph Sartore and Ms. Reba Money, who were longtime residents and had a significant impact on this community. Additionally, congratulations to Raquell; the commission's choice is very pleasing.

C. Mayor Comments

Congratulations and welcome, Raquell. It's not always going to be easy. You will see and hear things that you probably never thought a community would say, and that's on both sides. There is a lot more good than bad. Stay vigilant in your convictions and who you believe you are, and you will persevere and do well. Thanking Houser for his comments is a very honorable thing to do. Congratulations to Chunks. On September 11th, there is a meeting in the Common to honor 911 starting at 7 PM. Thank you, police, for all you do.

XV. Adjourn

Motion made by Vigansky, supported by Money to adjourn the meeting at 8:24 P.M. Roll call vote carries unanimously.

Kalla Langston, City Clerk

Mayor Mark Weedon

REGULAR MEETING OF THE BUCHANAN CITY COMMISSION
MONDAY, SEPTEMBER 23, 2024 – 7:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

MINUTES

THE COMMISSION OF THE CITY OF BUCHANAN, in compliance with Michigan’s Open Meetings Act, hereby gives notice of a regular meeting of the Buchanan City Commission to be held in the Chamber of City Hall.

** Requests to be added to the agenda as a “Scheduled Matter from the Floor” should be submitted in writing to the City Clerk at least 5 business days prior to the scheduled meeting during which the speaker wishes to appear, and the approval of such requests remain within the discretion of the Mayor. If denied, the speaker may nonetheless speak during the “non-agenda items only” public comments section of the agenda.*

** Those who are unable to appear during a meeting but who still wish to share public comment may submit such comments in written form to the City Clerk at least 4 hours in advance of the meeting.*

** Individuals with disabilities may request necessary reasonable accommodations by submitting requests to the City Clerk, preferably at least 24 hours in advance.*

** Written requests and comments may be submitted to the City Clerk either in person or via mail to Buchanan City Hall, 302 N. Redbud Trail, Buchanan, MI 49107, or via email to clerk@cityofbuchanan.com*

I. Public Hearing

A. Call to Order the Public Hearing

The public hearing was called to order at 7:00 PM by Mayor Weedon.

B. Roll Call

Present: Mayor Weedon, Commissioner Vigansky, Commissioner Swem, Commissioner George

Absent: Commissioner Money

City Staff Present: City Manager Timothy Lynch, City Clerk Kalla Langston, Community Development Director Richard Murphy, Director of Public Services Mike Baker, Chief of Police Harvey Burnett

C. Opening of Public Hearing

Motion made by Vigansky, supported by Swem to open the public hearing. Roll call vote carries unanimously.

D. Statement of Purpose and Announcement of the Rules of the Hearing

The purpose of the Public Hearing is to hear and consider any objections to the proposed special assessment, the district, and all other matters relating to the Special Assessment District for Emergency Medical Services through Southwestern Michigan Community Ambulance Service.

The Commission heard public comments.

Norma Ferris: Asked if the Commission would have the public hearing and approve the resolution in the same meeting and for more information about the special assessment district.

Kim Bicard: Asked who qualifies as exempt from the special assessment district.

Randy Bicard: Commented on property tax bills increasing year after year.

Clerk Langston shared she had received phone calls from Scott King, Doyle Vergon, and Jan Walters in opposition to creating the special assessment district. She also received emails from Carla Johnson, Donald Ryman, Jennifer M, and Britni Wall in opposition to creating the special assessment district.

E. Close of the Public Hearing

Motion made by Swem, supported by Vigansky to close the public hearing. Roll call vote carries unanimously.

II. Call to Order the Regular Meeting

The meeting was called to order at 7:06 PM by Mayor Weedon.

III. Recognition

A. *A Proclamation for Dysautonomia Awareness Month has been submitted and will be presented to Emma Miller.*

Mayor Weedon read the proclamation and presented it to Emma Miller.

Emma Miller spoke about her experience with Dysautonomia and her desire to bring awareness to those who may go undiagnosed and treated otherwise.

IV. Pledge of Allegiance

Mayor Weedon led in the pledge of allegiance.

V. Roll Call

Present: Mayor Weedon, Commissioner Vigansky, Commissioner Swem, Commissioner George

Absent: Commissioner Money

City Staff Present: City Manager Timothy Lynch, City Clerk Kalla Langston, Community Development Director Richard Murphy, Director of Public Services Mike Baker, Chief of Police Harvey Burnett

VI. Approve Agenda

Motion made by Vigansky, supported by George to approve agenda as presented. Roll call vote carries unanimously.

VII. Public Comment - Agenda Items Only *(3-minute limit)*

None.

VIII. Consent Agenda *(can be approved all in one motion, for general housekeeping items)*

A. Minutes

1) Consider approving the Special Meeting Minutes from September 6th, 2024.

2) Consider approving the Regular Meeting Minutes from September 9th, 2024.

3) Consider approving the Closed Session Minutes from September 9th, 2024.

B. Road Closure- Consider approving the road closure submitted by Buchanan Area Chamber of Commerce for the White Saturday Christmas Parade on November 30th from 4:30 PM to 6:00 PM (Front St to Oak St).

Motion made by Vigansky, supported by Swem to approve the consent agenda as presented. Roll call vote carries unanimously.

IX. Scheduled Matters from the Floor *(if any)*

A. Water Quality Presentation- Presented by Southwest Michigan Planning Commission (SWMPC) Marcy Hamilton.

Hamilton introduced herself and SMPC and the water quality presentation. Berrien County has abundant water resources. She then outlined the most common threats to our water resources,

which come from point sources such as factories or wastewater treatment plants and stormwater carrying pollutants, especially in agricultural and urban, car-dense areas. Our area is under permit for this program. What our area sees most in terms of pollution is sediment which carries contaminants. Hydrological changes have shifted how and where water flows as well. Communication and education are a priority for them as well. They provide information to municipalities every year, often displays and training materials. Our master plan includes some best practices they like to see.

X. Reports by: Departments, Committees, Boards

A. Community Development Department Report- Director Rich Murphy

1) Consider approval of the 2024 Permit Renewal for Redbud Roots LLC- Adult Use Class C Grow, 448 Post Rd. Buchanan.

Motion made by Swem, supported by Vigansky to approve the 2024 permit renewal for Redbud Roots LLC – Adult Use Class C Grow, 448 Post Rd. Buchanan as presents.

Vigansky asked for clarification as to what permits Redbud Roots has and has not renewed.

Roll call vote carries unanimously.

2) Consider approval of the 2024 Permit Renewal for Boone Labs- Adult Use Processor, 107 E. Alexander St. Buchanan.

Motion made by Swem, supported by Vigansky to approve the 2024 permit renewal for Boone Labs- Adult Use Processor, 107 E. Alexander St. Buchanan as presented.

Vigansky asked when Commissioner George could visit the facility. Boone Labs answered the Commission is always welcome.

Roll call vote carries unanimously.

3) Consider approval of the 2024 Permit Renewal for Kisa DBA Pinnacle Emporium-Adult Use Retailer permit renewal, Medical Retailer permit renewal, 221 E. Front St. Buchanan.

Motion made by Vigansky, supported by Swem to approve the 2024 permit renewals for Kisa DBA Pinnacle Emporium-Adult Use Retailer permit renewal, Medical Retailer permit renewal, 221 E. Front St. Buchanan as presented. Roll call vote carries unanimously.

XI. Unfinished Business

None.

XII. New Business

A. Resolution 2024.09/25- *Consider Resolution 2024.09/2, Special Assessment District for Emergency Medical Services through Southwestern Michigan Community Ambulance Service (SMCAS), District 1- Determination to make public improvements; approval of plans and estimate of costs; final determination of special assessment district; preparation of special assessment roll.*

Clerk Langston explained that the resolution creates the district as it had been in previous years. There will be two more meetings before the decision is made.

Vigansky asked if other communities were doing it the same way. Clerk Langston explained that not all were, with some paying all or some out of their general funds. A SMCAS representative answered Commission questions on how much the assessment was. It had been \$20 per year but SMCAS needed to increase it to \$50 per year over 5 years. When the municipalities didn't agree to that SMCAS charged per capita instead of per parcel, which for Buchanan was \$40.

Swem summarized the events that led to this point. Vigansky stated that getting information from SMCAS had been difficult going back to 2015 and this could have been pursued long before now. Clerk Langston clarified for the public that the county 911 millage from August did not include SMCAS or any municipal ambulance services.

Motion made by Swem, supported by Vigansky to approve Resolution 2024.09/2, Special Assessment District for Emergency Medical Services through Southwestern Michigan Community Ambulance Service (SMCAS), District 1- Determination to make public improvements; approval of plans and estimate of costs; final determination of special assessment district; preparation of special assessment roll as presented. Roll call vote carries unanimously.

B. Water Plant Improvement Proposal- Consider approval of a proposal to perform tasks for chemical feed system improvements at the Water Plant.

City Manager Lynch introduced the water plant improvement proposal from the firm Solberg Knowles and Associates.

Motion made by Swem, supported by George to approve the chemical feed improvements in the amount of \$6795 to Solberg Knowles and Associates. Roll call vote carries unanimously.

C. Expenditures - Consider approving the expenditures for September 23rd, 2024, in the amount of \$119,873.57.

Vigansky clarified some questions he had with Tim about travel expenditures.

Motion made by Vigansky, supported by Swem to approve the expenditures for September 23rd, 2024, in the amount of \$119,873.57 as presented. Roll call vote carries unanimously.

XIII. Communications (informational only, formal board action is not necessary for these items, unless so desired)

A. EGLE Grant Update

City Manager Lynch reported that the City of Buchanan had been awarded a grant from EGLE in the amount of \$558,500 with no matching funds required. The grant is related to locating and identifying lead service lines and developing a comprehensive inventory of the City's water distribution system. It is a federal grant administered by EGLE and must be used by September of 2026.

Clerk Langston explained to the public that the special hearing the following Monday at 8 am will discuss the cost of the SMCAS assessment and that the public hearing will take place at the regular meeting.

XIV. Public Comment - Non-Agenda Items Only (3-minute limit)

Al DiBrito – DiBrito is running for sheriff as an independent and introduced himself and his background in law enforcement.

Norma Ferris – Requested notice be posted at the intersection of Front St and Redbud Trail that the sidewalk by Hoven is under construction.

Randy Bicard – Presented bringing Pickleball to Buchanan in the past and hopes to keep it a possibility.

XV. Executive Comments

A. City Manager Comments

The design for repairing the retaining wall by Hoven is complete and he hopes to go out to bid soon.

The City received a rating of substantially compliant, requiring no corrective actions in the Michigan State Treasury's Public Act 660 Assessment Roll Audit. Lynch thanked Assessor Cole-Crocker for her diligence and hard work.

B. Commissioner Comments

Vigansky – Likes the idea of the Pickleball park but not the idea of establishing a new park on River st. He thinks the McCoy Creek Recreation Area or Ravish Park would be good options, and tasked BARB with presenting the idea and finding the funds.

George – Feels Pickleball courts would bring a lot of people to Buchanan and knows a lot of people who play.

Swem – Agrees that creating a new park is not the ideal path forward, but to instead focus on improving existing parks. Swem also spoke to the breakdown graphic posted to the website that illustrates where property taxes are disbursed to. The increase in taxes is due to millages passed by voters or the state inflation rate. Swem fully supports ambulance services but does not feel there's enough transparency with SMCAS regarding spending and accounting.

C. Mayor Comments

Mayor Weedon thanked Emma Miller for speaking tonight. He also thanked the cannabis companies who attended the meeting and understands it's a tough market at the moment but appreciates their staying in Buchanan. He also thanked Randy Bicard for bringing up Pickleball, his commitment, and the work he's put in. The Commission is working to spend tax money wisely, incrementally, and efficiently.

XVI. Adjourn

Motion made by Vigansky, supported by George to adjourn the meeting at 8:06 PM. Roll call vote carries unanimously.

Kalla Langston, City Clerk

Mark Weedon, Mayor

SPECIAL MEETING OF THE BUCHANAN CITY COMMISSION- AMENDED

MONDAY, SEPTEMBER 30, 2024 – 8:00 AM

CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

MINUTES

THE COMMISSION OF THE CITY OF BUCHANAN, in compliance with Michigan's Open Meetings Act, hereby gives notice of a special meeting of the Buchanan City Commission to be held in the Chamber of City Hall.

* Requests to be added to the agenda as a "Scheduled Matter from the Floor" should be submitted in writing to the City Clerk at least 5 business days prior to the scheduled meeting during which the speaker wishes to appear, and the approval of such requests remain within the discretion of the Mayor. If denied, the speaker may nonetheless speak during the "non-agenda items only" public comments section of the agenda.

* Those who are unable to appear during a meeting but who still wish to share public comment may submit such comments in written form to the City Clerk at least 4 hours in advance of the meeting.

* Individuals with disabilities may request necessary reasonable accommodations by submitting requests to the City Clerk, preferably at least 24 hours in advance.

* Written requests and comments may be submitted to the City Clerk either in person or via mail to Buchanan City Hall, 302 N. Redbud Trail, Buchanan, MI 49107, or via email to clerk@cityofbuchanan.com

I. Call to Order

The meeting was called to order at 8:00 AM by Mayor Weedon.

II. Roll Call

Present: Mayor Mark Weedon, Commissioner Patrick Swem, Commissioner Larry Money, Commissioner Dan Vigansky, Commissioner Raquell George

City Staff: City Manager Timothy Lynch; City Clerk, Kalla Langston; Community Development Director, Rich Murphy

III. Public Comment - Agenda Items Only (3-minute limit)

IV. New Business

A. Resolution 2024.09/26- Consider Resolution 2024.09/26, Filing of Special Assessment Roll for Special Assessment District and Notice of Public Hearing (Public Hearing to be scheduled for October 14th, 2024 at 7:00 PM).

Brian Scribner and the commission at length discussed the proposed special assessment.

Vigansky moved to amend Resolution 2024.09/26 to amend the notice of public hearing with the cost of the proposed assessment at \$25.00 per year, supported by Money.

Roll call vote

Yea: Vigansky, Money, George

Nay: Swem, Weedon

Motion carries 3-2.

B. 1) MNRTF Grant application for the St. Joseph River Improvements Project.

The City Commission is considering supporting the Department of Natural Resources (DNR) submission of an application titled "St Joseph River Improvements Project" to the Michigan Natural Resources Trust Fund (MNRTF) program for improvements to Riverfront Park located in

Buchanan, MI. The city is considering a financial commitment to the project in 30% of matching funds.

Murphy presented the new resolution to the Commission.

2) Public Comment Period on the St. Joseph River Improvements Project (*Public Comment is limited to 3 minutes per speaker*).

Randy Hendrixson- in support.

Peter Lysy- in support.

Fran Tuite- in support.

Two email correspondents from Don Ryman and Carla Johnson are not in support.

3) Resolution 2024.09/27- Consider Resolution 2024.09/27, a resolution to approve the MNRTF Grant application for the St. Joseph River Improvements Project

Motion made by Vigansky, supported by Swem to approve Resolution 2024.09/27 a resolution to approve the MNRTF Grant application for the St. Joseph River Improvements Project, as presented. Roll call vote carries unanimously.

B. Staffing Needs

Motion made by Weedon, supported by Money to allow Commissioner Swem to contact Frank Walsh for a city manager succession plan. Roll call vote carries unanimously.

V. Public Comment - Non-Agenda Items Only (*3-minute limit*)

VI. Adjourn

Motion made by Vigansky, supported by Swem to adjourn the meeting at 8:54 AM.

Kalla Langston , City Clerk

Mayor Mark Weedon

REGULAR MEETING OF THE BUCHANAN CITY COMMISSION
MONDAY, OCTOBER 14, 2024 – 7:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

MINUTES

I. Public Hearing

A. Call to Order the Public Hearing

Mayor Weedon called the Public Hearing to order at 7:01 PM.

B. Roll Call

Mayor Mark Weedon, Commissioner Patrick Swem, Commissioner Larry Money, Commissioner Dan Vigansky, Commissioner Raquell George

C. Open of Public Hearing

Motion made by Weedon, supported by Swem to Open the Public Hearing to hear and consider any objections to establishing a special assessment to defray the cost of operating the Southwestern Michigan Community Ambulance Service (SMCAS). Voice vote carries unanimously.

D. Statement of Purpose and Announcement of the Rules of the Hearing

The City Commission of the City of Buchanan has resolved its intention to proceed to defray its share of the cost of maintaining and operating the Southwestern Michigan Community Ambulance Service ("SMCAS") by establishing a special assessment district pursuant to Act 368 of 1978. The City Commission will hear and consider any objections.

Resident- Questioned, if the assessments would go to each of the parcels he owns.

E. Close of the Public Hearing

Motion made by George, supported by Vigansky, to close the Public Hearing at 7:03 PM. Roll call vote carries unanimously.

II. Call to Order the Regular Meeting

Mayor Weedon called the regular meeting at 7:04 PM.

III. Recognition

IV. Pledge of Allegiance

Mayor Weedon led in the pledge of allegiance.

V. Roll Call

PRESENT: Mayor Mark Weedon, Commissioner Patrick Swem, Commissioner Larry Money, Commissioner Dan Vigansky, Commissioner Raquell George

CITY STAFF: City Manager, Tim Lynch; City Clerk, Kalla Langston; Community Development Director, Rich Murphy; Chief of Police Harvey Burnett

VI. Approve Agenda

Motion made by Money, supported by Swem to approve the agenda as presented. Roll call vote carries unanimously.

VII. Public Comment - Agenda Items Only (3-minute limit)

Randy Hendrixson- support for the amended Buchanan Social District on behalf of LiveBuchanan.

Michael Reed- support for the amended Buchanan Social District.

VIII. Consent Agenda (can be approved all in one motion, for general housekeeping items)

A. Minutes

1) Consider approving the Regular Meeting Minutes from September 23rd, 2024.

2) Consider approving the Special Meeting Minutes from September 30th, 2024.

Motion made by Vigansky, supported by Money to approve the Consent Agenda, as presented.
Roll call vote carries unanimously.

IX. Scheduled Matters from the Floor (if any)

A. Frank Walsh of Walsh Municipal Services LLC

Walsh joined us via Zoom to provide an update. The community profile for the city manager search was published on Friday. The deadline for applying is November 8th, and we hope to start interviews between November 19th and 21st. The Community Profile can be found on MML, Indeed, and the City's Website. Applicants should refer to the Community Profile for instructions on how to apply and for further details about the position.

X. Reports by: Departments, Committees, Boards

A. Community Development Report, Director Rich Murphy

1) Consider Resolution 2024.10/28, a Resolution amending the boundaries of the Buchanan Social District.

Murphy presented an amended Buchanan Social District see **Attachment A**.

Motion made by Money, supported by Vigansky to approve Resolution 2024.10/28, as presented.

Yeas: Weedon, Vigansky, Money, George

Nay: None

Abstain: Swem, business interest

2) Consider approval of the Homeowner Assistance Program Walk Away Policy as a best practice for Buchanan's CDBG Program.

Murphy is asking for approval for a best practice walk-away policy for Buchanan's CDBG program.

Motion made by Vigansky, supported by Money to approve the walk-away policy as presented.

Roll call vote carries unanimously.

3) Consider Resolution 2024.10/30- a resolution amending a local government approval authorized by MCL 436.1501 for a New Class C License issued under MCL 436.1521(a)(1)(a)

Murphy presented the amended Resolution 2024.10/30. There was an administrative error with the MCL 436.1521(a)(1)(a), this is the updated Resolution and Murphy is asking to approval of the amendment.

Motion made by Swem, supported by Money to approve Resolution 2024.10/30 as presented. Roll call vote carries unanimously.

B. Clerk Department Report, City Clerk Kalla Langston

- 1) *General Election Communication for Absentee, Early, and Election Day Voting.*
Early voting will start on October 26th, 2024, and will run through November 3rd, 2024, at the Berrien County South County Building located at 1205 N Front St, Niles, MI. Absentee ballots are available, and if you wish to vote this way, please contact Langston. Election day is November 5th, 2024. The polls will be open from 7 AM to 8 PM.

XI. Unfinished Business

XII. New Business

- A. Resolution 2024.10/29-** *Consider Resolution 2024.10/29, special assessment district for emergency medical services through Southwestern Michigan Community Ambulance Service (SMCAS) District 1. Confirmation of special assessment roll.*

Motion made by Swem, supported by Money to approve resolution 2024.10/29, a special assessment of district emergency medical services through the Southwestern Michigan Community Ambulance Service (SMCAS) District. Roll call vote carries unanimously.

- B. Street Sweeper-** *Consider the purchase of a new street sweeper.*

Motion made by Vigansky, supported by Money to approve the purchase of a Street Sweeper per the proposal from MTEch for a global M3 Mechanical Sweeper, in the amount of \$314,155.00. Roll call vote carries unanimously.

- C. Expenditures -** *Consider approving the expenditures for October 14th, 2024, in the amount of \$183,407.70*

Motion made by Swem, supported by Money to approve the expenditure, as presented. Roll call vote carries unanimously. Roll call vote carries unanimously.

D. Closed Session

- 1) *Consider entering a Closed Session pursuant to MCL 15.268 Sec. 8 (1)(c) for discussions relating to the negotiation of collective bargaining agreements.*

Motion made by Swem, supported by George to enter closed session pursuant to MCL 15.268 Sec. 8(1)(c) for discussions relating to the negotiation of collective bargaining at 7:45 PM. Roll call vote carries unanimously.

- 2) *Consider Re-Enter Open Session.*

Motion made by Vigansky, supported by George to re-enter open session. Roll call vote carries unanimously.

- 3) *Consider action based on Closed Session discussions.*

Motion made by Money, supported by Vigansky to approve the AFSCME Union Contract effective July 1, 2024. Roll call vote carries unanimously.

XIII. Communications *(informational only, formal board action is not necessary for these items, unless so desired)*

XIV. Public Comment - Non-Agenda Items Only *(3-minute limit)*

Haley Jones- Comments regarding the concrete pad at Veteran's Park needing railing.

Richard Martin- October 19th will be tree planting.

Beth Murphy- Curious about whether there will be a forum, or any newspaper articles about any of the candidates running in November for City Commissioner.

XV. Executive Comments

A. City Manager Comments

Manager Lynch announced to the commission that the new discharge permit for the wastewater treatment plant had been issued. Our team is actively implementing the compliance schedules and new testing requirements. The Front Street retaining wall design is finalized, and bid documents have been advertised and issued, with bids due on October 23rd. We are aiming to award the project at the October 28th meeting and anticipate completion by the end of December.

Furthermore, the design for the McCoy Creek/Days Ave project is complete, and the bids are due on October 22nd. We plan to award the bids at the November 12th commission meeting, with the project scheduled for completion in May 2025. Our collaboration with the library and others in the vicinity aims to minimize the impact of construction for this significant project.

Moreover, he and Langston are actively evaluating new plotting software that utilizes GIS technology for managing and locating the cemetery sites. This strategic move will enhance our cemetery management. Lastly, Manager Lynch expressed gratitude to the commission for approving the union agreement during the meeting.

B. Commissioner Comments

George wants to ensure that when we implement the social district, we enforce the guidelines and maintain the highest standards of safety. George appreciates Mr. Lynch's efforts and is both dreading and excited about the search for another city manager.

Vigansky extended special thanks to Director Murphy for the demolition of the house on Victory and Richards. He also thanked Mr. Lynch for his continued hard work.

Money expressed gratitude to Mr. Lynch for his work on the Hoven retaining wall and the McCoy Creek/Days Ave projects. Money also thanked Chief Burnett and the other officers who participated in the Faith and Blue event, appreciating their visibility and support for the community. The cemetery board has been making progress on the chapel doors, which are nearly completed. Additionally, the Wreaths Across America program, which involves placing Christmas wreaths on veterans' plots, has been approved for our local veteran's circle. Money plans to gather more information and organize a formal ceremony at the cemetery.

Swem: The team did excellent work on the ASCFME union agreements. It took us four months to come to terms, and I'm glad everyone stayed at the table and worked hard to get that done. I'm happy to see investments being made from the planning session we had back in March. Street Sweeper was part of that investment for the community. Starting with creating that capital plan and following through is a very big deal. With that said, we will be having a follow-up session in November to address other priorities, such as the playground equipment at Kathryn Park. Recently, Director Murphy brought to my attention that AMTRAK South will be doing some work. I have asked the neighboring communities to stand behind us and work with us in allowing us to put some infrastructure for future expansion in the communities. This is a long-term standing goal, and more information will come in the future. Tomorrow, there is a meeting with all the groups that are impacted by the Common, trying to maximize that space to benefit all the groups that utilize it. The books continue to get cleaner, and a huge shoutout to Deb and Courtney. I continue to be impressed. Tonight was an excellent meeting, and I am proud of the progress that this commission continues to make. Weedon has done a great job stepping in as Mayor, and we will continue to work together as a commission.

C. Mayor Comments

Weedon echoed everyone's sentiments, expressing appreciation for the many positive aspects we have to discuss. Swem and I attended a Gateway Foundation event with several other communities. It was a fantastic event that truly embodied the spirit of the City of Buchanan. We value everyone's input on this commission, and even when we have differences, we can engage in respectful discourse. Mr. Lynch and Langston, thank you very much, and to the entire team, your hard work in all aspects of this city is truly appreciated.

XVI. Adjourn

Motion made by Vigansky, supported by Money to adjourn the meeting at 8:18 PM. Roll call vote carries unanimously.

Kalla Langston, City Clerk

Mayor Mark Weedon

REGULAR MEETING OF THE BUCHANAN CITY COMMISSION
MONDAY, OCTOBER 28, 2024 – 7:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

MINUTES

I. Call to Order

The meeting was called to order by Mayor Weedon at 7:00 PM.

II. Recognition

III. Pledge of Allegiance

Mayor Weedon led in the pledge of allegiance.

IV. Roll Call

Mayor Mark Weedon, Commissioner Patrick Swem, Commissioner Larry Money, Commissioner Raquell George, Commissioner Dan Vigansky

V. Approve Agenda

Motion made by Swem, supported by Money to approve the agenda, as presented. Voice votes carries unanimously.

VI. Public Comment - Agenda Items Only *(3-minute limit)*

None.

VII. Consent Agenda *(can be approved all in one motion, for general housekeeping items)*

A. Minutes

1) Consider the Regular Meeting Minutes from October 14, 2024.

2) Consider the Closed Session Minutes from October 14, 2024.

Motion made by Vigansky, supported by George to approve the Consent Agenda, as presented. Voice vote carries unanimously.

VIII. Scheduled Matters from the Floor *(if any)*

IX. Reports by: Departments, Committees, Boards

A. Community Development Report-Director Rich Murphy

1) Consider Resolution 2024.10/31, a resolution to accept the terms of MNRTF Grant agreement and commit to matching funds for the development of the Riverfront Park Project.

Motion made by Money, supported by Vigansky to approve Resolution 2024.10/31, as presented. Roll call vote carries unanimously.

2) Consider Resolution 2024.10/32, a resolution of local government approval of a Social District Permit for Brookline Enterprises LLC, 206-208 Days Ave. Buchanan, MI.

Motion made by Money, supported by George to approve resolution 2024.10/32, as presented.

Yea: Vigansky, George, Money, Weedon

Nay: None

Abstain: Swem, business interest.

X. Unfinished Business

XI. New Business

A. Construction Contract Award- *Consider awarding the construction contract for the Front Street Retaining Wall project.*

Lynch presented the two bids received for the Hoven Retaining Wall Project, which involves the demolition of the current timber retaining wall and the construction of a cement retaining wall, as well as the removal and replacement of existing sidewalks. The project documents specified that the work must be completed by December 20th, with an option to propose an alternate completion date.

Bids:

Selge Contruction Co. Inc at \$460,123.95

Milestone Contractors, L.P. at \$523,268.40

Motion made by Swem, supported by George, to postpone the construction contract for the Front Street Retaining Wall Project.

Discussion: The design features a concrete wall reinforced with rebar. It is a robust design consisting of a 12-inch-thick wall that is 434 feet long. Options for block walls and sheet piles were also discussed. Lynch was given guidance to research alternative solutions and present them to the Commission at the next meeting.

Roll call carries unanimously.

B. Expenditures- *Consider the expenditures for October 28th, 2024, in the amount of \$363,866.48. Motion made by Vigansky, supported by Swem to approve the expenditures, as presented.*

Discussion: Water samples will be sent to Bridgman for testing at a cost of \$680.00, this is so we have an outside source testing our water. There were questions raised about whether we are receiving any benefits in exchange for our membership and professional dues. Additionally, the issue of cleanliness in the restrooms at the city center was addressed. It was suggested that boards and committees should be responsible for cleaning up after their meetings, rather than relying on the city to pay for cleaning services.

Roll call vote carries unanimously.

XII. Communications *(informational only, formal board action is not necessary for these items, unless so desired)*

A. Election Day

The General Election is Tuesday, November 5th, 2024. Polls are open from 7:00 AM- 8:00 PM. To check your polling location online please visit Michigan.gov/vote or call the clerk's office.

B. Meeting Dates

1) The next Regular City Commission Meeting is Tuesday, November 12th, 2024 at 7:00 PM (due to Veterans Day).

2) The City Commission will hold a Special Workshop Meeting on Wednesday, November 13th, 2024, at 9:00 AM.

XIII. Public Comment - Non-Agenda Items Only *(3-minute limit)*

Norma Ferris- Any progress on getting a drug store in Buchanan or a newspaper?

XIV. Executive Comments

A. City Manager Comments

The audit is being finalized, and they have requested additional information, anticipating completion sometime in November.

B. Commissioner Comments

George- would like to request a tour of the street sweeper. Election Day is approaching, so let's remember to get out and vote and fulfill our civic duty. Regarding the city center restroom, she appreciates the cooperation with the committees and boards involved in maintaining cleanliness when the restrooms are in use. Thank you to Lynch for the work done on the retaining wall; I look forward to exploring the options we will have.

Vigansky- has been in contact with two different pharmacists/drugstores that are looking for options on Front Street. We are not going to get a Walgreens, as they are shrinking rather than growing. The Rite Aid building is available for rent at \$4.00 per square foot.

Money- would like to give a shoutout to McBain Lane for all the work they have done for disaster relief in the Carolinas, Virginia, and Tennessee. Their efforts have truly been an outpouring of support from the city and township of Buchanan. The city was able to provide fire equipment to assist with the relief efforts. Unfortunately, we often receive a lot of negative press, but when something positive happens, it rarely gets reported in the newspaper.

I had the opportunity to help out at the Treck or Treat event, and I want to thank Jerry and the Friends of the Trail for all their hard work. It was great to see the street sweeper in action down here.

On November 11th, the American Legion will host a Vietnam War veteran, Bud Alley, who will be speaking at the event. Additionally, I'm pleased to share that the cemetery doors have been installed at the chapel. Finally, I wish Commissioner Vigansky the best of luck with his procedure.

Swem-Thank you to everyone who participated in the Trail event! It's a wonderful occasion that the whole Swem family looks forward to each year with their costumes. A lot of hard work goes into making this event successful, so I want to extend my gratitude to those who donated, volunteered their time, and took part. It truly means a lot to our community.

In closing remarks, expressed how blessed to have served the Buchanan community for the past four years. I am excited to see the election results and hope for the opportunity to serve another four years. We have made significant progress during my time here, and I look forward to what the next four years might bring if I am fortunate enough to continue serving.

Thank you all; it has been a pleasure working with this group and the team at City Hall. On to Tuesday!

C. Mayor Comments

Weedon- Thank you to McBain for the incredible amount of work they put in, as well as to all the people who donated to help get them on the road. The Trail did a fantastic job, as always, serving the community. Best of luck to all the candidates in the election on Tuesday. Thanks to everyone who attended tonight's meeting.

XV. Adjourn

Motion made by Vigansky, supported by Money to adjourn the meeting 7:43 PM. Roll call vote carries unanimously.

Kalla Langston, City Clerk

Mayor Mark Weedon

MINUTES**I. Call to Order**

The meeting was called to order by Mayor Weedon at 7:00 PM.

II. Recognition

Mayor Weedon read and recognized the Election Workers and the re-elected commissioners.

A. Recognition #1- *On behalf of the City Commission of Buchanan, I hereby recognize the team of dedicated Election Workers. Their hard work is appreciated, and I hope that you will all join me in congratulating them on a well-run election.*

Recognition #2- *Mayor Weedon hereby recognizes and congratulates our re-elected City Commissioners: Commissioner Patrick Swem and Commissioner Larry Money. You have been selected by members of your community. As such, you are now entrusted with the sacred duty of leadership through service to your City and its People. May truth and wisdom guide you, as you chart the course for Buchanan's bright future!*

-City Clerk Kalla Langston will now administer your Oaths of Office:

Oaths of Office

Langston swore in Commissioner Patrick Swem and Commissioner Larry Money.

III. Pledge of Allegiance

Mayor Weedon led in the Pledge of Allegiance.

IV. Roll Call

Present: Mayor Mark Weedon, Commissioner Dan Vigansky, Commissioner Larry Money, Commissioner Patrick Swem, Commissioner Raquell George

Absent: None

City Staff: City Manager, Timothy Lynch; City Clerk, Kalla Langston; Community Development Director, Rich Murphy, Director of Public Services, Mike Baker, Chief of Police Harvey Burnett

V. Approve Agenda

Motion made by Swem, supported by Money to approve the agenda as presented. Roll call vote carries unanimously.

VI. Public Comment - Agenda Items Only *(3-minute limit)*

None.

VII. Special Buisness

A. Nominations and Appointments for Mayor and Mayor Pro Tem- *Consider nominating, via motion and support, and then voting, on the following nominations and appointments:*

(1) **Mayor** (1 seat)

Motion made by Money, supported by George to nominate Commissioner Mark Weedon to be appointed Mayor. Roll call vote carries unanimously.

(2) **Mayor Pro Tem** (1 seat)

Motion made by Money, supported by George to nominate Commissioner Patrick Swem. Roll call vote carries unanimously.

The other boards and committees will be considered further in the agenda.

VIII. Consent Agenda (can be approved all in one motion, for general housekeeping items)

A. Minutes

1) Consider the Regular Meeting Minutes from October 28th, 2024.

Motion made by Swem, supported by Money to approve the consent agenda, as presented. Roll call vote carries unanimously.

IX. Scheduled Matters from the Floor (if any)

X. Reports by: Departments, Committees, Boards

XI. Unfinished Business

A. Construction Contract Award, Front Street Retaining Wall - This item was postponed at the last City Commission Meeting. City Manager Lynch will provide an update and make his recommendations for the project.

Lynch is requesting that the commission consider rebidding with a different timeline to attract more bidders, while maintaining the same design.

Motion made by Vigansky, supported by Money to have the Front Street Retaining Wall Project rebid with modified date of completion. Roll call vote carries unanimously.

XII. New Business

A. Construction Contract Award, McCoy Creek Culvert Improvements- Consider the Construction Contract Award for McCoy Creek Culvert Improvements.

Lynch presented the bid tab for the McCoy Creek Culvert Improvements, the city received one bid that came in under the engineer's estimated cost. Lynch is recommending awarding the bid to Riverwalks Construction.

Motion made by Vigansky, supported by Swem to approve the Construction Contract Award for the McCoy Creek Culvert Project to Riverworks Construction in the amount of \$702,230.00. Roll call vote carries unanimously.

B. Water Line Material Notifications and Lead Service Line Grant Update- City Manager Lynch will provide the update.

C. Closed Session

1) Consider entering closed sessions under MCL 15.268 Section 8 (f) to review and consider the contents of applicants who have requested confidentiality.

Motion made by Vigansky, supported by George to go in closed session under MCL 15.268 Section 8(f) to review and consider the contents of applicants who have requested confidentiality at 7:16 PM. Roll call vote carries unanimously.

2) *Re-enter open session.*

Motion made by Money, supported by George to re-enter open session 8:22 PM. Roll call vote carries unanimously.

3) *Closed Session Action- Consider action regarding matters discussed in the Closed Session.*

Motion made by Swem, supported by Vigansky to proceed with offering public interviews to candidates #30, #34, #40, #45, & # 46, with interviews taking place on November 22, 2024, starting at 10 AM, the second round of interviews will take place on November 25th, 2024 starting at 5:00 PM. Roll call vote carries unanimously.

D. Expenditures- *Consider the expenditures for November 12th, 2024, in the amount of \$57,215.86.*

Motion made by Swem, supported by Money to approve the expenditures as presented. Roll call vote carries unanimously.

E. Nominations and Appointments Continued

Motion made by Swem, supported by Money to postpone Item E. 6, 7, & 8 until the reorganization of the boards and committees. Roll call vote carries unanimously.

(1) **Planning Commission (1 seat)**

[as per Act 33 of 2008, state statute dictates that members of the Planning Commission must be appointed by the Mayor, subject to approval of a majority vote of the City Commission. Also, one member of the Planning Commission shall be the Mayor, or the Mayor's designee, who may be another City Commissioner].

Motion made by Swem, supported by Weedon to appoint Vigansky to the Planning Commission. Voice Vote carries unanimously.

(2) **Zoning Board of Appeals (1 seat, with alternate- or five seats--see below)**

[Pursuant to Public Act 110 of 2006, state statute dictates that members of a Zoning Board of Appeals must be approved by a majority vote of the City Commission - OR - the entire City Commission may choose to serve as the Zoning Board of Appeals].

Motion made by Swem, supported by Weedon, to appoint Vigansky to the Zoning Board of Appeals. Voice vote carries unanimously.

(3) **Joint Water/Sewer Board (2 seats)**

Motion made by Weedon, supported by Swem to appoint Swem and Money to Joint Water Sewer Board. Roll call vote carries unanimously.

Yea: Swem, George, Weedon, Money

Nay: Vigansky

(4) **Buchanan Area Recreation Board (1 seat)**

Motion made by Money, supported by Vigansky to appoint George to BARB. Voice vote carries unanimously.

(5) **Southeast Berrien County Landfill Board (1 seat)**

Motion made by Money, supported by Weedon to appoint Swem to the Southeast Berrien County Landfill Board. Voice vote carries unanimously.

~~(6) **One Buchanan (1 seat)**~~

~~(7) Buchanan Area Fine Arts Committee (1 seat)~~

~~(8) Common Committee (1 seat)~~

(9) **Board of Review** (1 seat)

Motion made by Swem, supported by George to appoint Money to Board of Review. Voice vote carries unanimously.

(10) **Election Board/Commission** (1 seat) [should include Mayor, as per Buchanan City Charter Sect. 3.13]

No motion was needed since Weedon was appointed as Mayor. The mayor is automatically appointed to the Election Commission.

(11) **Cemetery Committee** (1 seat)

Motion made by Weedon, supported by George, to appoint Money to the Cemetery Committee. Voice vote carries unanimously.

(12) **SMCAS** (1 seat)

Motion made by Vigansky, supported by Swem to appoint Money to SMCAS. Voice vote carries unanimously.

(13) **Finance Committee** (1 seat)

Motion made by Money, supported by Weedon to appoint Swem to the finance committee.

George and Vigansky will organize a special committee for the 2026 downtown infrastructure business impact.

XIII. Communications (informational only, formal board action is not necessary for these items, unless so desired)

XIV. Public Comment - Non-Agenda Items Only (3-minute limit)

Chief Burnett- On behalf of the police department he thanked the Veterans. Shop with a cop is coming up on December 7th.

XV. Executive Comments

A. City Manager Comments

None.

B. Commissioner Comments

Vigansky had some health issues arise; his recovery will be slow and long. Congratulated Swem and Money on their winning the election. Happy to be back.

Money expressed gratitude to the public for re-electing him and is excited to be back. He thanked the Commission for all their hard work, emphasizing their effective collaboration. He noted that there is an explanation for everything they do and congratulated Langston and her team for a smooth election day. It's always a pleasure to work with Mr. Lynch.

George thanked the veterans for their service. She is pleased to see Swem and Money back and looks forward to continuing to work with them both. Congratulations to Weedon for being appointed Mayor. She is looking forward to the upcoming interviews.

Swem commended the team's response to the water line emails and letters, acknowledging that it wasn't a fun letter to receive but appreciated the competent work being done. The letter was a

template, and he hopes the public conducts their own research on the matter. He is looking forward to working with everyone at the strategic planning session tomorrow. He thanked everyone who shared their topics for discussion; it will be a good opportunity for progress updates and the next steps for the team. He expressed gratitude to the citizens who have put Money and himself back in office, looking forward to the next four years of serving the community.

C. Mayor Comments

Weedon is excited to see what happens in the next four years. Having been around for the last six years and having experienced two different commission styles, he believes this one is the most exciting. The city staff is pleased to have a cohesive team and improved communication at a different level. The noise is very quiet now, indicating that people are getting what they need. Thank you to everyone, from the staff to the citizens. Keep up the hard work!

XVI. Adjourn

Motion made by Money, supported by Vigansky to adjourn the meeting at 8:46 PM. Roll call vote carries unanimously.

Kalla Langston, City Clerk

Mayor Mark Weedon

WORK SESSION OF THE BUCHANAN CITY COMMISSION
WEDNESDAY, NOVEMBER 13, 2024 – 9:00 AM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

MINUTES

THE COMMISSION OF THE CITY OF BUCHANAN, in compliance with Michigan's Open Meetings Act, hereby gives notice of a work session of the Buchanan City Commission to be held in the Chamber of City Hall.

* Those who are unable to appear during a meeting but who still wish to share public comment may submit such comments in written form to the City Clerk at least 4 hours in advance of the meeting.

* Individuals with disabilities may request necessary reasonable accommodations by submitting requests to the City Clerk, preferably at least 24 hours in advance.

* Written requests and comments may be submitted to the City Clerk either in person or via mail to Buchanan City Hall, 302 N. Redbud Trail, Buchanan, MI 49107, or via email to clerk@cityofbuchanan.com

I. Call to Order

The Work Session was called to order at 9:00 AM by Mayor Weedon.

II. Roll Call

III. Items for Discussion

A. *Year to Date Budget, Achievements, and Goals going forward.*

Work Session Topics from City Commission

****Parks:****

- *Kathryn Park: Playground equipment installation*
- *Collaboration with Buchanan Community Schools for Pickleball/Tennis Courts*
- *Creation of a Disc Golf field at McCoy Creek*

****Downtown:****

- *Proposal for digital signs in the downtown area*
- *USDA sign contracts*
- *Development of a downtown traffic plan*

****Main Street LiveBuchanan:****

- *Progress with LiveBuchanan contract*

****Fire Department:****

- *Planning for a possible new site location or collaboration*

****Boards and Committees:****

- *Reorganization of boards with the introduction of subcommittees and a reporting process*

****Investment in the Common & Tin Shop:****

- *Upgrades including lighting, roofs, and sound systems*

****Code Enforcement:****

- *Reporting and addressing condemned homes*

*****Police Department:*****

- *Planning for new vehicles*

*****Department of Public Works (DPW):*****

- *Vehicle planning*

*****City-Owned Property:*****

- *Management and sales considerations*

*****Utilities:*****

- *Installation of flow meters for water and sewer tap-ins*

*****City Manager Report:*****

- *City Manager Lynch discussed the Revenue & Expense Report*
- *Proposal to update the personnel policy for administrative staff*
- *Implementation of a fire inspection program*
- *Purchase of air packs and SCBAs for the Fire Department*

*****Additional Updates:*****

- *Andy Campbell is now with Bendzinski Firm and will present a proposal to the commission for a Municipal Bond Agent/Rate Consultant*
- *ABM has submitted a letter of intent, which will also be brought forth for commission consideration*
- *Discussion on surplus property sales and acquisition of new equipment*

IV. Adjourn

Motion made by Money supported by Vigansky to adjourn the meeting at 11:18 AM. Roll call vote carries unanimously.

Kalla Langston, City Clerk

Mayor Mark Weedon

SPECIAL MEETING OF THE BUCHANAN CITY COMMISSION
FRIDAY, NOVEMBER 22, 2024 – 10:00 AM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

MINUTES

I. Call to Order

The meeting was called to order by Mayor Weedon at 10:00 AM.

II. Roll Call

Present: Mayor Mark Weedon, Mayor Pro Tem Patrick Swem, Commissioner Larry Money, Commissioner Dan Vigansky, Commissioner Raquell George

City Staff: City Clerk, Kalla Langston; City Treasurer, Deborah Perez; Director of Public Services, Mike Baker; City Bookkeeper, Courtney Baham; Director of Community Development, Rich Murphy

III. Public Comment - Agenda Items Only *(3-minute limit)*

None.

IV. New Business

A. City Manager Interviews

1) 10:00 AM- Scott Czasak, City Manager, City of Caro, MI

2) 11:00 AM- Adam Kline, Parks, Recreation & Seniors Director, Independence Township, MI

12:00 PM- 1:00 PM Lunch Break Commission recessed at 12:00 PM and reconvened at 1:00 PM.

3) 1:00 PM- Kathryn Klemesrud, Election Administrator, Berrien County, MI

4) 2:00 PM- Tony McGhee, Vice President of Development Services, Abonmarche Consultants

B. Second-round Interviews-Consider Second-round Interview Offers.

The Commission offered Second-round presentation interviews to Tony McGhee, Kathryn Klemesrud, and Scott Czasak. The presentation is to be based on Infrastructure and Community Development.

Interviews will take place on November 25th starting at 5:00 PM.

V. Public Comment - Non-Agenda Items Only *(3-minute limit)*

None.

VI. Adjourn

Vigansky motioned, supported by Money, to adjourn the meeting at 2:17 PM. Roll call vote carries unanimously.

Kalla Langston, City Clerk

Mayor Mark Weedon



SPECIAL MEETING OF THE BUCHANAN CITY COMMISSION
MONDAY, NOVEMBER 25, 2024 – 5:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

MINUTES

I. Call to Order

The meeting was called to order by Mayor Weedon at 5:00 PM.

II. Roll Call

Present: Mayor Mark Weedon, Mayor Pro Tem Patrick Swem, Commissioner Larry Money, Commissioner Dan Vigansky, Commissioner Raquell George

III. Public Comment - Agenda Items Only *(3-minute limit)*

None.

IV. New Business

A. 1) Kathryn Klemesrud

a. 5:00 PM- 5:30 PM- Presentation

b. 5:30 PM- 6:00 PM- Meet with Staff

2) Scott Czasak

a. 5:00 PM- 5:30 PM- Meet with Staff

b. 5:30- 6:00 PM - Presentation

3) Tony McGhee

a. 6:00 PM- 6:30 PM- Presentation

b. 6:30 PM- 7:00 PM- Meet with Staff

V. Public Comment - Non-Agenda Items Only *(3-minute limit)*

None.

VI. Adjourn

Money motioned, supported by Vigansky to adjourn at 6:25 PM. Roll call vote carries unanimously.

Kalla Langston, City Clerk

Mayor Mark Weedon

REGULAR MEETING OF THE BUCHANAN CITY COMMISSION
MONDAY, NOVEMBER 25, 2024 – 7:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

MINUTES

I. Call to Order

The meeting was called to order by Mayor Weedon at 7:00 PM.

II. Recognition

III. Pledge of Allegiance

Mayor Weedon led in the Pledge of Allegiance of the United States.

IV. Roll Call

Present: Mayor Mark Weedon, Mayor Pro Tem Patrick Swem, Commissioner Dan Vigansky, Commissioner Larry Money, Commissioner Raquell George

City Staff: City Manager, Timothy Lynch; City Clerk, Kalla Langston; Director of Public Services, Mike Baker; Chief of Police Harvey Burnett; City Bookkeeper Courtney Baham

V. Approve Agenda

Vigansky motioned, supported by Money to approve the agenda, as presented. Voice vote carries unanimously.

VI. Public Comment - Agenda Items Only *(3-minute limit)*

None.

VII. Consent Agenda *(can be approved all in one motion, for general housekeeping items)*

A. Minutes

1) Consider the Regular Meeting Minutes from November 12th, 2024.

2) Consider the Work Session Minutes from November 13th, 2024.

B. 2025 Holiday Schedule- Consider approval of the 2025 Holiday Schedule.

C. Banner Approval

1) Consider approval for banner placement for RAM Annual Community Christmas Toy Drive from November 20th- December 14th.

Swem motioned, supported by Vigansky to approve the Consent agenda as presented. Voice vote carries unanimously.

VIII. Scheduled Matters from the Floor *(if any)*

A. Municipal Financial Advisors Proposal- Consider approval of a proposal to perform financial services and analyses along with rate consultant services from Bendzinski & Co. (Andy Campbell, CPA).

Lynch presented the Municipal Financial Services Proposal from Bendzinsku & Co. Given the significant number of our new and outstanding bonds, it is essential to have professional guidance to maintain compliance. We require oversight and analysis with recommendations and justifications for our water and sewer rates, as well as periodic adjustments.

Before the commission is a proposal from a firm with personnel who are most familiar with the city's financial situation. Several elements of the downtown project are not eligible for funding through USDA loans and will likely need to come from the General Fund. Bedzeski will provide the necessary guidance and oversight, which includes the following services:

- *A review and analysis of historical operating expenses for all funds, utilizing audit and budget information from the General Fund, Streets Fund, and Water & Sewer Enterprise Fund.*
- *An analysis of all existing city debt related to the DPW Building bond, the 2009 SRF bond, the 2010 DWRF bond, the 2020 WWTP bond, and the recently issued USDA Water and Sewer bonds (three in total).*
- *An analysis of the City's Capital Improvement Plan and Asset Management Plan, including the funding of these plans considering cash reserves from all funds and potential alternative financing options.*
- *Cash reserve analyses across all funds, along with recommendations for future cash reserve policies.*
- *Recommendations for user rates over the next five years, including financial information, trends, and analyses.*
- *Detailed findings and financial recommendations regarding the City's finances, provided upon completion and throughout the engagement.*
- *The proposal also includes the usual and customary financial consultancy services that the City may request.*

Vigansky motioned, supported by Money to approve the proposal from Bendzinski & Co., as presented. Roll call vote carries unanimously.

- B. Engineering Service Proposal**- Consider approval of a proposal from Jones & Henry Engineers to assist the Buchanan Wastewater Treatment Plant in the determination of Local Limits for PFAS compounds and the development of a Pollutant Minimization Plan (PMP) for the same.

Lynch has communicated that the state has tasked us with developing local limits for the discharge of PFAS compounds and establishing a Pollution Minimization Plan (PMP). He has reached out to a firm that specializes in this work, which is currently assisting the City of Three Rivers, as they also have a landfill discharging to their wastewater treatment plant (WWTP).

The proposal includes the following components:

- *Review existing information, submittals, and analytical data related to PFAS.*
- *Conduct meetings with WWTP management and significant industrial users to gather insights.*
- *Assist in calculating and developing local limits for PFAS, including concentration limits, mass limits, and hybrid limits.*
- *Prepare a written report that outlines the local limit calculations, proposed limits, and the justification for these limits.*

Additionally, a Pollutant Minimization Plan (PMP) will be developed with strategies for its implementation.

There is no

IX. Reports by: Departments, Committees, Boards

A. LiveBuchanan Presentation

- B. One Buchanan Presentation** - Estephani Cashier Rodriguez; Chair and Ruth Writer; Secretary to give an update and presentation on their accomplishments.

X. Unfinished Business

XI. New Business

- A. City Manager Position**-The City Commission may deliberate and consider selecting a lead candidate and extend a job offer conditioned on the successful completion of a background check and pre-employment verification process further subject to negotiating an employment agreement that is brought back to the City Commission for approval at a future meeting.

- B. 2025 Meeting Notice Schedule**- Consider changing the time for the City Commission's Regular Meetings from 7 PM to 6 PM.

- C. Expenditures**- Consider approving the expenditures for November 25th, 2024, in the amount of \$54,248.57 (*Please note the October 2024 Bank Reconciliation and current Revenue and Expense Report included with the Expenditures. Going forth this will be included in the packet every second meeting of the month.*)
- D. December 23rd Meeting Cancellation**- Consider canceling the Regular City Commission meeting scheduled for December 23rd, 2024.

XII. Communications (*informational only, formal board action is not necessary for these items, unless so desired*)

XIII. Public Comment - Non-Agenda Items Only (*3-minute limit*)

XIV. Executive Comments

A. City Manager Comments

B. Commissioner Comments

C. Mayor Comments

XV. Adjourn

Barbara A. Pitcher, City Clerk

Mayor Sean Denison