



PUBLIC HEARINGS & REGULAR MEETING OF THE BUCHANAN CITY COMMISSION

MONDAY, JUNE 08, 2026 – 7:00 PM

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

MINUTES

I. Call to Order Public Hearing #1

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

II. Roll Call

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

ABSENT: Mayor Pro Tem Patrick Swem and Commissioner Larry Money

III. Opening of Public Hearing # 1

Motion made by George, supported by Vigansky, to open Public Hearing No. 1. At 7:00 PM Roll call vote carried unanimously.

IV. Statement and Purpose

A. The purpose of Ordinance No. 2026.07/450 is to amend the Code of Ordinances of the City of Buchanan by repealing Chapter 76, Signs, in its entirety. The proposed repeal is intended to eliminate duplicate and potentially conflicting sign regulations from the City Code following the adoption of the City's Unified Development Code, which now contains the City's applicable zoning and signage regulations. By repealing Chapter 76, Signs, the ordinance will help ensure that the City's sign regulations are located in the appropriate governing document, reduce confusion for property owners, businesses, staff, and the public, and promote consistent administration and enforcement of the City's current zoning and signage standards.

No public comments were received.

V. Close of Public Hearing #1

Motion made by Vigansky, supported by George, to close Public Hearing No. 1 at 7:02 PM. Roll call vote carried unanimously.

VI. Call to Order to Public Hearing #2

The Public Hearing was called to order at 7:02 PM by Mayor Weedon

VII. Roll Call

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

ABSENT: Mayor Pro Tem Patrick Swem and Commissioner Larry Money

VIII. Opening of Public Hearing #2

Motion made by Vigansky, supported by George, to close Public Hearing No. 2 at 7:02 PM. Roll call vote carried unanimously.

IX. Statement and Purpose

- A. The purpose of Ordinance No. 2026.07/451 is to amend Chapter 78, Solid Waste, of the City of Buchanan Code of Ordinances to update and clarify the City's brush collection regulations. The proposed amendments are intended to establish clear, consistent standards for the City's brush pick-up program, including regulations for brush size, pile size, stacking requirements, placement, collection schedule, prohibited materials, property owner responsibilities, and enforcement procedures. The ordinance is further intended to clarify that the City's brush pick-up program is provided for routine trimming of on-site trees and vegetation by property owners and is not intended to serve as a disposal service for tree removal or brush generated by professional contractors. These amendments will help promote efficient collection operations, maintain public rights-of-way, support neighborhood cleanliness, and provide clear guidance to property owners regarding proper brush disposal.

It was noted that the City has had an informal brush collection policy for several years and that the ordinance would codify the existing practice. No public comments were received.

X. Close of Public Hearing #2

Motion made by Vigansky, supported by George, to close Public Hearing No. 2 at 7:04 PM Roll call vote carried unanimously.

XI. Recognition

XII. Pledge of Allegiance

The Pledge of Allegiance was recited.

XIII. Invocation

An invocation was offered.

XIV. Roll Call

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

ABSENT: Mayor Pro Tem Patrick Swem and Commissioner Larry Money

CITY STAFF: City Manager Tony McGhee, City Clerk Kalla Langston, Community Development and Planning Director Kristen Gundersen, Director of Public Services Mike Baker, and Chief of Police Harvey Burnett

XV. Approve Agenda

Motion made by George, supported by Vigansky, to approve the consent agenda as presented. Motion carried by voice vote.

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

No public comments.

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

A. Minutes- Consider approving the Regular Meeting Minutes from May 26th, 2026.

B. Department Head Reports- Consider accepting the Department Head Reports.

Motion made by Vigansky, supported by George, to approve the consent agenda as presented. Motion carried by voice vote.

XVIII. Scheduled Matters from the Floor (if any)

XIX. Reports by: Departments, Committees, Boards

XX. Unfinished Business

- A. First Reading of Ordinance 2026.07/450**- Consider the first reading of Ordinance 2026.07/450, an ordinance to amend the Code of Ordinances of the City of Buchanan by repealing Chapter 76, Signs, in its entirety, and schedule the second reading and public hearing for July 13, 2026, to receive public comment on the proposed ordinance.
Motion made by Vigansky, supported by George, to approve the first reading of Ordinance 2026.07/450, repealing Chapter 76, Signs, as presented, and schedule Public Hearing No. 2 for July 13, 2026. Roll call vote carried unanimously.
- B. First Reading of Ordinance 2026.07/451** – Consider the first reading of Ordinance 2026.08/451, an ordinance to amend Chapter 78, Solid Waste, of the Code of Ordinances of the City of Buchanan to update and clarify brush collection regulations, and schedule the second reading and public hearing for July 13, 2026, to receive public comment on the proposed ordinance.
Motion made by George, supported by Vigansky, to approve the first reading of Ordinance 2026.07/451, an ordinance to amend Chapter 78, Solid Waste, as presented, and schedule Public Hearing No. 2 for July 13, 2026. Roll call vote carried unanimously.
- C. Lot Purchase Agreement with Michigan Housing Partnership, LLC / Allen Edwin for Sale of City-Owned Residential**- Consideration of the Lot Purchase Agreement for the sale of eight City-owned residential lots to Michigan Housing Partnership, LLC / Allen Edwin at a purchase price of \$6,500 per lot, and to authorize the City Manager and City Attorney to complete and execute any necessary documents to finalize the transaction McGhee explained that the City had previously put 12 City-owned lots out for bid and received bids from three parties. Following negotiations, staff recommended selling eight lots to Allen Edwin Homes and four lots to Acheron Construction. The Allen Edwin agreement requires construction to begin on two lots before the end of the year, two more before June of the following year, and the remaining lots thereafter.
Motion made by Vigansky, supported by George, to approve the purchase agreement for the sale of the eight subject lots to Allen Edwin through Michigan Housing Partnerships, LLC, and authorize the City Manager and City Attorney to complete any necessary documents to finalize the transaction. Roll call vote carried unanimously.
- D. Dial-A-Ride (DART)**
- 1) Consider approval of the Addendum to the Service Agreement with the City of Niles for Dial-A-Ride (DART), contingent upon passage of the City of Buchanan's proposed renewal millage.
- McGhee stated that the current agreement is expiring and that the City of Niles has agreed to continue the contract under the same terms beginning January 1. It was noted that any future countywide transit proposal would require action by the Commission and could not be forced upon the City.
- Motion made by George, supported by Vigansky, to approve the addendum to the service agreement with the City of Niles DART, contingent upon passage of the proposed renewal millage. Roll call vote carried unanimously.*
- 2) Consider Resolution 2026.06/11, a Resolution to submit to the electors a proposal for the renewal of a millage for public transportation purposes, Niles Dial-A-Ride (DART) on the November 3rd, 2026 ballot.

McGhee explained that the current millage rate is 1.0 mill and that the proposed renewal would reduce the rate to 0.8 mills while still meeting the City's payment obligations for the service.

Motion made by Vigansky, supported by George, to approve Resolution 2026.06/11 as presented. Roll call vote carried unanimously.

XXI. New Business

A. Authorization to Submit USDA Rural Business Development Grant Application for Downtown Parking Lot Construction Project-

Consider the resolution 2026.06/12 authorizing the submission of a USDA Rural Business Development Grant application in the amount of \$203,142 for construction of the downtown public parking lot at the former Nelson's Transfer Station site, with a City match of \$71,375, and to authorize the City Manager to execute any necessary documents related to the application.

McGhee explained that the City previously received grant funding to cover 100% of engineering costs for the project. The proposed grant application would support construction of a parking lot near the fire station and McCoy Creek area, with approximately 22 to 25 parking spaces. Construction would likely occur in spring or summer if awarded.

Motion made by George, supported by Vigansky, to approve Resolution 2026.06/12 authorizing submission of the USDA Rural Business Development Grant application and authorizing the City Manager to execute the necessary documents. Roll call vote carried unanimously.

B. Introduction of Ordinance 2026.08/453- Considered the introduction of Ordinance 2026.08/453, an ordinance to amend Chapter 98, Article VI, of the City of Buchanan Code to regulate the riding of bicycles within the City and to repeal all ordinances in conflict therewith. Also considered scheduling Public Hearing #1 for July 13, 2026, to receive public input on the proposed ordinance.

McGhee explained that the ordinance responds to increased use of e-bikes and other motorized or electric bicycles on sidewalks and is intended to give the Police Department a better ability to address safety concerns. The ordinance was described as creating civil infractions rather than criminal misdemeanors.

Motion made by Vigansky, supported by George, to approve the introduction of Ordinance 2026.08/453, an ordinance to amend Chapter 98, Article VI, to regulate the riding of bicycles, and schedule Public Hearing No. 1 for July 13, 2026. Roll call vote carried unanimously.

C. Undeveloped Right-of-Way vacation in the Hobart St. Neighborhood- Consider the vacation of the undeveloped public right-of-way areas in the Hobart Street and South Red Bud Trail neighborhood, subject to legal review, required public notice, reservation of any necessary utility easements, and completion of the appropriate documentation.

McGhee explained that several undeveloped rights-of-way in the area are unlikely to ever be developed because of the cost of extending utilities and infrastructure. Vacating the rights-of-way would allow portions to be divided among adjoining property owners, generally split 50/50 along the centerline. A central area would remain unvacated to preserve access to rear properties.

Motion made by Vigansky, supported by George, to approve the vacation of undeveloped right-of-way, subject to any required legal review, public notice, necessary utility easements, and completion of the appropriate documentation as presented. Roll call vote carried unanimously.

- D. Zero Turn Riding Mower RFP**- Consider the bids received for the purchase of one 52" Zero Turn Riding Mower for use by the Department of Public Works, and authorize award of bid.

Staff recommended the RZ752 mower from Weldy's. Although it was the second-lowest responsive bid, the unit was described as more robust and having a longer service cycle, making it more cost-effective over time. Staff noted that City mowers are used daily during mowing season, including for cemetery, parks, and code enforcement mowing.

Motion made by George, supported by Vigansky, to award the purchase of the RZ752 mower from Weldy's in an amount not to exceed \$8,685.98. Roll call vote carried unanimously.

- E. 2026 Utility Cut Restoration and Mill & Overlay Program RFP**- Consider the bids received for the 2026 Asphalt Patching, Utility-Cut Restoration, and Mill & Overlay Program, and authorize award of bid.

McGhee explained that Work Scope 1 covers utility tie-in patching around the community and would be paid from the water and sewer fund. Work Scope 2 includes interim road patching, including a significant section of Alexander Street, while the City awaits additional information regarding anticipated state road funding.

Motion made by Vigansky, supported by George, to award Work Scope 1 to A. Strong Construction in the amount of \$45,860 and Work Scope 2 to Reith-Riley Construction in the amount of \$101,500. Roll call vote carried unanimously.

- F. Expenditures**- Consider approving the expenditures for June 8th, 2026.

Discussion included legal fees related to FOIA matters and costs associated with certification of the chipper truck, which staff explained is required for safety and insurance purposes.

Motion made by Vigansky, supported by George, to approve the expenditures in the amount of \$40,273.19 as presented. Roll call vote carried unanimously.

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

- A. Buchanan Master Plan**- The City of Buchanan is continuing work on the Buchanan Master Plan update. As part of the public engagement process, the City will host two public open house opportunities for residents and community members to provide input on housing, economic development, and future land uses within the City of Buchanan.

The first public open house will be held on Tuesday, June 9, 2026, from 5:00 p.m. to 7:00 p.m. at Buchanan City Hall, 302 Red Bud Trail North. A second opportunity for public input will be held on Saturday, June 13, 2026, from 8:00 a.m. to 1:00 p.m. at the Buchanan Farmers Market, 122 Days Avenue.

Light refreshments will be provided. Community members may also visit tinyurl.com/BuchananPlan to view results from the public survey.

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

Chief Burnett announced that National Night Out will be held the first Tuesday in August from 6:00 PM to 9:00 PM at McCoy Creek. He also stated that a summary regarding e-bikes and related statutes has been posted on the City website under the Chief's Corner. He reminded the public that bicycle and e-bike operators must obey applicable traffic laws.

XXIV. Executive Comments

- A. City Manager Comments**

The City Manager reported that plans and specifications for the boat launch project phases one and two are complete and under DNR review. The project is expected to go out for bid after DNR approval, with construction anticipated during the summer.

The City Manager also reported that garbage bids were received and that two of the three bidders came in below the City's current service cost. A recommendation for a future garbage provider will be brought to the Commission at an upcoming meeting, with potential cost savings for residents.

B. Commissioner Comments

Commissioner Vigansky thanked everyone who participated in recent community events and commented positively on the fish fry.

Commissioner George reminded the public that the Kathryn Park community build is scheduled for June 23 and 24. She clarified that the park does not have a million-dollar budget and asked about the planned playground surface. Staff explained that the surface is a safety-rated shredded material, not a solid ADA-accessible poured surface, and that an ADA-accessible swing is included in the playground design. Commissioner George also reminded residents about garage sale weekend and noted that Relevant Church is unable to participate on July 18 and will reschedule for a later date.

C. Mayor Comments

Mayor Weedon thanked attendees and commented on activity and improvements in the downtown, including progress at Brick and Bloom, McCollum's one-year anniversary, and outdoor seating downtown. It was also noted that Buckteen Reunion attendance is approximately 417.

XXV. Adjourn

Kalla Langston-Weiss, City Clerk

Mayor Mark Weedon