

**MINUTES**

**I. Call to Order**

Mayor Denison called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

**II. Roll Call**

**PRESENT:** Mayor Sean Denison, Mayor Pro Tem Mark Weedon, Commissioner Cameron Downey, Commissioner Larry Money, Commissioner Patrick Swem

**ABSENT:** None

**STAFF:** City Manager Heather Grace; Community Development Director, Richard Murphy; City Clerk, Kalla Langston; Director of Public Safety/Chief of Police, Tim Ganus; Director of Public Services, Mike Baker; Treasurer, Stephanie Powers; Chamber Executive Director/Main Street Manager Ashley Regal; Sergeant John Leonard

**III. Approve Agenda**

***Motion made by Commissioner Downey, Seconded by Commissioner Money to approve agenda as presented. Roll call vote carried unanimously.***

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

No comment

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

**A. Approve Minutes**

October 11, 2021, Regular Meeting

September 27, 2021, Regular Meeting Minutes

**B. Approve Expenditures for October 25, 2021**

**Motion made by Commissioner Swem, Seconded by Commissioner Weedon to approve the consent agenda as presented, Roll call vote carried unanimously.**

**VI. Scheduled Matters from the Floor**

**A. Tyler Ganus, Manager of the Southeast Berrien County Landfill-** Mr. Ganus briefed the commission on the 2021 Comprehensive Business Analysis/Solid waste Management Planning and Landfill Extension Study.

- 1. Full cost accounting modeling:** The modeling showed that an average rate of \$27.50 per ton would adequately cover the cost of construction and operation of the expanded landfill, including the costs of royalties and soil needs.
- 2. Market analysis:** At an average rate of \$27.50 the SEBCLA would have a market advantage in Berrien and LaPorte counties.
- 3. Waste royalty fees:** SEBCLA would realize a potentially lower cost impact in proposing to

buy out the contracts.

4. **Soil needs for future expansion:** SEBCLA will explore alternative daily cover options and investigate off site soil resources.
5. **Operating revenue needed to financially sustain expansion:** Solving for an average gate rate that would allow SEBCLA to breakeven with the investment in the future expansion, GBB determined that a rate of \$27.50 per ton would adequately cover the cost of construction and operation of the expanded landfill, including the costs of royalties and soil purchases. The overall conclusion of these analyses is that the future expansion of the SEBCLA landfill is financially feasible.

**The following three expansion options were evaluated during the Study:**

- a. Increase airspace by 9.1 million cubic yards (total landfill life= 41 years)
- b. Increase airspace by 4.5 million cubic yards (total landfill life= 27 years)
- c. "Do Nothing" approach (total landfill life= 13 years)

**Option B was found to be the most beneficial expansion option; this would increase landfill operational life from approximately 12 years to 27 years.**

Mr. Ganus is asking for the approval of the resolution supporting expansion of landfill operations.

***Motion made by Commissioner Swem, Seconded by Commissioner Money to approve Resolution Supporting Expansion of Landfill Operations, roll call vote carried unanimously.***

- B. Mary Lister & John Van Dyke -Ms. Lister and Mr. Van Dyke presented and request for city support for a special sculpture to be placed near the Pears Mill. The wood sculpture Ode to Pears Mill by John Van Dyke is the one they are proposing to have bronzed and placed on a granite pedestal near the Mill. The placement would be at the end of the wood walkway in Mill Alley. They do have a potential donor for the bronzed sculpture and for the granite pedestal. Estimates ranging for the sculpture from high \$28,000- to low \$11,000. Estimates of the granite pedestal ranged from high of \$24,000 to low of \$11,000. They are looking at a 6-month timeline.

Mayor Denison asked if that includes the foundation and installation in the estimate price. Ms. Lister said yes.

Commissioner Downey had concerns about the timeline of the placement with the boardwalk possibly getting updated.

Commissioner Swem asked them to reach out to others in the community for help with funding, Mayor Dennison also worried about placement and timing of the project.

All agreed that the special sculpture was beautiful.

***Motion Made by Commissioner Downey, Seconded by Mayor Pro Tem Weedon to approve the placement of the Ode to Pears Mill sculpture, roll call vote carried unanimously.***

- C. Friends of the Oak Ridge Cemetery -Robert Brown spoke on the behalf of the Friends of the Oak Ridge Cemetery, request that the Commissioners consider allowing a 100- year recognition of Jack Knight's famous flight, which was not able to be held last year due to the pandemic. They are interested in moving the historical items in the Knight Chapel at Oak Ridge Cemetery to different

locations temporarily around the City (City Hall, Library, Schools, Pears Mill); to bring awareness of this famous local son and more aware of Jack Knight's achievements. Commissioner Money commented on that the placement of the items are at Knight's Chapel and you never see them unless you are at the chapel for a funeral service. Pro Tem Mayor Weedon asked the team at City Hall to make sure it was communicated to the community by Facebook and website on where the items would be located and when they move around the city.

***Motion made by Commissioner Money, Seconded by Commissioner Swem to approve the 100-year recognition of Jack's Famous Flight with traveling exhibit around the city, roll call vote carried unanimously.***

#### **IX. Reports by: Departments, Committees, Boards**

- A. Community Development Department Report -Community Development Director Richard Murphy is looking for approval for Pinnacle Emporium at 221 E Front Street for the 2021 Adult Use Permit Renewal Application as well as Pinnacle Medical Permit Renewal Application. Background check has come back satisfactory.

***Motion made by Pro Tem Mayor Weedon Seconded by Commissioner Downey to approve the Pinnacle Adult use Permit Renewal Application and Pinnacle Medical Permit Renewal Application, roll call vote carried unanimously.***

Murphy is also looking for approval for Zen Leaf located at 257 E Front street. This is an amended application that covers their expanded footprint, they completed all their application, Murphy has reviewed it all appears to be in good order, on this matter Murphy is still waiting on Chicago to come back with a background check; it's been over four weeks. Murphy wanted to get this to the commissioners for approval contingent on background checks Medical Permit Modification Application and for the Zen Leaf Adult Use Permit Application.

***Motion made by Commissioner Downey, Seconded by Pro Tem mayor Weedon, to approve the Zen Leaf Medical Permit Modification Application and the Zen Leaf Adult Use Permit Application contingent on background checks, roll call vote carried unanimously.***

Murphy continued with a brief update on economic development. There has not been a new housing development in over 2 years, earlier this year they had broken ground on a home on Schirmer Pkwy. Just this week Murphy had 4 new approved building permits come thru his office. Of the 5 homes over a million-dollar investment.

Commercial investment including the Zen Leaf expansion and 402 & 404 implantation and 113 Chicago implantation, City has 3 new businesses in the cannabis industry that will do processing and growing. That are live in the development stages and will create over 30 jobs and over 1 million dollars in investments.

- B. Public Safety Department Report -Chief Ganus updated the commissioners about the newly promoted Sergeant John Leonard. The last few months the department has gone thru a sergeant promotion process which includes a written exam and oral interviews done by other

police departments. The department had a candidate rise to the top and that was Sergeant Leonard.

Sergeant Leonard was honored and humbled by the promotion. Sergeant Leonard gave the commissioners a short background of his career. Sergeant Leonard came to the Buchanan Police Department in 2000, he oversees the firearms division and has for the last 19 years. With the promotion he assumes the responsibility of the reserve unit, which is the largest in Berrien County.

Pro Tem Mayor Weedon commented seeing the continued interaction with the police department spending time within the community has been second to none, and they continue to be a beacon of law enforcement at the highest level, thanked Chief and Sergeant for all their dedication.

Commissioner Money offered his congratulations to Sergeant Leonard.

Mayor Dennison offered his congratulations to Sergeant Leonard.

Police Department is getting ready for their LEIN audit. That relates to the Michigan State Police, making sure they are following all the rules and regulations. Chief said he feels confident about the audit that will take place this week.

Trek or Treat is Saturday, October 30, 2021, from 12 pm – 2 pm. There will be no parking on Schirmer Pkwy , there will be no parking in the trailhead off of Schirmer Pkwy that will be blocked off for the volunteers, characters and organizers of the event to park in.

Also, the trailhead off of 3<sup>rd</sup> and Skyline will also be closed for the event volunteers, characters, and organizers.

They are going to close a section from Skyline and 3<sup>rd</sup> street just to make sure the kids that come are kept safe. Police Department is recommended people park in the Clark Testing parking since they are opening the East Gate since that's where the event will start and end.

Trick or Treat will be Sunday, October 31, 2021, 6:00 pm to 7:30pm. The police department will be doing candy checks at the Fire Department.

- C. Public Services Department Report -Third Street Project – Manager Grace and Scott Desenberg met with Scott Riley of Selge and Kevin Lemmer of EGLE this past Friday to review EGLE's comments relating to the water permit we are waiting on from the State. Mary Nycamp of Wightman (the project engineer) will make changes to the permit application, based on EGLE's comments, which include new state requirements as part of the updated permitting process. We hope to have the EGLE permit approved very soon, so that Selge can work us into their construction schedule. If they can't get us on the schedule before Thanksgiving the dirt will be hard to maintain. It will be a real challenge. They are expediting the permit.

DPW crews were very busy lately, processing cleanup from the storm that hit during the last City Commission meeting. Leaf pickups are underway. They also did Drain Cleanings this week from the storm.

Public Service Department had a nice catch at the school and an email thanking them as well for catching a water leak coming off from the school's water softener.

- D. Treasurer's Report- Treasurer Stephanie Powers provided a brief report regarding City financials. Expenditures for October 25, 2021, in the amount of \$1,601,530.79.00
- E. Buchanan Area Recreation Board Report-Time is almost up to participate in the online survey for Buchanan's Joint 5-Year Recreation Plan, so please submit your responses if you have not already. Only open till the end of October on the City's website.
- F. Buchanan Tree Friends- The "Re-Leaf" tree plantings that took place on the morning of Saturday, October 16th was an amazing success, with over 150 volunteers arriving to help plant 50 trees! It was a new record for the Re-Leaf program, which has had similar events in much larger cities that didn't have nearly as many volunteers as Buchanan—So all Bucks should be proud of the great community turnout of volunteers! City Manager Grace thanked all the volunteers that helped!

#### **X. Unfinished Business**

None

#### **XI. New Business**

- A. Closed Session RE Potential Purchase of Real Property- City Administration requests a Closed Session with the City Commission pursuant to MCL 15.268(d) to consider the purchase of real property.

***Motion made by Pro Tem Weedon, seconded by Commissioner Money, to go into Closed Session at 8:02 P.M. Roll call vote carried unanimously.***

***Open Session at 8:50 PM***

***Motion made by Pro Tem Mayor Weedon, Seconded by Commissioner Swem, to go into open session, roll call vote Carried unanimously.***

***Motion made by Commissioner Swem, seconded by Commissioner Money to purchase as discussed in closed session.***

***Yay: Mayor Dennison, Pro Tem Mayor Weedon, Commissioner Swem, Commissioner Money***

***Nay: Commissioner Downey***

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

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

*Norma Ferris* - Expressed her concern about 3<sup>rd</sup> Street.

*Rebecka Hoyt*- Introduced Miranda Rebecka Barber. Miranda will be splitting the commission meetings on behalf of the Buchanan Chronical. They have been doing Cans for Veterans the boxes are located at the Senior Center, The Library, Harding's, and Hardware Store. They are up to almost \$700.00; they will stop collecting next week then buy local gift cards with that money to hand out to veterans. The 15<sup>th</sup> issue of the Buchanan Chronical comes out November 6<sup>th</sup>.

**XII. Executive Comments**

A. City Manager Comments – Did receive a notification from the Department of Treasury that we will receive the ARPA funds in 30 days or less.

B. Commissioner Comments

*Weedon* -. No Comment

*Swem* – No Comment

*Downey*- Congratulations to Sergeant John Leonard

*Money* - Also Congratulated Sergeant John Leonard. The American Legion will be hosting a veterans day program, they will have a speaker speaking November 11 at 5:00 p.m. the speaker was a guard at the unknown tomb. It will be held at the American Legion.

B. Mayor Comments – Wanted to give out a reminder about Trek or Treat and Trick or Treat this coming weekend. Also wanted to thank everyone that came out for the tree planting, it was incredible to see how many people came out to help.

**XIII. Adjourn**

***Motion made by Commissioner Money, Seconded by Mayor Pro Tem Weedon to adjourn the meeting at 9:11 p.m. Roll call vote carried unanimously.***

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Kalla Langston, City Clerk

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Mayor Sean Denison