

**NEW BUFFALO TOWNSHIP BOARD
REGULAR MEETING
July 20th, 2026, 5:00 P.M.
17425 Red Arrow Hwy. New Buffalo, MI 49117
Minutes**

Supervisor Heit called the meeting to order at 5:00 p.m.

1. ROLL CALL & PLEDGE OF ALLEGIANCE

Present: Anderson, Hannon, Heit, Iazzetto, Males
Not Present: None
Pledge of Allegiance

2. PUBLIC HEARING ON THE PUBLIC SAFETY SPECIAL ASSESSMENT

Hannon moved, Males supported, opening the public hearing on the Public Safety Special Assessment at 5:02 p.m.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

3. PUBLIC COMMENT ON THE PUBLIC SAFETY SPECIAL ASSESSMENT

- Jacob Vravis, City of New Buffalo, spoke in favor of increasing the police budget.
- Kim Landis, New Buffalo Township, spoke against raising taxes for staffing.

Heit moved, Iazzetto supported, closing the public hearing at 5:08 p.m.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

4. ITEMS TOO LATE FOR PRINTED AGENDA – None

5. APPROVE AGENDA

lazzetto moved, Males supported, approving the agenda with the following changes:

- Consent Agenda: Payroll amount is \$155,580.56; and
- Board Comments will be given before Closed Session.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
lazzetto	Yes
Males	Yes

Motion CARRIED

6. REPORTS

Building
Code Enforcement
Fire
Galien River Sanitary District
Library
LRSB
Marina
Park
Pine Grove Cemetery
Pokagon Fund
Police

7. PUBLIC COMMENTS – Public comments were heard by the Board.

8. CONSENT AGENDA

lazzetto moved, Heit supported, approving the following items on the consent agenda:

Minutes of the June 15th regular meeting, June 19th special meeting, June 19th closed session and the June 22nd special meeting

Treasurer's Report

Bills

1. General \$130,014.94
2. Public Safety Millage \$114,519.18
3. Park Millage \$40,475.31
4. Building \$14,621.62
5. LRSB Discretionary \$13,000.00
6. Sewer & Water \$316,008.29

7. Marina \$13,032.12
8. Payroll \$155,580.56
9. Trust & Agency \$660.00

Approve a quote from Lakeland Care Network in the amount of \$8,438 for firefighter physicals

Approve a two-hour minimum paid shift for seasonal park employees on weekends retroactive to June 1st

Approve a quote and payment of \$2,785 to Martell Electric for flood lights at the Tribute Plaza sign

Approve payment of an invoice from Moses Fire Equipment in the amount of \$5,273 for a Milwaukee fan and batteries for the Fire Dept.

Roll Call Vote:

Anderson	<u>Yes</u>
Hannon	<u>Yes</u>
Heit	<u>Yes</u>
lazzetto	<u>Yes</u>
Males	<u>Yes</u>

Motion CARRIED

9. NEW BUSINESS

a. Employee Phone Stipend

Males moved, lazzetto supported, approving a monthly phone stipend of \$50 per month to all full-time employees plus the Deputy Clerk starting August 2026.

Motion CARRIED

b. Hire Firefighters

Heit moved, Anderson supported, approving hiring Dan D'Agositino and Rob Gruener as paid-on-call firefighters for the Fire Department effective July 21st pending background checks and physicals at the paid-on-call firefighter rate of pay.

Motion CARRIED

c. Firefighter Apprenticeship

Males moved, lazzetto supported, approving the participation of Fire Cadet Peyton Swain in the Berrien RESA Internship Program as an Apprentice Firefighter at a starting wage of \$15.00 per hour, with a progressive wage increase of \$0.50 per hour upon the completion of each 500 hours worked.

Motion CARRIED

d. Operational Fire Agreement

Hannon moved, Males supported, approving an operational alignment agreement with Chikaming Township to establish general operational expectations regarding personnel independently employed by both departments.

Motion CARRIED

e. Fire Truck Transfer Agreement

lazzetto moved, Anderson supported, approving the Fire Truck Transfer Agreement to purchase the 2005 E-One ladder truck from the City of New Buffalo in the amount of \$200,000 including equipment.

Discussion was held

lazzetto moved, Anderson supported, approving the Fire Truck Transfer Agreement to purchase the 2005 E-One ladder truck from the City of New Buffalo in the amount of \$200,000, including \$19,755.00 of equipment.

Motion CARRIED

f. Pool Fill Agreement

Heit moved, Hannon supported, approving the updated pool fill agreement as presented.

Motion CARRIED

g. Fire Incident Costs Resolution

lazzetto moved, Males supported, adopting Resolution 20260720a which amends the schedule of fire incidents costs.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
lazzetto	Yes
Males	Yes

Resolution ADOPTED

h. Flywheel Proposal

Males moved, Iazzetto supported, approving a proposal from Flywheel in the amount of \$5,000 for a housing education workshop.

Motion CARRIED

i. Lodging Study Proposal

Heit moved, Males supported, approving a proposal from Antero Group in the amount of \$12,500 for a lodging study.

Motion CARRIED

j. Accept Bid 2014 Ford Explorer

Males moved, Anderson supported, accepting a bid in the amount of \$325.00 from David Heit for the Fire Department's 2014 Ford Explorer as is.

Motion CARRIED
(Heit Abstained)

k. Private Road

Iazzetto moved, Heit supported, granting preliminary private road approval as recommended by the Planning Commission at their July 1, 2025, meeting as presented by Claton Millenium Properties at 16391 Red Arrow Hwy, Union Pier, MI 49129 being Driftwood Court. For final approval the applicant must provide copy of the recorded land survey and legal descriptions showing easement for underground electrical and communication service lines, drainage, sanitary sewer, private road and dedication of any public-right-of-way. In addition, a copy of the recorded road maintenance agreement and recorded deed restrictions and easements are to be provided. Construction of the private road shall be in conformance with the requirements detailed in the New Buffalo Township Zoning Ordinance section 455-1.21 Private Streets.

Motion CARRIED

l. Tribute Plaza Pay Application #7– BG Construction

Males moved, Heit supported, approving payment application #7 from BG Construction in the amount of \$109,842.45 for Tribute Plaza.

Motion CARRIED

m. Outdoor Assembly Permit – King of Budz

Males moved, Anderson supported, approving an Outdoor Assembly Permit for King of Budz at 19253 M239 on April 20th, 2027, from the hours of 9:00 am to 9:00 pm.

Motion CARRIED

n. Outdoor Assembly Permit – Dispo

Iazzetto moved, Males supported, approving an Outdoor Assembly Permit for Dispo at 19325 US-12 on September 5th & 6th, 2026, from the hours of 9:00 am to 9:00 pm.

Motion CARRIED

o. Outdoor Assembly Permit – Lume

Males moved, Heit supported, approving an Outdoor Assembly Permit for Lume at 19471 US-12 on September 4th, 2026, from the hours of 11:00 am to 8:00 pm.

Motion CARRIED

p. Outdoor Assembly Permit – Dacut

Males moved, Hannon supported, approving an Outdoor Assembly Permit for Dacut at 19317 US-12 on August 28th, 29th, 30th, 2026, from the hours of 10:00 am to 8:00 pm.

Motion CARRIED

q. Outdoor Assembly Permit – Border Buds

Males moved, Heit supported, approving an Outdoor Assembly Permit for Border Buds at 19382 M239 on August 22nd, 2026, from the hours of 9:00 am to 8:00 pm.

Motion CARRIED

r. Closed Session regarding pending litigation.

Hannon moved, Heit supported, that pursuant to MCL 15.268(1)(e) the Board of Trustees of New Buffalo Township adjourn to a closed session at 6:13 p.m. to consult with its attorneys regarding trial and settlement strategy in connection with the following pending litigation:

- (1) Cloud Opportunity II, LLC d/b/a Bloomery Cannabis New Buffalo v. New Buffalo Township, Berrien County Case No. 26-0093-CB;
- (2) PER III, LLC d/b/a Trapstars Outlet v. New Buffalo Township, US District Court for the Western District of Michigan, Southern Division, Case No. 26-cv-01198-PLM-MV;

- (3) PER III, LLC d/b/a Trapstars Outlet v. New Buffalo Township; Berrien County Case No. 26-0096-CB
- (4) 19393 US 12, LLC v. New Buffalo Township, US District Court for the Western District of Michigan, Southern Division, Case No. 26-cv-01391;
- (5) Refine New Buffalo Co. v. Township of New Buffalo; Berrien County Case No. 26-000215-CB
- (6) 10299 US 12 LLC v New Buffalo Township et al., Berrien County Circuit Court Case No. 23-0309-CZ-H;
- (7) 10299 US 12, LLC v New Buffalo Township, Berrien County Circuit Court Case No. 25-000065-AA; and
- (8) 10299 US 12, LLC v New Buffalo Township, Michigan Court of Appeals Case No. 380637

because the discussion of trial and/or settlement strategy in an open meeting would have a detrimental financial effect on the litigating or settlement position of the Township.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

Hannon moved, Iazzetto supported, reconvening in open session at 6:45 p.m.

Roll Call Vote:

Anderson	Yes
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

10. BOARD COMMENTS (*Given before going into Closed Session*)

- Thank you to everyone who attended America's 250th Birthday Bash!
- Public Safety Day will be August 9, 2026. Thanks to The Pokagon Fund for funding the school supply giveaway!
- The Fired Up 5K will take place on September 19, 2026. Sign up here: <https://runsignup.com/Race/MI/UnionPier/NewBuffaloTownshipFire5K>
- Our new police squad car is here.
- Work at Tribute Plaza is ongoing.
- Corewell Health is interested in opening a facility in the New Buffalo area.

- A meeting with MDOT on the traffic study requested last year has been scheduled for August.

11. ADJOURNMENT

Heit moved, Iazzetto supported, adjourning at 6:45 p.m.

Motion CARRIED

Submitted By:



Michelle Hannon, Clerk
New Buffalo Township