

REGULAR MEETING OF THE BUCHANAN CITY COMMISSION
MONDAY, FEBRUARY 10, 2025 – 7:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

AGENDA-AMENDED

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

PRESENT: Mayor Mark Weedon, Mayor Pro Tem Patrick Swem, Commissioner Raquell George, Commissioner Dan Vigansky

ABSENT: Commissioner Larry Money

CITY STAFF: City Manager, Tony McGhee; City Clerk, Kalla Langston; Community Development Director, Rich Murphy; Director of Public Services, Mike Baker; Chief of Police Harvey Brunett

V. Approve Agenda

Motion made by Vigansky, supported by George, to approve the amended agenda, as presented. Voice votes carry unanimously.

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

Norma Ferris- Comments about the fire prevention ordinance.

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

A. **Minutes-** *Consider approving the regular meeting minutes on January 27th, 2025 & the special meeting minutes on February 4th, 2025.*

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

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

A. **Rate Analysis and Downtown Project Funding Update-** *Andy Campbell, CPA with Bendzinski*

Campbell is providing an update on the financial analysis of water, sewer, and streetscape projects related to the downtown infrastructure initiative, as well as a potential bond issuance needed to complete the ongoing USDA project.

Last year, the city secured USDA funding for water and sewer improvements. However, the USDA loan only covers the water and sewer components; it does not provide funding for the streetscape aspects. Additionally, the USDA does not support roads or sidewalks. The city has been successful in obtaining some grants, but there remains a funding gap that needs to be addressed. Tonight, Campbell will present potential a solutions to this issue.

The water and sewer rates Campbell is strongly recommended to continue to rise rates by 8 percent for the next three fiscal years to address infrastructure problems. We are starting downtown because it has the oldest systems, which could cause the most significant issues if they fail.

Campbell discussed the capital improvement plans and typical household usage rates. He detailed the general fund portion of the project as follows:

Scaled Back Project Need	\$2,915,322
Less: BARR Grant	(184,000)
MDOT Grant	(718,156)
Gap Funding Needed	\$2,013,166
General Fund Cash Already Used	(300,000)
Additional General Fund Cash Needed	(213,166)
Bond Issuance Needed	<u>\$1,500,000</u>

Campbell provided details about the estimated bond issue related to the general fund. The administration is currently evaluating a 15-year bank request for proposal (RFP). Given the transfer from the general fund to the streets, we need to ensure that adequate funds are allocated to remain in the general fund to cover the debt service for this bond.

	10-Year Bank RFP	15-Year Bank RFP	20-Year Bank RFP
Estimated Interest Rate	4.500%	4.750%	5.250%
Deposit to Project Construction Fund	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000
Estimated Bond Costs of Issuance			
Bond Counsel	15,000	15,000	15,000
Registered Municipal Advisor	12,500	12,500	12,500
Printing and Publishing	1,500	1,500	1,500
MAC Fee	450	450	450
Michigan Treasury Fee (.02% of par \$1,000 max)	346	346	346
Rounding Amount	204	204	204
Total Estimated Bond Costs of Issuance	30,000	30,000	30,000
Total Project Allocation	\$ 1,530,000	\$ 1,530,000	\$ 1,530,000
Estimated Annual Debt Service	\$ 193,500	\$ 145,000	\$ 125,500
Estimated Total Principal and Interest	\$ 1,933,425	\$ 2,173,720	\$ 2,507,340

IX. Reports by: Departments, Committees, Boards

A. **Buchanan City Police Department Annual 2024 Report**- *Cheif Harvey Burnett*
 Burnett submitted his written report to the commission and the full report will be on the website.

B. **Community Development Report**- *Director Rich Murphy*

1) Consider approval of resolution **2025.02/04**- *B&W Pour Decisions Local Government Approval for New Class C License issued under the provisions of MCL 436.1521 a(1)(a) at 116 Main St. Buchanan.*

Motion made by Vigansky, supported by Swem to approve resolution 2025.02/04, as presented. Roll call votes carry unanimously.

2) Consider approval of resolution **2025/02.05**- *B&W Pour Decisions Local Government Approval for Social District Application at 116 Main St. Buchanan.*

Motion made by Vigansky, supported by Swem to approve resolution 2025.02/05, as presented. Roll call votes carry unanimously.

3) Consider approval for *Redbud Roots Annual Marihuana License Renewals*

a. *Redbud Roots Lab II, LLC – Class C Grow – 215 Post Rd – Adult Use;*

- b. Redbud Roots Lab II, LLC – Class C Grow – 835 Terre Coupe – Adult Use;
- c. Redbud Roots Lab II, LLC – Class C Grow – 835 Terre Coupe (STACKED) – Adult Use;
- d. Redbud Roots Lab IV, LLC – Processor – 215 Post–Adult Use;
- e. Redbud Roots Lab IV, LLC – Processor – 215 Post – MED

Motion made by Swem, supported by Vigansky to approve the annual marihuana license renewals for Redbud Roots, as presented. Roll call vote carries unanimously.

4) Consider approval of resolution **2024.02/06** Stranger Wine Company Local Government Approval for Off Premises Tasting Room License and Permit at 201 E. Front St.

Motion made by Vigansky, supported by George to approve resolution 2024.02/06, as presented. Roll call votes carry unanimously.

5) Zoning Project Update

Murphy provided an update on the timeline for the zoning project. We have momentum and have made progress.

X. Unfinished Business

XI. New Business

A. **Ordinance 2025.02/440**- Consider the first reading of Ordinance 2025.02/440, an ordinance for Fire Prevention and Protection.

Motion made by George, supported by Vigansky to approve the first reading of Ordinance 2025.02/440, as presented. Roll call votes carry unanimously.

B. **Expenditures**- Consider approving the expenditures for February 10th, 2025, in the amount of \$219,334.33.

Motion made by Vigansky, supported by George to approve the expenditures, as presented. Roll call votes carry 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)

XIV. Executive Comments

A. **City Manager Comments**

McGhee - The Tin Shop Theater has received a grant for a new roof. He and Baker inspected the roof today and drafted a Request for Proposal (RFP).

Several public meetings are scheduled for this week: the Compensation Commission will meet at 5:00 PM, and the Planning Commission will follow at 6:00 PM on Tuesday. Additionally, the Tree Friends will meet at 6:00 PM on Wednesday.

SMCAS and Medic One are in discussions about merging and plan to hold two public meetings to discuss this potential merger. A public meeting regarding the downtown construction project is scheduled for March 3rd. We are also exploring a text messaging service to communicate updates about the project. Furthermore, we are considering replacing a pool car, as funding for this has been budgeted.

B. **Commissioner Comments**

Vigansky- would like to focus on code enforcement and the sale of real estate.

George- expressed her gratitude to Campbell for his presentation. Excited about B & W and Stranger Wine coming on board. I agree with Vigansky regarding code enforcement; we don't want to overwhelm people with tickets, but it's important to take care of our community. I also want to thank McGhee for all his hard work, as well as the commission and city hall for their efforts.

Swem- I cannot attend the meeting on March 3rd, but I wish everyone the best of luck. I want to extend a warm welcome to B&W and Stranger Wine; we're happy to have you as part of our community. I appreciate the efforts of the planning commission and the ordinance review team; we have been discussing many of these ordinances, and it's great to see them moving forward. The Water and Sewer Board met last Monday and discussed the need for an updated headworks analysis to ensure proper checks and balances are in place.

C. Mayor Comments

Weedon- I fully support everything everyone has mentioned regarding code enforcement as we begin to implement it. It's important to ensure that individuals who can't meet the enforcement expectations have support. We have many young men and women in our community who would be willing to volunteer and help. The city of Buchanan has a big heart. Additionally, please remember to schedule your appointment for the water inspection as soon as possible.

XV. Adjourn

Motion made by Vigansky, supported by George to Adjourn the meeting at 8:08 PM. Roll call vote carries unanimously.