

BROWN CITY COUNCIL PROCEEDINGS

April 13, 2026

City Hall, 4205 Main St. Brown City

MEETING CALLED TO ORDER BY MAYOR JULIE MILLER AT 6:00 P.M.

PRESENT:

Mayor Julie Miller, Council Members: Patricia Jacobson, Robert Jacobson, Mark Vaerten, Ross McIvor, Neil Kohler, City Clerk Sara Muxlow, City Manager Kyle Harris.

ABSENT:

Gino Navock

GUESTS:

Lt. Perez BCPD, Officer Khan BCPD, Mike Vislosky DPW, Denise Jones, Sarah Kopko, Scott Garner, Tara Owens, Kevin Miller, Chris Lee, Larry Steigerwald, Jim Groat.

PLEDGE OF ALLEGIANCE LED BY MAYOR JULIE MILLER

ADDITIONS, CORRECTIONS, AND DELETIONS TO AGENDA:

Add Third Amendment to Lease Agreement for Thumb Cellular.

CORRECTIONS & APPROVAL OF MINUTES:

1. Regular Meeting of March 23, 2026- Motion by CM P. Jacobson, Second by CM McIvor to approve the Regular Meeting Minutes from March 23, 2026 as written.

MOTION CARRIED

PAY BILLS:

Motion by CM Kohler, Second by CM P. Jacobson, to pay the bills as presented in the following funds:

General- 58,881.40 (13119-13141)

Payroll- 25,238.74 (11972-11991)

Sanitary Sewer- 3,378.29 (4473-4477)

Water- 6,900.05 (4203-4213)

Equipment- 2,748.44 (2043-2047)

Parks- 717.64 (3175-3178)

Major Streets- 191.77 (4216)

Local Streets- 3,567.08 (4472-4473)

MOTION CARRIED.

COMMISSIONERS REPORT: Members received a copy of the commissioners report and Chris commented that they have been busy approving millages.

PUBLIC HEARING:

1. Mayor Miller opened the public hearing for FY 2025-26 Budget at 6:03 pm. This is a correction of the already approved budget. A notice was posted a week ago to re-approve the budget per state law. Mayor Miller closed the public hearing at 6:04 pm and opened discussion to the council.

Motion by CM Kohler, Second by CM Vaerten to approve Resolution 26-08. A Resolution Formally Approving the City of Brown City Millage Rate of 17.2975 Mills and Brown City Park Millage Rate of 1.2299 and the Fiscal Year 2025-2026 Budget.

ROLL CALL VOTE: CM Kohler - Yes CM P. Jacobson - Yes CM B. Jacobson - Yes
CM Mclvor - Yes CM Vaerten - Yes

5 - Yes 0 - No 1 - Absent 0 - Abstaining MOTION CARRIED

2. Mayor Miller opened the public hearing for CDBG Funds for Maple Valley Estates at 6:05 pm. City Manager Harris introduced Sarah Kopko to explain the CDBG grant for the Maple Valley Estates Project. Sarah explained that the Community Development Block Grant (CDBG), targets low to moderate income individuals in communities. They are seeking a grant to help with affordable housing. Sanilac County members earning \$45,920 or less are low to moderate income, or \$65,520 for a family of 4. 49.1% of our community meets the criteria for this housing. Sarah stated that there are other grants that are available for home improvements in the community of Brown City. They could help with new roofs, new furnaces, water heaters, etc. The developers of Maple Valley Estates, will be putting in 17 new single family homes, 51% will be low to moderate housing which will be 9 of them. This grant will help with the infrastructure and will target the water lines, sewer systems, sidewalks and roadways. A letter of intent was submitted and approved. She is working on an application for this grant that will allow the 17 homes to be built using this grant to put in the necessary infrastructure. She is here to explain the CDBG grant and answer any questions the public has. The funding is reserved for now and once the application is submitted properly the funding will be released.

City Manager Harris added that he is working with the lawyers to make sure that the City holds no liability for this project. That it all falls on the developers. CM Kohler questioned the resale of the affordable housing and Sarah stated that the occupants must live in the structures for a minimum of 5 years whether they are purchasing or renting. There are clauses available if the occupants'

circumstances change and they are needing to move out. They cannot earn a profit from these homes and another qualified individual may purchase or rent the homes. The correct language will need to be in the mortgage documents to make sure these homes stay compliant. Sarah believes these programs are under utilized and can really help many communities, because it's our own tax dollars coming back to the community.

Mayor Miller allowed the public to ask any questions they may have. Denise Jones addressed her concerns about the true affordability of these homes.

Sarah commented that there is downpayment assistance and other programs that she can help with the correct paperwork to help make these homes affordable. Denise questioned the original plan for 70 homes. There is still a plan for 70 homes but this beginning stage is only for 17. Sarah gave a brief idea of what the mortgage may look like for a moderate income family of 4. Mayor Miller closed the public hearing for the CDBG grant at 6:40 pm.

Motion by CM Kohler, second by CM Vaerten to approve Resolution 26-07, an Authorizing Resolution for Michigan Community Development Block Grant (CDBG) Funding.

Jim Groat questioned why more homes would be added to the system when the current system cannot keep up with conditions now. Sarah answered that the systems will be upgraded with this grant.

ROLL CALL VOTE: CM Kohler - Yes CM P. Jacobson - Yes CM B. Jacobson - Yes
CM Mclvor - Yes CM Vaerten - Yes

5 - Yes 0 - No 1 - Absent 0 - Abstaining MOTION CARRIED

COMMUNICATIONS: Council received other committee minutes.

POLICE REPORT: Printed reports will be handed out at the next meeting. The new Police Chief would like to learn how to make the report. Lt. Perez addressed the council stating that he would be seeking employment elsewhere. He believes that the work environment no longer aligns with his professional values or expectations. Increasing micromanaging, lack of support for the police department and low wages. His decision wasn't made lightly and he doesn't have a definite timeline for departure, but will notify the City as soon as he is aware. Lt. Perez thanked the council for the opportunity during his time working for the city. CM Kohler showed his appreciation to Lt. Perez for his work.

PERMITS: None.

ORDINANCES: None.

PUBLIC QUESTIONS AND COMMENTS: Denise Jones 4288 Main Street, addressed her concern for the zoning of the church next to her home due to the property owner not having paid their taxes. She believes there is already an excess amount of traffic and would like it to not be zoned for multipurpose. City Manager Harris stated that the Master Plan would not be addressing zoning however once it was approved then zoning would be looked at.

Jim Groat showed his concern for the new lift station that he believes is smaller and not capable of keeping up with our recent heavy rain. He was unable to use water in his home due to the backflow. City Manager Harris let Jim know there are 3 pumps in the new station. Sarah stated that there are grants that can be looked into that would address existing infrastructure. Jim would like to see the lines to the lagoons fixed. Larry Steigerwald added that the line to the lagoons isn't big enough. Larry would like to see the town cleaned up due to the upcoming festival. He has issues with an apartment complex near his home that pushes their snow onto his property and over a manhole. Addressed his concerns for the apartments not having correct parking and a dumpster on some of the parking.

OLD BUSINESS: None.

NEW BUSINESS:

1. Park Mowing Bids- The prior contractor for mowing the park has removed his bid. Scott's Lawn Maintenance and Rapid Lawn Maintenance bids were looked at. The trails are maintained normally by the disk golf individuals. Rapid Lawn Maintenance will charge more if the summer rec. places temporary fencing during the season. Tara Owens, chair of the park committee, 17 Autumn Gold Apartments. She said that the extra \$1350 for Rapid Lawn Maintenance would be for the mowing around the fencing. Scott, from Stott's Lawn Maintenance answered questions from council about where he would be mowing. He would be including some brush hogging. He said he would be spraying along permanent fencing and they could lift temporary fencing so it wouldn't cost extra. Tara stated that the park had received compliments for the good job Rapid Lawn Maintenance. CM Vaerten believes that Scott's Lawn Maintenance could do just as good of a job and save the park money with their limited budget. Motion by CM McIvor, second by CM B. Jacobson to hire Scott's Lawn Maintenance to mow the park.

ROLL CALL VOTE: CM P. Jacobson- No CM Kohler- Yes CM B. Jacobson- Yes CM Vaerten- Yes CM McIvor- Yes

4 - Yes 1 - No 1 - Absent 0 - Abstaining MOTION CARRIED

2. Liability Insurance- Brown City currently has Tokyo Marine for its coverage however Michigan Municipal Risk Management Authority (MMRMA) was looked

into for coverage. Tokyo Marine came with a quote of \$48,700 for a renewal. MMRMA was \$40,046 with a coverage a couple million more than Tokyo Marine. MMRMA has many coverages without deductibles. MMRMA has better coverage and City Manager Harris believes the City is under-covered with Tokyo Marine. MMRMA will send out an assessor to determine the City's exact coverage needed with an approximate \$8,700 savings with better coverage. CM Kohler asked if there was possible replacement coverage for the wells. Motion by CM Kohler, second by CM Mclvor to switch from Tokyo Marine to Michigan Municipal Risk Management Authority.

ROLL CALL VOTE: CM Mclvor- Yes CM B. Jacobson- Yes CM Kohler- Yes CM Vaerten- Yes CM P. Jacobson- Yes

5 - Yes 0 - No 1 - Absent 0 - Abstaining MOTION CARRIED

MANAGERS REPORT: Addressed the amount of rain the City received on Saturday April 4th. Approximately 4 inches. The sanitary system took on a significant amount of infiltration and inflow (I&I). Senator Lisa McClain's office was contacted about the grant that will address this issue. F&V was contacted to address some concerns with the lift station.

The City's website has till April 2027 to be compliant. CM Vaerten sat in on an offer from Civic Plus and next week will be with another company. Manager Harris believes Civic Plus may be a good choice.

Gary Gorski has started working with Lt. Perez. We're still in the on-boarding process. Third Amendment to Lease with Thumb Cellular- They no longer want to give the City credits to use their services. They have their equipment on the water tower. They will put the money towards the rental space on the tower. Verizon has deals for municipalities and will allow unlimited data.

Motion by CM Kohler, second by CM Vaerten to approve the Third Amendment to Lease for Thumb Cellular and have Kyle sign.

ROLL CALL VOTE: CM Vaerten- Yes CM P. Jacobson- Yes CM Mclvor- Yes CM B. Jacobson- Yes CM Kohler- Yes

5 - Yes 0 - No 1 - Absent 0 - Abstaining MOTION CARRIED

CLERKS REPORT: None

Lt. Perez B.C.P.D. commented on the hiring of the new Police Chief.

MAYOR'S REPORT: Memorial Day is in need of Veterans. There will be a parade with dinner at City Hall after. Rotary is having a side by side run on May 16th. The festival is June 7th till the 14th. Sunday is a church service at the park with a pot luck brunch after and the time capsule will be unearthed. Monday is an ice cream social, Tuesday is

the dinner on Main Street, Wednesday is Bingo and kids day, Thursday is the chicken dinner and burnout, with the beer tent open on Wednesday thru Sunday, Friday is the tractor pull with the bump and run on Saturday, and Rodeo on Sunday. Fireworks will be 3 separate days- Tuesday- Thursday- Saturday.

COMMITTEE REPORTS:

1. Building and Grounds (Navock)- None.
2. Personnel (P. Jacobson)- None.
3. Streets and Sidewalks (Vaerten)- None.
4. Tax and Finance (Kohler)- None.
5. Water and Sewer (B. Jacobson)- None.
6. Police and Park (Mclvor)- There needs to be enough security guards during the festival for the beer tent.

CLOSED SESSION: None.

COUNCIL QUESTIONS AND COMMENTS: None.

ADJOURNMENT:

Motion by CM Mclvor, Second by CM Vaerten, to Adjourn the April 13, 2026 Meeting of the City Council at 7:45 P.M.

MOTION CARRIED.

Respectfully Submitted,

Sara Muxlow
City Clerk