



REGULAR MEETING OF THE BUCHANAN CITY COMMISSION

MONDAY, AUGUST 24, 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 Public Hearing

Weedon called public hearing to order at 7:00pm.

II. Roll Call

Present: Weedon, Vigansky, Money, Swem, George

Absent: None

City Staff Present: City Manager Tony McGhee, City Clerk Kalla Langston-Weiss, Planning & Community Development Director Kristen Gundersen

III. Opening of Public Hearing

Swem moved, seconded by Money, to open the Public Hearing. Voice vote carried unanimously.

IV. Statement & Purpose

- A. The purpose of the public hearing is to receive public comment regarding a proposed ordinance 2026.09/455, Workforce Housing Payment in Lieu of Taxes (PILOT) Ordinance. The proposed ordinance would establish a process through which qualifying workforce housing developments or rehabilitation projects may receive an exemption from ad valorem property taxes and instead pay an annual service charge in lieu of those taxes.

V. Close of Public Hearing

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

VI. Call to Order

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

VII. Roll Call

Present: Weedon, Vigansky, Money, Swem, George

Absent: None

City Staff Present: City Manager Tony McGhee, City Clerk Kalla Langston-Weiss, Planning & Community Development Director Kristen Gundersen

VIII. Recognition

A. Honoring Geola Lewis on the Occasion of Her 90th Birthday

Mayor Weedon read the proclamation honoring long time resident and community member Geola Lewis on her 90th birthday and presented it to her and her family.

IX. Pledge of Allegiance

Weedon led in the Pledge of Allegiance.

X. Invocation

George led the invocation.

XI. Approve Agenda

Vigansky moved, 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 approving the Regular Meeting Minutes from August 10, 2026.

B. Common Rental- Consider the approval of the Common Rental form for August 30, 2026, for Faith and Family Day.

Swem moved, seconded by George, 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. Ordinance 2026.09/455- Consider the 1st reading of Ordinance 2026.09/455, a Workforce Housing Payment in Lieu of Taxes (PILOT), and schedule the 2nd public hearing and reading for September 28th, 2026.

Swem moved, seconded by Money, to approve the 1st reading of Ordinance 2026.09/455, and schedule the 2nd public hearing and reading for September 28th, 2026. Roll call vote carried unanimously.

XVII. New Business

A. Crossing Guard Agreement- Consider the 2026-2027 Crossing Guard Agreement with Buchanan Community Schools.

McGhee presented the 2026-2027 annual crossing guard agreement, which is in line with previous year's agreements. It includes a 50/50 cost split with the schools.

Money moved, seconded by Vigansky, to approve the 2026-2027 Crossing Guard Agreement as presented.

Vigansky asked if High School students were ever used as crossing guards and where they were located. Police Chief Burnett answered that crossing guards must be at least 18 and a High Schooler would have to miss the first and last class. Burnett listed several intersections crossing guards are stationed at.

Roll call vote carried unanimously.

B. School Resource Officer- Consider the SRO agreement with Buchanan Community Schools.

McGhee characterized this year's SRO agreement as essentially a renewal. The School pays 75% of the cost and the City pays 25%, with Burnett having secured a grant to pay the City's portion. We have received positive feedback from the program, including reduced calls to the schools for the Police Department. Vigansky asked if the State would continue to grant program, McGhee answered that there isn't a guarantee with elections and changes in administrations.

Money moved, seconded by George, to approve the SRO agreement with Buchanan Community Schools as presented.

Swem commented that our School Resource Office is a great presence in the schools and does a good job.

Roll call vote carried unanimously.

C. Proposed Ordinance Introductions & Schedule Public Hearings and First Readings for September 28, 2026- Consider the introduction of the following proposed ordinances and direct staff to schedule the required public hearings and first readings for the September 28, 2026, City Commission meeting, following Planning Commission review and recommendation:

Ordinance No. 2026.10 / 456 – Map Amendment (Rezoning), East Third Street and Skyline Drive – N Natural to I Industrial.

Ordinance No. 2026.10 / 457 – Unified Development Code Amendment – Downtown Design Review Overlay District.

Ordinance No. 2026.10 / 458 – Unified Development Code Amendment – Fencing, Lighting, Screening and Landscaping Standards.

Ordinance No. 2026.10 / 459 – Unified Development Code Amendment – Sign Standards.

Swem moved, seconded by Money, to approve the introduction of Ordinance No. 2026.10/456 – Map Amendment (Rezoning), East Third Street and Skyline Drive – N Natural to I Industrial, Ordinance No. 2026.10 / 457 – Unified Development Code Amendment – Downtown Design Review Overlay District, Ordinance No. 2026.10 / 458 – Unified Development Code Amendment – Fencing, Lighting, Screening and Landscaping Standards, and Ordinance No. 2026.10 / 459 – Unified Development Code Amendment – Sign Standards.

Planning & Community Development Director Kristen Gundersen summarized proposed changes to the Unified Development Code.

Roll call vote carried unanimously.

C. Economic Development Incentive Policy- Consider approving the proposed economic development policy.

McGhee presented the proposed economic development incentive policy addressing various tax incentive policies developers look at, such as Brownfields, Obsolete Property, Workforce Housing, etc. The policy establishes a standard approach to such projects.

Swem moved, seconded by Money, to approve the proposed Economic Development Incentive Policy as presented. Roll call vote carried unanimously.

D. City Vehicle Fleet- Consider the amended leasing agreement.

The City is adding two vehicles to its rental agreement to replace current City vehicles that are no longer in good condition.

George moved, seconded by Vigansky, to approve the amended leasing agreement.

Vigansky asked how much these vehicles cost new. McGhee replied that Police cruisers, before they are kitted out, are around \$55,000 and pickup trucks are around \$60,000 and \$70,000. Vigansky asked Burnett how they determine if an officer can still drive the cruiser after accidents. Burnett responded that accidents such as the recent one involving hitting a deer, are expected in a place like Michigan, but for repeated accidents officers could be sent to driving school or being given a professional improvement plan.

Roll call vote carried unanimously.

E. L&L Air Trim Plant Rehabilitation District: Consider scheduling a Public Hearing for September 14, 2026, at 7:00 PM. L&L Air Trim Collection Systems, LLC has requested the creation of a Plant Rehabilitation District for the properties located at 600 Cecil Street, 607 Berrien Street, and 701 Berrien Street.

L&L Air Trim purchased the property familiar to locals as the old EV building a few years ago, are using a portion of the building for themselves, and would like to remodel and leave out the rest of the building. The creation of a Plant Rehabilitation District would set them up to be able to apply for a tax exemption for future improvements which would be reviewed per the economic development incentive policy.

Money moved, seconded by Swem, to schedule a Public Hearing for September 14, 2026, at 7:00 PM. Roll call vote carried unanimously.

F. Expenditures- Consider approving the expenditures in the amount of \$83,509.32.

Vigansky moved, seconded by George, to approve the expenditures as presented. Roll call vote carried unanimously.

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

A. Michigan Municipal League Annual Meeting Notice

Clerk Langston-Weiss shared MML annual meeting notice.

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

Mary Gilbert – Asked City Commission candidates to answer the question “what’s so special about you that makes you the most qualified person to make decisions for this town.”

Norma Ferris – Asked for more information on City Commission candidates.

XX. Executive Comments

A. City Manager Comments

Terracon, a new business in the community and national environmental/consulting/engineering/materials testing firm, recently had an open house. They’ve already employed over 50 people in town with plans to hire more. There will be substantial patching work done on River St starting Monday.

B. Commissioner Comments

George – Shared information on Faith & Family Day, this Sunday at the Common. The Buchanan Area Recreation Board is working on their new five-year plan and has released a survey for residents and locals to share their priorities for our parks. To Ms. Gilbert's question, George brings a young perspective to this community as well as being the only woman on the board. She loves Buchanan and is planning to stay here. Transparency and financial stability are important to her.

Swem – Had a great time at the National Night Out event. The Chili Walk will be coming back October 3rd as part of the new Harvest Festival. The Brownfield Redevelopment Authority met this month and is working to be proactive about development sites. There has been a lot of progress with Bertrand Township and a potential extension of water services supplied there by the City.

Vigansky – Reiterated George's points and added that he is not afraid to ask questions and is proud of his record. He loves the work and thanked the Board for the good discussion tonight. Vigansky shared also that Tony Houser is no longer running for City Commission, though his name will still be on the ballot as they've already been sent for printing.

Money – Congratulated Mrs. Lewis on the fine work she's done in Buchanan. There had been a candidate forum in previous years for City Commission candidates. Thanks the Board and City Staff for their hard work.

C. Mayor Comments

Terracon is another great asset for the community. He also congratulated Mrs. Lewis. The Concert Series had wrapped up another great year. Weedon answered Ms. Gilbert that a history of leadership and work, as well as faith and belief in the City of Buchanan qualifies him as a City Commissioner. He appreciates the community, the Board, and the staff.

XXI. Adjourn

Money moved, seconded by George, to adjourn the meeting at 8:08pm. Voice vote carried unanimously.

Kalla Langston-Weiss, City Clerk

Mayor Mark Weedon