



REGULAR MEETING OF THE BUCHANAN CITY COMMISSION

MONDAY, SEPTEMBER 14, 2026 – 7:00 PM

BUCHANAN CITY HALL | 302 N RED BUD TRAIL

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. Public Hearing No. 1

- A. *Call to Order: Public Hearing No. 1*
- B. *Roll Call*
- C. *Opening Public Hearing No. 1*
- D. *Statement of Purpose-* The purpose of this public hearing is to receive comments regarding the proposed establishment of the L&L Air Trim Plant Rehabilitation District pursuant to Public Act 198 of 1974, as amended.
- E. *Public Comment-Speakers shall come to the podium, state their name, direct comments to the City Commission, and limit comments to the subject of the public hearing; comments may be limited to three (3) minutes per speaker, and all persons wishing to speak will be given an opportunity to do so.*
- F. *Close of Public Hearing No. 1*

II. Public Hearing No. 2

- A. *Call to Order*
- B. *Roll Call*
- C. *Opening Public Hearing No. 2*
- D. *Statement of Purpose-* The purpose of the public hearing is to hear public comments on proposed amendments to Sections 71-18 Uses – Table 71-J Use Matrix – Residential and Article V Definitions, and any other sections of the Unified Development Code that may be necessary.
- E. *Public Comment- Speakers shall come to the podium, state their name, direct comments to the City Commission, and limit comments to the subject of the public hearing; comments may be limited to three (3) minutes per speaker, and all persons wishing to speak will be given an opportunity to do so.*
- F. *Close of Public Hearing No. 2*

III. Call to Order the Regular Meeting

- IV. **Pledge of Allegiance**
- V. **Invocation**
- VI. **Roll Call**
- VII. **Approve Agenda**
- VIII. **Public Comment - Agenda Items Only** *(3-minute limit)*
- IX. **Consent Agenda** *(can be approved all in one motion, for general housekeeping items)*
 - A. **Consider Approval of Special Event Application – Buchanan Business Boosters Halloween Street Dance, October 31, 2026.**
 - B. **Consider Approval of Buchanan High School Homecoming Parade Street Closure- Front Street and Terre Coupe Street on Friday, October 2, 2026, from 5:45 p.m. to 6:45 p.m. for the annual Homecoming Parade**
 - C. **Consider Approval of Minutes – August 24, 2026 Public Hearings & Regular City Commission Meeting**
 - D. **Department Head Reports- Accept the monthly reports**
- X. **Scheduled Matters from the Floor** *(if any)*
 - A. **Buchanan Area Senior Center – County Senior Center Millage Funding Formula:** Consideration of a request from the Buchanan Area Senior Center asking the City Commission to support maintaining the current Berrien County senior center millage funding formula, which provides funding among the seven county senior centers.
- XI. **Reports by: Departments, Committees, Boards**
- XII. **Unfinished Business**
 - A. **Consider Second Reading and Enactment of Ordinance 2026.09/454 – Residential Uses and Dwelling Definitions:** Consider the second reading and enactment of Ordinance 2026.09/454 amending the Unified Development Code, including Table 71-J Residential Use Matrix and Article V Definitions, related to residential uses, accessory dwelling units, attached dwelling units, and dwelling definitions
 - B. **Consider Resolution No. 2026.09/15 – Establish L&L Air Trim Plant Rehabilitation District:** Consider adoption of Resolution No. 2026.09/15 establishing the L&L Air Trim Plant Rehabilitation District for 600 Cecil Street, 607 Berrien Street, and 701 Berrien Street, following the public hearing.
- XIII. **New Business**
 - A. **Consider Water Tower Compliance Repairs – Pittsburg Tank & Tower Maintenance Co.:** Consider authorizing Pittsburg Tank & Tower Maintenance Co. to complete corrective repairs to the City's water towers, including overflow discharge modifications and installation of vandal guards, as identified through recent maintenance inspections and required for EGLE compliance, at a total quoted cost of \$24,350.00
 - B. **Consider Professional Engineering Services – Wastewater Treatment Plant UV System:** Consider approval of Gosling Czubak Engineering Services, Inc. to provide professional engineering services to evaluate the wastewater treatment plant's UV disinfection system, identify the cause of the ongoing issues, and assist in developing a solution, for an amount not to exceed \$15,000.

- C. **Consider Resolution No. 2026.09/16 – USDA Rural Business Development Grant:** Consider adoption of Resolution No. 2026.09/16 accepting the USDA Rural Development Letter of Conditions for a Rural Business Development Grant in an amount not to exceed \$203,142 for the reconstruction of an existing downtown parking lot, acknowledging the required \$71,375 match, and authorizing City Manager Anthony C. McGhee to execute the necessary grant documents.
- D. **Consider Resolution No. 2026.09/17 – Abolishment of the Third Street Brownfield Plan:** Consider adoption of Resolution No. 2026.09/17 abolishing the Third Street Brownfield Plan pursuant to the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended, following the Brownfield Redevelopment Authority's recommendation to formally close out the plan.
- E. **Consider Resolution No. 2026.09/18 – Abolishment of the Smith Street Brownfield Plan:** Consider adoption of Resolution No. 2026.09/18 abolishing the Smith Street Brownfield Plan pursuant to the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended, following the Brownfield Redevelopment Authority's recommendation to formally close out the plan.
- F. **Consider Resolution No. 2026.09/19 – Abolishment of the River Street Brownfield Plan:** Consider adoption of Resolution No. 2026.09/19 abolishing the River Street Brownfield Plan pursuant to the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended, following the Brownfield Redevelopment Authority's recommendation to formally close out the plan.
- G. **Consider Approval of Bendzinski & Co. Engagement Letters – Water and Sewer Rate Studies and DWSRF Municipal Advisory Services:** Consider approval of engagement letters with Bendzinski & Co. Municipal Finance Advisors for a Water Rate Study and 2027 Drinking Water State Revolving Fund bond/loan municipal advisory services in the amount of \$24,700, and a Sewer Rate Study in the amount of \$6,000.
- H. **Closed Session – Acquisition of Real Property** Consider entering closed session pursuant to MCL 15.268(1)(d) to consider the acquisition of real property.
- I. **Consider Approval of Agreement and Release of Claims with Trane Technologies Company LLC:** Consider approval of the Agreement and Release of Claims between the City of Buchanan and Trane Technologies Company LLC regarding claim resolution, property conveyance, and related obligations.
- J. **Consider Approval of Expenditures:** Consider approval of the City's expenditures as presented for the current payment period.

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

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

XVI. Executive Comments

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

XVII. Adjourn