



SPECIAL MEETING OF THE BUCHANAN CITY COMMISSION
MONDAY, NOVEMBER 29, 2021 – 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.

I. Call to Order

Mayor Denison called the meeting to order at 8:02 A.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

STAFF: City Manager, Heather Grace; City Clerk, Kalla Langston; Director of Public Services, Mike Baker per phone.

III. Approve Agenda

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

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

None

V. Consent Agenda

None

VI. Scheduled Matters from the Floor

None

VII. Reports by Department, Committees, Boards

None

VIII. Unfinished Business

None

IX. New Business

1. New DPW Building

A. Geotechnical Bids

Requested by Bergman, in order to evaluate footings and foundations needed for the new building as well as some potential soil impacts on the site are fifteen (15) soil borings; eight (8) borings to a depth of twenty-five (25) feet; four (4) borings to a depth of ten (10) feet; and three (3) borings to a depth of fifteen (15) feet below ground.

Company	Cost	Timeline	Comments
Driesenga	\$8,750	6-7 Weeks	Have some questions about scope and follow up
Intertek	\$11,500	4-5 Weeks	Great scope
SME	\$13,500	8 Weeks	Great scope

This work will need to be completed quickly to keep the design schedule intact. The Barton Group recommends having an allowance of \$12,000 for this work and letting the City Manager decide on the company once all proposers have answered questions and provided clarity to the building team.

Mayor Denison is wondering if Driesenga’s price would change due to having some questions. City Manager Grace was not informed if it would change or not.

Mayor Denison asking if there was any recommendation on any of the 3 bids from The Barton Group.

City Manager Grace informed them that they did not share a recommendation.

Motion made by Commissioner Money, Seconded by Mayor Pro Tem Weedon, to accept the recommendation of the Barton Group and authorize the City Manager to decide on a company once all proposers have answered questions and provided clarity to the building team, with an amount not to exceed \$12,000. Roll call vote carried unanimously.

B. Environmental

Required for demolition and site analysis of any potential hazards, proposals for an environmental review (reviewing current use, previous use, and neighboring uses) as well as a Hazardous Materials Assessment (HMA) were requested. Three of the four companies suggested doing a Phase I analysis for the environmental review.

Company	Cost Phase I	Cost HMA	Total Cost	Timeline	Comments
SME	\$3,100	\$6,000	\$9,100	5 Weeks	Hazard sampling and Phase I Env
Analytical Testing	\$1,800	\$2,200	\$4,000	4-5 Weeks	20 asbestos samples, 10 paint chips for lead and cadmium, universal waste assessment and Phase I Env
Point Blue	Not divided in proposal	Not divided in proposal	\$5,671	6 Weeks	The scope of activities includes the site reconnaissance, a review of environmental records, an asbestos survey, a heavy metals in paint assessment, and universal waste assessment for the property located at 606 Clark Street in Buchanan, Michigan.
Envirologic					Waiting on proposal (12/1)

These are four very different companies, and the Phase I has requirements that must be met by industry standards. The price difference most likely has to do with thoroughness of recommendations provided in the report for abatement, handle of anything hazardous, and further guidance from the experts. The Barton Group recommends having an allowance of \$6,000 for this work and letting the City Manager decide on the company once all proposers have submitted a proposal, answered questions, and provided clarity to the building team.

Motion made by Commissioner Swem, Seconded by Commissioner Money, to accept the recommendation of Barton Group authorize the City Manager to decide on a company once all proposers have submitted a proposal, answered questions, and provided clarity to the building team, with an amount not to exceed \$6,000. Roll call vote carried unanimously.

2. Closed Session- To conclude the Potential Purchase or Lease of Real Property.

Motion made Mayor Pro Tem Weedon, Seconded by Commissioner Money to go into Closed Session pursuant to MCL 15.268(d) to consider the purchase or lease of real property.

Roll call vote carried unanimously.

Entered Closed Session at 8:10 A.M.

Motion made by Mayor Pro Tem Weedon, Seconded by Commissioner Swem to re-enter Open Session. Roll call vote carried unanimously.

Re-Entered Open Session at 8:28 A.M.

Motion made Mayor Pro Tem Weedon, Seconded by Commissioner Money to move forward with the recommendations from the Closed Session.

YES: Mayor Denison, Mayor Pro Tem Weedon, Commissioner Downey, Commissioner Money.

ABSTAIN: Commissioner Swem for personal relationship.

Motion carried.

X. Communications

None

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

None

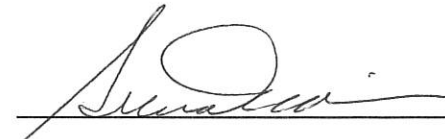
XII. Adjourn

Motion made by Mayor Pro Tem Weedon, Seconded by Commissioner Money to adjourn. Roll call vote carried unanimously.

Meeting Adjourned at 8:27 A.M.



Kalla Langston, City Clerk



Mayor Sean Denison

