

AGENDA

THE COMMISSION OF THE CITY OF BUCHANAN in compliance with Michigan’s Open Meetings Act, as amended, B2103192 of 2021, hereby gives notice of a regular meeting of the Buchanan City Commission to be held electronically in order to protect the health and safety of our community due to the novel coronavirus (COVID-19).

Join Meeting via Computer: <https://zoom.us/j/2435931819>
Join Meeting via Mobile Phone: +16465588656,,2435931819#
Join Meeting via Land Line Telephone: +1 646 558 8656
Meeting ID: 243 593 1819
Toggle #6 to mute/unmute. #9 to raise your hand.

** All members of the public will be muted by the moderator, except for during the public comment portions of the agenda. To minimize background noise and/or feedback, we ask that participants manually mute their phone or computer microphone during this portion of the agenda if not speaking. Anyone who speaks during the meeting must provide their full name to the Clerk for recording in the official minutes.*

** 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 bpitcher@cityofbuchanan.com.*

- I. Call to Order**
- II. Recognition**
- III. Pledge of Allegiance**
- IV. Roll Call**
- V. Agenda**
- VI. Public Comment - Agenda Items Only (3-minute limit)**
- VII. Consent Agenda (can be approved all in one motion, for general housekeeping items)**

A. Approve Minutes of April 26, 2021 Regular Meeting; April 29, 2021 Special Meeting.

B. Approve expenditures for May 5, 2021 in the amount of is \$94,139.63. Expenditures of note include:

- \$15,911.00 to ETNA for the annual SENSUS hosting fees
- \$12,991.15 to Ford Motor Credit for the PD’s 2020 Ford Interceptor
- \$4, 499.00 for the annual membership renewal for the Michigan Municipal League

C. Authorize City Manager, Heather Grace and Treasurer, Stephanie Powers to make changes and appropriate transfers to the United Federal Credit Union HSA Accounts.

D. Adopt RES 2021.05/226 to Designate City Manager Grace as the signatory for the MDOT Project Authorization for the City of Buchanan FY 2021 Section 5311 Operating Formula Grants for Rural Areas Program (Dial-A-Ride funding).

E. Consider the approval of banner placements for:

- Buchanan High School Athletics - Estimated May 19-24
- American Legion Military Appreciation - May 24-July 9

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

A. Tamiko Brown with the Avery Brown Classic would like to address the Commission. She has submitted a street closure form for Arctic and Victory Streets on Saturday, July 3 from 8:00 a.m. to 11:00 p.m. Approvals have been received from appropriate City staff.

IX. Reports by: Departments, Committees, Boards

A. Jerry Flenar will present a trail expansion/fundraising update. The Commission is also asked to consider adoption of Resolution 2021.05/225 - Support for TAP Grant Application, which supports the submission of an application for the FY 2023 Michigan Department of Transportation, Transportation Alternative Program (TAP) for the Schirmer Parkway Non-motorized Trail Project.

B. Repairs on the current hotbox originally were \$3,000. The machine was inspected and in need of \$9,450 in repairs. The machine has been in service for the City for at least 18 years. Quotes for a replacement are as follows:

- Spaulding MFG 2021 2-Ton, air jacked non dump trailer: \$27,275.00
- M&M Distribution 2021 Big A 4-Ton Hotbox reclaimer trailer, hydraulic dump: \$28,200.00
- Falcon 2021 4-Ton recycler and hotbox, hydraulic dump: \$27,512.77

X. Unfinished Business

A. High Profile has submitted renewal applications and fees for the following permits:

1. Medical Marijuana, 804 E. Front St., Provisioning Center, \$5000, PC1, 04.12.2020
2. Adult Use, 804 E. Front St., Retailer Establishment, ALUMRE1, \$5000, 04.12.2020

Murphy reviewed each application and the accompanying documentation including any updates to the applicant's original application and all documentation is in proper order. The required background checks have now all been performed by Buchanan Police Department. All permit fees have been collected. The Buchanan City Department Heads have reviewed the applications and find them to be in proper order and have signed off with their approval. Therefore, approval of the above permit renewals is recommended.

XI. New Business

A. City Manager Grace would like to schedule a budget work session with the Commission. Suggested dates and times are: the morning or evening of Thursday, May 20th, or the afternoon or evening of Friday, May 21.

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

A. All the suggested changes that were discussed by the Plan Commission at their April 13 meeting have been finalized in the attached final draft of the Master Plan. Additionally, we have updated the Master Plan to include a reference to the Complete Streets policy that was recently adopted by the City Commission in Resolution NO. 2021.04/223, A Resolution to Develop Complete Streets as Part of the City of Buchanan's Master Plan, passed unanimously by the Buchanan City Commission on April 12, 2021.

The Plan Commission will now consider at their May 11th meeting the approval of the Master Plan to be sent on to the City Commission for their approval which will begin the public adoption

process. To start the adoption process, the Plan Commission should pass a motion to send the draft plan to the City Commission for distribution, review and comment.

Please see the update timeline for the adoption of the Master Plan:

1. May 11 – PC meeting – Submit draft plan to city council for distribution and review by motion
2. May 24 - City Commission meeting – approve by motion distribution of the plan and post on website (planning commission secretary distributes plan on May 25 – giving 63 days for review (July 27)).
3. Aug 10 - Planning Commission votes to hold a comment period and hearing at next meeting (Sept 14)
4. Sept 14 – Hold public hearing (notice published week of Aug 23), PC adopts plan by resolution
5. Sept 27 - City Council adopts plan by resolution

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

XIV. Executive Comments

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

XV. Adjourn

**City of Buchanan Commission Minutes
April 26, 2021**

The regularly scheduled meeting of the City Commission was held via electronic meeting on Monday, April 26, 2021, and was called to order at 7:00 p.m. by Mayor Sean Denison. The Mayor led the Pledge of Allegiance.

Recognition

None

Roll Call

Present: Mayor Sean Denison, Commissioners Cameron Downey, Larry Money, Patrick Swem, Mark Weedon

Absent: None

City Staff: City Manager, Heather Grace; City Clerk, Barbara Pitcher; Treasurer, Stephanie Powers; Community Development Director, Rich Murphy; Police Chief, Tim Ganus; Director of Public Works, JT Adkerson; Water Operator in Charge, Scott Desenberg; DPW Staff, Mike Baker; Wastewater Treatment Plant Superintendent, Bill Housand; City Attorney, Mitt Drew

Guests: Frank Demkoski, Dale Toerne, Jerry Flenar, Don Ryman, Dan Vigansky, Monroe Lemay, Kim Moyer, Debra Haight, Rebecka Hoyt, Rick Boone, Lydia A, Susannah Deneau, Alan Robandt, Corilee Scanlon, Mary Lister and several others unidentified.

Agenda

Downey moved, seconded by Weedon to accept the agenda as amended. Roll call vote carried unanimously.

Public Comments (agenda items)

None

Consent Calendar

- Approve Minutes: Regular City Commission Meeting, April 12, 2021.
- Approve Invoices/Expenditures: for April 26, 2021 in the amount of **\$549,922.82**
 - \$ 502,579.00 of which is the March payment to Davis Construction for the WWTP Construction
 - • \$ 6,080.00 for the water department's new trailer

Downey moved, seconded by Swem to accept the consent calendar as presented. Roll call vote carried unanimously.

Scheduled Matters from the Floor

Introduction of New City Attorney – The new City Attorney, Mitt Drew, of the firm Kotz Sangster, introduced himself to the City Commission and indicated he has been working with City Manager Grace on several issues. Based upon the outcome of a meeting scheduled earlier in the day, it is suggested that

a subsequent special meeting should be scheduled later this week to discuss several matters subject to attorney-client privilege that would necessitate a Closed Session.

Reports by: Departments, Committees, Boards

Friends of McCoy's Creek Trail – Jerry Flenar presented a trail expansion fundraising update stating that \$91,000 in private funds have already been raised, he is confident they will reach or exceed their fundraising goal and will be seeking a commitment from the City at a future meeting.

Buchanan Common Committee: Board Appointment Recommendation – The Buchanan Common Committee, at their April 19, 2020 meeting, recommends approval of the board application from Michael Rowland, CEO of the Michigan Gateway Foundation.

Money moved, seconded by Swem to approve the appointment of Michal Rowland to the Common Committee. Roll call vote carried unanimously.

Unfinished Business

Edgewater Bank – Sorin Mihalache, Director of Property Management at United Federal Credit Union indicated that we should consider the Edgewater Bank property fully vacated by United Federal and thereby available for sale or lease to a third party on July 1, 2021. A proposal has been offered to leave the furniture for the City, if the City is interested in it, along with an offer to consider negotiating a settlement. Past discussions have included the possibility of allowing the City PD to expand into that part of the building, especially if the City decides to use some of the revenue from the annual marijuana permits to hire a new police officer dedicated to foot patrol and parking enforcement downtown. Past discussions have also included the possibility of having the City's utility billing receptionist work out of that section of the building so that residents could have the convenience of paying water bills and taxes through the bank's existing drive-thru structure. Manager Grace seeks the Commission's guidance on this issue.

Weedon moved, seconded by Downey to table the issue until the first Commission Regular Meeting following a Special Session with the City Attorney on April 29. Roll call vote carried unanimously.

New Business

City Investment Policy – The City of Buchanan "Investment Policy" is submitted to Commission approval. It emphasizes preservation of capital and minimization of risk. Such a policy is utilized by the Treasurer, who is delegated authority to oversee the City's investments.

Swem moved, seconded by Money to ratify the City of Buchanan Investment Policy. Roll call vote carried unanimously.

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

Draft Budget Proposal – On Monday, April 26th, City Manager Grace presented the Commissioners with a working draft of a proposed budget for fiscal year 2021/2022 (which runs July 1, 2021 – June 30, 2022). This working draft will serve as the starting point to allow Commissioners to make comments for the City Managers consideration prior to the creation of a more formalized draft, which will be submitted in the coming weeks for review by the Commission as an action item on the agenda in May. No action by the Commission is required in relation to budget at this time, as final review and approval is not required at this juncture.

Taxables – The City Assessor has prepared and presented the final taxable values for the City of Buchanan, which are summarized as follows: \$ 115,058,120 total for real and personal taxes within the City, of which \$ 106,385,120 is Real Property and \$ 8,673,00 is Personal Property. These figures represent the total assessed *value* and not the amount that is collected in taxes (which is calculated based on the millage rate divided by 1000 multiplied by the value of the parcel in question). Further breakdowns are as follows:

- Commercial: Real- \$ 17, 860,600 Personal- \$ 3,043,600
- Industrial: Real- \$ 13,342,400 Personal- \$ 630,100
- Residential: Real- \$ 75,182,120 Personal- \$ 0
- Utility: Real- \$ 0 Personal- \$ 4,999,300

Public Comment (non-agenda items)

- **Dale Toerne** – Heard that JT Adkerson may be retiring soon and would like to thank and recognize him for his hard work. Stated he was disappointed in the Commissioners who voted against paid maternity leave – it paints women as second-class citizens.
- **Alan Robandt** – Spoke regarding the board and commission policy stating that Dan Vigansky and Joe Paolucci are being prevented from being on boards. Complained that several businesses in town were not approached for trail donations and are treated as outsiders – even Don Ryman is treated like an outsider. Expressed the City doesn't need another police officer downtown but does need to use the marijuana revenue to invest in downtown.
- **Dan Vigansky** – Countered Toerne's comment congratulating the Commissioners who voted against paid leave for saving the City money and made a threatening remark regarding JT Adkerson.

Mayor Denison admonished speakers saying, while this is a public forum where people are allowed to say what they want, he encourages people to use some level of decorum. Vigansky, unrecognized to speak, rebutted and was ordered "muted" by the Mayor.

- **Rebecka Hoyt** – Promoted the Urban Design Studio open house at the Common on Wednesday, April 5:00 p.m. stating The Chronicle will be present. They will also have a booth at the Buchanan Farmers' Market which starts its season this Saturday, May 1.
- **Monroe Lemay** – Promoted the second Mental Health Forum on Sunday from 2:00-4:00 p.m., hosted by One Buchanan and the City of Buchanan, which will focus on COVID-19 and the effects in the home.

Executive Comments

- **City Manager Grace** – Encouraged everyone to attend the Urban Design Studio open house, reminded that masking and social distancing are required. Vendors, developers and the press are expected to be in attendance. Thanked Rich Murphy for his work on the project.
- **Commissioner Downey** – None.
- **Commissioner Money** – Welcomed Attorney Drew stating expecting that he will be valuable to what the City is trying to accomplish. Stated Jerry Flenar has done an outstanding job.
- **Commissioner Swem** – Stated he is looking forward to seeing everyone on Wednesday. He is requesting an update questions asked at recent work session regarding millages. Asked if there was a deadline for Board Applications in the event the boards to not respond in a timely manner. (Grace responded that we would follow up and send applications directly to the Commission if boards were unresponsive.

- **Commissioner Weedon** – Excited by what Flenar accomplished. Robandt’s voice was heard. Looking forward to Wednesday.
- **Mayor Denison** – Hopes to see everyone at the Common on Wednesday at 5:00 p.m., rain or shine. Noted that Saturday, May 1 is the first day of the Buchanan Farmers’ Market for the season and it is always nice to see and visit with people there. Made the statement that Don Ryman is not an outsider and whether you feel like an outsider or not has a lot to do with how you interact with the community.

Adjourn

Downey moved, seconded by Money to adjourn. Roll call vote carried unanimously. Mayor Denison adjourned the meeting at 7:36 p.m.

Barbara A. Pitcher, City Clerk

Mayor Sean Denison

PENDING APPROVAL

**City of Buchanan Commission Minutes
April 29, 2021**

The special meeting of the City Commission was held via electronic meeting on Thursday, April 29, 2021, and was called to order at 9:00 a.m. by Mayor Sean Denison.

Roll Call

Present: Mayor Sean Denison, Commissioners Cameron Downey, Larry Money, Patrick Swem, Mark Weedon
Absent: None
City Staff: City Manager, Heather Grace; City Clerk, Barbara Pitcher; Police Chief, Tim Ganus; City Attorney, Mitt Drew
Guests: Matt Derby

Agenda

Denison processed with the agenda as presented.

Public Comments (agenda items)

None

New Business

Swem moved, seconded by Money to enter "Closed Session" to discuss three separate matters subject to attorney-client privilege, pursuant to MCL 15.268(8)(h). Roll call vote carried unanimously.

Weedon moved, seconded by Money to resume the open meeting. Roll call vote carried unanimously.

Swem moved, seconded by Money to proceed with the recommendations of the City Attorney with regard to the matters discussed in Closes Session.

[Redacted] moved, seconded by [Redacted] to approve Closed Session Minutes of April 12, 2021 Roll call vote carried unanimously.

Public Comment (non-agenda items)

None

Adjourn

Denison moved, seconded by Money to adjourn. Voice vote carried unanimously. Mayor Denison adjourned the meeting at 11:09 a.m.

Barbara A. Pitcher, City Clerk

Mayor Sean Denison

INVOICE APPROVAL LIST BY FUND REPORT

City of Buchanan

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
Fund: 101 GENERAL							
Dept: 101.000 CITY COMMISSION							
101-101.000-715.000	FRINGE BEN ADP, INC.///	14287 577648858 578533168	PAYROLL PROCESSING	82785	05/10/2021	05/10/2021	2.06
							2.06
101-101.000-818.000	CONTRACTI PRIDE THE PORTABLE TOIL	23611	TOILET RENTAL	82826	05/10/2021	05/10/2021	168.00
	PRIDE THE PORTABLE TOIL	23612	TOILET RENTAL BYSBA	82826	05/10/2021	05/10/2021	270.00
							438.00
101-101.000-831.000	MEMBERSH MICHIGAN MUNICIPAL LEAG	64	MEMBERSHIP RENEWAL	82818	05/10/2021	05/10/2021	4,499.00
							4,499.00
101-101.000-885.000	PUBLIC REL DPM EVENTS	1228777	MENTAL HEALTH EVENT BASC	82797	05/10/2021	05/10/2021	800.00
							800.00
Total Dept. CITY COMMISSION:							5,739.06
Dept: 172.000 CITY MANAGER							
101-172.000-715.000	FRINGE BEN ADP, INC.///	14287 577648858 578533168	PAYROLL PROCESSING	82785	05/10/2021	05/10/2021	6.18
							6.18
101-172.000-826.000	LEGAL FEE: BARNES & THORNBURG LLF	2464012	LEGAL SERVICES	82789	05/10/2021	05/10/2021	967.50
							967.50
Total Dept. CITY MANAGER:							973.68
Dept: 215.000 CITY CLERK							
101-215.000-715.000	FRINGE BEN ADP, INC.///	14287 577648858 578533168	PAYROLL PROCESSING	82785	05/10/2021	05/10/2021	4.12
							4.12
101-215.000-903.000	LEGAL NOTI LEADER PUBLICATIONS LLC	144581/0421	PUBLICATIONS	82814	05/10/2021	05/10/2021	395.32
							395.32
Total Dept. CITY CLERK:							399.44
Dept: 253.000 TREASURER							
101-253.000-715.000	FRINGE BEN ADP, INC.///	14287 577648858 578533168	PAYROLL PROCESSING	82785	05/10/2021	05/10/2021	6.18
							6.18
101-253.000-730.000	POSTAGE ELAN FINANCIAL SERVICES		POSTAGE	82798	05/10/2021	05/10/2021	7.95
							7.95
101-253.000-818.000	CONTRACTI PLANTE & MORAN	1999606	AUDITING SERVICES	82824	05/10/2021	05/10/2021	12,720.00
							12,720.00
Total Dept. TREASURER:							12,734.13
Dept: 265.000 BUILDING AND GR							
101-265.000-756.000	MISCELLAN ELAN FINANCIAL SERVICES		FACEBOOK AD	82799	05/10/2021	05/10/2021	35.00
	ELAN FINANCIAL SERVICES		FACEBOOK AD	82800	05/10/2021	05/10/2021	35.00
	ELAN FINANCIAL SERVICES	9904568291	RESTOCK PAPER	82804	05/10/2021	05/10/2021	999.00

INVOICE APPROVAL LIST BY FUND REPORT

City of Buchanan

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
	OFFICE DEPOT	167298197001	OFFICE SUPPLIES VAR	82822	05/10/2021	05/10/2021	17.59
	OFFICE DEPOT	168723965001	OFFICE SUPPLIES VAR	82822	05/10/2021	05/10/2021	15.95
	OFFICE DEPOT	168729542001	OFFICE SUPPLIES VAR	82822	05/10/2021	05/10/2021	50.97
							383.41
101-265.000-818.000	CONTRACTI						
	BS&A SOFTWARE///	134013	ANNUAL SERVICE FEE	82792	05/10/2021	05/10/2021	1,124.00
	CINTAS CORP.///	4082538817	RUGS & MATS	82794	05/10/2021	05/10/2021	66.83
	ELAN FINANCIAL SERVICES	44850	DEPOSIT ONLY STAMP	82801	05/10/2021	05/10/2021	30.70
	PARRETT COMPANY///	58197	MONTHLY CHARGES	82823	05/10/2021	05/10/2021	98.76
	ROSE PEST SOLUTIONS	150524173	PEST CONTROL CITY HALL	82829	05/10/2021	05/10/2021	44.00
							1,364.29
101-265.000-853.000	TELEPHONE						
	COMCAST CABLE///		MONTHLY CHARGES	82796	05/10/2021	05/10/2021	395.01
							395.01
101-265.000-921.000	UTILITIES						
	CITY OF BUCHANAN///		MONTHLY UTILITIES	82795	05/10/2021	05/10/2021	227.39
							227.39
101-265.000-931.000	MAINTENAN						
	SPURLOCK/TINA//	181360 092257	CLEANING SERVICES	82833	05/10/2021	05/10/2021	75.00
							75.00
							Total Dept. BUILDING AND GROUNDS: 2,445.10
Dept: 269.000 RENTAL PROPERT							
101-269.000-921.000	UTILITIES						
	CITY OF BUCHANAN///		MONTHLY UTILITIES	82795	05/10/2021	05/10/2021	33.70
	INDIANA MICHIGAN POWER		MONTHLY BILLING	82812	05/10/2021	05/10/2021	54.28
	INDIANA MICHIGAN POWER		MONTHLY BILLING	82812	05/10/2021	05/10/2021	20.41
							108.39
							Total Dept. RENTAL PROPERTY: 108.39
Dept: 271.430 PEAR'S MILL							
101-271.430-853.000	TELEPHONE						
	AT&T///		MONTHLY CHARGES	82788	05/10/2021	05/10/2021	38.93
							38.93
101-271.430-921.000	UTILITIES						
	INDIANA MICHIGAN POWER		MONTHLY BILLING	82812	05/10/2021	05/10/2021	7.95
	INDIANA MICHIGAN POWER		MONTHLY BILLING	82812	05/10/2021	05/10/2021	53.77
							61.72
							Total Dept. PEAR'S MILL: 100.65
Dept: 271.435 FARMERS' MARKE							
101-271.435-921.000	UTILITIES						
	INDIANA MICHIGAN POWER		MONTHLY BILLING	82812	05/10/2021	05/10/2021	7.95
							7.95
							Total Dept. FARMERS' MARKET: 7.95
Dept: 271.440 BUCHANAN COMM							
101-271.440-935.000	BUILDING &						
	ELAN FINANCIAL SERVICES	114-1686766-7384205	COMMONS STAFF LIGHTING	82805	05/10/2021	05/10/2021	879.70
	LOWE'S///	88933923	COMMON STAGE REPAIRS	82816	05/10/2021	05/10/2021	412.65
							1,292.35
							Total Dept. BUCHANAN COMMON: 1,292.35

Dept: 276.000 CEMETERY

INVOICE APPROVAL LIST BY FUND REPORT

City of Buchanan

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
101-276.000-715.000	FRINGE BEN ADP, INC.///	14287 577648858 578533168	PAYROLL PROCESSING	82785	05/10/2021	05/10/2021	32.97
							32.97
101-276.000-751.000	GAS AND OI WEX BANK///	71631489	MONTHLY FUEL CHARGES	82840	05/10/2021	05/10/2021	663.77
							663.77
101-276.000-756.000	MISCELLAN REDBUD HARDWARE		MONTHLY BILLING	82828	05/10/2021	05/10/2021	77.97
							77.97
101-276.000-853.000	TELEPHONE AT&T///		MONTHLY CHARGES	82788	05/10/2021	05/10/2021	33.68
							33.68
101-276.000-921.000	UTILITIES CITY OF BUCHANAN///		MONTHLY UTILITIES	82795	05/10/2021	05/10/2021	5.25
							5.25
101-276.000-932.000	MAINTENAN REDBUD HARDWARE WELDY SALES AND SERVIC		MONTHLY BILLING	82828	05/10/2021	05/10/2021	156.98
		2870	STRING & OIL WEEDEATER	82838	05/10/2021	05/10/2021	124.97
							281.95
							Total Dept. CEMETERY: 1,095.59
Dept: 301.000 POLICE							
101-301.000-715.000	FRINGE BEN ADP, INC.///	14287 577648858 578533168	PAYROLL PROCESSING	82785	05/10/2021	05/10/2021	171.96
							171.96
101-301.000-728.000	OFFICE SUF OFFICE DEPOT OFFICE DEPOT	168190256001 168243246001	OFFICE SUPPLIES VAR OFFICE SUPPLIES VAR	82822 82822	05/10/2021 05/10/2021	05/10/2021 05/10/2021	96.30 11.99
							108.29
101-301.000-751.000	GAS AND OI AALFS PETROLEUM INC./// WEX BANK///		MONTHLY FUEL CHARGES	82784	05/10/2021	05/10/2021	785.18
		71631489	MONTHLY FUEL CHARGES	82840	05/10/2021	05/10/2021	643.14
							1,428.32
101-301.000-756.000	MISCELLAN REDBUD HARDWARE		MONTHLY BILLING	82828	05/10/2021	05/10/2021	15.98
							15.98
101-301.000-818.000	CONTRACTI BERRIEN COUNTY TREASUR PARRETT COMPANY/// ROSE PEST SOLUTIONS	10837 58197 150524517	LEIN & MCS CONNECTION MONTHLY CHARGES PEST CONTROL PD	82791 82823 82829	05/10/2021 05/10/2021 05/10/2021	05/10/2021 05/10/2021 05/10/2021	198.00 27.65 71.00
							296.65
101-301.000-851.000	RADIO MAIN STRYKER SALES CORPORA	3368099 M	SUPPLIES PATROL VEHICLES	82834	05/10/2021	05/10/2021	279.60
							279.60
101-301.000-853.000	TELEPHONE AT&T///		MONTHLY CHARGES	82788	05/10/2021	05/10/2021	76.16
							76.16
101-301.000-915.000	TARGET RA KIESLER'S POLICE SUPPLY,	IN164359	AMMO CASES RANGE TRAININ	82813	05/10/2021	05/10/2021	654.64

INVOICE APPROVAL LIST BY FUND REPORT

City of Buchanan

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
Total Dept. BUILDING INSPECTOR:							66.85
Dept: 441.000 DEPARTMENT OF I							
101-441.000-715.000	FRINGE BEN						
	ADP, INC.///	14287 577648858 578533168	PAYROLL PROCESSING	82785	05/10/2021	05/10/2021	128.85
	UNITED FEDERAL CREDIT U		HSA ADVANCE BAKER M	82836	05/10/2021	05/10/2021	224.00
							352.85
101-441.000-751.000	GAS AND OI						
	ELAN FINANCIAL SERVICES	9084457	FUEL TRUCK INSPECTIONS	82803	05/10/2021	05/10/2021	72.73
	WEX BANK///	71631489	MONTHLY FUEL CHARGES	82840	05/10/2021	05/10/2021	849.07
							921.80
101-441.000-756.000	MISCELLAN						
	REDBUD HARDWARE		MONTHLY BILLING	82828	05/10/2021	05/10/2021	667.75
	RUBICON COMPUTERS	3105	LAPTOP REPAIRS	82830	05/10/2021	05/10/2021	244.90
							912.65
101-441.000-921.000	UTILITIES						
	CITY OF BUCHANAN///		MONTHLY UTILITIES	82795	05/10/2021	05/10/2021	351.64
	INDIANA MICHIGAN POWER		MONTHLY BILLING	82812	05/10/2021	05/10/2021	100.23
							451.87
101-441.000-926.000	STREET LIG						
	INDIANA MICHIGAN POWER		MONTHLY BILLING	82812	05/10/2021	05/10/2021	2,434.29
							2,434.29
101-441.000-931.000	MAINTENAN						
	CINTAS CORP.///	4083216571	RUGS & MATS	82794	05/10/2021	05/10/2021	80.93
							80.93
101-441.000-933.000	MAINTENAN						
	TRACTOR SUPPLY COMPAN	39322	TRAILER HITCH PIN	82835	05/10/2021	05/10/2021	22.99
							22.99
DEPARTMENT OF PUBLIC WORKS:							5,177.38
Total Fund GENERAL:							49,750.41
Fund: 202 MAJOR STREETS							
Dept: 463.000 ROUTINE STREET							
202-463.000-715.000	FRINGE BEN						
	ADP, INC.///	14287 577648858 578533168	PAYROLL PROCESSING	82785	05/10/2021	05/10/2021	58.56
	UNITED FEDERAL CREDIT U		HSA ADVANCE BAKER M	82836	05/10/2021	05/10/2021	448.00
							506.56
t. ROUTINE STREET MAINTENANCE:							506.56
Dept: 468.000 TREE & SHRUB MA							
202-468.000-715.000	FRINGE BEN						
	ADP, INC.///	14287 577648858 578533168	PAYROLL PROCESSING	82785	05/10/2021	05/10/2021	13.60
	UNITED FEDERAL CREDIT U		HSA ADVANCE BAKER M	82836	05/10/2021	05/10/2021	112.00
							125.60
Dept. TREE & SHRUB MAINTENANCE:							125.60
Dept: 469.000 DRAINAGE							
202-469.000-715.000	FRINGE BEN						
	ADP, INC.///	14287 577648858 578533168	PAYROLL PROCESSING	82785	05/10/2021	05/10/2021	24.73
	UNITED FEDERAL CREDIT U		HSA ADVANCE BAKER M	82836	05/10/2021	05/10/2021	168.00
							192.73

INVOICE APPROVAL LIST BY FUND REPORT

City of Buchanan

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
Total Dept. DRAINAGE:							192.73
Dept: 474.000 TRAFFIC SERVICE:							
202-474.000-715.000	FRINGE BEN						
	ADP, INC.///	14287 577648858 578533168	PAYROLL PROCESSING	82785	05/10/2021	05/10/2021	24.73
	UNITED FEDERAL CREDIT U		HSA ADVANCE BAKER M	82836	05/10/2021	05/10/2021	168.00
Total Dept. DRAINAGE:							192.73
TRAFFIC SERVICES - MAINTENANCE:							192.73
Dept: 478.000 WINTER MAINTEN/							
202-478.000-715.000	FRINGE BEN						
	ADP, INC.///	14287 577648858 578533168	PAYROLL PROCESSING	82785	05/10/2021	05/10/2021	38.74
	UNITED FEDERAL CREDIT U		HSA ADVANCE BAKER M	82836	05/10/2021	05/10/2021	252.00
Total Dept. WINTER MAINTENANCE:							290.74
Total Fund MAJOR STREETS:							1,308.36
Fund: 203 LOCAL STREETS							
Dept: 463.000 ROUTINE STREET							
203-463.000-715.000	FRINGE BEN						
	ADP, INC.///	14287 577648858 578533168	PAYROLL PROCESSING	82785	05/10/2021	05/10/2021	51.52
	UNITED FEDERAL CREDIT U		HSA ADVANCE BAKER M	82836	05/10/2021	05/10/2021	448.00
Total Dept. ROUTINE STREET MAINTENANCE:							499.52
Dept: 468.000 TREE & SHRUB MA/							
203-468.000-715.000	FRINGE BEN						
	ADP, INC.///	14287 577648858 578533168	PAYROLL PROCESSING	82785	05/10/2021	05/10/2021	20.61
	UNITED FEDERAL CREDIT U		HSA ADVANCE BAKER M	82836	05/10/2021	05/10/2021	168.00
Total Dept. TREE & SHRUB MAINTENANCE:							188.61
Dept: 469.000 DRAINAGE							
203-469.000-715.000	FRINGE BEN						
	ADP, INC.///	14287 577648858 578533168	PAYROLL PROCESSING	82785	05/10/2021	05/10/2021	24.73
	UNITED FEDERAL CREDIT U		HSA ADVANCE BAKER M	82836	05/10/2021	05/10/2021	140.00
Total Dept. DRAINAGE:							164.73
Dept: 474.000 TRAFFIC SERVICE:							
203-474.000-715.000	FRINGE BEN						
	ADP, INC.///	14287 577648858 578533168	PAYROLL PROCESSING	82785	05/10/2021	05/10/2021	19.37
	UNITED FEDERAL CREDIT U		HSA ADVANCE BAKER M	82836	05/10/2021	05/10/2021	140.00
Total Dept. TRAFFIC SERVICES - MAINTENANCE:							159.37
Dept: 478.000 WINTER MAINTEN/							
203-478.000-715.000	FRINGE BEN						
	ADP, INC.///	14287 577648858 578533168	PAYROLL PROCESSING	82785	05/10/2021	05/10/2021	24.73
	UNITED FEDERAL CREDIT U		HSA ADVANCE BAKER M	82836	05/10/2021	05/10/2021	140.00
Total Dept. WINTER MAINTENANCE:							164.73
Total Fund LOCAL STREETS:							1,476.96

INVOICE APPROVAL LIST BY FUND REPORT

City of Buchanan

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
Fund: 501 W & S MAINTENANCE							
Dept: 000.000							
501-000.000-809.000	BUCH TWP BUCHANAN TOWNSHIP///		1ST QTR ASSESSMENT CHAR	82793	05/10/2021	05/10/2021	2,878.59
							2,878.59
Total Dept. 000000:							2,878.59
Dept: 590.000 SEWER MAINTENA							
501-590.000-715.000	FRINGE BEN ADP, INC.///	14287 577648858 578533168	PAYROLL PROCESSING	82785	05/10/2021	05/10/2021	80.70
	UNITED FEDERAL CREDIT U		HSA ADVANCE BAKER M	82836	05/10/2021	05/10/2021	224.00
							304.70
501-590.000-730.000	POSTAGE POSTMASTER///		ANNUAL 1ST CLASS PRESOR	82825	05/10/2021	05/10/2021	122.50
							122.50
501-590.000-751.000	GAS AND OI AALFS PETROLEUM INC.///		MONTHLY FUEL CHARGES	82784	05/10/2021	05/10/2021	116.29
							116.29
501-590.000-757.000	LAB SUPPLI GRAINGER PARTS	9882913347	CHAIN PENS	82811	05/10/2021	05/10/2021	16.78
	NORTH CENTRAL LABORAT	453332	LAB SUPPLIES	82820	05/10/2021	05/10/2021	421.17
							437.95
501-590.000-818.000	CONTRACTI ALS GROUP USA, CORP.	4120-99332003	PFAS ANALYSIS	82787	05/10/2021	05/10/2021	925.00
	ELEMENT MATERIALS TECH	EFW270568IN	LANDFILL ANNUAL ANALYSIS	82806	05/10/2021	05/10/2021	223.23
	ETNA SUPPLY CO.///	S102488469.011	ANNUAL SENSUS HOSTING FE	82808	05/10/2021	05/10/2021	7,955.50
	NORTH SHORE ANALYTICAL	13497	MERCURY ANALYSIS	82821	05/10/2021	05/10/2021	350.00
	NORTH SHORE ANALYTICAL	13486	MERCURY ANALYSIS COLLEC	82821	05/10/2021	05/10/2021	175.00
	PARRETT COMPANY///	58197	MONTHLY CHARGES	82823	05/10/2021	05/10/2021	0.86
							9,629.59
501-590.000-921.000	UTILITIES INDIANA MICHIGAN POWER		MONTHLY BILLING	82812	05/10/2021	05/10/2021	6,425.23
	INDIANA MICHIGAN POWER		MONTHLY BILLING	82812	05/10/2021	05/10/2021	124.67
	INDIANA MICHIGAN POWER		MONTHLY BILLING	82812	05/10/2021	05/10/2021	189.81
							6,739.71
501-590.000-931.000	MAINTENAN GRAINGER PARTS	9890512222	ROTARY HAMMER DRILL	82811	05/10/2021	05/10/2021	367.50
	MENARDS	77690	SHOP DOOR MATERIALS	82817	05/10/2021	05/10/2021	540.96
							908.46
501-590.000-933.000	MAINTENAN ENYART ELECTRIC MOTOR	85708	PUMP MOTOR REPAIR	82807	05/10/2021	05/10/2021	1,394.24
	REDBUD HARDWARE		MONTHLY BILLING	82828	05/10/2021	05/10/2021	42.23
	RUBICON COMPUTERS	3107	UPS BATTERY BACK UP	82830	05/10/2021	05/10/2021	79.95
							1,516.42
501-590.000-962.000	MISCELLAN LOU'S GLOVES, INC.///	040770	NITRILE WORK GLOVES	82815	05/10/2021	05/10/2021	657.00
							657.00
SEWER MAINTENANCE & OPERATION:							20,432.62
Dept: 591.000 WATER MAINTENA							
501-591.000-715.000	FRINGE BEN ADP, INC.///	14287 577648858 578533168	PAYROLL PROCESSING	82785	05/10/2021	05/10/2021	74.44
	UNITED FEDERAL CREDIT U		HSA ADVANCE BAKER M	82836	05/10/2021	05/10/2021	

INVOICE APPROVAL LIST BY FUND REPORT

City of Buchanan

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
							242.44
501-591.000-728.000	OFFICE SUP QUILL.COM	14731105	HP TRICOLOR INK	82827	05/10/2021	05/10/2021	119.98
							119.98
501-591.000-730.000	POSTAGE POSTMASTER///		ANNUAL 1ST CLASS PRESORT	82825	05/10/2021	05/10/2021	122.50
							122.50
501-591.000-743.000	CHEMICALS ALEXANDER CHEMICAL COF USA BLUE BOOK	38593 581454	CONTAINER RENTAL CHARGE FLUORIDE REAGENT	82786 82837	05/10/2021 05/10/2021	05/10/2021 05/10/2021	44.75 218.23
							262.98
501-591.000-751.000	GAS AND OIL AALFS PETROLEUM INC.///		MONTHLY FUEL CHARGES	82784	05/10/2021	05/10/2021	215.89
							215.89
501-591.000-818.000	CONTRACTS ETNA SUPPLY CO.///	S102488469.011	ANNUAL SENSUS HOSTING FE	82808	05/10/2021	05/10/2021	7,955.50
							7,955.50
501-591.000-921.000	UTILITIES INDIANA MICHIGAN POWER INDIANA MICHIGAN POWER		MONTHLY BILLING MONTHLY BILLING	82812 82812	05/10/2021 05/10/2021	05/10/2021 05/10/2021	2,200.81 326.80
							2,527.61
501-591.000-937.000	METERS - H ETNA SUPPLY CO./// FERGUSON WATERWORKS	S103982565.001 0234489	WATER METERS METER	82808 82809	05/10/2021 05/10/2021	05/10/2021 05/10/2021	5,170.00 170.00
							5,340.00
501-591.000-962.000	MISCELLAN REDBUD HARDWARE		MONTHLY BILLING	82828	05/10/2021	05/10/2021	125.99
							125.99
							ATER MAINTENANCE & OPERATION: 16,912.89
							MAINTENANCE & OPERATION: 40,224.10
Fund: 588 DIAL-A-RIDE							
Dept: 000.000							
588-000.000-912.000	FIRE & LIAB MICHIGAN TRANSIT POOL	202110095	LIABILITY TRUST FUND 3RD Q	82819	05/10/2021	05/10/2021	1,227.00
							1,227.00
							Total Dept. 000000: 1,227.00
							Total Fund DIAL-A-RIDE: 1,227.00
Fund: 701 TRUST AND AGENCY							
Dept: 000.000							
701-000.000-250.001	ELECTRICAL SIMPSON/KEN//	210512	ELETRICAL INSPECTION	82831	05/10/2021	05/10/2021	452.80
							452.80
							Total Dept. 000000: 452.80
							Fund TRUST AND AGENCY: 452.80
							Grand Total: 94,163.39

INVOICE APPROVAL LIST BY FUND REPORT

City of Buchanan

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
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Recap by Fund

Fund #	Fund Name	Amount To Pay	Amount To Relieve
101	GENERAL	49,750.41	0.00
202	MAJOR STREETS	1,308.36	0.00
203	LOCAL STREETS	1,176.96	0.00
501	W & S MAINTENANCE & OPERATION	40,224.10	0.00
588	DIAL-A-RIDE	1,227.00	0.00
701	TRUST AND AGENCY	452.80	0.00
Grand Total:		94,139.63	0.00

Check Register Report

Item VII. B.

Date: 05/10/2021

Time: 9:46 am

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City of Buchanan

BANK:

Check Number	Check Date	Status	Reconcile Date	Vendor Number	Vendor Name	Check Description	Amount
Checks							
82784	05/10/2021	Printed		1024	AALFS PETROLEUM INC.	MONTHLY FUEL CHARGES	1,157.91
82785	05/10/2021	Printed		0100	ADP, INC.	PAYROLL PROCESSING	824.36
82786	05/10/2021	Printed		0704	ALEXANDER CHEMICAL CORP.	CONTAINER RENTAL CHARGE	44.75
82787	05/10/2021	Printed		3221	ALS GROUP USA, CORP.	PFAS ANALYSIS	925.00
82788	05/10/2021	Printed		3500	AT&T	MONTHLY CHARGES	148.77
82789	05/10/2021	Printed		3304	BARNES & THORNBURG LLP	LEGAL SERVICES	967.50
82790	05/10/2021	Printed		0019	BERRIEN COUNTY FIRE CHIEFS	ANNUAL MEMBERSHIP DUES	50.00
82791	05/10/2021	Printed		635	BERRIEN COUNTY TREASURER	LEIN & MCS CONNECTION	198.00
82792	05/10/2021	Printed		0054	BS&A SOFTWARE	ANNUAL SERVICE FEE	1,124.00
82793	05/10/2021	Printed		4177	BUCHANAN TOWNSHIP	1ST QTR ASSESSMENT CHARGE	2,878.59
82794	05/10/2021	Printed		0347	CINTAS CORP.	RUGS & MATS	147.76
82795	05/10/2021	Printed		4211	CITY OF BUCHANAN	MONTHLY UTILITIES	1,041.14
82796	05/10/2021	Printed		3536	COMCAST CABLE	MONTHLY CHARGES	395.01
82797	05/10/2021	Printed		1224	DPM EVENTS	MENTAL HEALTH EVENT BASC	800.00
82798	05/10/2021	Printed		524	ELAN FINANCIAL SERVICES	POSTAGE	7.95
82799	05/10/2021	Printed		524	ELAN FINANCIAL SERVICES	FACEBOOK AD	35.00
82800	05/10/2021	Printed		524	ELAN FINANCIAL SERVICES	FACEBOOK AD	35.00
82801	05/10/2021	Printed		524	ELAN FINANCIAL SERVICES	DEPOSIT ONLY STAMP	30.70
82802	05/10/2021	Printed		524	ELAN FINANCIAL SERVICES	BACKGROUND CHECK	10.00
82803	05/10/2021	Printed		524	ELAN FINANCIAL SERVICES	FUEL TRUCK INSPECTIONS	72.73
82804	05/10/2021	Printed		524	ELAN FINANCIAL SERVICES	RESTOCK PAPER	228.90
82805	05/10/2021	Printed		524	ELAN FINANCIAL SERVICES	COMMONS STAFF LIGHTING	879.70
82806	05/10/2021	Printed		2431	ELEMENT MATERIALS TECHNOLOGY	LANDFILL ANNUAL ANALYSIS	223.23
82807	05/10/2021	Printed		2677	ENYART ELECTRIC MOTOR REPAIR	PUMP MOTOR REPAIR	1,394.24
82808	05/10/2021	Printed		2023	ETNA SUPPLY CO.	WATER METERS	21,081.00
82809	05/10/2021	Printed		2864	FERGUSON WATERWORKS #1934	METER	170.00
82810	05/10/2021	Printed		0506	FORD MOTOR CREDIT COMPANY LLC	2020 FORD PD INTERCEPTOR UTILI	12,991.15
82811	05/10/2021	Printed		0140	GRAINGER PARTS	CHAIN PENS	384.28
82812	05/10/2021	Printed		180	INDIANA MICHIGAN POWER COMPANY	MONTHLY BILLING	12,738.79
82813	05/10/2021	Printed		2671	KIESLER'S POLICE SUPPLY, INC.	AMMO CASES RANGE TRAINING	654.64
82814	05/10/2021	Printed		525	LEADER PUBLICATIONS LLC	PUBLICATIONS	395.32
82815	05/10/2021	Printed		1293	LOU'S GLOVES, INC.	NITRILE WORK GLOVES	657.00
82816	05/10/2021	Printed		522	LOWE'S	COMMON STAGE REPAIRS	412.65
82817	05/10/2021	Printed		311	MENARDS	SHOP DOOR MATERIALS	540.96
82818	05/10/2021	Printed		4497	MICHIGAN MUNICIPAL LEAGUE	MEMBERSHIP RENEWAL	4,499.00
82819	05/10/2021	Printed		0783	MICHIGAN TRANSIT POOL	LIABILITY TRUST FUND 3RD QTR	1,227.00
82820	05/10/2021	Printed		0205	NORTH CENTRAL LABORATORIES	LAB SUPPLIES	421.17
82821	05/10/2021	Printed		0652	NORTH SHORE ANALYTICAL	MERCURY ANALYSIS COLLECTION SY	525.00
82822	05/10/2021	Printed		406	OFFICE DEPOT	OFFICE SUPPLIES VAR	192.80
82823	05/10/2021	Printed		2928	PARRETT COMPANY	MONTHLY CHARGES	127.27
82824	05/10/2021	Printed		4075	PLANTE & MORAN	AUDITING SERVICES	12,720.00
82825	05/10/2021	Printed		2447	POSTMASTER	ANNUAL 1ST CLASS PRESORT FEE	245.00
82826	05/10/2021	Printed		1862	PRIDE THE PORTABLE TOILET	TOILET RENTAL BYSBA	438.00
82827	05/10/2021	Printed		654767	QUILL.COM	HP TRICOLOR INK	119.98
82828	05/10/2021	Printed		0199	REDBUD HARDWARE	MONTHLY BILLING	1,109.97
82829	05/10/2021	Printed		858	ROSE PEST SOLUTIONS	PEST CONTROL CITY HALL	115.00
82830	05/10/2021	Printed		0193	RUBICON COMPUTERS	UPS BATTERY BACK UP	324.85
82831	05/10/2021	Printed		393	KEN SIMPSON	ELETRICAL INSPECTION	452.80
82832	05/10/2021	Printed		1421	SPECTRUM HEALTH LAKELAND	MEDICAL EXAMS GAST SEVERN	129.00
82833	05/10/2021	Printed		2765	TINA SPURLOCK	CLEANING SERVICES	195.00

Check Register Report

Item VII. B.

Date: 05/10/2021

Time: 9:46 am

Page: 2

City of Buchanan

BANK:

Check Number	Check Date	Status	Reconcile Date	Vendor Number	Vendor Name	Check Description	Amount
Checks							
82834	05/10/2021	Printed		5601	STRYKER SALES CORPORATION	SUPPLIES PATROL VEHICLES	2,279.60
82835	05/10/2021	Printed		4035	TRACTOR SUPPLY COMPANY	TRAILER HITCH PIN	22.99
82836	05/10/2021	Printed		0471	UNITED FEDERAL CREDIT UNION	HSA ADVANCE BAKER M	2,800.00
82837	05/10/2021	Printed		1152	USA BLUE BOOK	FLUORIDE REAGENT	218.23
82838	05/10/2021	Printed		4053	WELDY SALES AND SERVICE	STRING & OIL WEEDEATER	124.97
82839	05/10/2021	Printed		4064	GENE WESNER AUTOMOTIVE,INC.	OIL 46-3 & 46-7	49.99
82840	05/10/2021	Printed		2318	WEX BANK	MONTHLY FUEL CHARGES	2,155.98

Total Checks: 57

Checks Total (excluding void checks): 94,139.63

Total Payments: 57

Bank Total (excluding void checks): 94,139.63

Total Payments: 57

Grand Total (excluding void checks): 94,139.63



City of Buchanan
302 N. Redbud Trail
Buchanan, MI 49107
www.cityofbuchanan.com

ADDITONS TO SUMMARY
MAY 10, 2021

101	General Fund	\$49,750.41
202	Major Streets	\$1,308.36
203	Local Streets	\$1,176.96
501	W&S Maintenance & Operations	\$40,224.10
588	Dial-A-Ride	\$1,227.00
701	Trust & Agency	\$452.80

	Total	\$94,139.63

**CITY OF BUCHANAN
COUNTY OF BERRIEN, STATE OF MICHIGAN
RESOLUTION NO. 2021.05/226**

A RESOULTUION TO DESIGNATE MDOT/DIAL-A-RIDE PROJECT AUTHORIZATION SIGNATORY

Minutes of a special meeting of the City Commission of the City of Buchanan, Berrien County, Michigan held via electronic meeting, in said City, on Monday, May 10, 2021 at 7:00 p.m.

PRESENT: Commissioners Denison, Downey, Money, Swem and Weedon

ABSENT: None

The following preamble and resolution were offered by Commissioner [redacted] and supported by Commissioner [redacted].

WHEREAS, pursuant to Act No. 51 of the Public Acts of 1951, as amended, Berrien County is providing a local transportation program in and for the City of Buchanan; and

WHEREAS, the Michigan Department of Transportation has prepared Project Authorization No. P5, under Master Agreement No. 2017-0021, which makes available FY 2019 Section 5311 operating funds under the Rural Areas Program; and

WHEREAS, Project Authorization 2017-0021/P5 sets the authorized amount payable to Berrien County as a reimbursement for eligible expenses at \$174,005.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the City of Buchanan Commissioners authorizes the City Manager to sign Project Authorization 2017-0021/P5 with the Michigan Department of Transportation, on behalf of the City of Buchanan.

AYES: Commissioners Denison, Downey, Money, Swem and Weedon

NAYS: None

ABSENT: None

RESOLUTION DECLARED ADOPTED.

Sean Denison, Mayor

Barbara A Pitcher, City Clerk

CERTIFICATION

The foregoing resolution was certified at a regular meeting of the City Commission of the City of Buchanan, Michigan, held on Monday, May 10, 2021 at 7:00 p.m.

Barbara A Pitcher, City Clerk



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
LANSING

PAUL C. AJEGBA
DIRECTOR

March 31, 2021

Mr. Evan Smith
Buchanan Dial A Ride
701 Main Street
St. Joseph, Michigan 49085

Dear Mr. Smith:

The Michigan Department of Transportation has received and reviewed your Title VI Plan. The plans are required by Title VI of the Civil Rights Act of 1964 which prohibits discrimination based on race, color, or national origin in programs and activities receiving Federal financial assistance. Specifically, Title VI provides that "no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance" (42 U.S.C. Section 2000d).

Your program includes the required elements but needs to be approved by your board. Please send me a copy of the board resolution as soon as it is approved.

If you have any questions regarding this review, please contact me at 517-230-5949 or WassomK@michigan.gov.

Sincerely,

Kevin Wassom Kevin Wassom
Mar 31 2021 2:00 PM

Kevin Wassom, Compliance Analyst
Transportation Services Section
Office of Passenger Transportation

cc: Fred Featherly

BUCHANAN DIAL-A-RIDE

PLAN OF COMPLIANCE WITH TITLE VI OF THE CIVIL RIGHTS ACT OF 1964

I. Policy Statement

It is the policy of Buchanan Dial-A-Ride (DAR) to comply with the provisions of Title VI of the Civil Rights Act of 1964 (42 USC 2000d), as amended. This legislation requires that no person shall be denied services or subjected to discrimination in any program or activity which receives federal financial assistance, on the basis of race, color, or national origin.

This Plan of Compliance was developed in accordance with Title Vi requirements and with FTA Circular 4702.1B. The following procedures and complaint form were designed as part of an administrative process to provide for the resolution of complaints of alleged discrimination related to public transportation services. They do not deny the right of any complainant to file a formal complaint with another State or federal agency or to seek private counsel. They also do not provide for remedies which include punitive damages or financial compensation for the person(s) filing the complaint.

II. Title VI Coordinator

Evan Smith serves as Buchanan Dial-A-Ride's Title VI Coordinator. Evan Smith may be reached at telephone 269-983-7111 ext. 8350 or e-mail address esmith1@berriencounty.org. The mailing address is 701 Main Street, St. Joseph, MI, 49085.

III. Communication of Title VI Information

- All employees of the transit system's third-party contractor are provided a copy of Buchanan DAR's Title VI Plan and are required to sign an Acknowledgement of Receipt (Attachment 1). New employees are advised of the requirements of Title VI, and of the transit system's commitment to compliance, during their orientation.
- The Annual Title VI Employee Notification (Attachment 2) is provided to all transit system contractor employees in their paycheck envelopes. This Notice serves as a reminder of each person's responsibilities under the Act and of Buchanan DAR's commitment to compliance.
- Title VI information posters (Attachment 3) are publicly displayed in each transit system vehicle. This information also appears in DAR brochures and on the DAR section of the City's website. Additional information may be obtained from the transit system's Title VI Coordinator.

IV. Vendor and Subcontractor Compliance

All transit system vendors and subcontractors whose payments derive in whole or in part from federal funding assistance must also comply with the provisions of Title VI. Written contracts will contain non-discrimination language; this requirement also extends to any bid specification package which later becomes an associated component of a contract. Compliance is monitored by the Transportation Coordinators of both the City of Buchanan and the County of Berrien.

V. Complaint Procedures

A written complaint may be filed by any person or class of persons who believe that they have been the subject of discrimination or retaliation based upon race, color, or national origin. The complaint must involve a program or activity that is supported in whole or in part by federal funding. A person's representative may file on his/her behalf. The following requirements must be met:

- The complaint must be filed within 180 calendar days of the alleged occurrence, the date when the person(s) became aware of the alleged discrimination, or (in the case of ongoing conduct) the date on which that conduct ceased or the latest instance of that conduct.
- The complaint must be in writing and signed by the person(s) making the complaint or the designated representative. It must include the individual's name, mailing address, and contact information.
- The complaint must detail the facts and circumstances of the alleged discrimination and include the name(s), job title(s), and address(es) of the individual(s) believed to be parties to the alleged discriminatory conduct. The individual may include other information he/she feels is significant.

The Title VI Discrimination Complaint Form (Attachment 6) may be used to file a complaint. The completed form may be directed to the attention of [insert name], Title VI Coordinator, at the location specified in Section II above. With regard to claims submitted by fax, an original, signed copy must be mailed to the Title VI Coordinator as soon as possible, but no later than 180 days as noted above. We encourage complainants to obtain a tracking number for correspondence sent via the US Postal Service so that it may easily be traced if necessary.

All complaints of discrimination on the basis of race, color, or national origin involving services provided by Buchanan DAR will be handled in a timely manner by DAR's Title VI Coordinator. If necessary, DAR personnel will provide appropriate assistance to individuals filing complaints, including those with disabilities and those with limited ability to communicate in English. The Coordinator will notify in writing the person(s) filing a complaint of its receipt with 7 calendar days. If additional information is needed, the person(s) filing the complaint will be given 7 calendar days to respond.

If the complaint is rejected as not having merit, the person(s) filing the complaint will be notified in writing. The letter will advise the individual of his/her right to appeal the decision within 7 calendar days of receipt. In addition, the individual will be notified on the right to file a complaint with the US Department of Transportation and/or the FTA. If the Coordinator determines that a filed complaint is valid, these steps will be followed:

- The person(s) against whom the complaint has been filed will be given an opportunity to respond in writing.
- The complaint will be thoroughly investigated and a written report will be prepared.
- Within 60 days of DAR's receipt of the complaint, the person(s) filing the complaint will be notified in writing of the results of the investigation, the proposed resolution of the issue(s), and the manner and time line for filing an appeal if there is dissatisfaction with the outcome. This written response is subject to review by the City of Buchanan's attorney.

- Any proposed resolution should also include a method by which to correct the issue and prevent future occurrences.

A complaint may be rejected or dismissed for the following reasons:

- The person(s) filing the complaint request(s) that it be withdrawn.
- The person(s) filing the complaint fail(s) to respond to repeated requests for additional information.
- The person(s) filing the complaint cannot be located after reasonable attempts to do so.

In addition to the process described above for resolving complaints at the local level, an individual may file a Title VI complaint with the following office:

Federal Transit Administration Office of Civil Rights
 Attention: Title VI Program Coordinator
 East Building, 5th Floor – TCR
 1200 New Jersey Avenue S.E.
 Washington, DC 20590

It is in the best interest of all involved parties to attempt to resolve concerns informally and at the lowest level possible. Therefore, with the complainant's consent, an informal resolution may be attempted. Similarly, these procedures do not prevent Buchanan DAR from attempting to resolve issues and complaints that are unwritten.

No public transportation-related investigations have been conducted, and no such complaints or lawsuits have been filed with the City of Buchanan or DAR, since the Plan's initial adoption on September 28, 2009.

VI. Recordkeeping

Buchanan DAR's Title VI Coordinator or designee will maintain written records, including but not limited to the following:

- Signed copies of the Employee Acknowledgement of Receipt of the Title VI Plan
- Copies of Title VI complaints or lawsuits and related documentation
- Copies of written complaint investigation reports
- Copies of correspondence to and from individuals who have filed complaints

VII. Limited English Proficiency

A current (2010 census and 2015 American Community Survey) four-factor assessment of Buchanan DAR's exposure to limited English proficiency (LEP) individuals requiring language assistance indicates that the need for such assistance remains extremely small. There are no groups within DAR's service area meeting either "safe harbor" criterion (5% of the total population or 1,000 individuals, whichever is smaller). Nevertheless, in the interest of providing service to our entire community, we continue to adhere to the following MDOT-approved basic procedures for aiding LEP clients:

- The US Census Bureau's "I Speak" cards, along with the telephone number for Andrews University's translation service, are available at the dispatcher's desk.
- DAR employees and new hires are advised of the LEP policy and procedures and of their responsibilities to these individuals.

- Dar employees are requested to record their contacts with LEP individuals so that we may monitor the adequacy of our efforts in this area.

Please refer to the attached Limited English Proficiency Policy/Plan.

VIII. Community Outreach

The activities of Buchanan DAR are supported in part by federal financial assistance. Accordingly, we seek community input in the following ways:

- DAR has established a Local Advisory Council (LAC), composed of seven appointed members, which meets twice a year. Its meetings are held at City Hall, and they are open to the public and are publicized. City Hall is an accessible facility, and public transportation to and from these meetings is available. MDOT Administrative Rule #202 requires that at least 50% of the LAC's membership must be representatives of the senior and disabled communities; one of these members must have been appointed jointly with the local Area Agency on Aging. In addition, the LAC's Bylaws reserve one position for a representative of the local Chamber of Commerce. There are presently no vacancies on the LAC; future non-designated vacancies will be publicized via an advertisement in the local Berrien County Record, along with notices posted in the vehicles, in order to solicit interest on the part of all members of the community. Please refer to the attachments for a racial breakdown of the LAC's membership.
- Individuals are invited to submit complaints, comments, or compliments regarding Buchanan DAR's services by telephoning the transit system's operations manager at (269) 697-0600 during normal business hours, or by addressing their written correspondence to P O Box 186, Berrien Springs, Michigan 49103.
- DAR is represented in the Niles-Buchanan-Cass Area Transportation Study (NATS), which is coordinated by the Southwest Michigan Planning Commission. NATS is responsible for compiling and updating the Transportation Improvement Plan (TIP), which is a three-year planning document that includes federal, State, and local highway projects; transit and ride sharing programs; and bicycle paths and pedestrian facilities. Items and projects must be included in the TIP in order to receive funding. NATS meetings are held monthly in an accessible facility, are publicized, and are open to the public.
- DAR applies annually to MDOT for funding assistance for both operating and capital needs. Once the funding application has been approved by the City Commission at a regular open meeting held at City Hall, a public notice is published in the Berrien County Record; this notice advises the general public of a 30-day open comment period.

IX. Equity Analysis for Facility Construction

Buchanan DAR has shared the Berrien County Public Transportation (BCPT) facility, located in Berrien Springs, Michigan, since 2006 and it is anticipated that this arrangement will continue indefinitely. DAR will remain informed of BCPT's Title VI compliance status. Should DAR ever consider construction of its own facility, a Title VI Equity Analysis will be conducted as required.

Attachment 1

ACKNOWLEDGEMENT OF RECEIPT

**BUCHANAN DIAL-A-RIDE PLAN OF COMPLIANCE WITH
TITLE VI OF THE CIVIL RIGHTS ACT OF 1964**

I hereby acknowledge that I have received a copy of Buchanan Dial-A-Ride's Plan of Compliance with Title VI of the Civil Rights Act of 1964 (42 USC 2000d), as amended. I have read the Plan and will ensure that no individual is denied services or subjected discrimination on the basis of race, color, or national origin.

Employee Signature

Printed Name

Date

Attachment 2

ANNUAL TITLE VI EMPLOYEE NOTIFICATION

It is the policy of Buchanan Dial-A-Ride to comply with the provisions of Title VI of the Civil Rights Act of 1964 (42 USC 2000d), as amended. This legislation requires that no person shall be denied services or subjected to discrimination in any program or activity which receives federal financial assistance, on the basis of race, color, or national origin.

All employees providing services for Buchanan Dial-A-Ride are expected to comply with this policy in their daily work. If an individual approaches you with a question or a complaint relating to Title VI, please direct him or her to [insert name], who serves as Title VI Coordinator.

Attachment 3

**COMPLIANCE WITH TITLE VI OF THE
CIVIL RIGHTS ACT OF 1964**

AS A RECIPIENT OF FEDERAL FINANCIAL ASSISTANCE, BUCHANAN DIAL-A-RIDE PROVIDES PUBLIC TRANSIT SERVICES WITHOUT REGARD TO RACE, COLOR, OR NATION ORIGIN, IN COMPLIANCE WITH TITLE VI OF THE CIVIL RIGHTS ACT OF 1964. ANY INDIVIDUAL WHO BELIEVES THAT HE OR SHE HAS BEEN THE SUBJECT OF AN UNLAWFUL DISCRIMINATORY PRACTICE UNDER TITLE VI MAY FILE A COMPLAINT.

FOR MORE INFORMATION ON BUCHANAN DIAL-A-RIDE'S TITLE VI OBLIGATIONS, OR IF YOU BELIEVE YOU HAVE BEEN DISCRIMINATED AGAINST FOR ANY OF THE ABOVE REASONS, YOU MAY CONTACT OUR TITLE VI COORDINATOR, EVAN SMTH, AT 701 MAIN STREET, ST. JOSEPH, MI, 49085, OR AT 269-983-7111, EXT. 8350 OR NY EMAIL AT ESMITH1@BERRIENCOUNTY.ORG.

ALTERNATIVELY, AN INDIVIDUAL MAY FILE A COMPLAINT DIRECTLY WITH THE FEDERAL TRANSIT ADMINISTRATION AT THE FOLLOWING ADDRESS:

FTA OFFICE OF CIVIL RIGHTS
ATTENTION: TITLE VI PROGRAM COORDINATOR
EAST BUILDING, FIFTH FLOOR – TCR
1200 NEW JERSEY AVENUE S.E.
WASHINGTON, DC 20590

IF INFORMATION IS DESIRED IN ANOTHER LANGUAGE, PLEASE CALL THE NUMBER LISTED ABOVE.

Attachment 4

**TABLE DEPICTING MINORITY REPRESENTATION ON
BUCHANAN DAR'S LOCAL ADVISORY COUNCIL**

<u>Caucasian</u>	<u>Latino</u>	<u>African American</u>	<u>Asian American</u>	<u>Native American</u>
86%	0%	0%	0%	14%

MDOT Administrative Rule #202 requires that at least 50% of the LAC's membership must be representatives of the senior and disabled communities; one of these members must have been appointed jointly with the local Area Agency on Aging. In addition, the LAC's Bylaws reserve one position for a representative of the local Chamber of Commerce.

Attachment 5

NOTICE TO THE PUBLIC OF RIGHTS UNDER TITLE VI

BERRIEN COUNTY PUBLIC TRANSPORTATION (BCPT)

AS A RECIPIENT OF FEDERAL FINANCIAL ASSISTANCE, BCPT PROVIDES PUBLIC TRANSIT SERVICES WITHOUT REGARD TO RACE, COLOR, OR NATION ORIGIN, IN COMPLIANCE WITH TITLE VI OF THE CIVIL RIGHTS ACT OF 1964. ANY PERSON WHO BELIEVES THAT HE OR SHE HAS BEEN AGGRIEVED BY ANY UNLAWFUL DISCRIMINATORY PRACTICE UNDER TITLE VI MAY FILE A COMPLAINT WITH BCPT.

FOR MORE INFORMATION ON BCPT'S TITLE VI OBLIGATIONS, OR IF YOU BELIEVE YOU HAVE BEEN DISCRIMINATED AGAINST FOR ANY OF THE ABOVE REASONS, YOU MAY CONTACT OUR TITLE VI COORDINATOR AT:

BERRIEN COUNTY ADMINISTRATION CENTER
COMMUNITY DEVELOPMENT DEPARTMENT
ATTN: TRANSPORTATION COORDINATOR/TITLE VI COORDINATOR
701 MAIN STREET
ST. JOSEPH, MI 49085

269-983-7111 Ext. 8350
esmith1@berriencounty.org

ALTERNATIVELY, AN INDIVIDUAL MAY FILE A COMPLAINT DIRECTLY WITH THE FEDERAL TRANSIT ADMINISTRATION AT THE FOLLOWING ADDRESS:

FTA OFFICE OF CIVIL RIGHTS
ATTENTION: TITLE VI PROGRAM COORDINATOR
EAST BUILDING, 5th FLOOR – TCR
1200 NEW JERSEY AVENUE S.E.
WASHINGTON, DC 20590

IF INFORMATION IS NEEDED IN ANOTHER LANGUAGE, CONTACT THE TITLE VI COORDINATOR AT 269-983-7111 Ext. 8350.

Attachment 6

Title VI Complaint Form

Title VI of the 1964 Civil Rights Act requires that “No person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.” If you feel you have been discriminated against in transit services, please provide the following information in order to assist us in processing your complaint and sent it to:

SECTION I:

Provide address here

Please print clearly:

Name: _____

Address: _____

City, State, Zip Code: _____

Telephone Number: _____(home) _____(cell) _____(work)

Electronic Mail Address: _____

Person discriminated against: _____

Address of person discriminated against: _____

SECTION II:

City, State, Zip Code: _____

Are you filing this complaint on your own behalf? Yes* _____ No _____
If you answered “yes” to this question, go to Section III.

If not, please supply the name and relationship of the person for whom you are complaining:

Name	Relationship

Please explain why you have filed for a third party: _____

Please confirm that you have obtained the permission of the aggrieved party if you are filing on behalf of a third party. Yes _____ No _____

SECTION III:

I believe the discrimination I experienced was based on (check all that apply):

- race
- color
- national origin
- other

What was the date of the alleged discrimination (month, day, year)?

Where did the alleged discrimination take place? _____

Explain as clearly as possible what happened and why you believe you were discriminated against. Describe all persons who were involved. Include the name and contact information of the person(s) who discriminated against you (if known) as well as names and contact information of any witnesses. If more space is needed, please use the back of this form.

SECTION IV:

Have you previously filed a Title VI complaint with this agency? Yes _____ No _____

What type of corrective action would you like to see taken?

SECTION V:

Have you filed this complaint with any other Federal, State, or local agency, or with any Federal or State Court? Yes _____ No _____

If yes, check all that apply:

- Federal Agency
- Federal Court
- State Court
- State Agency

Local Agency _____

Please provide information about a contact person at the agency/court where the complaint was filed.

Name: _____
Title: _____
Agency: _____
Address: _____
Telephone: _____

SECTION VI:

Name of Agency complaint is against: _____

Contact Person: _____

_____ Title: _____

Telephone number: _____

You may attach any written materials or other information that you think is relevant to your complaint. Then date and sign this form and send to the Transportation Coordinator/Title VI Coordinator at:

BERRIEN COUNTY ADMINISTRATION CENTER
ATTN: TRANSPORTATION COORDINATOR/TITLE VI COORDINATOR
701 MAIN STREET
ST. JOSEPH, MI 49085

Your signature

Print your name

Date

Attachment 7

Letter Acknowledging Receipt of Complaint

Today's Date

Ms. Jo Doe
1234 Main St.
St Joseph, MI 49085

Dear Ms. Doe:

This letter is to acknowledge receipt of your complaint Berrien County Public Transportation alleging _____.

An investigation will begin shortly. If you have additional information you wish to convey or questions concerning this matter, please feel free to contact this office by telephoning 269-983-7111 Ext. 8350, or write to me at:

Berrien County Administration Center
Community Development Department
Attn: Transportation Coordinator/Title VI Coordinator
701 Main Street
St. Joseph, MI 49085

Sincerely,

Name
Transportation Coordinator/Title VI Coordinator

Attachment 8

Letter Notifying Complainant that the Complaint Is Substantiated

Today's Date

Ms. Jo Doe
1234 Main St.
St. Joseph, MI 49085

Dear Ms. Doe:

The matter referenced in your letter of _____ (date) against Berrien County Public Transportation alleging Title VI violation has been investigated.

(An/Several) apparent violation(s) of Title VI of the Civil Rights Act of 1964, including those mentioned in your letter (was/were) identified. Efforts are underway to correct these deficiencies.

Thank you for calling this important matter to our attention. You were extremely helpful during our review of the program. You may be hearing from this office, or from federal authorities, if your services should be needed if there is an administrative hearing.

Sincerely,

Name
Transportation Coordinator/Title VI Coordinator

Attachment 9

Letter Notifying Complainant that the Complaint Is Not Substantiated

Today's Date

Ms. Jo Doe
1234 Main St.
St. Joseph, MI 49085

Dear Ms. Doe:

The matter referenced in your complaint of _____ (date) against Berrien County Public Transportation (BCPT) alleging _____ has been investigated.

The results of the investigation did not indicate that the provisions of Title VI of the Civil Rights Act of 1964, have in fact been violated. As you know, Title VI prohibits discrimination based on race, color, or national origin in any program receiving federal financial assistance.

Berrien County Public Transportation has analyzed the materials and facts pertaining to your case for evidence of BCPT's failure to comply with any of the civil rights laws. There was no evidence found that any of these laws have been violated.

I therefore advise you that your complaint has not been substantiated, and that I am closing this matter in our files.

You have the right to 1) appeal directly to the County's Corporate Counsel within seven calendar days of receipt of this final written decision from BCPT, and/or 2) file a complaint externally with the U.S. Department of Transportation and/or the Federal Transit Administration at

Federal Transit Administration Office of Civil Rights
Attention: Title VI Program Coordinator
East Building, 5th Floor - TCR
1200 New Jersey Ave., SE
Washington, DC 20590

Thank you for taking the time to contact us. If I can be of assistance to you in the future, do not hesitate to call me.

Sincerely,

Name
Transportation Coordinator/Title VI Coordinator



CITY OF BUCHANAN
Banner Placement Form

Contact Person: April Sonatzke

Organization: Buchanan High School Daytime Phone 941-527-9367

Address: _____

Dates Banner will be Placed: from May 12? to long as possible

Indicate preferred location for Banner: E. Front St. (downtown) or _____ 103 S. Redbud Tr.
(location not guaranteed)

Briefly describe the purpose of the banner:
Buchanan High School Banners
TRACK, BASEBALL & SOCCER.

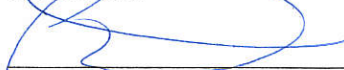
What does/will the banner say?
Sports Banners.

Policy:

- The City's consideration of banner placements is focused upon signs that uniquely promote the City as a quality place to live, which includes the following: recreation and leisure activities, tourism and community events, and general economic welfare.
- A banner may be no larger than 3' x 20' and no smaller than 2' x 20'.
- A banner must have wind release or wind vents.
- There will be a maximum time period of two weeks for banner display.
- The banner form must be turned in no later than the 1st or 3rd Wednesday of the month to be guaranteed placement on the City Commission agenda.
- The banner form must be approved by the City Commission at their regular meeting or may be approved at the discretion of the city manager. The City Commission meets every 2nd and 4th Monday of the month at 7:00 p.m. at City Hall
- The Cemetery Department must be allowed at least one (1) week's notice prior to the placement of the banner. Contact the Cemetery at 695-3971 for placement.
- The City of Buchanan reserves the right to remove or place banner for purposes that serve the public good.
- All banners promoting Non-City Events or Activities are subordinate to any City Organization banner request and the City reserves the right to deny, remove or limit the display time of any banner.
- The City has placed a \$10.00 placement fee and a \$10.00 removal fee for a total of \$20.00 that needs to accompany each Application form

Please return form to City Clerk's Office, City Hall, 302 N Redbud Trail, Buchanan, Michigan 49107

OFFICE USE ONLY

Date Received: 5/7/21 Employee: 

Approved/Denied _____ Buchanan City Commission: Date _____



CITY OF BUCHANAN
Banner Placement Form

Contact Person: Larry money

Organization: Am. Legion Daytime Phone 269.449.2143

Address: 403 E. Front St.

Dates Banner will be Placed: from May 24 to July 9

Indicate preferred location for Banner: E. Front St. (downtown) or 103 S. Redbud Tr.
(location not guaranteed)

Briefly describe the purpose of the banner:
military appreciation banners

What does/will the banner say?

Policy:

- The City's consideration of banner placements is focused upon signs that uniquely promote the City as a quality place to live, which includes the following: recreation and leisure activities, tourism and community events, and general economic welfare.
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Please return form to City Clerk's Office, City Hall, 302 N Redbud Trail, Buchanan, Michigan 49107

OFFICE USE ONLY

Date Received: 5/7/21 Employee: [Signature]

Approved/Denied _____ Buchanan City Commission: Date _____



CITY OF BUCHANAN

Street Closure Form

Street(s) requested to be closed: Arctic St and Victory St.
(CORNERS)

Street Closing: from Sat. 07/3/2021 8AM to: Sat. 07/03/2021 11pm
Date Time Date Time

Reason: Celebration of remembrance of Avery Brown

Request being made by:

Organization: Avery Brown Classic

Address: 51310 Outer Dr
South Bend, IN 46628

Phone: 269-325-3531

Company Representative Name (printed) Taniko L. Brown

Company Representative Signature Taniko L. Brown

Title: Member

Approved: [Signature] Assistant Police Chief

Approved: [Signature] Fire Chief

Approved: [Signature] Public Services Director

Approved: [Signature] City Manager

Comments (Office Use Only)

LANDSCAPED AREAS MCCOY CREEK TRAIL
MAINTENANCE
(04/12/21)

Handwritten signature: *H. Cooper*
Item IX. A.

<u>Area</u>	<u>Volunteer Group</u>
Bainton Mill - Dewey St.	Red Bud Fitness
Veteran's Memorial - Red Bud Tr.	Honor Credit Union
Roe Street Gardens by Commons	Red Bud Roots
Lila Sullivan Memorial Garden	Sullivan Family
Tin Shop	Presbyterian Church
Fireman's Park	Buchanan Fire Dept.

INVENTORY OF TRAIL BENCHES
West Section of McCoy Creek Trail
(04/12/21)

<u>Mile Marker</u>	<u>Location/Description</u>
.0	City benches (2) at entrance to Farmer's Market
.1	Wood bench facing Commons - honor of Gault family Iron bench facing creek - memory of Flora Ann King
.2	Iron bench near Tin Shop - memory of Clifford Kingery Iron bench facing creek - memory of Beverly B. Kiehn Iron bench - Courtesy BHS Class of 1956
.3	Wood bench - honor of Peter Lysy & Traci Dippo
.5	Wood bench - courtesy of Fapco
.7	Wood bench near exercise station - no name
.9	Wood bench near exercise station - no name
1.6	Wood benches (2) on top of Travis Pressey Obs. Deck

INVENTORY OF TRAIL BENCHES
East Section of McCoy Creek Trail
(04/12/21)

<u>Mile Marker</u>	<u>Location/Description</u>
.0	City bench NE corner of Library
.0	City bench adjacent to McCoy Creek Tavern
.4	Composite bench (no name) across from Red Bud Fitness
.5	Bainton Mill observation deck Iron bench - memory of Milt Converse Iron bench - courtesy of Jim & MaryJo Converse Iron picnic table on landing
.5	Along Third St. front of Bainton Mill Wood bench - courtesy of Flenar Family Wood bench - courtesy of Fapco
.6	By parking lot - Iron bench - courtesy of Steve & Jane Poe
.8	Lloyd's Loop entrance and overlook Wood bench - honor of Phil & Vera Sexton Wood bench - Scott Marsh recognition Wood bench - Ben Davison recognition
.9	Proud's Creek overlook deck Wood bench - courtesy L&C Properties Wood bench - courtesy of Al & Chickie Hanson Wood bench - unnamed Wood bench - unnamed
1.0	Parking lot area Iron bench - courtesy of Dan & Pat Smith Iron bench - courtesy Swem family Iron picnic table

ENGINEER'S ESTIMATE

PROJECT: **Schirmer Parkway Trail Extension to River St. Joe Brewery**
 CLIENT: **City of Buchanan**
 DATE: **February 23, 2021**

The project would extend the City of Buchanan Trail System from the E.B. Clark Woods to the River Street/Walton Road Bridge over the Saint Joseph River. The trail along Schirmer Parkway would be 10' wide and cross both River Street and Schirmer Parkway and become 5.5' wide on the north and south sides of River Street. The trail would cross the Walton Road Bridge using the existing newly widened sidewalk, then continue to the proposed Buchanan Township Trail Head in the northeast quadrant of the intersection of E. Riverside and Walton Roads. The trail would continue east with a 10' wide path to River St. Joe Brewery. The 10' wide pavement sections would consist of 6" of aggregate base and 3" of HMA 36A. The 5.5' wide pavement section would consist of 6" of aggregate base and 4" of concrete. Also included in this estimate are pay items for an ADA compliant crossing of Schirmer Parkway, River Street and Walton Road, machine grading to establish the trail, pavement markings, guard rail to separate the trail from the road way fencing to separate the trail from the adjacent slopes, and miscellaneous signage.

1 L.S. Mobilization, Max \$60,000.00	@	60,000.00	60,000.00
4,265 FT Shared use Path, Grading	@	15.00	63,975.00
50 CYD Subgrade Undercutting	@	12.00	600.00
5,500 SYD Aggregate Base 6"	@	6.00	33,000.00
635 TON HMA, 36A	@	105.00	66,675.00
7,000 Sft Sidewalk, Conc, 4 inch	@	5.00	35,000.00
120 FT Curb Ramp Opening, Conc	@	30.00	3,600.00
525 SFT Sidewalk Ramp, Conc, 6 inch	@	10.00	5,250.00
120 FT Curb and Gutter, Conc, Type C4	@	25.00	3,000.00
60 FT Detectable Warning Surface	@	40.00	2,400.00
1,100 FT Pedestrian Guardrail	@	30.00	33,000.00
1,100 FT Guardrail, Type MGS-8	@	20.00	22,000.00
1,100 FT Guardrail, Rem	@	2.00	2,200.00
1 L.S. Misc. Pavement Markings	@	7,500.00	7,500.00
1 L.S. Misc. Signage	@	5,000.00	5,000.00
1 L.S. Trail Head Signage	@	1,000.00	1,000.00
1 L.S. Minor Traffic Devices	@	5,000.00	5,000.00
2,000 SYD Restoration	@	2.00	4,000.00

SUBTOTAL ESTIMATED CONSTRUCTION COST		\$353,200.00
<i>Contingency</i>	10%	<u>35,800.00</u>
TOTAL ESTIMATED CONSTRUCTION COST IN 2020		\$389,000.00
<i>Total Inflation By 2023</i>	3%	\$36,000.00
<i>Design and Construction Engineering</i>		<u>\$67,300.00</u>
TOTAL ESTIMATED CONSTRUCTION COST IN 2023		\$492,300.00

Potential NATS Transportation Alternative Program Funds	\$123,660.00
Potential MDNR MNRTF Funds	\$131,000.00
Potential State Wide TAP Funds	\$131,000.00
TOTAL ESTIMATED FUNDING	\$385,660.00

Total Unfunded Project Costs After All State Grants are Awarded	106,640.00
--	-------------------



LETTER OF INTENT TO DONATE

City of Buchanan/McCoy's Creek Trail Subcommittee
302 N. Redbud Trail
Buchanan, Michigan 49107

Effective Date: 4/23/2021

Fisher - Rahsan Group

14217 Deer Path Dr.

Buchanan, MI 49107

RE: Donation to assist in required "Local Match" requirement for local and statewide grants or to assist in covering necessary project costs not covered by the grants to extend McCoy's Creek Trail with the goal of connecting to larger regional trail system

This donation letter of intent (the "Letter of Intent") represents the basic terms for an agreement, with a formal document to follow.

I. The Donor: Fisher - Rahsan (the "Donor").

II. The Donee: The City of Buchanan [checks should be written to: "City of Buchanan"]

III. The Donation:

Monetary Donation: The Donor wishes to commit to a monetary donation to the Donee in the amount of \$ 13,000.00, under the following terms. (Note terms, if any, below.)

\$1,000 each year for 3 years

IV. Donation Designation: The above-described donation will be used towards the improvement of the McCoy's Creek Trail, including as part of the local match requirement under for the Potential NATS Transportation Alternative Program, Potential MDNR MNRT, and/or Potential Statewide TAP or to assist in covering necessary project costs not covered by those grants.

VI. Donation Recognition: Choose One (1)

The Donor agrees to be recognized for the donation under the following name(s):

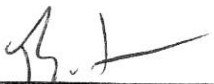
The Donor wishes to remain anonymous.

X. Governing Law: This Letter of Intent shall be governed under the laws of the State of Michigan.

XI. Statements: No goods or services were provided by the charitable organization, which is a sub-committee of a non-profit local unit of government. Consequently, contributions are generally tax deductible (though consulting a tax professional is always recommended to confirm).

XII. Acceptance: If you are agreeable to the aforementioned terms, please sign and return a duplicate copy of this Letter of Intent.

DONOR

Donor's Signature  Date 4/23/2021

Print Name Ivan Glenn Fush

City of Buchanan

Authorized Signature _____ Date _____

Print Name _____



LETTER OF INTENT TO DONATE

City of Buchanan/McCoy's Creek Trail Subcommittee
302 N. Redbud Trail
Buchanan, Michigan 49107

Effective Date: 4.6.2021

FRANCES K. TERRY
16398 Rynearson Rd.
Buchanan MI 49107

RE: Donation to assist in required "Local Match" requirement for local and statewide grants or to assist in covering necessary project costs not covered by the grants to extend McCoy's Creek Trail with the goal of connecting to larger regional trail system

This donation letter of intent (the "Letter of Intent") represents the basic terms for an agreement, with a formal document to follow.

I. The Donor: FRANCES K TERRY (the "Donor").

II. The Donee: The City of Buchanan

III. The Donation:

Monetary Donation: The Donor wishes to commit to a monetary donation to the Donee in the amount of \$ 250.⁰⁰, under the following terms. (Note terms, if any, below.)

IV. Donation Designation: The above-described donation will use the donation only as the local match requirement under for the Potential NATS Transportation Alternative Program, Potential MDNR MNRT, and/or Potential Statewide TAP or to assist in covering necessary project costs not covered by those grants. The donated funds will not be used unless the project extending the McCoy's Creek Trail across the St. Joseph River, with the goal of connecting it to the Indiana Michigan River Valley Trail, moves forward.

VI. Donation Recognition: Choose One (1)

The Donor agrees to be recognized for the donation under the following name(s):

The Donor wishes to remain anonymous.

X. Governing Law: This Letter of Intent shall be governed under the laws of the State of Michigan.

XI. Statements: No goods or services were provided by the charitable organization, which is a sub-committee of a non-profit local unit of government. Thus contributions are generally tax deductible (though consulting a tax professional is always recommended to confirm).

XII. Acceptance: If you are agreeable to the aforementioned terms, please sign and return a duplicate copy of this Letter of Intent.

DONOR

Donor's Signature Frances K Terry Date 4-6-2021

Print Name FRANCES K. TERRY

City of Buchanan

Authorized Signature _____ Date _____

Print Name _____



LETTER OF INTENT TO DONATE

City of Buchanan/McCoy's Creek Trail Subcommittee
302 N. Redbud Trail
Buchanan, Michigan 49107

Effective Date: 4/3/21

Joe Jilek State Farm
Wiles - Bush Rd
Buchanan MI
49107

RE: Donation to assist in required "Local Match" requirement for local and statewide grants or to assist in covering necessary project costs not covered by the grants to extend McCoy's Creek Trail with the goal of connecting to larger regional trail system

This donation letter of intent (the "Letter of Intent") represents the basic terms for an agreement, with a formal document to follow.

I. The Donor: State Farm (the "Donor").

II. The Donee: The City of Buchanan [checks should be written to: "City of Buchanan"]

III. The Donation:

Monetary Donation: The Donor wishes to commit to a monetary donation to the Donee in the amount of \$ 1000-, under the following terms. (Note terms, if any, below.)

IV. Donation Designation: The above-described donation will be used towards the improvement of the McCoy's Creek Trail, including as part of the local match requirement under for the Potential NATS Transportation Alternative Program, Potential MDNR MNRT, and/or Potential Statewide TAP or to assist in covering necessary project costs not covered by those grants.

VI. Donation Recognition: Choose One (1)

The Donor agrees to be recognized for the donation under the following name(s):
Stala Farm

The Donor wishes to remain anonymous.

X. Governing Law: This Letter of Intent shall be governed under the laws of the State of Michigan.

XI. Statements: No goods or services were provided by the charitable organization, which is a sub-committee of a non-profit local unit of government. Consequently, contributions are generally tax deductible (though consulting a tax professional is always recommended to confirm).

XII. Acceptance: If you are agreeable to the aforementioned terms, please sign and return a duplicate copy of this Letter of Intent.

DONOR

Donor's Signature [Signature] Date 4/3/21

Print Name JOE TELIK

City of Buchanan

Authorized Signature _____ Date _____

Print Name _____



LETTER OF INTENT TO DONATE

City of Buchanan/McCoy's Creek Trail Subcommittee
302 N. Redbud Trail
Buchanan, Michigan 49107

Effective Date: 4.27.21

Milltop Cafe ...
708 E. Front St.
Buchanan, Mi

RE: Donation to assist in required "Local Match" requirement for local and statewide grants or to assist in covering necessary project costs not covered by the grants to extend McCoy's Creek Trail with the goal of connecting to larger regional trail system

This donation letter of intent (the "Letter of Intent") represents the basic terms for an agreement, with a formal document to follow.

I. The Donor: Milltop Cafe (the "Donor").

II. The Donee: The City of Buchanan [checks should be written to: "City of Buchanan"]

III. The Donation:

Monetary Donation: The Donor wishes to commit to a monetary donation to the Donee in the amount of \$ 1500⁰⁰, under the following terms. (Note terms, if any, below.)

\$ 500 increments over three years

IV. Donation Designation: The above-described donation will be used towards the improvement of the McCoy's Creek Trail, including as part of the local match requirement under for the Potential NATS Transportation Alternative Program, Potential MDNR MNRT, and/or Potential Statewide TAP or to assist in covering necessary project costs not covered by those grants.

VI. Donation Recognition: Choose One (1)

Hilltop

The Donor agrees to be recognized for the donation under the following name(s): *Care*

The Donor wishes to remain anonymous.

X. Governing Law: This Letter of Intent shall be governed under the laws of the State of Michigan.

XI. Statements: No goods or services were provided by the charitable organization, which is a sub-committee of a non-profit local unit of government. Consequently, contributions are generally tax deductible (though consulting a tax professional is always recommended to confirm).

XII. Acceptance: If you are agreeable to the aforementioned terms, please sign and return a duplicate copy of this Letter of Intent.

DONOR

Donor's Signature *Maria Bouzas* Date *4.27.21*

Print Name *Maria Bouzas*

City of Buchanan

Authorized Signature *Heather K Grace* Date *04/27/21*

Print Name *Heather K Grace*

**CITY OF BUCHANAN
COUNTY OF BERRIEN, STATE OF MICHIGAN
RESOLUTION NO. 2021.05/225**

RESOLUTION OF SUPPORT FOR TAP GRANT APPLICATION FOR THE CITY OF BUCHANAN

Minutes of a special meeting of the City Commission of the City of Buchanan, Berrien County, Michigan held in Buchanan City Hall, 302 N. Redbud Trail, in said City, on Monday, May 10, 2021 at 7:00 p.m.

PRESENT: Commissioners Denison, Downey, Money, Swem and Weedon

ABSENT: None

The following preamble and resolution were offered by Commissioner [redacted] and supported by Commissioner [redacted].

WHEREAS, the City of Buchanan supports the submission of an application for the FY 2023 Michigan Department of Transportation, Transportation Alternative Program (TAP) for the Schirmer Parkway Non-motorized Trail Project.

WHEREAS, the City of Buchanan is hereby making a financial commitment to the Schirmer Parkway Non-motorized Trail Project to secure and commit the required matching funds for a TAP statewide grant request at \$131,000.00 and TAP NATS grant request at \$123,660.00 for a total construction budget of \$425,000.00 in 2023.

NOW THEREFORE, BE IT RESOLVED that the City of Buchanan hereby authorizes the City Manager to submit a FY 2023 Michigan Department of Transportation, Transportation Alternative Program for the Schirmer Parkway Non-motorized Trail Project and further resolves to make available its financial obligation, during the 2023-2024 fiscal year.

AYES: Commissioners Denison, Downey, Money, Swem and Weedon

NAYS: None

ABSENT: None

RESOLUTION DECLARED ADOPTED.

Sean Denison, Mayor

Barbara A Pitcher, City Clerk

CERTIFICATION

The foregoing resolution was certified at a regular meeting of the City Commission of the City of Buchanan, Michigan, held on Monday, May 10, 2021 at 7:00 p.m.

Barbara A Pitcher, City Clerk

2021 Patch Wagon quotes

- Repairs on our current hotbox originally were \$3000. Machine was inspected and it needed \$9450 of repairs. The machine has been at the city for at least 18 years.
- Spaulding Mfg 2021 2-Ton, air jacketed non dump trailer: \$27275
- M & M Distribution 2021 Big A 4 Ton Hotbox reclaimer trailer, hydraulic dump: \$28200
- Falcon 2021 4-Ton recycler and hotbox, hydraulic dump: \$27512.77 (comes with rent to own finance options).



MiDeal PRICE QUOTE

No. OZ041921-483

2600A W Salzburg Street
 Freeland, MI 48642
 Phone: (989) 495 – 9332
 Fax: (989) 495 – 9342

Requested By: Buchanan, MI

Quote Date	Quote Good Through	Freight Terms	Requested By	Payment Terms
4/19/21	5/19/21	FOB Freeland, MI	Mike Baker	Net 30 Days

Qty	Item No	Description	Price
1	MI10258	4-Ton Falcon Asphalt Recycler & Hot Box Trailer 12-Volt Battery Triple Wall Construction and Fully Insulated Automatic Temperature Control Diesel Fuel Source VIP Technology - Voltage Indicator and Protector Controller Automatically Prevents Burner(s) from Operating Below Burner Manufacturer's Required Voltage One-Piece, Seamless Ceramic Combustion Chamber Independently Certified 92% Fuel Efficiency Tandem Axles - Trailer Frame - 2" x 6" x 1/4" Tubular Steel Diamond Tread Plate Hopper Access Platform Electric Brakes w/ Safety Breakaway Included Options: Battery Charger package Dual Burner Recycling Package (2nd Burner, 2nd Heat Duct and 24-Hour Timer Included) Dump Box (12-Volt Electric Over Hydraulic) Standard frame – 16' Upgrade to ST235/80R 16" Tires - Load Range E LED Lighting Upgrade-Two Red Stop/Tail/Turn and one amber Light Per Side LED night work lights Warning/strobe light Release agent basket Hopper access step Rental Purchase Options: New 2021 unit – Rental fee \$2,450/month – 80% of payment to apply to balance for first 2 months. Demo unit L281 – Rental fee \$2,450/month – 100% of payment to apply to balance for first 2 months.	\$27,512.77

Operator, Parts and Service Manual
Two-Year Machine Warranty and Lifetime Frame Warranty

Included
Included

Plus Applicable Sales Tax

Why Falcon?

It's Versatile

- Recycle leftover asphalt, chunks and millings (a dual burner unit is required to recycle millings)
- Transport asphalt and keep it hot all day and hold it overnight
- Heat and re-heat cold patch


It's Cost-Effective

- When used as a hot box, it eliminates asphalt waste that occurs in the back of an unheated truck bed
- When used as a recycler, it recycles leftover asphalt and asphalt chunks torn up from the pavement
- Independently certified 92% fuel efficiency – uses less than 3 gallons of fuel per 8-hour shift

It's Reliable

- VIP Technology (patent pending) – Protects burner components by automatically preventing burner from operating with low battery voltage
- A Falcon is designed to allow the burner to run while in tow - preventing material from cooling while being transported
- Heat management system is engineered to provide even hopper temperatures – eliminating material scorching from hot spots and material hardening from cold spots
- Standard 2-year machine warranty and lifetime frame warranty

It's a Falcon

 QUOTE FORM For Standard Equipment Purchases		Quote No.: 1780LK	Date Prepared: 3/15/2021
This Quote is prepared by Spaulding Mfg., Inc. To process an order a Purchase Order must accompany this quote and be sent to Spaulding Mfg., Inc.			
Company:	City of Buchanan , MI	Ship to Address:	
Contact Person:	J.T. ADKERSON		
Phone:	269-876-0901		
Fax:			
Email:			
Description:	2 Ton Air Jacket Road Saver Asphalt Non-Dump Trailer		
A. Product Base Unit Price:			\$25,800.00
B. Options - Itemize below - Attach additional sheet if necessary.			
Description	Cost	Description	Cost
AIR JacketHopper	std		
Manual Top Doors	std		
Manual Rear Door	std		
Diesel Burner 105,000 BTU or Propoane	\$1,475.00	4 - 4 inch read LED stop, turn, tail	std
		Hydraulic dump hopper	
		Painted Orange or yellow or Black or Red	inc
Automatic Temperature Control, 12vDC Operation	std	7 Pin Flat RV Plug	inc
All LED Lighting	std		
6x2x5/16 HD Frame	std		
3/8 HD Safety Chains/5 / 8 drings and double clevis	std		
Tandem 6000# Axle w/electric brakes & break-away	std		
18-34" Adjustable Hitch, 28" Long Tongue, 3" Pintle	std	Subtotal From Additional Sheet(s):	
		Subtotal B:	\$1,475.00
C. Total Cost before any other applicable Charges, Trade-Ins, Allowances, Discounts, Etc. (A+B)			
Quantity Ordered:	1	X Subtotal of A + B :	27275 = Subtotal C: \$27,275.00
/ Installation / OPTIONS			
Description	Cost	Description	Cost
		Subtotal D:	\$0.00
Delivery Date:	120-190 days ARO	F. Total Purchase Price (C+D):	\$27,275.00



M&M DISTRIBUTION, LLC
 P.O. Box 122
 Kechi, KS 67067 US
 (800) 689-2098
 carol@mm-distribution.com
 www.mm-distribution.com

Estimate

ADDRESS

City of Buchanan

ESTIMATE # 2904

DATE 04/14/2021

EXPIRATION DATE 05/14/2021

ACTIVITY	QTY	RATE	AMOUNT
ASD-8000TEDD Big A 4 Ton Hotbox Reclaimer Trailer; 8,000 lb. Capacity; Dump 52" Hydraulic Scissor Hoist w/16,000 lb. Lifting Capacity; 105,000 BTU Diesel Heating Element; Triple Welded Steel; 16 Gauge Skin; 12 Gauge Asphalt Compartment; Two Insulated Filling Lids; Two Insulated Shovel Doors on Sliding Track 17"W x 21"L; Dual 7,000 lb. Leaf Spring Axles; LED Lighting; Dimensions 216" x 96" x 84"; 4,450 lbs. Empty Weight. 2 Year Warranty on Parts and Workmanship and 5 Year Warranty on Trailer Frame Structure	1	27,700.00	27,700.00
SUBTOTAL			27,700.00
SHIPPING			500.00
TOTAL			\$28,200.00

Accepted By

Accepted Date

FALCON ASPHALT REPAIR EQUIPMENT
IS PLEASED TO ANNOUNCE ITS

Item IX. B.

NEW **MiDEAL** CONTRACT

CONTRACT #071B7700092 - ASPHALT HEATER - 2 AND 4 TON CAPACITY HOT BOXES



BASE PRICE
\$15,408



1-844-644-5329

It's a hot box
It's a recycler
It's a FALCON



TESTIMONIALS

Our experience with the FalconNOW program actually worked perfectly for our needs. We need board approval to order items over a certain amount, so sometimes the order gets delayed and we end up waiting weeks - sometimes months - to get products. When we ordered with the FalconNOW program, we received our order right away with plenty of time before pothole season. If you need it, you will get it!"

Bill Peters

Village of Lemont Department of Public Works
Lemont, Illinois

The benefit of the FalconNOW quick ship program is flexibility. Customers are able to consider a wide selection of available options in various machine sizes with what, in our industry, is a fast delivery timeframe. Previously, quick delivery was only available with in-stock units with fixed options, but not with Falcon. Falcon is devoting time and effort into getting machines out to customers quickly with the options they want and need."

Jeff MacDonald

AMACO CEI
Toronto, Canada

The FalconNOW quick ship program is great because we don't have to wait for a piece of equipment that usually takes months to get. And not only was it delivered quickly, but the customer service follow up to make sure that everything was correct and the way we ordered it was fantastic. Overall, the turnaround time from start to finish is hands down remarkable, and the machine comes complete and ready to work."

Homer Allen

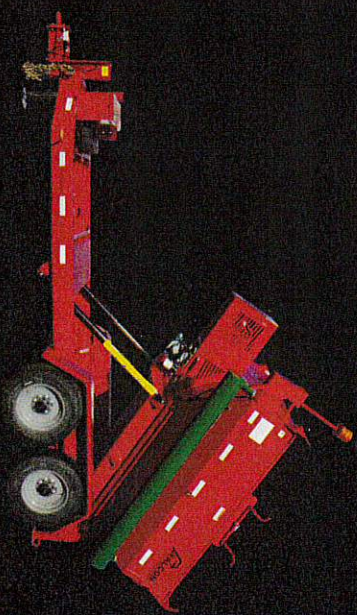
City of East Lansing
East Lansing, Michigan

"The FalconNOW quick ship program has a really fast turnaround and got us on the ground running in order to meet our customers' needs. It's enabled us to maximize profit and add another facet to our business with patch-work. We turned into a one-stop-shop for contractors, and we couldn't be happier."

Jordan Snipes

Snipes Drilling, LLC / GH
Oak Ridge, North Carolina

6 TON RECYCLER



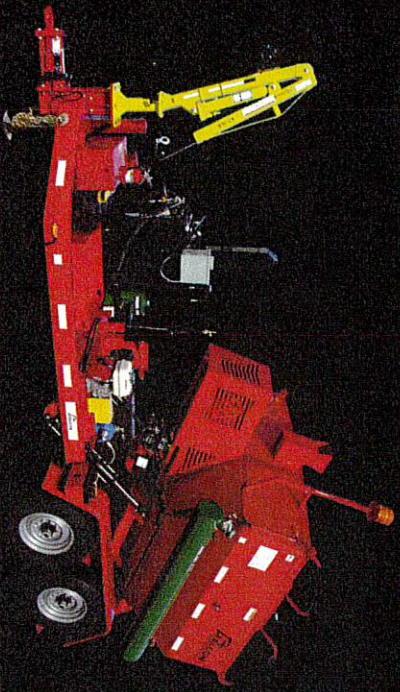
Standard Equipment:

- 6 Ton Hopper
- Dump Box
- Triple Wall Insulated Construction
- Dual Burner Recycling Package (2nd Burner, 2nd Heat Duct and 24-Hour Timer Included)
- Automatic Temperature Control
- Diesel Fuel Source
- VIP Burner Protection System
- Ceramic One-Piece Combustion Chamber
- Two 12-Volt Batteries
- Battery Charger Package
- Trailer Frame - 2" x 8" x 1/4 Tubular Steel
- Single Frame Extension
- Two 10,000-LB Torsion Axles
- 17.5" Tires
- Electric Brakes w/ Safety Breakaway
- LED Lighting - Two Red Stop/Tail/Turn Lights and One Amber Strobe Per Side
- Night Work Lights - LED
- LED Strobe Warning Light
- Hi-Visibility Safety Tape
- Release Agent Sprayer Bracket
- Tool Holder 3-Positions
- 24 Hour Timer
- Paint: Falcon Red

Customizable Options

- 30-Gallon Heated Tack Tank
- Pour Pot Bracket
- Propane Torch
- Rejuvenator Spray System
- Spray System Hose Reel
- Compactor/Roller Basket
- Bomag BVP18/45-2W w/Wheels
- VIBCO Roller GR1600
- Hoist with Manual Winch
- Hoist with 12-volt Electric Winch
- Spare Tire
- Spare Tire Bracket
- Fire Extinguisher (5 LB)
- Wheel Chocks
- Document Holder
- Slow Moving Vehicle Sign
- Rejuvenator Fluid
- Asphalt Release Agent

4 TON RECYCLER

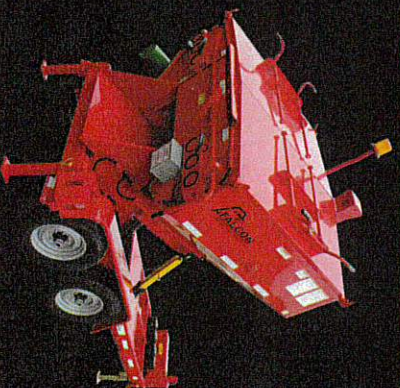


Standard Equipment:

- 4 Ton Hopper Dump Box
- Triple Wall Insulated Construction
- Dual Burner Recycling Package (2nd Burner, 2nd Heat Duct and 24-Hour Timer Included)
- Automatic Temperature Control
- Diesel Fuel Source
- VIP Burner Protection System
- Ceramic One-Piece Combustion Chamber
- Two 12-Volt Batteries
- Battery Charger Package
- Trailer Frame - 2" x 6" x 3/16" Tubular Steel

- ### Customizable Options
- 30-Gallon Heated Tack Tank
 - Rejuvenator Spray System
 - Pour Pot Bracket
 - Propane Torch
 - Spray System Hose Reel
 - Compactor/Roller Basket
 - Bomag BVP18/45-2W w/Wheels
 - VIBCO Roller GR1600
 - Hoist with Manual Winch

4 TON TRANSPORTER



Standard Equipment:

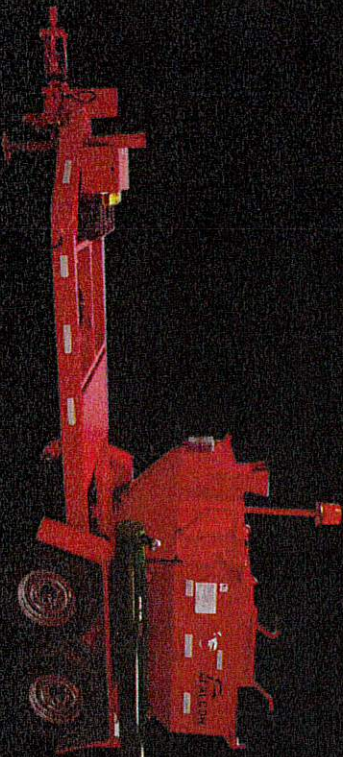
- 4 Ton Hopper Dump Box
- Triple Wall Insulated Construction
- Single Diesel Burner
- Automatic Temperature Control
- VIP Burner Protection System
- Ceramic One-Piece Combustion Chamber
- 12-Volt Battery
- Battery Charger Package
- Trailer Frame - 2" x 6" x 3/16" Tubular Steel

- ### Customizable Options
- 30-Gallon Heated Tack Tank
 - Pour Pot Bracket
 - Propane Torch
 - Rejuvenator Spray System
 - Spray System Hose Reel
 - Compactor/Roller Basket
 - Bomag BVP18/45-2W w/Wheels
 - VIBCO Roller GR1600
 - Hoist with Manual Winch

- Single Frame Extension
- Two 7,000-LB Slipper Spring Axles
- 16" Tires, ST235/80R, Load Range E
- Electric Brakes w/ Safety Breakaway
- LED Lighting - Two Red Stop/Tail/Turn Lights and One Amber Strobe Per Side
- Night Work Lights - LED
- Hi-Visibility Safety Tape
- Release Agent Sprayer Bracket
- Tool Holder - 3-Positions
- 24 Hour Timer
- Paint: Falcon Red

- Hoist with 12-Volt Electric Winch
- Spare Tire
- Spare Tire Bracket
- Fire Extinguisher (5 LB)
- Wheel Chocks
- Document Holder
- Slow Moving Vehicle Decal
- Rejuvenator Fluid
- Asphalt Release Agent

2 TON TRANSPORTER



Standard Equipment:

- 2 Ton Hopper
- Dump Box
- Triple Wall Insulated Construction
- Single Diesel Burner
- Automatic Temperature Control
- VIP Burner Protection System
- Ceramic One-Piece Combustion Chamber
- 12-Volt Battery
- Battery Charger Package
- Trailer Frame - 2" x 6" x 3/16" Tubular Steel

Single Frame Extension

- Two 7,000-LB Slipper Spring Axles
- 16" Tires, ST235/80R, Load Range E
- Electric Brakes w/ Safety Breakaway
- LED Lighting - Two Red Stop/Tail/Turn Lights and One Amber Strobe Per Side
- Night Work Lights - LED
- Hi-Visibility Safety Tape
- Release Agent Sprayer Bracket
- Tool Holder - 3-Positions
- 24 Hour Timer
- Paint: Falcon Red

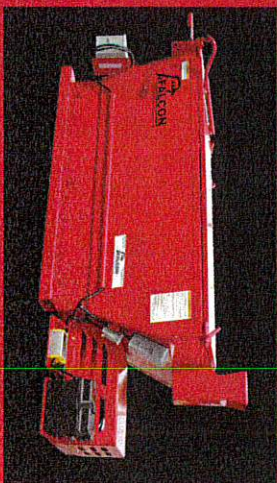
Customizable Options

- 30-Gallon Heated Tack Tank
- Pour Pot Bracket
- Propane Torch
- Rejuvenator Spray System
- Spray System Hose Reel
- Compactor/Roller Basket
- Bomag BV/18/45-2W w/Wheels
- VIBCO Roller GR1600
- Hoist with Manual Winch

- Hoist with 12-Volt Electric Winch
- Spare Tire
- Spare Tire Bracket
- Fire Extinguisher (5 LB)
- Wheel Chocks
- Document Holder
- Slow Moving Vehicle Decal
- Rejuvenator Fluid
- Asphalt Release Agent

WWW.FALCONRME.COM

2 TON SLIP-IN



Standard Equipment:

- 2 Ton Hopper
- 12-Volt Battery
- Triple Wall Insulated Construction
- Automatic Temperature Control
- Single Diesel Burner
- VIP Burner Protection System
- Ceramic One-Piece Combustion Chamber
- Shoveling Apron
- Battery Charger Package
- 24 Hour Timer
- Paint: Falcon Red

Customizable Options

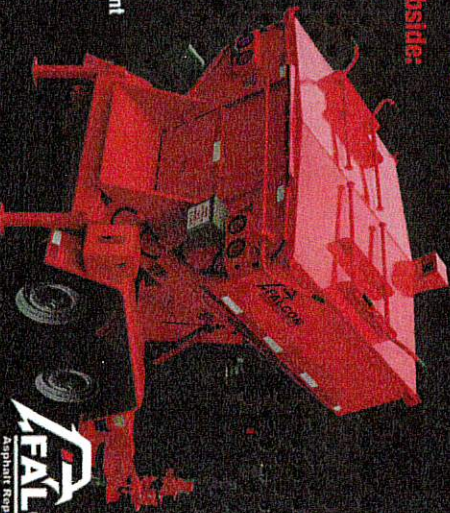
- Fire Extinguisher (5 LB)
- Slow Moving Vehicle Decal
- Rejuvenator Fluid
- Asphalt Release Agent

YOUR SAFETY IS FALCON'S FOCUS

Don't get caught in traffic!

All accessible from curbside:

- 1 Control Box
- 2 Unloading Door Handle
- 3 Tool Holder
- 4 Tongue Jack
- 5 Hopper Access Step
- 6 Tack Tank
- 7 Release Agent Basket
- 8 Magnetic Hydraulic Pendant Mountable to Hopper Wall
- 9 110V Electrical Outlet
- 10 Battery Charger

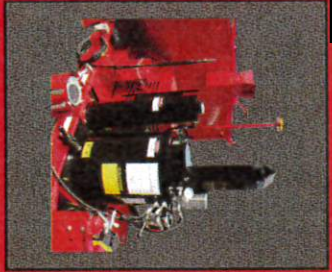


For more information, call 1-844-644-5day or visit www.falconrme.com

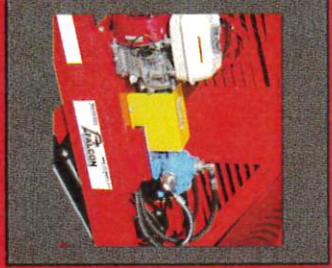
1-844-644-5329

CUSTOMIZABLE OPTIONS

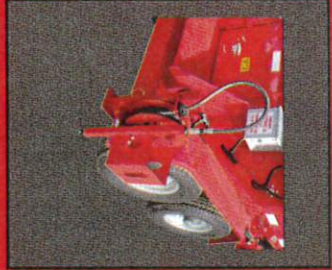
Item IX. B.



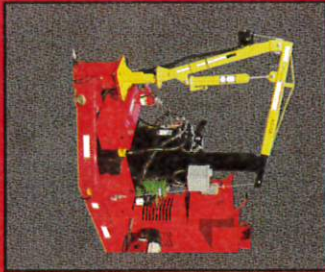
30-Gallon Heated Tank



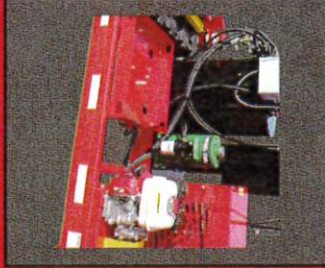
Rejuvenator Spray System



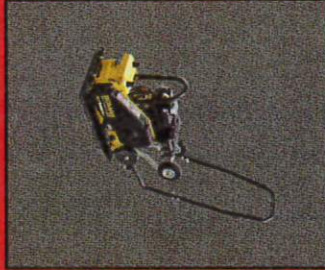
Spray System Hose Reel



Hoist w/ Manual or 12-Volt Electric Winch



Compactor/Roller Basket



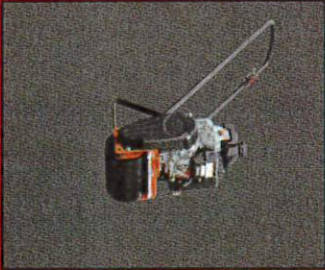
Bomag BVP18/45-2W w/ Wheels



Propane Torch

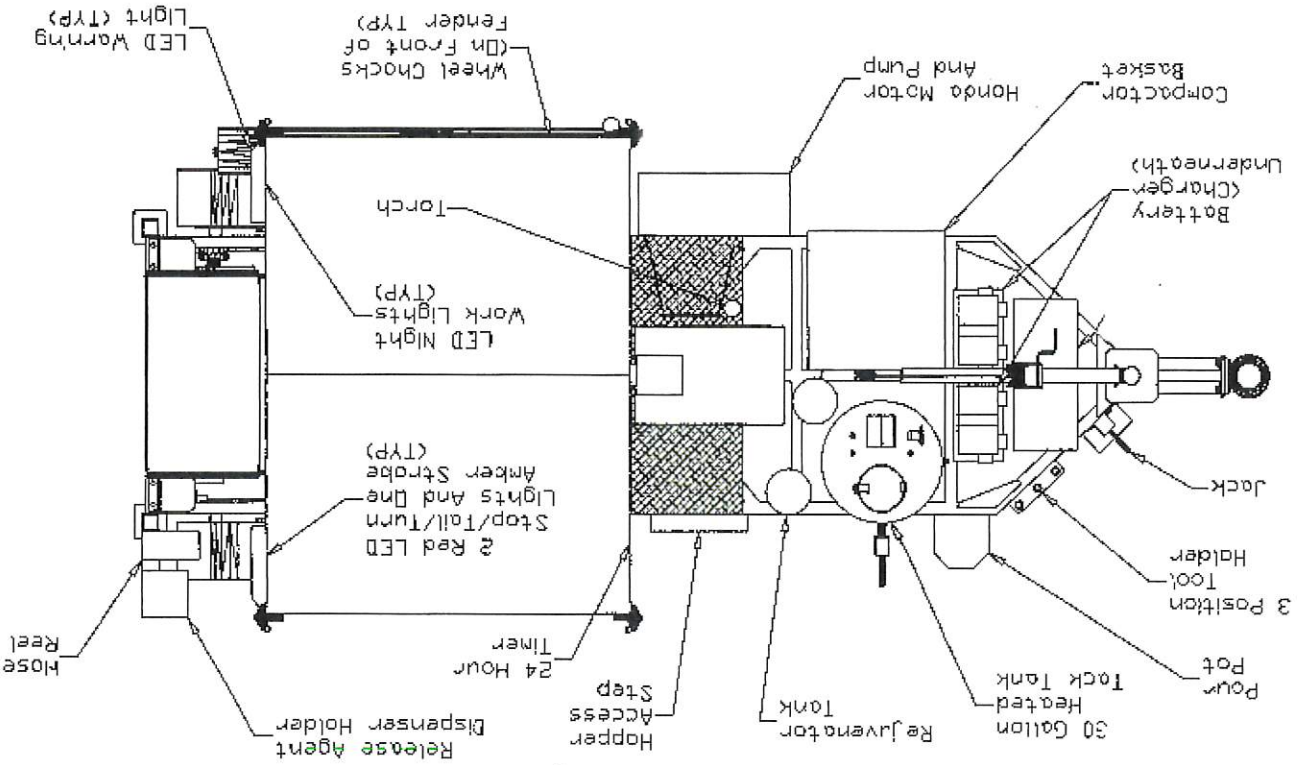


Pour Pot Bracket



VIBCO Roller GR1600

MACHINE OPTIONS



**CITY OF BUCHANAN
COUNTY OF BERRIEN, STATE OF MICHIGAN
RESOLUTION NO. 2021.4/223**

A RESOLUTION TO DEVELOP COMPLETE STREETS AS PART OF THE CITY OF BUCHANAN MASTER PLAN.

Minutes of a special meeting of the City Commission of the City of Buchanan, Berrien County, Michigan held in Buchanan City Hall, 302 N. Redbud Trail, in said City, on Monday, April 12, 2021 at 7:00 p.m.

PRESENT: Commissioners Sean Denison, Cameron Downey, Larry Money, Patrick Swem, Mark Weedon

ABSENT: None

The following preamble and resolution were offered by Commissioner Downey and supported by Commissioner Weedon.

WHEREAS, increasing walking and bicycling offers the potential for greater health of the population, and more livable communities; and

WHEREAS, A Complete Street is safe, comfortable, and convenient for travel by automobile, foot, bicycle, and transit regardless of age or ability, and

WHEREAS, The Michigan Legislature has passed Complete Streets legislation that requires the Michigan Department of Transportation and local governments to consider all users in transportation related projects; and

WHEREAS, the Michigan Planning Enabling Act has been amended, requiring that all transportation improvements identified in a plan are appropriate to the context of the community and considers all legal users of the public right of way; and

WHEREAS, Complete Streets support economic growth and community stability by providing accessible and efficient connections between home, school, work, recreation and retail destinations by improving the pedestrian and vehicular environments throughout communities; and

WHEREAS, Complete Streets enhance safe walking and bicycling options for school-age children, in recognition of the objectives of the national Safe Routes to School program; and


WHEREAS, the City of Buchanan recognizes the importance of street infrastructure and modifications such as sidewalks, crosswalks, shared use paths, bicycle lanes, signage, narrow vehicle lanes and accessible curb ramps, that enable safe, convenient, and comfortable travel for all users; therefore

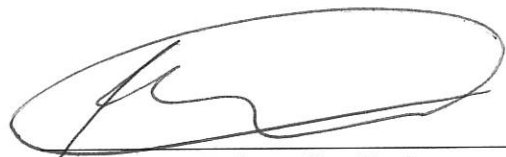
BE IT RESOLVED, that the City of Buchanan, to the extent feasible, will include Complete Streets design considerations and practices as a routine part of infrastructure planning and implementation; and

BE IT FURTHER RESOLVED, that the City of Buchanan supports the future development of a non-motorized transportation plan and a Complete Streets ordinance that supports ease of use and safety for all users of transportation systems within the City of Buchanan.

AYES: Commissioners Sean Denison, Cameron Downey, Larry Money, Patrick Swem, Mark Weedon
NAYS: None
ABSENT None

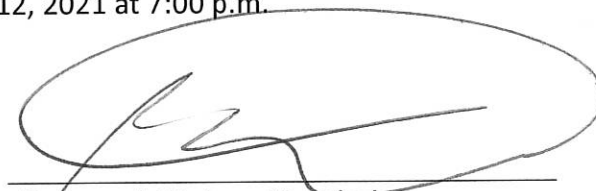
RESOLUTION DECLARED ADOPTED.


Sean Denison, Mayor


Barbara A Pitcher, City Clerk

CERTIFICATION

The foregoing resolution was certified at a regular meeting of the City Commission of the City of Buchanan, Michigan, held on Monday, April 12, 2021 at 7:00 p.m.


Barbara A Pitcher, City Clerk





CITY OF BUCHANAN
BERRIEN COUNTY, MICHIGAN

MASTER PLAN

2021

(Draft for Public Review)

CITY OF BUCHANAN

302 N. Redbud Trail
Buchanan, Michigan 49107
www.cityofbuchanan.com
269-695-3844

CITY COMMISSION

Sean Denison	Mayor
Mark Weedon	Mayor Pro Tem
Patrick Swem	Commissioner
Larry Money	Commissioner
Cameron Downey	Commissioner

The City of Buchanan City Commission adopted this Plan on _____, 2021

PLAN COMMISSION

Jason Lietz	Chair
Kevin Barker	Vice Chair
Ralph Mc Donald	Secretary
Donna Monell	Commissioner
Sean Denison	City Commissioner

With Special Tribute to Richard Gault, former Mayor, City Commissioner and long time Planning Commissioner.

The City of Buchanan Plan Commission adopted this Plan on _____, 2021

CITY OFFICIALS

Heather Grace	City Manager
Barbara Pitcher	City Clerk
Stephanie Powers	Acting City Treasurer
Richard Murphy	Community Development Director

This Master Plan was prepared with cooperation between the City of Buchanan and the Southwest Michigan Planning Commission



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DRAFT

EXECUTIVE SUMMARY

The City of Buchanan is located in the southeast corner of Berrien County, the most southwestern county in Michigan. From the center of town it is approximately a 1½ hour drive to Chicago and a 2½ hour drive to Detroit. The City has a resident population of 4,483 and covers a total area of 2.47 square miles (2.4 square miles of land and .07 square miles of water). Approximately 34 percent of the population is in the “Family Forming” age cohort, defined as 20-44 years of age, with a median age of 37.1. The median household income is \$42,917 and the per capita income is \$21,115.

The City of Buchanan recognizes the importance of comprehensive planning for growth and long-term sustainability and has actively facilitated the process necessary for the development of a master plan. This plan will serve as the primary tool for guiding the future development of the City; for deciding where development will occur in the community (and in what form), and for framing decisions regarding the City’s capital improvement projects. When the City is faced with choices regarding issues such as growth, housing, transportation, neighborhood improvement, and service delivery, the master plan will serve as a guide by describing the long-term goals for the City’s future as well as defining the policies needed to determine day-to-day decisions.

The City of Buchanan’s Comprehensive Master Plan strives to build a broad, unified vision of the City’s future from the many ideas of a multi-faceted population. The plan integrates the aspirations of the City’s residents, businesses, neighborhoods, and officials into a sound strategy for managing change. Throughout the wide variety of ideas publicly expressed, a number of consistent themes emerged - ultimately guiding the creation of a vision for the Community:

COMMUNITY VISION

As a community we want the City of Buchanan to be a safe and beautiful City committed to the protection of the natural environment, we hope to build a City that is economically healthy and a good place to do business, and we foresee a City with diverse housing and employment opportunities and excellent public services. Buchanan will be a City where every resident can say, “*Life is better here*”.

To achieve this vision, members of the steering committee studied the results of the community surveys, public visioning sessions, current demographic data and other pertinent information, and then carefully constructed the following goals:

Community Goals

GOAL 1 – HOMETOWN CHARACTER:

Celebrate and further enhance the hometown character of the community.

GOAL 2 – HISTORY & ART

Promote and fully develop the historic character and artistic qualities of the community.

GOAL 3 – RECREATION & TOURISM

Become a vibrant community meeting the social, leisure, cultural and recreational interests of residents and visitors.

GOAL 4 – THRIVING BUSINESS CLIMATE

Develop a proactive approach to achieve a thriving business climate and create a sustainable economic environment.

GOAL 5 – INFRASTRUCTURE

Provide sufficient infrastructure for the recruitment of new business while supporting the needs of current residents and the expansion and retention of current businesses.

GOAL 6 - EDUCATION

Provide the highest level of education and educational facilities possible.

GOAL 7 – HOUSING

Establish a wide spectrum of appropriate housing opportunities meeting the needs of residents in any social or income group at every stage of life.

GOAL 8 – RESPONSIVE GOVERNANCE

Provide leadership, responsive governance, and high quality public services in an efficient and cost-effective manner.

GOAL 9 – TRANSPORTATION/MOBILITY

Develop and maintain a coordinated circulation system that efficiently and safely provides for existing and future circulation of all traffic (motorized, non-motorized, and pedestrian) in the Buchanan area.

GOAL 10 – LAND USE

Plan land uses so future development and redevelopment will occur in a coordinated, connected, and harmonious manner and will be in the long-term best interest of the entire community.

GOAL 11 – NATURAL RESOURCES

Protect and enhance the natural resources within the City including wildlife habitats, fens, scenic vistas and unique geological features through educated and responsible use.

GOAL 12 – REGIONAL LEADERSHIP

Represent the best interests of the City by providing active leadership regarding regional issues.

Information incorporated throughout this plan reveals the rationale considered for each goal and subsequent objective developed in the Implementation Plan. It is the overall goal of this plan to remain relevant and responsive to residents, as well as City government, and thus be considered a vital resource for planning decisions now and in the future.

MASTER PLAN DEVELOPMENT

A comprehensive master plan is a public policy document designed to guide the future of a municipality. Master plans are developed and adopted through a defined process including public participation, research, analysis, and recommendations for current and future planning. The public participation process ensures that the desires of residents will be responded to and achieved whenever possible. A relevant articulate master plan can be used as a guide for making a variety of decisions such as those relating to land use, zoning, and infrastructure improvements. The outcome of these decisions should fulfill the basic purpose of the master plan which is to:

- Determine, develop, and preserve the community character
- Promote the public's health, safety, and increased quality of life
- Promote the responsible use of natural resources
- Promote intelligent land use that avoids sprawl and overcrowding
- Promote maximum mobility on public roads, streets, and sidewalks
- Facilitate systems to provide public transportation, water and sewer, recreation, and other public services

Planning Authority

The City of Buchanan has prepared this Master Plan under the authority of the Municipal Planning Act, Public Act 285 of 1931, as amended (2006).

Roles and Responsibilities

The City is organized under the Home Rule Act of Michigan, which authorizes cities to formulate their own charter provision, and operates under the Commission-Manager form of government as prescribed by the City of Buchanan's Charter. (See Organizational Chart following this section) Under this model the City Manager is responsible for managing the day-to-day operation of the City and the City Commission's main function is legislative; setting important policies that chart the future course of Buchanan. The City Commission is comprised of five (5) members who serve four (4) year terms. The Mayor and Mayor Pro-Tem are selected at the first meeting in November following the City election.

The City's Plan Commission is responsible for the development and implementation of the City's Master Plan. Because a master plan is, by design, an evolving and flexible document the plan should be reviewed annually to determine if any changes are needed. These reviews are necessary in order to be responsive to changes in

growth trends and current community attitudes on growth and development. As part of the review process, the Plan Commission will look for completed projects and identify any areas where the plan's vision may or may not be working. Following the review, an annual report is prepared and delivered to the City Commission. Every five years, the City and Plan Commissions will review and update the plan if the circumstances warrant. If the plan does not require any updates, this determination will be recorded in the Minutes of the City and Plan Commission meetings. If changes are recommended, the pre-determined guiding principles, vision, and overall goals will be examined and weighed against the proposed changes to be certain they uphold the intent, and vision of the plan. Any extension, addition, revision, or other amendment to a basic plan shall be adopted under the same procedure as a plan or a successive part of a plan under the procedures stated in Michigan Public Act 285 (2006).¹

The Buchanan Area Chamber of Commerce

provides leadership in promoting the spirit of the community through increased communication and cooperation among businesses, organizations, and individuals in order to enhance the growth, prosperity, and quality of life in the Buchanan area.²



The Southwest Michigan Planning Commission partnered with the City of Buchanan's government leaders and residents to collect and assess information about the needs and desires of the community. The data was then analyzed and, with public participation, became the foundation for the development of the master plan. This master plan is a compilation of background information, recommendations, goals, and objectives for each of the subject areas it covers. The Action Plan is the strategy to implement the ***goals*** which are conceptual, broad, and long range and the ***objectives*** which are the steps leading to the achievement of the goals.

Throughout the planning and development process the following tenets of Smart Growth helped provide the foundation for the master plan by seeking to:

- Encourage community and stakeholder collaboration in development decisions
- Foster a distinctive, attractive community with a strong sense of place
- Make development decisions predictable, fair, and cost effective

¹ <http://www.legislature.mi.gov/>

² Chamber website <http://www.buchanan.mi.us/>

-
- Mix land uses
 - Create a range of housing opportunities
 - Create walkable communities
 - Take advantage of compact building design
 - Provide a variety of transportation options
 - Preserve open space, farmland, natural beauty and critical environment areas
 - Strengthen and direct development towards existing communities

These objectives were considered and then customized to specifically meet the needs of Buchanan’s residents. It is hoped that as changes are made through reviews and updates, that these objectives will once again be considered as they provide established guidance to help communities reach their fullest potential.

PURPOSE

A master plan serves as a decision-making tool for the City to help guide future development. It addresses the appropriate locations of, and relationships between, various types of land uses. It designates specific areas which have been determined to be most suitable for various uses, based upon such considerations as existing land uses, public infrastructure, transportation access, environmental conditions, topography, and soil types.

However, it is also more than this, serving as a multi-year inventory of the community, providing an analysis of community conditions, and being used as a tool to measure community change over time.

Although the plan takes the form of this written document, it is of secondary importance to the synthesis of collective thought by community members from which it was created. The plan is intended to be a realistic compendium of the City’s goals and desires at a given point in time, not an idealized end-state at some unspecified point in the future. As such, the plan is designed to be flexible, and to be able to respond to changing circumstances. As its definition implies, the word “plan” is both a verb and noun, and results in an ongoing process as much as this end-product.

This master plan provides the conceptual framework on which specific implementation instruments, such as the zoning ordinance, are based on. In this role, it provides the legal “backbone” of the zoning ordinance, and helps guide the decisions made by administrative bodies, such as the Plan Commission and Zoning Board of Appeals, which relate to the master plan, and protect their decisions from being seen as arbitrary or as excessive exercises of their authority.

Where applicable, the plan also informs and gives direction to routine administrative functions such as a capital improvement plan, the issuance of building permits, zoning and site plan reviews, and sub-area planning efforts, such as for recreation and the downtown.

In short, the master plan, as an “umbrella statement” of community goals, provides the parameters directing day-to-day decisions and policy-making.



COMMUNITY PROFILE

LOCATION

The City of Buchanan is located in southwest Michigan in Berrien County, in the southwest corner of the State of Michigan. It is surrounded on all other sides by Buchanan Township. The City is part of Michigan portion of the South Bend, Indiana Urbanized Area.



HISTORY

The Potawatomi Indians were the first residents in the area, with many settlements established along the St. Joseph River. By 1833 the Potawatomi Indians had signed away the land in exchange for land west of the Mississippi River. Near the time of the treaty, the town's industry was born when Charles Cowels, the first settler, built his shingle mill. Russell McCoy soon followed and constructed the first sawmill along McCoy's Creek. Because of McCoy's Creek and the power furnished by the water, sawmills and gristmills became the mainstay industry of the area.

The growing community joined in the cause for Michigan's statehood between 1835 and 1837. A famous senator, James Buchanan of Pennsylvania who became the 15th President of the United States, sided with Michigan to obtain this goal. Miller John Hamilton, who platted the area, honored Senator Buchanan for his championship by naming the community after him and recorded it as such in 1842. At the time of the city's incorporation in 1858, Buchanan was a thriving area of some 860 people.

The area was rich in timber, in the natural abundance of game, fruits, maple sugar, wild honey, and plentiful fishing in McCoy's Creek and the St. Joseph River. Buchanan continues to enjoy many natural assets and has become known as "Redbud City" due to the profusion of these beautiful trees throughout the area.

DEMOGRAPHICS

Population

Based on data published by the U.S. Census Bureau, there were 4,483 people living in the City of Buchanan in 2010; a 4.05% decrease from the population recorded in 2000. Table 1 presents the population trends from 1990 to 2010 for the City of Buchanan, Berrien County, and the State of Michigan.

Table 1: Population Trends

	1990	2000	2010	% Change 2000 to 2010
City of Buchanan	4,992	4,644	4,456	-4.05%
Berrien County	171,276	162,453	156,813	-3.47%
State of Michigan	9,262,078	9,938,444	9,883,640	-0.55%

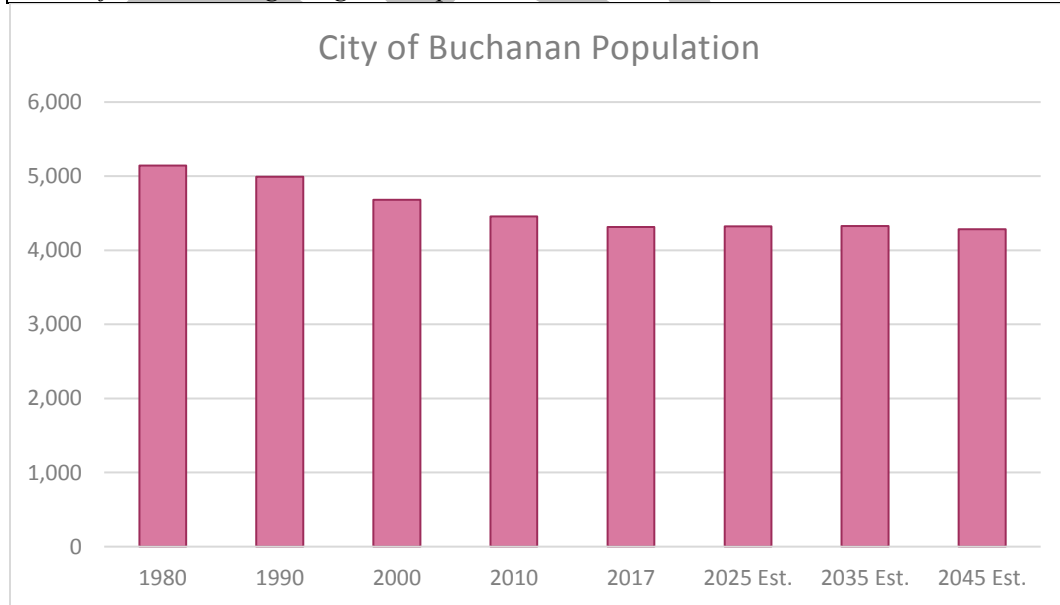
Source: U.S. Census Bureau 1990, 2000, 2010

Although there is no way to predict the total population growth with certainty; it is important to consider these forecasts while developing public policy and land use regulations. Table 2 presents the population projections based on a demographic forecast provided by the MDOT Travel Demand Model for Niles-Buchanan-Cass County Area Transportation Study (NATS) Long Range Transportation Plan. These projections suggest that a decrease in overall population can be expected to continue.

Table 2: Population Projections

Year	1980	1990	2000	2010	2017	2025 Est.	2035 Est.	2045 Est.
Population	5,142	4,992	4,681	4,456	4,313	4,324	4,329	4,283

Sources: 1980-2010 U.S. Census, 2017 U.S. Census estimate, 2025-2045 MDOT Travel Demand Model for NATS Long Range Transportation Plan 2045



Age

The age distribution of a community can be an important factor in identifying social and economic trends as well as public service needs. Table 3 summarizes 2016 estimates, summarizing the breakdown by age cohort. The median age in the City of Buchanan is 37.1 years.

Table 3: City of Buchanan – Population: Total, Gender, Age Distribution

Age	Total Number	Total Percent
Total population	4,388	4,388
Male	2,186	49.80%
Female	2,202	50.20%
Under 5 years	265	6.00%
5 to 9 years	294	6.70%
10 to 14 years	361	8.20%
15 to 19 years	332	7.60%
20 to 24 years	186	4.20%
25 to 34 years	591	13.50%
35 to 44 years	700	16.00%
45 to 54 years	401	9.10%
55 to 59 years	317	7.20%
60 to 64 years	295	6.70%
65 to 74 years	327	7.50%
75 to 84 years	213	4.90%
85 years and over	106	2.40%
18 years and over	3,344	76.20%
21 years and over	3,123	71.20%
62 years and over	814	18.60%
65 years and over	646	14.70%

Source: U.S. Census Bureau, 2016 American Community Survey 5-year estimates

ECONOMIC & HOUSEHOLD CHARACTERISTICS

The median household income in City of Buchanan increased from 2000 to 2012-2016 (see Table 4). Table 5 depicts household trends and changes for the City of Buchanan as well as the region. According to U.S. Census, the City of Buchanan had 1,901 households. Compared to the State, a slightly greater percentage of households in the City of Buchanan have households with individuals 65 years and over.

Table 4: Summary of Economic Characteristics, 2000 to 2016

City of Buchanan	2000	2012-2016 ACS	Percent Change
Median Household Income	\$34,244	\$42,917	25.32%
Per Capital Income	\$16,600	\$21,115	27.19%
Percent of Families Living in Poverty	10.9%	8.7%	-20.18%
Percent Unemployed	4.2%	4.9%	16.66%
Buchanan Township	2000	2012-2016 ACS	Percent Change
Median Household Income	\$40,503	\$60,977	50.54%
Per Capital Income	\$19,572	\$25,799	31.81%
Percent of Families Living in Poverty	4.6%	6.3%	36.95%
Percent Unemployed	3.3%	5.7%	72.72%
Berrien County	2000	2012-2016 ACS	Percent Change
Median Household Income	\$38,567	\$58,771	52.38%
Per Capital Income	\$19,952	\$26,309	31.86%
Percent of Families Living in Poverty	9.3%	13.1%	40.86%
Percent Unemployed	3.6%	4.7%	30.55%
State of Michigan	2000	2012-2016 ACS	Percent Change
Median Household Income	\$44,667	\$50,803	13.73%
Per Capital Income	\$22,168	\$27,549	24.27%
Percent of Families Living in Poverty	7.4%	11.5%	55.40%
Percent Unemployed	3.7%	5.2%	40.54%

Source: U.S. Census Bureau 2000, American Community Survey, 2012-2016, 5-year estimates

Table 5: Household Characteristics

Household Characteristics	City of Buchanan	Berrien County	State of Michigan
Percent of households with individuals under 18 years	31.5%	30.2%	31.6%
Percent of households with individuals 65 years and older	27.6%	28.7%	25.4%
Average family size	3.01	2.98	3.05
Total number of households	1,901	63,054	3,872,508
Average household size	2.34	2.43	2.49

Source: U.S. Census 2010

HOUSING

Table 6 shows the change in renter-occupied housing units over time in the City of Buchanan. According to the U.S. Census, a housing unit is vacant if no one is living in it at the time of the interview, unless its occupants are only temporarily absent. In addition, housing units where all the occupants have a usual residence elsewhere are grouped with vacant units.

Table 6: Housing Unit Summary

	2000	2010	Percent Change 2000 to 2010
Owner Occupied Housing Units	1,195	1,113	-6.86%
Renter Occupied Housing Units	720	788	9.44%
Vacant Housing Units	183	238	30.05%
Total Housing Units	2,098	2,139	1.95%

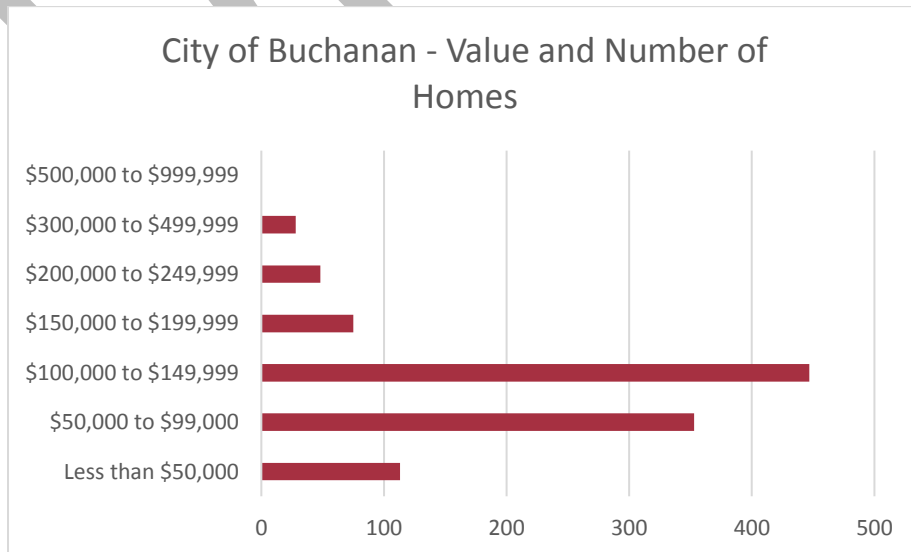
Source: U.S. Census 2000, 2010

The median value of an owner occupied home according to the 2012-2016 American Community Survey 5-year estimates was \$105,900. As illustrated in Table 7, 75.2% of homes within the City of Buchanan are worth between \$50,000 and \$149,999.

Table 7: City of Buchanan Owner-Occupied Home Values, 2012 to 2016

Value of Homes (\$)	Number of Homes	Percent of Total
Less than \$50,000	113	10.6%
\$50,000 to \$99,000	353	33.2%
\$100,000 to \$149,999	447	42.0%
\$150,000 to \$199,999	75	7.0%
\$200,000 to \$249,999	48	4.5%
\$300,000 to \$499,999	28	2.6%
\$500,000 to \$999,999	0	0%
Median Value	\$105,900	

Source: American Community Survey, 5-year estimates, 2012-2016



According to the 2012-2016 American Community Survey, approximately 39.6% of renters in the City of Buchanan spend 35% or more of their yearly income on rent (see Table 8). Federal Housing policy has established 30% as a benchmark, meaning families spending over 30% of their income on housing are likely financially burdened by housing expenses. Although on average individuals in the City of Buchanan spend a lower percentage of income on rental housing compared with the state average, there still appear to be housing affordability challenges.

Table 8: Percentage of Income Spent on Rental Housing, 2012 to 2016

Percent of Income Spent on Rental Housing	City of Buchanan		State of Michigan	
	Number of Households	Percent of Total	Number of Households	Percent of Total
Less than 15%	83	9.6%	130,315	12.6%
15% to 19.9%	60	7.0%	128,276	12.4%
20% to 24.9%	172	20.0%	127,237	12.3%
25% to 29.9%	137	15.9%	115,425	11.1%
30% to 34.9%	68	7.9%	89,458	8.6%
35% or more	341	39.6%	447,137	43.1%
Not Computed	16	(X) not available	90,495	(X) not available

Source: American Community Survey, 2012 to 2016, 5-year estimates

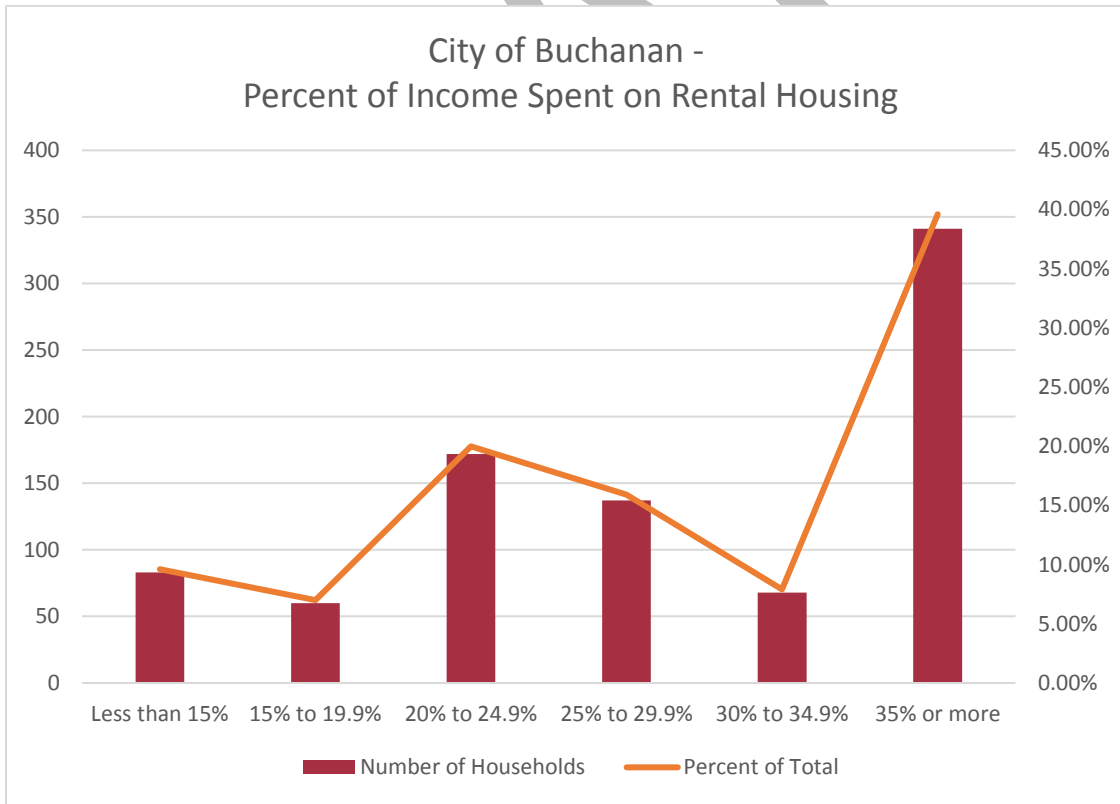
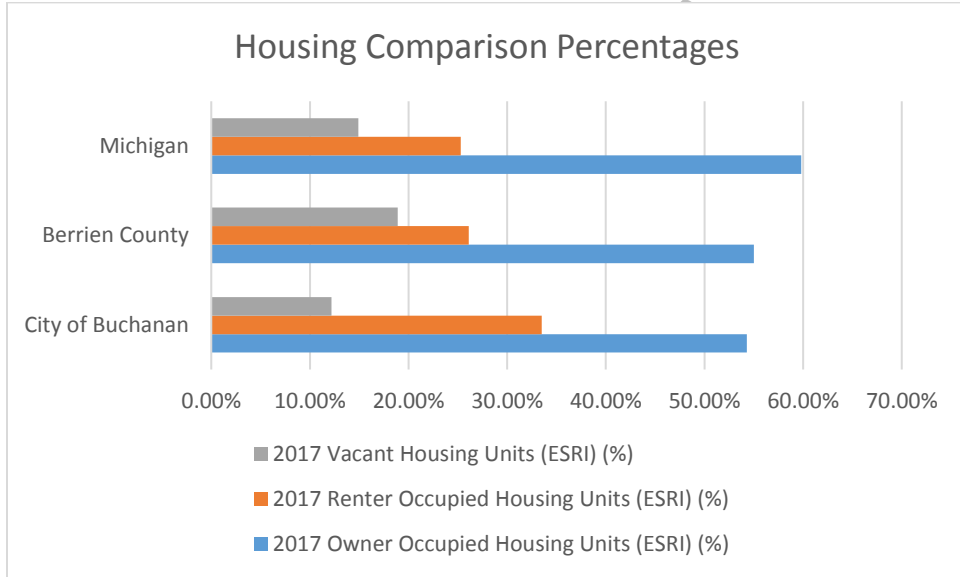


Table 9: Housing Comparison Percentages

Sites	2017 Owner Occupied Housing Units (ESRI) (%)	2017 Renter Occupied Housing Units (ESRI) (%)	2017 Vacant Housing Units (ESRI) (%)
City of Buchanan	54.3%	33.5%	12.2%
Berrien County	55.0%	26.1%	18.9%
Michigan	59.8%	25.3%	14.9%

Source: Demographic forecast provided by the Environmental Systems Research Institute (ESRI)



COMMUTE TO WORK

Table 10 shows that, similar to most communities in Michigan, the most prevalent commute mode in the City of Buchanan is driving alone at 87.6%, which is slightly higher than the state average.

Table 10: Mode of Transportation to Work, 2012 to 2016

Mode of Transportation to Work	City of Buchanan	State of Michigan
Drove Alone	87.6%	82.5%
Carpooled	8.2%	8.8%
Public Transportation	0%	1.4%
Worked at Home	2.4%	3.7%
Bicycled	0%	0.5%
Walked	0%	2.2%
Taxicab, motorcycle, or other means	1.9%	0.8%

Source: American Community Survey, 2012 to 2016, 5-year estimates

Average commute times for residents living in the City of Buchanan are slightly higher than the average commute time statewide (see Table 11).

Table 11: Travel Time to Work, Percent of Commuters, by Time, 2012 to 2016

Commute Time (In Minutes)	City of Buchanan	State of Michigan
Under 10	19.3%	14.1%
10 to 19	18.3%	31.0%
20 to 29	32.0%	22.2%
30 to 44	19.7%	19.3%
45 to 59	5.0%	7.3%
60 or more	5.7%	6.1%
Mean travel time to work in minutes	27.3	24.3

Source: American Community Survey, 2012 to 2016, 5-year estimates

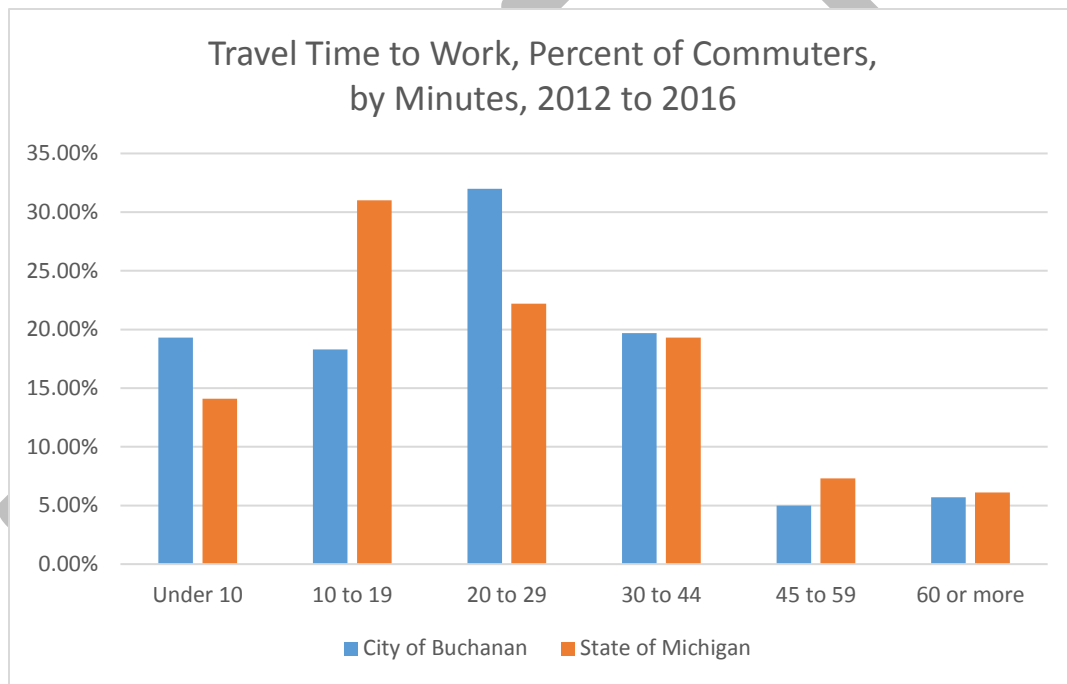


Table 12: At Risk Comparisons

Variables	Buchanan	Berrien Co.	Michigan
2017 Households with Income Below Poverty Level (ESRI)	284	9,630	585,354
2011-2015 ACS Owner Households by Vehicles Available: 0	58	1,420	92,935
2017 Total Population (ESRI)	4,522	155,570	9,870,786
2017 Group Quarters Population (ESRI)	7	3,527	226,937
2011-2015 ACS Total Households (ESRI)	2,047	63,121	3,902,559
2017 Average Household Size (ESRI)	2.36	2.41	2.47

Source: Demographic forecast provided by the Environmental Systems Research Institute (ESRI)

EXISTING LAND USE

The Coastal Change Analysis Program of the National Oceanic and Atmospheric Administration in 2015 produced land use/land cover data, which is described below. Please note that land use has changed over the years, and the data does have a margin of error. However, the information below is helpful to get a general idea of land use, if not necessarily updated and specific enough to be exact. The City of Buchanan includes 1,657 acres.

Land Use Classifications

Low Intensity Developed. The most abundant land use for the City of Buchanan is low intensity development, mostly including single-family homes, with 490 acres, which is 29.6% of the City. It includes areas with a mixture of constructed materials and vegetation, with impervious surfaces accounting for 20 to 49% of total cover.

Developed Open Space. Developed open space in the City of Buchanan includes maintained lawns larger than those found at a typical single family home. This land use includes 467 acres (28.2%). It includes areas with a mixture of some constructed materials, but mostly vegetation in the form of lawn grasses, with impervious surfaces accounting for less than 20% of total cover. These areas most commonly include large-lot single-family housing, parks, and vegetation planted in developed settings for recreation, erosion control, or aesthetic purposes.

High/Medium Intensity Developed. This land use classification includes urban land uses more intensive than single-family homes, such as multi-family housing, commercial, institutional, and industrial land uses. This medium to high intensity land use includes 270 acres (16.3%). It includes areas with a mixture of constructed materials and vegetation, with impervious surfaces accounting for over 50% of total cover.

Forest. The City includes 228 acres of forested land (13.8%), but due to the smaller size of areas covered, they would better be described as wooded land. Wooded lands are especially concentrated along the wetlands along McCoy's Creek's mouth to the St. Joseph River, City owned property in the southwestern corner of the City, and a few other areas.

Wetland. The City has 138 acres of wetlands (8.3%). Wetlands include areas with vegetative cover and the soil or substrate are periodically saturated with or covered with water. Wetlands in Buchanan are most highly concentrated in the floodplains of McCoy's Creek (e.g., Southwestern Michigan Land Conservancy property) and along the St. Joseph River (e.g., City boat launch). A more detailed map and exploration of wetlands is in the Wetlands section of this plan.

Open Water. Surface water in the City includes the St. Joseph River and McCoy's Creek. It consists of 34 acres (2.1%) of the City.

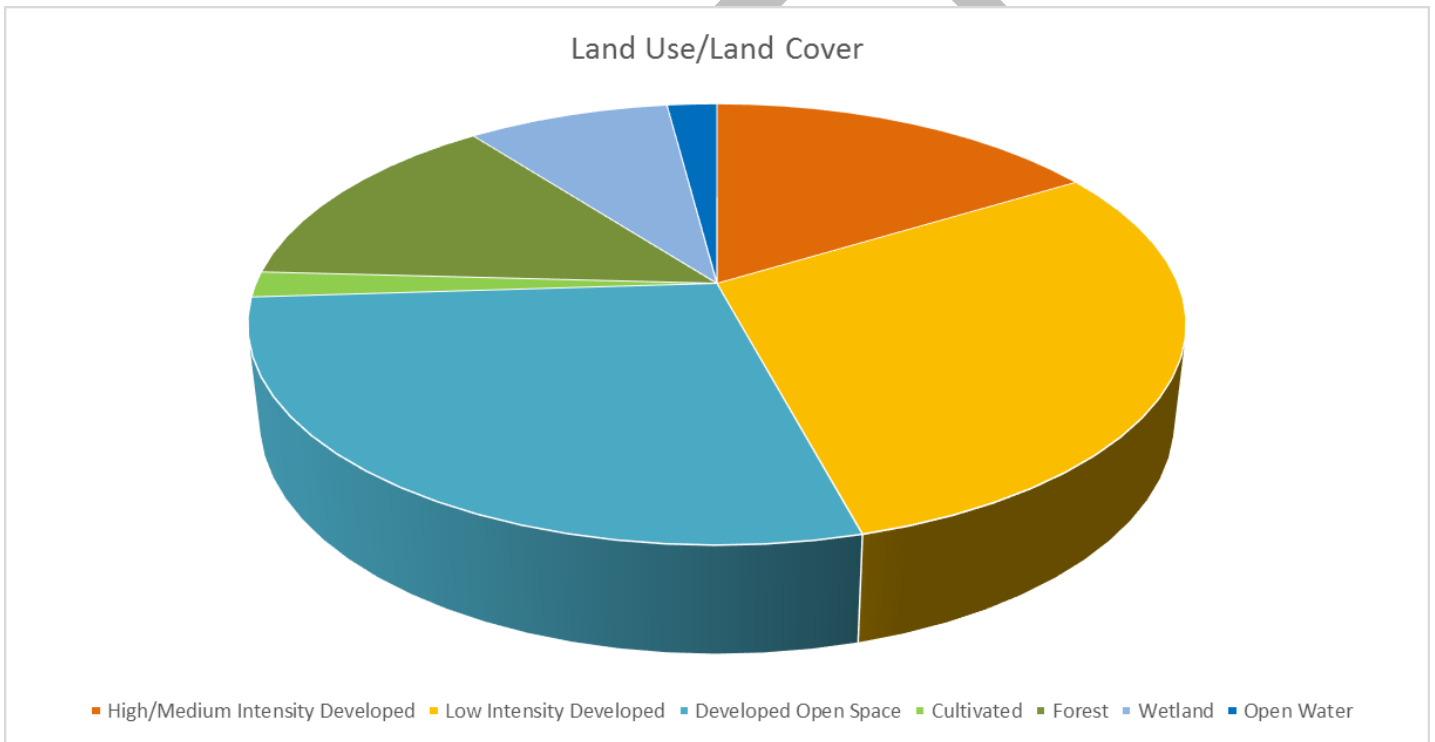
Cultivated. Part of the Buchanan Middle School property is cultivated. Some of the areas on the map on the following pages may be misidentified as cultivated during the 2015 data analysis, but consisting of only 31 acres (1.9%), the impact on the land use data presented here is minimal.

Table 13. Land Use/Land Cover

Land Use/Land Cover	Acres	Percent
Low Intensity Developed	490	29.6%
Developed Open Space	467	28.2%
High/Medium Intensity Developed	270	16.3%
Forest	228	13.8%
Wetland	138	8.3%
Open Water	34	2.1%
Cultivated	31	1.9%
Total	1,657	100.0%

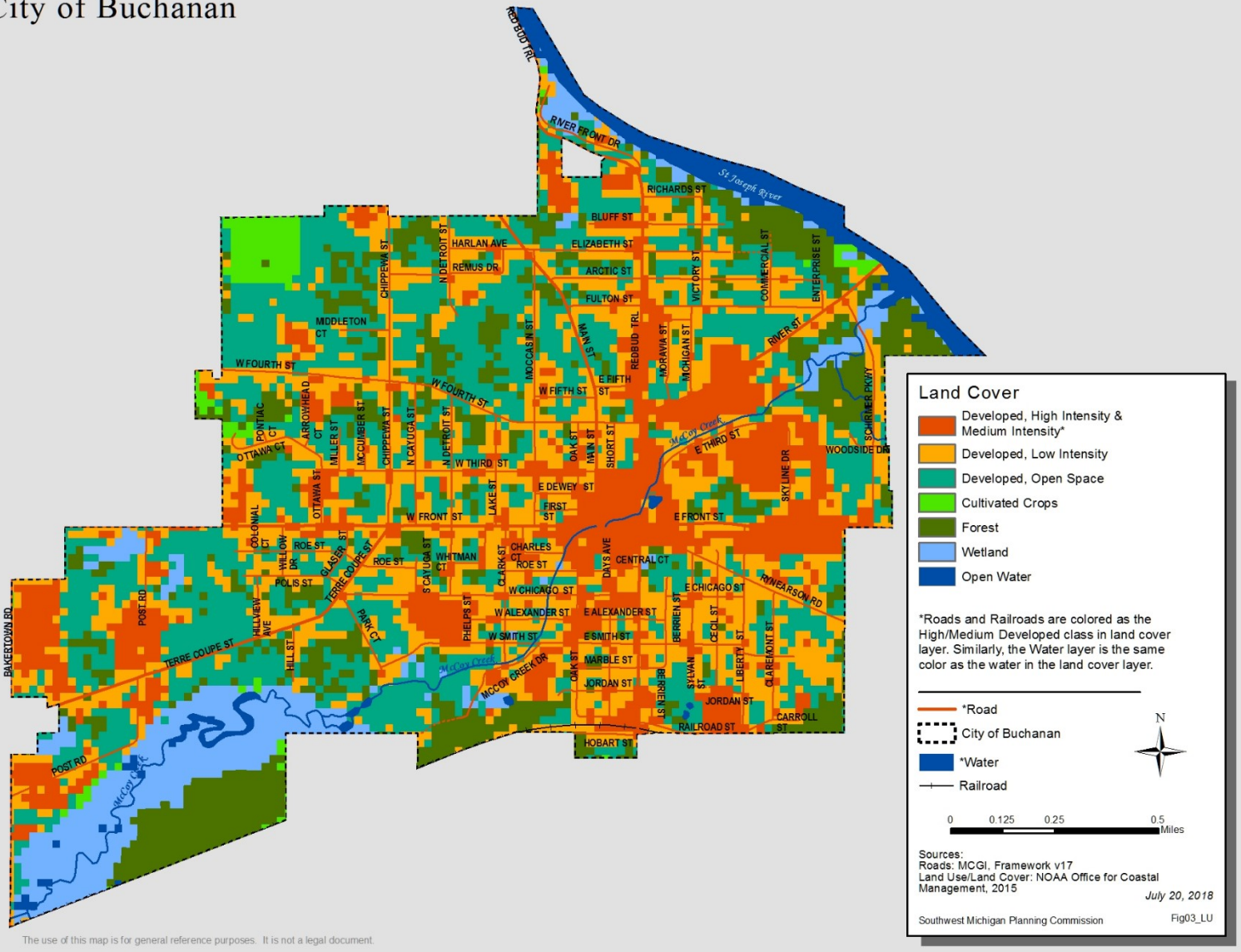
Source: National Oceanic and Atmospheric Administration, Coastal Change Analysis Program (C-CAP), 2015

Land Use/Land Cover Pie Chart



Land Use/Land Cover

City of Buchanan



COMMUNITY FEATURES

TRANSPORTATION AND MOBILITY

The City of Buchanan street transportation system offers options for motorists, public transit riders, pedestrians, and bicyclists. Residents can access a countywide public transportation system whose options are being redeveloped for transit riders as this Plan is being written. Beyond the City’s street network, residents can further connect to intercity bus service, private transportation providers, rail, and flight options.

Buchanan has excellent regional transportation access for motorists via I-94 and its nearby access to U.S. Route 31. The distances below are to city centers. Travel times are approximate.

South Bend, IN	17 miles/30 min.	Chicago, IL	90 miles/100 min.
Kalamazoo, MI	65 miles/80 min.	Indianapolis, IN	163 miles/3 hours
Grand Rapids, MI	100 miles/100 min.	Detroit, MI	208 miles/3 hours

Roads

There are several sources of funding for the street network within the City of Buchanan, depending on the classification and geographic location of the roadway. Many roadways qualify for multiple sources of funding. The table below outlines the various State of Michigan funding and federal funding sources available. Descriptions of these funding programs are given below. The table divides roadways into ones that are federal aid eligible and ones that are not, known as local roads. Local millage street funding and other funding sources are not featured here.

Table 14. Road Funding Overview

	Local Roads	Federal Aid Eligible Roads
State of Michigan Act 51 Funding	X	
Federal Surface Transportation Block Grant Funding		X
Federal Congestion Mitigation and Air Quality Funding		X
Federal Transportation Alternatives Program Funding		X
Federal Safe Routes to School Funding	X	X

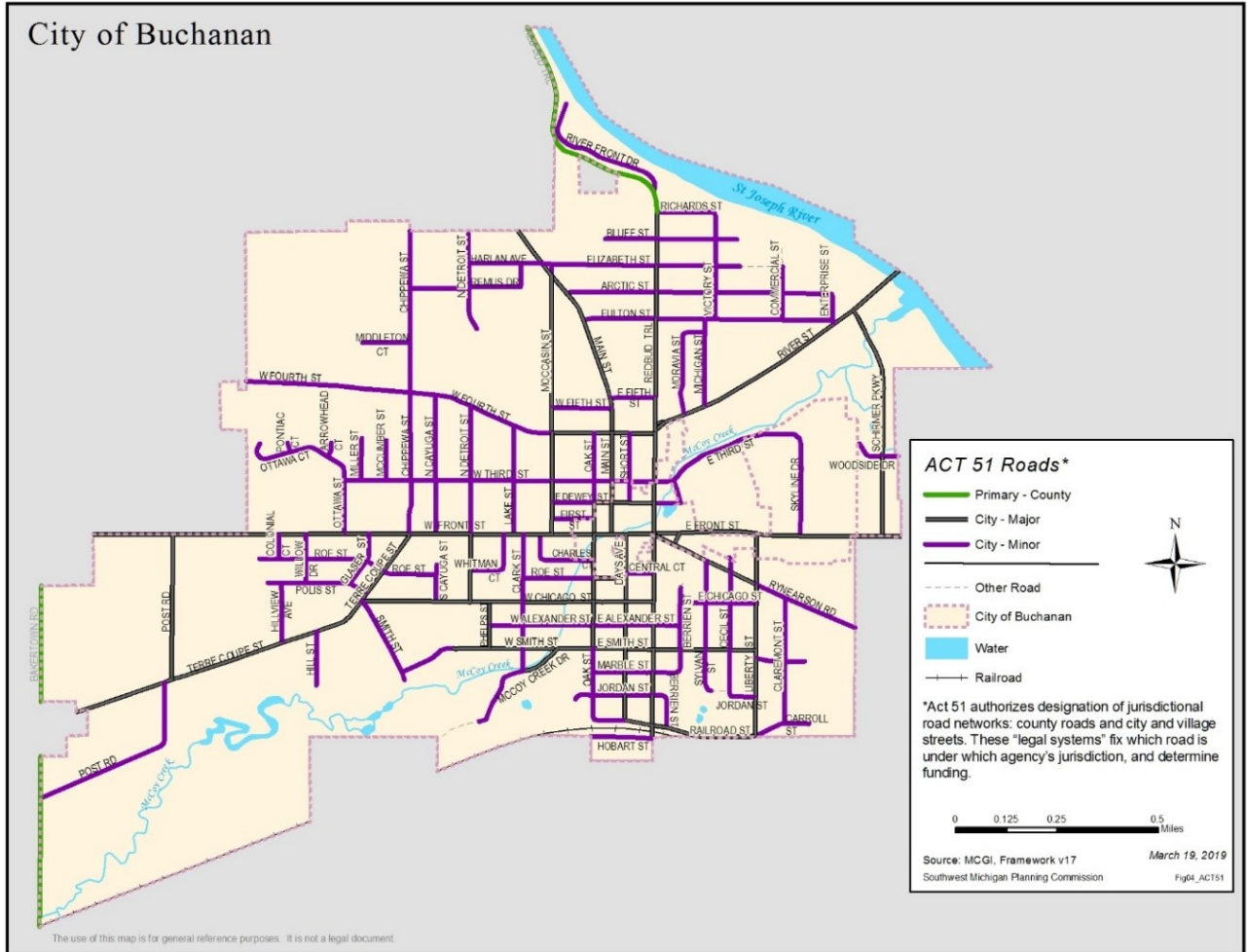
State of Michigan Act 51 of 1951 distinguishes streets as either “major” or “local” for funding purposes. The law establishes the obligation for the City to maintain their streets, including preservation, reconstruction, resurfacing, restoration and rehabilitation, as well as for snow removal, cleaning, patching, signing, and marking.

Major Streets: The City’s major streets include Redbud Trail south of Richards St, Front St, Main St, Moccasin St, River St, Terre Coupe St, Post Rd, Chicago St west of Redbud Trail, Liberty St, Rynearson Rd west of Liberty St, Days Ave, Railroad St east of Days Ave, Phelps St, McCoy Creek Dr east of Clark St, Roe St between Oak St and Days Ave, Oak St between Smith St and Dewey St, Dewey St between Oak St and Redbud Trail, Schirmer Pkwy, and Smith St west of Liberty St to about 550 feet west of Phelps St.

Local Streets: Act 51 designates any non-major public City street as a local street.

Act 51 Certification. The State of Michigan maintains a map for each road-maintaining jurisdiction showing each jurisdiction’s Act 51 designated major and local streets. Per Act 51 of 1951 the City has 11.72 miles of major streets (highlighted purple on the map) and 16.54 miles of local streets, with a total of 28.26 street miles. (Other street maps in this section show the street names more clearly.)

Act 51 Street System



Federal Aid Eligible – The National Functional Classification

In addition to the State of Michigan's Act 51 system for funding City streets, the federal government uses a system called the National Functional Classification, which distinguishes streets into the following categories:

Interstate: Interstates accommodate large volumes of traffic at high speeds with access points and limited interchanges at major interesting roadways. The City of Buchanan is about ten miles away from I-80/I-90 via U.S. Route 31, and is about 19 miles away from I-94 via U.S. Route 12.

Arterials: Arterials are higher capacity roadways that move traffic from collector roads to interstates. Access along arterials is usually limited in order to increase traffic flow and level of service. Often, there are opportunities to enhance the safety and performance of arterials through reductions in conflict points and enhancements to traffic signal networks. Arterials have been broken into two subcategories: principal arterials and minor arterials.

(a) Principal Arterials: Principal Arterials typically carry higher traffic volumes and are spaced further apart than minor arterials. The City of Buchanan does not contain any principal arterials, but less than two miles away are two exits to U.S. Route 31, which is a principal arterial.

(b) Minor Arterials: Minor Arterials should provide more access points along a given route than primary arterials, and will generally accommodate lower traffic volumes. There are two streets within the City of Buchanan that are classified as minor arterials: (1) Front St east of Redbud Trail continuing on outside the City as Niles-Buchanan Rd to U.S. Route 31 and Niles, and (2) Redbud Trail south of Front St continuing on outside the City to U.S. Route 12.

Collectors: Collector roads are typically two-lane roadways that provide access to adjacent arterials while linking land uses such as residential neighborhoods, parks and schools, to one another. Speed limits on collector roads are lower, usually between 25-35 mph.

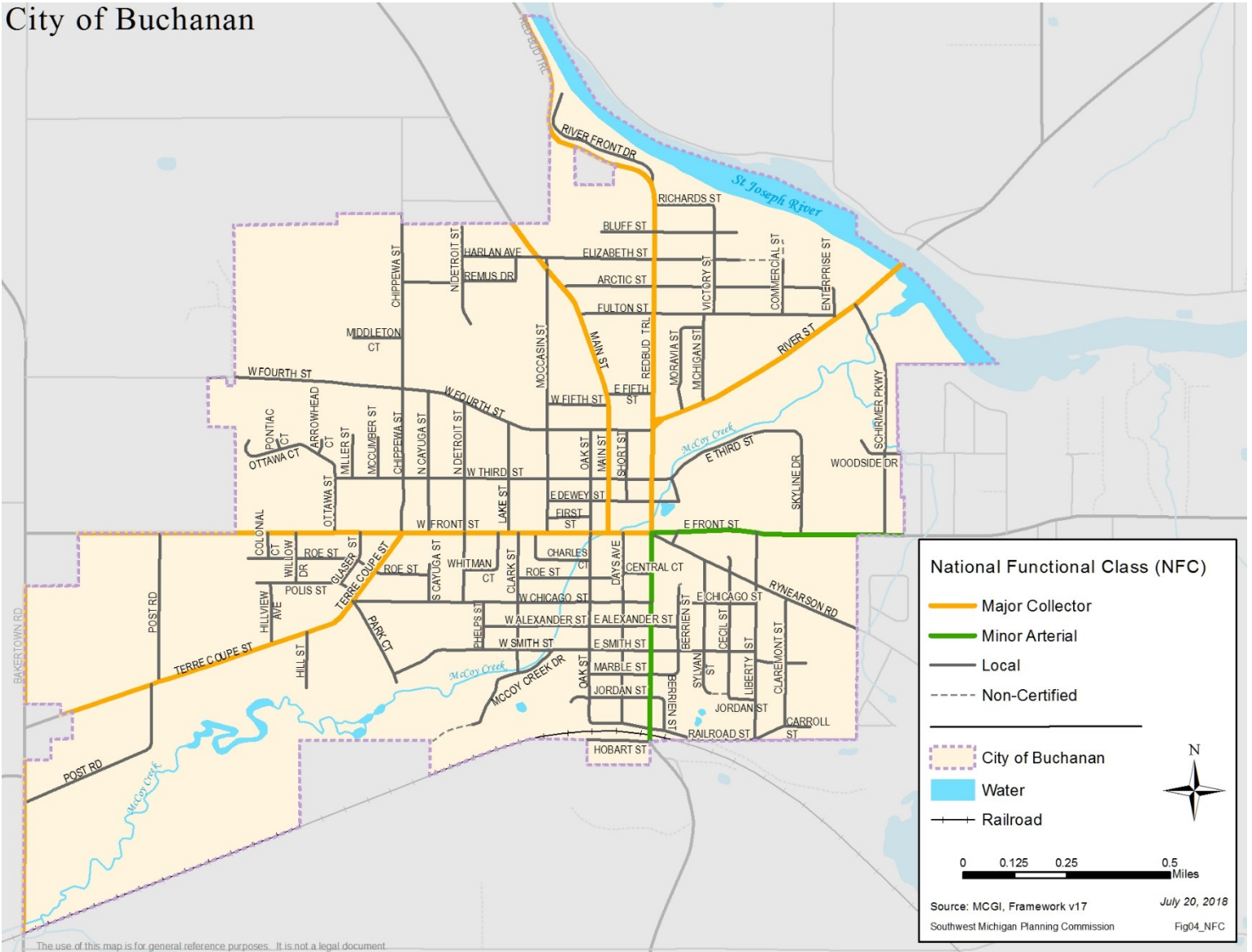
(a) Major Collectors: The following street in the City of Buchanan are major collectors: Redbud Trail north of Front St, River St, Front St west of Redbud Trail, Main St north of Front St, and Terre Coupe St.

(b) Minor Collectors: The City of Buchanan does not have any minor collectors.

Local Roads: Local roads provide direct access to adjacent land uses and are mostly located in residential areas. The posted speed limit is typically 25 mph. These are the roads that are not federal aid eligible.

National Functional Classification

City of Buchanan



Surface Transportation Block Grant (STBG) Funding

As a member of the Niles-Buchanan-Cass Area Transportation Study (NATS) the City of Buchanan can submit projects utilizing federal Surface Transportation Block Grant (STBG) money for federal-aid eligible road projects. This funding can be used for road improvement projects such as resurfacing and reconstruction and may also be used on pedestrian, bicycle, transit infrastructure and Americans with Disabilities Act (ADA) improvements.

Congestion Mitigation and Air Quality (CMAQ) Funding

The federal Congestion Mitigation and Air Quality (CMAQ) Improvement Program provides a flexible funding source for transportation projects and programs that help improve air quality and reduce congestion. State and local governments can use CMAQ funds to support efforts to meet National Ambient Air Quality Standards (NAAQS) under the Clean Air Act in both nonattainment and maintenance areas for carbon monoxide, ozone, and particulate matter.

- *Nonattainment areas* are those where air pollution levels exceed NAAQS.
- *Maintenance areas* are those that were out of compliance with NAAQS for these pollutants but now meet the standards.

Transportation Alternatives Program (TAP) Funding

The federal Transportation Alternatives Program (TAP) is a competitive grant program that funds projects like bike paths, streetscapes, and historic preservation of transportation facilities that enhance Michigan’s intermodal transportation system and provide safe alternative transportation options. These investments support place-based economic development by offering transportation choices, promoting walkability, and improving the quality of life.

Safe Routes to School (SRTS) Funding

Federal law provides funding for infrastructure projects, law enforcement, education, and encouragement activities aimed at enabling and encouraging children to walk and bike to school. This program is called Safe Routes to School (SRTS). This program encourages a healthy and active lifestyle at an early age, and improves safety, as well as reducing traffic, fuel consumption, and air pollution in the vicinity of elementary and middle schools. Schools serving children in grades K-8 are eligible for SRTS funding, which is available on a competitive grant basis.

Select Highway Information

U.S. Route 12. The primary east-west highway in the area is U.S. Route 12. It does not pass through the City, but it is only one mile away to the south.



U.S. Route 31. Three interchanges for the limited-access north-south U.S. Route 31 are within two to three miles of the City, affording excellent access to north-south destinations.



Traffic Volumes

The Southwest Michigan Planning Commission Traffic Engineering staff routinely performs traffic counts mid-April through November on roads throughout Berrien, Cass and Van Buren Counties. This service is free of charge to member jurisdictions within the three counties. The data is collected by pneumatic tubes which are stretched across sections of roadways. Traffic data is also obtained from other entities and included in the traffic count database as a public

service. Find up-to-date traffic counts here www.swmpc.org/traffic_counts.asp. In addition to being a vital tool for transportation planning and travel forecasting, traffic count information can be used by:

- Transportation engineers and planners throughout the region to identify existing traffic problems and solutions
- Site selection for local economic development
- The Michigan State Legislature and U.S. Congress to make decisions regarding the need for and allocation of state and federal funds

In Buchanan, the streets listed in the table below have had traffic counts taken over the last 13 years. East Front Street has the most traffic of the streets measured at an average daily total of 12,723. Red Bud Trail and Bakertown Road have counts from 4,000 to 6,000 average daily totals.

Table 15. Traffic Counts

Street	Limits	Average Daily Total	Date of Count
Bakertown Road	Between Galien Buchanan Road and Front Street	4,044	9/20/2010
Redbud Trail	South of Buchanan City Limits	6,089	6/25/2009
East Front Street	Between Red Bud and Main	12,723	6/1/2014
Main Street	North of Front Street	1,498	6/4/2007
Red Bud Trail	North of Fourth Street	5,471	6/1/2014
River Street	East of Red Bud	3,005	7/28/2014

Source: Southwest Michigan Planning Commission Traffic Counts

Public Transit

There are several independently operated public transit providers in Berrien County that provide service to residents. Most often, these services are focused on serving the needs of the elderly, disabled, and people with low incomes. Age differences among older adults must be taken into account in transportation planning. In particular, people between the ages of sixty and seventy can have a different set of needs compared with people age eighty and above. By 2022, approximately 20% of Buchanan City residents will be over the age of 65. For older adults who are unable or choose not to drive, support for community transportation options will become increasingly important. A new mix of services including traditional public transit, door to door transportation and door through door transportation will need to be considered to meet the needs. For example, there may be older adults with limited mobility who no longer can drive and have no family or friends and need more assistance than what traditional public transportation can provide.

Buchanan Dial-A-Ride

The Buchanan Dial-A-Ride, established in 1980, provides demand-response public transit services to the Buchanan area, and prides itself on its service to the elderly and disabled community. Dial-A-Ride is available for individuals of all ages, and provides half price fares for those persons with disabilities and for those above the age of 60 and under the age of 12. The Buchanan Dial-A-Ride has a fleet size of 3 and receives funding from federal and state funding, City of Buchanan millage and passenger fares. Most of the rides provided are to doctor offices, Walmart and grocery stores. Additional information about fares and hours can be found on the City of Buchanan website <https://www.cityofbuchanan.com/cityserv/dial-a-ride>.

Berrien Bus

The Berrien Bus provides transportation to non-urban areas not serviced by a Dial-A-Ride and has both a semi-fixed bussing route as well as a demand-response service. Berrien Bus is Berrien County's designated rural transportation provider and receives federal financial assistance. Berrien Bus receives no local financial support from a local millage. Transit routes service Buchanan, Benton Harbor/St. Joseph, and Niles. Since Fares are half price for seniors and disabled community members.



CONNECT
BERRIEN

Connect Berrien

There is an effort to implement a countywide public transit service to make public transit a more easy-to-use countywide system. This effort is called Connect Berrien and if successful, it could lead to better public transit options. The goal is to primarily provide transportation for between city trips, though there will be some shorter trips provided as well. For Buchanan, there will be trips connecting Niles, Buchanan and Spectrum Lakeland Hospital services. Demand Response services will also be available in Buchanan Township Monday, Wednesday, Friday, and Sunday.

Public Transit Service in Berrien County

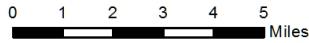
**BERRIEN COUNTY, MICHIGAN
TRANSIT SERVICE AREAS AND FIXED ROUTES**

TRANSIT SERVICE AREAS

- Berrien Bus
- Buchanan Dial-a-Ride
- Niles Dial-a-Ride
- Twin Cities Area Transit Authority (TCATA)
- Urban Area Without Service

FIXED ROUTES

- TCATA Red Route
- TCATA Blue Route
- Niles Dial-A-Ride



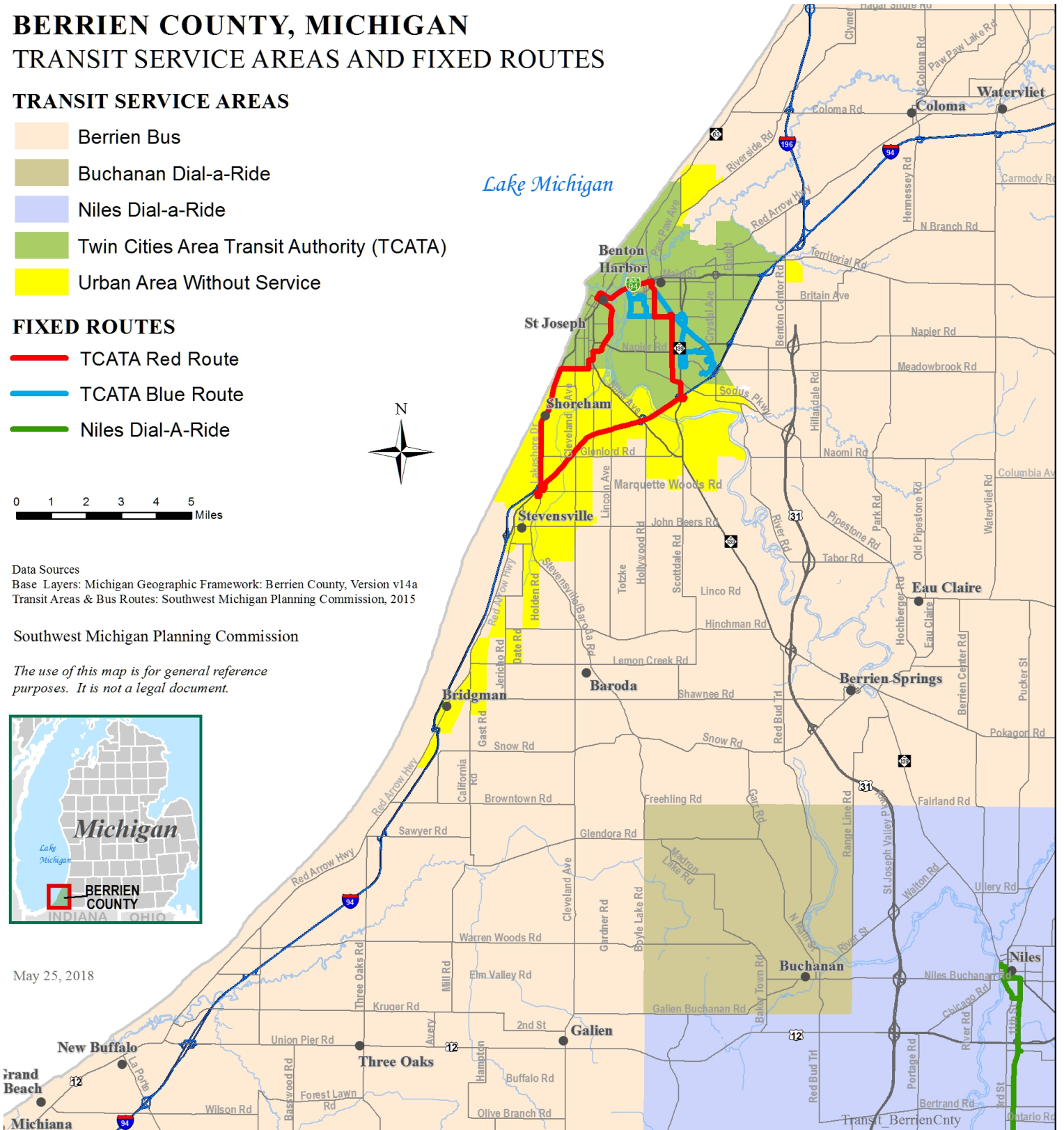
Data Sources
 Base Layers: Michigan Geographic Framework: Berrien County, Version v14a
 Transit Areas & Bus Routes: Southwest Michigan Planning Commission, 2015

Southwest Michigan Planning Commission

The use of this map is for general reference purposes. It is not a legal document.



May 25, 2018

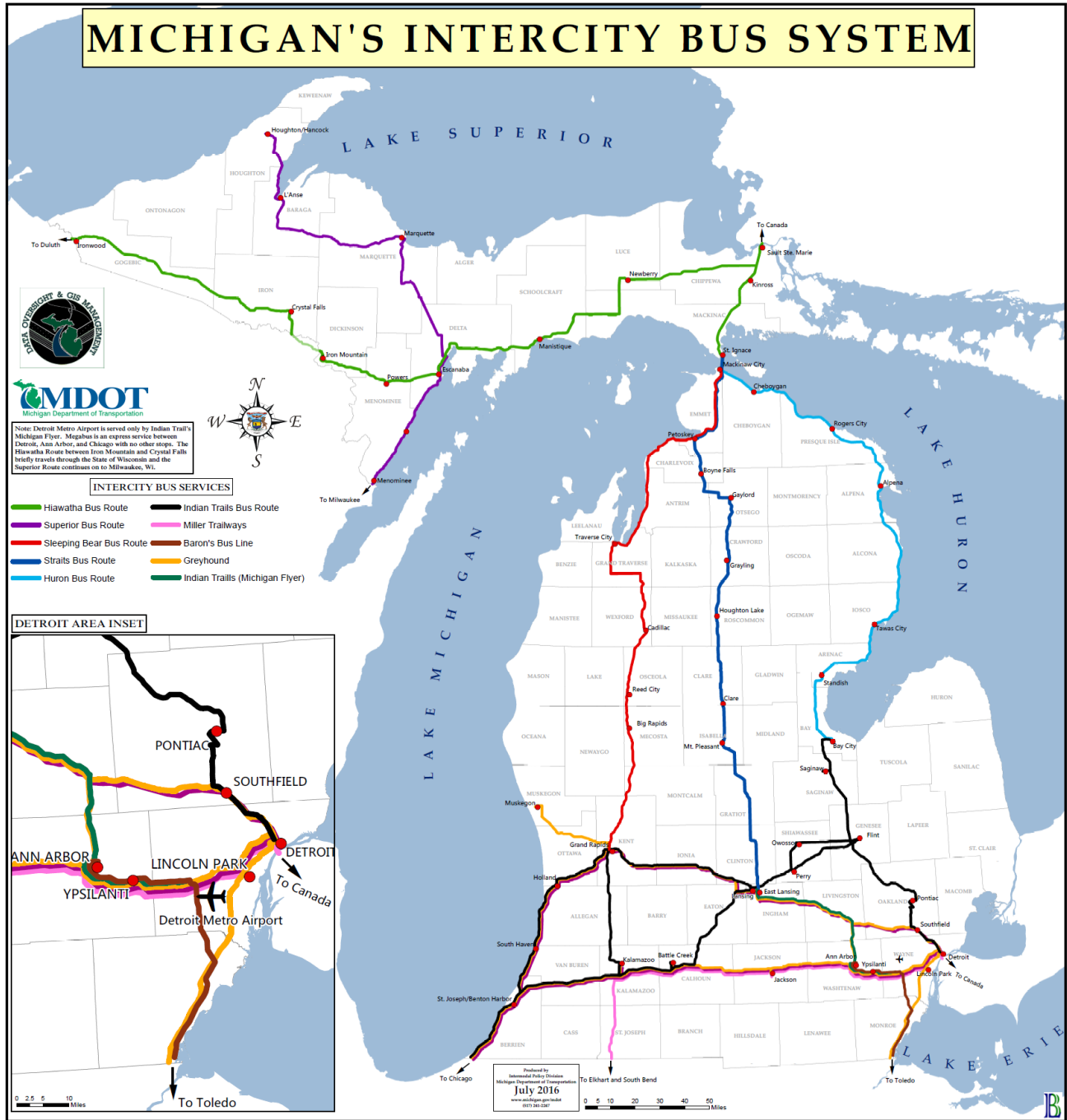


Intercity Bus Service

Intercity bus service provides scheduled service to cities over much longer distances than local transit agencies. Greyhound, Indian Trails, and Superior provides direct service from the Benton Harbor Transportation Center to various destinations that include Battle Creek, Kalamazoo, Holland, Grand Rapids, Elkhart and Chicago. The Benton Harbor Transportation Center is located approximately eighteen miles from the City of Buchanan on M-139. Because there is no public transportation available to access either of the bus stations for city residents, a personal vehicle or a hired ride is needed.

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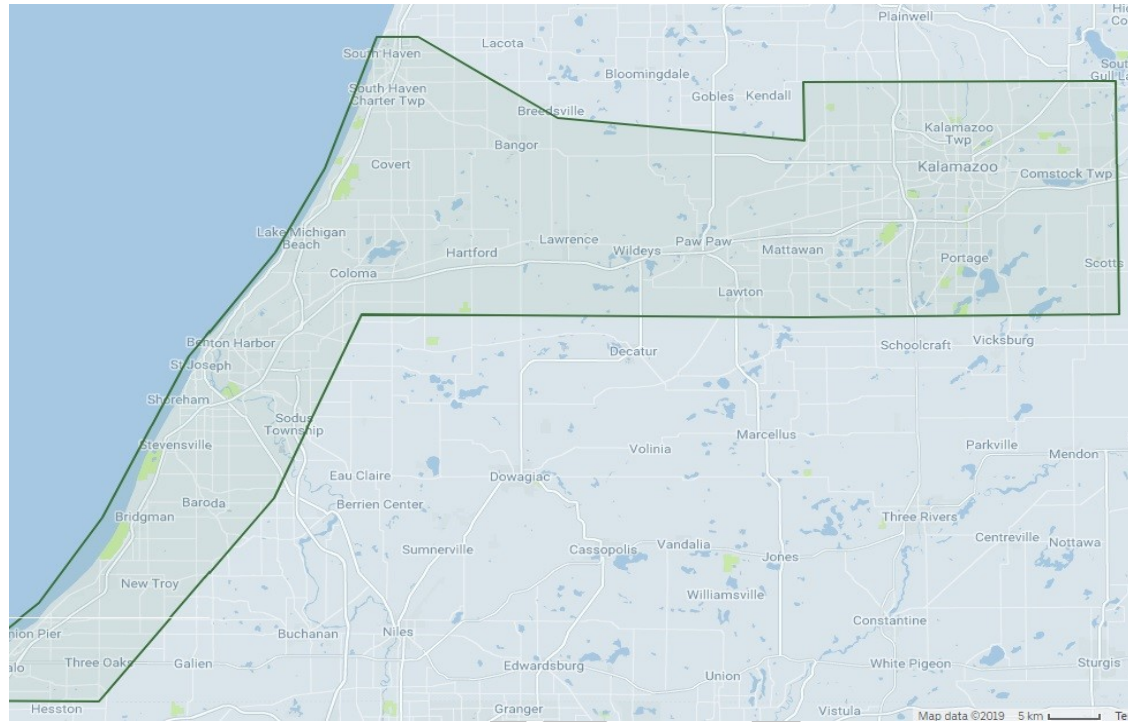
Michigan's Intercity Bus System



Private Transportation Providers

The City of Buchanan is not within the limits of Uber's service area. Currently, Uber only serves portions of Berrien County, Van Buren County and Kalamazoo County. See the Uber Service Area Map below.

Uber Service Area



There are very few accessible private hire transportation options for City residents using a wheelchair. SMCAS, whom the City of Buchanan contracts with for ambulance service, also provides accessible non-emergency medical transportation.

Non-Motorized

Sidewalks, bike lanes, trails and play an important role in transportation, as they provide a safe path for people to walk and bike. Sidewalks and trails can aid road safety by minimizing interaction between pedestrians and motorized traffic. The City of Buchanan has an existing network of sidewalks along many of its streets. Many communities are working to develop asset management plans to assess the condition of sidewalks and create a schedule for repair/replacement. On April 12, 2021 the City Commission unanimously passed a resolution to adopt a Complete Streets Policy that encourages all infrastructure projects to consider all users of any age and ability especially as it relates to bicyclists, pedestrians and public transit users.

Walk Score

Walkability is a measure of how friendly a community is to walk in. It has health, environmental, and economic benefits. The website walkscore.com generates a “Walk Score” of 78 for a person in downtown Buchanan. The Walk Score is based on how far someone would need to walk to get to various amenities: dining, groceries, shopping, errands (such as pharmacy and post office), parks, schools, and culture and entertainment venues. Walk Scores up to 49 are considered “Car-Dependent: Most errands require a car” and walk scores between 70 and 89 are considered “Very Walkable: most errands can be accomplished on foot.” “Downtown Walk Scores” are shown in table 16 to compare how walkable downtown Buchanan is with other area downtowns.

Table 16. Downtown Walk Scores

Community	Score	Description
Galien	13	Car-Dependent: Most errands require a car
Edwardsburg	33	Car-Dependent: Most errands require a car
Coloma	58	Somewhat Walkable: Some errands can be accomplished on foot
Berrien Springs	71	Very Walkable: Most errands can be accomplished on foot
Buchanan	78	Very Walkable: Most errands can be accomplished on foot
Dowagiac	79	Very Walkable: Most errands can be accomplished on foot
Niles	82	Very Walkable: Most errands can be accomplished on foot

Bicycle Lanes/Bike Parking

The City does not currently have a network of bicycle lanes. Currently bicyclists share the road with motorists. As the City looks forward, bicycle lanes could offer the public a safer non-motorized transportation alternative.

Bike racks provide additional parking capacity for customers to visit local businesses. Bicycle parking not only invites cyclists in, but shows the town and business values sustainability, which is an increasingly important factor in the decisions of consumers. Bike racks should be located in the downtown and at destinations such as farmers market, parks, schools, retail areas and apartments.



Trails

The McCoy’s Creek Trail has a rich historical background, which begins in the 1820’s. At this time, 13 mills were located along the McCoy’s Creek generating energy for the City of Buchanan. The McCoy’s Creek Trail has recently been developed and now serves Buchanan as a non-motorized shared use path. The trail is currently four miles one way, including loops, which branch off the main path. It extends from the E.B Clark woods on Schirmer to the Buchanan Farmers Market and includes several decks that overlook McCoy’s Creek. The path has some handicap access points and portions of which have more stable ground usable by wheelchair. Three access points and parking spaces are available: off of Schirmer Parkway, Days Avenue, and from the Memorial Fields Athletic Complex. Additionally, a mobile app exists to help inform and educate trail users about the trail and its environment.

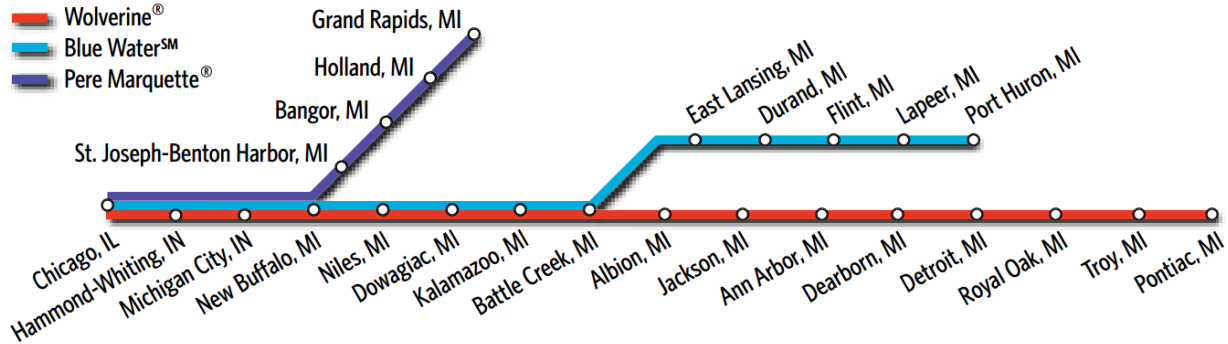
The City has plans to extend McCoy’s Creek Trail to Red Bud Park and also to connect to the Indiana Michigan River Valley Trail in Niles along Walton Road.

Passenger Rail

While the private vehicle is the predominant mode of travel to destinations across county and state boundaries, passenger rail options are available to residents in the City of Buchanan. Amtrak provides passenger rail service via three Michigan service lines. All three lines have a

western terminus in Chicago where passengers can change trains to get to any passenger rail station in the United States. The closest passenger rail station to Buchanan is the Niles Station (6 miles away; about 15 minutes by car). It is served by the *Wolverine* and *Blue Water* services.

WOLVERINE SERVICE, BLUE WATER and PERE MARQUETTE



Wolverine. Amtrak’s *Wolverine* service connects stations between Chicago and Detroit, and on to Pontiac. See the chart above for a full listing of all of the cities served by the *Wolverine*.

Blue Water. Amtrak’s *Blue Water* service has the same stops between Chicago and Battle Creek as the *Wolverine* service (see above). Beyond Battle Creek, the *Blue Water* also services East Lansing, Durand, Flint, Lapeer, and Port Huron.

Pere Marquette. Amtrak’s *Pere Marquette* service provides daily service between Chicago and Grand Rapids, with stops in St. Joseph, Bangor, and Holland. Trains do not service the Niles Station. The service is limited to one trip daily leaving Grand Rapids in the morning and returning home from Chicago in the evening.

Amtrak Thruway Bus Connection. Amtrak Thruway Bus Connections are available at several train stations in Michigan and Chicago to offer additional destinations to passengers. See the Amtrak Michigan Services Schedule for additional information.

Commuter Rail

The closest interurban commuter rail service for Buchanan is the South Shore Line, an electrically powered line operated by the Northern Indiana Commuter Transportation District between Millennium Station in downtown Chicago and the South Bend Airport. The closest stations to Buchanan are the South Bend Airport (13 miles away; about 20 to 25 minutes away by car) and the next station to the west, Hudson Lake (14 miles away; about 25 to 30 minutes away by car). Residents can use this option as part of their travel plans to points west as far as downtown Chicago.



Life is hard. The train is easy.

Aviation

Southwest Michigan Regional Airport (KBEH). The Southwest Michigan Regional Airport (SWMRA) is the largest airport in Berrien County, and the only all-weather airport in Berrien, Cass, and Van Buren Counties. The airport houses over 60 privately owned aircraft and is home to several corporate aircraft, including Whirlpool International Corporation fleet. Over 400 companies from all over the United States and Canada use the airport annually.



The airport has air cargo activity with UPS flights and other local charter operators delivering material for just-in-time manufacturing. In addition, the airport is important in the times of medical emergencies; either transferring critically ill patients or as organ donor transport. The U.S. Coast Guard utilizes the airport for refueling during operations on Lake Michigan. The Southwest Michigan Regional Airport offers free parking located at the airport terminal. There are rental car services available.

The SWMRA is governed by the Southwest Michigan Regional Airport Authority, established in 1997, which is responsible for airport operations. The airport authority is comprised of six municipalities: Cities of Benton Harbor and St. Joseph, St. Joseph Charter Township (including the Village of Shoreham), Lincoln Charter Township, Royalton Township, and Benton Charter Township – all of which contribute a millage. The latest economic impact estimate conducted (2014) by Michigan Department of Transportation showed the airport's contribution to the local economy to be \$30 million.

Other Nearby Airports. There are a few other general aviation airports in the region, none of which are all-weather facilities. Andrews University Airpark, which is owned by Andrews University, is located in Berrien Springs. Jerry Tyler Memorial Airport is owned by and located in the City of Niles which has about 30 aircraft based there.

Scheduled Air Passenger Service

Within 120 miles of the City of Buchanan there are six airports that offer scheduled airline passenger services. South Bend Regional Airport is 13 miles from the City and provides daily non-stop domestic flights to Atlanta, Chicago, Detroit, Phoenix, New York Minneapolis and several cities in Florida.

Major public commercial air travel occurs through Chicago O'Hare International Airport (ORD), Chicago Midway International Airport (MDW), Gerald R. Ford International Airport (GRR) in Grand Rapids, Fort Wayne International Airport (FWA), and Kalamazoo/Battle Creek International Airport (AZO).



Table 17. Airport Distance to Buchanan

Airport	Miles from Buchanan
South Bend Regional Airport	13
Kalamazoo International Airport	70
Midway International Airport	95
Gerald Ford International Airport	110
Fort Wayne International Airport	110
O'Hare International Airport	115

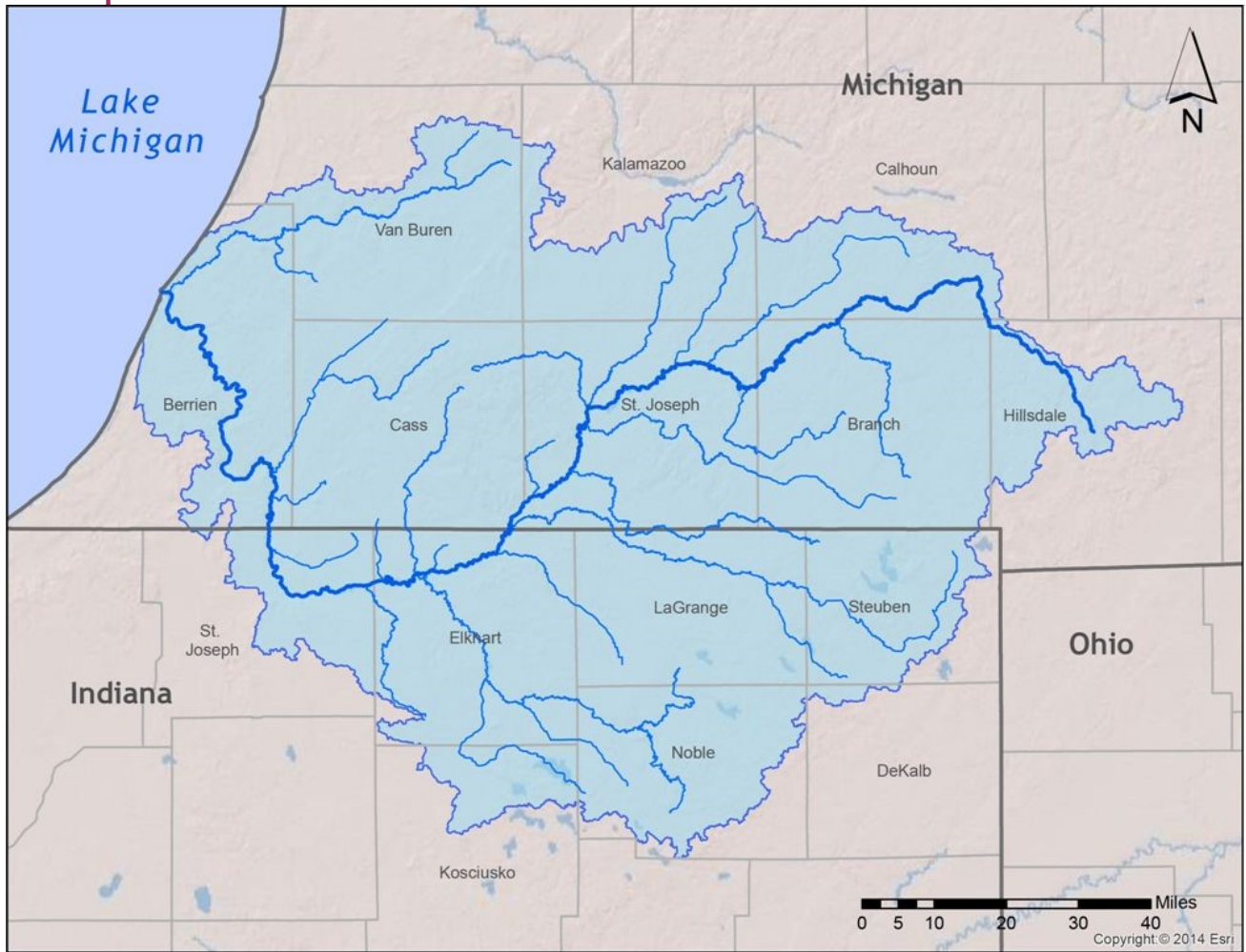
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NATURAL FEATURES

Water

Water is a defining feature of Buchanan. The St. Joseph River flows along the City’s northeast boundary. More information about the St. Joseph River watershed, the third largest river basin in Michigan, is available in the St. Joseph River Watershed Management Plan of 2005 – available online: http://www.michigan.gov/documents/deq/ess-nps-wmp-st-joe_209205_7.pdf.

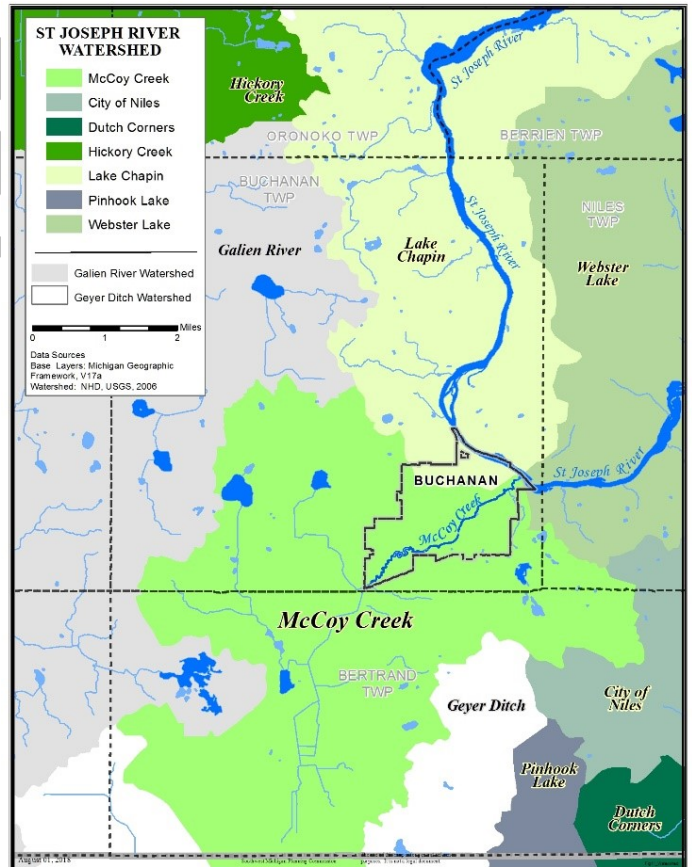
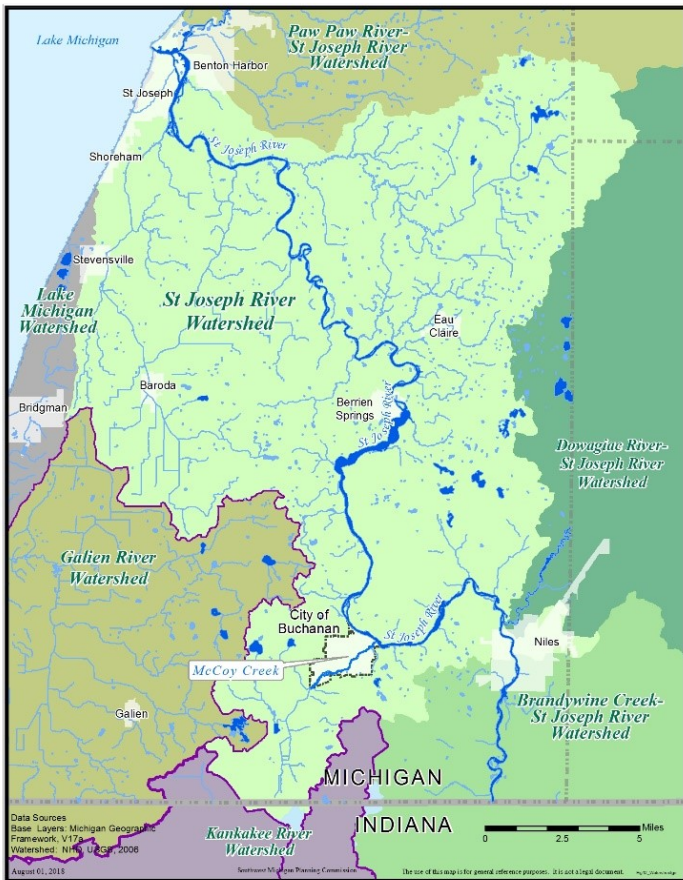
St. Joseph River Watershed



McCoy's Creek flows from the southwest corner of the City, meandering to the northeast for almost 8 miles before it empties into the St. Joseph River. McCoy's Creek originates in northern Indiana and Bertrand Township, Michigan. The McCoy's Creek watershed covers 22 square miles and is designated as a Type 1 Trout stream by the Michigan Department of Natural Resources. The City of Buchanan removed an adjustable weir on the creek and also restored a large portion of the creek channel. In fact the City was awarded the "Outstanding Civil Engineering Achievement Award" for the McCoy's Creek Restoration Project by the American Society of Civil Engineers Southwest Michigan Branch. In 2013, the McCoy's Creek Restoration Project improved the hydrology of the Mill Race while enhancing fish habitat. A white oak luncker structure and large woody debris were installed at multiple locations to provide fish resting areas. Along with this project, the Mill Race at Pears Mill is now operational while preserving the trout stream. Because McCoy's Creek is a designated trout stream, Buchanan received grants from the MDNR Fisheries Division and a local fly-fishing group helped fund the project. Buchanan had several stakeholders in this collaborative project, including the Buchanan Preservation Society and community volunteers.



McCoy's Creek Watershed



Wetlands/Floodplains

Wetlands and floodplains are extremely valuable resources. Buchanan has wetlands scattered throughout the area. See the wetlands map, further into this section. The Natural Resources and Environmental Protection Act (NREPA) defines a wetland as “land characterized by the presence of water at a frequency and duration sufficient to support, and that under normal circumstances does support, wetland vegetation or aquatic life and is commonly referred to as a bog, swamp, or marsh...” "Wetland" is the collective term for marshes, swamps, bogs, and similar areas often found between open water and upland areas. All wetlands located within five-hundred (500) feet of a lake, stream, or river are regulated by the State of Michigan Department of Environment, Great Lakes and Energy, as well as those in excess of five (5) acres in size which are not contiguous or located within five-hundred (500) feet of a lake, stream, or river.

A river, stream, lake, or drain may on occasion overflow onto the surrounding banks and inundate adjacent land areas with floodwater. The land that is temporarily inundated by water is defined as a floodplain. In Michigan, the term floodplain has come to mean the land area that will be inundated by the overflow of water resulting from a 100-year flood (a flood which has a 1% chance of occurring any given year).

In the past, people viewed wetlands and floodplains as wastelands. Wetlands were drained and converted to farmland or filled for development. Attitudes today towards wetlands and floodplains have changed with the discovery that they are valuable natural resources providing many important benefits to people, wildlife and water quality.

With increasing development in the floodplain, open spaces, and wetlands, our land has lost the ability to soak up rain. Buildings and pavement that have made the land increasingly impervious are now replacing areas that were once effective sponges storing precipitation. As a result, floods are becoming larger and more frequent. Wetland and floodplain protection is extremely important for the health, safety and welfare of residents. Especially because so many wetlands have been lost since pre-settlement times, in fact 30% loss within the City of Buchanan. Loss of wetlands has severe negative effects on the water quality and the ability to mitigate flooding. With only 70% of wetlands remaining in the City of Buchanan, it is imperative to protect these remaining resources from development and encroachment.

Wetlands and floodplains...

- Hold excess water allowing it to be slowly released into lakes and rivers, and seep into groundwater aquifers – which lessen the impact of flooding after large events
- Filter pollutants before entering lakes, rivers, and groundwater aquifers
- Give time for sediment to settle out, thereby keeping it out of water bodies
- Support important wildlife habitat and are frequently used by humans for recreation

How land is developed impacts the quality and quantity of our water. Land uses from any part of the watershed, such as polluted runoff from homes and farms, eventually affect the health of the whole watershed.

Lost Wetlands...Of the estimated 11 million acres of wetlands that were in Michigan 150 years ago, only 3 million remain.

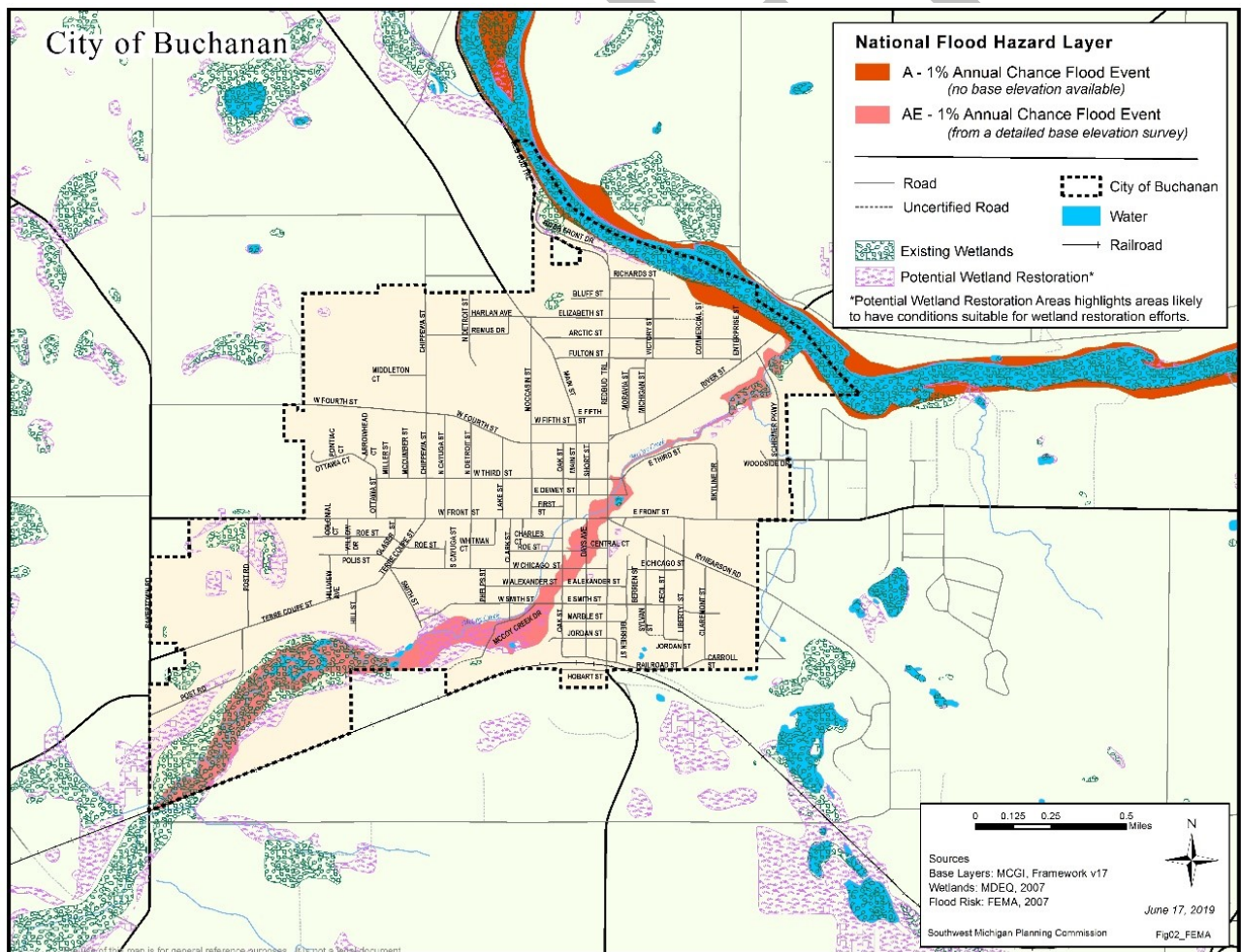
Table 18. Wetland Acreage

Acres in Buchanan City	
Lost Wetland/Potential Restoration	67
Existing Wetlands	153

Source: Michigan Department of EGLE

The map shows lost and existing wetlands. Lost wetlands are labeled “Potential Wetland Restoration Areas,” which are red on the map. Wetlands are and were significant for filtering sediment and nutrients (which cause algae and nuisance weed growth), and for mitigating flooding. Loss of wetlands and wetland function are extremely detrimental – causing increased water pollution and more flooding. Floodplains are located along McCoy’s Creek and the St. Joseph River. Much of the property in the floodplain within the city is undeveloped and much is owned publicly or by quasi-public conservation interests.

Wetlands/Floodplains



Natural Resource Stewardship

Stormwater Management

As development and imperviousness increase (due to construction of roads, rooftops and parking lots), the area available for infiltration decreases. Consequently, more rainfall becomes stormwater runoff, which carries pollutants to nearby waterways such as chemicals, oil, grease, salt, etc. Pollution of our water may not be immediate, but as the pollutants keep washing into our water, they may become unusable for fishing, swimming, canoeing, etc. Even drinking water can be affected.

Traditional attitudes about managing stormwater were to move the water off the site as quickly as possible with curbs, gutters, and storm sewers. **Today**, effective stormwater management practices include decreasing the total amount of stormwater runoff, slowing down the flow and allowing water to soak naturally into the ground by using low impact development practices such as native plants, rain gardens, and riparian buffers.

With development there is an increase in the amount of impervious surfaces which leads to a drastic rise in the amount of runoff and a decrease in the amount of water being returned back into the ground to provide drinking water supplies. Stormwater management should be concerned with controlling both the quality and quantity of water moving off a

Impervious surfaces include rooftops, sidewalks, roads, and parking lots. These surfaces prevent precipitation and melt water from infiltrating soils. Soils compacted by new construction can also be highly impervious.

developed site. Low Impact Development techniques should be utilized to first protect natural features, natural drainage ways and existing topography. The amount of impervious surfaces in new construction and redevelopment projects should be minimized whenever possible to protect water quality. Second, LID techniques should be used to slow and reduce runoff by maximizing opportunities for filtration and infiltration of water throughout the site. This will decrease the need for large detention or retention areas. See www.swmpc.org/lid.asp for information on implementing LID in new and redevelopments. Also any land disturbance within 500 feet of a waterbody/wetlands or greater than one acre needs a soil erosion/sedimentation control permit from the Berrien County Drain Commissioner’s office.

The goals of these practices are to improve water quality by filtering and reducing polluted run-off that degrades habitat and flow in nearby streams, rivers, and lakes.



RAIN GARDENS or BIORETENTION BASINS

An excellent example of adding beauty with a purpose. Native plants are planted in small depressions to temporarily hold, soak in, and filter runoff that flows from parking lots and rooftops.



VEGETATED SWALES

These are shallow channels which are densely planted with a variety of native grasses, shrubs, and/or trees designed to slow, filter, and infiltrate runoff.



BMPs in Action
WIGHTMAN RAIN GARDEN
2303 Pipestone Road,
Benton Harbor, MI

This large rain garden is planted with native shrubs, perennials, and flowers, which not only improve Ox Creek, but also this business’s curb appeal. Employees were involved in designing and planting the garden. This rain garden was partially funded with state grant dollars by a company committed to a cleaner and healthier Ox Creek.



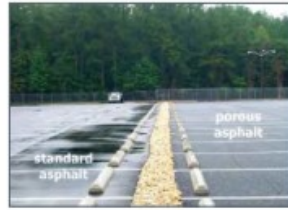
RIPARIAN BUFFERS

Areas of land that exists between low, aquatic areas such as rivers, streams, lakes, and wetlands, and higher, dry upland areas planted with native plants, shrubs and/or trees. These plants slow and filter runoff before it reaches the waterbody.



RAIN BARRELS or CISTERNS

These structures are designed to intercept and store runoff from rooftops allowing for its reuse. They provide a supplemental water supply often used for irrigation.



PERMEABLE PAVING

Alternatives to traditional pavement include pervious asphalt, pervious concrete, interlocking pavers, and plastic grid pavers, which allow rain and snowmelt to seep through the surface down to underlying layers of soil and gravel.



GREEN/VEGETATED ROOFS and WALLS

Roofs and exterior walls can be designed to support living vegetation. The vegetations slows and filters runoff and also provides heating and cooling energy benefits, increases lifespan, reduces heat island effect, and enhances aesthetics.

Green Infrastructure/Native Vegetation

There are features in any community that many residents would readily recognize as important to the character of the area and to their personal quality of life. Some of these features may be cultural, such as a downtown business district, historic buildings, lighthouses, or other similar man-made features. Other features used to connect a community to its residents will be natural resources such as lakes, woods, wildlife, scenic views, and other similar features. How these elements are included in the fabric of a community can have a profound influence on their value. Clearly there are some resources, which, if lost, would significantly detract from the environment and the community as a whole.

Natural features such as native vegetation, woodlands, wildlife habitat and wildlife corridors add to the natural features that lure people to the Buchanan. Removing these natural features will not only alter the landscape of a community but it can also lead to water quality issues such as increased runoff, erosion and flooding. Development should be discouraged where significant natural features exist.

Native vegetation refers to the plant life that exists as a natural part of the landscape. It is increasingly recommended that native plants be used because of their performance, site enhancement, and life cycle cost benefits. Native plants typically cost more initially (depending on local availability); however, they are more cost-effective in the long run because they require less water and fertilizer, and are more resistant to local pests and diseases. Native plants are also known to be very effective in managing storm water because many species have deep root systems which stabilize soil and facilitate the infiltration of storm water runoff. Native plants provide habitat for birds, butterflies and other wildlife, help to buffer noise pollution, filter air pollution and provide us with stunning landscapes. Native plants can be incorporated into individual home, commercial and industrial sites to add water quality recharge benefits as well as aesthetic benefits to the landscape.

Natural resource areas perform important functions such as:

- Filtering out water pollutants
- Recharging groundwater supplies
- Removing air pollutants
- Providing recreational opportunities
- Providing wildlife habitat
- Enhancing the overall quality of life of a community

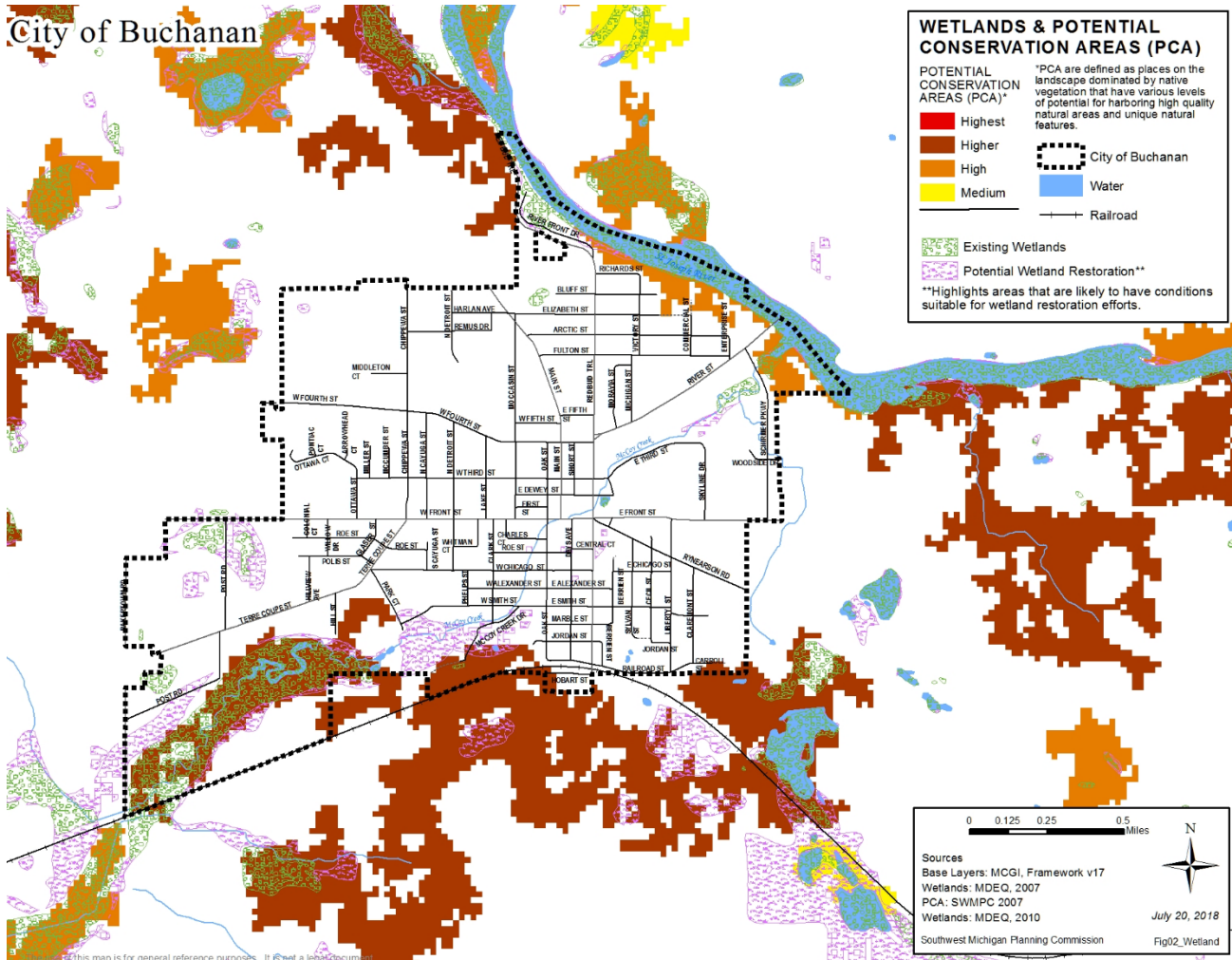
Green infrastructure is a connected network of natural areas and other open spaces planned and managed to conserve natural ecosystems and the services that they provide. These lands provide multiple benefits to people and wildlife such as maintaining clean air and water, providing areas for recreation and providing wildlife habitat. Green infrastructure elements can be in urban, suburban and rural areas and may or may not be open to the public. Green infrastructure is essential to the health, safety and welfare of the area residents.

Natural resource conservation is a fundamental component of a community’s long-term environmental and economic health. Communities that incorporate both the built and natural environment into their future land use map or vision will ensure that the areas that provide important natural functions such as filtering drinking water supplies, recreational opportunities for residents and habitats for wildlife, will be protected. In effect, the features that the community has grown to enjoy will be there for generations to come. A community with a clean environment, clean water, green spaces and trails will be the community that has a stable, sustainable future and offers a high quality of life for its residents and visitors. Communities that provide this high quality of life will be able to retain talented workers and attract new residents and businesses.

The Potential Conservation Areas map represents the last remaining remnants of the area’s ecosystems and natural plant communities. These maps rank areas where the landscape is dominated by native vegetation that has various levels of potential for harboring high quality natural areas and unique natural features. In addition, these areas provide critical ecological services such as maintaining water quality and quantity, soil development and stabilization, habitat for pollinators of cropland, wildlife travel corridors, stopover sites for migratory birds, sources of genetic diversity and floodwater retention. Consequently, it is to a community’s advantage that these sites be carefully integrated into the planning for future development. Striking a balance between development and natural resource conservation and preservation is critical if Buchanan is to maintain its unique natural heritage.

Potential Conservation Areas (PCAs)
Defined as places on the landscape dominated by native vegetation that have various levels of potential for harboring high quality natural areas and unique natural features. Scoring criteria to prioritize areas included: total size, size of core area, length of stream corridor, landscape connectivity, restorability of surrounding land, vegetation quality and biological rarity score.

Potential Conservation Areas – City of Buchanan



UTILITIES

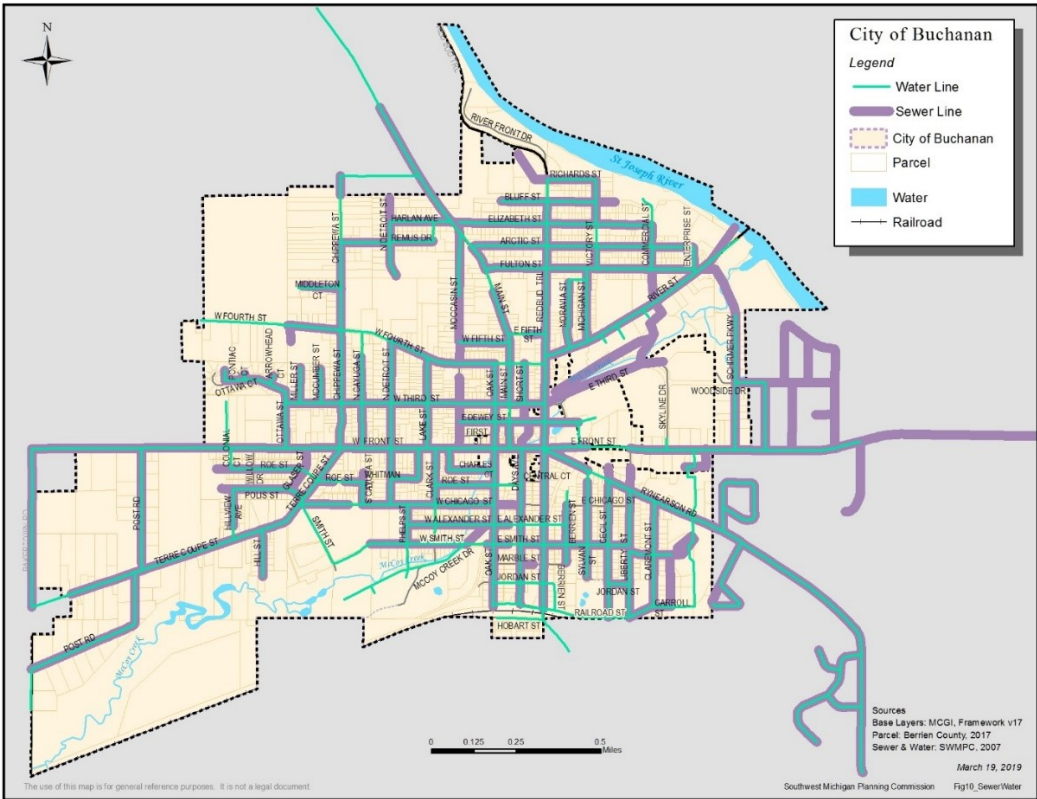
Water and Sewer

The city of Buchanan’s Water, Wastewater and Public Work’s Departments provide water and sewer service for residents and business owners within the city of Buchanan as well as some areas within Buchanan Township. The City is responsible for the operation and maintenance of the water and sewer infrastructure throughout these areas.

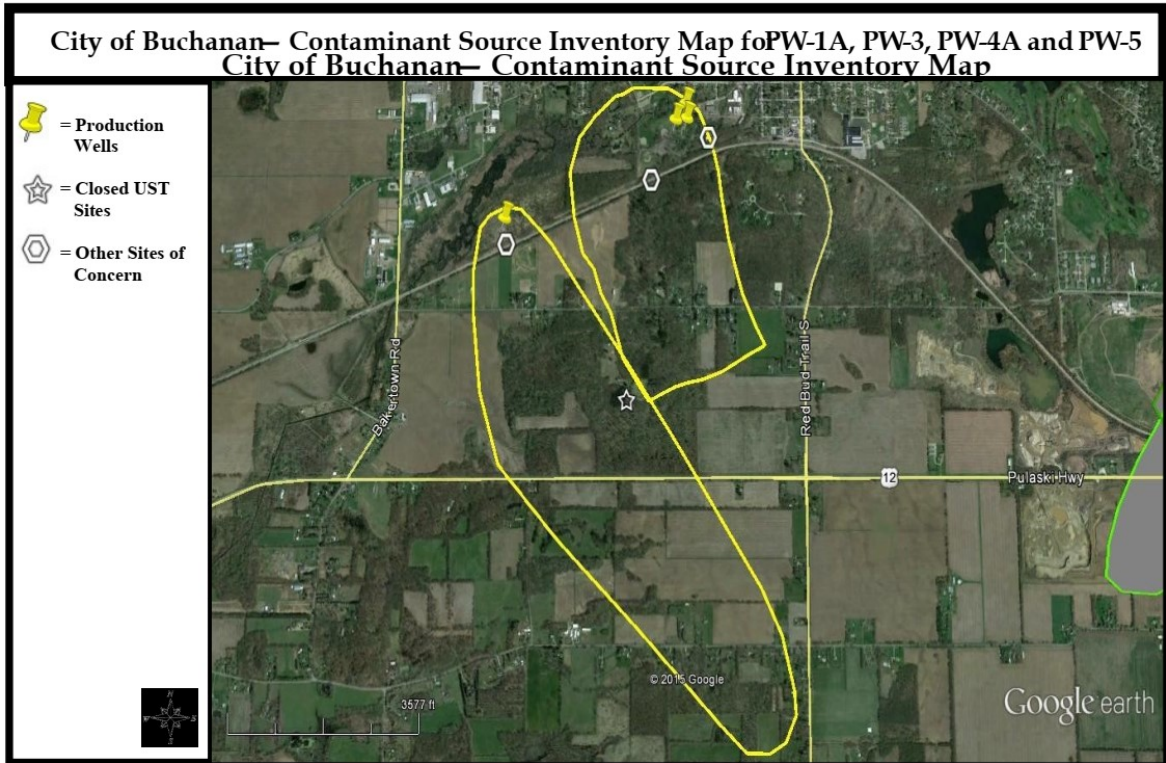
The City of Buchanan built one of the first wastewater treatment plants on the St. Joseph River in 1938 and has updated the plant several times since. Along with the treatment plant, the city owns 5 lift stations and 26 miles of sewer lines. The current plant is designed for a population of 15,000 with a maximum design flow of 3.75 million gallons per day. Average daily treatment is provided for a population of 4,400 people at a flow of 1 million gallons per day. The treatments system maintains discharge quality treatment standards for suspended solids, carbonaceous organic materials, phosphorous, ammonia and fecal coliform. The solids are disposed of at the Southwest Berrien county Landfill. Treated water is discharged to the St. Joseph River.

The city of Buchanan sources water from three wells. Combined the three wells deliver approximately 500,000 gallons of water per day. Water in the City of Buchanan is distributed through 30 miles of water mains to two elevated water towers which combined contain 750,000 gallons. Other components of the water system include a water treatment facility, 252 water hydrants and over 650 valves.

Water and Sewer Infrastructure



The City has an ongoing Wellhead Protection Program approved by the Michigan Department of Environment, Great Lakes and Energy (EGLE). A Wellhead Protection Area (WHPA) is defined as the surface and subsurface areas surrounding a water well or well field, which supplies a public water system, and through which contaminants are reasonably likely to move toward and reach the water well or well field within a 10-year time-of-travel (EGLE 1). The purpose of developing a WHPP is to identify the WHPA and take the necessary steps to safeguard the area from contaminants. The program provides inspections for possible contamination sites, increases public awareness of water contamination, explores possible new well sites, and plugs abandoned wells. For more information, see the City’s Wellhead Protection Plan. This plan encourages coordination of the master plan and zoning ordinance to protect these important areas. One option is to create a wellhead protection overlay zoning district that does not allow for certain high risk contamination uses to be built in these sensitive areas.



Energy

Homes and businesses in Buchanan are provided electric and natural gas service by Indiana Michigan Power (part of American Electric Power) and SEMCO Energy Gas Company. The service is generally considered adequate for current and projected residential and business needs. More and more individual property owners, whether residential, commercial, or institutional, are investing in and using decentralized electrical power systems off the commercial grid. They are using wind, solar, or other renewable sources, with newer, more robust battery systems. These decentralized renewable power systems help alleviate the burden on electrical power transmission infrastructure, decrease dependence on nuclear systems which generate hazardous waste, create new decentralized electrical system jobs, increase resiliency, and many other benefits. As electrical companies and government regulators change to this new, evolving

paradigm, it is important for the zoning ordinances and local regulations to keep up and allow property owners to invest in and use these new systems.

Telecommunications/Internet

Buchanan has a variety of telecommunications and internet service providers, including landline phone, mobile wireless, and broadband services. High-speed broadband internet service of at least 25 Mbps is key for strong internet capability and the Buchanan area has broadband service available at this level of service. More information about broadband internet service is available through Connect Michigan, a non-profit in partnership with the Michigan Public Service Commission, working to ensure that everyone can experience the benefits of broadband (877-846-7710; info@connectmi.org).

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PARKS AND NATURAL AREAS

The Buchanan Area Recreation Board (BARB) oversees the development, maintenance and planning of recreation areas such as parks and special facilities which serve the city and Buchanan Township which in turn contributes to the wellbeing and social and economic health of the Buchanan community. The City has 8 neighborhood parks throughout the city totaling over 23 acres (McCoy Pond Park, Kathryn Park, Old City Hall Park, Victory Park, Ravish Park, Spafford Woods, Smith Park and Tot Lot). The City also has large natural areas E.B. Clark Park (12 acres), Redbud Riverfront Area (16.4) acres and McCoy Recreation Area (27 acres). More information can be found in the City's Recreation Plan.

Other area recreation assets include **Mud Lake Bog Preserve** owned by Buchanan Township (108 acres). **Bakertown Fen Nature Preserve** owned by the Southwest Michigan Land Conservancy (83 acres) nature preserve is located within the city limits. **Fernwood Botanical Garden** is a non-profit, 105 acre property with cultivated gardens and vast natural areas, as well as a cultural and education center located just outside of the City.

McCoy's Creek Trail is currently four miles one way, including loops, which branch off the main path. It extends from the E.B Clark woods on Schirmer to the Buchanan Farmers Market and includes several decks that overlook McCoy's Creek. The path has some handicap access points and portions of which have more stable ground usable by wheelchair. Three access points and parking spaces are available: off of Schirmer Parkway, Days Avenue, and from the Memorial Fields Athletic Complex. Additionally, a mobile app exists to help inform and educate trail users about the trail and its environment. The City has plans to extend McCoy's Creek Trail to Red Bud Park and also to connect to the Indiana Michigan River Valley Trail in Niles along Walton Road.

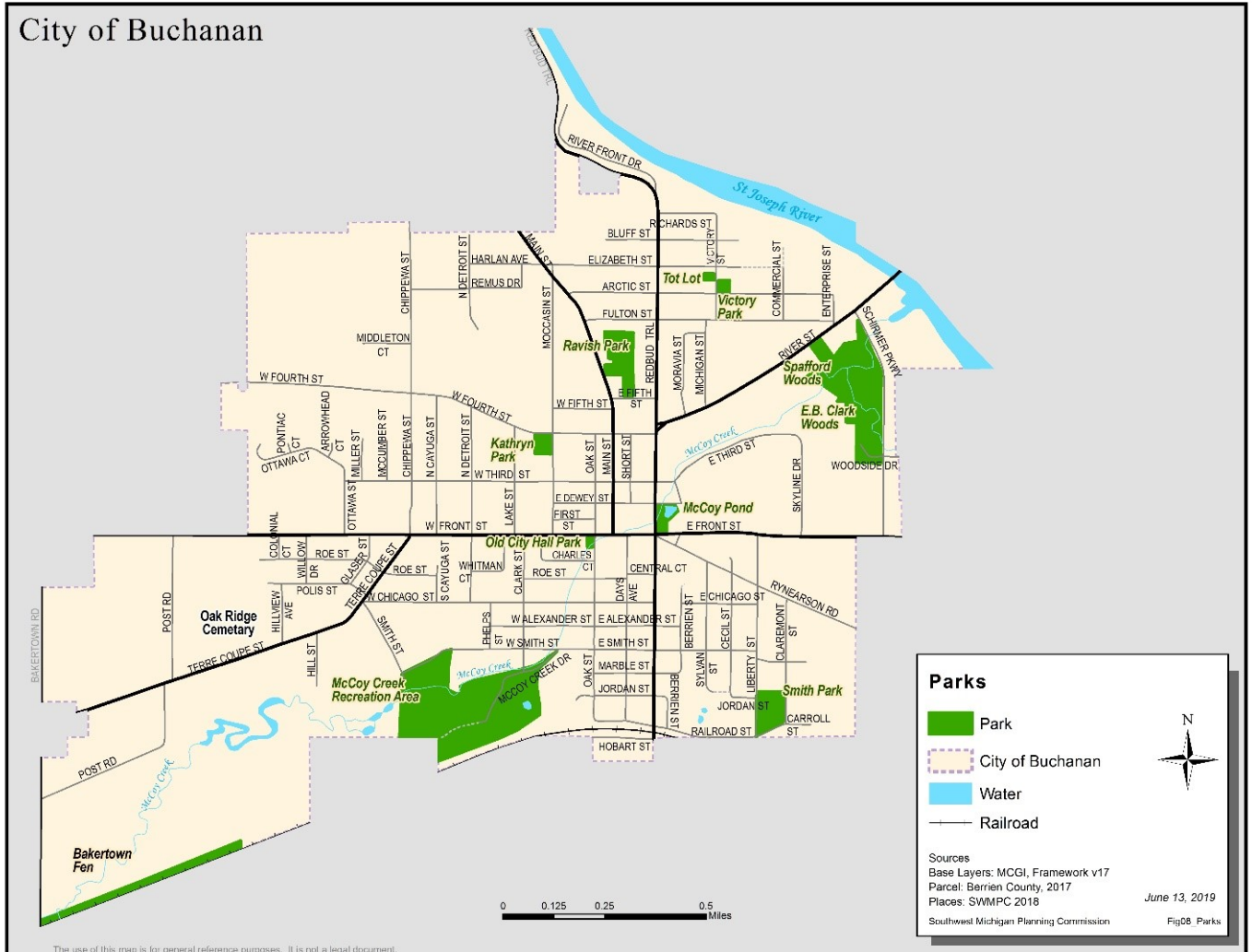
St. Joseph River Water Trail is a canoe/kayak trail that is over 66 miles from Niles, Michigan to Lake Michigan. The City of Buchanan has three access sites along the St. Joseph River Water Trail. All of these access sites could use improvements. The first and closest access site to downtown Buchanan is commonly referred to as Redbud Riverfront Park. The park has a boat ramp and an expansive dirt parking area. The city recently ran power to the park and local officials have been considering developing a campground (with restrooms) in the park. The second access site is located just above the Buchanan Dam, along Mead Road. The access site has a meandering pathway down to the river and a small dock. Many paddlers bypass the dock and exit the river along a narrow strip of beach just downstream. An accessible launch should be placed directly off the dock and the small beach area should be blocked off with new landscaping or signs. The third access site is located just below the Buchanan Dam, along East River Road. The access site also has a meandering pathway down to the river but no formal dock features. An accessible launch should be placed directly off the shoreline. In addition, a paddler's plaza and kayak storage could be placed at the site. Visit www.michiganwatertrails.org for more information on the water trail.

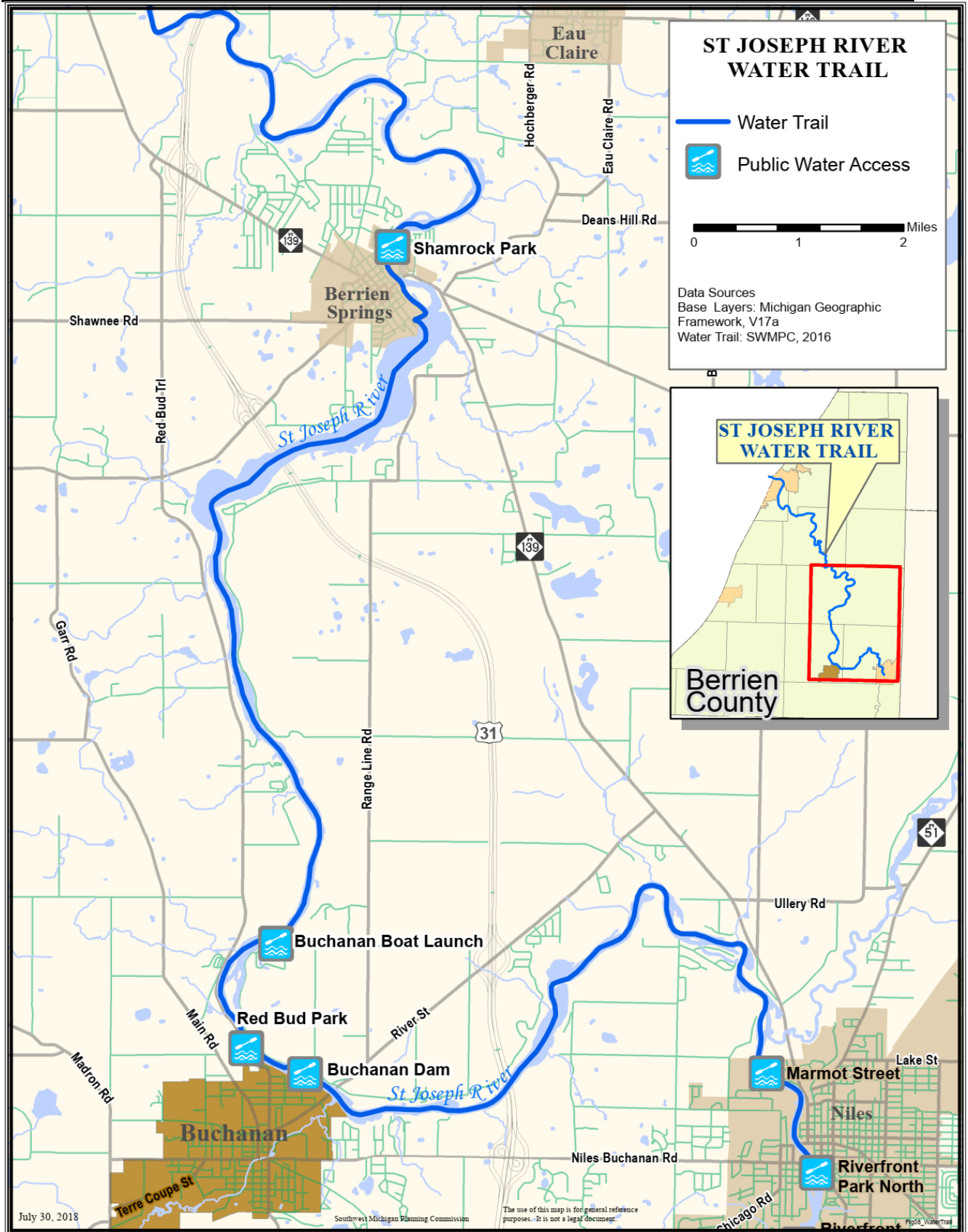
A Trail Town is an active, attractive and interesting place with accessible and comfortable spaces, hosting a variety of activities that promote social interaction and a strong sense of place. A Trail Town should meet the needs of trail users and residents of the community. A Trail Town

has physical amenities that support trail users such as bike and kayak racks, wayfinding signs, wide sidewalks, drinking fountains and benches. A Trail Town has business amenities to support day trip trail users such as bike shop, kayak outfitter, casual restaurants, ice cream shop, etc.) as well as overnight trail users with lodging options. Buchanan took part in a Trail Town effort and the results are in the Lake Michigan Coastal Communities: Trail Towns Master Plan.

<https://www.swmpc.org/downloads/buchanan.pdf>
<https://www.swmpc.org/trailtowns.asp>

Parks and Nature Preserves Within the City of Buchanan

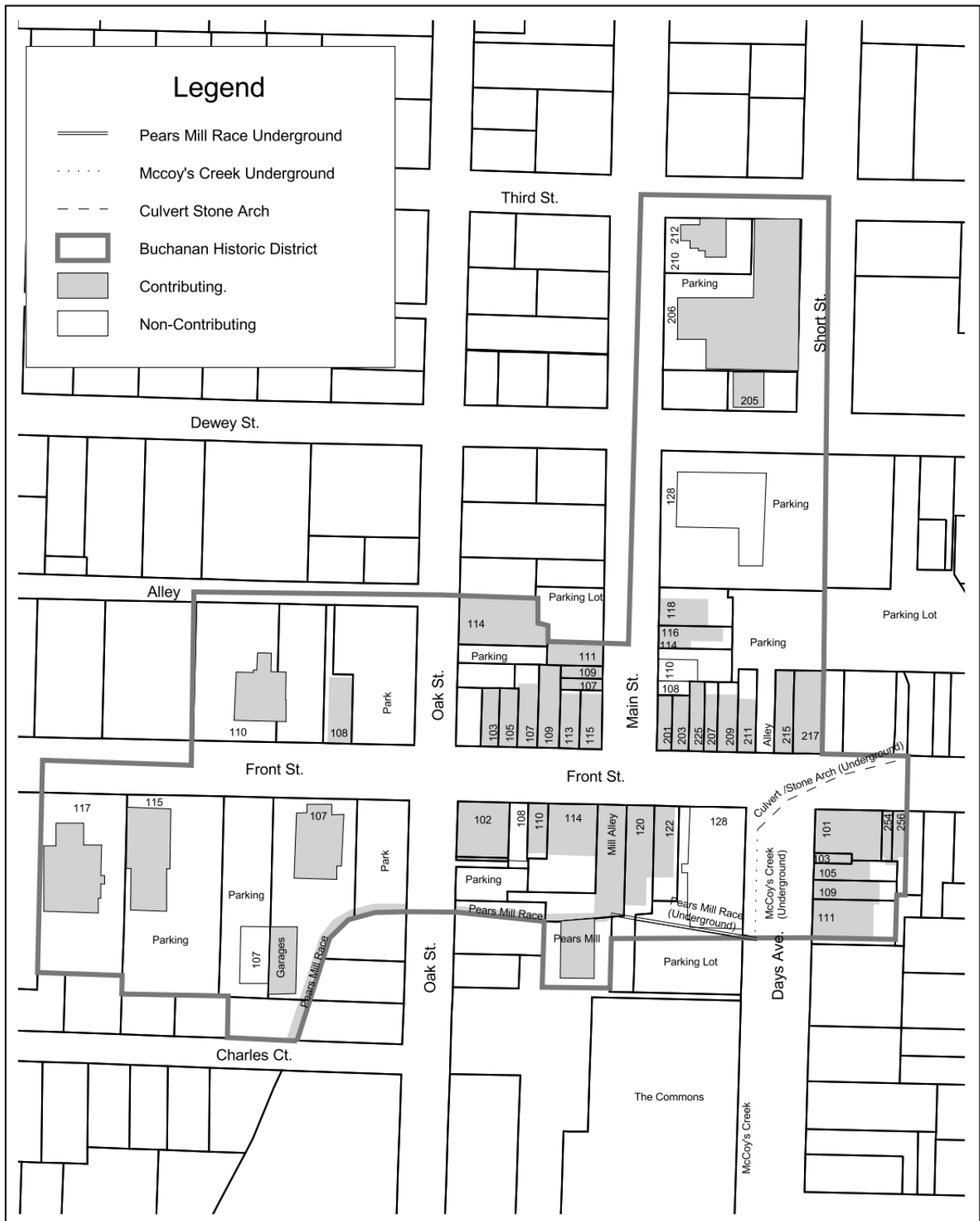




HISTORY, ARTS AND CULTURE

Buchanan has a rich history. There are designated historical districts with many interesting buildings. The **Buchanan Downtown Historic District** is a primarily commercial historic district located between 117 W. and 256 E. Front Street and between 108 and 210-212 Main Street, along with adjacent sections of Oak Street and Days Avenue. The district was listed on the National Register of Historic Places in 2009. The district contains 40 buildings, along with a millrace, culvert, and alley. The buildings range from one to three stories tall, and date from 1855 to 1966. All the buildings in the district are constructed of brick with three exceptions: the Pears Mill, the 1855 Conant-Parkinson Building at 111 Main, and another commercial building on Front Street. Following is a map and short descriptions of some the historic buildings and areas in the downtown.

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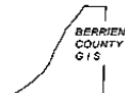


Scale: 1"=150'

Buchanan Downtown Historic District

City of Buchanan, Berrien County, Michigan

DATE: 02/27/2009



Note: Parcel line locations are generalized.

Pears Mill was constructed in 1857 as a water-powered flour mill along McCoy’s Creek. The mill is the only one remaining of the original 19 water-powered mills. The mill was restored and continues to be maintained by the all-volunteer Buchanan Preservation Society and is listed on the Register of Michigan State Historic Sites. A gift shop, tours, and periodic demonstrations of historic trades are part of the experiences available to visitors. The Downtown Development Authority (DDA) developed plans to enhance the Pears Mill area and plaza by providing landscaping, seating areas, lighting, pathways, open space, and other amenities creating a pedestrian-oriented place for people to gather in the downtown.³



The Tin Shop Theatre was believed to have been built around 1910 by a Buchanan merchant and has been home to a variety of businesses including a furniture factory, a lumber dealer business, drill products manufacturing, and even served as a hospital during the 1918 flu epidemic. In 1982 the Buchanan Fine Arts Council began restoring the building into a fine arts center and in 1984 staged the first of over 80 productions performed during the last 23 years.

The Union Block Building was completed in 1863 during the height of Civil War prosperity. The Union Block building anchors the core of the downtown's nearly one hundred seventy year old commercial and mercantile center. Built by wealthy local merchants and political figures John Ross and Lorenzo Alexander, the Italian Renaissance Revival structure historically served the community with retail space on its first floor, professional offices on the second floor, and public meeting space on the third. The Union Block was listed on the National Register of historic buildings in 2007 and is currently undergoing renovation to once again house retail business.

Ross-Sanders House located at 107 W. Front Street, is a Greek Revival house built by John Ross in 1856. Ross was a prominent businessman and downtown property owner in Buchanan. This was Buchanan’s first brick home. The unique home was acquired by the city in 1951 and served as the police station and City Hall until 1984.

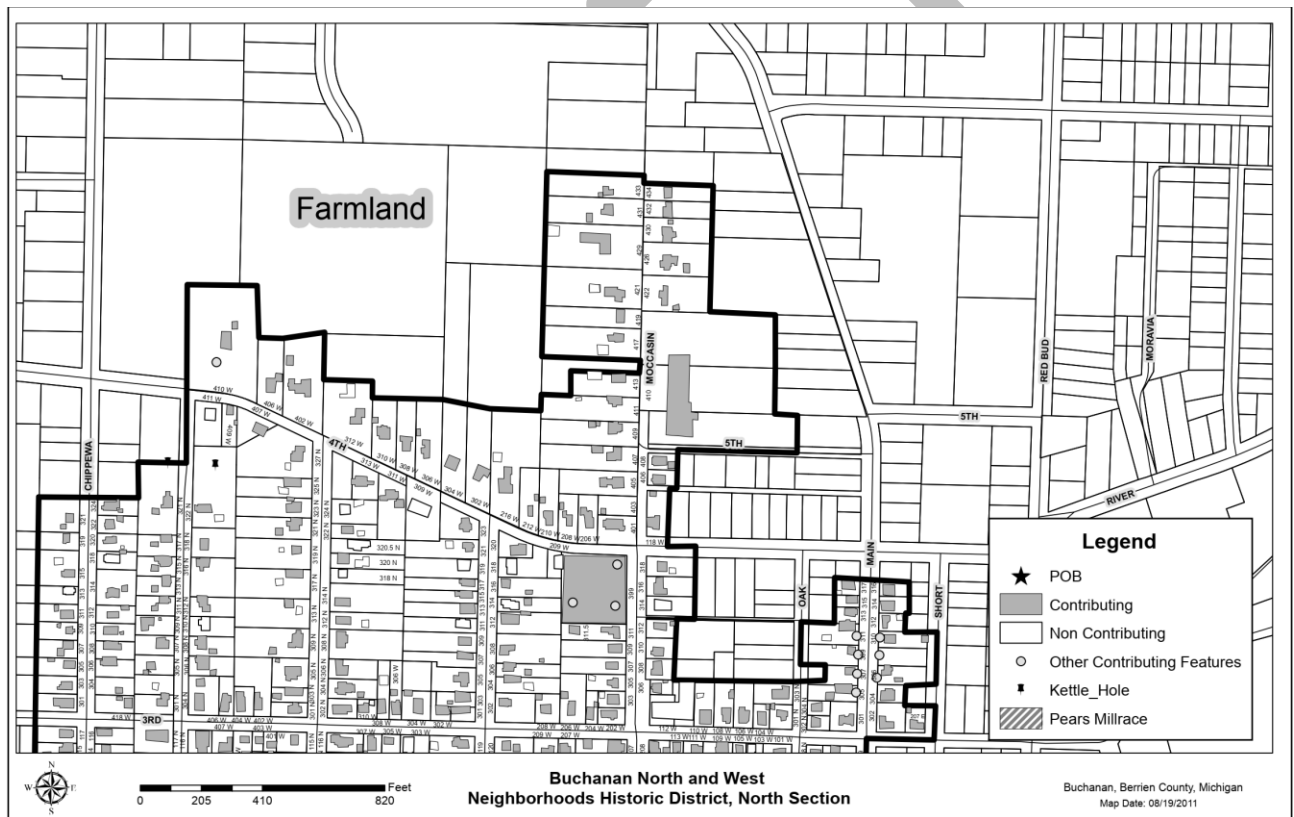


The Common is an outdoor amphitheater used for plays and lunch-time and summer evening concerts featuring jazz, country, rock & roll, and bluegrass music. The Farmer’s Market is also held at The Common. The City has plans to maintain this area and to provide amenities that will create a pleasant, passive, park experience. Improvement projects that may be completed include landscaping, sidewalks, paths, fences, flags, seating areas, and general maintenance. There are often evening and lunch-hour concerts featuring jazz, country, rock & roll, or bluegrass music.

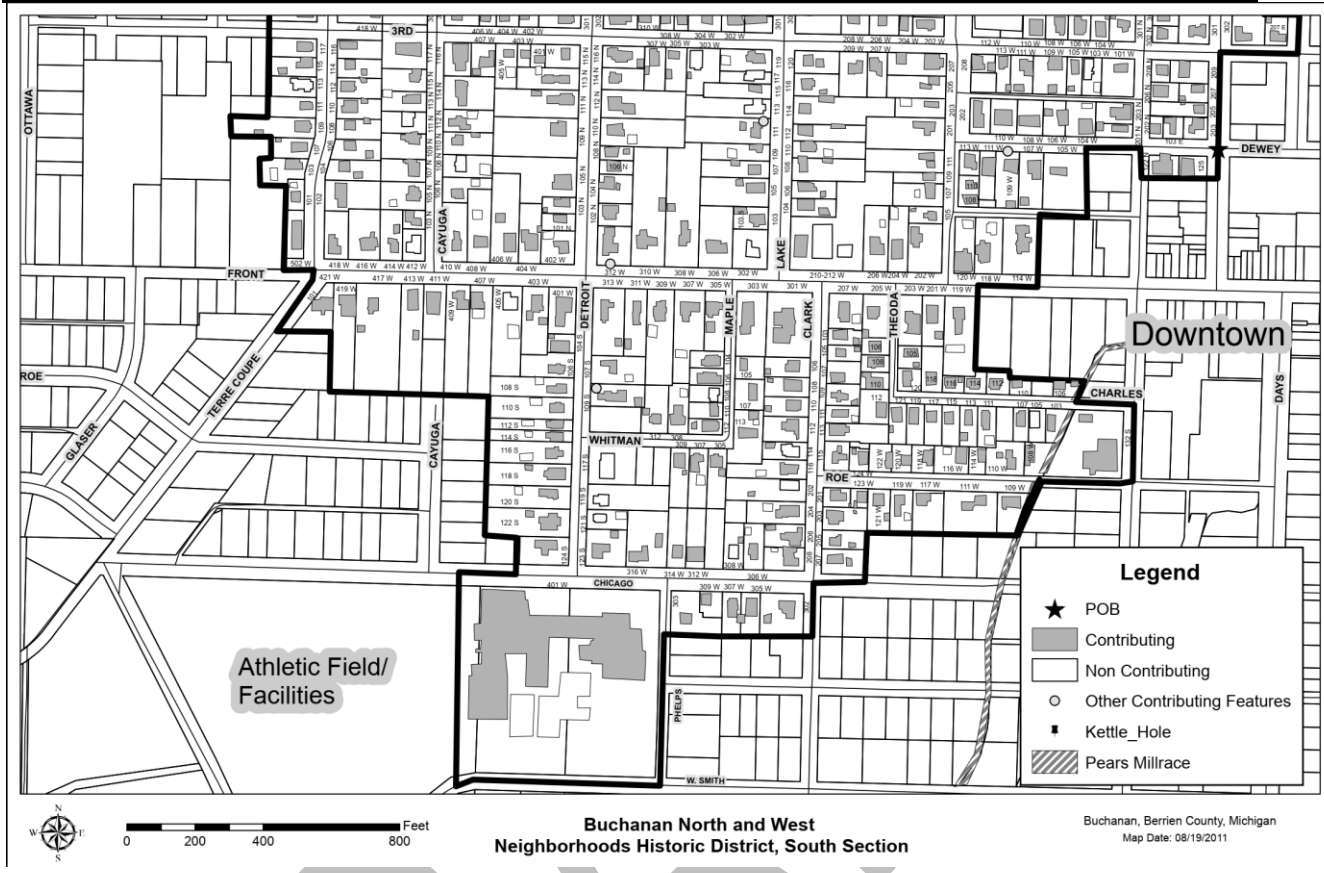
³ City of Buchanan Downtown Development Authority Plan, 2007

The Buchanan Art Center is a non-profit organization housing a Main Gallery, a smaller Show Place Gallery and a gift shop. The mission statement of the Art Center is “To provide a place in our community dedicated to the nurturing of the arts by providing a quality education program for all ages.” To fulfill this mission, the Art Center offers classes and workshops to people of all ages.⁴

Buchanan North and West Neighborhoods Historic District occupies a mostly flat area north and west of downtown Buchanan. It contains 698 mostly residential and accessory buildings and other features, which date from the 1840s to 2003, and range in height from one to two stories, with two-story buildings predominating. The buildings range in style and form from Greek Revival and Italianate to International Style, Ranch, and Split Level, with bungalows and gable-fronts (with and without wings) making up almost half of the total homes in the district. A small number of churches, schools, commercial buildings and other features are also present. Following are maps of the North and West Neighborhoods Historic District.



⁴ <http://www.buchananartcenter.org/index.htm>



COMMUNITY SERVICES

CITY SERVICES

City Governance

The City is organized under the Home Rule Act of Michigan, which authorizes cities to formulate their own charter provision, and operates under the Commission-Manager form of government as prescribed by the City of Buchanan's Charter. Under this model the City Manager is responsible for managing the day-to-day operation of the City and the City Commission's main function is legislative; setting important policies that chart the future course of Buchanan. The City Commission is comprised of five (5) members who serve four (4) year terms. The Mayor and Mayor Pro-Tem are selected at the first meeting in November following the City election.

Public Works

The major responsibility of Public Works Department is maintenance of 28 miles of streets. This includes street sweeping, routine asphalt repair, leaf collection, and snow plowing. The department is also charged with cleaning sewer lines, mowing City parks, and keeping the streets clear of snow in the winter. The Department uses a wide variety of equipment including a front end loader, street sweeper, heavy-duty trucks, and specialty equipment.

Police, Fire, Ambulance

The Police Department consists of a Chief of Police, Assistant Chief of Police, two Sergeants, six full-time Patrol Officers, two part-time Patrol Officers, two Code Enforcement Officers and one Civilian Secretary. The department is supplemented by up to 25 Reserves Police Officers and four Police Chaplains. In addition to the regular duties, the police department participates in a number of special community events and activities.

The Buchanan City Fire Department consists of 22 paid on-call members and receives 90 to 120 calls per year. This department does not run medical calls. Their auto fleet consists of two pumper trucks, one 75 foot aerial truck, and one van for personnel transportation. The Buchanan City Fire Department has an ISO rating of 5 out of 10 (1 being best), a very good rating for a volunteer based department. ISO ratings affect insurance rates for property owners. Ratings are determined by weighing criteria such as water supply (e.g., water tower capacity, frequency of fire hydrants) and fire department preparedness (e.g., number and qualifications of firefighters, fire equipment). In comparison, the Cities of Baroda, Berrien Springs, Eau Claire, Galien, and Three Oaks each have an ISO rating of 7.

SMCAS is a municipally owned non-profit ambulance service which serves the greater Niles and Buchanan areas. Each ambulance employs a basic level medical technician and a paramedic level emergency medical technician. SMCAS makes sure that their employees are trained in the most recent and updated use of advanced diagnostic equipment and many of the staff are at specialist level while all of the full-time employees hold certification in Critical Care Emergency Medical Transportation Program from the University of Maryland. More information about SMCAS can be found at their website: <http://www.smcas.org/>.

Cemetery

Oak Ridge Cemetery consists of 45 acres, 35 of which have been developed and 10 more of which will soon be available for future use. Maintenance is provided by two full time city employees and part time employees who help with lawn upkeep, leaf removal, snow removal, and ice control. Burial services as well as foundation installment and funeral assistance are provided by city employees.

Solid Waste Disposal and Recycling

Buchanan City provides residential solid waste disposal and recycling services through a city-wide contract with Reliable Disposal. Nearby, the South Berrien County Landfill (SBCL) provides trash and recycling services. PADNOS, located on Walton Road, accepts drop off recycling including cardboard, metal, electronics, paper, and books.

OTHER ORGANIZATIONS/INITIATIVES

One of the characteristics that make the City of Buchanan unique is the spirit of community that shows itself in the number of volunteer organizations and initiatives in the City. Below is a list of a few of those. For a more complete list please visit the city's website at <https://www.cityofbuchanan.com/more-information/buchanan-area-volunteer--nonprofit-organizations>.

Buchanan Area Chamber of Commerce

The chamber provides leadership in promoting the spirit of the community through increased communication and cooperation among businesses, organizations, and individuals in order to enhance the growth, prosperity, and quality of life in the Buchanan area.

Buchanan Library

The Buchanan Public Library, located on East Front Street, has occupied its current residence since 2001. In 2013 the Buchanan District Library embarked in their Open Doors, Open Books, Open Minds campaign set out in three phases. The report for this project can be found at this link: <https://www.buchananlibrary.org/bdl-groundbreaking-program.pdf> In 2015 the Buchanan District Library received a \$10,000 grant from the Indiana Michigan Power foundation which is to aid in the construction of a new community room on its second floor. This area is proposed to support local businesses, new programming, and organizations.

One Buchanan

One Buchanan was founded in 2016 with particular concern for those who have experienced discrimination or exclusion. One Buchanan is committed to strengthening the city as a place of belonging, a hallmark of the American dream of diversity and inclusion. Their mission is to advance Buchanan as a city that welcomes and cares for all people irrespective of race, ethnicity, religion, gender or sexual orientation. The City has shown its commitment to diversity by passing a city ordinance in 2019 that addresses non-discrimination policies and equal protection for all persons. The ordinance specifically states that the city will not discriminate based on race, color, religion, national origin, age, sex, sexual orientation, gender identity, height, weight, marital status or disability.

Buchanan Promise

Buchanan Promise is a multimillion dollar fund that is to provide scholarships to graduating high school students pursuing a post-secondary degree from an accredited institution. This scholarship is available to those students who reside within the school district, the amount they are awarded depends on the length of time that they have been residents within the district – those who have lived in district k-12 will receive 100% of the available scholarship grant. The Goal of this grant is to make a long term investment in education, provide more access to higher education, and support economic development within the community. The endowment was established by Walt Jr. Wally.

REGIONAL BUSINESS SUPPORT

Southwest Michigan offers a variety of business and entrepreneurial support. A few of these groups are noted below, including a brief statement of purpose. These regional groups give Buchanan access to resources to develop and grow their local economy.

Berrien County Community Development Department

Service Area: Berrien County
 Purpose: Influencing, encouraging and supporting private business growth, expansion and job creation to continually stabilize our tax base without duplicating efforts.
 Website: <http://berriencounty.org/304/Community-Development>
 Telephone: 269-983-7111x8257



Greater Niles Area Chamber of Commerce

Service Area: Greater Niles Area, Buchanan, Bertrand Township, Niles Charter Township, Galien, Three Oaks, and Cass County.
 Purpose: Promote and provide economic development through education, advocacy, economic development, publicity, public relations, and civic activities.
 Website: <http://www.greaternileschamber.com>
 Telephone: 269-683-1833



Cornerstone Alliance

Service Area: Berrien County
 Purpose: Customer-focused economic development solutions through partnerships that grow employment opportunities, increase the tax base and add to the economic vibrancy of our area.
 Website: <http://cstonealliance.org/>
 Telephone: 269-925-6100



Kinexus (Michigan Works!)

Service Area: Southwest Michigan
 Purpose: Customer-focused economic development solutions through partnerships that grow employment opportunities, increase the tax base and add to the economic vibrancy of our area.
 Website: <http://kinexus.org/>
 Telephone: 269-927-1064



Lake Michigan College

Service Area: Southwest Michigan
 Purpose: Workforce training and development for healthcare, skilled trades and hospitality.
 Website: <https://www.lakemichigancollege.edu/home/programs-majors/workforce-training-development>
 Telephone: 269-927-1000



Chamber of Commerce

Service Area: Buchanan Area.
 Purpose: Improve communication, provide leadership, promote growth, and enhance the quality of life for those residing in the Buchanan Area
 Website: <https://www.buchanan.mi.us>
 Telephone: 269-695-3291



Michigan Economic Development Corporation

Service Area: Michigan
 Purpose: Growing and attracting business, keeping talented residents here, and revitalizing our urban centers
 Website: <http://www.michiganbusiness.org>
 Telephone: 888-522-0103



Michigan's Great Southwest Strategic Leadership Council

Service Area: Berrien County
 Purpose: Multi-sector perspectives and support – government, education, nonprofit and business – to help move our community to top tier in terms of services, education and economic growth.
 Website: <http://drivegreatness.org/>



Michigan's Great Southwest Sustainable Business Forum

Service Area: Berrien, Cass, and Van Buren Counties
 Purpose: Educates, engages and empowers our community to more equally value environmental stewardship, social responsibility and economic growth.
 Website: <https://mgssbf.org/>
 Telephone: 616-422-7963



Southwest Michigan Planning Commission

Service Area: Berrien, Cass, and Van Buren Counties
 Purpose: Planning great communities together – through transportation, environment, economic development and community planning, with mapping/GIS expertise.
 Website: <http://www.swmpc.org/>
 Telephone: 269-925-1137



Southwest Michigan First (Kalamazoo)

Service Area: Berrien, Cass, and Van Buren Counties
Purpose: Company growth, government and education alignment, acceleration of its vibrant core communities, talent development and communication of its regional advantages.
Website: <https://www.southwestmichiganfirst.com/>
Telephone: 269-553-9588



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COMMUNITY INPUT

The Buchanan Plan Commission conducted a community visioning meeting and a survey to gather public input for developing this plan.

SURVEY RESULTS

In the summer of 2018, a survey was shared online and hard copies were also made available. There were 455 responses to the survey. The results cannot be easily assigned statistical significance. With a community survey, the size of the population to calculate in proportion to the survey is not known. A community survey seeks to know the opinions of people who shop and use services in the City beyond the number of people who are residents. It is important to remember that a community survey is an important tool, but it is also important not to assign more importance to the results than can be justified. Find the survey questions and the detailed survey results in the Appendix. A second survey that focused on the downtown area was conducted in January 2021. There were 481 responses and the results can be found in the Appendix.

PUBLIC VISIONING SESSION

A Public Visioning Session was hosted by the Plan Commission on October 9, 2018 at 7:00 PM, at City Hall. The date and time of this visioning session were advertised on the community survey and on the press release for the community survey. The most important issues gathered from the session were: encouraging home ownership, more downtown business options, industry and restaurants, transparency and public outreach/participation in government, tree lined streets, improved sidewalks and property maintenance, and managing environmental pressures. The input received during this session was incorporated into the goals and objectives section that was formulated during that meeting.



GOALS, OBJECTIVES, AND ACTION PLAN

GOALS AND OBJECTIVES

Utilizing public input from the community survey and public visioning work session, the Plan Commission reviewed the 2008 Master Plan goals and formulated the new goals listed below. The City of Buchanan is interested in pursuing certification through the State of Michigan’s Redevelopment Ready Communities Program, so several of the objectives below follow steps required by that program. In formulating these goals and objectives the Plan Commission also referenced the eight assets identified as essential for 21st century communities by the Michigan Municipal League (MML) Center for 21st Century Communities (21C3).



The Center for 21st Century Communities recognized that just as the agriculturally dominated era of the past shrank with the coming of the industrial age, the manufacturing sector is now smaller than it used to be as our society heads into the 21st Century and a new knowledge-based technological economy. The Center has identified eight assets communities need to invest in to thrive in the 21st Century. Many of Buchanan’s goals are linked to those assets. The City can use content from 21C3 to help them implement best practices to strengthen and utilize these assets. Each asset is noted in the boxes with an MML icon on the right side of this section.

GOAL 1 – HOMETOWN CHARACTER

Celebrate and further enhance the hometown character of the community.

OBJECTIVES:

1.1 Special Events: The City will continue to support a variety of special events that celebrate and enhance Buchanan’s hometown character for residents and visitors alike, in a welcoming and unique way. These events enhance community togetherness, present the City’s hometown atmosphere to newcomers, and support Buchanan’s downtown and uptown businesses.

1.2 Welcoming Community: The City will continue to its commitment to diversity and multiculturalism and ensure the city welcomes all people.



Welcoming

Creating and sustaining a genuine commitment to diversity and multiculturalism in Michigan’s communities is vital to attracting key demographics and global businesses. Today’s fluid, mobile, and, most importantly, global workforce is seeking out “the right kind of place” that embraces people of all religions, ethnicities, national origins, and races.

GOAL 2 – HISTORY & ART

Promote and fully develop the historic character and artistic qualities of the community.

OBJECTIVES:

2.1 Historic Downtown: Promote preservation of historic community character in the Downtown National Historic District.

2.2 Historic Neighborhoods: Promote preservation of historic community character in the North and West Neighborhoods National Historic District.

2.3 Historic Character: Promote preservation of historic community character throughout the community, including beyond national historic districts (see list of community historic assets elsewhere in this plan).

2.4 Art & Culture: Promote and utilize community artistic and cultural community assets, such as the Buchanan Art Center, Tin Shop Theatre, and Buchanan Common.

 **Cultural Economic Development**

Arts and culture are essential components of a thriving, knowledge-based economy. A healthy creative sector attracts and retains residents and businesses, and produces economic benefits including jobs, a stronger tax base, downtown and neighborhood revitalization, and tourism.



Tin Shop Theatre and Buchanan Common

GOAL 3 – RECREATION & TOURISM

Become a vibrant community meeting the social, leisure, cultural and recreational interests of residents and visitors.

OBJECTIVES:

3.1 Parks & Recreation: The City will continue to implement their community parks, recreation, open space, and greenway plan by maintaining and upgrading their recreation facilities.

3.2 Tourism: The City will capitalize on its historical, natural and recreation assets to become a significant tourist destination.

GOAL 4 – THRIVING BUSINESS CLIMATE

Develop a proactive approach to achieve a thriving business climate and create a sustainable economic environment.

OBJECTIVES:

4.1 Redevelopment: The City will continue to develop and implement a downtown, corridor and redevelopment plans, which includes elements from the Redevelopment Ready Communities Program (e.g., identifying development area boundaries, a vision for the property, a marketing package and incorporate mixed-use, green infrastructure and pedestrian oriented development elements).

4.2 Economic Development: In concert with the Comprehensive Economic Development Strategy of the Southwest Michigan Economic Development District (Southwest Michigan Planning Commission), the City will create and implement an economic development strategy that promotes diversification and includes elements from the Redevelopment Ready Communities Program (e.g., connect the master plan and capital improvement plan, identify the economic opportunities and challenges of the community, report progress annually and be reviewed by City Commission, and incorporate recommendations for implementation, including goals, actions, timelines, and responsible parties).

4.3 Marketing: The City will develop and use a marketing strategy, including elements from the Redevelopment Ready Communities Program (e.g., identifying opportunities and outlining specific steps to attract businesses, customers, and real estate development, plus it strives to create/strengthen an image for the community, identifies approaches to market priority redevelopment sites, and coordinates marketing efforts with local, regional, and state partners).



Entrepreneurship

Entrepreneurship and small businesses are key components of local economic development. Local strategies that solely focus on seeking large manufacturers and big box retailers overlook the positive impact that entrepreneurs and small businesses have on local communities.

GOAL 5 – INFRASTRUCTURE

Provide sufficient infrastructure for the recruitment of new business while supporting the needs of current residents and the expansion and retention of current businesses.

OBJECTIVES:

5.1 Capital Improvement: The City will develop processes and invest in asset management of all city owned and operated infrastructure and coordinate that effort with capital improvement planning, including elements from the Redevelopment Ready Communities Program (i.e., details a minimum of six years of public structures and improvements, it will be reviewed annually, coordinate projects to minimize construction costs, and coordinate with the master plan and budget).

5.2 Broadband: The City will work with broadband service providers, organizations and Berrien County in supporting expanded service to improve broadband in the City.

GOAL 6 - EDUCATION


Provide the highest level of education and educational facilities possible.

OBJECTIVES:

6.1 Leverage City Assets: The City will work collaboratively with Buchanan Public Schools to leverage City assets when possible to help the schools.

6.2 Tax Base: The City will work to improve the quality of life in order to increase the tax base, thereby making more revenue available through school millages.

6.3 Internships: Buchanan will leverage regional and local business and industry internship programs to link up developing talent with local businesses and industry – helping all concerned.



Education

Educational institutions, kindergarten through college, play a central role in growing a knowledge-based economy and encouraging a more engaged citizenry. As anchor institutions, colleges and universities (e.g., University of Notre Dame) bring opportunities for entertainment, arts and culture, healthcare, and recreation, and serve as engines of economic development.

GOAL 7 – HOUSING

Establish a wide spectrum of appropriate housing opportunities meeting the needs of residents in any social or income group at every stage of life.

OBJECTIVES:

7.1 Housing: In concert with the Berrien County Housing Study, the City will create and implement a housing plan that identifies the community’s existing housing, its housing needs, and best practices to achieve unmet needs.

7.2 Property Maintenance: The City will work with volunteers and non-profits to assist property owners to keep well maintained properties (including code identified issues with buildings, yards, and adjacent rights-of-way features which are the responsibility of the property owner).

7.3 Code Enforcement: As necessary, fair and impartial code enforcement will be implemented when organized efforts through volunteering and non-profits are unsuccessful to meet code identified needs.

GOAL 8 – RESPONSIVE GOVERNANCE

Provide leadership, responsive governance, and high quality public services in an efficient and cost-effective manner.

OBJECTIVES:

8.1 Action Plan: The City annually creates and implements an annual strategic action plan, including goals, actions, timelines, budget, and responsible parties, in concert with the budget approval process.

8.2 Progress Reports: The Plan Commission will create an annual master plan progress report to the City Commission, and a joint meeting will be held to discuss the community’s progress.

8.3 Public Participation: The City has created and has a well documented public participation policy which engages a diverse set of community stakeholders including elements from the Redevelopment Ready Communities Program (e.g., identifying key stakeholders including those not normally at the visioning table, identifying proactive practices, and sharing outcomes).

8.4 Transparency: The City makes their website an easy to navigate transparency portal for the public to be able to access up-to-date public information including this master plan. Other information to be included: documents regarding City business, such as meeting notices, agendas, minutes, draft minutes within the timeframe prescribed by State law, annual budgets, audits, plans, ordinances, proposed ordinances, relevant State laws, and contracts the City has signed; information on taxes, millage, fees, Freedom of Information Act and policies/procedures/name-contact info of responsible official, Open Meetings Act and policies/procedures/name-contact info of responsible official, building permits and zoning, a guide to development, lobbying memberships, administrative officials and City Commission member names/contact info/ compensation, and purchasing/professional service hiring policies/procedures, a guide to know who is responsible for which services – e.g. City/Township/ County, links to partner organizations, board and commission applications, property information packages, the economic development strategy. The website will continue to have an online payment option for taxes, municipal utility bills, and municipal service fees.

8.5 Cooperation: The City pursues intergovernmental cooperation, including having officials serve as liaisons with Township, County, and regional governmental bodies.



Messaging & Technology

Internet and communication technologies are connecting people and allowing them to share information faster and more frequently than ever before. Local governments are using new technologies to improve communication, transparency and engagement with their residents.

**GOAL 9 –
TRANSPORTATION/MOBILITY**

Develop and maintain a coordinated circulation system that efficiently and safely provides for existing and future circulation of all traffic (motorized, non-motorized, and pedestrian) in the Buchanan area.

OBJECTIVES:

9.1 Walkability/Bicycling: The City will implement a complete streets policy that manages the street transportation network for all users, including pedestrians, bicyclists, public transit users and motorists, focusing on safety, and using universal design standards. The City will also work to connect trail to neighboring communities.

9.2 Corridors: The City will create and implement corridor plans, integrating elements from the downtown plan, for (1) Front Street, (2) Red Bud Trail, and (3) River Street, including elements from the Redevelopment Ready Communities Program (e.g., identifying development area boundaries, identifying projects including estimated project costs and timelines for completion, and including mixed-use, green infrastructure and pedestrian oriented development elements).

9.3 Public Transit: The City supports public transportation (transit) as a social and economic development benefit for all City residents. The City supports Connect Berrien planning and appropriate initiatives identified to improve public transit in Berrien County.

GOAL 10 – LAND USE

Plan land uses so future development and redevelopment will occur in a coordinated, connected, and harmonious manner and will be in the long-term best interest of the entire community.

OBJECTIVE:

10.1 Zoning: The City will implement the zoning plan described in this Master Plan. Also, through zoning, any new development and/or redevelopment will be required to respect environmental and natural factors – preserving existing wetland, floodplains, and managing stormwater with low impact development.



Transportation

Developing effective public transportation options in Michigan is a necessary tool for attracting and retaining residents, workers and businesses. People across the nation are choosing communities that offer various modes of transportation, easy access to the places they live, work, and play, and allow them to travel without having to rely on a car.



**Physical Design
& Walkability**

Millennials, young professionals, baby boomers and empty nesters all want to live in walkable, mixed-used areas with access to cultural, social and entertainment opportunities.

GOAL 11 – NATURAL RESOURCES

Protect and enhance the natural resources within the City including wildlife habitats, fens, scenic vistas and unique geological features through educated and responsible use.

OBJECTIVES:

11.1 Tree City USA: In keeping with the City’s Tree City USA status and in conjunction with concerned stakeholders, the City has developed and implements a tree replacement program to replace dead or dying trees and plant new trees as needed throughout the community.

11.2 Natural Resources: The City has and will protect and enhance the natural resources within the City (such as wildlife habitats, woodlands, rivers, streams, watersheds, fens, scenic vistas, and unique geologic features) through educated and responsible use.

11.3 Stormwater Management: The City will encourage the use of low impact development techniques for new and redevelopment to infiltrate stormwater runoff as much as possible.

GOAL 12 – REGIONAL LEADERSHIP

Represent the best interests of the City by providing active leadership regarding regional issues.

OBJECTIVES:

12.1 Cooperation and Collaboration: The City will continue to participate in regional and county initiatives on economic development, transportation, broadband, housing, and other emerging topics as they develop.

 **Green Initiatives**

The way we use energy and natural resources impacts our quality of life and financial bottom line. The potential to grow green industries, implement sustainable practices, and get on the cutting edge of current trends exists right here in Michigan.

ACTION PLAN

The following information is provided to assist Buchanan in its initial implementation efforts. The time frame of these action steps is three years and beyond. It is anticipated that these action steps will be reviewed annually during a joint meeting of the Plan Commission and City Commission. The steps for the coming two years will be updated as needed and steps for a third year will be added to in order to always keep the City planning ahead for three years. The action steps below, and steps to be added in the future, are to follow the Master Plan and any future public participation based planning process.

* Lead Organization: Organization responsible for implementation of designated Action Item. Each Action Item will require the assistance of many community departments, committees and organizations which can be found on the City of Buchanan website.

BUCHANAN CITY ACTION PLAN

Related Goal(s)	Action Item	Lead Organization *	Implementation Year
1 – Hometown Character; 2 – History & Art	Establish a website calendar to promote activities to target groups	City Community Development	2021
1 – Hometown Character	Ensure diversity and inclusion are top priorities in all policies and programs. Implement the diversity ordinance	City Commission	2021
2- History & Art	Apply for preservation grants upon the city’s receipt of MEDC CLG certification.	Buchanan Preservation Society	2022
2- History & Art	Develop an action plan for additional National Register listings and implementing Buchanan’s MSHDA (Michigan State Housing Development Authority and MHPN (Michigan Historic Preservation Network Preservation Assessment.	Buchanan Preservation Society	2021
3- Recreation & Tourism	Coordinate efforts with Southwest Michigan tourism	City Community Development	2021

Related Goal(s)	Action Item	Lead Organization *	Implementation Year
3 – Recreation & Tourism	Develop an updated and MDNR approved Parks, Recreation and Greenways Plan	City Planning Commission	2022
3 – Recreation & Tourism	Invest in City Parks – maintain and upgrade equipment (especially Redbud Riverfront Area and Ravish Park)	City Commission	2022
3 – Recreation & Tourism	Pursue Trail Town designation (implement a wayfinding system)	City Community Development	2022
3 – Recreation & Tourism	Expand the farmer’s market facilities and repair concrete at The Common	City Department of Public Works	2022
4 – Thriving Business Climate	Ensure the development review process is simple, efficient, predictable and easily accessible	City Administration	2021
4 – Thriving Business Climate 3 – Recreation & Tourism	Develop a formal marketing plan for the city	City Community Development	2021
4 – Thriving Business Climate	Identify priority redevelopment sites and create marketing packages for each	City Community Development	2021
4 – Thriving Business Climate	Develop a joint plan and enhance partnership between City Economic Development and Chamber of Commerce	City Community Development	2021
4 – Thriving Business Climate	Become a certified Redevelopment Ready Community by implementing the identified 6 best practices (https://www.miplace.org/programs/redevelopment-ready-communities/rrc-library/)	City Administration	2022
4 – Thriving Business Climate	Develop a plan for beautification and streetscape improvements on Redbud Corridor	City Planning Commission	2022

Related Goal(s)	Action Item	Lead Organization *	Implementation Year
4 – Thriving Business Climate	Conduct a business feasibility study to determine gaps in business types and to promote commercial base diversification	City Administration	2023
5 – Infrastructure	Develop a simple map inventory of services and capacities of those services	City Department of Public Works	2022
5 – Infrastructure	Invest in asset management for water, sewer, roads and sidewalks to ensure adequate repair and replacement scheduling	City Administration	2022
5 – Infrastructure	Plan and implement a community wide WIFI/broadband project	City Administration	2022
5 – Infrastructure	Develop a work order/maintenance system for city infrastructure, facilities and equipment repair/replacement	Public Works	2022
6 – Education	Encourage investment in school facilities and programs to attract families	City Administration	2021
6 – Education	Inventory students and businesses and develop seasonal or full time programs including trades (even reach out to 30 mile radius)	City Community Development	2022
7 -Housing	Review and update code enforcement policies	City Administration	2021
7 -Housing	Develop housing policies that encourage home ownership over residential investment property and investment in market rate rental complexes; incentivize new residential building on vacant/blighted properties; only allow short term rentals in commercial districts	City Community Development	2021

Related Goal(s)	Action Item	Lead Organization *	Implementation Year
7 - Housing	Create a model of projected housing needs based on employment opportunities being establish locally	City Community Development	2022
7 -Housing	Develop a property maintenance assistance program to help elderly and those with financial issues	City Community Development	2022
7 -Housing	Develop and enforce rental property inspection ordinance	City Administration	2022
7 -Housing	Conduct a city wide appraisal (complete 20% of city each year)	City Administration	2023
8 – Responsive Government	Hold a joint City Commission and planning commission meeting quarterly. Annually review the master plan and provide a report to City Commission	City Planning Commission	2021
8 – Responsive Government	Ensure diversity is considered when recruiting board and commission members	City Administration	2021
8 – Responsive Government	Invest in updating city facilities to provide better services – DPW, city hall, fire station, Ross Sanders House	City Commission	2021
8 – Responsive Government	Create steering committees and solicit neighborhood representatives	City Commission	2021
8 – Responsive Government	Provide weekly projections of city employees and schedules posted every Monday with goals (have a backup plans if something causes a change in direction)	City Administration	2021
9 – Transportation & Mobility	Ensure street projects enhance bicycle/pedestrian safety (build on Bike Buchanan efforts and implement the complete streets policy)	City Department of Public Works	2021

Related Goal(s)	Action Item	Lead Organization *	Implementation Year
9 – Transportation & Mobility	Invest in connecting trails to neighboring communities (priority - McCoy Creek trail to IN MI River Valley Trail)	City Commission	2021
9 – Transportation & Mobility	Develop a plan for vehicular, pedestrian, and bicycles focus vehicular on destination and parking to simplify and maximize (consider relocating downtown parking off of Front St)	City Planning Commission	2022
9 – Transportation & Mobility	Innovate and develop new ways for intercity transportation for residences and tourists (ie carriages, trams, ubercanna)	City Community Development	2022
9 – Transportation & Mobility	Invest in walkability (especially connecting the north part of town to downtown)	City Commission	2022
10 –Land Use	Develop a new zoning ordinance to recognize trends and predict future trends and that focusses more on form based (design) instead of uses to encourage an inviting, walkable, vibrant community	City Planning Commission	2022
10 –Land Use	Ensure Capital Improvement Plans, Corridor Plans, Downtown Plans are coordinated with the Master Plan	City Planning Commission	2021
10 –Land Use	Develop an open space/recreation zoning district	City Planning Commission	2022
10 –Land Use	Consider developing overlay zoning districts for <i>Historic Residential District, Historic District, Arts and Cultural District, Riparian District</i>	City Planning Commission	2022
11 – Natural Resources	Create a steering committee	City Commission	2021
11 – Natural Resources	Work/Consult with the Buchanan Tree Friends committee to prioritize the planting and replacing of trees, utilizing	City Administration	2021

Related Goal(s)	Action Item	Lead Organization *	Implementation Year
	their extensive tree canopy assessment https://sjrtreecanopy.weebly.com/city-of-buchanan-mi.html		
11 – Natural Resources	Ensure all new development utilizes low impact development and green infrastructure techniques to handle stormwater and to preserve natural features	City Planning Commission	2022
11 – Natural Resources	Ensure all future growth incorporates the addition of green space and enhances Tree City USA efforts	City Planning Commission	2022
12 – Regional Leadership	Support the region’s economic development efforts while preserving Buchanan’s unique character. Provide leadership and actively support the economic development efforts of SMEGA, SWMPC, and other economic development organizations	City Administration	2021
12 – Regional Leadership	Actively participate and work with NATS (Niles-Buchanan Area Transportation Study) to plan for transportation projects	City Administration	2021
12 – Regional Leadership	Seek opportunities for intergovernmental projects or other cooperative efforts	City Administration	2021
12 – Regional Leadership	Provide leadership and support the county-wide effort, Connect Berrien, to improve public transit	City Administration	2021

The City’s Plan Commission is responsible for the development and implementation of the City’s Master Plan. Because a master plan is, by design, an evolving and flexible document the plan should be reviewed annually to determine if any changes are needed. These reviews are necessary in order to be responsive to changes in growth trends and current community attitudes on growth and development.

As part of the review process, the Plan Commission will look for completed projects and identify any areas where the plan’s vision may or may not be working. Following the review, an annual report is prepared and delivered to the City Commission. Every five years, the City and Plan Commissions will review and update the plan if the circumstances warrant. If the plan does not require any updates, this determination will be recorded in the Minutes of the City and Plan Commission meetings. If changes are recommended, the pre-determined guiding principles, vision, and overall goals will be examined and weighed against the proposed changes to be certain they uphold the intent, and vision of the plan. Any extension, addition, revision, or other amendment to a basic plan shall be adopted under the same procedure as a plan or a successive part of a plan under the procedures stated in Michigan Public Act 285 (2006).

Be sure to consult this Redevelopment Ready Community resource for annual and 5 year reviews: Master Plan Update Guide
<https://www.miplace.org/49036a/globalassets/documents/rrc/rrc-guide-master-plan3.pdf> .

FUTURE LAND USE

The Future Land Use Plan for City of Buchanan is presented in this chapter, including the Future Land Use Map, which graphically displays this Land Use Plan. After reviewing existing land use conditions and analyzing the future goals of the City, the *Plan Commission* developed a *Future Land Use Map*. The City of Buchanan has *always made a conscientious effort to develop carefully and responsibly for the future*. City leaders and residents have shown continual support for the preservation and restoration of natural features as balanced with the social and economic needs of the community. Accordingly, the Future Land Use Map indicates an increased effort to provide attractive green and open spaces as well as allow for more mixed-use developments that bring compatible residential and commercial opportunities together.

The City plans to continue encouraging development in areas with existing infrastructure which will be more cost effective and provide less impact on the natural environment. Community wide efforts are also increasing that encourage the preservation of open spaces and natural features along with the inclusion of bike paths, park areas, and sidewalks will further enhance the walkability and quality of life in the community. The following land use classifications represent the community’s desire for Buchanan’s future growth and development patterns.

FUTURE LAND USE MAP CLASSIFICATIONS

Residential
Single-Family Residential – The principal use of land in this classification is for single-family <i>and may include other uses as special uses as deemed compatible by the Plan Commission</i> .
Multi-Family Residential – The principal use is for two-family and multi-family dwellings which includes elderly and assisted-use housing; duplexes, condominiums, or small apartment buildings. Single family dwellings are also permitted.
Residential Mixed Use – Development under this classification can allow for site-condominium or <i>mixed use</i> residential projects that encourage the inclusion of affordable housing as well as encourage mixed-use development/redevelopment with compatible commercial uses but remain <i>primarily residential</i> .
Commercial and Industrial
Commercial and Light Industrial Mixed Use – <i>redevelopment incorporating</i> non-residential uses such as office, business park, commercial, <i>light industrial</i> , and institutional, and could be used to encourage a compatible mix of non-residential and residential uses although emphasis is <i>primarily commercial</i> .
Auto Oriented Commercial – The principal use is for retail commodities that are more likely to require automobile traffic and are best served when located on or near arterial streets and within convenient driving distance of adjacent neighborhoods.
Traditional Downtown Commercial – The principal use is to provide a wide variety of retail opportunities typically found in a traditional downtown setting. This classification allows and encourages the mix of residential and commercial uses.

Public/Semi-Public Lands
Public/Semi-Public - Principal definition and uses include government, education, senior centers, libraries, <i>indoor</i> recreation and cultural venues, and public assembly <i>and cemeteries</i> .
Recreational and Land Conservation
Recreational and Land Conservation - Principal use is for <i>outdoor</i> cultural, recreational, and leisure pursuits. Also includes active and passive recreation, public assembly, (i.e. The Common) open and green space, sensitive <i>environmental</i> areas.

LAND USE CLASSIFICATIONS AND DESCRIPTIONS

Residential

For all residential designations, property values are a significant concern for residents. When zoning ordinances are reviewed, some revisions to consider include enhancing housing and property maintenance codes, reviewing lot division/combination requirements and developing procedures to ensure future lot divisions do not create incompatible building sites or land usages.

Single Family Residential - The Single Family Residential land use designation is intended to accommodate strictly single-family residential development. Accessory and support uses are often permitted such as churches, parks, schools, home occupations and small-scale care facilities. Future development is permitted in Single Family Residential areas provided the scale and character of the neighborhood is considered and maintained. It is desirable for neighborhood streetscapes to include an interconnected street system (where feasible), sidewalks, (especially along busy streets to make connections with Commercial areas), street trees, and lighting. Landscaping is encouraged to establish a street edge. In-fill and redevelopment in these areas should be closely monitored to ensure it is compatible with the surrounding environment.

Multi-Family Residential - The principal use is for two-family and multi-family dwellings; single family dwellings are also permitted. Recommended uses within Multi-Family Residential areas include a variety of multiple-family developments such as apartments, loft apartments, duplexes, townhouses, condominiums, stacked condominiums, and elderly and assisted-use housing. The majority of Multi-Family Residential sites in the City have already been developed. Zoning ordinances related to the redevelopment of these Multi-Family Residential areas should encourage design diversity and modernization while assuring that the building’s mass remains relatively in character with the neighborhood’s bulk characteristics.

Residential Mixed Use - Development in this classification can allow for site-condominium or planned unit development residential projects. Suggestions for this classification include the encouragement of mixed-use development/redevelopment (a compatible mix of residential and commercial with planned open and green spaces) and inclusionary zoning (provision of affordable housing). Benefits of a residential PUD include preservation of the natural topography and resources, maintaining tree cover (Buchanan is a Tree City USA), possible reduced need for additional infrastructure, and with the connection to recreational areas provides an amenity that has a great appeal to homebuyers and small business owners. City zoning ordinances can be created/adapted to guide the decision-making process that will provide the highest quality of life results.

Commercial and Industrial

Commercial and Light Industrial Mixed Use - Principal use is to incorporate non-residential uses such as office, business parks, commercial, industrial, and institutional, and could also be used to encourage a compatible mix of non-residential and residential uses with primary emphasis remaining commercial. Examples of desirable uses include high technology, research, medical offices, light manufacturing, light industrial, and related support services. It is suggested that Commercial Planned Unit Developments (or redevelopment) be encouraged to include attractive architectural features and excellent site design that includes landscaping, strong buffers between possible incompatible uses, environmentally friendly practices, and well-managed access. When reviewing and/or updating zoning ordinances, attention should be given to strengthening the language to facilitate the realization of the public's desire for greater visual buffers between the public rights-of-way and required on-site parking areas through the use of landscape materials. Another recommendation is to reduce the number of curb cuts in commercial areas.

Auto Oriented Commercial – The principal use is for retail commodities classified as “convenience goods” such as groceries and drugs, beauty/barber shops, medical/dental offices, laundry/cleaning and includes limited types of “durable goods” such as household furnishings and hardware, variety stores, gasoline stations, and branch banks. Distinct from “Neighborhood Commercial”, the Commercial areas are more likely to require automobile traffic and are best when located on or near arterial streets and within convenient driving distance of adjacent neighborhoods.

Traditional Downtown Commercial – The principal use is to provide a wide variety of retail opportunities (including those often found in Commercial districts) such as, office space, parking, and personal business services of all kinds typically found in a traditional downtown setting satisfying the needs of residents in the community and outlying areas. Some retail commercial uses typically found in Commercial districts may also be compatible with this classification. This classification allows and encourages the mix of residential and commercial uses. Consideration of pedestrian and non-motorized traffic in these areas is critical in development decisions. The cohesive appearance of buildings in the downtown area and those in outlying commercial areas greatly maximizes the appeal and vitality of the City as a whole as does the capability for pedestrian connectivity between residential and commercial areas.

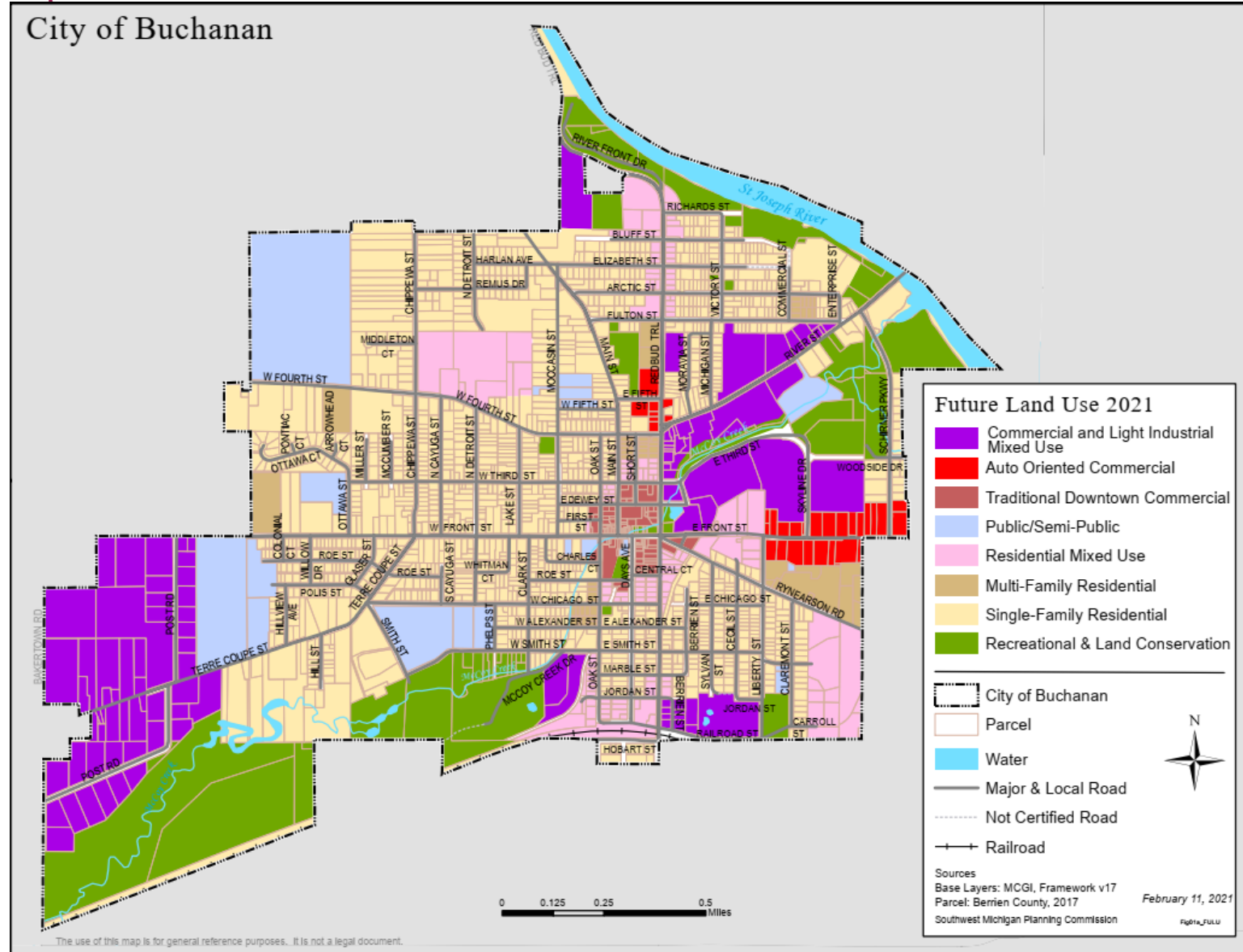
Public/Semi-Public

Principal uses include government, education, senior centers, libraries, indoor recreation and cultural venues and public assembly. This use is generally not involved in commerce but is established to promote public enjoyment and safety, as well as government efficiency.

Recreational and Land Conservational

Principal use is for *outdoor* cultural, recreational, and leisure pursuits. Also includes active and passive recreation, trails, public assembly, open and green space, sensitive environment areas, and cemeteries. Recognizing the importance of these amenities to the high quality of life Buchanan desires, it is highly recommended that areas in this classification remain as they are (if currently used as described) or redeveloped/converted to one of the described uses as the land becomes available.

Map 20: Future Land Use



REDEVELOPMENT PLAN

The Michigan Planning Enabling Act of 2008 states that master plans should include “recommendations as to the general character, extent, and layout of redevelopment or rehabilitation of blighted areas; and the removal, relocation, widening, narrowing, vacating, abandonment, change of use, or extension of streets, grounds, open spaces, buildings, utilities, or other facilities.”

In January of 2021 the City of Buchanan engaged the Andrews University Urban Design Studio under the leadership of Professor Andrew von Maur in a semester long project to develop design concepts of redevelopment opportunities in Buchanan, Michigan. In a series of steering committee meetings with city leadership, business and community groups, and through focus group meetings with city residents, city boards and commissions, neighborhoods groups, Buchanan high school students and educators, and through interaction with residents via public forums and open houses, and other ad hoc gatherings, the class of 5th year architectural graduate students will work to forge a consensus on Buchanan community priorities and then develop illustrative design concepts that will move priority projects into redevelopment ready positions in order to be implemented.

The Andrews University students presented the following draft vision of Buchanan to the project steering committee: *Buchanan is a “lifestyle center” where Downtown Buchanan is an thriving urban eatery and business district, an outdoor theater dining experience where restaurant terraces and public spaces with arts and cultural events are nestled between historic facades and rushing waters of McCoy Creek and where this hub is connected locally via green and blue trails to the surrounding neighborhoods of Buchanan and to the St. Joe River and regionally to Pure Michigan natural resources, vineyards, orchards and agro-tourism.*”

The final redevelopment report will be delivered in May of 2021 and is expected to be the roadmap for the next wave of revitalization in Buchanan. This report should be consulted for redevelopment locations and efforts.

ZONING PLAN

The Michigan Planning Enabling Act of 2008 calls for master plans to include a zoning plan “for various zoning districts controlling the height, area, bulk, location, and use of buildings and premises” by including “an explanation of how the land use categories on the Future Land Use Map relate to the districts on the zoning map.” The City of Buchanan Zoning Code contains specific details controlling the height, area, bulk, location, and use of buildings and premises in each zoning district. The relation between the future land use designations and the current zoning districts are detailed in this table.

Table 20: Zoning Plan

Future Land Use Plan Designation	Corresponding Zoning District
<p>Single Family Residential</p>	<p>The Single Family Residential District principal use is for single family dwellings. The R-1A sub-district has a minimum six thousand six hundred (6,600) square foot minimum lot size and the R-1B sub-district a five-thousand (4,500) square foot minimum lot size.</p>
<p>Multi-Family Residential</p>	<p>The R-2 Two-Family Residential District principal use is for single family dwellings but in which two-family dwellings are permitted.</p> <p>The R-3 Multi-Family Residential District principal use is for two-family and multi-family dwellings and single-family dwellings are permitted.</p> <p>The R-4 Multi-Family Senior Residential District is established for senior citizen housing preference. Currently there are no lands designated for this district on the zoning map.</p>
<p>Residential Mixed Use</p>	<p>This is a new classification not currently represented in the zoning ordinance. This category can accommodate single and multi-family developments with appropriate commercial uses that serve the residential units. This district should encourage walkable neighborhoods. Some of the C-1 Neighborhood Commercial District elements would fit this designation. The C-1 Neighborhood Commercial District principal use is to provide for the retailing of commodities classed as “convenience goods,” such as groceries and drugs, and the furnishing of certain personal services such as beauty shops, barber shops, and pickup stations for laundry and dry cleaning.</p>

<p>Commercial and Light Industrial Mixed Use</p>	<p>The I-1 Light Industrial District principal use is for certain industries which do not emit noise, vibration, smoke, dust, odors, heat, glare, and other influences sufficient to constitute an adverse influence and detract from adjacent residential areas and commercial uses near or abutting the Light Industrial District.</p>
<p>Auto Oriented Commercial</p>	<p>This is a new classification not specifically represented in the zoning ordinance. Elements of the C-2 Commercial District would related to this designation. The C-2 Commercial District principal use is to provide for the retailing of commodities classed as “convenience goods,” such as handled in super markets and drug stores, limited types of “durable goods,” such as household furnishings and hardware, variety stores, and the furnishing of services such as gasoline stations, apparel shops and financial institutions. The district should be located on or near arterial streets and should be within convenient driving distance of adjacent neighborhoods.</p>
<p>Traditional Downtown Commercial</p>	<p>The C-3 Central Business District principal use is to provide retailing, parking, personal and business services of all kinds satisfying the needs of residents of the entire community and the outlying trade area. Residential dwelling units are not allowed on the first floor.</p>
<p>Public/Semi Public Lands</p>	<p>There is not a corresponding zoning district to this future land use designation. The future land use map has several areas with this designation including cemetery and school properties. It recommended that a corresponding zoning district is created in the next update of the zoning ordinance.</p>
<p>Recreational/Land Conservation</p> <p>There are no future land use designations that correspond with the I-2 Heavy Industrial District in the zoning ordinance.</p>	<p>There is not a corresponding zoning district to this future land use designation The future land use map shows all current city park property and preserved lands. It recommended that a corresponding zoning district is created in the next update of the zoning ordinance.</p> <p>The I-2 Heavy Industrial District principal use is for heavy commercial and industrial establishments, which may create noise, vibration, smoke, dust, odors, heat, glare, and other influences which are not properly associated with or compatible with residential, commercial or Light Industrial districts.</p>

The Zoning Ordinance also includes the following zoning designations which do not correspond to any future land use designations:

The **Cluster Residential Development (overlay) District** is the an alternative development process from the traditional zoning regulations governing residential development as required by Section 4f of the City and Village Zoning Act, P.A. 207 of 1921, as amended. Specifically, the

Article provides the option for a developer or land owner to develop the same number of dwelling units as authorized by the underlying zoning district regulation on eighty (80) percent, or less (at the discretion of the local municipality), of the property where such undeveloped portion of the property is dedicated as open space in perpetuity. There are currently no lands designated for this on the current zoning map.

A **Planned Unit Development** is an alternative development option in the zoning ordinance. It is intended to permit the following: 1. Variety and flexibility of land development for residential, commercial and industrial purposes and auxiliary use that are necessary to meet the changes in technology and demand and which will be consistent with the best interests of the City as a whole and that will encourage a creative approach in the development of land; 2. Utilization of sites that are characterized by special features of geography, topography, size or shape for their best potential.

The **Floodplain Overlay District** intent is to significantly reduce hazards to persons and damage to property as a result of flood conditions in the City of Buchanan, and to comply with the provisions of the National Flood Insurance Program, as constituted in accordance with the National Flood Insurance Act of 1968, and subsequent enactments and the rules and regulations promulgated in furtherance of the program by the Federal Emergency Management Agency.

The Plan Commission may want to consider the following districts during a zoning ordinance update:

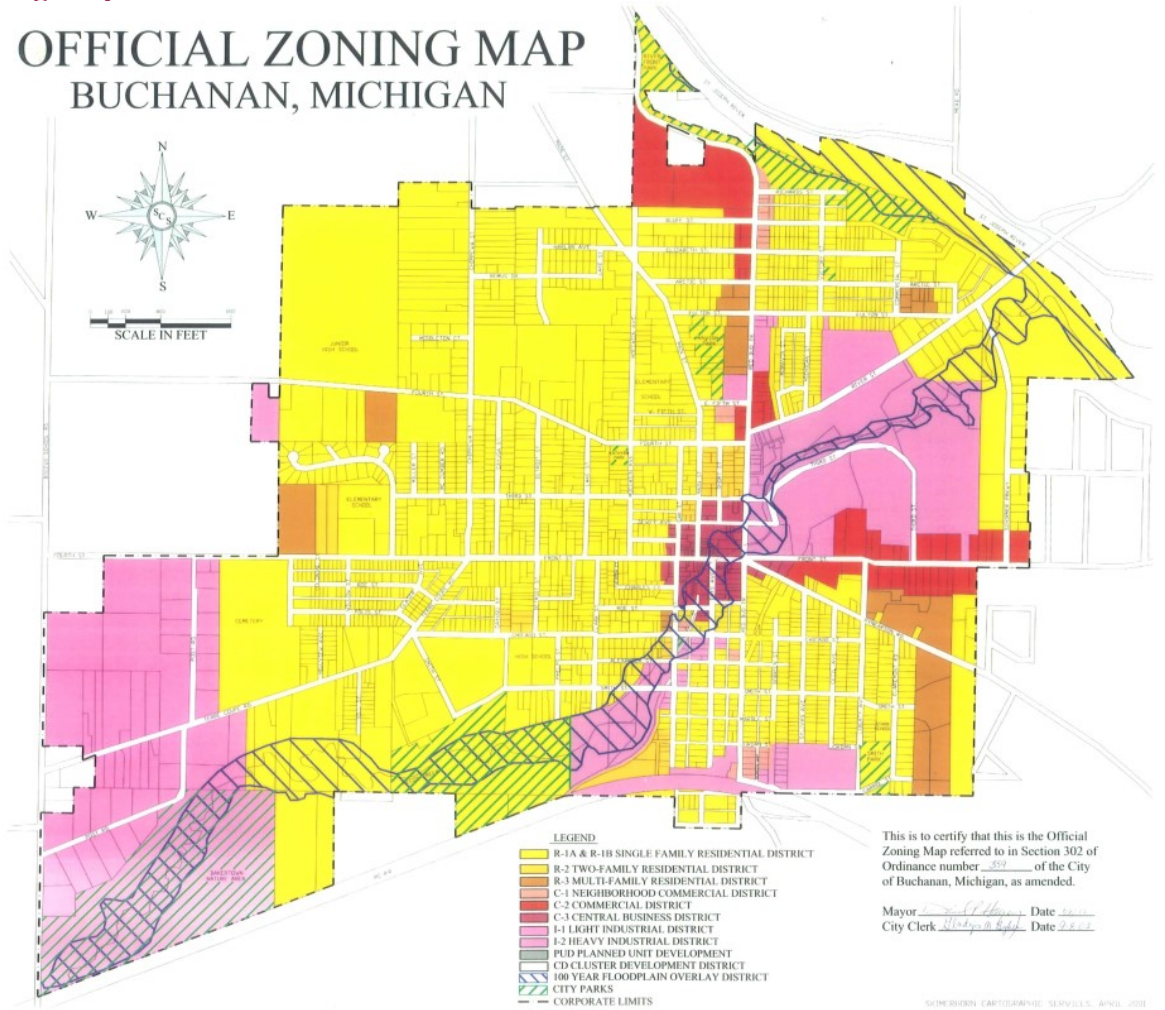
Historic Residential District or Historic District - this Master Plan expresses the community's desire to promote and fully develop the historic character and artistic qualities of the community. In keeping with this goal, a suggested additional designation of "Historic Residential District" and/or "Historic District" may, in the future, be considered to encourage the preservation or restoration of existing historic architecture that will celebrate Buchanan's history.

Arts and Cultural District Overlay - Establishing an Arts and Cultural District Overlay acknowledges the importance and benefit of the arts and promotes land uses that encourage further development of arts, cultural places, and events in the downtown area.

Riparian District Overlay - The use of a riparian district overlay could be used for areas along the St. Joseph River and McCoy's Creek Linear Park to strengthen guidelines for the conservation and protection of those riparian resources.

Current Zoning Map

OFFICIAL ZONING MAP
BUCHANAN, MICHIGAN



**APPENDIX 1 - COMMUNITY SURVEY &
COMMUNITY VISIONING MEETING**

DRAFT

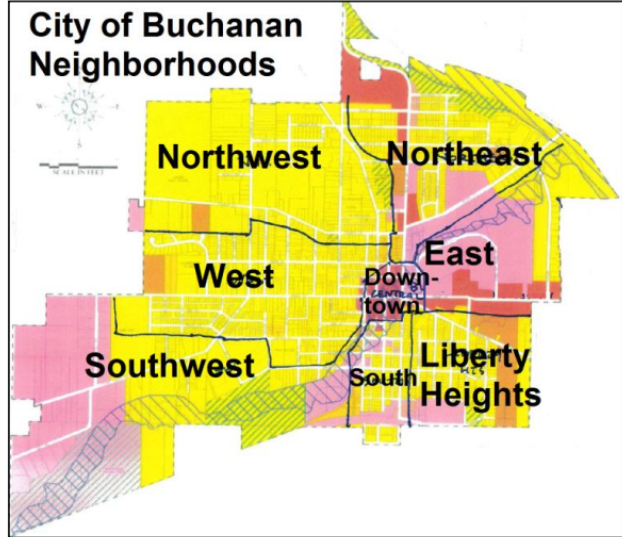
City of Buchanan Master Plan Community Survey

Please complete this survey or complete it online: www.swmpc.org/buchananmp.asp

Demographic Info. 1. How many years have you lived in the City of Buchanan? (Check one.)
 Don't live in City less than a year 1-4 years 5-10 years 11-25 years more than 25 years

2. Check the category that identifies your age group.
 Up to 21 (Gen Z) 22-38 (Mill.) 39-53 (Gen X)
 54-74 (Boomer) 75 and over

3. Where do you live? (See map) Downtown
 Northwest Neighborhood South Neighborhood
 West Neighborhood Liberty Heights Neigh.
 Southwest Neighborhood Buchanan Township
 Northeast Neighborhood Bertrand Township
 East Neighborhood Other _____



City Outreach Efforts. 4. Do you visit the City's website: cityofbuchanan.com?
 no occasionally often

5. Which three sources are most effective for keeping you informed of public decisions, meetings, etc.? (Check top three.)
 South Bend Tribune Local radio station
 Local Channel/Cable TV Mail flyers
 Community Newspaper Word of mouth/friend
 Internet (e.g., Facebook) Public schools

Community Survey. 6. Below is a list of services and resources. From your own experience, please indicate how well you think the City of Buchanan has provided each of the services listed below. (Circle the appropriate rating.)

	Services	Very well	Well	Average	Poor	Very Poor	Don't Know
6.1	Street lighting	5	4	3	2	1	0
6.2	Street cleaning	5	4	3	2	1	0
6.3	Street repair	5	4	3	2	1	0
6.4	Sidewalk repair	5	4	3	2	1	0
6.5	Number of sidewalks	5	4	3	2	1	0
6.6	Landscaping & street trees	5	4	3	2	1	0
6.7	Sewage lines & treatment	5	4	3	2	1	0
6.8	Storm drainage	5	4	3	2	1	0
6.9	Traffic signs & signals	5	4	3	2	1	0
6.10	Downtown parking	5	4	3	2	1	0
6.11	Trucks/Traffic enforcement	5	4	3	2	1	0
6.12	Adequate public transit options	5	4	3	2	1	0
6.13	Enforcement of zoning, design, & nuisance ordinances	5	4	3	2	1	0
6.14	Police response/safety	5	4	3	2	1	0
6.15	Snow removal	5	4	3	2	1	0
6.16	Water service/quality	5	4	3	2	1	0
6.17	Number of parks, trails & open space	5	4	3	2	1	0
6.18	Organized sports fields & facilities	5	4	3	2	1	0
6.19	Park maintenance & upkeep	5	4	3	2	1	0
6.20	Community events & festivals	5	4	3	2	1	0
6.21	Library facilities & programs	5	4	3	2	1	0

7. What are the most important reasons that you feel the City of Buchanan is a desirable place to live? (Check all that apply.)

- | | |
|--|---|
| <input type="checkbox"/> Small town atmosphere | <input type="checkbox"/> Attractiveness of town |
| <input type="checkbox"/> Outdoor recreation opportunities | <input type="checkbox"/> Reasonable tax rate |
| <input type="checkbox"/> Lakes and rivers | <input type="checkbox"/> Low crime rates |
| <input type="checkbox"/> Employment opportunities | <input type="checkbox"/> Availability of shopping |
| <input type="checkbox"/> Quality school system | <input type="checkbox"/> Ease of commute |
| <input type="checkbox"/> Friendly people | <input type="checkbox"/> Affordable housing |
| <input type="checkbox"/> Community spirit | <input type="checkbox"/> Community events and festivals |
| <input type="checkbox"/> Surrounding farmland and open space | <input type="checkbox"/> Library |

Other _____

(Please turn page over to complete the survey)

8. Overall, do you feel the quality of life in Buchanan is...? (Check only one):
 _____ improving _____ holding steady _____ declining

9. Is there an area in the City that needs safer pedestrian access? If yes, where? _____

10. Below is a list of issues Buchanan may face in the next 20 years. Circle the number that best reflects the issue's importance.

	Issues	Very Important	Important	Somewhat Important	Not Important	No Opinion
10.1	Protection of rivers, natural areas, open spaces and water quality	4	3	2	1	0
10.2	Availability of family housing	4	3	2	1	0
10.3	Availability of empty nester housing	4	3	2	1	0
10.4	Availability of millennial housing	4	3	2	1	0
10.5	Availability of lower income housing	4	3	2	1	0
10.6	Public transportation	4	3	2	1	0
10.7	Availability of industrial sites	4	3	2	1	0
10.8	Availability of commercial sites	4	3	2	1	0
10.9	Downtown business vitality	4	3	2	1	0
10.10	Cleaner outdoor air	4	3	2	1	0
10.11	Aging water and sewer systems	4	3	2	1	0
10.12	Lack of sidewalks, bike lanes, trails	4	3	2	1	0
10.13	Community appearance	4	3	2	1	0
10.14	Loss of small town/rural atmosphere	4	3	2	1	0
10.15	Preserving historic sites and districts	4	3	2	1	0
10.16	Lack of medical services	4	3	2	1	0
10.17	Lack of public recreation facilities/parks	4	3	2	1	0
10.18	Size and height of commercial signs	4	3	2	1	0
10.19	Services for seniors	4	3	2	1	0
10.20	Local employment opportunities	4	3	2	1	0

11. Economic development is important to sustaining the local economy and keeping tax rates manageable. How strongly do you support the City of Buchanan in seeking the following kinds of economic development? (Circle the appropriate rating.)

	Type of Economic Development	Strongly Support	Support	Oppose	Strongly Oppose	Neither Support nor Oppose
11.1	Accommodations/lodging	4	3	2	1	0
11.2	Retail stores/necessities	4	3	2	1	0
11.3	Specialty/gift stores, art galleries	4	3	2	1	0
11.4	Sit-down restaurants, bars, brewpubs	4	3	2	1	0
11.5	Fast food restaurants, food trucks	4	3	2	1	0
11.6	Grocery stores, convenience stores	4	3	2	1	0
11.7	Industry	4	3	2	1	0
11.8	Offices	4	3	2	1	0
11.9	Health care facilities/providers	4	3	2	1	0
11.10	Tourism development	4	3	2	1	0
11.11	Other – describe:	4	3	2	1	0

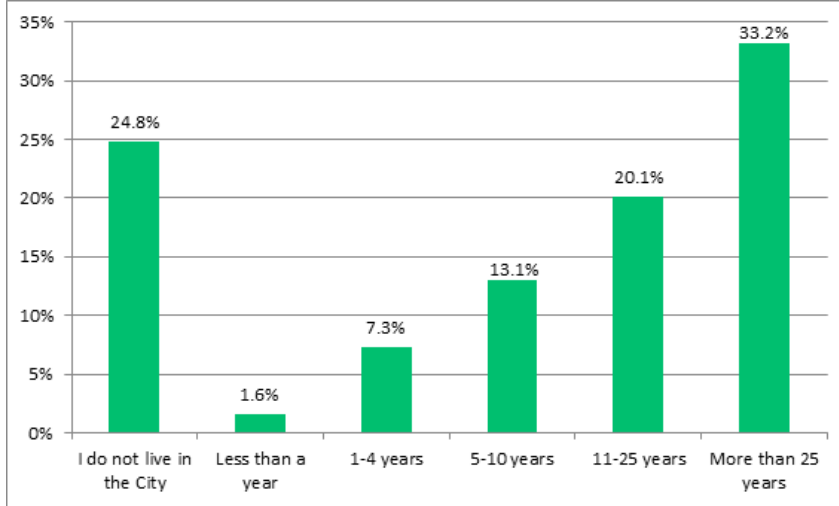
12. What are the biggest challenges/opportunities that the community faces as you look toward Buchanan's future?

THANK YOU! Please return this survey to: Buchanan City Hall, 302 N Redbud Trail, Buchanan, MI 49107. Surveys need to be returned by August 31, 2018. The City of Buchanan Planning Commission will host a Public Visioning Session on Tuesday, October 9, at 7:00 PM at City Hall to receive in-person input for the master plan and to review the results of this survey. Please join us! We need your input!

Summer 2018 Survey Results

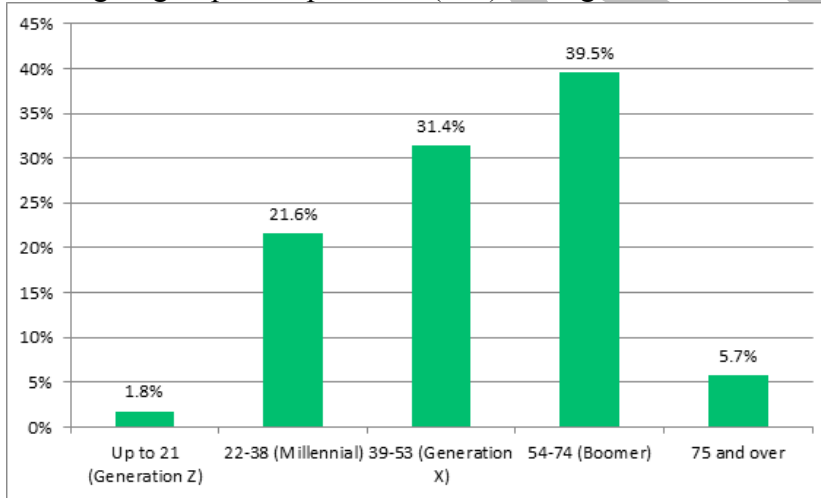
Question 1: How many years have you lived in the City of Buchanan?

Three fourths of respondents (340 of 455) answered that they lived in the City of Buchanan. One third of respondents (150) stated that they have lived in Buchanan for more than 25 years. Almost 25% of the respondents do not live in the city.



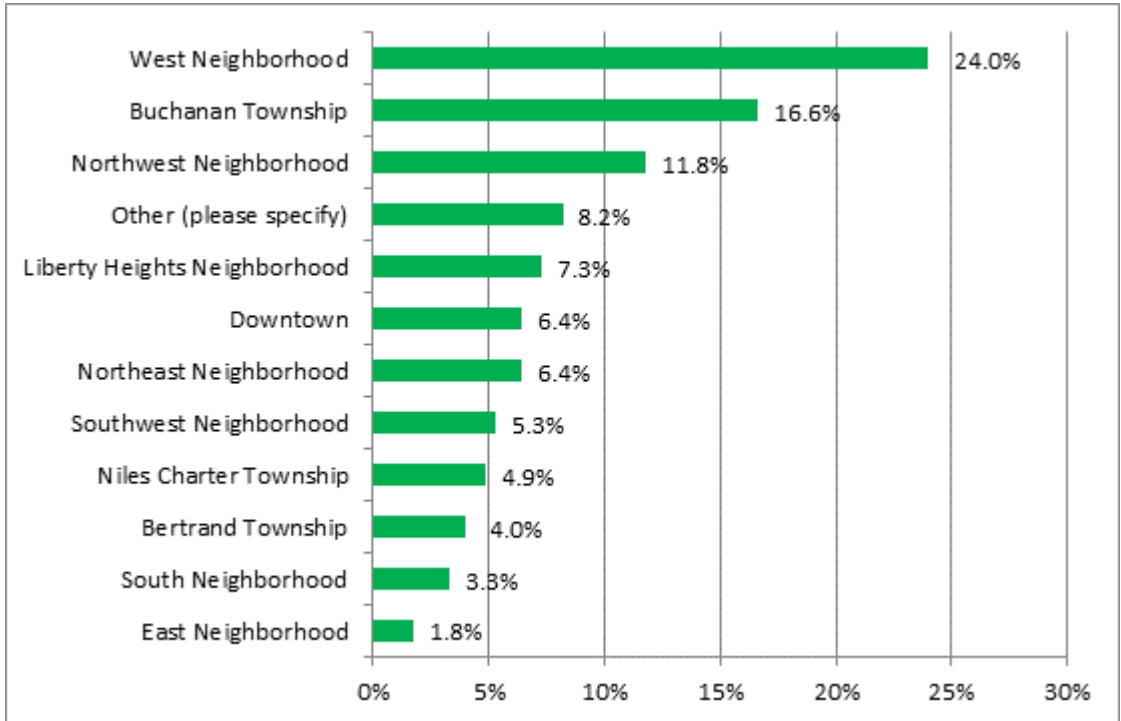
Question 2: Check the category that identifies your age group.

The largest group of respondents (177) was age 54-74.



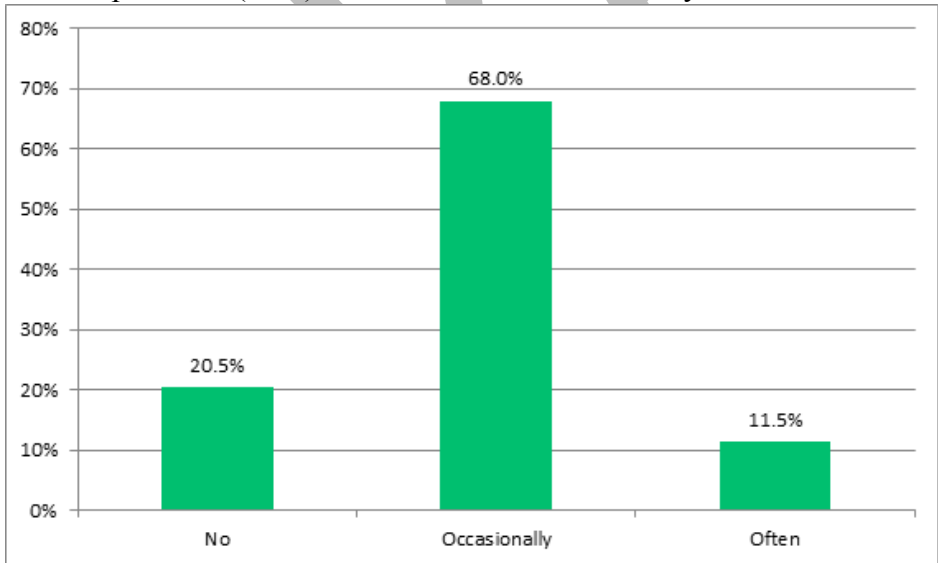
Question 3: Where do you live?

Most respondents reported living in the West Neighborhood (108) and the Northwest Neighborhood (53) and Buchanan Township (75).



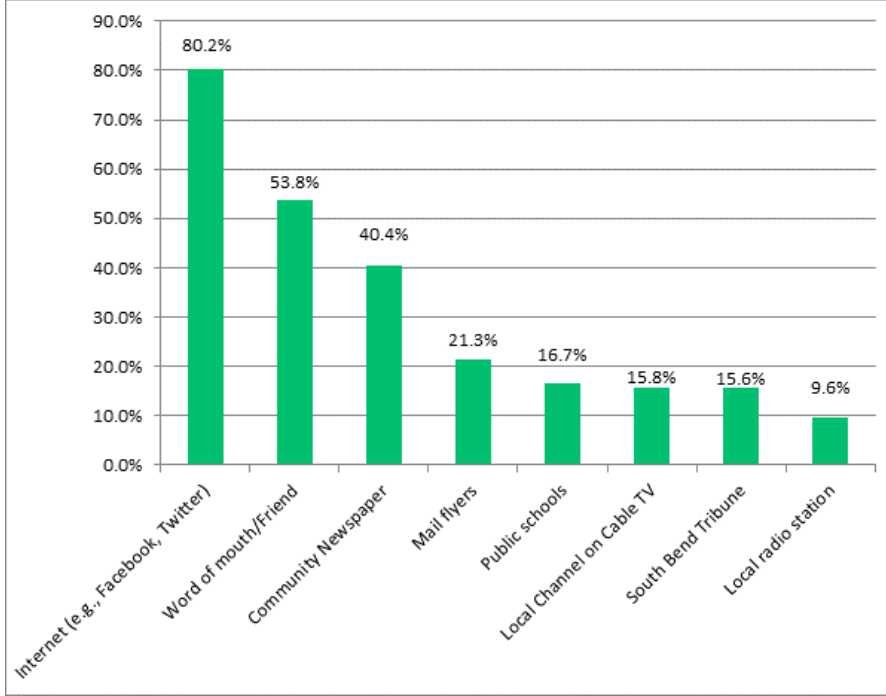
Question 4: Do you visit the City’s website: www.cityofbuchanan.com?

Most respondents (68%) visit the website occasionally while 20% do not visit the site.

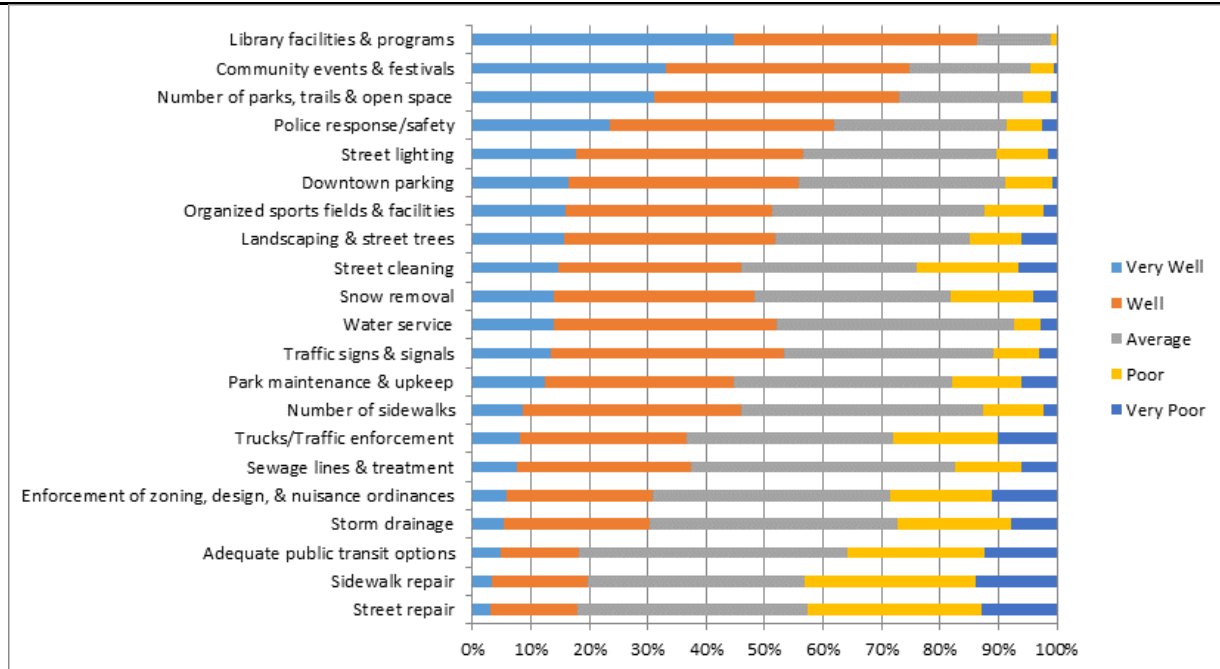


Question 5. Which three sources are most effective for keeping you informed of public decisions, meetings, etc.? (Check top three.)

Most respondents (80%) report that they use the Internet followed by word or moth/friend (50%) and community newspaper (40%).

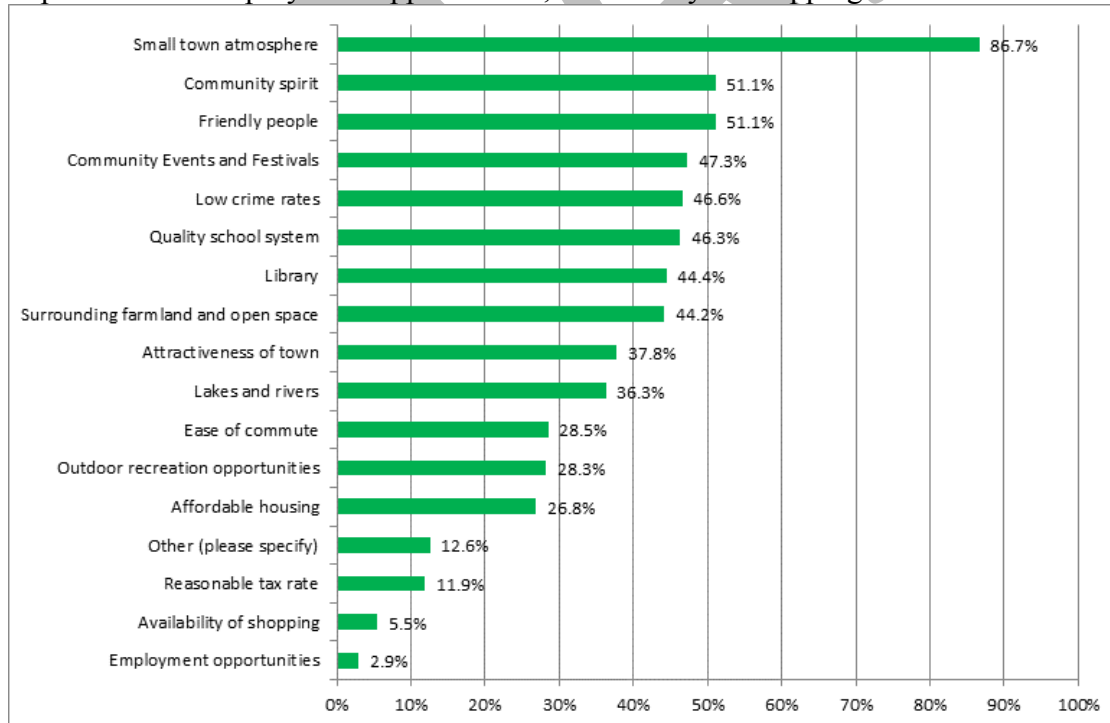


Question 6: Below is a list of services and resources. From your own experience, please indicate how well you think the City of Buchanan has provided each of the services listed below.



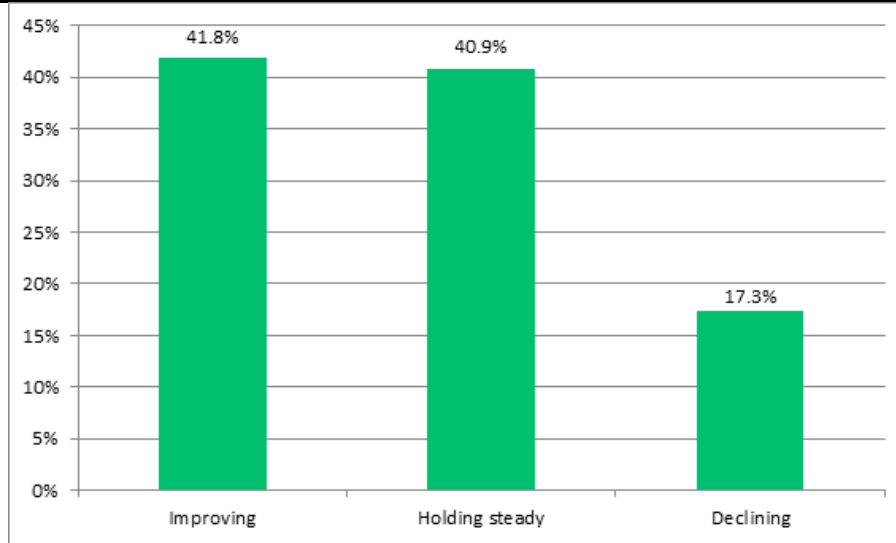
Question 7: What are the most important reasons that you feel the City of Buchanan is a desirable place to live? (Check all that apply.)

Small town atmosphere was the reason most people selected why Buchanan is a desirable place to live, followed by friendly people and community spirit. The reasons getting the least responses were employment opportunities, availability of shopping and reasonable tax rate.



Question 8: Overall, do you feel the quality of life in Buchanan is...? (Select one):

Most feel the quality of life in Buchanan is improving or holding steady.



Question 9: Is there an area in the City that needs safer pedestrian access?

67% of respondents answered no while 33% answered yes. Many mentioned near the schools, art center and Hardings. Also many commented on the need for sidewalk repair and expansion and the improvement of street crossings.

Harding's Friendly Market
Between Post Rd. and Sonny's
4th at Chippewa & 4th at Middle School
4th & Chippewa- children can barely cross because cars wait water for them.
Near the schools.
Downtown city lights are not bright enough.
Terre Coupe Street just South of Front- sidewalks stop
Many of the sidewalks are broken or bumpy. People with strollers or wheelchairs find it very difficult to maneuver
Don't know
Terre Coupe, Southtown area,
Smith Street and surrounding side streets
Front street from the Citgo up to the Hardings.
I think the sidewalk should be extended from where it ends to the Senior Center on Rynearson St. It stops about 50' from the SC. (across from Metea Court) Also I would like to see a pedestrian walk between MC and the SC- maybe a stop sign at the end of Claremont Street so they can cross and use the Rynearson sidewalk when it's extended. :-). Cars go very fast heading east or west. Surprised there hasn't been more accidents.
Better painted crosswalks.
Chicago between Oak and high school has some very dark areas and no emergency kiosks etc.

People do not yield for pedestrians in the crosswalks, despite the adequate signs.
crosswalk between 4th/River/Red Bud North (By the BP Gas Station)
Arts Center
If more people would follow what most people teach their children, when they are young, STOP LOOK AND LISTEN we wouldn't need traffic obstruction material in the middle of downtown Front St. The idiots that are on cell phones that just walk out into traffic are mind blowing.
Buchanan Art Center and Lowery's
Access to Pears Mill, the Farmer's Market, and The Common from Front Street via Mill Alley.
western edge of town,near the city limits
More street lighting in the subdivision just past Shermer Parway. I used to walk home from work it and it is very dark over there. There are two street lights throughout the whole area.
Winter sidewalks
many side walks are in poor repair or have raised edges that could cause someone to trip, including downtown. The down town side walks in winter are a definate pedestrian hazard as some businesses think they only have to throw out a ton of salt that makes it very slippery. That includes the Post Office.
Downtown - Restrict trucks through town - slow cars down
Ottawa Elementary School from Front St.
Would like to see sidewalks out to Harding's. There are also many areas such as on Main Street between Fourth and Third Streets where the sidewalks are in need of repair or home owner's need to clear weeds and trees in order to make it more passable.
Terre Coupe St near high school
Liberty
Sidewalk to grocery store
Art Center and Lowery's
Downtown
sidewalks near high school
East front st passed UFCU to hardings
Front and Detroit
We have many areas without sidewalks. Existing sidewalks are in need of repair all over the city.
It would be great to have a car-free pedestrian zone in a small part of downtown. The best European cities have this, and we could become a small-town leader. Delivery vehicles and emergency vehicles would of course be exempt.
Fulton st.
Leading to Harding's grocery store
There should be sidewalk more sidewalk access throughout the city and especially to Hardings.
Northeast area... Few sidewalks in much of the area.
Crossing streets downtown
On and near Bakertown Rd. and West side of Middle School
lights at river st/ lowerys need to be adjusted because there is not that much traffic from clarks anymore. drunks from redbud run the red lights anyway
North end
Ottawa Road and Front Street for additional crosswalk signs and more attention to vehicles that travel more than the posted speed limit.
Intersection of Front and Liberty

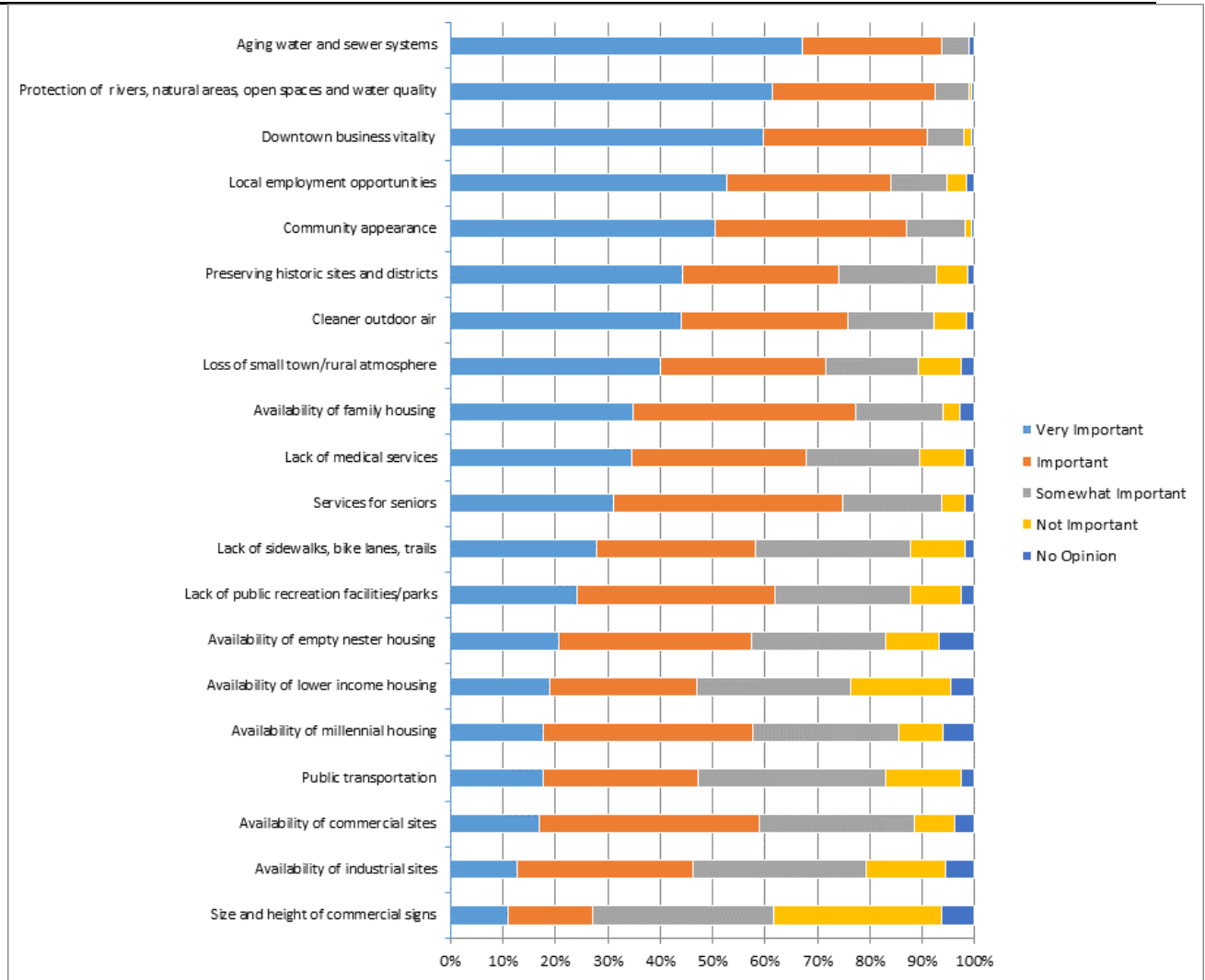
Main St., between Fourth and Third St., and parts of North Redbud
In front of the Bp gas station and Lowery Meat market
The sidewalks on 3rd & Main are awful. I fell on a huge crack hidden in the shadows in 2014. I injured my knee and ended up with stitches in the ER. I'm still paying off my copay.
Front Street at Terre Coupe and at Art Center
Terre Coupe needs sidewalks on at least one side of the street.
The area around the St. Joseph River bridge on River Street/Walton Road. Also north Redbud Trail as it goes downhill from Richards Street towards Wheatberry Restaurant.
Downtown, as vehicles still have no respect for pedestrians, crossing in the crosswalk can be dangerous
West smith street cars speeding in excess of 60 mph or more after school is let out 10 out 15 cars a day..
The part of McCoy Creek Trail by the party store
Electric wires exposed at corner of oak and front. Retaining wall by mill is also a hazard near bridge
Terre Coupe needs a sidewalk. Though surrounding neighborhoods also lack sidewalks, Terre Coupe is a semi busy road.
Senior Center
the parks are in terrible condition and need significant investments.
Yes in the downtown between the stop lights
Northeast. Arctic Street area and surrounding.
Front Street between Red Bud Trail and Oak Street. It has become increasingly dangerous for the City of Buchanan to allow large trucks and semi-trailer trucks to speed through a dense downtown area where many small children are playing and shoppers are crossing the street. The city commission has refused to redirect these truck routes to Route 12 around the downtown area of the city where speeds are reduced. Do we have to wait until a child is hit and killed before the Chamber takes action???
Oak & Front intersection.
downtown
Downtown
a stop sign in the middle of downtown would ease the traffic. Sometimes my family waits for minutes on our evening walks to cross Front St. The Yield to Pedestrian signs aren't as effective as vehicles actually stopping at one of the Main St./Front St. Intersections.
Slow down the traffic on Front Street. Especially the truck traffic.
Many sidewalks need repair, they are cracked and sometimes a little dangerously uneven.
The southwest side is the only place in town that is without sidewalks.
Downtown
Our sidewalks by the schools are never taken care of
Figure it out
Crossing Front st
By the middle school when children are walking to and from school it is dangerous. Drivers are not allowing for kids to cross safely especially at 4th and Chippewa.
The crappy grocery stores
By the senior center
And small signs are not needed in middle of streets
Students coming and going from schools - good sidewalks, trimmed bushes, branches (ex 4th and Chippewa, areas where there are no sidewalks)
Trail by Clark

Post office crossing
Some sidewalks need redone all around town either they at breaking up or even gone in some spots
Intersection of 4th/River rd and Redbud Trail
From UFCU to the plaza where Hardings is. There are always people walking and there is no sidewalk for them.
Front street, anywhere
The city has done a lot to improve pedestrian safety downtown, and I am grateful. How to make the FAPCO people slow down? Can the company communicate that to their employees?
Downtown. Signs in streets re crosswalks work great but when they are removed dangers re-appear. The light at Front and Oak should be blinking yellow only from 11pm to 6am, pedestrians need it.
Terre Coupe Street has no sidewalks. Also sidewalks in many areas are not kept open from overgrowth.
Around Lowery's and Art Center
Arctic Street and Fulton Sidewalks
The city's back parking lot north side of Front street is awful, man holes are about to fall in. And when it's mowed instead of picking up the trash first, it just gets mowed up and left to blow all over town
Near the middle school no sidewalks
Near the Middle School
Redbud Trail and Front Street
Many trees in the treelawns need upkeep. Dead/dying trees need to be removed. Overgrown trees/bushes should be trimmed to open sidewalk access.
Terre Coupe needs sidewalks
Downtown
There needs to be a sidewalk connecting Metea Court and the senior center for the seniors to cross safely without the danger of tripping over things. Also, people are always speeding on Rynearson which also makes it unsafe for the residents of Metea Court to walk, or ride their wheel chair to the senior center.
Downtown and on Redbud
All along redbud trail going through town
Senior center on Rynearson
sidewalks. Walk around in the community and you'll see what I mean.
around Shirmer Parkway area
Corner of Moccasin and Front. No sidewalk on left side. Also can't see traffic without inching out trees and cars parked makes it hard to see.
Stretch lights on chippewa an Detroit for kids walking to school, better way for kids to cross at 4th and chippewa without having to wait 10 minutes for a car to finally let them go.
X walk at terre coupe toward high school. Polis I think
The neighborhoods off of Red Bud trl and front street need more lighting and sidewalks that are smooth and not broken up
The area by Rite Aid down to Pizza Hut
Sidewalks are terrible in the east neighborhood. My child severely injured himself and had to use a wheelchair for a few months. We couldn't even push him down the sidewalk to get him into our home, they were so tore up.
Fulton st sidewalks for the children.
Downtown
Liberty heights- between senior center and Matea court

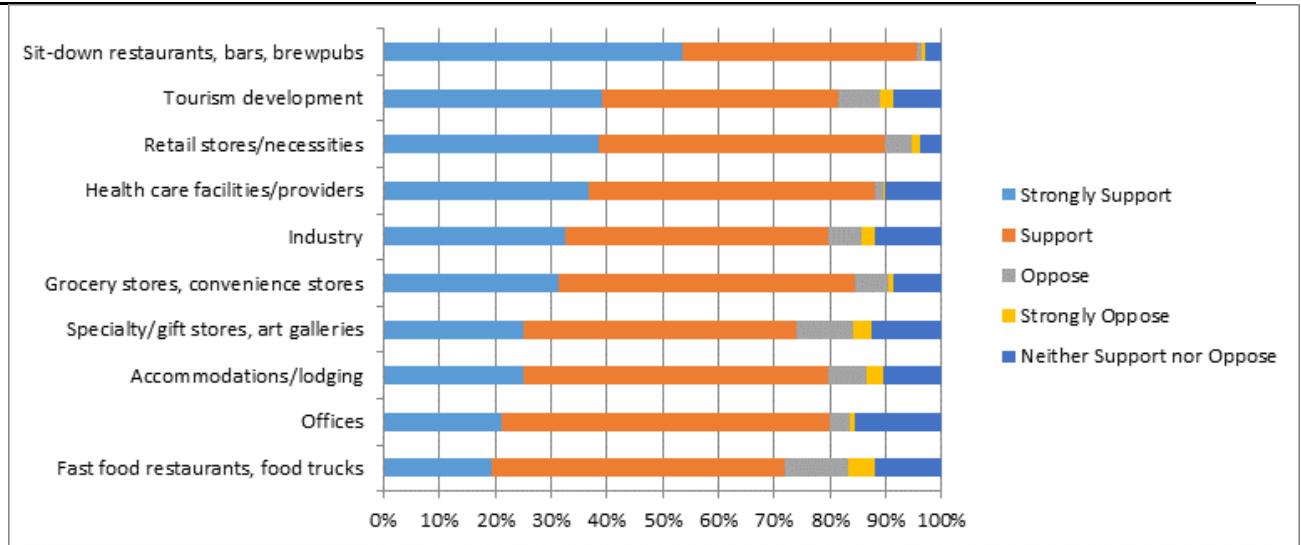
Front Street near McDonald's on down to Harding's.
Most of the sidewalks are incomplete or in terrible shape. Most of them around arctic st are this way and along red bud trail.
Make it perfectly clear where the pedestrians can cross safely
Cross walks should have pedestrian signals
Downtown cones are not necessary. Not enough foot traffic. Crosswalks are sufficient.
Fulton street needs sidewalks for children walking to school!!! My daughter lives on Fulton and I have to walk in the street to get there. Her children have to walk home n the street! Very unsafe. I know there is see to be sidewalks there because I can still see some peeking through the grass. The poorest side of town and these children deserve nice safe sidewalks! Also, Fulton street needs to be resurfaced. Cars fly through this neighborhood! Signs should have no through traffic. Redbud traffic should stay on Walton street! Robin Shreve
I'd like to see a sidewalk from the park at the east side of the McCoy Creek Trail going to Front St. We walk and ride bikes with our children and create a safe route from the Trail to Front St. on that end would be really beneficial.
Hilltop
Schrimer parkway needs sidewalks
Some of the sidewalks need to be repaired in the Neighborhoods
Terre Coupe St. From Front St to the high school. Children walk on the road going home from school. Also that intersection on Front is extremely dangerous for pedestrians crossing. It's hard to see cars coming from the West and often they haven't slowed down to in town speed limits.
All intersections need to be remarked for pedestrian cross walks
Fulton Street needs sidewalks the whole length!
The area by Lowerys is difficult to cross
Some sidewalks still need accessible curbs at intersections. Ex. SW corner of Clark and Chicago.
At Buchanan Art Center. Many trucks & cars fly by there and it's very difficult to cross the street at many times of the day.
River Street at Lowery's market

Q10 Below is a list of issues Buchanan may face in the next 20 years. Please check the option that best reflects the issue's importance.

The top 3 issues selected were aging water and sewer systems, protection of rivers, natural areas, open spaces and water quality and downtown business vitality.



Question 11: Economic development is important to sustaining the local economy and keeping tax rates manageable. How strongly do you support the City of Buchanan in seeking the following kinds of economic development?



Question 12: What are the biggest challenges/opportunities that the community faces as you look toward Buchanan’s future?

Most responses to this question referenced economic issues such as jobs and better retail options. Most also mentioned small town and historic character being important and also being welcoming and tourist friendly. Many also referenced concerns with tax rates, code enforcement and city infrastructure.

DRAFT



CITY OF BUCHANAN MASTER PLAN PUBLIC VISIONING SESSION

**DO YOU LIVE, WORK, SHOP, OR PLAY IN
THE CITY OF BUCHANAN AND CARE
ABOUT ITS FUTURE?**

The City of Buchanan Planning Commission invites everyone with interest in the future of the City to come to a Public Visioning Session hosted by the Planning Commission on Tuesday, October 9, at 7:00 P.M., at City Hall.

The City of Buchanan is working on updating their master plan. A master plan is a long range-planning tool used to define the City's vision, goals, and action plan. An effective plan accurately communicates citizen needs and desires about the community and recommends specific strategies to achieve the future vision. For more information, visit:
www.swmpc.org/buchananmp.asp.

**WE WANT TO HEAR
from
YOU**

**YOUR
VOICE
MATTERS!**

**LOCATED AT:
BUCHANAN CITY HALL
302 N REDBUD TRAIL
BUCHANAN, MI 49107**

**TAKING PLACE ON:
Tuesday
October 9, 2018
7:00 P.M.**

Buchanan Master Plan Survey 01/2021

Survey Results

QUESTION SUMMARIES

DATA TRENDS

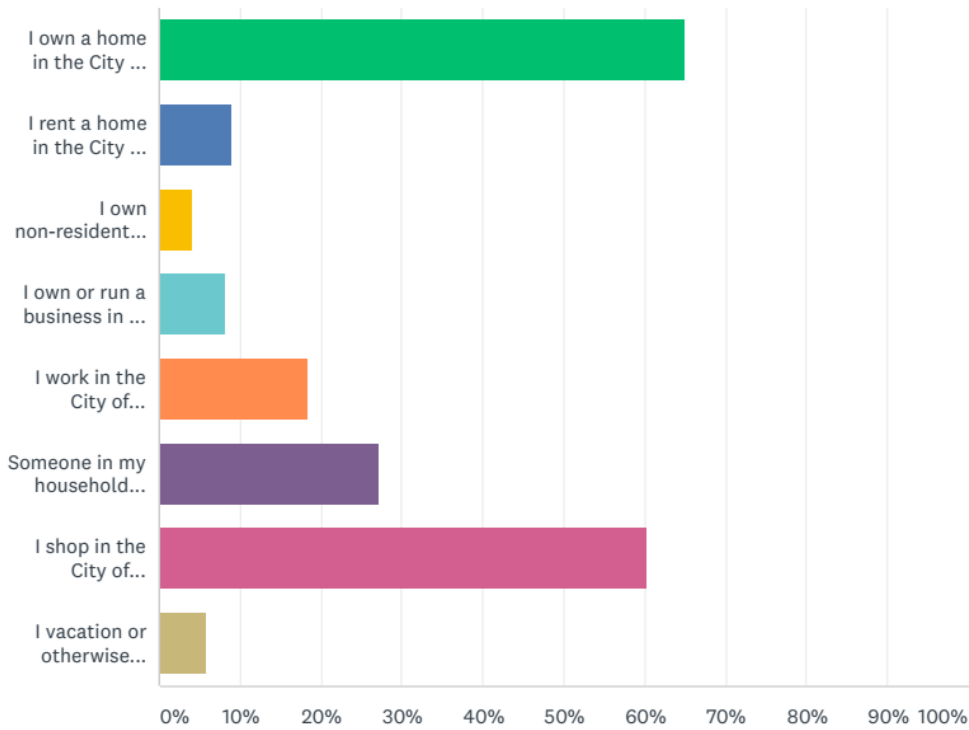
INDIVIDUAL RESPONSES

Q1



What is your interest in the City of Buchanan? (Please check all that apply).

Answered: 462 Skipped: 19



ANSWER CHOICES

RESPONSES

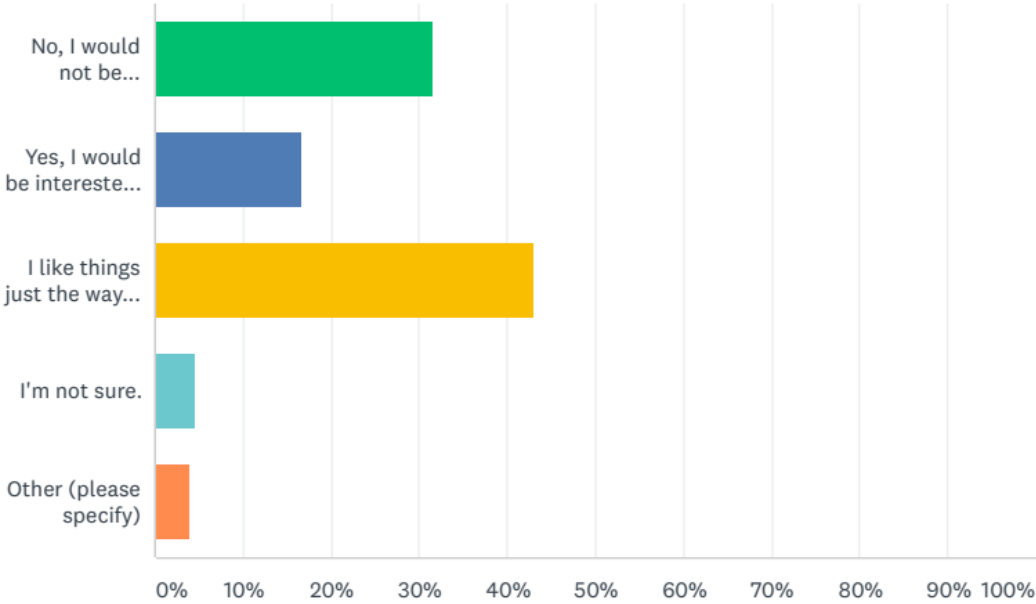
I own a home in the City of Buchanan.	65.15%	301
I rent a home in the City of Buchanan.	9.09%	42
I own non-residential property in the City of Buchanan (commercial, industrial, etc.).	4.11%	19
I own or run a business in the City of Buchanan.	8.23%	38
I work in the City of Buchanan.	18.40%	85

Q2



Would you be interested in having fewer parking spaces on Front Street in exchange for greater sidewalk space?

Answered: 481 Skipped: 0



ANSWER CHOICES	RESPONSES	
No, I would not be interested in having fewer parking spaces on Front Street in exchange for greater sidewalk space.	31.60%	152
Yes, I would be interested in having fewer parking spaces on Front Street in exchange for greater sidewalk space.	16.84%	81
I like things just the way they are regarding the proportion of parking spaces compared to sidewalk space.	43.04%	207
I'm not sure.	4.57%	22
Other (please specify)	Responses 3.95%	19
TOTAL		481

Q3

What do you feel is missing in downtown Buchanan?

Answers to questions 3, 4, 5, 6, 7 and 9 are on file at City Hall.

Q4

What would draw you downtown on a regular basis?

Answered: 451 Skipped: 30

Q5



What types of businesses would you like to see more of downtown?

Answered: 461 Skipped: 20

Q6

What type of businesses would you like to see less of downtown?

Q7



What do you think should be done to support existing downtown businesses or encourage new businesses to open in downtown Buchanan?

Answered: 414 Skipped: 67

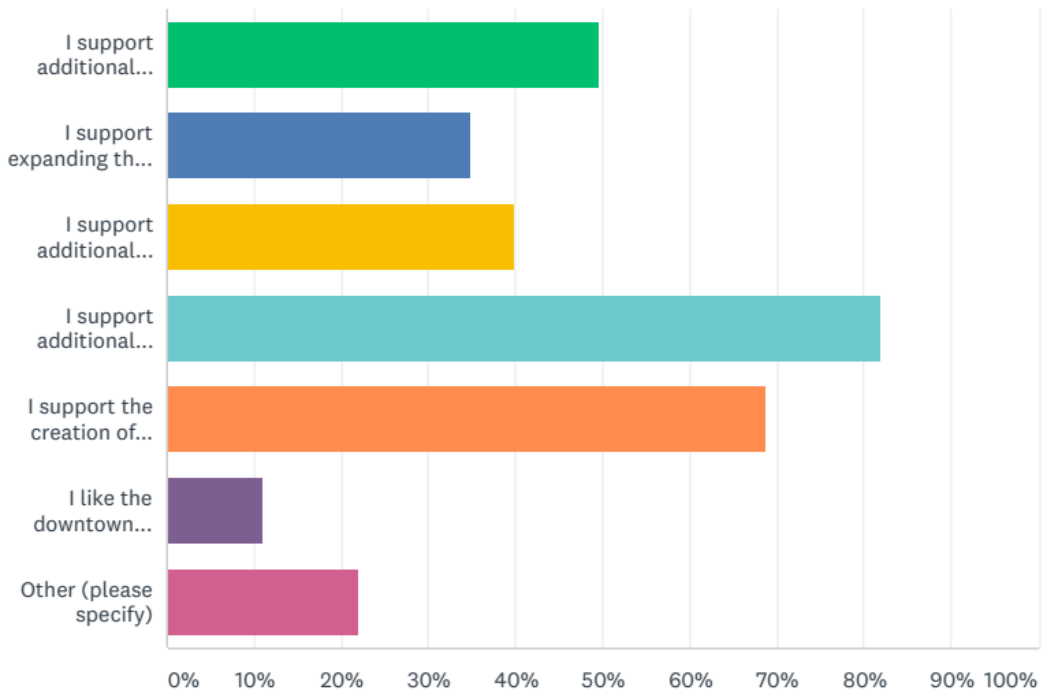


Q8



What are your thoughts regarding the downtown streetscape? (Check all that apply). *[The term "Streetscape," as used here, refers to the visual elements of a street, including the road, adjoining buildings, sidewalks, street furniture, trees and open spaces, etc., that combine to form the street's character.]

Answered: 472 Skipped: 9



Q9



What type of events would you like to see downtown?

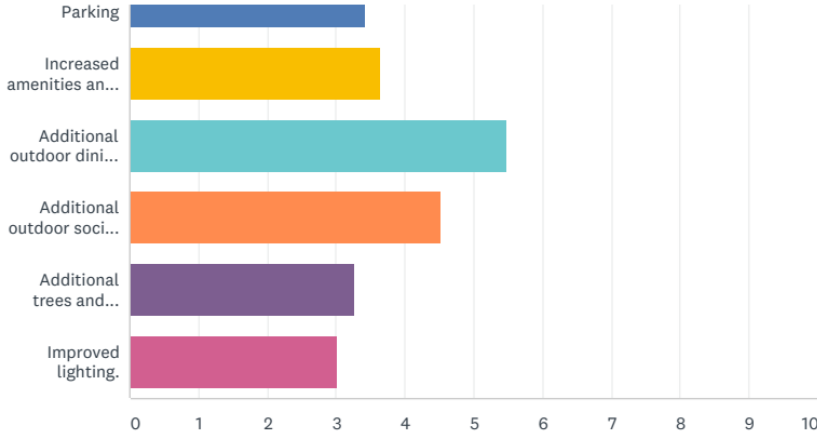
Answered: 423 Skipped: 58

Q10



Please rank the following items in order of priority, from most important to least important.

Answered: 472 Skipped: 9



	1	2	3	4	5	6	7	OTHER	TOTAL	SCORE
Walkability / Pedestrian Safety	25.05% 115	14.60% 67	20.70% 95	15.03% 69	10.46% 48	7.63% 35	5.01% 23	1.53% 7	459	4.86
On-Street Parking	9.13% 42	12.83% 59	12.83% 59	9.57% 44	14.57% 67	12.83% 59	27.39% 126	0.87% 4	460	3.43
Increased amenities and infrastructure to support biking (bike racks, etc.)	7.16% 33	11.71% 54	13.67% 63	19.09% 88	16.92% 78	14.75% 68	15.40% 71	1.30% 6	461	3.65
Additional outdoor dining venues	35.43% 163	24.57% 113	13.26% 61	12.61% 58	6.52% 30	3.91% 18	2.39% 11	1.30% 6	460	5.49
Additional outdoor social gathering places (such as plazas, etc.)	12.47% 58	22.37% 104	20.00% 93	13.12% 61	16.13% 75	8.82% 41	6.02% 28	1.08% 5	465	4.51
Additional trees and landscaping along the streetscape.	5.17% 24	7.54% 35	9.70% 45	17.46% 81	20.26% 94	23.06% 107	15.09% 70	1.72% 8	464	3.27
Improved lighting.	6.61% 31	6.82% 32	8.96% 42	11.94% 56	13.43% 63	26.01% 122	24.95% 117	1.28% 6	469	3.01

APPENDIX 2 - IMPLEMENTATION IDEAS

DRAFT

CENTER FOR 21ST CENTURY COMMUNITIES

The Michigan Municipal League created the Center for 21st Century Communities to study and help communities to prepare for the future and to develop into vibrant and prosperous places in the new century. The Center recognized that just as the agricultural dominated era of the past shrank with the coming of the industrial age, the manufacturing sector is now much smaller than it used to be as our society heads into the 21st Century, and a new knowledge-based economy is emerging. The Center has identified eight assets each community needs to invest in to thrive in the 21st Century. That list of assets has been similarly outlined below:

Physical Design & Walkability

Millennials, young professionals, baby boomers and empty nesters all want to live in walkable, mixed-used areas with access to cultural, social and entertainment opportunities.

Transportation

Developing effective public transit options in Michigan is a necessary tool for attracting and retaining residents, workers and businesses. People across the nation are choosing communities that offer various modes of transportation, easy access to the places they live, work, and play, and allow them to travel without having to rely on a car.

Cultural Economic Development

Arts and culture are essential components of a thriving, knowledge-based economy. A healthy creative sector attracts and retains residents and businesses, and produces economic benefits including jobs, a stronger tax base, downtown and neighborhood revitalization, and tourism.



Entrepreneurship

Entrepreneurship and small businesses are key components of local economic development. Local strategies that solely focus on seeking large manufacturers and big box retailers overlook the positive impact that entrepreneurs and small businesses have on local communities.

Education

Educational institutions, kindergarten through college, play a central role in growing a knowledge-based economy and encouraging a more engaged citizenry. As anchor institutions, colleges and universities bring opportunities for entertainment, arts and culture, healthcare, and recreation, and serve as engines of economic development.

Welcoming

Creating and sustaining a genuine commitment to welcoming everyone in Michigan’s communities is vital to attracting key demographics and global businesses. This includes welcoming people from neighboring communities, states, countries – everywhere. People of all abilities, backgrounds, and world views – everyone.

Green Initiatives

The way we use energy and natural resources impacts our quality of life and financial bottom line. The potential to grow green industries, implement sustainable practices, and get on the cutting edge of current trends exists right here in Michigan.

Messaging & Technology

Internet and communication technologies are connecting people and allowing them to share information faster and more frequently than ever before. Local governments are using new technologies to improve communication, transparency and engagement with their residents.



Michigan Municipal League Center for 21st Century Communities

**APPENDIX 3 – PLAN ADOPTION
DOCUMENTS**

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