

PUBLIC HEARING & REGULAR MEETING OF THE BUCHANAN CITY COMMISSION

MONDAY, MARCH 10, 2025 – 7:00 PM

CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

MINUTES

I. Call to Order

Mayor Weedon called to order the public hearing.

A. Open the Public Hearing

Motion made by Vigansky, supported by Money to open the public hearing at 7:00 PM. Roll call vote carries unanimously.

B. Roll Call

Mayor Mark Weedon, Mayor Pro Tem Patrick Swem, Commissioner Dan Vigansky, Commissioner Raquell George, Commissioner Larry Money

C. Statement of Purpose and Announcement of the Rules of the Hearing-*The purpose of the public hearing is to hear public comments on a proposed Dwelling Unit Registration Ordinance (Ordinance 2025.03/441).*

Mayor Weedon read the statement of purpose and the rules of hearing.

Vigansky wants to ensure that the price is reasonable.

No further public comment.

D. Close of Public Hearing

Motion made by Swem, supported by George to close the public hearing at 7:03 PM. Roll call vote carries unanimously.

II. Call to Order

The regular meeting was called to order by Mayor Weedon at 7:03 PM.

III. Recognition

IV. Pledge of Allegiance

Mayor Weedon led in the pledge of allegiance.

V. Roll Call

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

VI. Approve Agenda

Motion made by Vigansky, supported by George, to approve the agenda as presented. Voice vote carries unanimously.

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

Joe Paolucci- comments about the rental inspection cost.

Norma Ferris- comments about the pedestrian right away with the construction going on.

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

A. Minutes- *Consider approving the Regular Meeting Minutes from February 24th, 2025.*

B. Department Reports- *receive monthly reports.*

C. Excuse- *Consider excusing Commissioner Raquell George from the February 24th Regular Meeting.*

Motion made by Money, supported by George to approve the consent agenda, as presented. Voice vote carries unanimously.

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

X. Reports by: Departments, Committees, Boards

A. Community Development Report- *Community Development Director, Rich Murphy*

1) Consider approval of High Profiles QPS Holdings Adult Use Retail Renewal at 804 E. Front St.

Motion made by Vigansky, supported by Money to approve the adult use retail renewal permit for High Profile QPS Holdings at 804 E. Front, as presented. Roll call vote carries unanimously.

2) Consider approval of 7 Engines, G2 Development Adult Use Renewals, as follows:

-Adult Use Retailer Permit at 1101 E Front St.

-Adult Use Grower Class C at 408 River St.

-Adult Use Processor at 408 River St.

Motion made by Vigansky, supported by Money to approve the adult use renewals for 7Engines, G2 Development for the following

Adult use retail permit at 1101 E Front St

Adult use grower class C at 408 River St

Adult use processor at 408 River St

Aye: Vigansky, Weedon, Money, George

Nay: Swem

Motion carries 4-1.

XI. Unfinished Business

XII. New Business

A. Ordinance 2025.03/441- *Consider the first reading of Ordinance 2025.03/441, an ordinance for dwelling unit registration- City Clerk, Kalla Langston*

See Attachment A.

Motion made by Money, supported by Swem to approve the first reading of Ordinance 2025.03/441, as presented. Roll call vote carries unanimously.

B. Resolution 2025.03/08- *A Resolution opposing the proposed increases in Michigan Waste Disposal Tipping Fees.*

Motion made by Swem, supported by Money to approve Resolution 2025.03/08, as presented. Roll call vote carries unanimously.

C. Road Discussion- *City Manager, Tony McGhee*

McGhee presented the current conditions and plans for the Community Road Systems. The short-term plan includes an investment of \$500,000 this spring to address the worst areas. Staff are collaborating with the engineering team to scope and estimate the work, and they will be coordinating with existing contractors to be ready when the plants open in April.

The long-term goals include conducting Pavement Surface Evaluation and Rating (PASER Ratings), which assesses road surface distress rather than ride quality, using a standardized scale. This approach will help establish guidelines for appropriate maintenance treatments, ranging from reconstruction to minimal maintenance.

The next steps include finalizing the scoping and contracting for the spring paving work, performing PASER Ratings, conducting a RoadSoft analysis, organizing community meetings, and developing policies.

McGhee mentioned that Liberty St. will be milled down as soon as possible to assist with the detour route.

D. Discussion & Consider Bond options for USDA project- *City Manager, Tony McGhee*

We have agreed to proceed with a \$2 million bond to complete the remaining aspects of the USDA project, as well as to address some urgently needed road repairs. Last week, Sturgis Bank met with our staff and presented a proposal for a private placement bond, offering an interest rate of 4.75%, and potentially as low as 4.5%, with no prepayment penalty.

McGhee would like permission to negotiate that and bring it back for final approval.

Motion made by Money, supported by George to approve having Manager McGhee enter into negotiations with Sturgis Bank for a private placement bond to complete the financing for the downtown reconstruction project and upcoming street repair needs. And allowing Manager McGhee to engage Bendzinski & Co. and Dickenson-Wright.

Swem recuse himself from the discussion due to his employment with Sturgis Bank. He has no part in this.

Aye: Weedon, Vigansky, Money, George

Nay: None

Abstain: Swem due to employment

Motion carries 4-0.

E. Consider approving the Jones & Henry Proposal for Water and Sewer Feasibility Study- *City Manager Tony McGhee*

Currently, Bertrand Crossing requires water and sewer services. We have been contacted to assess the feasibility of extending these services to that area. This evaluation will provide insights into the capacity and cost projections for the municipalities involved. We are looking to enter into negotiations with Bertrand and Buchanan to conduct the feasibility study, proposing to split the costs equally among the three parties.

Motion made by Swem, supported by Money move to approve Manager McGhee to enter into negotiations with Buchanan Charter Township and Bertrand Charter Township, with terms of paying up to one-third of the proposal. Roll call vote carries unanimously.

F. Expenditures- *Consider approving the expenditures for March 10th, 2025.*

Motion made by George, supported by Vigansky to approve the expenditures in the amount of \$200, 717.93. Roll call vote carries unanimously.

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

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

None.

XV. Executive Comments

A. City Manager Comments

Code enforcement will be increasing now that spring has arrived. McGhee will be attending the MML conference next Tuesday and Wednesday but will be available by phone if anyone needs assistance. On October 10th, we will hold the CEO Council meeting at the library in their new community room. Commissioner George won a national competition and will be singing the national anthem for the Cubs game on May 22nd.

B. Commissioner Comments

Vigansky thanked everyone and McGhee. There has been a lot of neglect in the city, and it's nice to see someone doing something about it. He also thanked the Buchanan Legion for helping a veteran in Galien.

Money also expressed gratitude to McGhee. Lynch did a great job as the interim manager, and McGhee fully engaged in the process, leading to positive outcomes. The staff is also contributing effectively. Last Monday's construction meeting was very productive and informative. This year's Memorial Day parade will feature several different venues, and it will be held on Oak Street. I attended the trail extension groundbreaking ceremony and was pleased to see Buchanan represented so well. I thanked the commission for all their efforts and gave a shout-out to Baker for his hard work and the dedication of the crew.

George attended the groundbreaking ceremony and praised Murphy and the Friends of the Trail for organizing the event. He also thanked the DPW street crew for their hard work and expressed gratitude to McGhee and the Commission. She wished that Chunks was open today.

Swem, unfortunately, could not attend the information meeting about the downtown reconstruction project, but I watched the meeting and was pleased with the team and the community for being engaged and constructive. It's going to be a tough year, and we will communicate updates regularly.

The creek was fixed immediately last July, and I want to clarify for the record that it has been addressed.

The year 2025 will be significant for the City of Buchanan; Department of Public Works (DPW) project completed, including the demolition of burned houses, the completion of the library's major expansion, the trail extension, the downtown infrastructure project, the riverboat launch site, the teardown of the mill site, and the culvert next to the library. Additionally, there are over six major private investment renovations happening downtown. Tonight, we are also allocating half a million dollars to improve the roads, on top of everything else happening in the city.

We are taking action, and while it takes time to reach these milestones, let's be excited about our progress and our neighbors.

C. Mayor Comments

Weedon supports everyone's comments tonight. It has been many years, and he is happy about the progress being made. He praised the commission for collaborating and the community for working alongside us. This is a team and the community is coming together. Thank you everyone for coming tonight.

Thanks to the department heads for their monthly reports.

XVI. Adjourn

Motion made by Vigansky, supported by Money to adjourn the meeting at 8:00 PM. Roll call vote carries unanimously.

Kalla Langston, City Clerk

Mayor Mark Weedon