

REGULAR MEETING OF THE BUCHANAN CITY COMMISSION
MONDAY, MARCH 28, 2022 – 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. Call to Order

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

II. Pledge of Allegiance

Pledge of Allegiance was led by Mayor Denison.

III. Roll Call

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

City Staff Present; City Manager, Heather Grace; City Clerk, Kalla Langston; Community Development Director, Rich Murphy; Director of Public Services, Mike Baker; Sexton, Klay Weaver; Director of Public Safety, Chief Tim Ganus; Sergeant Harvey Burnett; Sergeant John Leonard; Administrative Assistant, Diana Selir.

IV. Approve Amended Agenda

Motion made by Weedon, seconded by Money to approve the amended agenda. Roll call vote carries unanimously.

V. Open Public Hearing 1

A. Public Hearing and Public Comment Period on the Approval of an Obsolete Property Rehabilitation (OPRA) Exemption Certificate for Rowlands Property Group LLC 101-103 Days Ave. Buchanan, MI 49107

Motion made by Weedon, seconded by Downey at 7:04 P.M. to open the public hearing and comment period on the approval of an Obsolete Property Rehabilitation (OPRA) Exemption Certificate for Rowlands Property Group LLC 101-103 Days Ave. Buchanan, MI 49107. Roll call vote carried unanimously.

Michael Rowland gave comment in favor of support.

VI. Close Public Hearing 1

Pending Approval

Motion made by Money, seconded by Swem to close public hearing at 7:06 P.M. Roll call vote carried unanimously.

VII. Open Public Hearing 2

Motion made by Swem, seconded by Money to open public hearing 2 at 7:06 P.M. Roll call vote carried unanimously.

A. Public Hearing and Public Comment Period on the Approval of an Obsolete Property Rehabilitation (OPRA) Exemption Certificate for Claremont Stark LLC, 502 Claremont St., Buchanan, MI 49107

Jen Tabor gave comment in support.

VIII. Close Public Hearing 2

Motion made by Downey, seconded by Weedon to close the public hearing at 7:10 P.M. Roll call vote carried unanimously.

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

None

X. Recognition

A. Recognition of Dave Capron- The City Commission would like to recognize Dave Capron of the Buchanan City Police Department for his 26 years of service to our community.

Mayor Denison presented a service award from the City of Buchanan, as well as letter from Brad Paquette, Kim LaSata, Garlin Gilchrist, Fred Upton, and Gretchen Whitmer to Dave Capron.

B. Vietnam War Commemoration Proclamation

Mayor Denison read the Proclamation for Vietnam War Commemoration and presented the Proclamation to Kathy Alton, the Commemorative Events Chairwoman.

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

A. Consider Approving Special Meeting Minutes for March 18, 2022.

B. Consider Approving Special Meeting Minutes for March 24, 2022.

C. Consider Approving Expenditures for March 28, 2022, in the amount of \$ 144,721.34

D. Bank Account Changes- Consider authorizing bank account changes to remove Stephanie Powers from all City bank accounts, with Courtney Baham replacing her on all City bank accounts.

E. Street Closure for Chili Walk Cook-Off on April 7, 2022- Front St. blocking off Red Bud, Days, Main, and Oak.

Motion made by Swem, seconded by Money to approve the Consent Agenda as presented, including payment of the March 28, 2022 bill run in the amount of \$144,721.34. Roll call vote carried unanimously.

XII. Scheduled Matters from the Floor (if any)

A. DPW Construction Update- Barton Group & AVB will brief the Commission regarding the DPW Construction Project.

Amelia from Barton Group and Danielle from AVB gave the commission a few updates with budget and cost-saving alternatives.

Pending Approval

Danielle went over the as it is now. Geotech report had not great news across the whole site, with 3 to 5 feet of unsuitable fill. Danielle went through the alternate options that can cut the budget down on the project. (See Attachment A). Danielle asked for the commissioner's thoughts and questions on the budget.

Commissioners included Baker with the discussion on cost-saving alternatives.

Denison asked Baker about the generator for life safety only, Baker agrees with Denison that is all he needs.

Radiant heat on the floor, Weedon and Baker would like to stay.

Money brought up the mezzanine he knows that it could be used as a storage area, and wanted to know how much of a significant loss it would be if it was cut. Baker said it is planned on being used for storage and it would cut out 2300 sq feet that would take floor space if cut. Amelia believes there would be increased cost in design if you take the mezzanine out as well.

Different options were brought up about storing equipment outside, including fencing and a secure area for the equipment.

Swem asked if the design was able to be added on easy, Danielle confirmed that was the case. Swem personally would like to cut 4 bays, life safety only generator, and mostly gravel solution knocking roughly \$655,000 dollars off the project.

Denison does not agree with knocking off 4 bays. His argument was that they would need to be able in the future to put up another building at 9,300 Sq Ft for \$494,933. He would like to have all the building and do all the extras later.

Baker made the point that if we cut the 4 bays, the new building for storage equipment would be smaller than the demolished DPW building.

Swem is concerned with the price.

Downey had questions for Danielle about the design of the Mezzanine and what could be stored up there. Right now, it's designed for different fluids for equipment as well as a lot of community event props.

Amelia and Danielle both agree that this is a simple of a building you can put up and they have spent a great deal of time trying to get the lowest cost available that can be efficient for the city.

If they decide to change things too much it could affect the timeline.

Timeline as of now:

- 12 weeks for bid documents from budget & scope consensus

- 6 weeks for subcontractor bids & final pricing

- Bond close in August

- Order PEMB July/August

- Site March 2023

- Construction April/May 2023

- Substantial Completion Nov/Dec 2023

Downey asked about the Furniture, Fixtures & Equipment Costs, and wanted to know where the numbers came from. Amelia said they are very general numbers based on other projects they have worked on. Baker shared that most of the line items he believes he can save significantly on.

Agreed on items:

Pending Approval

- #9 Underdrains for pavement areas, do not need.
- #8 Strip site 5 feet and haul soil off site, do not need.
- #6 Keeping the Mezzanine.
- #4 Generator for life safety only.

Ralph McDonald was asked his opinion by the commission; McDonald is on the committee for the building as well as the Planning Commission. He would go middle of the road on pavement, get rid of 2 bays and keep the mezzanine. He believes that would be compromising.

Different options were talked about on how to move forward with the project and how to compromise.

Much discussion went on about cutting the size of the building with Downey and Swem wanting to cut Sq Ft. With Denison, Weedon, and Money wanting to keep the Sq Ft.

B. 302 Main St. Garden Presentation by Tony Houser

Tony Houser presented his plan to make a community garden at 302 Main St. Wants to put an honor box on the side as well as donations to senior center. Tony genuinely wants to help people have access to fresh fruits and vegetables. Commissioners agreed it was a great idea.

XIII. Reports by: Departments, Committees, Boards

A. Community Development Director Report- Rich Murphy has several items to be considered by the City Commission.

1. Consider Resolution 2022.03/427- Application for Obsolete Property Rehabilitation Exemption Certificate for Rowland Property Group LLC 101/103 Days Ave, Buchanan, MI 49107.

Motion made by Money, seconded Weedon to approve resolution 2022.03/427 application for Obsolete Property Rehabilitation Exemption Certificate for Rowland Property Group LLC 101/103 Days Ave, Buchanan, MI 49107.

Yes: Denison, Weedon, Money, Downey

No: None

Abstain: Swem for business interest

2. Consider Resolution 2022.03/428- Application for Obsolete Property Rehabilitation Exemption Certificate for Claremont Stark LLC, 502 Claremont, Buchanan, MI 49107.

Motion made by Weedon, seconded by Swem to approve resolution 2022.03/428 for Obsolete Property Rehabilitation Exemption Certificate for Claremont Stark LLC, 502 Claremont, Buchanan, MI 49107. Roll call vote carries unanimously.

3. Consider Renewal Application for Adult Use Marihuana Establishment Permit Retailer for QPS Michigan Holdings, LLC, High Profile Cannabis Shop.

Motion made by Swem, seconded by Downey to approve the renewal application for adult use marihuana establishment permit retailer for QPS Michigan Holdings, LLC, High Profile Cannabis Shop pending background checks. Roll call vote carries unanimously.

Murphy gave comment on the Marihuana Revenue coming through the State for the upcoming year. The leadership will be bring ideas to the commission on how to use this money to best serve the City Residents. The County received \$508,000 dollars and the Commission is planning on meetings with the County Commissioners about bringing those funds back to Buchanan.

Pending Approval

Weedon wanted to thank Alan Robandt for sending an elegant email to some of the County's Commissioner about the money coming back to Buchanan.

Urging the public to call the county commissioners to return the money to the communities that took on marihuana.

B. Director of Public Safety- Chief Tim Ganus will give his 2021 Annual Report to the City Commission.

Chief Tim Ganus, Sgt. John Leonard, and Sgt. Harvey Burnett, all sheared in the 2021 Annual Police Report with highlights of the year. (See attachment B)

Highlighting on how great of a job the department does with interacting in the community.

C. Public Services Report, Director Mike Baker & Sexton Klay Weaver

1. Baker will provide the Commission with brief updates regarding the Demo of the DPW building, the 3rd Street Sewer Project, and the DPW Bldg Construction.

DPW building is demolished and all clear. They will be off the site on Tuesday and the site will be completely cleaned up. 3rd Street project will take place after the 15th of April. Talked about different mowing options.

2. Weaver will present 3 quotes to the Commission to consider the purchase of a new lawnmower for the Cemetery.

After getting the quotes, one company was not able to get their hands on the mower. Commission would like to see a trade in number. The problem with not getting enough bids is they are not building the commercial size needed for the cemetery, so companies are unable to give them a quote. Commission would like to see more quotes before deciding.

3. Weaver (along with Clerk Kalla Langston) will present proposed new rates and policies for the cemetery for the Commission to consider adopting via Resolution 2022.03/429.

Langston explained the rate changes to the Commission.

Motion made Swem, seconded by Money to approve Resolution 2022.03/429 as presented. Roll call vote carries unanimously.

XIV. Unfinished Business

A. Second reading and consideration of Ordinance 2022.03/430- IPMC Adoption Ordinance, Property Maintenance Code.

Motion made by Weedon, seconded by Swem to table item A under XIV. Unfinished Business. Roll call vote carried unanimously.

XV. New Business

A. First reading of Ordinance 2022.03/431- Open Burning Ordinance

B. First reading of Ordinance 2022.03/432- Revised Parking Ordinance

Motion made by Weedon, seconded by Swem to table item A & B under XV. New Business. Roll call carried unanimously.

C. Treasurer Position Opening-

(A) Consider approving a separation agreement between the City of Buchanan and former Treasurer Stephanie Powers.

Pending Approval

Motion made by Weedon, seconded by Money to approve the separation agreement between the City of Buchanan and former Treasurer Stephanie Powers. Roll call vote carries unanimously.

(B) Consider a proposal from GovHR to post an opening for the position of Buchanan City Treasurer, which is vacant as of 03/28/22.

Would like to explore other options before deciding.

Motion made by Denison, seconded by Weedon to table item B under XV. New Business. Roll call vote carries unanimously.

- D. (1) Consider Entering Closed Session pursuant to MCL 15.268 Sec. 8(1)(d) to consider the purchase or lease of real property

Motion made by Weedon, seconded by Swem at 10:20 P.M. Roll call vote carried unanimously.

(2) Consider Re-Entering Open Session

Motion made by Weedon, seconded Money to Re-Enter Open Session at 10:36 P.M. Roll call vote carried unanimously.

(3) Consider Action based on Closes Session discussion

Motion made by Swem, seconded by Weedon to authorize the City Manager to take action pursuant to the discussion held in Closed Session. Roll call vote carried unanimously.

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

- A. City Manager Goals Update**- Manager Grace will present a brief update to the City Commission regarding progress towards the previously established City Manager Goals.

Grace will email out everything to Commission and have a full discussion at the work session.

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

Dale Torne: Wanted to pledge his support for the Duck Pond and the Dog Park. Talked about the revenue for marijuana and asked about the federal infrastructure bill if the city has received anything. Brought up different grant options.

XVIII. Executive Comments

- A. City Manager Comments**

Thank you everyone.

- B. Commissioner Comments**

None

- C. Mayor Comments**

None

XIX. Adjourn

Motion made by Weedon, seconded by Swem to Adjourn the meeting at 10:44 P.M. Roll call vote carried unanimously.

Pending Approval

Kalla Langston, City Clerk

Mayor Sean Denison

CITY OF BUCHANAN
 DPW BUILDING
 ALTERNATES - SUMMARY
 3/28/2022



#	ALTERNATE OPTIONS		ESTIMATED COST
1	CUT FOUR BAYS (9,300 SF) FROM THE VEHICLE STORAGE AREA	DEDUCT	\$ (434,933)
2	CUT TWO BAYS (5,000 SF) FROM THE VEHICLE STORAGE AREA	DEDUCT	\$ (235,305)
3	REMOVE RADIANT HEAT BELOW SLAB IN THE VEHICLE STORAGE, SERVICE, AND SHOP	DEDUCT	\$ (114,791)
4	GENERATOR FOR LIFE SAFETY ONLY	DEDUCT	\$ (115,500)
5	ELIMINATE GENERATOR BUT INSTALL TAP BOX FOR FUTURE	DEDUCT	TBD
6	REMOVE MEZZANINE	DEDUCT	\$ (123,588)
7	REMOVE ONE BAY FROM SERVICE AREA	DEDUCT	\$ (57,026)
8	STRIP SITE 5' AND HAUL SOIL OFF SITE	ADD	\$ 818,230
9	ADD UNDERDRAINS FOR PAVEMENT AREAS	ADD	\$ 61,081
10	CULVERT RECONSTRUCTION	ADD	TBD
11	SUBCONTRACTOR PLM BONDS	ADD	5-10% of SubC Costs
12	GRAVEL IN LIEU OF PAVEMENT SOUTH OF BUILDING AND IN FRONT OF WATER BLDG	DEDUCT	\$ (47,415)
13	PAVED PARKING LOT, CONCRETE SKIRTS IN FRONT OF ALL OVERHEAD DOORS, AND GRAVEL IN LIEU OF PAVEMENT ON ALL DRIVES	DEDUCT	\$ (104,830)

