
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

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

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 Temp 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.

Update on the city's CDBG grant award of \$300,000. A couple of meetings ago we gave notice that they are releasing an RFP. We received one response from the Ramsey group who we were hoping to hear from. We are asking for permission to proceed with the proposal as submitted.

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

Discussion: Vigansky wanted to note his reason for voting no. \$5,000 isn't enough to do anything. These low-income situations, its fairly funded. As a kid I was involved in some of this. The contractors aren't the most outstanding people in the world and a lot of people get taken advantage of. With the \$5,000 cap I don't think it's that great of a thing.

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.

Roger Swets, Dickinson Wright PLLC City Bond Council – We wanted to share this ordinance ahead of time since the plan is to adopt it at the next meeting and it's a complex document. This bond ordinance is necessary to implement the two Michigan USDA Rural Development Loans for the water project and sewer project. There will be a separate bond and loan issued for each project, but for legal purposes we presented one bond ordinance. The loans to fund these two projects are made through the issuance of bonds pursuant to the legal process under Michigan law. There are two additional documents to come, a resolution for each loan. So with the bond ordinance there will be three approvals needed in total. This ordinance would authorize the total borrowing for both loans in the principal amount of up to \$18,197,000 in bonds. This is a not to exceed number which sets the ceiling, but as you define the scope you can come down. This will be at an interest rate of 1.375%. As your rate consultants mentioned, this rate is very low and combined with a 40-year payment schedule, this offers a much lower debt service.

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.

This is an act that limits the city's exposure to healthcare costs at 80% with the employee paying 20%. There are three options the hard cap option, opt-out, or the 80/20 which has been Buchanan's option of choice. We must adopt it on an annual basis.

Motion made by Vigansky, supported by Weedon, 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 Vigansky, supported by Money, 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.

We've gone through the finances and made one amendment relating to payroll and fringes after our last payroll and fiscal period is complete.

Motion made by Money, supported by Vigansky, 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.

Denison – Prior to the meeting, I was approached by a member of the public who was questioning the repair cost and thought the bid was high. I'd like to recommend we get two more quotes.

Motion made by Weedon, supported by Vigansky, to request two additional bids for the stain glass repair on the Chapel at the cemetery. Roll call vote carries unanimously.

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.

Motion made by Weedon, supported by Vigansky, to enter into a closed session to consider strategy related to city negotiations and bargaining agreements with AFSCME and the police officer labor council pursuant to the closed session provision of the Open Meetings Act under MCL 15.268.(1)(c). Roll call vote carries unanimously to enter the closed session at 7:47 PM.

2) Re-enter open session.

Motion made by Weedon, supported by Money, to exit the closed session and reenter the open session. Roll call vote carries unanimously to enter the closed session at 8:18 PM.

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.

The annual national night out against crime. We are working on getting our food donations in, come have a good time and bring a squirt gun!

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

Chuck Height, New Buffalo Township – Currently serving as County Sheriff, comments on his experience and background. Asking for support in the upcoming election.

Margaret Fife, Lincoln Charter Township – Here tonight to introduce herself as she is running for Berrien County Treasurer.

Monroe Lemay, 118 Schirmer Parkway – Benton Spirit newspaper owner Princella Tobias, who is from Buchanan, approached me. She would like to do one for Buchanan once a month, the Buchanan Spirit. It is not a political paper, just for positive things, events, etc. Let us know if there is anything you want published, I will be in charge of the one for Buchanan. It will be in print, online, and also free of charge.

Mary Gilbert – As most of you know, Rite Aid is having troubles and filed for bankruptcy. They are closing at least 12 stores in Michigan so our pharmacy could go away. Sent Walgreens a message to come to Buchanan, they responded. If more people reached out to them, maybe they'd be motivated.

XIV. Executive Comments

A. City Manager Comments

McCoy Creek Culvert permit classification changed to an individual permit and now requires a public noticing process. Design is still underway with soil boring scheduled for next week. For the Front St retaining wall, survey and soil borings have been completed. Design is underway, they hope to get me progress drawings by the end of this week.

B. Commissioner Comments

Weedon – Congratulations to Hannah Roberts once again. I didn't attend the last meeting, but I wanted to say that I am saddened that I missed the Victory Park opening. It was wonderful to hear everybody come up at the meeting and talk about positive things. I cant wait to see the tournaments that come out of that place.

Vigansky – I forgot at the last meeting, but wanted to put it out there that Tom Edgar passed away the Sunday before Memorial Day. He's been my neighbor for 25 years, I really do apologize to his wife and his family. It was quite unexpected, he was Mayor down here he was pretty controversial. He fought the fight. The chapel at the cemetery, I pass it off on Larry but I'm really trying to get everybody to understand how much we need help besides paying our taxes and coming down here, holding you hand out and asking all the taxpayers to pay for this. This chapel is a really good example of what we can do as a community to raise the funds to fix the doors and windows. We are trying to instigate. We are working on the sidewalk program. The Rite Aid store, I have inside information on that. I contacted Walgreens immediately and got two responses from corporate, they are not coming to Buchanan. Rite Aid owns the building but not under the Rite Aid name. I read an article that they are closing all of Michigan, Ohio, and Minnesota stores. Buchanan's store it going to close in August. A pharmacist wants to stay in town but you don't know what your insurance company will tell you. So we've been working on that. The chapel, I am hoping Larry finds people that want to pull money out, I will pursue Rich on filling out applications to the Lions, Scarecrows, and marijuana people. I think we should put letters together.

Money – On the chapel, it is being taken care of. The door situation is in the process. We haven't run it directly through our board yet but I have gotten the bid. It's a pretty reasonable bid. This fellow is local contractor. I am going to have to talk to Baker about a time frame because the doors would have to come off and then seal that up. The stained glass window, the Legion has offered up some money and we will be talking to some other groups. So its in process, we just have to run it through our board. I want to thank Michael Rowland and his group for the lack of better word, the Fiddle Fest two weeks ago. It was pretty exciting. Pears Mills was open, I saw people coming in and out of there. I sat through a few performances but short fat people have a tendency to boil in their own fat so I couldn't sit there. Michael and his company did a great job. I wanted to thank

the city staff, I saw a few of them down there working. It really turned out great for the city. I want to express my condolences to the Busby family for the loss of Gerald. When you talk about camaraderie and bringing a town together, in 76' and 78' everybody was in basketball mode. Those fellas could play basketball, they took it a long way. It was a great time to be here. Congratulations to Hannah once again. I want to thank this commission for everything they do.

C. Mayor Comments

I too wanted to send my condolences to Mr. Busby for the loss of his brother, it was sad to hear. I too wanted to congratulate Hannah Roberts. She is amazing, that girl just can't stop winning. She's got a long future ahead of her. I want to congratulate the softball team who was one win away from the state championship game. They had a great season, and I want to thank them because they painted the gazebo. A little public notice, I wanted to let people know that while it's okay to take limbs and tree branches out to the curb, it is not okay to cut down an entire tree and expect the city to come clean it up. We are not a tree service, if you have friends please tell them that. Finally, I wanted to thank Tim for all of his hard work and his experience is showing, your professionalism. We are glad you are here.

XV. Adjourn

Motion made by Weedon, supported by Money, to adjourn the meeting at 8:40 PM. Roll call vote carries unanimously.

Kalla Langston, City Clerk

Mayor Sean Denison