



**PUBLIC HEARING & REGULAR MEETING OF THE BUCHANAN CITY
COMMISSION**
MONDAY, JUNE 22, 2026 – 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 to the Public Hearing

Swem called Public Hearing to order at 7:00pm.

II. Roll Call

Present: Vigansky, Money, Swem, George

Absent: Weedon

III. Opening of Public Hearing

Money moved, seconded by George to open Public Hearing at 7:00pm. Voice vote carried unanimously.

IV. Statement of Purpose and Announcement of Rules

A. The purpose of this public hearing is to receive public comment on a proposed amendment to the City of Buchanan Downtown Development Authority Development Plan and Tax Increment Financing Plan, Ordinance 2026.06/452. The proposed amendment has been prepared and approved by the Buchanan Downtown Development Authority and transmitted to the City Commission for consideration in accordance with the Recodified Tax Increment Financing Act, Public Act 57 of 2018, as amended. The amendment is intended to further the purposes of the Act by supporting downtown development, preventing deterioration of property values, encouraging economic growth, and identifying proposed improvements and financing methods within the downtown district.

V. Close of Public Hearing

Vigansky moved, seconded by Money to close Public Hearing at 7:02pm. Voice vote carried unanimously.

VI. Call to Order the Regular Meeting

Swem called the regular meeting to order at 7:04pm.

VII. Recognition

A. Proclamation Honoring 100 Years of Boy Scouts in Buchanan

Swem read the proclamation honoring Troop 451 for their 100 year anniversary in Buchanan and presented it to the Troop.

VIII. Pledge of Allegiance

Swem led in the Pledge of Allegiance.

IX. Invocation

George led in prayer.

X. Roll Call

Present: Vigansky, Money, Swem, George

Absent: Weedon

XI. Approve Agenda

Vigansky moved, seconded by Money 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 June 8th, 2026.

B. Buchanan District Library Appointment- Consider reappointing Molly Thornton to the BDL Board of Trustees.

C. Excuse- Consider excusing Mayor Pro Tem Patrick Swem and Commissioner Larry Money from the June 8th, 2026 Regular Meeting.

George moved, seconded by Vigansky to approve the Consent Agenda. Voice vote carried unanimously.

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

None.

XV. Reports by: Departments, Committees, Boards

None.

XVI. Unfinished Business

A. DDA Development Plan and TIF- Consider Second Reading and Enactment of Ordinance 2026.06/452, the Downtown Development Authority Development Plan and Tax Increment Financing Plan Amendment.

Vigansky asked about the plan's mentioning an Incubator. McGhee responded that 'incubator' is a generic term in this context and is there as a standard allowable cost for a DDA, but that it would need to specifically be budgeted for and currently isn't. It is there because the priorities of the DDA could

change over the years. Vigansky asked about broadband emphasized that he was not in favor of the DDA issuing loans, and McGhee stated that the DDA is not structured to give loans and there is consensus on the board that loans are not something they want to pursue.

Money moved, seconded by George to approve the Second Reading and Enactment of Ordinance 2026.06/452, the Downtown Development Authority Development Plan and Tax Increment Financing Plan Amendment as presented. Roll call vote carried unanimously.

XVII. New Business

A. Lot Purchase Agreement with Astrong Construction for Sale of City-Owned Residential-

Consideration of the Lot Purchase Agreement for the sale of four City-owned residential lots to Astrong Construction for the following lots and prices: 411 Elizabeth Street: \$7,100, 416 Bluff Street: \$6,300, 418 Bluff Street: \$6,300, 1104 Victory Street: \$7,500, and to authorize the City Manager and City Attorney to complete and execute any necessary documents to finalize the transaction.

McGhee summarized the background of the lot purchase agreement, with Astrong being the lowest bidder on these four properties and Allen Edwin Homes being the lowest bidder on the eight previously approved.

George moved, seconded by Vigansky to approve the Lot Purchase Agreement with Astrong Construction for Sale of City-Owned Properties. Roll call vote carried unanimously.

B. Ordinance 2026.08/454- Introduction of an Ordinance to Amend the City of Buchanan Unified Development Code, Section 71-18, Table 71-J Use Matrix – Residential, and Article V Definitions; and Scheduling of a First Reading and Public Hearing for July 27, 2026. As well as sending to the Planning Commission for their recommendation.

McGhee introduced the proposed ordinance, which will serve as a clean up of definitions in the Unified Development Code. Director of Zoning and Community Development Gundersen will be at the next meeting to walk the Commission through the changes.

Vigansky moved, seconded by Money to Schedule a First Reading and Public Hearing for Ordinance 2026-08/454 for July 27, 2026 as well as sending it to the Planning Commission for their recommendation. Roll call vote carried unanimously.

C. Award of Bid for Trash Services- Consider awarding the bid for trash collection services and authorizing the City Manager to execute the related service agreement.

McGhee reported that the City had gone out to bid for trash services and received three responses, two of which were lower than current rates. LRS, the City's current provider, was the lowest bidder. The City's Spring Clean Up will be provided dumpsters for free, charging only a tip fee, and residents will receive free large item pickup.

George moved, seconded by Money to authorize the City Manager to negotiate and execute a 5-year agreement with LRS for Residential Refuse Collection Services, including optional bi-weekly recycling collection under the contractor direct bill model, subject to final contract negotiation, City Attorney review, and confirmation that LRS satisfies all RFP, insurance, security, operational, reporting, and implementation requirements.

George noted that she appreciated the work the City Staff put into preparing the information included in the packet.

Roll call vote carried unanimously.

D. Brownfield Redevelopment Authority- Consider the Brownfield Redevelopment Authority Policies and Procedures, as recommended by the BRA.

Vigansky moved, seconded by Swem to approve BRA policies and procedures as presented. Roll call vote carried unanimously.

E. Resolution 2026.06/13- Consider Resolution for Designation of Street Administrator to Treasurer Deborah Perez.

Money moved, seconded by George to approve Resolution 2026.06/13 as presented. Roll call vote carried unanimously.

F. Budget Amendments- Consider approving Budget Amendments #2026-02, as presented.

Vigansky asked if we'd be able to turn the numbers around for the Common, the Preservation Society, Tin Shop, etc. McGhee answered that those properties will be funded by the DDA in the budget they just approved.

Vigansky moved, seconded by George to approve the 2026-02 Budget Amendments as presented. Roll call vote carried unanimously.

G. Expenditures- Consider approving the expenditures for June 22, 2026.

McGhee noted an expense from Sensus was an annual expense related to water system communications with our meters, well, and towers.

Vigansky moved, seconded by Money to approve the June 22, 2026 expenditures in the amount of \$85,971.33. Roll call vote carried unanimously.

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

None.

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

Myrene Koch – Running for Judge in the 5th District in November, currently the Assistant Prosecuting Attorney in Berrien County.

XX. Executive Comments

A. City Manager Comments

There will be a Community Build for the new Kathryn Park equipment starting tomorrow morning. There will be concrete work going on downtown, it is all warranty and punch list work that did not meet our specifications and is done at no cost to the City. Staff is pricing streetscape furniture and will bring it to the Commission in July.

B. Commissioner Comments

Vigansky – Thanked everyone and spoke about the Kathryn Park Community Build.

Money – Congratulated Boy Scout Troop 541 on their 100 year anniversary. Thanked City Staff and the DPW for their hard work during a taxing time.

George – Congratulated the Boy Scouts and thanked Candidate Koch for introducing herself.

Swem – Congratulated the Boy Scouts and he will see everyone at Kathryn Park tomorrow.

C. Mayor Comments

None.

XXI. Adjourn

Vigansky moved, seconded by Money to adjourn ay 7:43pm. Voice vote carried unanimously.

Kalla Langston-Weiss, City Clerk

Mayor Mark Weedon