

MINUTES**I. Call to Order**

The meeting was called to order by Mayor Weedon at 7:00 PM.

II. Recognition**III. Pledge of Allegiance**

Mayor Weedon led in the Pledge of Allegiance.

IV. Roll Call

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

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

V. Approve Agenda

Motion made by Vigansky, supported by Swem, to amend the agenda to postpone item IX. B. 3. Consider the Restaurant Incentive Grant Application, and approve the agenda as amended. Roll call votes carry unanimously.

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

None.

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

A. Minutes- Consider approving the Regular Meeting Minutes from December 9th, 2024 and the Special Meeting Minutes from December 18th, 2024.

B. Banking Authorization-Consider adding Anthony C. McGhee to all bank and investment accounts with; Honor Credit Union, United Federal Credit Union, Huntington Bank, 1st Source Bank, Sturgis Bank, Horizon Bank, UMB, and MI Class. As well as issue a city credit card to Anthony C. McGhee with a spending limit of \$5,000.00 per the City Credit Card Policy.

C. Board of Review Appointments -Consider appointing Emma Lysy and Jeff Griffin to the Board of Review for a two-year term.

D. Common Rental- Consider the Common rental form submitted by Buchanan Area Senior Center, Adam Burk for Sunday, June 29th, 2025 12:00 PM- 10:00 PM

E. BARB Appointment - Consider re-appointing Jennifer Popielski to BARB retroactively starting June 2024 and ending June 2028.

Motion made by Vigansky, supported by Money, to approve the consent agenda, as presented. Voice votes carry unanimously.

VIII. Scheduled Matters from the Floor (if any)

A. MDOT Agreement 24-5239 & Resolution 2025.01/01-presented by Suzannah Deneau with Wightman

Consider Resolution 2025.01/01, A Resolution to Approve the MDOT Grant Agreement 24-5239 for the McCoy Creek Trail Extension Project located on Schirmer and River Streets.

Motion made by Swem, supported by Money, to approve Resolution 2025.01/01, the MDOT Grant Agreement Contract #24-5239, as presented. Roll call vote carries unanimously.

IX. Reports by: Departments, Committees, Boards

A. Friends of McCoy Creek Trail Committee Update & Letter of Support- Chairman, Jerry Flenar

1) Consider approving the letter of support for the Niles-Buchanan Trail Connection Project.

Motion made by Money, supported by George, to approve the support letter for the Niles-Buchanan Trail Connection Project. Roll call vote carries unanimously.

B. Community Development Report- Director Rich Murphy

1) Consider approving the renewal of Zen Leaf's Adult Use and Medical Retailer Permits.

Motion made by Vigansky, supported by Money, to approve Zen Leaf Adult use and medical retail permits, as presented. Roll call vote carries unanimously.

2) Consider approving the renewal of Cannavista's Adult Use Retailer Permit.

Motion made by Money, supported by Swem, to approve Cannavista's Adult Use Retailer Permits, as presented. Roll call vote carries unanimously.

~~3) Consider the Restaurant Incentive Grant Application for ThistleDown & Row.~~

4) Consider proceeding with the lowest and most responsive bid from Astrong Construction for the demolition of a residential structure located at 1107 Victory Street.

Motion made by Swem, supported by George, to approve the bid from Astrong Construction for the demolition of 1107 Victory St. in the amount of \$16,800.00, as presented. Roll call vote carries unanimously.

C. Clerk Report- City Clerk Kalla Langston-Weiss

1) Draft School Agreements for the conduct of school elections- Consider authorizing Clerk Langston-Weiss to sign the draft school agreements for the conduct of elections for Buchanan Community Schools, Lake Michigan College, and Berrien RESA.

Motion made by Money, supported by George, to authorize Langston to sign the draft school agreements, as presented. Roll call vote carries unanimously.

X. Unfinished Business

XI. New Business

A. Amendment to Owner-Engineer Agreement. - Consider approving Amendment No. 5 with Prein & Newhof; this amendment aims to adopt the 2025 engineering hourly rates.

Motion made by Swem, supported by Money, to approve Amendment No. 5, as presented. Roll call vote

Yeas: Weedon, Swem, Money, George

Nays: Vigansky

Motion carries 4-1.

B. Resolution 2025.01/02- Consider Resolution 2025.01/02- Resolution accepting the FDCVT Grant. Motion made by Swem, supported by George, to approve Resolution 2025.01/02, as presented. Roll call vote carries unanimously.

C. Construction Contract Award- Front Street Retaining Wall- Consider the Construction Contract Award for the Front Street Retaining Wall.

The project was rebid, and the project team proactively contacted contractors to solicit bids, in addition to posting the project on the Builders' Exchange, to encourage a more competitive bidding environment. On January 13, 2025, a total of four bids were received. The bids, along with the respective contractors and amounts, are as follows:

| <u>Contractor</u> | <u>Base Bid</u> | <u>Alternate</u> |
|-------------------------------------|-----------------|------------------|
| BG Construction and Engineering (1) | \$290,890.10 | N/A |
| Astrong Construction (2) | \$303,130.00 | \$25,000.00 |
| Eagleizer LLC | \$370,091.00 | N/A |
| Ziolkowski Construction, Inc. | \$398,500.00 | \$7,500.00 |

The bid from BG Construction and Engineering was not signed and was not submitted on the required proposal form as specified in the bid documents. Additionally, the necessary copy of the company's insurance was not included with the submission. As a result, BG Construction and Engineering's bid has been deemed non-responsive.

Astrong Construction proposed an alternative design to maintain a wall height at a 16-foot elevation along the entire length, which would involve excavating along the high bank. This approach would result in a \$38,000 reduction to their bid price.

The project's engineer and City staff have reviewed the submitted bids. Given that BG Construction and Engineering's bid was deemed nonresponsive, it is recommended that the City Commission award the contract to Astrong Construction for the base scope of the project, as designed and bid.

Motion made by Vigansky, supported by Money, to approve the construction contract award to Astrong at the proposed amount of \$303,130.00, as presented. Roll call vote carries unanimously.

D. Expenditures- Consider approving the expenditures for January 13th, 2025, in the amount of \$105,182.75

Motion made by Vigansky, supported by Swem, to approve the expenditures in the amount of \$105,182.75. Roll call vote carries unanimously.

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

A. Compensation Commission Calling for Applicants- The City Commission is calling for applicants for the Municipal Officers Compensation Commission. This Commission will meet in January and determine the salary for each elected municipal official and present by the second meeting in February. Five members will be appointed each of whom shall be a registered elector of the City of Buchanan. (A member or employee of the legislative, judicial, or executive branch of government

or a member of the immediate family of a member or employee of the legislative, judicial, or executive branch of government shall not be a member of the commission.)

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

Murphy introduced investors Jenna and Logan who recently purchased the redbud insurance building. They are currently in the design stage with a vision of a new Vietnamese restaurant featuring Jenna's cooking.

XIV. Executive Comments

A. City Manager Comments

Day one is in the books. McGhee is looking forward to being here, and it has been a great first day.

B. Commissioner Comments

Vigansky welcomed McGhee, commenting that the meeting went smoothly. He was happy to see the new restaurants in town and pleased that the wall was taken care of.

Money welcomed McGhee, thanked Jerry for the update on the trail, and expressed happiness about its expansion. He was glad to see a new incoming restaurant and thanked the Commission and staff for their efforts.

George was glad to see McGhee and is excited to work with him. She thanked Murphy for his hard work on the demolition projects and expressed her happiness about the progress on the wall. George also welcomed Jenna and Logan to Buchanan, wishing them all the best.

Swem welcomed Tony, encouraging him to keep hitting the ground running, and he'll assign more tasks to him. The culvert repair is progressing well, and we hope to complete it by spring. Jenna and Logan, welcome to Buchanan! Over the last few weeks, we've been fortunate to see a few commercial buildings sell downtown and several projects get announced. Thistle Down & Row is a fantastic place to grab a meal.

C. Mayor Comments

Weedon welcomed McGhee, we have been fortunate to have Tim Lynch to put us on the straight and narrow. And on day one, McGhee has already proven his worth, and this is just the beginning. We have someone who understands what we have coming up. Thank you to everyone who came this evening.

XV. Adjourn

Motion made by Vigansky, supported by Money to adjourn the meeting at 7:39 PM.

Kalla Langston-Weiss, City Clerk

Mayor Mark Weedon

MINUTES**I. Call to Order**

The meeting was called to order by Mayor Weedon at 7:00 PM.

II. Recognition**III. Pledge of Allegiance**

Mayor Weedon led in the Pledge of Allegiance.

IV. Roll Call

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

STAFF: City Manager, Tony McGhee; City Clerk, Kalla Langston; Director of Public Services, Mike Baker; Chief of Police Harvey Burnett

V. Approve Agenda

Motion made by Swem, supported by Vigansky to approve the agenda as presented. Roll call vote carries unanimously.

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

None.

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

A. Minutes- Consider the Regular Meeting Minutes from January 13th, 2025.

B. Compensation Committee Appointments- Consider the appointments of the five applicants received for the Compensation Committee for the upcoming terms.

1) Tony Houser, 1-year

2) Jeannie Harris, 2-year

3) Joseph Kruger, 3-year

4) Matthew Pleasant, 4-year

5) Jen Garry, 5-year

C. Common Rental- Consider the Common rental form submitted by Victoria Aalfs for the Buchanan Community Autism Walk, on June 22nd from 9:00 AM- 4:00 PM.

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

VIII. Scheduled Matters from the Floor *(if any)***IX. Reports by: Departments, Committees, Boards****X. Unfinished Business****XI. New Business**

A. Updates & Discussion- City Manager, Tony McGhee

1) Review the goals for the fiscal year and schedule dates for budget workshops.

McGhee addressed the commission regarding the upcoming budget process. Goal setting took place last November during the strategic planning session. The question was raised whether the commission would like to hold another session before the budget workshops begin. The consensus was to move forward with budget workshops.

2) Provide an update on the downtown construction project and its financing.

The downtown construction project currently requires approximately \$1.7 million in financing to be completed. One option we are considering is seeking a loan from the common market. We have invited Andy Campbell to present us at our first meeting in February to discuss rates and borrowing options. There are some options for grant funding and possibly with the USDA community facilities.

B. Resolution 2025.01/03- Consider Resolution 2025.01/03, a Resolution of Support and Commitment of match for the Downtown Infrastructure and Placemaking Project.

Motion made by Swem, supported by Money to approve Resolution 2025.01/03, as presented. Roll call vote carries unanimously.

C. Expenditures- Consider approving the expenditures for January 27th, 2025 in the amount of \$57,446.86

Motion made by Vigansky, supported by Swem to approve the expenditures in the amount of \$57,446.86. Roll call votes carries unanimously.

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

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

Randy Hendrixson- Gave an informal update on Building 324 in the last six months obtained 7 new businesses. 33 organizations are now in the building

Haley Jones- Asked about the railing by the creek at Veterans Park.

XIV. Executive Comments

A. City Manager Comments

McGhee provided updates on the pre-bid meeting regarding the demolition at the Mill site. City Hall hours will remain consistent, operating Monday through Friday from 8:30 AM to 4:30 PM. This year, our focus will be on policy and procedures here at City Hall. Key areas of concentration will include the Downtown Project, budgeting, and policy development.

Ordinances will be introduced, and as policies change, we will keep the commission informed.

Efforts to ensure consistent branding are also underway. Additionally, surplus inventory has become an issue; department heads will be compiling a list of surplus equipment with the aim of offloading it in the spring.

B. Commissioner Comments

****Vigansky:**** For the sale of city-owned properties, Vigansky would like to have yard signs indicating that they are for sale. There are also questions about a vacant church.

****Money:**** Thanked McGhee and the staff; it sounds like it has been a productive week. It is always a pleasure to sit with the Commission.

****George:**** Thanked McGhee and expressed appreciation for the city hall staff for changing the hours.

****Swem:**** We are in great hands with McGhee and I am looking forward to the future.

C. Mayor Comments

****Weedon:**** With a heavy heart, Weedon acknowledge that Buchanan has faced some challenges lately. It's important to tell people you love them. Buchanan has lost some wonderful community members, friends, and loved ones this week. My condolences to their families.

XV. Adjourn

Kalla Langston, City Clerk

Mayor Mark Weedon

MINUTES**I. Call to Order**

The meeting was called to order by Mayor Weedon at 5:30 PM>

II. Roll Call

PRESENT: Mayor Mark Weedon, Mayor Pro Tem Patrick Swem, Commissioners Larry Money, Raquell George, and Dan Vigansky

STAFF: City Manager, Tony McGhee; City Clerk, Kalla Langston; City Attorney, Matt Derby

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

None.

IV. New Business**A. Closed Session**

1) Enter Closed Session- Consider entering closed session pursuant to MCL 15.268 Sec.8(h) to discuss legal memos pertaining to the following attorney-client privilege matters: Southwest Michigan Regional Chamber, a contractual matter.

Motion made by Money, supported by George to enter closed session pursuant to MCL 15.268 Sec.8(h) to discuss legal memos pertaining to the following attorney-client privilege matters: Southwest Michigan Regional Chamber, a contractual matter at 5:31 PM. Roll call vote carries unanimously.

2) Re-Enter Open Session.

Motion made by Swem, supported by Vigansky to re-enter open session at 5:46 PM. Roll call vote carries unanimously.

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

Money raised concerns regarding the downtown project, particularly about the Memorial Day Parade potentially being canceled. McGhee and Money will collaborate with the contractors to assess the timeline or consider a different staging area.

VI. Adjourn

Motion made by Money, supported by Vigansky to adjourn the meeting at 5:50 PM. Roll call vote carries unanimously.

Kalla Langston, City Clerk

Mayor Mark Weedon

AGENDA-AMENDED

I. Call to Order

The meeting was called to order by Mayor Weedon at 7:00 PM.

II. Recognition

III. Pledge of Allegiance

Mayor Weedon led in the Pledge of Allegiance.

IV. Roll Call

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

ABSENT: 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 Brunett

V. Approve Agenda

Motion made by Vigansky, supported by George, to approve the amended agenda, as presented. Voice votes carry unanimously.

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

Norma Ferris- Comments about the fire prevention ordinance.

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

A. **Minutes**- Consider approving the regular meeting minutes on January 27th, 2025 & the special meeting minutes on February 4th, 2025.

Motion made by Vigansky, supported by Swem to approve the consent agenda, as presented. Voice votes carry unanimously.

VIII. Scheduled Matters from the Floor (if any)

A. **Rate Analysis and Downtown Project Funding Update**- *Andy Campbell, CPA with Bendzinski*

Campbell is providing an update on the financial analysis of water, sewer, and streetscape projects related to the downtown infrastructure initiative, as well as a potential bond issuance needed to complete the ongoing USDA project.

Last year, the city secured USDA funding for water and sewer improvements. However, the USDA loan only covers the water and sewer components; it does not provide funding for the streetscape aspects. Additionally, the USDA does not support roads or sidewalks. The city has been successful in obtaining some grants, but there remains a funding gap that needs to be addressed. Tonight, Campbell will present potential solutions to this issue.

The water and sewer rates Campbell is strongly recommended to continue to rise rates by 8 percent for the next three fiscal years to address infrastructure problems. We are starting downtown because it has the oldest systems, which could cause the most significant issues if they fail.

Campbell discussed the capital improvement plans and typical household usage rates. He detailed the general fund portion of the project as follows:

| | |
|-------------------------------------|--------------------|
| Scaled Back Project Need | \$2,915,322 |
| Less: BARR Grant | (184,000) |
| MDOT Grant | (718,156) |
| Gap Funding Needed | \$2,013,166 |
| | |
| General Fund Cash Already Used | (300,000) |
| Additional General Fund Cash Needed | (213,166) |
| | |
| Bond Issuance Needed | <u>\$1,500,000</u> |

Campbell provided details about the estimated bond issue related to the general fund. The administration is currently evaluating a 15-year bank request for proposal (RFP). Given the transfer from the general fund to the streets, we need to ensure that adequate funds are allocated to remain in the general fund to cover the debt service for this bond.

| | 10-Year Bank RFP | 15-Year Bank RFP | 20-Year Bank RFP |
|---|------------------|------------------|------------------|
| Estimated Interest Rate | 4.500% | 4.750% | 5.250% |
| Deposit to Project Construction Fund | \$ 1,500,000 | \$ 1,500,000 | \$ 1,500,000 |
| Estimated Bond Costs of Issuance | | | |
| Bond Counsel | 15,000 | 15,000 | 15,000 |
| Registered Municipal Advisor | 12,500 | 12,500 | 12,500 |
| Printing and Publishing | 1,500 | 1,500 | 1,500 |
| MAC Fee | 450 | 450 | 450 |
| Michigan Treasury Fee (.02% of par \$1,000 max) | 346 | 346 | 346 |
| Rounding Amount | 204 | 204 | 204 |
| Total Estimated Bond Costs of Issuance | 30,000 | 30,000 | 30,000 |
| Total Project Allocation | \$ 1,530,000 | \$ 1,530,000 | \$ 1,530,000 |
| Estimated Annual Debt Service | \$ 193,500 | \$ 145,000 | \$ 125,500 |
| Estimated Total Principal and Interest | \$ 1,933,425 | \$ 2,173,720 | \$ 2,507,340 |

IX. Reports by: Departments, Committees, Boards

A. Buchanan City Police Department Annual 2024 Report- *Cheif Harvey Burnett*

Bernett submitted his written report to the commission and the full report will be on the website.

B. Community Development Report- *Director Rich Murphy*

1) Consider approval of resolution 2025.02/04- B&W Pour Decisions Local Government Approval for New Class C License issued under the provisions of MCL 436.1521 a(1)(a) at 116 Main St. Buchanan.

Motion made by Vigansky, supported by Swem to approve resolution 2025.02/04, as presented. Roll call votes carry unanimously.

2) Consider approval of resolution 2025/02.05- B&W Pour Decisions Local Government Approval for Social District Application at 116 Main St. Buchanan.

Motion made by Vigansky, supported by Swem to approve resolution 2025.02/05, as presented. Roll call votes carry unanimously.

3) Consider approval for Redbud Roots Annual Marihuana License Renewals

a. Redbud Roots Lab II, LLC – Class C Grow – 215 Post Rd – Adult Use;

- b. Redbud Roots Lab II, LLC – Class C Grow – 835 Terre Coupe – Adult Use;
- c. Redbud Roots Lab II, LLC – Class C Grow – 835 Terre Coupe (STACKED) – Adult Use;
- d. Redbud Roots Lab IV, LLC – Processor – 215 Post–Adult Use;
- e. Redbud Roots Lab IV, LLC – Processor – 215 Post – MED

Motion made by Swem, supported by Vigansky to approve the annual marihuana license renewals for Redbud Roots, as presented. Roll call vote carries unanimously.

4) Consider approval of resolution **2024.02/06** Stranger Wine Company Local Government Approval for Off Premises Tasting Room License and Permit at 201 E. Front St.

Motion made by Vigansky, supported by George to approve resolution 2024.02/06, as presented. Roll call votes carry unanimously.

5) Zoning Project Update

Murphy provided an update on the timeline for the zoning project. We have momentum and have made progress.

X. Unfinished Business

XI. New Business

A. **Ordinance 2025.02/440**- Consider the first reading of Ordinance 2025.02/440, an ordinance for Fire Prevention and Protection.

Motion made by George, supported by Vigansky to approve the first reading of Ordinance 2025.02/440, as presented. Roll call votes carry unanimously.

B. **Expenditures**- Consider approving the expenditures for February 10th, 2025, in the amount of \$219,334.33.

Motion made by Vigansky, supported by George to approve the expenditures, as presented. Roll call votes carry unanimously.

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

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

XIV. Executive Comments

A. **City Manager Comments**

McGhee - The Tin Shop Theater has received a grant for a new roof. He and Baker inspected the roof today and drafted a Request for Proposal (RFP).

Several public meetings are scheduled for this week: the Compensation Commission will meet at 5:00 PM, and the Planning Commission will follow at 6:00 PM on Tuesday. Additionally, the Tree Friends will meet at 6:00 PM on Wednesday.

SMCAS and Medic One are in discussions about merging and plan to hold two public meetings to discuss this potential merger. A public meeting regarding the downtown construction project is scheduled for March 3rd. We are also exploring a text messaging service to communicate updates about the project. Furthermore, we are considering replacing a pool car, as funding for this has been budgeted.

B. **Commissioner Comments**

Vigansky- would like to focus on code enforcement and the sale of real estate.

George- expressed her gratitude to Campbell for his presentation. Excited about B & W and Stranger Wine coming on board. I agree with Vigansky regarding code enforcement; we don't want to overwhelm people with tickets, but it's important to take care of our community. I also want to thank McGhee for all his hard work, as well as the commission and city hall for their efforts.

Swem- I cannot attend the meeting on March 3rd, but I wish everyone the best of luck. I want to extend a warm welcome to B&W and Stranger Wine; we're happy to have you as part of our community. I appreciate the efforts of the planning commission and the ordinance review team; we have been discussing many of these ordinances, and it's great to see them moving forward. The Water and Sewer Board met last Monday and discussed the need for an updated headworks analysis to ensure proper checks and balances are in place.

C. Mayor Comments

Weedon- I fully support everything everyone has mentioned regarding code enforcement as we begin to implement it. It's important to ensure that individuals who can't meet the enforcement expectations have support. We have many young men and women in our community who would be willing to volunteer and help. The city of Buchanan has a big heart. Additionally, please remember to schedule your appointment for the water inspection as soon as possible.

XV. Adjourn

Motion made by Vigansky, supported by George to Adjourn the meeting at 8:08 PM. Roll call vote carries unanimously.

MINUTES**I. Call to Order**

The meeting was called to order by Mayor Weedon at 7:00 PM.

II. Recognition**III. Pledge of Allegiance**

Mayor Weedon led in the pledge of allegiance.

IV. Roll Call

Present: Mayor Mark Weedon, Mayor Pro Tem Patrick Swem, Commissioner Dan Vigansky

Absent: Commissioner Larry Money & Commissioner Raquell George

City Staff: City Manager, Tony McGhee; City Clerk, Kalla Langston; Community Development Director, Rich Murphy; Director of Public Services, Mike Baker; Chief Harvey Burnett; Chief Mike Adams

V. Approve Agenda

Motion made by Vigansky, supported by Swem to approve the agenda, as presented. Voice votes carry unanimously.

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

None.

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

A. Minutes- Consider approving the Regular Meeting Minutes from Feb. 10th, 2025.

B. Banking Accounts- Consider closing banking accounts at Huntington Bank and United Federal Credit Union.

C. Excuse- Consider excusing Commissioner Larry Money from the February 10th Regular Meeting and the February 24th Regular Meeting.

Motion made by Vigansky, supported by Swem to approve the consent agenda, as presented. Voice votes carry unanimously.

VIII. Scheduled Matters from the Floor *(if any)***IX. Reports by: Departments, Committees, Boards**

A. Compensation Commission Report -Chair Tony Houser *(the City Commission may choose to motion for the denial of the official document submitted by the Compensation Commission, if no denial no motion is needed for approval).*

Houser presented the findings of the Compensation Commission.

B. Community Development Department- Director Rich Murphy

1) Consideration of approval to proceed with Berrien County Bid Award and Demolition at 111 Railroad St./ 708 S. Redbud Trail.

Murphy has been collaborating with the County Land Bank and Shea Miller from Blue Point on this demolition project. The recommended bid was submitted by Melching Construction from Muskegon, and it came in under budget

Motion made by Vigansky, supported by Swem to proceed with the Berrien County Bid and Award and Demolition at 111 Railroad/708 S Redbud Trail. Roll call votes carry unanimously.

2) *Consider approval of Stranger Wine Company Local Government Approval for Social District Application at 201 Front St.*

Motion made by Swem, supported by Vigansky to approve the local government's approval for Stranger Wine Company, Resolution 2025.02/07, as presented. Roll call vote carry unanimously.

3) *Brief project updates.*

X. Unfinished Business

A. Ordinance 2025.02/440- *Consider the second reading and approval of Ordinance 2025.02/44- Fire Prevention and Protection. (See Attachment A)*

Motion made by Swem, supported by Vigansky to approve the second reading and approval of Ordinance 2025.02/440, as presented. Roll call votes carry unanimously.

XI. New Business

A. Parks Grant 2025 Discussion- *City Manager, Tony McGhee*

McGhee brought up two different park projects that the Commission and community have been actively discussing. The first project is Kathryn Park, which will feature new playground equipment and parking areas. The second project is the Riverfront, for which we have received two grants in the past year; we are now considering adding a pavilion and public restrooms.

McGhee is asking which park should be prioritized when it comes to grant matches. While we intend to apply for grants for both parks, he would like to know the Commission's priority.

Kathryn Park has been a priority for the commission in the last two budget sessions. Would like to plan for both if it's able to be in the 2026-2027 FY budget.

B. Bendzinski & Co.- *Consider the engagement letter from Bendzinski & Co.*

Motion made by Vigansky, supported by Swem, to approve the engagement letter from Bendzinski & Co. as presented. Roll call votes carry unanimously.

B. Expenditures- *Consider approving the expenditures for February 24th, 2025 in the amount of \$39,010.27.*

Motion made by Vigansky, supported by Swem to approve the expenditures in the amount of \$39,010.27. Roll call votes carry unanimously.

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

A. Save the Date! Buchanan Downtown Project Update on March 3rd at 6:00 PM at Buchanan City Hall- *Everything you need to know about the Buchanan Downtown Project. Project Scope and Timeline, Communication Strategy, Q & A Session. The City Team, Engineers, and Contractors will all be present. This is a public meeting downtown residents and businesses are especially encouraged to attend.*

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

Randy Hendrixson- comments about offering public restrooms to the city at building 324.

Mike Zimmerman- comments about the dead limbs by the riverfront park.

XIV. Executive Comments

A. City Manager Comments

Addressing the road by Bigby, the engineering team will be meeting to come up with options for repairs. They are actively working on that. The Rental Ordinance will be discussed at the next meeting. The trees were removed for the downtown project. Detour signage is typical when starting a project like this, and changes are being made in some areas, including near Moccasin School. The Request for Proposals (RFP) for roof repairs at the Tin Shop Theater will be sent out on Wednesday. During the snowstorm, the loader broke down, which slowed things down for the street crew, but they managed to get it fixed and back in operation. The closeout paperwork for DPW building is almost complete, and there is a little bit of contingency money coming back. We will be putting out an RFP to address the stained-glass window at the cemetery chapel.

B. Commissioner Comments

Vigansky commented on the detour signs and raised questions about the log boiler at the DPW building.

Swem expressed gratitude to everyone involved with the feed mill site and expressed high confidence in the Fire Department regarding their fire inspection program. He also made a few recommendations for improvements to the program.

C. Mayor Comments

Weedon made no further comments.

XV. Adjourn

Motion made by Vigansky, supported by Swem to adjourn the meeting at 7:49 PM. Roll call votes carry unanimously.

Kalla Langston, City Clerk

Mayor Mark Weedon

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

MINUTES**I. Call to Order**

The meeting was called to order by Mayor Weedon at 7:00 PM.

II. Recognition

~~**A. McCoy's Creek Tribute** – Representative Brad Paquette will present a tribute to the McCoy's Creek Trail Extension Groundbreaking.~~

Due to illness this item was moved until a further time.

B. Proclamation in Recognition of Women's Month – Presented by Mayor & Mrs. Weedon.

PROCLAMATION IN RECOGNITION OF WOMEN'S MONTH

WHEREAS, Women's History Month is a time to honor and celebrate the invaluable contributions of women throughout history, recognizing their achievements in leadership, innovation, and service across all sectors of society; and

WHEREAS, the City of Buchanan acknowledges the strength, resilience, and determination of women who have shaped our community, our state, and our nation, making lasting impacts in business, education, healthcare, public service, and the arts; and

WHEREAS, women-owned businesses play a vital role in Buchanan's economic development, creating jobs, driving innovation, and improving the overall quality of life for residents; and

WHEREAS, these businesses not only provide essential goods and services but also foster economic independence, inspire future generations, and contribute to the cultural and social fabric of our city; and

WHEREAS, the City of Buchanan is committed to supporting and uplifting women entrepreneurs, recognizing their dedication and perseverance in overcoming challenges to achieve success; and

NOW, THEREFORE, I, Mark Weedon, Mayor of the City of Buchanan, do hereby proclaim the month of March as **Women's History Month** in Buchanan, Michigan, and urge all residents to celebrate and support the remarkable women who continue to shape our community and economy.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Buchanan to be affixed this 24th of March 2024.

III. Pledge of Allegiance

Mayor Weedon led in the Pledge of Allegiance.

IV. Roll Call

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

CITY STAFF: City Manager, Tony McGhee; City Clerk, Kalla Langston; Director of Public Services, Mike Baker; Chief of Police, Harvey Burnett

V. Approve Agenda

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

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

Norma Ferris- Comment about Riverfront Resolution.

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

- A. Minutes**- *Consider minutes from the Regular Meeting on March 10th, 2025.*
- B. Common Rental**- *Consider the use of the Common on June 4th, 2025 from 5:30 PM-7:30 PM for the 4th-grade graduation ceremony.*
- C. Road Closure** -*Consider the request for road closure from American Legion Post 51 on May 26th, from 10:00 AM to 11:30 AM, for the Memorial Day Parade on Oak St to Oak Ridge Cemetery for the Memorial Day Parade.*

Motion made by Vigansky, supported by Money to approve the Consent Agenda, as presented.
Voice vote carries unanimously.

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

- A. Buchanan Market Analysis & Real Estate Redevelopment Strategy**- *Presented by Andrew Haan, Cornerstone Alliance.*

Haan presented the findings from the Market Analysis & Real Estate Redevelopment Strategy (See Attachment A for presentation).

IX. Reports by: Departments, Committees, Boards

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

1) MNRTF Grant Application for the St. Joseph River Improvements Project

a) Public Comment on the MNRTF Grant Application for the St. Joseph River Improvements Project.

The mayor asked for public comments on the application. No public comment was made.

b) Consider Resolution 2025.03/09- a Resolution to approve the MNRTF Grant Application for the St. Joseph River Improvements Project.

Motion made by Swem, supported by Money, to approve resolution 2025.03/09, the MNRTF Grant application for the St. Joseph River Improvements Project. Roll call vote carries unanimously.

2) Recreation Passport Grant Application for Kathryn Park Improvements

a) Public Comment on the Recreation Passport Grant Application for Kathryn Park improvements.

The mayor called for public comment on the application.

Norma Ferris- Comments about the process of construction of improvements.

b) Consider Resolution 2025.03/10- a Resolution to approve the Recreation Passport Grant Application for Kathryn Park Improvements.

Motion made by Money, supported by Vigansky to approve resolution 2025.03/10, the recreation passport grant application for Kathryn Park Improvements. Roll call carries unanimously.

3) Interim Building Official- *Consider the approval of the Independent Contractor for Todd Herter Inspections, LLC to serve as interim building official for the City of Buchanan.*

Motion made by Swem, supported by Vigansky, to approve the independent contractor for Todd Herter Inspections LLC. Roll call vote carries unanimously.

X. Unfinished Business

- A. Ordinance 2025.03/441**- Consider the second reading and approval of Ordinance 2025.03/441, an ordinance for dwelling unit registration.

Motion made by George, supported by Vigansky, to approve the second reading and approval of Ordinance 2025.03/441, as presented. Roll call vote carries unanimously.

XI. New Business

- A. St. Joseph River Boat Launch Improvements**- Consider the proposal for Engineering, Regulatory & Construction Administration Services from Abonmarche for the St. Joseph River Boat Launch Improvements.

Motion made by Swem, supported by Money, to approve the proposal from Abonmarche for the St. Joseph River Boat Launch, as presented. Roll call vote carries unanimously.

- B. Downtown Parking & Event Space Project** - Consider the proposal for professional services from Abonmarche for the Downtown Parking & Event Space Project.

Motion made by Swem, supported by Money approve the proposal from Abonmarche for the Downtown Parking/Event Space, as presented. Roll call vote carries unanimously.

- C. Bendzinski & Co. Engagement Letter**- Consider the Bendzinski & Co. engagement letter for private placement bond.

Motion made by Vigansky, supported by George to approve the engagement letter from Bendzinski & Co, as presented.

Ayes: Weedon, Money, Vigansky, George

Nays: None

Abstain: Swem, business interest

Motion carries 4-0.

- D. Prien & Newhof Proposal**- Consider approving the Prien & Newhof 2005 Road Rehabilitation proposal.

The rehabilitation project is as follows:

1. Liberty Street (Front to Ryneerson) – currently gravel
2. Red Bud (5th Street to the apartment drive south of Fulton)
3. River Street (Bridge to 440 feet west of the Bridge)
4. Terra Coupe (Front Street to the cemetery)
5. Ryneerson (Liberty to E. City limits)

Motion made by Swem, supported by George approve the proposal from P&N for the 2025 Road Rehabilitation, as presented. Roll call vote carries unanimously.

- E. Resolution 2025.03/11**- Consider Resolution 2025.03/11 a Resolution Establishing Rental Dwelling Unit Registration/Inspection Fees.

Motion made by Money, supported by George to approve the resolution 2025.03/11, as presented.

Ayes: Weedon, Money, Vigansky, George

Nays: None

Abstain: Swem, due to owning rental property.

Motion carries 4-0.

- F. Resolution 2025.03/12**- Consider Resolution 2025.03/12, a Resolution to impose a moratorium on the registration of short-term rental units in the City of Buchanan.

If you are currently operating short-term rentals, you are permitted to continue doing so, provided you can show proof of their operation. However, for new short-term rental applications, there will be a temporary hold until the planning commission makes a recommendation to the city commission regarding where and how many short-term rentals will be allowed.

This moratorium gives us the time needed to allow the Planning commission to provide a recommendation as well as the ordinance to be written.

Motion made by Vigansky, supported by Money to approve Resolution 2025.03/12, as presented.

Ayes: Weedon, Money, Vigansky, George

Nays: None

Abstain: Swem, due to owning rental property.

Motion carries 4-0.

G. DDA (Downtown Development Authority)

a) Discussion- looking forward to having to go forward.

b) Call for Applicants- the application will be on the website and applications will be due back by April 21st.

H. Expenditures- *Consider approving the expenditures for March 24th, 2025 in the amount of \$78,569.29.*

Motion made by Vigansky, supported by Money, to approve the expenditures in the amount of \$78,569.29. Roll call vote carries unanimously.

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

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

Tom Jolly- Comments about the area between Redbud Trail and US-12, if that was slated to be redone this year. Comments about short-term rentals and inspections.

XIV. Executive Comments

A. City Manager Comments

I want to extend my thanks to the Commission and staff for all that we accomplished in the first three months; it has been incredible. MEDC, along with MISHDA, will be here at noon on April 3rd to present various programs that can assist in launching downtown redevelopment projects. Excess inventory will be brought in next month. Code enforcement is increasing with the warmer weather, and we will give everyone a reasonable amount of time to address any issues before issuing tickets.

B. Commissioner Comments

George- thank everyone for attending. Always a pleasure to work with both the staff and the commission. Is really excited to see Buchanan moving forward. Although the construction may cause some issues, she's confident that it will be wonderful once it's completed. And is looking forward to progressing with the DDA.

Swem- Thank you to the women-owned businesses in the city. When you consider the numbers, it's incredible to realize the size of the impact you're making. Appreciate the updates on construction projects, and the dialogue has been very positive. It will take the entire city working together to get through this year.

Vigansky- His wife is a self-employed business owner in this city. The atmosphere has changed, and people are noticing it.

Money- congratulated all the women-owned businesses in the city and express my appreciation for everything they do for our community. A big shout-out goes to the Department of Public Works (DPW) staff for their hard work, as well as to the police department for their presence in the community. Thank you to the staff at City Hall; they do an excellent job. Once the construction is complete, it's going to be great. This commission deserves significant credit for all its accomplishments.

C. Mayor Comments

Weedon- I want to echo everything that has been said. I would like to thank my wife for bringing to my attention the number of women-owned businesses we have in our city. There are so many women who make a significant impact on our community; they truly give their hearts to their work. I also want to express my gratitude to all the women in this room for everything you do. Tom, thank you for your comments tonight. Thank you to the staff and everyone in attendance.

XV. Adjourn

Motion made by Vigansky, supported by Money to adjourn the meeting at 8:06 PM. Roll call vote carries unanimously.

Kalla Langston, City Clerk

Mayor Mark Weedon

MINUTES

I. Call to Order

The meeting was called to order by Mayor Weedon at 7:00 PM.

II. Recognition

A. McCoy's Creek Tribute- *Representative Brad Paquette will present a tribute to the McCoy's Creek Trail Extension Groundbreaking.*

Let it be known that it is with deep appreciation for the hard work, dedication, and vision that we gather to commemorate the grand achievement of the McCoy's Creek Trail Extension to the River St. Joe Brewery. As members of the Buchanan Community come together to celebrate this milestone, we proudly add our voice to honor the countless individuals who have worked so tirelessly to bring this remarkable project to life.

Far more than a simple path, the McCoy's Creek Trail Extension embodies the shared vision and persistent determination of Buchanan's residents, leaders, and partners. A dream first shared by Buchanan Visionaries including Dick Proud, Russ Stephens, Michelle Klarich, Lloyd Miller, Jac McClellan, and Mike Hughes, this extension connects key areas of our city, including E.B. Clark Woods and the downtown, and offers a route to River St. Joe Brewery. It stands as a symbol of progress, collaboration, and the transformation it represents will benefit Buchanan for generations to come. In Special Tribute, therefore, this document is signed and dedicated to commemorating the opening of the McCoy's Creek Trail. May this trail continue to bring our community together, promote health and well-being, and offer an enduring legacy for all who enjoy its beauty and benefits. Signed by Brad Paquette, State Representative, the 37th District; Jonathan Lindsey, State Senator, the 7th District; Garlin Gilchrist II, Lieutenant Governor; Gretchen Whitmer, Governor.

B. City Hall Proclamation- *Recognized as a contributing resource within the Register Historic District*

Proclamation Recognizing City Hall as Part of the National Register of Historic District

WHEREAS, the City of Buchanan, Michigan, has a rich part and a strong sense of community; and

WHEREAS, the City Hall building is a testament to that history and a symbol of civic pride; and

WHEREAS, this building was designated Building No. 51 and comprised a part of the administrative complex for the Clark Equipment Company; and

WHEREAS, it has been recognized as a contributing resource within the Clark Administrative Complex National Register Historic District; and

WHEREAS, the preservation and maintenance of this historic landmark are essential to ensuring the continued vibrancy of our community;

NOW, THEREFORE, BE IT RESOLVED, that I, Mark Weedon, Mayor of the City of Buchanan, do hereby proclaim April 14th, 2025, as a day to recognize and celebrate the historic City Hall building. I urge all residents to join me in honoring this important landmark and its enduring legacy.

Signed by Mayor Weedon

C. American Electric Power (AEP) Proclamation- *Proclamation of appreciation to American Electric Power (AEP)*

Proclamation of Appreciation to American Electric Power (AEP)

WHEREAS, on March 30, 2025, the City of Buchanan and surrounding areas experienced a severe storm event that resulted in widespread power outages, fallen trees, damaged infrastructure, and dangerous conditions for residents; and

WHEREAS, the timing of the storm coincided with a significant cold snap, placing additional strain on the community and posing increased risk to the health, safety, and well-being of residents; and

WHEREAS, American Electric Power (AEP) responded with urgency and professionalism, mobilizing crews and resources rapidly to assess the damage, restore power lines, and ensure the safe and efficient return of electrical service to the community; and

WHEREAS, AEP's extraordinary efforts enabled power restoration across the City of Buchanan in a remarkably short period of time given the widespread and complex nature of the damage, helping to restore a sense of normalcy and security to residents and businesses alike; and

WHEREAS, the City of Buchanan recognizes the dedication, coordination, and long hours of the AEP team, including linemen, technicians, support staff, and leadership, who worked tirelessly under challenging conditions to serve our community;

NOW, THEREFORE, BE IT PROCLAIMED, that the City Commission of the City of Buchanan does hereby express its sincere appreciation and gratitude to American Electric Power (AEP) for their swift and effective response to the March 30, 2025, storm, and their unwavering commitment to public service and community safety.

BE IT FURTHER PROCLAIMED that a copy of this proclamation be presented to AEP as a token of the City's gratitude and recognition of their exemplary service.

Proclaimed this 14th day of April 2025.

On behalf of the Buchanan City Commission

Signed by Mayor Weedon.

III. Pledge of Allegiance

Mayor Weedon led in the Pledge of Allegiance.

IV. Roll Call

PRESENT: Mayor Mark Weedon, Mayor Pro Tem Patrick Swem, Commissioner Larry Money, Commissioner Raquel George, Commissioner Dan Vigansky

CITY STAFF: City Manager, Tony McGhee; City Clerk, Kalla Langston; Community Development Director, Rich Murphy; Director of Public Services, Mike Baker

V. Approve Agenda

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

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

None.

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

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

B. Department Reports- receive monthly reports.

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

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

IX. Reports by: Departments, Committees, Boards

A. Community Development Report- Director Rich Murphy

1) Project Updates.

Work is underway for the Baroda Tire demolition project. The contractors are on site and anticipate a 4-6 week project period. Mailers have been sent out to nearby residents and we will continue to communicate through mailings, our website, and social media.

Between the downtown project website, project engineer, text updates, and our own social media, we are communicating updates and adjustments regularly.

The McCoy's Creek Trail Extension is underway. Currently most of the work is happening outside of River Saint Joe, but work on Schirmer Parkway will begin as soon as April 21, requiring road closures. Nearby residents have been notified personally and communication across multiple platforms will continue.

We are working on many big projects and we appreciate resident's continued patience.

Commissioner Vigansky asked about an electric pole at the feed mill. Murphy confirmed there is no power at the feed mill currently. AEP has been very responsive. Vigansky would like to see renderings of Front st post project completion shared, Murphy said he could provide them and that they're also on the project website.

X. Unfinished Business

None.

XI. New Business

A. Resolution 2025.04/13- Resolution to authorize issuance of General Obligation Limited Tax Bond, Series 2025.

Motion made by Vigansky, supported by Money, to approve Resolution 2025.04/13, as presented. Roll call vote carries unanimously.

B. Resolution 2025.04/14- A Resolution to negotiate the summer school tax collection fee.

Motion made by Swem, supported by George, to approve Resolution 2025.04/14, as presented. Roll call vote carries unanimously.

D. Resolution 2025.04/15 - A Resolution establishing fees for the Road Right-of-Way Permits and Policy.

Motion made by Money, supported by Vigansky to approve the Resolution 2025.04/15, as presented. Roll call votes carry unanimously.

E. Tin Shop Bid- Consider approving the Tin Shop Roof Bid replacement.

Motion made by George, supported by Swem to approve the bid award to Astrong Construction not to exceed the amount of \$10,020.00. Roll call votes carries unanimously.

F. DDA Ordinance Review

McGhee introduced the proposed DDA Ordinance. It is being presented to the Commission before its official reading to provide ample time for review. The changes to this ordinance are to bring the previous DDA ordinance up to speed with state requirements introduced since the DDA was disbanded.

F. Budget Amendments- Consider the Budget Amendments #2 for FY 2024-2025.

Motion made by Swem, supported by Money, to approve Budget amendments #2 for FY 2024-2025, as presented. Roll call votes carries unanimously.

G. Expenditures- Consider approving the expenditures for April 14th, 2025, in the amount of \$161,989.19.

Motion made by Vigansky, supported by George, to approve the expenditures in the amount of \$161,989.19, as presented. Roll call votes carries unanimously.

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

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

Haley Jones – Chunks will be doing a soft opening Easter weekend before opening for the season starting May 2nd.

Mike Baker – There has been some vandalism and damage in Ravish and Victory parks over the weekend. The City has placed dumpsters around town for BYSBA and parks, not for public use.

XIV. Executive Comments

A. City Manager Comments

Thanked staff for their work this week. We will begin enforcing signs in the right of way and will be communicating that. The contractors have enjoyed working in our community and spoke highly of Buchanan. McGhee also offered his congratulations to Chief Burnett.

B. Commissioner Comments

George – Thanked AEP and the DPW for their hard work during the storm and the subsequent clean up around town. Thanked Rep. Paquette for attending the Trail extension groundbreaking. The feed mill has been an eyesore for a while and she looks forward to the project and believes it will benefit Buchanan. The Easter egg hunt will be this Saturday at 11am, put on by the Leos.

Swem – Praised AEP, DPW and residents for their response to the storm. We were on top of the ball and able to act quickly. DDA applications are due April 21st. Spring clean up day will be May 2-3rd.

Money – Thanked McGhee and staff for their hard work and AEP, Mike Baker, and his crew during and after the storm. Thanked Peter Lysy for his help with the Historic District designation. Thanked the citizens of Buchanan for their continued patience.

Vigansky – Thanked Beth for her comments on Facebook. He also personally messaged commenters who asked questions or expressed opinions. Thanked McGhee for all his work.

C. Mayor Comments

Thanked residents for their communication. He is impressed with the communication coming out of City hall. He also thanked the commission.

XV. Adjourn

Motion made by Vigansky, supported by Money to adjourn the meeting at 8:06 PM. Roll call vote carries unanimously.

Kalla Langston, City Clerk

Mayor Mark Weedon

MINUTES**I. Call to Order the Public Hearing**

The public hearing was called to order by Mayor Weedon.

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

II. Roll Call

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

ABSENT: Commissioner Larry Money

CITY STAFF: City Manager, Tony McGhee; City Clerk, Kalla Langston; Director of Public Services, Mike Baker; Chief of Police Harvey Burnett

III. Statement of Purpose and announcement of the Rules of the Public Hearing

A. *The purpose of the public hearing is to hear public comments on a proposed Ordinance Amendments for Chapter 30-Community Development Article II. Downtown Development Authority.*

Mayor Weedon read the statement and the rules for the public hearing. No public comments were made.

IV. Close of Public Hearing

*Motion made by Swem, supported by George, to close the public hearing at 7:01 PM. Roll call votes carried unanimously.

V. Call to Order

The Regular Meeting was called to order by Mayor Weedon at 7:01 PM.

VI. Recognition**VII. Pledge of Allegiance**

Mayor Weedon led in the Pledge of Allegiance.

VIII. Roll Call

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

ABSENT: Commissioner Larry Money

CITY STAFF: City Manager, Tony McGhee; City Clerk, Kalla Langston; Director of Public Services, Mike Baker; Chief of Police Harvey Burnett

IX. Approve Agenda

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

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

None.

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

A. Minutes- *Consider approving the Regular Meeting Minutes from April 14th, 2025.*

B. Common Rental- *Consider approving the rental of The Common for August 24, 2025, for Family and Faith Day.*

C. B.A.R.B.- *Consider approving the amended bylaws for B.A.R.B.*

*Motion made by Swem, supported by Vigansky, to approve the consent agenda, as presented. Voice votes carried unanimously.

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

XIII. Reports by: Departments, Committees, Boards

XIV. Unfinished Business

XV. New Business

A. Ordinance 2025.05/442- *Consider the first reading of Ordinance 2025.05/442, an ordinance to amend Chapter 30 Community Development, Article II. Downtown Development Authority of the city code of ordinances. SEE ATTACHMENT A*

Ordinance 2025.05442 was introduced for the first reading, aimed at updating the DDA ordinance.

*Motion made by Vigansky, supported by Swem, to approve the first reading of Ordinance 2025.05/442, as presented. Roll call votes carried unanimously.

B. 2025 Road Rehabilitation Project- *Consider awarding the bid for the 2025 Road Rehabilitation Project.*

*Motion made by Swem, supported by Vigansky, to award the bid to Reith-Riley Construction Co., Inc, in the amount of \$342,282.50, with authorization for Manager McGhee to execute change orders up to 10% of the original bid. Roll call votes carried unanimously.

C. Portable Toilet Facilities- *Consider awarding the bid for Portable Toilet Facilities for the 2025 season.*

*Motion made by Vigansky, supported by George, to award the bid to Pride the Portable Toilet company, as presented. Roll call votes carried unanimously.

D. National Register of Historic Places (Days Ave Nomination)- *Consider awarding the bid for the Days Ave Historic District National Register of Historic Places.*

A \$5,000 grant from the Gateway Foundation will support the nomination of the Days Avenue Historic District. Concerns were raised about the cost and benefits of the historic district nomination.

*Motion made by Vigansky, supported by George, to award the bid to Kurt Garner Heritage Preservation for \$9,800.00, as presented. Roll call votes carried unanimously.

E. Construction Project Updates- *City Manager, Tony McGhee*

Updates on several projects, including the McCoy Creek trail extension and downtown construction, were provided. Challenges such as hazardous lead soil levels and project delays were discussed.

F. Review of Draft Budget- *City Manager, Tony McGhee*

A draft budget was presented, highlighting a projected revenue of \$3.9 million. Significant increases in debt service due to ongoing construction were noted. The budget includes allocations for various community projects and capital needs.

G. Expenditures- *Consider approving the expenditures in the amount of \$168,483.93.*

Motion made by Swem, supported by George, to approve the expenditures in the amount of \$168,483.93, as presented. Roll call votes carried unanimously.

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

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

Haley Jones- Comments focused on the importance of community support and maintaining a positive outlook during construction.

Randy Hendrixson- Appreciation was expressed for the city manager's efforts.

Mike Baker- Condolences to Jim DeVlaminick's family and friends. He was a huge part of our schools.

XVIII. Executive Comments

A. City Manager Comments

Munchie Mondays will start on June 9th. McGhee thanked the staff, the Commission, and the community for their support.

B. Commissioner Comments

George- Thank you for the positive feedback from the residents in attendance. I also want to express my gratitude to the staff and the Commission for their hard work. This community truly cares about each other and for future generations. Please mark your calendars for May 3rd at 9 AM for Park Clean-Up Day, where lunch will be provided. This day also coincides with the opening of the Farmers Market. A special thanks to McGhee for sharing information tonight about the trail extension.

Swem- another note regarding spring cleaning, Friday and Saturday will be Dump Days at the River Street parking lot. May 10th is Hazardous Waste Day at the landfill. If you are unable to attend these events, you can always come down to collect your free yearly dump pass. Also requesting that the Planning Commission consider amending our street parking ordinance for the non-snow season.

Vigansky - I spoke with Langston about the possibility of the County having only one early voting site. If you haven't seen the Electro Voice Building, I encourage you to drive by; he has done an incredible job with it. In his opinion, Facebook is a better platform for private comments.

C. Mayor Comments

Weedon - I want to thank this Commission; it is one of the most productive and communicative commissions I have been a part of. McGhee, thank you and your staff for your hard work.

XIX. Adjourn

Motion made by Vigansky, supported by George to Adjourn the meeting at 7:57 PM. Roll call vote carries unanimously.

Kalla Langston, City Clerk

Mayor Mark Weedon



PUBLIC HEARING & REGULAR MEETING OF THE BUCHANAN CITY COMMISSION

MONDAY, MAY 12, 2025 – 7:00 PM

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

MINUTES

I. Call to Order the Public Hearing

The Public Hearing was called to order by Mayor Weedon at 7:00 p.m.

II. Roll Call

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

III. Open the Public Hearing

Motion made by Swem seconded by Money to open the public hearing at 7:01 p.m. Roll call vote carries unanimously.

IV. Statement of Purpose & Announcement of the Rules of the Public Hearing

A. *The purpose of the public hearing is to hear public comments on a proposed Ordinance Amendments for Chapter 30-Community Development Article II. Downtown Development Authority.*

Mayor Weedon recited the statement of purpose and the rules of the public hearing.

No public comment was made.

V. Close of Public Hearing

Motion made by Vigansky, seconded by George to close the public hearing at 7:02 p.m. Roll call vote carries unanimously.

VI. Call to Order to the Regular Meeting

Mayor Weedon called the regular meeting to order at 7:02 p.m.

VII. Recognition

VIII. Pledge of Allegiance

The Pledge of Allegiance of the United States was recited.

IX. Invocation

Brandon Smith gave the Invocation.

X. Roll Call

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

CITY STAFF: City Manager, Tony McGhee; City Clerk, Kalla Langston; Director of Public Services, Mike Baker; Chief of Police Harvey Burnett

XI. Approve Agenda

Motion made by Swem, seconded by George to approve the agenda as presented. Voice vote carried unanimously.

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

None.

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

A. Minutes- *Consider the Regular Meeting Minutes from April 28th, 2025.*

B. Banking Authorization- *Consider authorizing Courtney Baham, Bookkeeper, to close the accounts ending in 4691 & 9759 at United Federal Credit Union.*

C. Department Head Reports- *Receive monthly reports.*

D. Street Closure- *Consider the Street Closure submitted by Buchanan Athletics for Softball District Tournament on May 31st, 2025 from 7 AM-6 PM (Smith St. from the top of the hill to the corner near Chicago).*

E. Common Rental- *Consider the rental of The Common on August 2, 1:00 PM- 6:00 PM to Buchanan Christian Church.*

Motion made by Vigansky, seconded by George to approve the consent agenda as presented. Voice vote carried unanimously.

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

XV. Reports by: Departments, Committees, Boards

XVI. Unfinished Business

A. Ordinance 2025.05/442- *Consider the second reading and adoption of Ordinance 2025.05/442, an ordinance to amend Chapter 30 Community Development, Article II- Downtown Development Authority of the city code of ordinances. (Attachment A)*

Motion made by Vigansky, seconded by Money to approve Ordinance 2025.05/442 an ordinance to amend Chapter 30 Community Development, Article II- Downtown Development Authority of the city code of ordinances. Roll call vote carried unanimously.

XVII. New Business

A. Excess Inventory- *Consider approving the excess inventory list for auction and destruction.*

The list presented the disposal of 19 items through auction/sale and the destruction of another 60 outdated items.

Motion made by Swem, seconded by George to approve the excess inventory lists for auction or destruction as presented. Roll call votes carried unanimously.

B. Economic Incentive Grant- *Consider awarding the economic incentive grant for the submitted application from Stranger Wine Co. at 201 Front St.*

McGhee presented the application structure as a forgivable loan subject to performance over four years.

Motion made by Vigansky, seconded by Money to approve the economic incentive grant for Stranger Wine Company at 201 E Front St. in the amount of \$15,000.00, as presented. Roll call votes carried unanimously.

C. Resolution 2025.05/16- *Consider resolution 2025.05/16 a resolution to approve the summer school tax collection fee.*

Motion made Swem, seconded by George to approve Resolution 2025.05/16, as presented. Roll call votes carried unanimously.

D. Expenditures- Consider approving the expenditures in the amount of \$374,831.27.

Motion made by Vigansky, seconded by Money to approve the expenditures in the amount of \$374,831.27, as presented. Roll call votes carried unanimously.

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

It was noted that the next commission meeting will be moved to the 27th (instead of the 26th) to accommodate Memorial Day.

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

XX. Executive Comments

A. City Manager Comments

McGhee highlighted a significant RAP grant (\$1M) was that the city was awarded, along with discussions on downtown project financing, paving schedules, and infrastructure maintenance. Multiple comments provided updates on local construction projects, including paving improvements on Terre Coupe, ongoing work on Schirmer with the Trail extension and culvert project. As well as the continued updates on the downtown project.

B. Commissioner Comments

Vigansky had no comments.

Money commented on the upcoming Memorial Day Parade being staged at Oak St. Thanked staff and commission.

George thanked everyone involved in cleaning up for the parks event, as well as the staff for the work on the RAP Grant.

Swem thanked MEDC for the grant award and appreciates the hard work going on with construction. We are a team, family and community we will get through this construction.

Farmer's Market is back up and going on Saturdays.

C. Mayor Comments

DDA interviews have been taking place and very proud of all the applicants that were received. Next meeting will be May 27th. Also brought to the attention to Chief that the bus drivers are having some issues on Schirmer Parkway with other cars going the wrong direction.

XXI. Adjourn

Motion made by Vigansky, seconded by George to adjourn the meeting at 7:22 p.m. Roll call vote carried unanimously.

Kalla Langston, City Clerk

Mayor Mark Weedon



**PUBLIC HEARING & REGULAR MEETING OF THE BUCHANAN CITY
COMMISSION**

TUESDAY, MAY 27, 2025 – 7:00 PM

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

MINUTES

I. Call to Order the Public Hearing

The public hearing was called to order by Mayor Weedon at 7:00 PM.

II. Roll Call

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

ABSENT: None

III. Opening of the Public Hearing

Motion made by Swem, supported by Vigansky to open the public hearing. Roll call vote carries unanimously.

IV. Statement of Purpose & Announcement of the Rules of the Public Hearing

A. The purpose of the public hearing is to hear public comments on the proposed budget for FY 2025-2026 (July 1, 2025- June 30, 2026).

Mayor Weedon read the announcements and public hearing rules. No public comment was made.

IV. Closing of the Public Hearing

Motion made George, supported by Money to close the public hearing at 7:02 PM. Roll call vote carried unanimously.

V. Call to Order

Mayor Weedon called the regular meeting to order at 7:02 PM.

VII. Recognition

VIII. Pledge of Allegiance

Mayor Weedon led in the Pledge of Allegiance to the United States.

IX. Invocation

Nathan Babcock gave the Invocation.

X. Roll Call

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

CITY STAFF: City Manager, Tony McGhee; City Clerk, Kalla Langston; Community Development Director, Rich Murphy

XI. Approve Agenda

Motion made by Money, supported by George, to approve the agenda, as presented. Roll call vote carry unanimous.

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

Jerry Flenar- Updated Commission on the trail extension and presented a new Trail sign.

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

A. Minutes- *Consider approving the regular meeting minutes from May 12, 2025.*

B. Kruggel Lawton- *Consider the engagement letter with Kruggel Lawton, CPA, for annual audit.*

C. DDA Appointments- *Consider approving the DDA board members, as presented.*

D. Excuse- *Consider excusing Commissioner Larry Money from the April 28th, 2025, Regular Meeting.*

Motion made by Swem, supported by Vigansky to approve the consent agenda as presented. Roll call vote carries unanimously.

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

XV. Reports by: Departments, Committees, Boards

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

1) Consider preliminary approval of Economic Incentives Application from Dustin Jankoviak of 2nd and Main project at 108 W. Front St. in Buchanan

Motion made by Money, supported by George to approve the conditional Economic Incentive application to 2nd and Main at W Front St. in the proposed amount of \$20,000 as presented.

Yea: Money, Weedon, Swem, George

Nay: Vigansky

Motions carries 4-1.

2) Consider Approval of Lifted Craft Cannabis Microbusiness Permit Renewal at 303 Carrol Ave.

Motion made by Swem, supported by Money to approve the Microbusiness permit renewal for Lifted Craft Cannabis at 303 Carrol Ave. as presented. Roll call vote carries unanimously.

3) Consider Approval of Redbud Roots Cannabis Adult-Use and Medical Processor Permits at 455 Post Rd. In Buchanan

Motion made by Vigansky, supported Money to approve the Adult Use and Medical Process Permits for Redbud Roots at 455 Post Rd. as presented. Roll call vote carries unanimously.

B. Various Board/ Committee Reports- *SMCAS, Landfill, Planning Commission, BARB, Ect.*

Commissioners gave reports on their respective boards.

SMCAS: fully staffed, new ambulance added, tentative union agreement, 248 priority one requests with 91% performance.

Water/sewer board: feasibility study for Bertrand Township expansion, ongoing lead service replacement, capital planning, budgets passed.

BARB: disc golf course at McCoy Creek/Centennial Park opening August 1st, volunteer-driven, grant pending for Katherine Park.

C. Clerk Department- *City Clerk, Kalla Langston*

1) August 5th, 2025 Special Election Update.

August 5th election: library millage renewal (10 years), absentee ballots in 3 weeks, LMC proposals in November.

XVI. Unfinished Business

XVII. New Business

A. Delinquent Utility Bills Applied to Summer Taxes- Consider authorizing City Administration to take the necessary actions to add delinquent utility bills to the responsible parties' summer taxes.

Motion made by Swem, supported by George to authorize City Administration to add the Delinquent Utility Bills list to the responsible parties summer taxes. Roll call vote carries unanimously.

B. Resolution 2025.05/17- Consider a resolution of support and commitment of match for the Michigan Department of Transportation- Community Services (Category B) Grant.

Motion made by Vigansky, supported by George to approve Resolution 2025.05/17 as presented. Roll call vote carries unanimously.

C. FY 2025-2026 Budget- City Manager, Tony McGhee

1) Budget Presentation

FY 2025-26 budget presented: general fund expenses projected at \$3.88M; water/sewer enterprise funds revenue at \$3.95M.

- Property tax: only 30% (~\$2M of \$5.4M) stays local while the rest is distributed to the county, state, schools, etc.
- Major capital projects: \$1M Remus/Detroit/Harlem St. construction (50% road, 50% water lines); seeking \$250K state grant.
- Sidewalk program: \$60K budgeted, 50-50 city/property owner split, 3-year tax payment option for property owners.
- Pension fund: currently 100% funded, projected to drop to 90% in 5 years.
- Key 2024-26 projects: new equipment, park improvements, house demolitions, sidewalk replacements, backup generators

2) Consider Resolution 2025.05/18- A Resolution to adopt a budget for the City of Buchanan for Fiscal Year 2025-2026.

Motion made by Swem, supported by Money to approve Resolution 2025.05/18, as presented. Roll call vote carries unanimously.

C. Expenditures- Consider approving the expenditures for May 27th, 2025, in the amount of \$182,810.93.

Motion made by Vigansky, supported by George to approve the expenditures in the amount of \$182,810.93. Roll call vote carries unanimously.

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

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

None.

XX. Executive Comments

A. City Manager Comments

Construction updates included Hoven Wall, should be completed a week from Friday. Signs were mistakenly put up at the top of the hill, and that has been addressed. Culvert should be done next week as well. These next three weeks are going to be the hardest during construction. They should be pasted the corner of 3rd and Redbud this week new access will be down Skyline. Liberty and

Rynearson will be milled on June 13th and paved on June 14th. River and Redbud will be milled on June 25 and done on June 26th.

B. Commissioner Comments

Vigansky: Excited about everything that's going on. He's hearing a lot from the community but these are important projects that are finally being done and the timing is right. Thanked Tony.

Money: Thanks Tony and City Hall staff. Things are uncomfortable right now but we'll get through it. There are daily updates on the website. Thanked Public Works Director Baker and his crews for all the work they do. Thanked the Legion for doing a wonderful job in the parade and the Commission, City staff, and Police department for their work.

George: Excited to see another business come to town, wishes them well and welcomes them to Buchanan. Excited for the new DDA board and looking forward to seeing what they accomplish.

Swem: Thanked everyone who applied to the DDA, congratulated those who were selected. There is a lot to do.

C. Mayor Comments

Thanked Tony for attending DDA interviews with him. Congratulated new members and thanked all applicants, meeting with them made him appreciate the talent and education in Buchanan.

Thanked Commissioners, City Staff, Police and the DPW.

XXI. Adjourn

Motion made by Vigansky, supported by Money to adjourn the meeting at 8:08 PM. Roll call vote carries unanimously.

Kalla Langston, City Clerk

Mayor Mark Weedon

MINUTES**I. Call to Order**

The meeting was called to order by Mayor Weedon at 7:00 PM.

II. Recognition**III. Pledge of Allegiance**

Mayor Weedon led in the Pledge of Allegiance.

IV. Invocation

Dave Mitchell led in the Invocation.

V. Roll Call

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

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 Money, supported by George, to approve the agenda, as presented. Voice votes carry unanimously.

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

None.

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

A. **Minutes**- Consider approving the Regular Meeting Minutes for May 27, 2025.

B. **Department Head Reports**- *Receive monthly reports.*

Motion made by Vigansky, supported by Money, to approve the consent agenda, as presented. Voice votes carry unanimously.

IX. Scheduled Matters from the Floor *(if any)***X. Reports by: Departments, Committees, Boards****XI. Unfinished Business****XII. New Business**

A. **RFP Demolition of City Owned Obsolete Bathroom**- Consider the Bid Award for the Obsolete Bathroom Structure at 310 Richards St.

Motion made by Vigansky, supported by Money, to approve the bid for the demolition of obsolete bathrooms at 310 Richards St, to J & M Site Worx LLC in the amount of \$2,550.00 and authorize Manager McGhee to execute the necessary contracts on the city's behalf. Roll call votes carry unanimously.

B. **Budget Amendments**- Consider approving Budget Amendments (3).

Motion made by Swem, supported by Money, to approve Budget Amendments #3, as presented. Roll call votes carry unanimously.

C. **Expenditures**- Consider the expenditures for June 9th, 2025.

Motion made by Vigansky, supported by Swem, to approve the expenditures in the amount of \$522,274.04, as presented. Roll call votes carry 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*)

Haley Jones- installation of the railing and comments about fast drivers near Veteran Park.

Randy Hendrixson- Condolences to Don Ryman's family and strongly encourage the city to honor him.

XV. Executive Comments

A. **City Manager Comments**

McGhee provided updates on the construction progress. The Hoven wall is expected to be completed by Friday. The culvert is nearing completion and should be open in the coming days. Paving on Shirmer has been delayed due to rain. However, repaving for Liberty and Rynearson is still scheduled for the 13th and 14th. The downtown project is progressing steadily.

B. **Commissioner Comments**

Vigansky honored Mr. Ryman and shared memories he had of him.

Money wished Langston a Happy Birthday and expressed gratitude to McGhee for his hard work. He appreciated the daily updates and suggested that the traffic flow and parking issues in the Heights be addressed.

George offered her condolences to the Ryman family and thanked the Commission, City Manager, and staff for managing the negativity in town. She acknowledged the existing issues but noted that for many years, standards were not met. She expressed her belief that if everyone holds together, they will get through these challenges.

Swem commented that local deliveries have completely blocked the city. He also conveyed appreciation for all the support from the community.

C. **Mayor Comments**

Weedon has spoken with the Richie's several times, and they are doing everything in their power to ensure everyone understands the construction process for Redbud. He expressed gratitude to Emma for all the updates provided on the Facebook page. The Richie's are aware, acknowledging that it occurs every year. He also thanked the Commission and staff for their support.

XVI. Adjourn

The motion was made by Money, supported by Vigansky to adjourn the meeting at 7:26 PM. Roll call votes carry unanimously.

Kalla Langston, City Clerk

Mayor Mark Weedon

REGULAR MEETING OF THE BUCHANAN CITY COMMISSION
MONDAY, JUNE 23, 2025 – 7:00 PM
BUCHANAN AREA SENIOR CENTER (BASC) 810 RYNEARSON STREET,
BUCHANAN MI

MINUTES

I. Call to Order

The meeting is called to order by Mayor Weedon at 7:00 PM.

II. Recognition

III. Pledge of Allegiance

Mayor Weedon led in the Pledge of Allegiance to the United States.

IV. Invocation

Invocation was not given.

V. Roll Call

PRESENT: Mayor Mark Weedon, Mayor Pro Tem Mark Weedon, Commissioner Larry Money, Commissioner Dan Vigansky

ABSENT: Commissioner Raquell George

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, seconded by Money to approve the agenda, as presented. Voice votes carry unanimously.

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

None.

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

A. Minutes- *Consider approving the Regular Meeting Minutes from June 9, 2025.*

Motion made by Swem, seconded by Vigansky to approve the Consent Agenda, as presented. Voice votes carry unanimously.

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

X. Reports by: Departments, Committees, Boards

A. Community Development Report- *Director Rich Murphy*

1) Resolution 2025.06/19- Consider Resolution 2025.06/19, Local Government Unit Approval for Social District Permit for Bar 4 Enterprises LLC, DBA McCoy Creek Tavern at 215 E Front St.

Motion made, Money, supported by Swem, to approve Resolution 2025.06/19, as presented. Roll call votes carry unanimously.

B. Various Board/ Committee Reports- *SMCAS, Landfill, Planning Commission, BARB, DDA*

XI. Unfinished Business

XII. New Business

A. Expenditures- Consider approving the expenditures for June 23, 2025, in the amount of \$234,323.98.

Motion made by Swem, seconded by Money, to approve the expenditures in the amount of \$234,323.98. Roll call votes carry unanimously.

B. Resolution 2025.06/20- Consider Resolution 2025.06/20 to adopt 80%/20% Employer/Employee Health Care Cost Option as set forth in 2011 Public Act 152, the publicly funded health insurance contribution act.

Motion made by Vigansky, seconded by Money to approve Resolution 2025.06/20, as presented. Roll call votes carry unanimously.

C. Budget Amendments- Consider approving Budget Amendments (#4).

Motion made by Swem, seconded by Money, to approve the Budget Amendments (4), as presented. Roll call votes carry 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)

XV. Executive Comments

A. City Manager Comments

B. Commissioner Comments

C. Mayor Comments

XVI. Adjourn

Motion made by Vigansky, seconded by Money to adjourn the meeting at 7:29 PM. Roll call votes carry unanimously.

Kalla Langston, City Clerk

Mayor Mark Weedon

MINUTES**I. Call to Order**

The meeting was called to order by Mayor Pro Tem at 7:00 PM.

II. Recognition

A. Proclamation of Gratitude- Buchanan Fine Arts Council to present a proclamation of Gratitude to the Department of Public Works.

Proclamation of Gratitude

From the Buchanan Fine Arts Council

To the Buchanan Department of Public Works

WHEREAS, the Buchanan Fine Arts Council recognizes the essential and unwavering service of the Buchanan Department of Public Works in preserving the safety, well-being, and cultural heritage of our community; and

WHEREAS, during the recent emergency that impacted the Tin Shop Theater, the Department of Public Works responded with extraordinary speed, professionalism, and care, providing critical assistance that protected both public infrastructure and the invaluable assets of our Theater; and

WHEREAS, the employees of the Department of Public Works demonstrated exceptional dedication by working long hours to ensure that facilities were preserved from potential damage; and

WHEREAS, their selfless contributions exemplify the spirit of public service and reinforce the vital role of interdepartmental cooperation in times of crisis;

NOW, THEREFORE, BE IT RESOLVED THAT the Buchanan Fine Arts Council, on behalf of its members, artists, and the wider creative community, extends its deepest appreciation and heartfelt thanks to the Buchanan Department of Public Works; and

BE IT FURTHER RESOLVED that this proclamation serve as a permanent testament to the Department's outstanding service, and that it be entered into the public record with great honor and sincere gratitude.

Proclaimed this 14th day of July 2025.

III. Pledge of Allegiance

Mayor Pro Tem Swem led in the Pledge of Allegiance.

IV. Invocation

Invocation was given.

V. Roll Call

PRESENT: Mayor Pro Tem Mark Weedon, Commissioner Larry Money, Commissioner Raquell George, Commissioner Dan Vigansky

ABSENT: Mayor Mark Weedon

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; City Bookkeeper, Courtney Baham

VI. Approve Agenda

Motion made by Vigansky, seconded by George to approve the agenda, as presented. Roll call votes carry unanimously.

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

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

- A. Minutes**- Consider the Regular Meeting Minutes from June 23rd, 2025.
- B. Department Head Reports**- Receive monthly reports.
- C. Excuse**- Consider excusing Commissioner George's absence on June 23rd, 2025.

Motion made by George, seconded by Vigansky to approve the Consent Agenda, as presented. Roll call votes are carried unanimously.

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

X. Reports by: Departments, Committees, Boards

XI. Unfinished Business

XII. New Business

- A. Award of Potholing Contract**- Consider awarding the potholing contract. Received four bids for potholing contract: \$592,496 (Plumbers Environmental), \$642,955 (Five Star Energy Services), \$691,907 (Duke's Root Control), \$709,918 (Avalanche). State of Michigan TMF grant provides \$425,000 for project; contract to be adjusted to not exceed this amount via change order. Staff recommends the contract awarded to Plumbers Environmental at \$592,496 as required by the grant, with a change order of \$425,000.

Motion made by Money, seconded by Vigansky approve awarding the contract to Plummer's Environmental in the full bid amount of \$592,496. With Manager McGhee to execute a change order to adjust to project scope and total contract value not to exceed \$425,00, as presented. Roll call votes are carried unanimously.

- B. Request for Acquisition of Tax Foreclosed Property**- Consider the purchase of 503 Artic Street & 420 Elizabeth Street. Proposed acquisition of two tax-foreclosed properties: 503 Arctic St and 420 Elizabeth St. The acquisition increases controlled properties in the area to 13 for future development. Plan to market a package to builders/developers with claw-back provisions to ensure timely construction and occupancy.

Motion made by Vigansky, seconded by George, to approve the purchase of 503 Artic St & 420 Elizabeth St., as presented. Roll call votes are carried unanimously.

- C. Traffic Control Order #258**- Consider TCO#258 to prohibit on-street parking on Theoda Court and Charles Court for the duration of the construction project. Order is temporary, expected until at least Labor Day; related to increased detour traffic and narrow street width. The primary goal is public safety, especially for emergency vehicle access. The city committed to enforcement; police and staff will monitor compliance.

Motion made by Money, seconded by George, to approve TCO#258, as presented.

Ayes: Money, George, Swem

Nays: Vigansky

Motion carries 4-1

- D. Expenditures**- Consider approving the expenditures for July 14, 2025.

Motion made by Money, seconded by Vigansky, to approve the expenditures in the amount of \$239,990.56. Roll call votes carry unanimously.

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

The first public hearing of the short-term rental ordinance is scheduled for July 28th, 2025 at 7:00 PM.

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

Chief Burnett- National Night Out scheduled for August 5th, 6–9 PM at Vicente Center Park.

Mindy Hill- gave comments about an incident downtown that occurred between an out-of-state individual, herself, and her daughter. Raised concerns with the Police Department and safety.

Residents of Theodore and Charles Court raised concerns about unclear detour signage and, lack of notification about parking restrictions.

Dr. Ayana Reddy announced plans to purchase Stark Elementary School and convert it into a nursing college.

XV. Executive Comments

A. City Manager Comments

McGhee gave construction updates, including the Shirmer Parkway punch list. That road will have to be closed for 3-4 days until they finish. The downtown project is proceeding as planned. The last two paving projects are coming up, waiting on dates for that.

B. Commissioner Comments

George gave comments, thanking the public for making the commission aware of items in public comments. Safety is our biggest concern with the traffic control order. Appreciate the comments that were made. Faith and Family Day is coming up on August 24th from 2 pm-5 pm. Thanked the city team.

Vigansky gave comments about the current City Manager being the best manager the city has ever had. Be patient, there is a 20-million-dollar project going on right outside the door. There is a little pain with all the construction, but it had to be done. Comments about the mosaic help if Baker has received any calls or help. Excited about Dr. Reddy's project.

Money gave comments about thanking the DPW, and the proclamation was well deserved. Also concerned with Hill's comments about safety in the streets. Sympathizes with the traffic control order but realizes it's about safety for all. Thanked the Staff and Commission.

C. Mayor Pro Tem Comments

Swem gave praise to McGhee, the Richie's and Redbud reached out after the event, stating this was the highest level of communication they have seen in their time running Redbud.

XVI. Adjourn

Motion made by Vigansky, seconded by Money, to adjourn the meeting at 7:41 pm. Voice votes carry unanimously.

Kalla Langston, City Clerk

Mayor Pro Tem Patrick Swem

MINUTES**I. Call to Order the Regular Meeting**

Mayor Weedon called the meeting to order at 7:01 PM.

II. Recognition**III. Pledge of Allegiance**

The Pledge of Allegiance to the United States was recited.

IV. Invocation

Invocation was given by Nathan Babcock.

V. Roll Call

PRESENT: Mayor Mark Weedon, Commissioner Larry Money, Commissioner Dan Vigansky, Commissioner Raquell George

ABSENT: Mayor Pro Tem Patrick Swem

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 George, seconded by Vigansky, to approve the agenda as presented. Voice votes are carried unanimously.

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

None.

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

A. Minutes- *Consider the Regular Meeting Minutes from July 14th, 2025.*

B. Excuse- *Consider excusing Mayor Weedon from the July 14, 2025, Regular Meeting.*

Motion made by Vigansky, supported by Money, to approve the Consent Agenda as presented. Voice votes are carried unanimously.

IX. Scheduled Matters from the Floor (if any)**X. Reports by: Departments, Committees, Boards**

A. Clerk Department- *August 5th, 2025, Special Election.*

Election scheduled for August 5 (next Tuesday) in Buchanan. Single ballot item: library proposal. Polls open 7 a.m. to 8 p.m., absentee ballots available. City Hall is accessible despite construction; directions and assistance are provided. Clarified as a library district proposal, not a city proposal; misinformation is present on social media

B. Board/Committee Reports- *SMCAS, Landfill, Planning Commission, BARB, DDA.*

SMCAS: SMACAS has two staff openings; the hiring process is ongoing. The remounted ambulance is in production, expected online by the end of the month. State of Michigan approved \$34,650 grant for 2026 to support EMT education. SMACAS received 248 priority run requests last month; achieved 90% on-time performance.

BARB: Disc golf course ordered new, cheaper baskets preferred by volunteers after manufacturer delay. Tee pads to be poured this weekend.

Planning Commission: Short-term rental hearings planned to prevent loss of school students and protect the community. Nearby communities are overwhelmed by short-term rentals due to a lack of early ordinance; local ordinance has been implemented proactively.

DDA: DDA board established marketing subcommittee to promote downtown businesses; members listed on website. Discover Buchanan promoted via websites, Instagram, TikTok, and QR codes.

XI. Unfinished Business

XII. New Business

A. Axon Tasers- Consider the subscription of 4 Axon Taser 10, for the next 5 years.

Current tasers are over 10 years old, and upgrading them addresses liability concerns. Police departments utilize a force continuum guided by state and federal statutes, prioritizing verbal de-escalation before resorting to physical force. Tasers are employed if verbal methods fail, while firearms are considered the last resort. Maintenance for tasers is necessary, including replacing batteries and prongs. The expected lifespan of a taser is approximately five years.

Motion made by Money, seconded by George, to approve the subscription for Axon Taser for five years and not to exceed \$28,308.00, as presented. The roll call vote is carried unanimously.

B. Server Licenses- Consider the purchase of server licenses.

purchase of two server licenses (City Hall, Police Station) to replace unsupported 2019 and 2016 licenses. Selected CDW as the low bidder at \$6,868.85 via the State of Michigan's MiDEAL program. MiDEAL program enables municipalities to access the lowest state-negotiated bids, resulting in significant cost savings.

Motion made by Vigansky, seconded by Money to approve the server licenses to CDW-G in the amount of \$6,868.85. The roll call vote is carried unanimously.

C. City Vehicle Fleet- Consider the city vehicle fleet leasing option for the following vehicles: 2 police patrol vehicles, 1 Water Department Truck, and 1 general-use pool vehicle for citywide operations.

The city is considering a vehicle fleet leasing option for four vehicles at a cost of \$4,000 per month. This lease would cover two police patrol vehicles (Dodge Durangos), one water department vehicle, and one general-use pool vehicle. Currently, the fleet consists of 12 vehicles, some of which are up to 20 years old and have over 171,000 miles. The lease includes maintenance services such as oil changes, tire replacements, and wiper replacement, as well as fuel management for all vehicles. Police interceptor vehicles typically cost between \$55,000 and \$60,000 each. Leasing provides predictable monthly payments, making budget management easier. There are no mileage limits on the leases; vehicles will be replaced when they reach 100,000 miles.

Motion made by Vigansky, seconded by Money, to approve the city vehicle fleet leasing option with a \$4,000.00 monthly limit, as presented. The roll call vote carried unanimously.

D. Commission Rules and Procedures Amendment-Consider the Amendment to the Commission Rules of Procedure, Ordinance, and Adoption Amendment.

Policy standardizes the ordinance process to minimize confusion from previous procedural inconsistencies. A public hearing is now mandated for every ordinance going forward. The new

procedures set clear deadlines and ensure consistent processes and transparency for all future actions.

Motion made by George, seconded by Vigansky, to approve the amendment to the Commission Rules of Procedure, as presented. The roll call votes carried unanimously.

E. Introduction of Ordinance 2025.08/443- Introduction of Short-Term Rental Ordinance and schedule for public hearing and first reading.

The planning commission has recommended that 15 existing short-term rentals be grandfathered in, while allowing the addition of 15 new units in non-R1 (non-single-family) zones. The policy aims to restrict short-term rentals to commercial corridors, thereby keeping them out of single-family neighborhoods. The debate centered on balancing private property rights, the impact on school enrollment, and the distinction between business use and owner-occupied rentals.

Motion made by Money, seconded by George, to accept the proposed Short Term Rental Ordinance and schedule the public hearing on said ordinance for August 25, 2025, at 7:00 PM. The roll call votes carried unanimously.

F. Expenditures- Consider the expenditures in the amount of \$131,815.22

Motion made by Money, seconded by Vigansky, to approve the expenditure in the amount of \$131,815.22. The roll call vote carried 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)*

Shelly King- Comments made about a citation received.

Mike Swartz- Updates on the Downtown Reconstruction Project, saying the project is 60 percent done.

Joe Kruger- Comments about the business downtown hurting.

XV. Executive Comments

A. City Manager Comments

McGhee: Comments about the MEDC grant award. There are 3 pipe crews going with 1 road crew, Kalin will be bringing in another crew this next week. It will be messy but it will go faster. The excess inventory sale was last week. Staff is working on compiling a second round. Long Term rental letters will be coming out soon for registration. DNR was into last week to do a site review at Kathryn Park.

B. Commissioner Comments

Vigansky: Comments made about Mosaic with Community Service help to come in to Buchanan, contacted County Commissioner Elliot. Also sympathized with the downtown business owners.

Money: Comments about spray day with the common concert series, making sure its not a muddy mess. The fire department will be moved over by Pears Mill. Also sympathized with the downtown business owners. Asking for patience.

George: Comments about planning a support the business day. Faith and Family Day is coming up as well.

C. Mayor Comments

Weedon: Sympathized with the business owners. Asking the community to support local business and saying we don't have a parking problem, we have a walking problem. Supporting the Downtown during construction by walking to the location.

XVI. Adjourn

Motion made by Vigansky, seconded by George, to adjourn the meeting at 8:04 PM. Voice votes carried unanimously.

Kalla Langston, City Clerk

Mayor Mark Weedon

REGULAR MEETING OF THE BUCHANAN CITY COMMISSION
MONDAY, AUGUST 11, 2025 – 7:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

MINUTES

I. Call to Order

The meeting was called to order by Mayor Weedon at 7:00 PM.

II. Recognition

III. Pledge of Allegiance

The Pledge of Allegiance of the United States was recited.

IV. Invocation

Invocation was given.

V. Roll Call

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

CITY STAFF: City Manager, Tony McGhee; City Clerk, Kalla Langston; Chief of Police Harvey Burnett, Community Development Director, Rich Murphy

VI. Approve Agenda

The motion was made by Swem, seconded by George, to approve the agenda, as presented. Voice votes carried unanimously.

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

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

A. Minutes- *Consider approving the Regular Meeting Minutes from July 28th, 2025.*

B. Department Head Reports- *Receive monthly reports.*

C. Excuse- *Consider excusing Mayor Pro Tem Swem's absence on July 28, 2025.*

The motion was made by Vigansky, seconded by Money to approve the Consent Agenda, as presented. Voice votes carried unanimously.

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

X. Reports by: Departments, Committees, Boards

A. Clerk Department- *August 5th, 2025 Special Election*

The special election held on August 5th had a total of 286 voters for the City, resulting in a 12.7% turnout. The library proposal passed. The upcoming November election will include two LMC proposals.

XI. Unfinished Business

XII. New Business

A. Redbud Roots- *Consider the permit renewal for Grower Class C, Redbud Roots located at 448 Post Rd.*

Background checks and fees for applications have been received. Murphy recommends approval. Red Bud Roots currently plans to continue renewing all licenses, with possible future consolidation.

Motion made by Swem, seconded by Vigansky to approve the permit renewal for Grower Class C, Redbud Roots, located at 448 Post Rd., as presented. Roll call votes carried unanimously.

B. CDBG and Foundations Northside Neighborhood Home Repair- bid tabulation and request for approval of notices to proceed with bid awards and with project contracts.

City of Buchanan launched the Northside Home Repair Program with CDBG and local foundation funding. The program awarded contracts for 8 home repair projects after two rounds of bidding. Total approval requested: \$120,000 (\$57,515 CDBG + \$60,950 foundations); CDBG grant total: \$300,000 with \$200,000 remaining after administration. Projects include roofing, HVAC, siding, gutters, soffit, and fascia; roof replacements are estimated at \$6,000–\$15,000+ per home. Contracts require licensed, insured Michigan contractors; CDBG projects over \$10,000 require a 5-year forgivable lien.

The motion was made by Money, seconded by Swem to approve the notices and the project contract, as presented. Roll call votes carried unanimously.

C. Revitalization and Placemaking "RAP" Grant with MEDC- Consider allowing City Manager Anthony McGhee as the authorized signer for the RAP Grant pertaining to the Buchanan Downtown Infrastructure and Placemaking Initiative Project.

Approval is recommended for City Manager Anthony C. McGee as the authorized signer for the RAP grant. This grant supports the Buchanan Downtown Infrastructure and Placemaking Initiative. MEDC has awarded a \$1 million grant for the project. This administrative action finalizes the paperwork and agreement.

Motion made by George, seconded by Swem, to approve allowing City Manager Anthony C. McGhee to be the authorized signer for the MEDC RAP Grant, as presented. Roll call votes carried unanimously.

D. Expenditures- Consider the expenditures for August 11th, 2025.

Motion made by Vigansky, seconded by Money, to approve the expenditures for \$60,411.81, as presented. Roll call votes carried 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)

Norma Ferris- Concern raised about infrastructure replacement in Buchanan, specifically Oak Street.

Fulton St. Resident-Fulton Street residents reported excessive semi-truck traffic, safety concerns for children, and questioned if the street is appropriate for heavy hauling.

Jerry Flenar- Ribbon cutting for River St. Joe trail scheduled; trail is 98-99% complete; public and commission invited. Trick-or-treat on the trail set for October 25th; last year saw 780 children; parking arranged; seeking \$3,000 in candy donations; no dogs allowed at the event.

XV. Executive Comments

A. City Manager Comments

Stranger Wine had a soft opening this past weekend. Brownfield Redevelopment Authority consultant interviews underway; recommendation expected next meeting; feed mill property cleanup to finish next month, then RFP for redevelopment. Water/sewer upgrades reduced treatable waste by 200,000–300,000 gallons/day (20–30% reduction), improving efficiency and cost savings. Disc golf course construction is nearly complete; 12 pads poured, final 6 in progress; project funded by a grant.

Downtown infrastructure project reached 65–70% completion. Curb and concrete should start on the 20th. River St. and Redbud paving should be done within the next month.

B. Commissioner Comments

Vigansky- Comments about Fulton St. being a cut through (McGhee and Chief will look at solutions). Facebook attacks have become personal; there is a line that people should not be crossing.

Money-The comments expressed gratitude to the Police Department for organizing National Night Out. Appreciation was extended to the Buchanan Township Fire Department for their generous donation to the Shop with a Cop program. Additional thanks were given to all the businesses that contributed food for the event. Lastly, thanks were also offered to everyone who attended the meeting, including the Commission and Staff.

George- We would like to express our appreciation to the staff. Disc golf is beginning to take off. Faith and Family Day is on August 24th; everyone is invited, and it will be held at the Common.

Swem- Congratulations to the Library! We appreciate the support from the BARB board and the Disc Golf group. The JWSB meeting held this morning highlighted the significant positive impact our ongoing construction is having on our infrastructure. We have successfully reduced the volume of treatable waste by 200,000 to 300,000 gallons per day. These major efficiencies will enable us to continue making capital improvements throughout the town and explore opportunities to collaborate with neighboring communities to expand the system. Lastly, I'd like to remind the Commission members to submit their evaluation sheets for Manager McGhee.

C. Mayor Comments

Weedon- When I walk through town and see people coming in and out of businesses while the sidewalks remain accessible, it's exciting. However, for those on Facebook who find it fun to criticize and make jokes, it's important to remember that business owners are the ones facing the consequences of these actions. Business owners are affected because of your inactivity and your failure to represent this city effectively. It's crucial to show your support and patronage to local businesses. Give back to your community.

XVI. Adjourn

Kalla Langston, City Clerk

Mayor Mark Weedon

PUBLIC HEARING & REGULAR MEETING OF THE BUCHANAN CITY COMMISSION

MONDAY, AUGUST 25, 2025 – 7:00 PM

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

MINUTES

THE COMMISSION OF THE CITY OF BUCHANAN, in compliance with Michigan’s Open Meetings Act, hereby gives notice of a regular meeting of the Buchanan City Commission to be held in the Chamber of City Hall.

** Requests to be added to the agenda as a “Scheduled Matter from the Floor” should be submitted in writing to the City Clerk at least 5 business days prior to the scheduled meeting during which the speaker wishes to appear, and the approval of such requests remain within the discretion of the Mayor. If denied, the speaker may nonetheless speak during the “non-agenda items only” public comments section of the agenda.*

** Those who are unable to appear during a meeting but who still wish to share public comment may submit such comments in written form to the City Clerk at least 4 hours in advance of the meeting.*

** Individuals with disabilities may request necessary reasonable accommodations by submitting requests to the City Clerk, preferably at least 24 hours in advance.*

** Written requests and comments may be submitted to the City Clerk either in person or via mail to Buchanan City Hall, 302 N. Redbud Trail, Buchanan, MI 49107, or via email to clerk@cityofbuchanan.com*

I. Call to Order the Public Hearing

Motion made by Vigansky, seconded by George to open the Public Hearing at 7:00pm. Roll call vote carried unanimously.

II. Roll Call

Present: Weedon, Swem, George, Vigansky

Absent: Money

III. Statement of Purpose and Announcement of the Rules of the Hearing

A. The purpose of the public hearing is to hear public comments on a proposed Short-Term Rental Ordinance (Ordinance 2025.09/443). The purpose of this ordinance is to protect and promote the health, safety and welfare of the City's residents, property owners, visitors, and neighborhoods by allowing short-term rentals (STRs) within the City under certain conditions and in certain zoning districts and establishing standards and regulations for the operation of the same.

Bud Holmes – Spoke against the adoption of the Short-Term Rental Ordinance and requested an end to the moratorium. He also questioned the legality of the moratorium on new short-term rentals and whether they negatively impacted the schools as had been presented at the Planning Commission meeting. Short-term rental customers would also positively benefit the restaurants in town. He also objected to the characterization of short-term rental owners as ‘slum lords’, reminded the Commission of the existing noise ordinance, and was not in favor of the local government creating barriers where he does not see an existing problem.

Rick Paniagua – Spoke against the adoption of the Short-Term Rental Ordinance. More investment is needed in this community. He suggested limiting the total number.

IV. Close of Public Hearing

Motion made by Swem, seconded by Weedon to close the Public Hearing at 7:08pm. Roll call vote carried unanimously.

V. Call to Order the Regular Meeting

Meeting called to order at 7:09pm.

VI. Recognition

VII. Pledge of Allegiance

Mayor Weedon led in the pledge of allegiance.

VIII. Invocation

IX. Roll Call

Present: Weedon, Swem, George, Vigansky

Absent: Money

X. Approve Agenda

Motion made by George, seconded by Swem to approve the agenda as presented. Voice vote carried unanimously.

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

None.

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

A. Minutes- *Consider the Regular Meeting Minutes from August 11th, 2025.*

B. DDA Bylaws- *Consider approving the Downtown Development Authority Bylaws*

C. Crossing Guard Agreement - *Consider approving the 2025-2026 Crossing Guard Agreement*

Motion made by Swem, seconded by Vigansky to approve the consent agenda. Voice vote carried unanimously.

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

XIV. Reports by: Departments, Committees, Boards

A. Commission Reports from Various Boards *(SMCAS, BARB, Planning Commission, Landfill, DDA, JWSB)*

Swem reported that the Landfill is doing some negotiations, preparation for drilling, and equipment purchases.

Vigansky spoke about the Planning Commission's meeting regarding the short-term rental ordinance. There was a long conversation and the goal is to get ahead of a situation like New Buffalo's or St Joseph's. The 'slum lord' comment was not regarding bed and breakfast owners. The new zoning ordinance is beginning its approval hearings.

George reported on BARB and the progress of the Disc Golf Course at the McCoy Creek Recreation Area. We are still waiting to hear back about the Kathryn Park grant.

Weedon shared that the DDA is working with Brian Disette, the Berrien County Administrator, to update their TIF plan. Weedon is pleased with their progress.

XV. Unfinished Business

A. Ordinance 2025.09/443- *Consider the first reading of Ordinance 2025.09/44, Short-Term Rental Ordinance.*

Motion made by Vigansky, seconded by Swem to approve the first reading of Ordinance 2025.09/44, Short-Term Rental Ordinance as presented. Roll Call vote carried unanimously.

XVI. New Business

A. Brownfield Redevelopment Authority Services- *Consider awarding the contract for Brownfield Redevelopment Authority Services.*

The City has a Brownfield Authority that has been inactive for a number of years. There are three Brownfields that have likely run their course, and the City still has Brownfield Funds. The City issued an RFP for Brownfield services and interviewed two firms. City Manager McGhee recommends awarding the contract for Brownfield Redevelopment Authority Services to Fleis and VandenBrink.

Vigansky asked what the three Brownfields were. McGhee answered that they were at Third St near Lehman's, Third St at the Fitness Center, and the former Electro Voice building.

Vigansky also asked what the City will get from an agreement with one of the firms, and McGhee answered that they will close out the old Brownfield and make sure everything is organized. They'll also update the bylaws of our Brownfield Authority to bring them up to date legally.

Vigansky asked if the old feed mill property was a Brownfield, McGhee answered that it isn't but that could be an option for the future if a developer is interested once our Brownfield Authority is current.

Motion made by Vigansky, seconded by George to award the contract for Brownfield Redevelopment Authority Services to Fleis and VandenBrink. Roll Call vote carried unanimously.

B. Closed Session- *Consider entering Closed Session pursuant to MCL 15.268 Section 8 (a), to conduct a periodic personnel evaluation of the City Manager.*

A. Motion to enter in Closed Session pursuant to MCL 15.268 Section 8(a), personnel evaluation of City Manager.

Motion made by Vigansky, seconded by George to enter into Closed Session pursuant to MCL 15.268 Section 8(a), personnel evaluation of City Manager at 7:25 PM. Roll Call vote carried unanimously.

B. Motion to re-enter Open Session

Motion made by Vigansky, seconded by George to re-enter open session at 7:45 PM Roll Call vote carried unanimously.

Weedon shared that City Manager McGhee scored very well average score was 32.4 out of 35 and thanked him for the great work he's done for the City.

B. Expenditures- *Consider approving the expenditures in the amount of \$76,493.33*

Motion made by Swem, seconded by Vigansky to approve expenditures in the amount of \$76,493.33.

Vigansky noted that the expenditures have been going down.

Roll call vote carries unanimously.

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

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

Norma Ferris – Buchanan is getting a Pharmacy.

XIX. Executive Comments

A. City Manager Comments

The Planning Commission will have their public hearing on the adoption of the new zoning ordinance at their September 9th meeting. The Disc Golf Course is coming along well and is nearly completed, with fundraising being the next step for additional park amenities and signage. McGhee thanked Administrative Assistant Lysy for managing the Disc Golf project. The City has issued an RFP for ongoing concrete services to accompany the new sidewalk policy for the City with the goal of beginning repair and replacement of sidewalks in October. Paving is underway on River and S Redbud Trail.

All the service lines have been replaced for Phase 1 of the downtown project, running from the Wastewater treatment plant to Front St. New services will be done in two weeks. Curbs are also going in and roadbuilding is largely completed and ready for paving. The dewatering on Front St where the water table is very high is resulting in our Wastewater treatment plant going through 200k fewer gallons than normal. The pipes being replaced were having to take that groundwater, so when the project is completed, we expect to see a great reduction in wastewater pumped per day. On Phase 2, Front St, all water mains are done, and the five-way intersection is largely done.

B. Commissioner Comments

Vigansky – A lot of progress is being made at the former Stark School, he congratulated them.

George – McGhee is doing a great job; she appreciates the work he is doing along with City staff and the City Commission. Faith and Family Day saw a great turn out. She thanked Nathan Babcock of Buchanan Christian Church, Stacy Martin with Life Action, and Brendan Shea of Buchanan Church of the Nazarene for their help in putting on the event.

Swem – Swem was impressed with the flow drop due to the downtown improvements. He is pleased with the progress of the new DDA and welcomed the new pharmacy in town.

C. Mayor Comments

Weedon thanked Mike Baker and the entire DPW crew. They often work behind the scenes, but they are doing great work on the projects around town. Tomorrow is the ribbon cutting for the Grant Hotel. He is proud of the Commission, City Staff and the City Manager and the work they do. He asked for people to respect other people's opinions and be kind.

XX. Adjourn

Motion made by Vigansky, seconded by Swem to adjourn at 8:00pm. Roll call vote carries unanimously.

Kalla Langston, City Clerk

Mayor Mark Weedon

REGULAR MEETING OF THE BUCHANAN CITY COMMISSION
MONDAY, SEPTEMBER 08, 2025 – 7:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

MINUTES

I. Call to Order

The meeting was called to order by Mayor Weedon at 7:00 PM.

II. Recognition

III. Pledge of Allegiance

Mayor Weedon led in the Pledge of Allegiance to the United States.

IV. Invocation

Invocation was given.

V. Roll Call

PRESENT: Mayor Mark Weedon, Commissioner Larry Money, Commissioner Raquell George, Commissioner Dan Vigansky

ABSENT: Mayor Pro Tem Patrick Swem

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 George, seconded by Vigansky to approve the agenda as presented. Voice vote carried unanimously.

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

None.

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

A. Minutes- Consider approving the Public Hearing & Regular Meeting Minutes from August 25, 2025.

B. Excuse- Excuse Commissioner Money from the August 25, 2025, Regular Meeting.

C. Department Head Reports- Receive the monthly department head report.

Motion made by Vigansky, seconded by Money, to approve the Consent Agenda, as presented. Voice vote carried unanimously.

IX. Scheduled Matters from the Floor (if any)

X. Reports by: Departments, Committees, Boards

XI. Unfinished Business

XII. New Business

A. Grinder Pumps at Mill Pond Liftstation- Consider the purchase of Grinder Pumps at Mill Pond Liftstation.

The request for approval to spend \$9,430 on two grinder pumps for the Mill Pond Apartments lift station. According to a legal agreement from 1981 with the developer, the City of Buchanan is

responsible for maintenance. We have been experiencing ongoing issues, as the pumps have been pulled and cleaned eight times in 2025 due to rags and debris. By installing these grinder pumps, we expect to reduce maintenance costs, as they will grind up materials before they can cause problems. Additionally, there will be a minimal wiring cost of less than \$1,000, which our staff will handle. *Motion made Money, seconded by Vigansky, to approve the purchase of grinder pumps at the Mill Pond Apartments Lift Station from Homa Grinder Pump from DuBois-Cooper in the amount of \$9,430.00, as presented. Roll call votes carried unanimously.*

B. School Resource Officer- *Consider the Memorandum of Agreement between City of Buchanan and Buchanan Community Schools for the School Resource Officer.*

A memorandum of agreement has been presented regarding the School Resource Officer (SRO) position between the City of Buchanan and Buchanan Community Schools. The total salary and benefits for the SRO amount to \$70,620. Of this, the schools will contribute \$52,900 through an external grant, while the city will cover \$17,600. Importantly, the grant funding does not originate from local tax dollars and will cover the majority of the SRO's costs for one year. Additionally, the SRO is able to take on duties from other officers during school breaks, which will help reduce overtime costs. The program will be evaluated after the expiration of the grant to determine the future course of action.

Motion made by Money, seconded by George, to approve the SRO agreement with Buchanan Community Schools, as presented. Roll call votes carried unanimously.

C. Buchanan District Library- *The BDL has requested entering into a formal agreement with the City to be informed of any future Brownfield capturers.*

The Buchanan District Library has requested a formal agreement with the city regarding notifications about future Brownfield tax captures. City staff recommended creating a memorandum of understanding to ensure the library is informed of any plans to capture taxes that affect its property.

The last Brownfield tax capture related to the library took place in 2023; although the amount was minimal, it was not communicated to the library initially. Though the City has no intention of tax capturers on the library.

Motion made by Vigansky, seconded by George, to approve the agreement with the Buchanan District Library regarding future Brownfield capturers, as presented. Roll call vote carries unanimously.

D. Resolution 2025.09/22- *Consider approving Resolution 2025.09/22, a resolution to transfer an OPRA certificate at 502 Claremont St.*

The Old Stark School property was purchased for \$347,000, with \$290,000 allocated for updates and an additional \$110,000 provided by the owner for repairs. Planned renovations for 2025 include improvements to the HVAC system, parking lot, interior cleaning and painting, installation of lockers, fire alarm system, kitchen, bathrooms, cafeteria, flooring, plumbing, landscaping, signage, and exterior painting. The facility will operate as a nursing and allied health school, offering programs for Licensed Practical Nurses (LPN), Registered Nurses (RN), medical assistants, pharmacy technicians, Certified Nursing Assistants (CNA), and home health aides, with the third level dedicated to the RN program. A tax abatement transfer has been requested to support job creation, workforce development, and to address the local nursing shortage. The abatement will remain in effect until 2035.

Motion made by Money, supported by George, to approve Resolution 2025.09/22, as presented. Roll call votes carried unanimously.

E. Disposition of Excess Inventory- *Consider authorizing the disposal of the identified excess inventory as presented.*

The second tranche of inventory will be sold at auction. The previous auction netted \$10,500 and eliminated liabilities. The current list includes mostly new items along with unsold items from the last sale.

Motion made by Vigansky, seconded by George, to approve the expenditures for the disposal of identified excess inventory, as presented. Roll call vote carried unanimously.

F. Expenditures - Consider approving the expenditures in the amount of \$216,566.46.

Motion made by Vigansky, seconded by Money, to approve the expenditures in the amount of \$216,566.46, as presented. Roll call votes carried 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)*

XV. Executive Comments

A. City Manager Comments

The 9/11 memorial ceremony is scheduled for 7 PM at the commons. We have initiated a housing study as part of the county's comprehensive housing research. McCoy's Creek Trail work continues, with some punch list items still remaining. A potential work session for the City Commission is planned for November 13th to discuss strategy and budget issues. A fundraising letter has been sent out for the DIC golf course, offering sponsorship opportunities for baskets and keypads. Construction updates include paving starting this week on 3rd Street and Skyline. Phase 2 of sewer work is ongoing, with above-ground focus shifting to sidewalks and roadways along Front Street. All projects are on track for completion in November. County-wide recycling event scheduled for Saturday at Silver Beach and on October 10th, Corewell will be providing a drive-thru flu shot at the Police Station.

B. Commissioner Comments

Vigansky mentioned that Commissioner George will be singing "God Bless America" at the 9/11 ceremony.

Money thanked the staff and the Commission and gave a shout-out to Dr. Redding for the work done at 502 Claremont St.

George announced that Lehman's will be having a Fall Fest on September 20th from 2 PM to 5 PM. He also noted that the Stark inventory school sale will take place on Saturday from 10 AM to 6 PM.

C. Mayor Comments

Thanked everyone in attendance as well as the staff and commission.

XVI. Adjourn

Motion made by Vigansky, seconded by Money to adjourn the meeting at 7:30 PM. Roll call vote carried unanimously.

Kalla Langston, City Clerk

Mayor Mark Weedon

MINUTES

I. Call to Order the Public Hearing

The Public Hearing was called to order by Mayor Weedon at 7:00 PM.

The motion made by Swem, seconded by Gorge to open the public hearing at 7:00 PM. The voice vote carries unanimously.

II. Roll Call

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

III. Statement of Purpose and Announcement of the Rules of the Hearing

A. *The purpose of the public hearing is to hear public comments on a proposed Short-Term Rental Ordinance (Ordinance 2025.09/443). The purpose of this ordinance is to protect and promote the health, safety and welfare of the City's residents, property owners, visitors, and neighborhoods by allowing short-term rentals (STRs) within the City under certain conditions and in certain zoning districts and establishing standards and regulations for the operation of the same.*

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

No public comment was made.

IV. Close of Public Hearing

The motion was made by Vigansky, seconded by George, to close the public hearing at 7:02 PM. The voice vote carries unanimously.

V. Call to Order the Regular Meeting

The regular meeting was called to order at 7:02 PM by Mayor Weedon.

VI. Recognition

VII. Invocation

Invocation was given.

VIII. Pledge of Allegiance

Mayor Weedon led in the Pledge of Allegiance of the United States.

IX. Roll Call

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

CITY STAFF: City Manager, Tony McGhee; City Clerk, Kalla Langston; Director of Public Services, Mike Baker; Chief of Police Harvey Burnett

X. Approve Agenda

The motion was made by Swem, seconded by Vigansky to approve the agenda as presented. Voice votes carry unanimously.

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

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

A. Minutes- Consider approving the Regular Meeting Minutes of September 8, 2025.

B. Excuse- Consider excusing Mayor Pro Tem Patrick Swem for the Regular Meeting on September 8, 2025.

C. Street Closure- Consider the Street Closure for the Homecoming Parade on 10/3/2025 from 5:30 PM to 7:30 PM (starting at Moccasin Elementary South to Front, West on Front toward Terre Coupe to the baseball and softball fields).

The motion was made by Swem, seconded by Gorge, to approve the consent agenda, as presented. Voice votes carry unanimously.

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

XIV. Reports by: Departments, Committees, Boards

XV. Unfinished Business

A. Ordinance 2025.09/443- Consider the second reading and enactment of Ordinance 2025.09/44, Short-Term Rental Ordinance.

The motion was made by Vigansky, seconded by George, to approve the second reading and enactment of Short-Term Rental Ordinance 2025.09/443, as presented. Roll call votes carried unanimously.

XVI. New Business

A. Resolution 2025.09/21- Consider approving Resolution 2025.09/21 Local Government Approval for New Class C License issued under provisions of MCL 436.1521 a(1)(b) application submitted by Building 324 LLC.

The motion was made by Money, seconded by Swem to approve Resolution 2025.09/21, as presented. Roll call votes carried unanimously.

B. Resolution 2025.09/23- A Resolution to approve the MNRTF Grant Application for the St. Joseph River Improvements Project.

The motion was made by George, seconded by Vigansky to approve Resolution 2025.09/23, as presented. Roll call votes carried unanimously.

C. Introduction of Ordinance 2025.11/444- Introduction of Unified Development Code of the City of Buchanan (Zoning Ordinance) and schedule for public hearing and first reading.

The motion was made by Swem, seconded by Vigansky, to approve the introduction of Ordinance 2025.09/444, as presented. And direct Clerk Langston to schedule the first public hearing for October 13, 2025. Roll call votes carried unanimously.

D. Amending Ordinance 2018.05/407- Consider allowing Clerk Langston to amend Ordinance #407 for reintroduction to the Commission.

The motion was made by Vigansky, seconded by Money, to allow Ordinance #407 to be brought back for introduction, with the amendments presented. Roll call votes carried unanimously

E. Expenditures- Consider approving the expenditures for September 22, 2025.
The motion was made by Swem, supported by George, to approve the expenditures in the amount of \$90,274.60. Roll call votes carried unanimously.

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

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

None.

XIX. Executive Comments

A. City Manager Comments

Golf course near completion; fundraising letters sent; sponsorships available online, first-come, first-served. Enterprise lease exercised; new vehicles arriving in the coming weeks. City of Buchanan to host CEO Council meeting on October 10; event gathers county officials to share best practices. Housing 101 Summit on affordable housing scheduled for November 17, 2–5 p.m. McCoy Creek Trail Expansion managed by MDOT; city pays share; meeting with MDOT to address punch list items. Downtown project: underground work nearly complete; final push over the next 8 weeks; completion tracking for mid-November. Annual paving projects are striped via county contract, securing favorable pricing. Power Surge Incident and Emergency Response two pumps at Shermer Parkway nearly overflowed; the wet well was three inches from the top. Six loads were pumped out using a vacuum truck. Hein Electric was the only contractor to respond; it restored one pump, but the second pump is still nonfunctional. Power surge damaged the UV channel computer screen; no fail-safe backup is available. Two emergency replacement computer screens ordered.

B. Commissioner Comments

Vigansky- Added comments about the Power Surge.

Money- Thanked staff, commission, and McGhee for the weekly updates.

George- Excited about the Disc Golf Course and gave honor to Emma Lysy for all the work. Thanked the staff and commission.

Swem- no comments.

C. Mayor Comments

Weedon- thanked everyone for being in attendance.

XX. Adjourn

The motion was made by Vigansky, seconded by Money, to adjourn the meeting at 7:38 PM. Roll call votes are carried unanimously.

Kalla Langston, City Clerk

Mayor Mark Weedon

MINUTES**I. Call to Order the Public Hearing**

The meeting was called to order

II. Roll Call

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

III. Opening of the Public Hearing

The motion was made by Swem and seconded by George to open the public hearing at 7:00 PM. Roll call votes carry unanimously.

IV. Statement of Purpose and Announcement of Rules

A. The purpose of the public hearing is to hear public comments on a proposed Ordinance 2025.11/444 Unified Development Code, also referred to as the Zoning Ordinance. The proposed zoning ordinance to establish zoning districts and land use regulations governing the City of Buchanan, Berrien County, Michigan; to provide for regulations governing nonconforming uses and structures; to provide for a Zoning Board of Appeals and its duties and powers; to provide for the administration of this Ordinance including the official whose duty it shall be to enforce the provisions thereof; to provide penalties for the violations of this Ordinance; and to provide for conflicts with other ordinances or regulations.

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

No public made in person.

Correspondences included Scott King asking the commission to be cautious.

V. Close of Public Hearing

The motion was made by George, seconded by Money, to close the public hearing at 7:03 PM. Roll call votes carry unanimously.

VI. Call to Order the Regular Meeting

Mayor Weedon called the regular meeting to order at 7:03 PM.

VII. Recognition**VIII. Pledge of Allegiance**

Mayor Weedon led in the Pledge of Allegiance of the United States.

IX. Invocation

Commissioner George gave the invocation.

X. Roll Call

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

CITY STAFF: City Manager, Tony McGhee; City Clerk, Kalla Langston; Director of Public Services, Mike Baker; Chief of Police Harvey Burnett

XI. Approve Agenda

The motion was made by Money, seconded by Vigansky, to approve the agenda as presented. Voice votes carry unanimously.

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

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

A. Minutes- Consider approving the Regular Meeting Minutes from September 22nd, 2025.

B. Department Reports- *Receive monthly reports*

The motion was made by Vigansky, seconded by Swem, to approve the Consent Agenda, as presented. Voice votes carry unanimously.

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

XV. Reports by: Departments, Committees, Boards

XVI. Unfinished Business

A. Ordinance 2025.11/444- Consider the first reading of the Unified Development Code of the City of Buchanan (Zoning Ordinance).

Motion made by Vigansky, seconded by Money, to approve the first reading, as presented, and schedule the 2nd public hearing for the zoning ordinance for November 10th, 2025. Roll call votes carry unanimously.

XVII. New Business

A. Marijuana Permit Renewal- Consider the Retail Marijuana Permit Renewal for KISA Enterprises MI, Inc., dba Pinnacle Emporium, located at 221 E Front St.

The motion was made by Vigansky, seconded by Money, to approve the Retail Marijuana Renewal for KISA Enterprises, as presented. Roll call votes carried unanimously.

B. As-Needed Concrete Work in Public Right-of-Ways Bid Award- Consider awarding the bids for as-needed concrete work.

The motion was made by Swem, seconded by George, to approve the bid award to Astrong Construction not to exceed the amount of \$56,200, as presented. Roll call votes carried unanimously.

C. Sale of City-owned Properties- RFP for Sale of Properties and Scheduling of Public Hearing for said sale of properties

The motion was made by Vigansky, seconded by George, to approve the RFP and schedule a public hearing for November 10th, 2025, to hear comments on the sale of said properties. Roll call votes carried unanimously.

D. Introduction of Ordinance 2025.12/445- an Ordinance to amend Chapter 34, Elections Article II. Even Year Elections, Section 34-29. Filing of Nominating Petitions.

The motion was made by Swem, seconded by Money to accept the introduction of Ordinance 2025.12/445, as presented and schedule a public hearing for November 10th, 2025, for first reading. Roll call votes carried unanimously.

- E. Expenditures**- Consider approving the expenditures for October 13th, 2025. The motion was made by Vigansky, seconded by Money to approve the expenditures in the amount of \$84,428.05. Roll call votes carried unanimously.

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

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

Jerry Flenar provided an update on the 5K Salmon Scramble, noting that Trek or Treat is scheduled for Saturday, October 25th. Please remember, no dogs are allowed at this event.

XX. Executive Comments

A. City Manager Comments

City infrastructure updates: Major asphalt and concrete work is currently underway, with all pipe work now completed. A ribbon-cutting ceremony for the grand reopening is scheduled for November 21 at 10:30 a.m. Additionally, a rental registration and inspection program has been initiated. The Berrien County Veterans Service Department has announced Operation Greenlight for veterans, which will run from November 1 to November 12. The Planning Commission will be focusing on updating the Master Plan, as well as addressing a cold storage and vacant building ordinance.

B. Commissioner Comments

Vigansky: Very dissatisfied with the state's budget. That said, our representatives did not vote for that budget. I'm glad the city is looking the way it is.

Money: It's great to see the progress on city lot sales and the sidewalk program. I want to thank the Trail Friends for organizing the 5K run, as well as the staff and commission for their efforts.

George: asked McGhee to explain the removal of the bricks. He mentioned that the recycled materials from construction are being reused in new projects, which is standard industry practice. The removed items belong to the owners of the materials. George expressed his satisfaction with the progress being made on the empty lots and the overall development of downtown. She also appreciated the community's patience during this process.

Swem: Asphalt! Extended gratitude to the Southwest Michigan Regional Chamber for their efforts in organizing the CEO meeting held at the Buchanan Library. The meeting was highly productive and informative. Opportunity to engage with fellow leaders in our community.

B. Mayor Comments

Weedon: expressed gratitude to the library for allowing the use of the Community Room. I also want to thank Cornerstone Alliance for organizing the developer tour, which included around 40 participants, focusing on the future redevelopment of the mill site. We are seeing progress on projects both on the North and South sides, as well as in the parks. Appreciate the efforts of the Commission and staff in these endeavors.

XXI. Adjourn

Kalla Langston, City Clerk

Mayor Mark Weedon

REGULAR MEETING OF THE BUCHANAN CITY COMMISSION
MONDAY, OCTOBER 27, 2025 – 7:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

AGENDA

THE COMMISSION OF THE CITY OF BUCHANAN, in compliance with Michigan’s Open Meetings Act, hereby gives notice of a regular meeting of the Buchanan City Commission to be held in the Chamber of City Hall.

* Requests to be added to the agenda as a “Scheduled Matter from the Floor” should be submitted in writing to the City Clerk at least 5 business days prior to the scheduled meeting during which the speaker wishes to appear, and the approval of such requests remain within the discretion of the Mayor. If denied, the speaker may nonetheless speak during the “non-agenda items only” public comments section of the agenda.

* Those who are unable to appear during a meeting but who still wish to share public comment may submit such comments in written form to the City Clerk at least 4 hours in advance of the meeting.

* Individuals with disabilities may request necessary reasonable accommodations by submitting requests to the City Clerk, preferably at least 24 hours in advance.

* Written requests and comments may be submitted to the City Clerk either in person or via mail to Buchanan City Hall, 302 N. Redbud Trail, Buchanan, MI 49107, or via email to clerk@cityofbuchanan.com

- I. Call to Order**
- II. Recognition**
- III. Pledge of Allegiance**
- IV. Invocation**
- V. Roll Call**
- VI. Approve Agenda**
- VII. Public Comment - Agenda Items Only** (3-minute limit)
- VIII. Consent Agenda** (can be approved all in one motion, for general housekeeping items)
 - A. **Minutes**- Consider the Regular Meeting Minutes from October 13th, 2025.
 - B. **Street Closer**- Front and Oak on 11/29/2025 from 4:45 PM-6:15 PM, submitted by Buchanan Area Chamber of Commerce.
 - C. **Resignations**- Accept the Resignations of Jeffrey Antisdell & Rick Paniagua from the DDA.
- IX. Scheduled Matters from the Floor** (if any)
- X. Reports by: Departments, Committees, Boards**
- XI. Unfinished Business**
- XII. New Business**
 - A. **Resolution 2025.10/24**- A Resolution to accept terms of MNRTF Grant Agreement and Commit to Matching Funds for the Development of Riverfront Park Project Boat Launch Improvements (Phase 2).
 - B. **Master Plan Update**- Consider the proposal from Southwest Michigan Planning Commission for the City of Buchanan Master Plan update.
 - C. **Expenditures**- Consider the expenditures for October 27th, 2025.
- XIII. Communications** (informational only, formal board action is not necessary for these items, unless so desired)

- A. **November 4th, 2025, Special Election**- Polls are scheduled to be open on Tuesday, November 4th, 2025, from 7 AM to 8 PM. If you wish to obtain an absentee ballot, please do so by November 3rd before 4 PM. It's important to note that there will be no early voting for this local election. Additionally, you have the opportunity to register to vote at the clerk's office until November 4th, before 8 PM.
- B. **Halloween Trick-or-Treat Hours**- October 31st from 6 pm-8 pm, "Hero's Alley" will be in the City Center parking lot to make sure your candy is safe to eat.
- C. **Reminder for Public Hearings**-Three separate public hearings will be held on November 10, 2025, covering the following topics:
 - 1. Ordinance 444 - Unified Development Code
 - 2. Ordinance 445 - Nominating Petition Filings
 - 3. Sale of City Property

You are encouraged to attend and share your comments on these items. More details can be found on the city's website.

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

XV. Executive Comments

- A. City Manager Comments
- B. Commissioner Comments
- C. Mayor Comments

XVI. Adjourn



REGULAR MEETING OF THE BUCHANAN CITY COMMISSION

MONDAY, NOVEMBER 24, 2025 – 7:00 PM

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

AGENDA

THE COMMISSION OF THE CITY OF BUCHANAN, in compliance with Michigan’s Open Meetings Act, hereby gives notice of a regular meeting of the Buchanan City Commission to be held in the Chamber of City Hall.

* Requests to be added to the agenda as a “Scheduled Matter from the Floor” should be submitted in writing to the City Clerk at least 5 business days prior to the scheduled meeting during which the speaker wishes to appear, and the approval of such requests remain within the discretion of the Mayor. If denied, the speaker may nonetheless speak during the “non-agenda items only” public comments section of the agenda.

* Those who are unable to appear during a meeting but who still wish to share public comment may submit such comments in written form to the City Clerk at least 4 hours in advance of the meeting.

* Individuals with disabilities may request necessary reasonable accommodations by submitting requests to the City Clerk, preferably at least 24 hours in advance.

* Written requests and comments may be submitted to the City Clerk either in person or via mail to Buchanan City Hall, 302 N. Redbud Trail, Buchanan, MI 49107, or via email to clerk@cityofbuchanan.com

I. Call to Order Public Hearing #1

II. Roll Call

III. Opening of Public Hearing #1

IV. Statement of Purpose and Announcement of Rules

A. *The purpose of the public hearing is to hear public comments on a proposed Ordinance 2025.11/444 Unified Development Code, also referred to as the Zoning Ordinance. The proposed zoning ordinance to establish zoning districts and land use regulations governing the City of Buchanan, Berrien County, Michigan; to provide for regulations governing nonconforming uses and structures; to provide for a Zoning Board of Appeals and its duties and powers; to provide for the administration of this Ordinance including the official whose duty it shall be to enforce the provisions thereof; to provide penalties for the violations of this Ordinance; and to provide for conflicts with other ordinances or regulations.*

V. Close of Public Hearing #1

VI. Call to Order Public Hearing #2

VII. Roll Call

VIII. Opening of Public Hearing #2

IX. Statement of Purpose and Announcement of Rules

A. *The public hearing aims to gather comments on proposed Ordinance 2025.12/445, which amends Chapter 34 of the code of ordinances, specifically Article 11 about even-year elections, Section 34-29 regarding the filing of nominating petitions.*

X. Close of Public Hearing #2

XI. Call to Order Public Hearing #3

XII. Roll Call

XIII. Opening of Public Hearing #3

XIV. Statement of Purpose and Announcements of Rules

- A. *The purpose of the public hearing is to hear public comments on the possible sale of city property located at the following addresses. After the public hearing, the commission will consider the sale of said properties: 405 Elizabeth Street · 411 Elizabeth Street · 416 Bluff Street · 418 Bluff Street · 420 Elizabeth Street · 314 Arctic Street · 503 Arctic Street · 418 Fulton Street · 724 W Roe Street · 907 Victory Street · 1104 Victory Street · 1106 Victory Street, (all located in Buchanan MI, 49107).*

XV. Close of Public Hearing #3

XVI. Call to Order the Regular Meeting

XVII. Recognition

XVIII. Pledge of Allegiance

XIX. Invocation

XX. Roll Call

XXI. Approve Agenda

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

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

- A. **Minutes**- *Consider approving the Regular Meeting Minutes from October 27th, 2025.*
- B. **Department Head Reports**- *Receive monthly reports.*

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

XXV. Reports by: Departments, Committees, Boards

- A. **Election Report** - *Special Election November 4th, 2025.*

XXVI. Unfinished Business

- A. **Ordinance 2025.11/444**- *Consider the second reading and enactment of the Unified Development Code of the City of Buchanan (Zoning Ordinance).*
- B. **Ordinance 2025.12/445**- *Consider the first reading of Ordinance 2025.12/445, an Ordinance to amend Chapter 34, Elections Article II. Even Year Elections, Section 34-29. Filing of Nominating Petitions.*
- C. **Sale of City-owned Properties**- *Consider the sale of City-owned properties at: 405 Elizabeth Street-411 Elizabeth Street-416 Bluff Street-418 Bluff Street-420 Elizabeth Street-314 Arctic Street -503 Arctic Street-418 Fulton Street-724 W Roe Street-907 Victory Street-1104 Victory Street-1106 Victory Street*

XXVII. New Business

- A. **Restrictive Covenant**- *Consider allowing the city manager to execute the restrictive covenant updates on the former Clark Equipment historic properties.*
- B. **Introduction of Ordinance 2025.12/446**-*an Ordinance for Sanitary Lateral Sewer Service.*
- C. **CDBG Northside Home Repair Program**- *Consider the approval of the bid and contract award to Cameron's Construction in the amount of \$36,907.00 for 514 Moravia.*
- D. **Traffic Control Order #260**- *Consider Traffic Control Order #260: the westside of Days Ave, south of E. Chicago St and north of E. Roe St shall be a "no parking" zone, except in areas that are already posted as designated parking zones.*

- E. **Southwest Michigan Planning Commission**-*Consider Approval of Southwest Michigan Planning Commission Contract for 5-Year Parks & Recreation Plan*
- F. **Expenditures**-*Consider the expenditures that were approved administratively from November 10th and those from November 24th, totaling the amount of \$121,790.10.*

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

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

XXX. Executive Comments

- A. City Manager Comments
- B. Commissioner Comments
- C. Mayor Comments

XXXI. Adjourn



REGULAR MEETING OF THE BUCHANAN CITY COMMISSION

MONDAY, DECEMBER 08, 2025 – 7:00 PM

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

AGENDA

THE COMMISSION OF THE CITY OF BUCHANAN, in compliance with Michigan’s Open Meetings Act, hereby gives notice of a regular meeting of the Buchanan City Commission to be held in the Chamber of City Hall.

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* Written requests and comments may be submitted to the City Clerk either in person or via mail to Buchanan City Hall, 302 N. Redbud Trail, Buchanan, MI 49107, or via email to clerk@cityofbuchanan.com

I. Call to Order

II. Recognition

III. Pledge of Allegiance

IV. Invocation

V. Roll Call

VI. Approve Agenda

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

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

- A. **Minutes:** Consider approving the Regular Meeting Minutes from November 24th, 2025.
- B. **2026 Notices:** Consider approving the 2026 Meeting Notices and Holiday Closure Notice.
- C. **DDA Board Appointments:** Consider approving the DDA board appointments with the following terms:
 - 1-year: Haley Jones
 - 1-year: Libby Hein
 - 3-year: Michelle Fletcher
 - 4-year: Tracy Mast
- D. **Department Head Reports-** accept the monthly department head reports.
- E. **Road Closure-** Consider approving the road closure submitted by the Buchanan Area Chamber of Commerce for the Buchanan for the Holidays parade. Front St. to Oak St. from 6:15 PM 7:00 PM

IX. Scheduled Matters from the Floor (if any)

X. Reports by: Departments, Committees, Boards

- A. **Buchanan Tree Friends:** Presentation and consideration for the approval of the Urban Forestry Plan.

B. **Buchanan Police Department: Shop with a Cop update.**

XI. Unfinished Business

XII. New Business

- A. **Adult Use Marihuana Retailer Permit-** Consider the approval of the Adult Use Marijuana Retail Permit for Mint Seven LLC, dba Mint Cannabis at 221 E. Front St.
- B. **Self-Contained Breathing Apparatus Bid-** Consider approving the Self-Contained Breathing Apparatus (SCBA) bid award.
- C. **Ground Lease Agreement-** Consider accepting the ground lease agreement for N/S Dewey St.
- D. **December 22nd City Commission Meeting-** Consider canceling the City Commission meeting scheduled for December 22, 2025, and granting City Manager McGhee administrative approval for expenditures.
- E. **Expenditures-** Consider approving the expenditures for December 8th, 2025 in the amount of \$115,223.40.

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)*

XV. Executive Comments

- A. City Manager Comments
- B. Commissioner Comments
- C. Mayor Comments

XVI. Adjourn