CITY OF CHARLOTTE COUNCIL PROCEEDINGS
111 E. Lawrence Ave., Charlotte, MI 48813 (517) 543-2750
Regular Council Meeting 7:00 p.m.
June 23, 2025

CALL TO ORDER:

By Mayor Lewis on Monday, June 23, 2025 at 7:00 p.m.

ROLL CALL:

Mayor Lewis, Mayor Pro-Tem Duweck, Council members, Fullerton, Christensen, Rodriguez, and Chin. A quorum was met

City staff in attendance; City Clerk LaRocque, City Attorney Revore, and City Manager Hillard. In the audience were DPW Director Whitney, Assistant Fire Chief Fullerton, and Fire Inspector/Captain Daly

INVOCATION:

Andy Shaver – Real Life Church. Prayed for protection from the heat, blessings for farmers and crops, prosperity for the city, wisdom for leaders, and guidance for the meeting.

PLEDGE OF ALLEGIANCE:

Led by Lewis

APPROVAL OF MINUTES:

a. June 09, 2025 Regular Council Meeting Minutes

Motion by Chin supported by Duweck to approve June 09, 2025 Regular Council Meeting Minutes. Carried; Yea 6; Nay 0; Absent 1

ABSENCE OF COUNCIL MEMBERS:

Motion by Duweck supported by Chin to excuse Council member Scott. Carried; Yea 6; Nay 0; Absent 1

PUBLIC HEARING:

a. Ordinance 2025-05 Mobile Food Vending

Mayor Lewis opened the public hearing on Ordinance 2025-05 regarding mobile food vending at 7:02 p.m.

Samantha Davis, one of the owners of The Eaton Place and The Eaton Pub and Grill, addressed the council. She raised several questions and concerns regarding food trucks in the city. She asked whether there would be a limit on the number of permits allowed, if they could operate on private business property, and what taxes they would be subject to beyond permit fees. She also inquired about standards for cleanliness and appearance, as well as trash management. Additionally, she questioned whether food trucks would be permitted to serve alcohol and what licenses would be needed. She emphasized the investments made by existing brick-and-mortar restaurants and questioned the need for food trucks given the current dining options in Charlotte. Davis emphasized that while she is not afraid of competition, she is concerned about the potential impact on existing businesses that have invested significantly in the community.

PUBLIC COMMENT:

No comments

APPROVAL OF AGENDA:

Motion by Chin supported by Fullerton to approve the agenda as printed. Carried; Yea 6; Nay 0; Absent 1

COMMUNICATIONS AND COMMITTEE REPORTS:

a. City Attorney Report

City Attorney Revoir provided updates on several projects, including work on ordinances such as mobile food vending and potential updates to the domestic animals and fowl ordinance. He discussed ongoing reviews of the Camp Francis articles and bylaws, continued duties as the city's municipal prosecutor, code enforcement efforts, and review of feedback from the state on the Markdom resolution. He is also involved in personnel policy reviews and a case with the Michigan Tax Tribunal concerning a mislabeled petition.

b. Manager Report

City Manager Hillard noted that staff reports were included in the agenda packet and that staff members were present to answer any questions.

c. Council member committee reports

Chin reported on the EATRAN Committee. A review and complete rewrite of the personnel policy due to new sick time provisions and other changes is underway. He noted that the current director's role, which combines EATRAN and CADA responsibilities, ends on September 30th. Ridership for EATRAN is up 12% across the district through the end of May, with Charlotte's new route growing from 269 riders in its first month to 355 in May. He also highlighted the importance of Delta Township's millage approval for EATRAN's future.

Christensen shared updates from several committees. The Traffic Calming Committee is planning a second MDOT Zoom meeting on Wednesday, June 25th. The Planning Commission approved a firework stand at 116 Lansing for the Charlotte Eagles, discussed multi-year permits for recurring events, and noted a major expansion at Markdom in the Combs Industrial Park. The Camp Francis Committee has been meeting to review bylaws and consider restructuring its relationship with the city.

Fullerton reported on the Parks Board. The Oak Park grant was accepted by the council. Landscaping at Dean Park is complete, mulch has been laid, and playground equipment pressure washed at all parks. Cameras are being installed to monitor activity outside park bathrooms, and a long-standing drainage issue at the disc golf course will be addressed. Concerns were also raised about community access to the high school tennis courts.

Rodriguez reported on the Downtown Development Authority (DDA). The group discussed adding clearer signage for parking areas, reviewed the budget and expenditures, and considered ways to streamline small project expenses. A public informational meeting is scheduled for July 21st at 7 PM at Beach Market to engage the community and gather input.

CONSENT AGENDA:

a. Approval of Claims and Expenditures totaling $1,244,976.93

Councilman Chin mentioned he had requested further information on a $331,959.54 expenditure for a paving project on Oliver, Washington, and Stoddard St's.

Motion by Rodriguez supported by Fullerton to approve Consent Agenda item a. Carried; Yea 6; Nay 0; Absent 1

BUSINESS AGENDA:

a. Second reading and consider approval of ordinance 2025-05 Mobile Food Vending

City Attorney Revore confirmed the ordinance included the previous amendment prohibiting vending on the 100 and 200 blocks of South Cochrane. Councilman Chin shared concerns from local restaurant owners about the impact of food trucks.

Councilman Rodriguez asked for clarification on several points, including that there is no limit on the number of food trucks, vending is prohibited on certain downtown blocks, city-owned lots require permission, and alcohol sales are not allowed.

Motion by Christensen supported by Rodriguez to further amend the ordinance to restrict vending on the 100 and 200 blocks of Washington and Bostwick streets. Failed in a tie vote; Yea (3) Lewis, Chin, Rodriguez; Nay (3) Fullerton, Christensen, Duweck; Absent (1) Scott.

Motion by Christensen supported by Chin to amend the ordinance to prohibit food trucks in the parking lots directly behind the 100 and 200 blocks of Cochrane. Carried by roll call vote**;** Yea (6) Lewis, Chin, Rodriguez, Fullerton, Christensen, Duweck; Absent (1) Scott.

Motion by Duweck supported by Fullerton to approve Ordinance 2025-05 as amended. Carried; Yea (5) Lewis, Chin, Fullerton, Christensen, Duweck; Nay (1) Rodriguez; Absent (1) Scott

b. Consider approval of Resolution 2025-29 Fee Schedule effective July 13, 2025

Council discussed Resolution 2025-29 regarding the updated fee schedule. Councilman Christensen proposed increasing mobile food vending permit fees, suggesting the annual permit rise from $250 to $1,000, the 15-day permit from $100 to $250, while keeping the daily permit at $50. Captain Daly provided input, noting how these fees compare to those in other communities.

Motion by Rodriguez supported by Fullerton to amend the fee schedule as proposed by Christensen. Failed; Yea (1) Christensen; Nay (5) Lewis, Chin, Fullerton, Rodriguez, Duweck; Absent (1) Scott

Motion by Duweck supported by Fullerton to approve Resolution 2025-29 Fee Schedule. Carried; Yea (5) Lewis, Chin, Fullerton, Rodriguez, Duweck; Nay (1) Christensen; Absent (1) Scott

c. Consider approval of two (2) 2025 Chevrolet Police Tahoe’s through Berger Chevrolet, in the amount of $107,742.00

Discussion ensued regarding the timing of the purchase, potential price increases, and the impact on the department's vehicle rotation. Concerns were raised about adhering to the council's previous directive to freeze capital purchases.

Motion by Rodriguez supported by Fullerton to purchase only one vehicle instead of two. Failed by tie vote; Yea (3) Fullerton, Christensen, Rodriguez; Nay (3) Lewis, Duweck, Chin, Absent (1) Scott

Motion by Duweck supported by Lewis to approve the purchase of two (2) 2025 Chevrolet Police Tahoe’s through Berger Chevrolet, in the amount of $107,742.00. Failed by tie vote; Yea (3) Lewis, Duweck, Chin; Nay (3) Fullerton, Christensen, Rodriguez, Absent (1) Scott

d. Consider approval of transition from BS&A.Net version to BS&A Cloud platform, in the amount of $118,300

Motion by Duweck supported by Rodriguez to approve transition from BS&A.Net version to BS&A Cloud platform, in the amount of $118,300 Carried; Yea 6; Nay 0; Absent 1

e. Resolution 2025-30 To authorize the acceptance and adoption of the Multi-Hazard Mitigation Plan (MHMP) update

Councilman Chin proposed tabling the motion to allow for further review and questions about the plan. Later he approved of the plan after further discussion and explanations from Councilman Fullerton.

Motion by Chin supported by Rodriguez to table Resolution 2025-30. Failed by tie vote; Yea (3) Lewis, Duweck, Chin; Nay (3) Rodriguez, Fullerton, Christensen; Absent (1) Scott

Motion by Fullerton supported by Christensen to approve resolution 2025-30 To authorize the acceptance and adoption of the Multi-Hazard Mitigation Plan (MHMP) update. Carried; Yea 6; Nay 0; Absent 1

f. Consider approval of LOU – Update to SEIU Union Appendix A; Service Truck Operator Premium

Motion by Chin supported by Fullerton to approve LOU – update to SEIU Union Appendix A; Service Truck Operator Premium. Carried; Yea 6; Nay 0; Absent 1

g. Consider approval of LOU – Update to SEIU Union Appendix A: Environmental Service Coordinator

Motion by Chin supported by Christensen to approve LOU – update to SEIU Union Appendix A; Environmental Service Coordinator. Carried; Yea 6; Nay 0; Absent 1

PUBLIC COMMENT:

Kent McDonald, resident and general manager of Big Boy, expressed concerns about poor audio quality in the council chambers, the council's focus on downtown over other business areas, the challenges of operating within thin profit margins in the restaurant industry, and the potential negative impact of food trucks on existing businesses. He urged the council to consider the broader business district, not just downtown.

Samantha Davis suggested the ordinance include clearer standards for food truck inspections, storage and cleanliness, noise regulations, and the potential to designate specific areas for food trucks.

Jodee Pruden**,** resident speaking via Zoom, raised concerns about noise from food truck generators in residential areas, emissions, and the cost of food truck permits at events.

STAFF COMMENTS:

No comments

MAYOR AND COUNCIL COMMENTS:

Christensen emphasized the need to address infrastructure problems on Lansing Street, expressed concerns about Charlotte Rising's effectiveness in promoting the social district, called for better coordination among city organizations for event planning, and noted ongoing issues with loud vehicles in the city.

Chin expressed appreciation for the Department of Public Works' efforts at Dean Park, highlighted the effectiveness of new license plate cameras, requested updates to city documents such as the purchasing manual and resolutions, and sought clarification on the policy regarding council members speaking to the press.

Rodriguez pointed out a perceived lack of attention to businesses on Lansing Street and encouraged local businesses to organize and actively engage with the council.

RECESS TO CLOSED SESSION:

a. Pursuant to MCL 15.268(a) of the Michigan Open Meeting Act (PA 267 of 1976, as amended), for the purpose of conducting a periodic personnel evaluation of the City Manager, as requested by the City Manager.

Motion by Duweck, supported by Christensen to enter into closed session Pursuant to MCL 15.268(a) of the Michigan Open Meeting Act (PA 267 of 1976, as amended), for the purpose of conducting a periodic personnel evaluation of the City Manager, as requested by the City Manager. Carried; Yea (6) Lewis, Fullerton, Christensen, Duweck, Chin, Rodriguez; Nay 0; Absent (1) Scott

RECONVENE OPEN SESSION:

Upon reconvening in open session, two motions were made:

Motion by Chin supported by Duweck to adopt the recommendation of the committee on evaluation for City Manager Hillard. Carried; Yea 6; Nay 0; Absent 1

Motion by Duweck supported by Chin to adjust the City Manager's salary by $14,000, retroactive to his anniversary (May 28). Carried; Yea 6; Nay 0; Absent 1

ADJOURN:

Motion by Chin supported by Fullerton to adjourn the meeting at 10:17 p.m. Carried; Yea 6; Nay 0; Absent 1

Respectfully submitted,
Mary LaRocque MiPMC, CMC
City Clerk