CITY COUNCIL MEMBERS
Kate Henson, Mayor
Tony Iannelli, Mayor Pro Tem
Sam Angus
Jacquelyn Bullerman
Eric Keaton
George Merkel
Felix Stump

CITY OF CHELSEA
REGULAR COUNCIL MEETING
MONDAY, OCTOBER 19, 2026, AT 7:00 PM
311 S. MAIN ST.
CHELSEA, MI 48118

INTERIM CITY MANAGER
Marc Thompson

CITY CLERK
Lyn Sebestyen

DEPUTY CLERK
Ashley Money

Call to Order

Present: Mayor Henson, Council Members Angus, Bullerman, Iannelli, Keaton, Stump, Interim City Manager Thompson, Clerk Sebestyen
Absent: Council Member Merkel

Mayor Henson called the meeting to order at 7:00 p.m.

Pledge of Allegiance to the Flag of the United States

Approval of Consent Agenda

1. Meeting Minutes of September 28, 2026
2. Approval of Bills
3. Approval of Block Permit – Elm Street
4. Approval of Block Permit – Jefferson Street
5. Quarterly Financial Report

MOTION Keaton SECONDED Stump to approve the items in the consent agenda. All ayes. Motion carried.

Approval of Regular Agenda

MOTION Iannelli SECONDED Angus to approve the regular agenda. All ayes. Motion carried.

Public Comments (available in person and via Zoom)

Presentation

Public Hearing

Council Business

1. Approval of Appointments to Deer Management Committee (Mayor Henson)

   At the September 14, 2026, City Council Meeting, the Council approved the formation of a Deer Management Committee. The city issued a call for applications and received ten. The committee was originally designated as a 7-person committee, comprised of City residents, including one Councilperson.

   MOTION Iannelli SECONDED Stump to expand the Deer Management Committee and appoint all applicants. All ayes. Motion carried.

2. Acceptance of Human Rights Commission Annual Report (Commissioner Keaton)

Mary Keaton, Chair of the Human Rights Commission, was present to answer questions about the Commission's annual report on activities and plans.

MOTION Bullerman SECONDED Keaton to accept the Human Rights Commission's Annual Report. All ayes. Motion carried.

3. Approval of Access Agreement with Federal Screw Works (Attorney Fink)

   Federal Screw Works is conducting ongoing environmental testing on the Holmes Family Park property. As the owner of the property, Chelsea has to grant permission to FSW to enter the park property and conduct the testing. Attorney Fink was present to answer questions.

   MOTION Keaton SECONDED Iannelli to approve the access agreement between the City of Chelsea and Federal Screw Works and to authorize the Mayor and Clerk to execute the agreement. All ayes. Motion carried.

4. Adoption of Resolution #2026-44 Local Government Approval for On-Premises Tasting Room (Clerk Sebestyen)

   The Michigan Liquor Control Commission requires applicants for On-Premises Tasting Rooms to have local government approval before they will review the application. Manchester Brewing has applied with the State Liquor Control Commission for a tasting room to be housed inside Ugly Dog Distillery. They requested that Council adopt the resolution approving the tasting room.

   MOTION Iannelli SECONDED Keaton to adopt Resolution #2026-44 Local Unit of Government Approval for On-Premises Tasting Room for Manchester Brewing. All ayes. Motion carried.

5. Approval of Purchase of Transformers from IRBY (Operations Manager Stevens)

   The Electric Department requested approval to purchase the following:

   1 - 150 KVA Three-Phase Pad-Mount Transformer 120/208
   1 - 500 KVA Three-Phase Pad-Mount Transformer 120/208
   1 - 750 KVA Three-Phase Pad-Mount Transformer 120/208
   1 - 750 KVA Three-Phase Pad-Mount Transformer 277/480

   These transformers meet all the Electric Department's electrical requirements.

MOTION Stump SECONDED Angus to approve the purchase of four Prolec Three-Phase Transformers from IRBY for the purchase price not to exceed $89,315.45. All ayes. Motion carried.

6. Approval of Replacement Contractor for 2026-2027 Sidewalk Replacements (Superintendent Burby)

   At the Council meeting on August 24th, Council approved a contractor (Grass Lake Concrete) for all remaining 2026/2027 sidewalk replacements. Grass Lake Concrete informed DPW that it is unable to perform sidewalk replacements and is unable to complete the requested work. DPW was able to locate a replacement contractor that has the availability to perform the requested work.

   Washtenaw Concrete & Excavating has confirmed availability to complete the requested locations. They have previously performed work within the City of Chelsea and are familiar with the City's procedures and specifications. They have a history of performing quality sidewalk replacements, most recently within the City of Saline, and DPW is confident this is a qualified contractor.

   MOTION Stump SECONDED Keaton to approve the agreement with Washtenaw Concrete & Excavating for the 2026/2027 sidewalk replacements. All ayes. Motion carried.

7. Approval of Contract with Security Pros (Chief Kazyak)

   The Holmes Family Park and Palmer Commons currently have bathrooms that need to be manually locked and unlocked for use. In the spring of 2026, a recommendation was made to have electronic locks installed so the bathrooms can be locked and unlocked remotely and on a timer. Quotes for security access for both locations and video cameras for Holmes Family Park were sought. Upon completion of the Holmes Family Park, it was determined that a fourth camera would be necessary to provide adequate coverage.

   MOTION Angus SECONDED Stump to approve the four contracts from Security Pros for the total amount of $39,589.66, for the installation of automated locks on the bathrooms at both Holmes Family Park and Palmer Commons as well as the installation of security cameras at Holmes Family Park. 5 ayes, 1 nay. Motion carried.

Staff Reports
Chief Kazyak provided the September report of activity for the Police Department.

Manager Thompson informed Council Members of upcoming items including the financial audit report by Plante & Moran, a review of the lease with Chelsea Area Fire Authority, and an amendment to the Notice of Intent to Issue Bonds.

Director Leland was present to provide the Quarterly Investment Report for the City.

Council Reports

Council Member Keaton attended the WWRAG meeting last week. Next Tuesday, he will be attending the Housing Commission meeting.

Council Member Stump was unable to attend the monthly WAVE meeting but has this month's meeting next week. He will attend the inaugural Deer Management Committee meeting soon.

Council Member Angus attended the October 6th Parks Commission meeting, where they discussed changes for Vets Park and changes for Pierce Park. Upcoming, they have a meeting to discuss a fair and comprehensive way to handle reservations and scheduling in the city parks. CERC cancelled the October meeting; however, they have several upcoming events, including bocce lessons, the October 24th TimberTown Trail fest, and birding at Pierce Lake Golf Course on October 25th.

Council Member Angus attended the Chelsea Aquatic Center subcommittee meeting. They continue working with the schools on a new pool.

Council Member Bullerman missed the Human Rights Commission meeting but has a WATS meeting upcoming.

Council Member Iannelli attended the Human Rights Commission meeting last week. He discussed the Civility survey. He also attended the Zero Waste Coalition on October 15th, where Karissa Schwartz from WWRA was a special guest. They discussed Swedish recycling systems and upcoming tours of the WWRA facility. The Planning Commission meeting scheduled for tomorrow has been cancelled.

Mayor Henson attended the October 13th DDA work session. On October 14th, she attended the WWRAG meeting where they discussed regional partnerships, and then later that day she met with representatives from Washtenaw County, including Commissioner Maciejewski and later the Deputy and Interim County Administrators. She also attended the October 15th Regular DDA meeting as well. Today, Mayor Henson attended a CAFA Human Resources committee meeting. Upcoming, there is the Haunted Academia fundraiser on October 24th. October 29th is the Washtenaw County Climate Resiliency Network meeting. October 30th is the quarterly meeting with the Chelsea School District.

Adjournment

MOTION Bullerman SECONDED Stump to adjourn at 7:51 p.m. All ayes. Motion carried.

Approved:

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Kate Henson, Mayor