REGULAR MEETING OF THE BUCHANAN CITY COMMISSION

MONDAY, JULY 27, 2026 – 7:00 PM

BUCHANAN CITY HALL | 302 N RED BUD TRAIL

AGENDA

THE COMMISSION OF THE CITY OF BUCHANAN, in compliance with Michigan's Open Meetings Act, hereby gives notice of a regular meeting of the Buchanan City Commission to be held in the Chamber of City Hall.

** Requests to be added to the agenda as a "Scheduled Matter from the Floor" should be submitted in writing to the City Clerk at least 5 business days prior to the scheduled meeting during which the speaker wishes to appear, and the approval of such requests remain within the discretion of the Mayor. If denied, the speaker may nonetheless speak during the "non-agenda items only" public comments section of the agenda.*

** Those who are unable to appear during a meeting but who still wish to share public comment may submit such comments in written form to the City Clerk at least 4 hours in advance of the meeting.*

** Individuals with disabilities may request necessary reasonable accommodations by submitting requests to the City Clerk, preferably at least 24 hours in advance.*

** Written requests and comments may be submitted to the City Clerk either in person or via mail to Buchanan City Hall, 302 N. Redbud Trail, Buchanan, MI 49107, or via email to clerk@cityofbuchanan.com*

I. Call to Order

II. Recognition

III. Pledge of Allegiance

IV. Invocation

V. Roll Call

VI. Approve Agenda

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

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

- A. **Minutes**- Consider approving the Public Hearings & Regular Meeting Minutes from July 13th, 2026.

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

X. Reports by: Departments, Committees, Boards

XI. Unfinished Business

XII. New Business

- A. **Municipal Well No. 3 Abandonment and Sealing**- Consider accepting the proposal from Peerless Midwest for the permanent abandonment and sealing of Municipal Well No. 3 and authorizing the City Manager to execute the necessary documents.
- B. **Purchase of New Mower for Oak Ridge Cemetery**- Consider the purchase of an RZ 7521 mower from Weldy's for Oak Ridge Cemetery in an amount not to exceed $8,685.98.
- C. **Introduction of Ordinance 2026.09/455 & Scheduling of Public Hearing**- Consider the introduction of Ordinance 2026.09/455, a Workforce Housing PILOT (Payment in Lieu of Taxes) Ordinance, and schedule the Public Hearing for August 24th, 2026.
- D. **Expenditures**- Consider approving the expenditures in the amount of $62,857.76.

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

A. **Change of Public Hearing Date – Unified Development Code Amendment, Table 71-J Use Matrix – Residential-**Communication from the Planning and Community Development Director advising that the public hearing and first reading for the proposed amendment have been rescheduled from August 10, 2026.

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

XV. Executive Comments

A. City Manager Comments

B. Commissioner Comments

C. Mayor Comments

XVI. Adjourn

REGULAR MEETING OF THE BUCHANAN CITY COMMISSION

MONDAY, JULY 13, 2026 – 7:00 PM

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

MINUTES

I. Call to Order Public Hearing # 1

Mayor Weedon called Public Hearing No. 1 to order at 7:00 p.m.

II. Roll Call

Mayor Weedon and Commissioners Vigansky, Money, Swem, and George.

III. Opening of Public Hearing # 1

Motion: Vigansky moved, supported by Swem, to open Public Hearing No. 1 at 7:01 PM. Roll call vote: Yeas - Weedon, Vigansky, Money, Swem, and George. Nays - None. Motion carried unanimously.

IV. Statement and Purpose

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

V. Close of Public Hearing #1

Motion: Money moved, supported by George, to close Public Hearing No. 1 at 7:02 PM. Roll call vote: Yeas - Weedon, Vigansky, Money, Swem, and George. Nays - None. Motion carried unanimously.

VI. Call to Order Public Hearing #2

Mayor Weedon called Public Hearing No. 2 to order.

VII. Roll Call

Mayor Weedon and Commissioners Vigansky, Money, Swem, and George.

VIII. Opening of Public Hearing #2

Motion: Swem moved, supported by Vigansky, to open Public Hearing No. 2 at 7:03 PM. Roll call vote: Yeas - Weedon, Vigansky, Money, Swem, and George. Nays - None. Motion carried unanimously.

IX. Statement and Purpose

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

Public Comment: Norma Ferris, 304 North Oak Street, asked whether the ordinance would be available in paper form and whether it would be understandable to long-time residents. Mayor Weedon stated that the enacted ordinance would be available online and that a printed copy could be obtained from City Hall. It was explained that the ordinance primarily updates and clarifies existing practices, including that the City brush program is not intended to dispose of whole trees or contractor-generated material.

X. Closing of Public Hearing #2

Motion: George moved, supported by Vigansky, to close Public Hearing No. 2 at 7:06 PM. Roll call vote: Yeas - Weedon, Vigansky, Money, Swem, and George. Nays - None. Motion carried unanimously.

XI. Call to Order Public Hearing # 3

Mayor Weedon called Public Hearing No. 3 to order.

XII. Roll Call

Roll Call: Present - Mayor Weedon and Commissioners Vigansky, Money, Swem, and George. Absent - None.

XIII. Opening of Public Hearing #3

Motion: Swem moved, supported by Money, to open Public Hearing No. 3 at 7:06 PM. Roll call vote: Yeas - Weedon, Vigansky, Money, Swem, and George. Nays - None. Motion carried unanimously.

XIV. Statement and Purpose

A. The proposed ordinance 2026.08/453 would amend the City's bicycle ordinance to address bicycles, electric bicycles, quadracycles, scooters, skateboards, roller blades, Segways, and similar devices. The ordinance would remove outdated bicycle licensing requirements, establish updated safety and operating rules, restrict use in designated downtown areas and recreational trails, authorize additional traffic control orders, and provide on that violations are municipal civil infractions.

Public Comment: Norma Ferris, 304 North Oak Street, asked when bicycle licenses had been required and commented on the age of the existing ordinance. Commissioner Vigansky noted that bicycle licensing dated back many decades. Dennis Moore commented that two riders on electric bicycles had passed him and his dog at a high rate of speed on the sidewalk in Mill Alley, creating a safety concern. The Commission also discussed downtown sidewalk safety and enforcement concerns involving electric bicycles, scooters, and similar devices.

XV. Close of Public Hearing #3

Motion: Vigansky moved, supported by Money, to close Public Hearing No. 37 at 7:11 PM. Roll call vote: Yeas - Weedon, Vigansky, Money, Swem, and George. Nays - None. Motion carried unanimously.

XVI. Call to order the Regular Meeting

Mayor Weedon called the regular meeting of the Buchanan City Commission to order at 7:11 PM.

XVII. Recognition

A. **Letters of Commendation** – The City Commission will recognize members of the Buchanan Police Department and City staff for their dedicated service to the community. Letters of Commendation will be presented to Sgt. Michael Horton for his faithful leadership of the Buchanan Police Department Reserve Program; Officer Philip Huang for his faithful work as the School Resource Officer with Buchanan Community Schools; Professional Admin/Records Clerk Diana Selir for her dedication to providing professional and courteous administrative support and service to Department personnel and the public; and Code Enforcement Officer Jason Cullum for his dedication and professionalism in advancing courteous and quality code enforcement to the Buchanan community.

Police Chief Harvey Burnett introduced newly hired Officer Alex Wootton, who had recently graduated from the police academy. Chief Burnett then presented Letters of Commendation to Administrative Professional/Records Clerk Diana Selir, Sergeant Michael Horton, Officer Philip Huang, and Code Enforcement Officer Jason Cullum for exceptional service to the City and community.

XVIII. Pledge of Allegiance

The Pledge of Allegiance was recited.

XIX. Invocation

Invocation was given.

XX. Roll Call

PRESENT: Mayor Mark Weedom, Mayor Pro Tem Patrick Swem, Commissioner Larry Money, Commissioner Raquell George, Commissioner Dan Vigansky

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

XXI. Approve Agenda

Motion: Swem moved, supported by George, to approve the agenda as presented. Voice vote: Motion carried unanimously.

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

Dennis Moore, representing Buchanan Business Boosters, spoke regarding the Dog Days of Summer adoption event included on the consent agenda. He stated that the event was being organized primarily through volunteer efforts and that Good Boy Vodka had donated $1,000 directly to the Humane Society of Southwestern Michigan.

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

A. Minutes- Consider the Public Hearing & Regular Meeting Minutes from June 22nd, 2026.

B. Department Head Reports- Receive monthly reports

C. Special Event Application- Consider approving the Special Event Application for "The Dog Days of Summer" on August 8th, 2026, from 10 AM-12 PM.

D. Board Appointment- Consider appointing Julie Capron to the Downtown Design Review Committee as an Alternate serving a 3-year term.

E. Excuse- Consider excusing Mayor Mark Weedon absence from thje June 22, 2026 City Commission Meeting.

Motion: Swem moved, supported by Money, to approve the consent agenda as presented. Voice vote: Motion carried unanimously.

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

XXV. Reports by: Departments, Committees, Boards

XXVI. Unfinished Business

A. Second Reading and Enactment of Ordinance 2026.07/450 – Consider the second reading and enactment of Ordinance 2026.07/450, an ordinance to amend the Code of Ordinances of the City of Buchanan by repealing Chapter 76, Signs, in its entirety.

Motion: George moved, supported by Vigansky, to approve the second reading and enact Ordinance No. 2026.07/450, an ordinance to amend the Code of Ordinances of the City of Buchanan by repealing Chapter 76, Signs, in its entirety, as presented. Roll call vote: Yeas - Weedon, Vigansky, Money, Swem, and George. Nays - None. Motion carried unanimously.

B. Second Reading and Enactment of Ordinance 2026.08/451 – Consider the second reading and enactment of Ordinance 2026.08/451, an ordinance to amend Chapter 78, Solid Waste, of the Code of Ordinances of the City of Buchanan to update and clarify brush collection regulations.
The Commission discussed enforcement. City staff explained that noncompliant brush would not be collected; a notice would be left for the property owner, and continued failure to remove the material could result in enforcement for leaving it at the curb. Staff will prepare an informational notice regarding the updated brush requirements.

Motion: Money moved, supported by Vigansky, to approve the second reading and enact Ordinance No. 2026.08/451, an ordinance to amend Chapter 78, Solid Waste, of the City of Buchanan Code of Ordinances to update and clarify the City brush collection regulations, as presented. Roll call vote: Yeas - Weedon, Vigansky, Money, Swem, and George. Nays - None. Motion carried unanimously.

C. First Reading of Ordinance 2026.08/453 and Schedule Public Hearing #2 – Consider the first reading of Ordinance 2026.08/453, an ordinance to amend Chapter 98, Article VI, of the City of Buchanan Code to regulate the riding of bicycles within the City and to repeal all ordinances in conflict therewith, and schedule Public Hearing #2 for August 10, 2026, to receive public input on the proposed ordinance.
The Commission discussed the importance and practical challenges of enforcing restrictions on bicycles, electric bicycles, scooters, skateboards, and similar devices in the downtown area. Staff stated that the ordinance was brought forward because the existing ordinance did not adequately address current conditions.

Motion: Vigansky moved, supported by George, to approve the first reading of Ordinance No. 2026.08/453, an ordinance to amend Chapter 98, Article VI, of the City of Buchanan Code to regulate the riding of bicycles within the City and to repeal all ordinances in conflict therewith, and to schedule Public Hearing No. 2 for August 10, 2026, as presented. Roll call vote: Yeas - Weedon, Vigansky, Money, Swem, and George. Nays - None. Motion carried unanimously.

XXVII. New Business

A. Axon 10-Year Integration Contract- Consider approving the purchase of the Axon 10-year integration contract for the purchase of three DVMs, upgraded BWcs, and integration of the current Taser Purchase contract and related digital evidence cloud access for the total amount of $397,333.00
City Manager Tony McGhee explained that the proposed contract would bundle body-worn cameras, three in-car digital video systems, the existing Taser contract, and digital evidence cloud access into a ten-year program. The arrangement was estimated to save the City approximately $172,704.28 over ten years and included camera equipment intended for the boat launch area.

Motion: Swem moved, supported by Money, to approve the ten-year Axon integration lease contract in the total amount of $329,096.98 and authorize the City Manager to execute the necessary contract documents on behalf of the City. Roll call vote: Yeas - Weedon, Vigansky, Money, Swem, and George. Nays - None. Motion carried unanimously.

B. 401 River St Lease- Consider the lease of City-Owned Property located at 401 River St to MJ Electric LLC.
City Manager McGhee explained that MJ Electric, LLC sought to lease the City-owned property for equipment, crews, and a job-site trailer while completing a transmission-line project in the area. The lease would generate revenue while the City continues to market the property and would be assignable if the property is sold.

Motion: Money moved, supported by George, to approve the lease of the City-owned property located at 401 River Street to MJ Electric, LLC, beginning July 27, 2026, through June 30, 2027, at a rate of $3,000 per month, with MJ Electric responsible for maintaining the property during the lease term, with the lease assignable in the event the City sells the property, and to authorize the City Manager to execute and finalize the documents. Roll call vote: Yeas - Weedon, Vigansky, Money, Swem, and George. Nays - None. Motion carried unanimously.

C. **Expenditures**- Consider approving the expenditures for July 13th, 2026.
The Commission discussed several expenditures, including costs associated with state-required testing and employee work-boot reimbursement.

Motion: Vigansky moved, supported by Money, to approve the expenditures dated July 13, 2026, in the total amount of $397,333.00, as presented. Roll call vote: Yeas - Weedon, Vigansky, Money, Swem, and George. Nays - None. Motion carried unanimously.

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

A. **National Night Out**- On **Tuesday, August 4, 2026, from 6 - 9 p.m.**, the Buchanan Police Department will sponsor its annual ***National Night Out (NNO) Against Crime*** **at McCoy Creek Park behind Buchanan High School**. This event is open to all citizens in and around the Buchanan community. NNO is designed to: (1) heighten crime and drug prevention awareness; (2) generate support for, and participation in, local anticrime efforts; (3) strengthen neighborhood spirit and police-community partnerships; and (4) send a message to criminals letting them know neighborhoods are organized and fighting back. Many neighborhoods throughout America accomplish this through such activities as block parties, parades, visits from police, flashlight walks, contests, youth activities, and anticrime rallies.

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

No public comments were offered.

EXECUTIVE COMMENTS

XXX. Executive Comments

A. City Manager Comments
City Manager McGhee reported that the first group of projects under the City's sidewalk program had been sent to the contractor and was expected to begin within the next few weeks. The initial phase includes approximately $35,000 in sidewalk improvements, and staff is already preparing the next group of projects. He reported that the Catherine Park community playground build was successfully completed. He thanked the Department of Public Works, Fire Department, volunteers, and community members who assisted with the project. He stated that the contractor considered it one of the most efficient community builds they had completed and noted that the new playground is already receiving significant use. City Manager McGhee also announced that the City received a $10,000 grant from the Berrien County Community Foundation for the Victory Park playground project. Fundraising efforts for that project are continuing.

B. Commissioner Comments

Commissioner George thanked everyone who participated in the Catherine Park community playground build, including the Department of Public Works, Fire Department, Realtors Association, volunteers, and the Buchanan Area Recreation Board. She noted that the project was well organized and that the new playground has received positive feedback from the community. She also congratulated the Police Department personnel who received commendations and thanked them for their dedication to the community. Commissioner George reported that she attended the Berrien County Board of Commissioners meeting held at the Buchanan Area Senior Center. She complimented the Senior Center and its staff and recognized the residents who attended the meeting to express concerns regarding drainage issues. She also announced that Faith and Family Day will be held Sunday, August 30, 2026, from 2:00 p.m. to 5:00 p.m. The event will include live worship music, inflatables, a petting zoo, pony rides, face painting, food, giveaways, children's identification kits, vision screenings, and other activities.

Commissioner Swem thanked the volunteers who participated in the Catherine Park playground build and stated that the park has been heavily used since the project was completed. He also thanked those involved with the recent downtown concerts, noting that the events were well attended and brought many people downtown. Commissioner Swem congratulated the Police Department personnel who received letters of commendation and thanked the department for its service to the community.

Commissioner Vigansky expressed disappointment that City officials were not directly notified that the Berrien County Board of Commissioners would be holding a meeting in Buchanan. He stated that he would contact the County regarding improved notification for future meetings. He also discussed questions he raised at the County Commission meeting regarding a Sheriff's Department vehicle accident and expressed concern about the responses he received. Commissioner Vigansky asked that information regarding the City's ongoing projects and workload be shared with downtown organizations so they better understand the amount of work already being completed by the City.

Commissioner Money thanked everyone involved with the Catherine Park playground project, including the Department of Public Works employees who prepared the site and worked through difficult conditions. He noted that concerns had been raised online regarding playground equipment bolts and was informed that someone had already inspected and addressed the matter.

D. Mayor Comments

Mayor Weedon thanked Chief Harvey and the Police Department personnel, including the department's support staff, for their service to the community. He congratulated the officers and employees who received letters of commendation and welcomed the City's newly hired police officer.

He thanked everyone involved with the Catherine Park playground project and recognized the volunteers, Department of Public Works, Fire Department, Buchanan Area Recreation Board, and others who contributed to the successful community build. He encouraged residents to visit the completed playground. Mayor Weedon reported that he attended the Berrien County Board of Commissioners meeting held in Buchanan. He stated that he attended in part to hear the County's discussion regarding roads located outside the City's jurisdiction. He noted that the City would continue investing in and repairing the streets within its control.

XXXI. Adjourn

Motion: Money moved, supported by Vigansky to adjourn at 7:57 PM. Voice vote: motion carries unanimously.

Kalla Langston-Weiss, City Clerk

Mayor Mark Weedon

Memorandum

Date: 7/22/26

To: Buchanan City Commission

From: Tony McGhee

Subject: Abandonment of Buchanan Municipal Well #3

Background

Municipal Well No. 3 is a 42-foot-deep Type I public water supply well equipped with an 800-gallon-per-minute submersible pump. In September 2020, water samples collected from the well showed elevated manganese levels. Based on those results, the City was advised to remove the well from service. The well has remained inactive since that time, although the City has continued to complete monthly bacteriological sampling while determining the appropriate long-term disposition of the facility.

In 2025, staff reviewed the condition and potential future use of Well No. 3 with the City's Michigan Department of Environment, Great Lakes, and Energy district engineer. Due to the elevated manganese levels and the relatively shallow depth of the well, the district engineer agreed that permanent abandonment and sealing represented the most appropriate course of action. Because Well No. 3 has been out of service since 2020, completing this work will not reduce the City's current operating water supply capacity.

The City issued a Request for Proposals on June 25, 2026, for the complete capping, abandonment, and related closeout of Well No. 3. Proposals were due at 10:00 a.m. on July 15, 2026. The solicitation required the work to be completed in accordance with applicable State of Michigan and EGLE requirements by a qualified well-drilling contractor.

Peerless-Midwest, Inc. was the only company to submit a proposal. Peerless-Midwest has provided pump and well maintenance services to the City for many years and is familiar with Buchanan's water system. The proposal also included municipal references for similar work, including the Cities of Otsego and Plainwell.

Peerless-Midwest proposes to furnish the labor, equipment, hydrogeologist services, and materials necessary to mobilize to the site, remove the existing pumping equipment, permanently seal and abandon the well in accordance with State of Michigan requirements, and submit the required regulatory paperwork. The work is intended to seal the full depth of the 42-foot well with approved abandonment materials and prevent the inactive well from serving as a pathway for contamination.

Proposal Component		Amount
Field labor and equipment		$6,400
Hydrogeologist labor		$800
Well abandonment sealing materials		$2,620
	Total:	**$9,820**

The proposal provides Net 30 payment terms and indicates that work will begin upon
The proposed contract amount is $9,820. This amount includes field labor and equipment, hydrogeologist labor, abandonment materials, removal of pumping equipment, sealing of the well, and required regulatory documentation. The funding for this work was available in the FY25/26 budget and moved to capital reserves to complete the work during the current fiscal year. The future demolition of the pump house will be completed by City staff once the work by Peerless and been completed.

Recommendation
Although the City received only one proposal, staff considers the Peerless-Midwest proposal acceptable based on the company's prior service history with the City, familiarity with the water system, municipal references, detailed cost breakdown, and alignment with the technical requirements established in the Request for Proposals. Completing the abandonment will formally close out an inactive water supply asset that has not been used since 2020 and will allow the work to be documented with EGLE.

Staff recommends that the City Commission accept the proposal from Peerless-Midwest, Inc. in the amount of $9,820 and authorize the permanent abandonment and sealing of Municipal Well No. 3.

Attachment A: Peerless Well Abandonment Proposal

Attachment A

BUCHANAN

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Request for Proposals

BUCHANAN
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Project Name:	**Municipal Well Abandonment and Seal**
Issue Date:	June 25, 2026
Bid Due Date:	July 15, 2026 10:00am EST

PROJECT OVERVIEW

The City of Buchanan is soliciting proposals for the complete capping, abandonment, and site restoration of an abandoned type 1 public water supply well. The contractor must follow all state and local environmental regulations and ensure that the water system's integrity is maintained throughout the process. Please see Attachment A for the well record.

SERVICE SPECIFICATIONS

- Permanently plug and seal each well to prevent contamination.
- Remove pump equipment, and associated infrastructure.
- Perform any required soil testing, documentation, and compliance reporting.
- All work will be done to EGLE standards.
- The consultant will determine which material the well must be plugged with. Referring to the well record, Attachment A, the well is 42 feet deep and rises up to grade: this entire length must be filled with either neat cement or bentonite chips.
- The consultant or contractor will fill out a well abandonment record and send EGLE a copy. An example is included in Attachment B.

BIDDER REQUIREMENTS

- Must by a Michigan Registered Well Drilling contractor pursuant to Michigan Administrative Code R 325.1662 Rule 162 (1).

INSTRUCTIONS TO BIDDERS

Responders provide:

- Provide detailed pricing for each service.
- Include references for previous similar projects, if available.
- Specify the method of payment and any other terms and conditions related to the bid.
- The bid must be returned by **July 15, 2026 10:00AM EST**, in a sealed envelope marked **ATTN: Well Abandonment**. The City cannot accept bids received after this time.

STANDARD TERMS AND CONDITIONS

The following standard clauses shall apply to all Requests for Proposals (RFPs) issued by the City of Buchanan, State of Michigan. Submission of a proposal constitutes acknowledgment and acceptance of these terms.

Right to Reject or Accept Proposals
The City reserves the right to accept or reject any or all proposals, to waive any informalities or irregularities in the proposals received, and to award the contract in whole or in part to the proposer deemed to be in the best interest of the City.

No Obligation to Award
Issuance of this RFP does not obligate the City to award a contract, and the City shall not be liable for any costs incurred by proposers in the preparation, submission, or presentation of proposals or in anticipation of award.

Proposal Costs
All costs associated with the preparation, submission, and presentation of a proposal shall be borne solely by the proposer. The City shall not be responsible for any costs or expenses related to this process.

Right to Negotiate
The City reserves the right to negotiate with one or more proposers deemed most responsive and qualified, to request additional information or clarification, and to conduct interviews or presentations as necessary.

Proposal Validity
All proposals shall remain valid and binding for a period of not less than ninety (90) days following the proposal due date unless otherwise specified in the RFP.

Addenda and Modifications
Any interpretation, correction, or change to this RFP will be made by written addendum issued by the City. Only those communications identified by formal written addendum shall be binding.

Disclosure and Public Record
Proposals submitted in response to this RFP become public records subject to disclosure under the Michigan Freedom of Information Act (FOIA), MCL 15.231 et seq., following award or rejection of all proposals.

Award and Contract Execution
The successful proposer shall be required to enter into a written agreement with the City in a

form acceptable to the City Attorney. The City reserves the right to accept or reject proposed contract terms and to make modifications in the best interest of the City.

Compliance with Laws

The proposer shall comply with all applicable federal, state, and local laws, ordinances, codes, and regulations, including but not limited to those governing non-discrimination, safety, and employment.

Reservation of Rights

The City reserves the right to:

- Reject any proposal deemed non-responsive or non-responsible;
- Withdraw or cancel the RFP at any time without obligation;
- Negotiate with one or more proposers;
- Postpone proposal submission or opening dates; and
- Consider any other factors deemed to be in the City's best interest.

SCHEDULE

In order to be considered, the proposal must be received at the City of Buchanan, 302 N Redbud Trail, Buchanan MI 49107, on or before **July 15, 2026 10:00AM EST**. All proposals shall be in a sealed package marked: ATTN: BID – Well Abandonment. Electronic bids are not accepted.

Please submit your sealed bid by **July 15, 2026 10:00AM EST** to:
Kalla Langston-Weiss, City Clerk
302 North Red Bud Trail
Buchanan, MI 49107

For any questions regarding the project, please contact:
Emma Lysy, Deputy Clerk & Administrative Coordinator
elysy@cityofbuchanan.com
269-695-3844 ext. 10

PROPOSAL FORM

Please complete the proposal form below.

Additional information (optional):

Item No.	Description	Service Cost
1	Permanent Plug and Seal – Municipal Well	$9,820.00
2	Other (Please specify below)	N/A

PEERLESS MIDWEST
55860 RUSSELL INDUSTRIAL PKWY, MISHAWAKA, IN 46545

Mailing Address City/State/Zip

Bidder's Telephone Number

(574) 254-9050

Bidder's Signature

CHAD PLUMMER

Print Bidder's Name

REFERENCES

Please list three (3) references (Municipal Government) wherein your company has provided similar services of this type being proposed for the City of Buchanan. Failure to list references may result in your company being disqualified.

CLIENT CITY OF OTSEGO

ADDRESS 117 E. ORLEANS STREET

CONTACT PERSON DENNIS BROWN

PHONE NUMBER 269-686-8880

EMAIL dbrown@cityofotsego.org

CLIENT CITY OF PLAINWELL

ADDRESS 126 FAIRLANE STREET

CONTACT PERSON BOB NIEUWENHUIS

PHONE NUMBER 269-685-9363

EMAIL RNIEUWENHUIS@PLAINWELL.ORG

CLIENT City of Caro

ADDRESS 741 S. Hooper St.

CONTACT PERSON Mike Fader

PHONE NUMBER 989-286-7135

EMAIL mfader@carocity.net

NOTE

Previous experience and performance may be a factor in making the award.

Attachment A

BUCHANAN
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Water Well And Pump Record

Completion is required under authority of Part 127 Act 368 PA 1978.
Failure to comply is a misdemeanor.

Import ID: 11771835303

Tax No:	**Permit No:**	**County:** Berrien		**Township:** Buchanan	
		Town/Range: 07S 18W	**Section:** 35	**Well Status:** Active	**WSSN:** 960

Source ID/Well No: WELL 3

Well ID: 11000002199

Elevation: 700 ft.

Latitude: 41.821667

Longitude: -86.367015

Method of Collection: Interpolation-Aerial Photo

Distance and Direction from Road Intersection:
WSSN 00960; NW CORNER OF WELL FIELD

Well Owner: BUCHANAN

Well Address:
BUCHANAN WELL #3
BUCHANAN, MI 49107

Owner Address:
BUCHANAN, MI 49107

Drilling Method: Unknown
Well Depth: 42.00 ft. **Well Use:** Type I public
Well Type: New **Date Completed:**
Casing Type: Steel - black **Height:** 0.00 ft. below grade
Casing Joint: Unknown
Casing Fitting: None

Diameter: 18.00 in. to 32.00 ft. depth

Borehole:

Pump Installed: Yes **Pump Installation Only:** No
Pump Installation Date: **HP:**
Manufacturer: Other **Pump Type:** Submersible
Model Number: **Pump Capacity:** 800 GPM
Drop Pipe Length: 39.00 ft. **Pump Voltage:**
Drop Pipe Diameter: **Drilling Record ID:**
Draw Down Seal Used: No
Pressure Tank Installed: No
Pressure Relief Valve Installed: No

Static Water Level: 5.00 ft. Below Grade
Well Yield Test: **Yield Test Method:** Unknown
Pumping level 18.00 ft. after 4.00 hrs. at 885 GPM

Formation Description	Thickness	Depth to Bottom
No Lithology Information	42.00	42.00

Screen Installed: Yes **Filter Packed:** No
Screen Diameter: 16.00 in. **Blank:** 0.00 ft. Above
Screen Material Type:
Screen Installation Type: Unknown

Slot	Length	Set Between
0.00	10.00 ft.	32.00 ft. and 42.00 ft.

Fittings: None

Well Grouted: Yes **Grouting Method:** Unknown

Grouting Material	Bags	Additives	Depth
Unknown	0.00	None	0.00 ft. to 0.00 ft.

Geology Remarks:

Wellhead Completion: Unknown

Drilling Machine Operator Name:
Employment: Unknown

Nearest Source of Possible Contamination:

Type	Distance	Direction
None		

Contractor Type: Unknown **Reg No:**
Business Name:
Business Address:

Water Well Contractor's Certification

This well was drilled under my supervision and this report is true to the best of my knowledge and belief.

Signature of Registered Contractor **Date**

General Remarks: ORIGINAL WELLID# WAS 35003; CONTRACTOR DUNBAR DRILLING CO.
Other Remarks: Pump Manufacturer:DEMING & LAYNE

Attachment B

BUCHANAN
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MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY
DRINKING WATER AND ENVIRONMENTAL HEALTH DIVISION

ABANDONED WELL PLUGGING RECORD

Completion is required under authority of Part 127, 1978 PA 368, as amended.
Failure to comply is a misdemeanor.

Tax No.				**Permit No.**		
Latitude	**Longitude**	**County**		**Township**		
Distance and Direction from Road Intersection	**Well Street Address, City/Zip**	**WSSN**	**Source ID/Well No.**	**Section**	**Town No.**	**Range No.**
		Well Owner Name **Address** **City/State/Zip** Owner Address Same as Well Address? ☐ Yes ☐ No				

Drilling Method ☐ Unknown ☐ Rotary ☐ Cable Tool ☐ Other ____

Date of Well Plugging

Measured Well Depth ____ ft.

Well Use ☐ Household ☐ Type I Public ☐ Type II Public ☐ Type III Public ☐ Industrial ☐ Irrigation ☐ Test Well ☐ Heat Pump ☐ Other ____

Date Well Constructed ☐ Unknown

Well Construction Type ☐ Drift Well ☐ Rock Well ☐ Dry Hole ☐ Unknown ☐ Other ____

Flowing Well ☐ Yes ☐ No

Casing ☐ Steel-black ☐ Steel-galvanized ☐ Plastic ☐ Clay Tile Crock ☐ Other ____

Diameter ____ in. to ____ ft. depth

Diameter ____ in. to ____ ft. depth

Casing Status After Plugging ____ ft. ☐ Below Grade ☐ Above Grade ☐ Casing Pulled

Note: Cutting casing off 4 feet below grade is recommended.

Reason for Abandoning Well ☐ Public Water Connection ☐ Well In Disrepair ☐ Well No Longer Needed ☐ Dry Hole ☐ Uncompleted Well ☐ Other ____

Abandonment Method ☐ Pumped Through Grout Pipe ☐ Poured From Surface ☐ Poured Through Grout Pipe ☐ Other ____

Pumping Equipment Removed ☐ Yes ☐ No

Equipment Removed ☐ Bremer Check Valve ☐ Drawdown Seal ☐ Drop Pipe ☐ Electrical Wiring ☐ Packer ☐ Pitless Adapter Spool ☐ Check Valve ☐ Pump Cylinder ☐ Pump Rods ☐ Stones/Debris ☐ Submersible Pump ☐ Turbine Pump Bowls ☐ Unknown Obstruction ☐ Obstruction Driven to Bottom ☐ Other ____

Note: Plugging well from bottom up to ground surface is required.

Plugging Material *(Enter the layers from top to bottom.)*	From	To	Quantity	Units
☐ Bentonite Chips/Pellets ☐ Bentonite Slurry ☐ Clean Soil Fill ☐ Concrete ☐ Neat Cement ☐ Other ____	____ ft.	____ ft.	____	☐ Bags ☐ Yards ☐ Other ____
☐ Bentonite Chips/Pellets ☐ Bentonite Slurry ☐ Clean Soil Fill ☐ Concrete ☐ Neat Cement ☐ Other ____	____ ft.	____ ft.	____	☐ Bags ☐ Yards ☐ Other ____
☐ Bentonite Chips/Pellets ☐ Bentonite Slurry ☐ Clean Soil Fill ☐ Concrete ☐ Neat Cement ☐ Other ____	____ ft.	____ ft.	____	☐ Bags ☐ Yards ☐ Other ____
☐ Bentonite Chips/Pellets ☐ Bentonite Slurry ☐ Clean Soil Fill ☐ Concrete ☐ Neat Cement ☐ Other ____	____ ft.	____ ft.	____	☐ Bags ☐ Yards ☐ Other ____
☐ Bentonite Chips/Pellets ☐ Bentonite Slurry ☐ Clean Soil Fill ☐ Concrete ☐ Neat Cement ☐ Other ____	____ ft.	____ ft.	____	☐ Bags ☐ Yards ☐ Other ____
☐ Bentonite Chips/Pellets ☐ Bentonite Slurry ☐ Clean Soil Fill ☐ Concrete ☐ Neat Cement ☐ Other ____	____ ft.	____ ft.	____	☐ Bags ☐ Yards ☐ Other ____
☐ Bentonite Chips/Pellets ☐ Bentonite Slurry ☐ Clean Soil Fill ☐ Concrete ☐ Neat Cement ☐ Other ____	____ ft.	____ ft.	____	☐ Bags ☐ Yards ☐ Other ____
☐ Bentonite Chips/Pellets ☐ Bentonite Slurry ☐ Clean Soil Fill ☐ Concrete ☐ Neat Cement ☐ Other ____	____ ft.	____ ft.	____	☐ Bags ☐ Yards ☐ Other ____
☐ Bentonite Chips/Pellets ☐ Bentonite Slurry ☐ Clean Soil Fill ☐ Concrete ☐ Neat Cement ☐ Other ____	____ ft.	____ ft.	____	☐ Bags ☐ Yards ☐ Other ____

General Remarks

ATTENTION WELL OWNER: FILE WITH DEED

Water Well Contractor's Certification ☐ Well Owner Plugged the Well

This well plugging was performed under my registration.

____ Registered Business Name ____ Registration No.

Address ____

City/State/Zip ____

____ Signature of Registered Contractor ____ Date

If you need this information in an alternate format, contact EGLE-Accessibility@Michigan.gov or call 800-662-9278.

EGLE does not discriminate on the basis of race, sex, religion, age, national origin, color, marital status, disability, political beliefs, height, weight, genetic information, or sexual orientation in the administration of any of its programs or activities, and prohibits intimidation and retaliation, as required by applicable laws and regulations.

This form and its contents are subject to the Freedom of Information Act and may be released to the public.

PEERLESS-MIDWEST, INC.
55860 Russell Industrial Parkway
Mishawaka, IN 46545
574-254-9050

PEERLESS MIDWEST INC.
An Employee Owned Company

QUOTATION

City of Buchanan
302 Redbud Trail North
Buchanan, MI 49107
Attention: Mr. Craig Miller
Email: cmiller@cityofbuchanan.com

Quote No. CAP050126-R1
Your No.
Date: July 15, 2026

REFERENCE ***Well #3 ~ Pull Pumping Equipment & Abandon Well***

QUANTITY	DESCRIPTION	PRICE
One (1)	Peerless-Midwest, Inc. is pleased to provide the following pricing inclusive of all labor, equipment, and materials required to mobilize to the site, remove pumping equipment from above referenced well, properly seal and abandon the well in accordance with the State of Michigan & submit all required paperwork as follows:	
	Field Labor & Equipment:	$6,400.00
	Hydrogeologist Labor:	$800.00
	Total Labor:	$7,200.00
	Materials: (All) Well Abandonment Sealing Materials	$2,620.00
	*Concrete pedestal will be left in place and the well casing sealed to 2' below ground. *Demolition of pump house by others.	
	STATE SALES TAX, IF APPLICABLE, IS NOT INCLUDED	

TERMS Net 30

START Upon Authorization

COMPLETE As Required

ACCEPTED BY

*TOTAL PRICE **$9,820.00**

PEERLESS-MIDWEST, INC.

BY *Chad A. Plummer*
Chad A. Plummer

BUCHANAN
Life is better here.

Date: July 21, 20226

To: City Commission

From: Mike Baker, DPW Director

Subject: Authorization to Purchase New Mower for Oak Ridge Cemetery

Background

The purpose of this memorandum is to request City Commission authorization to purchase a new mower for cemetery operations.

The Cemetery lawn mower fleet is due for replacement and equipment updates. The City currently has two Toro mowers that have aged out and are in need of replacement. These mowers are used heavily during the mowing season and are important pieces of equipment for maintaining the Cemetery in a consistent and respectful condition.

The City's intent was to purchase two mowers in the previous fiscal year but available budget limited the purchase to one mower at the end of the fiscal year with the intent to purchase the second needed mower at the beginning of the new fiscal year. A Request for Proposals for a new lawn mower was posted on the City's website and sent directly to prospective lawn equipment dealers. The City received thirteen (13) bids, twelve (12) of which were responsive to the specifications, which are summarized in the following bid tabulation and provided for Commission review. The intent is to use the same bidding for the purchase of both mowers given the short period between the two purchases.

After reviewing the submitted bids and equipment specifications, staff recommends that the City purchase the RZ 752I mower from Weldy's. The original quoted price from Weldy's was $9,635.98. After further discussion with Weldy's regarding the bid and available discounts, an additional discount was applied, reducing the final purchase price to $8,685.98. This reflects a $950 reduction from the original quoted price.

While the recommended mower is the second-lowest bid received, staff believes it represents the best overall value for the City. The RZ 752I is a commercial-grade mower equipped with heavy-duty blade spindles, a 10-gauge deck, and recommended 500-hour service intervals versus the lowest priced responsive bid which is not considered commercial grade and has required 100-hour service levels.

For cemetery operations, the City needs a mower that can withstand frequent use, uneven ground, and the demands of maintaining a large public property throughout the mowing season. A more robust mower with less frequent maintenance requirements should reduce downtime, extend the useful life of the equipment, and lower the amount of staff time spent on service and repairs over time. While the initial purchase price is slightly higher than the lowest bid the improved construction and reduced maintenance frequency make the RZ 752I the better long-term value for the City. It will additionally result in more efficient maintenance having the same mowers in terms of parts and labor due to the consistency of the equipment.

Recommendation

Based on price, equipment quality, operational needs, and long-term value, staff recommends approval of the purchase from Weldy's in the amount of $8,685.98.

Recommended Action

Vendor	Equipment	Cost	Notes
Weaver Outdoor	Grasshopper 225V-G4	$10,622.25	Meets or exceeds bid requirements
Hollywood Small Engine	Exmark Lazer ZE-52	$10,284	Meets or exceeds bid requirements
Govmark	Toro 4000 Pro Series	$13,288	Meets or exceeds bid requirements
Villwocks Outdoor Living	Badboy Maverick 54”	$7,586	Do not have a 52” cut
Hutson John Deere	John deere Z930M ZTrak	$13169.93	Meets or exceeds bid requirements
Mid County Lawn & Garden	Model 72908	$13,400	Meets or exceeds bid requirements
Mid County Lawn & Garden	Model 72956	$13,760	Meets or exceeds bid requirements
Gardners Outdoor Power	Ferris	$11,999	Meets or exceeds bid requirements

Gardners Outdoor Power	Exmark Lazer Z Ultra cut Series	$11,119	Meets or exceeds bid requirements
Gardners Outdoor Power	Exmark Lazer Z Ultra Cut Series	$9,679	Meets or exceeds bid requirements
Weldy’s	RZ 552	$7,985	Meets or exceeds bid requirements
Weldy’s	RZ 752I	$9,635.98	Meets or exceeds bid requirements
Weldy’s	RZ 752K	$10,135.98	Meets or exceeds bid requirements

14056 N Red Bud Trail
Buchanan, Michigan 49107
weldys.net
269-695-9009

City of Buchanan - DPW - Mike Baker
269-591-0945
302 Red Bud Trail North
Buchanan, MI, United States 49107

Invoice #	37792
Invoice Date	07-13-26
Due Date	**08-12-26**
Balance Due	**$8,685.98**

RZ752I#935062215

Item	Description	Unit Cost	Quantity	Line Total
RZ 752I	RZ 752 MOWER W/ 52" DECK - VAN 28HP EFI Specifications HORSEPOWER 28 hp FUEL SYSTEM Electronic fuel injection (EFI) FUEL TANK CAPACITY 11 gal. DISPLACEMENT 810 cc TRANSAXLES Hydro-Gear® ZT-4400 FORWARD GROUND SPEED 10 mph REVERSE GROUND SPEED 5 mph DECK WIDTH 52 in. MOWING HEIGHT RANGE 1.5" - 5" DECK CONSTRUCTION Fabricated from 10-gauge steel with a 10-gauge doubler in the spindle area and 1/2" reinforcement plates on the leading edge CUTTING HEIGHT OPTIONS 13 BLADES 3 - MARBAIN® Hardened FRONT TIRES 13 x 6.5-6 REAR TIRES 24 x 9.5-12 WEIGHT 1,319 lbs. POWER SOURCE Gas ENGINE GOVERNOR Mechanical LUBRICATION SYSTEM Oil Guard™ with 500-Hour Service Interval SPINDLE SHAFT DIAMETER 1 in. SPINDLE BEARINGS 2.5" x 1" Dual Ball Bearing SPINDLE HUBS 7.9" Cast Iron & Greaseable USB AMPERAGE 3.15 A FRONT SUSPENSION TRAVEL 2.68 in. REAR SUSPENSION TRAVEL 2.68 in. Serials: 935062215	$11,499.99	1.0	$11,499.99
RZ 2026 Instant Rebate	RZ 700 Series ▪ Effective February 1– July 31, 2026 ▪ Customers can take advantage of the financing AND the instant rebate. ▪ Rebates can be stacked with BAA & fleet programs.	-$1,500.00	1.0	-$1,500.00
RZ 2026 Bid Award Assistance Program	RZ 700 Series	-$2,100.00	1.0	-$2,100.00
ASE 900	[RZ 500, 700, & 900] 900 SERIES SUSPENSION SEAT	$641.99	1.0	$641.99
Zero Turn Assembly	RZ Dealer Setup (60 minutes) SETUP PROCEDURES: - Uncrate the unit - Install the ground speed control levers - Install the seat	$144.00	1.0	$144.00

- Install the trailer hitch (if requested by the customer)
- Install the roll bar on unit
- Check engine oil level
- Check/Fill transmission oil level
- Check tire pressures
- Check mower blade bolt torq
- Check the deck lift rod timing
- Check and level the mower deck
- Check the mower deck drive belts
- Lubricate all grease and oil points
- Check/Add fuel
- Connect the battery cables
- Start the engine

PERFORM THE SAFETY CHECKS:
- Check for loose hardware
- Check all operator controls
- Perform safety interlock system check

Freight	Shipping Originally $200.00, less discount of 100%	$0.00	1.0	$0.00
	Tax Exempt - Government	0%		$0.00

Disclaimer

All claims and returned goods MUST be accompanied by this bill.

Any items must be returned within 30 days of purchase and in new condition to qualify for a refund.

Subtotal	**$8,685.98**
Tax	$0.00
Invoice Total	$8,685.98
Payments	$0.00
Credits	$0.00
Balance Due	**$8,685.98**

Signed: ______________________ Date: ______________

RZ752I#935062215 ATTN: BID – Mower RZ 752I

Date: July 21, 20226

To: City Commission

From: Tony McGhee

Subject: Introduction of Pilot Ordinance to Support Workforce Housing

Background

The proposed ordinance would establish a local framework for considering Payment in Lieu of Taxes, commonly referred to as PILOT, requests for new or rehabilitated workforce housing. Expanding the range of quality housing available at attainable price points supports employer recruitment and retention, allows more people to live near their jobs, strengthens neighborhoods, and keeps more household spending within the local economy.

Workforce housing addresses the gap between traditional income restricted housing and higher cost market rate housing. Households may earn too much for many conventional assistance programs while still finding new rents or home prices difficult to afford. Depending on household size and wages, this may include teachers, police officers, firefighters, health care workers, tradespeople, manufacturing employees, municipal employees, and workers in retail, hospitality, and other service industries.

Michigan law permits a municipality to exempt a qualifying workforce housing project from ordinary ad valorem property taxes and accept an annual service charge in their place. Replacing an uncertain future tax expense with a predictable charge for a defined period can help a project secure financing, manage operating costs, and maintain rents at attainable levels.

A PILOT is not a complete waiver of payment or an automatic entitlement. The owner pays an annual service charge, and the City Commission evaluates each request through a project specific resolution. The draft also requires a recorded restrictive covenant, Michigan State Housing Development Authority certification, and continuing compliance with affordability requirements.

The draft ordinance defines workforce housing as housing that is reasonably affordable to and occupied by households with total household income not greater than 120 percent of

Area Median Income. The limit changes by household size. Under the Michigan State Housing Development Authority Missing Middle limits effective May 1, 2026, the current Berrien County limits are:

Household Size	Maximum Annual Income	Approximate Monthly Gross Income
One person	$77,520	$6,460
Family of four	$110,640	$9,220

These are maximum household income limits, not required household earnings or guaranteed rent levels. The limits are updated annually and must be confirmed when a project applies.

The ordinance creates an application and review process, but does not approve any project by itself. Major provisions include:

- Eligibility for new construction or rehabilitation serving households at or below 120 percent of Area Median Income.
- A detailed application with site control, plans, unit and rent information, development experience, schedule, financial pro forma, and ten year cash flow projection.
- City Commission review of housing units, Master Plan consistency, neighborhood benefits, amenities, energy efficiency, zoning, and project viability.
- Approval only through a project specific resolution and recorded workforce housing covenant, generally for not more than 15 years under the draft.
- An annual service charge. The proposed ordinance uses the greater of the preconstruction tax or 10 percent of annual shelter rent for new construction, and the lesser of the pre-rehabilitation tax or 10 percent of annual shelter rent for rehabilitation, subject to statutory limits.
- Full taxation of nonworkforce portions of a project and an application fee to offset City review costs.

A project specific PILOT would reduce property tax collections compared with full ad valorem taxation during the approved period. The policy objective is to use a measured, temporary incentive when needed to make a desirable project feasible. The practical comparison may be between a PILOT supported development and a project that is delayed, reduced, or not built without the incentive.

Project specific review preserves the Commission's ability to consider the incentive amount and duration, units created, demonstrated financial need, community benefit, and effect on taxing unit revenues. No exemption would occur without separate Commission action and state certification.

Recommendation

Staff recommends introduction of the Workforce Housing PILOT Ordinance for first reading. It would add an important housing and economic development tool while preserving project by project review and Commission discretion. The City Attorney should complete technical and editorial review before the ordinance returns for second reading and possible adoption.

Attachment A

BUCHANAN
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ORDINANCE NO. ____

An ordinance to provide for approval of an exemption from ad valorem property taxes for housing being developed or rehabilitated for workforce housing for persons and families whose household income is not greater than 120% of area median income, as authorized by provisions of the State Housing Development Authority Act of 1966, Public Act 346 of 1966, as amended, MCL 125.1401, et seq.

WORKFORCE HOUSING PILOT ORDINANCE

IS HEREBY ORDAINED BY THE CITY OF BUCHANAN, BERRIEN COUNTY, MICHIGAN:

SECTION 1. Title

This Ordinance shall be known and cited as the "City of Buchanan Workforce Housing PILOT Ordinance."

SECTION 2. Preamble

It is a proper public purpose for the City of Buchanan ("City") to encourage the development or rehabilitation of workforce housing for persons and families whose household income is not greater than 120% of area median income by exempting such housing from all ad valorem property taxes imposed by any taxing jurisdiction and providing for payment of an annual service charge for public services in lieu of all such taxes, known as Payment in lieu of taxes ("PILOT"). A PILOT, or service charge payment in lieu of taxes, is an effective means of incentivizing the construction of workforce house. A stable and predictable service charge paid in lieu of all ad valorem property taxes for a fixed period is essential to the determination of the economic feasibility of workforce housing projects developed or rehabilitated in reliance on such tax exemption. City of Buchanan is authorized by section 15a of Public Act 346 of 1966 ("Act"), as amended, MCL 125.1415a, to establish, or change by any amount it chooses, the service charge to be paid in lieu of all ad valorem taxes in accordance with section 15a with respect to new or rehabilitated workforce housing, but not an amount that exceeds the taxes that would be paid but for this authorization or the other limitations imposed by that section. Because workforce housing for individuals and families whose household income is not greater than 120% of area median income is a public necessity, and because the City of Buchanan will be benefited and improved by such housing, encouraging the same through an ad valorem property tax exemption is a valid public purpose, this ordinance is enacted.

SECTION 3. Definitions

(A) "Additional Amount" means an amount equal to the difference between the following:
   (1) the millage rate levied for operating purposes by the County multiplied by the current Taxable Value of a workforce housing project for which a PILOT Resolution has been adopted, and
   (2) the amount of the annual service charge paid in lieu of ad valorem property taxes by the housing project under subsection (4)(C) that is distributed to the County pursuant to MCL 125.1415a(5).

(B) "Annual Shelter Rent" means the total collections during an agreed annual period from or paid on behalf of the occupants of a housing project representing rent or occupancy charges, exclusive of charges for gas, electricity, heat, or other utilities furnished to the occupants and paid for by the housing project.

(C) "Area Median Income" means the median for the area in which City is located, as determined under the United States Housing Act of 1937, 42 U.S.C. § 1437, et seq.

(D) "Housing project" means either: a residential real property developed or to be developed pursuant to or receiving benefits provided under the Act or this Ordinance; or a specific work or improvement either for rental or for subsequent sale to an individual purchaser undertaken by a nonprofit housing corporation, consumer housing cooperative, limited dividend housing corporation, pursuant to or receiving benefits under the Act or this Ordinance to provide dwelling accommodations, including the acquisition, construction, or rehabilitation of lands, buildings, and improvements.

(E) "Sponsor" means any person or entity applying for a workforce housing exemption under this Ordinance, and includes any person or entity who subsequently owns the housing project.

(F) "Authority" means the Michigan State Housing Development Authority.

(G) "Restrictive Covenant" means a recorded agreement between Sponsor and the City of Buchanan running with the land that restricts the use of the housing project to workforce housing, as defined in this Ordinance, for a period not to exceed 15 years, or such greater or lesser period of time as may be authorized by state law and as may be required by the PILOT Resolution.

(H) "County" means the County of Berrien

(I) "PILOT Resolution" means a project-specific resolution adopted by the City Commission that approves a housing project for exemption under this Ordinance.

(J) "Taxable Value" means taxable value as calculated under section 27a of the general property tax act, 1893 PA 206, MCL 211.27a.

(K) "Workforce housing" means rental units or other housing options that are reasonably affordable to, and occupied by, a household whose total household income is not greater than 120% of the area median income published by the United States Department of Housing and Urban Development.

SECTION 4. Authorization and Establishment of Workforce Housing Exemption.

(A) The class of housing projects to which the tax exemption shall apply and for which a service charge may be paid in lieu of all ad valorem property taxes are housing projects being developed or rehabilitated for workforce housing.

(B) Subject to the recording of a Restrictive Covenant, workforce housing and the property on which such housing is or will be located shall be exempt from all ad valorem property taxes as of December 31 of the year in which construction or rehabilitation commences. Construction must start within [one] year of the date of the Authority's notification of exemption or such longer period of time as may be provided by the PILOT Resolution.

(1) Commencement of construction began within one year of the date of the Authority's notification of exemption or such longer period of time as may be provided by the PILOT Resolution;

(2) The Restrictive Covenant instrument required by the Act and this Ordinance has been accepted, approved, and recorded by the City within a year of the commencement of construction; and

(3) The City has received a certified notification of exemption from the Authority.

(4) If any of these have not occurred, an otherwise approved PILOT Resolution for exemption shall automatically be null and void.

(C) City will accept payment of an annual service charge in lieu of all ad valorem property taxes for public services from the owner of a housing project for which the City has received a certified notification of exemption from the Authority in accordance with the following:

a. Subject to subsections (B), (D), (E) and (F), for a new construction project, an amount that is the greater of the tax on the property on which the project is located for the tax year proceeding the date on which the construction is commenced or 10% of the Annual Shelter Rent obtained from the project.

b. Subject to subsections (B), (D), (E) and (F), for a rehabilitation project, an amount that is the lesser of the tax on the property on which the project is located for the tax year proceeding the date on which rehabilitation is commenced or 10% of the Annual Shelter Rent obtained from the project.

c. The service charge paid in lieu of taxes shall not exceed the amount in ad valorem taxes that the Sponsor would have otherwise paid if the workforce housing project were not tax exempt.

(D) Notwithstanding subsection (C), the service charge paid each year in lieu of taxes for that part of a workforce housing project that is tax exempt under this Ordinance but not used for workforce housing must be equal to the full amount of the taxes that would be paid on that portion of the project as if the project were not tax exempt. The owner of the project shall allocate the benefits of any tax exemption granted pursuant to this Ordinance exclusively to workforce housing or to the maintenance and preservation of the housing project as a safe, decent, and sanitary workforce housing.

(E) The annual service charge under subsection (C) for a workforce housing project for which a PILOT Resolution has been adopted must be increased by the Additional Amount if both of the following requirements are met:

(1) Not later than 45 days after the county treasurer's receipt of the certified notification of exemption, the County Board of Commissioners passes a resolution, by majority vote, that provides that the Additional Amount must be paid.

(2) The approval of the resolution described in subparagraph (1) is in accordance with an ordinance or resolution adopted by the County Board of Commissioners establishing the factors to be considered when assessing whether the Additional Amount must be paid.

SECTION 5. **<u>Workforce Housing Exemption Application, Review and Approval Process</u>**

(A) The Sponsor of a workforce housing project must own the property that is the subject of the application or must be the purchaser under a purchase or option agreement or otherwise demonstrate it has control over the property. The property that is the subject of the application must be zoned for the intended use at the time of application.

(B) Prior to applying for a workforce housing exemption, the Sponsor shall submit a written proposed workforce housing project plan to the City Manager. The plan shall include at a minimum: the legal description and survey of the proposed exempt property, proof of ownership interest or control, a site plan, a description of the Sponsor's organizational structure and development experience, a narrative describing the scope of the workforce housing project, including location, number and type of units, typical floor plans and exterior elevations, the targeted median income and proposed rent limits, a schedule with projected milestones, a development income and expense pro forma (including the estimated Annual Shelter Rents), a ten-year cash flow projection, and additional or supplemental information as the City administration may request or require.

(C) The Sponsor shall submit its request for a workforce housing exemption using the form provided by City Assessor and including the information identified in subsection (B). The fully completed form, and any supplements thereto, shall be filed with the City Clerk along with the administrative review fee for workforce housing PILOTs, as established by City Council resolution.

(D) If a complete application is received no less than 30 days prior to the next regularly scheduled City Commission meeting, the City Clerk will place the request on the agenda of the next regularly scheduled meeting. If the application is received less than 30 days prior to the next regularly scheduled City Commission meeting, the application shall be placed on the agenda of the regular meeting that follows the next regularly scheduled meeting or the agenda for a special meeting scheduled by the City Commission at the request of the Sponsor.

(E) When reviewing an application for a workforce housing exemption, the decision to approve or deny the request shall be guided by the City Commission's consideration of the following factors:

(1) Whether the workforce housing project will increase the number of available workforce housing units in the City.

(2) Whether the workforce housing project will reduce the functional obsolescence of an existing building or housing unit(s).

(3) Whether the workforce housing project is likely to encourage expansion of the population of the City.

(4) Whether the location of the workforce housing project is consistent with the goals and objectives of the City's Master Plan.

(5) Whether the development or rehabilitation of the workforce housing project requires zoning variances or results in the continuation of a nonconforming use.

(6) Whether the workforce housing project will include a level of amenities desired by or appropriate for the community.

(7) Whether the workforce housing project will add attractive, viable housing units to the community.

(8) Whether the workforce housing project incorporates green technologies or energy-efficient components.

(F) Approval of an exemption for a workforce housing project requires passage of a PILOT Resolution by a majority vote of the City Council/Village Council/Township Board that includes the findings with respect to the standards of subsection (E) above.

(G) If the workforce housing exemption application is approved, the City Clerk will deliver to the Sponsor a certified copy of the resolution approving the application.

(H) To defray the administrative cost of processing an application for a workforce housing exemption, the City Commission shall include a workforce housing application fee in its annually adopted fee schedule.

SECTION 6. Authority Affidavit and Assessor Notification

(A) Following adoption of the PILOT Resolution, the Sponsor must submit an affidavit to the Authority in the form required by the Authority for certification by the Authority that the project is eligible for the workforce housing exemption.

(B) Upon receipt of notification from the Authority that the project is eligible for a workforce housing exemption, the Sponsor or the Authority must file the certified notification of exemption with the City Assessor before November 1 of the year preceding the tax year in which the exemption is to effective.

(C) Not later than 5 business days after receipt of the certified notification of exemption, the assessor shall provide a copy of the certified notification of exemption to the County treasurer.

SECTION 7. Payment of PILOT

(A) No later than April 1st of each calendar year, or such other date provided for in the PILOT Resolution, Sponsor shall submit to the City Treasurer, Sponsor's budget for Annual Shelter Rent for the current calendar year and a copy of Sponsor's audited financial statements for the preceding calendar year, prepared in accordance with generally accepted auditing standards or, if Sponsor is not subject to an audit requirement, Sponsor's compiled financial statements for the preceding calendar year prepared in accordance with generally accepted accounting principles and certified by Sponsor. Within 30 days of receipt of the foregoing documents, the treasurer shall issue an invoice showing the PILOT payment due for the current year, which payment shall be due no later than June 20 of the calendar year.

(B) Except as otherwise provided in this Section and Section 4, any payments for public services under this Ordinance shall be distributed to the governmental units levying the general property tax in the same proportion as prevailed with the general property tax in the previous calendar year. The distribution to those governmental units shall be made as if the number of mills levied for local school district operating purposes were equal to the number of mills levied for the purposes in 1993 minus the number of mills levied under the state education tax act, 1993 PA 331, as amended, MCL 211.901 to 211.906, for the year for which the distribution is calculated. The amount of payments in lieu of taxes to be distributed to a local school district for operating purposes under this subsection must not be distributed to the local school district but instead must be paid to the state treasury and credited to the state school aid fund established by section 11 of article IX of the state constitution of 1963.

(C) Any PILOT payment or portion of PILOT payment remaining unpaid as of the due date shall bear interest at 1% per month and require payment of a 3% penalty fee. The collection of past due PILOT payments shall otherwise be in accordance with the provisions of Chapter 211 of the General Property Tax Act, Act 206 of 1893, as amended; MCL 211.44 et seq.

SECTION 8. Duration and Recorded Restrictive Covenant

(A) A workforce housing project approved for an exemption by a PILOT Resolution shall be encumbered by a valid and binding Restrictive Covenant recorded in the office of the register of deeds for the County of Berrien.

(B) The Restrictive Covenant shall acknowledge: (i) that the economic feasibility of the workforce housing project depends on the approval and continuing effect of the payment in lieu of all ad valorem taxes as approved by the PILOT resolution; (ii) the City agreement to accept payment of an annual service charge in lieu of all ad valorem taxes in consideration of the Sponsor’s offer to construct or rehabilitate workforce housing; and (iii) the amount of the annual service charge to be paid for each operating year.

(C) The Restrictive Covenant shall provide: (a) for the reporting and monitoring of the Sponsor's compliance with the Restrictive Covenant, this Ordinance and the PILOT Resolution; (b) that the Restrictive Covenant is enforceable by City and any Tenants to be benefitted at law or in equity; (c) any additional remedies available to the City for non-compliance, including termination of the exemption and repayment of all prior years’ tax savings under the workforce housing exemption after notice and hearing; and (d) that the Restrictive Covenant cannot be modified or terminated except in a written instrument executed by the Sponsor or then current owner and the City.

SECTION 9. Severability

The provisions of this Ordinance shall be deemed to be severable, and should any provision be declared by any court of competent jurisdiction to be unconstitutional or invalid, the same shall not affect the validity of this Ordinance as a whole or provision of this Ordinance, other than the provision so declared to be unconstitutional or invalid.

SECTION 10. Inconsistent Ordinances

All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are repealed to the extent necessary to give this ordinance full force and effect.

SECTION 11. <u>Effective Date</u>

This Ordinance shall become effective fifteen (15) days after its adoption and publication as required by Section 7.4 of the City Charter.

MADE, PASSED, AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF BUCHANAN, BERRIEN COUNTY, MICHIGAN ON THE __ DAY OF 2026 AND IT WAS PUBLISHED IN THE BERRIEN COUNTY RECORD NEWSPAPER ON DAY__OF 2026

MARK WEEDON, MAYOR ______________________

KALLA LANGSTON, CITY CLERK____________________

CERTIFICATION, I hereby certify that the above is a true and complete copy of an ordinance adopted by the City Commission of the City of Buchanan, County of Berrien, State of Michigan, at a regular meeting held on the __day of 2026, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976 as required by said act.

____

Kalla Langston-Weiss, City Clerk

Post Date	Journal	Description		GL Number	DR Amount	CR Amount
07/21/2026	AP	ABONMARCHE CONSULTANTS, INC.	Invoice: 164957 Ref#: 33104(PROJECT #: 24-1300: BUCHANAN KAYAK LAUNC)			
		CAPITAL OUTLAY		101-755.000-971.000	1,500.00	
		Vnd: 0202 Invoice: 164957		101-000.000-202.000		1,500.00
		Expected Check Run: 07/27/2026				
					1,500.00	1,500.00
07/21/2026	AP	ALEXANDER CHEMICAL CORP	Invoice: 110031 Ref#: 33119(SOD HYPO 12.5% & SODIUM BISULFATE- WWTP)			
		CHEMICALS		592-590.000-743.000	916.93	
		Vnd: 2293 Invoice: 110031		592-000.000-202.000		916.93
		Expected Check Run: 07/27/2026				
					916.93	916.93
07/22/2026	AP	ALEXANDER CHEMICAL CORP	Invoice: 109863 Ref#: 33153(X5 DRUMS HYDROFLUOROSILICIC ACID & X1 DR)			
		CHEMICALS		592-591.000-743.000	1,204.29	
		Vnd: 2293 Invoice: 109863		592-000.000-202.000		1,204.29
		Expected Check Run: 07/27/2026				
					1,204.29	1,204.29
07/22/2026	AP	ALS GROUP USA, CORP.	Invoice: 3313HN82902 Ref#: 33128(CI, SO4, CU, PFAS AND HG TESTING - WWTI			
		LAB ANALYTICAL SERVICE		592-590.000-820.000	840.00	
		Vnd: 1693 Invoice: 3313HN82902		592-000.000-202.000		840.00
		Expected Check Run: 07/27/2026				
					840.00	840.00
07/22/2026	AP	ALS GROUP USA, CORP.	Invoice: 3313HN82508 Ref#: 33129(BIOSOLIDS TESTING - REQUESTED BY LANDI			
		LAB ANALYTICAL SERVICE		592-590.000-820.000	1,280.00	
		Vnd: 1693 Invoice: 3313HN82508		592-000.000-202.000		1,280.00
		Expected Check Run: 07/27/2026				
					1,280.00	1,280.00

PROOF ONLY - JOURNAL ENTRIES NOT CREATED

Post Date	Journal	Description	GL Number	DR Amount	CR Amount
07/31/2026	AP	AT&T	Invoice: 287020967779X0721202 Ref#: 33157(CITY ISSUED PHONE USAGE -06.14		
		TONY - PHONE 3810	101-172.000-853.000	114.65	
		KALLA - PHONE 5910	101-215.000-853.000	68.84	
		DPW #2 - IPAD 7371	101-441.000-853.000	35.65	
		GUY - PHONE 0206	101-371.001-853.000	57.85	
		CEMETERY -PHONE 3971	101-567.000-853.000	57.85	
		DPW - PHONE 7547	101-441.000-853.000	57.85	
		WATER - PHONE 3381	592-591.000-853.000	57.85	
		KRISTEN - PHONE 9444	101-700.000-853.000	75.84	
		JASON - PHONE 9446	101-700.000-853.000	75.84	
		DEB- PHONE 9845	101-253.000-853.000	38.00	
		WATER - IPAD 8185	592-591.000-853.000	50.65	
		DPW #1 - IPAD 8186	101-441.000-853.000	50.65	
		WWTP ALARM CELL PHONE 8190	592-590.000-853.000	89.96	
		Vnd: 0153 Invoice: 287020967779X0721202	101-000.000-202.000		633.02
		Vnd: 0153 Invoice: 287020967779X0721202	592-000.000-202.000		198.46
		Expected Check Run: 07/27/2026			
				831.48	831.48
07/31/2026	AP	AT&T	Invoice: 07.13.26 Ref#: 33158(WATER DEPT. INTERNET)		
		TELEPHONE, INTERNET, CABLE	592-591.000-853.000	123.03	
		Vnd: 0153 Invoice: 07.13.26	592-000.000-202.000		123.03
		Expected Check Run: 07/27/2026			
				123.03	123.03
07/22/2026	AP	AWWA	Invoice: SO307657 Ref#: 33151(AWWA DUES 2026 - 10.1.26-9.30.27)		
		MEMBERSHIP AND DUES	592-591.000-831.000	443.00	
		Vnd: 1800 Invoice: SO307657	592-000.000-202.000		443.00
		Expected Check Run: 07/27/2026			
				443.00	443.00
06/30/2026	AP	CITY OF BUCHANAN-PETTY CASH	Invoice: 6.30.26 Ref#: 33156(PETTY CASH REPLEN - YEAR END FY 25-26)		
		GAS AND OIL	101-265.000-751.000	25.60	
		ICE FOR SAMPLES - WET TEST	592-590.000-756.000	5.50	
		LUNCH MEETING	101-172.000-962.000	20.50	
		Vnd: 1673 Invoice: 6.30.26	101-000.000-202.000		46.10
		Vnd: 1673 Invoice: 6.30.26	592-000.000-202.000		5.50
		Expected Check Run: 07/27/2026			
				51.60	51.60
07/22/2026	AP	COCM	Invoice: 2026-01 Ref#: 33145(BUILDING INSPECTOR CONFERENCE REGISTRATI)		
		CONFERENCES AND WORKSHOP	101-371.001-864.000	325.00	
		Vnd: 0534 Invoice: 2026-01	101-000.000-202.000		325.00
		Expected Check Run: 07/27/2026			
				325.00	325.00

PROOF ONLY - JOURNAL ENTRIES NOT CREATED

Post Date	Journal	Description	GL Number	DR Amount	CR Amount
07/22/2026	AP	COMCAST BUSINESS	Invoice: 07.16.26-08.15.26 Ref#: 33159(MOTHLY CYCLE)		
		TELEPHONE, INTERNET, CABLE	592-590.000-853.000	521.32	
		TELEPHONE, INTERNET, CABLE	101-441.000-853.000	316.37	
		TELEPHONE, INTERNET, CABLE	101-567.000-853.000	181.03	
		Vnd: 1722 Invoice: 07.16.26-08.15.26	592-000.000-202.000		521.32
		Vnd: 1722 Invoice: 07.16.26-08.15.26	101-000.000-202.000		497.40
		Expected Check Run: 07/27/2026			
				1,018.72	1,018.72
07/21/2026	AP	COREY REED	Invoice: 7.19.26 Ref#: 33112(REIMBURSEMENT FOR INJECTOR HOSE BOUGHT F)		
		MISCELLANEOUS SUPPLIES	101-441.000-756.000	18.10	
		Vnd: 2476 Invoice: 7.19.26	101-000.000-202.000		18.10
		Expected Check Run: 07/27/2026			
				18.10	18.10
07/22/2026	AP	COUNTY OF BERRIEN	Invoice: 18272 Ref#: 33160(COMPUTERIZED TAX SERVICES FOR 2026)		
		CONTRACTUAL	101-253.000-818.000	3,616.00	
		Vnd: 1864 Invoice: 18272	101-000.000-202.000		3,616.00
		Expected Check Run: 07/27/2026			
				3,616.00	3,616.00
06/30/2026	AP	COUNTY OF BERRIEN	Invoice: 18320 Ref#: 33161(SHERIFF INMATE CREW -6.22.26-6.23.26)		
		CONTRACTUAL	101-441.000-818.000	360.00	
		Vnd: 1864 Invoice: 18320	101-000.000-202.000		360.00
		Expected Check Run: 07/27/2026			
				360.00	360.00
06/30/2026	AP	D.L. GALLIVAN OFFICE SOLUTIONS	Invoice: IN204857 Ref#: 33162(CITY HALL, WWTP, POLICE DEPT PRINTER CON)		
		MAINT. - OFFICE EQUIPMENT	592-590.000-934.000	4.26	
		MAINT. - OFFICE EQUIPMENT	101-265.000-934.000	19.89	
		MAINT. - OFFICE EQUIPMENT	101-301.000-934.000	23.21	
		MAINT. - OFFICE EQUIPMENT	101-265.000-934.000	202.11	
		TONER SHIPPING CHARGE	101-265.000-756.000	13.72	
		Vnd: 2467 Invoice: IN204857	592-000.000-202.000		4.26
		Vnd: 2467 Invoice: IN204857	101-000.000-202.000		258.93
		Expected Check Run: 07/27/2026			
				263.19	263.19
06/30/2026	AP	DELL MARKETING L.P.	Invoice: 10861617710 Ref#: 33122(LAPTOP FOR M.BAKER)		
		TECHNOLOGY EQUIP. SUPPLIES	101-441.000-756.003	500.00	
		TECHNOLOGY EQUIP. SUPPLIES	101-265.000-756.003	548.11	
		Vnd: 2311 Invoice: 10861617710	101-000.000-202.000		1,048.11
		Expected Check Run: 07/27/2026			
				1,048.11	1,048.11

Post Date	Journal	Description	GL Number	DR Amount	CR Amount
06/30/2026	AP	DELL MARKETING L.P.	Invoice: 10837695892 Ref#: 33123(PD WORKSTATION REPLACEMENT #2)		
		TECHNOLOGY EQUIP. SUPPLIES	101-265.000-756.003	999.99	
		Vnd: 2311 Invoice: 10837695892	101-000.000-202.000		999.99
		Expected Check Run: 07/27/2026			
				999.99	999.99
06/30/2026	AP	DELL MARKETING L.P.	Invoice: 10829223988 Ref#: 33124(LAPTOP REPLACEMENT FOR WWTP)		
		TECHNOLOGY EQUIP. SUPPLIES	592-590.000-756.003	856.53	
		Vnd: 2311 Invoice: 10829223988	592-000.000-202.000		856.53
		Expected Check Run: 07/27/2026			
				856.53	856.53
06/30/2026	AP	DELL MARKETING L.P.	Invoice: 10835414136 Ref#: 33125(PD SMART DOCKING STATION)		
		TECHNOLOGY CONTRACTUAL SERVICES	101-301.000-819.000	305.99	
		Vnd: 2311 Invoice: 10835414136	101-000.000-202.000		305.99
		Expected Check Run: 07/27/2026			
				305.99	305.99
06/30/2026	AP	DELL MARKETING L.P.	Invoice: 10832400897 Ref#: 33126(PD WORKSTATION REPLACEMENT #1)		
		TECHNOLOGY EQUIP. SUPPLIES	101-301.000-756.003	866.40	
		Vnd: 2311 Invoice: 10832400897	101-000.000-202.000		866.40
		Expected Check Run: 07/27/2026			
				866.40	866.40
06/30/2026	AP	DELL MARKETING L.P.	Invoice: 10853587806 Ref#: 33127(LAPTOP REPLACEMENT FOR K. GUNDERSEN)		
		TECHNOLOGY EQUIP. SUPPLIES	101-265.000-756.003	1,400.42	
		Vnd: 2311 Invoice: 10853587806	101-000.000-202.000		1,400.42
		Expected Check Run: 07/27/2026			
				1,400.42	1,400.42
07/21/2026	AP	DETROIT SALT COMPANY	Invoice: SI26-39427 Ref#: 33115(SALT FOR 25/26 SNOW SEASON - 25/26 ORDEI		
		ROAD MAIN. MATERIAL & SUPPLIES	202-463.000-782.000	1,841.24	
		ROAD MAIN. MATERIAL & SUPPLIES	203-463.000-782.000	1,841.24	
		Vnd: 2137 Invoice: SI26-39427	202-000.000-202.000		1,841.24
		Vnd: 2137 Invoice: SI26-39427	203-000.000-202.000		1,841.24
		Expected Check Run: 07/27/2026			
				3,682.48	3,682.48

PROOF ONLY - JOURNAL ENTRIES NOT CREATED

Post Date	Journal	Description	GL Number	DR Amount	CR Amount
07/31/2026	AP	ENTERPRISE FLEET MANAGEMENT	Invoice: 653247-070326 Ref#: 33163(FLEET LEASE & MAINTENANCE MANAGEMENT		
		LEASE - ENTERPRISE FLEET	101-265.000-991.001	471.70	
		ENETERPRISE - INTEREST EXPENSE	101-265.000-993.005	106.24	
		ENTERPRISE - MAINTENANCE MANAGEMENT	101-265.000-818.006	106.31	
		LEASE - ENTERPRISE FLEET	101-301.000-991.001	681.47	
		ENETERPRISE - INTEREST EXPENSE	101-301.000-993.005	128.27	
		ENTERPRISE - MAINTENANCE MANAGEMENT	101-301.000-818.006	68.03	
		LEASE - ENTERPRISE FLEET	101-301.000-991.001	681.47	
		ENETERPRISE - INTEREST EXPENSE	101-301.000-993.005	128.27	
		ENTERPRISE - MAINTENANCE MANAGEMENT	101-301.000-818.006	68.03	
		LEASE PAYABLE - ENTERPRISE FLEET	592-000.000-304.000	843.97	
		ENTERPRISE - INTEREST EXPENSE	592-000.000-907.000	188.23	
		ENTERPRISE - MAINTENANCE MANAGEMENT	592-591.000-818.006	143.54	
		Vnd: 2425 Invoice: 653247-070326	101-000.000-202.000		2,439.79
		Vnd: 2425 Invoice: 653247-070326	592-000.000-202.000		1,175.74
		Expected Check Run: 07/27/2026			
				3,615.53	3,615.53
07/21/2026	AP	ERIC LOTSBAICH	Invoice: 7.5.26 Ref#: 33110(TRAFFIC CONTROL FOR REDBUD TNT - REDBUD)		
		RESERVE OFFICER WAGES	101-301.000-818.002	60.00	
		Vnd: 2340 Invoice: 7.5.26	101-000.000-202.000		60.00
		Expected Check Run: 07/27/2026			
				60.00	60.00
07/22/2026	AP	ETNA SUPPLY CO.	Invoice: S106983506.001 Ref#: 33149(X6 1" METERS & X4 3/4" METERS)		
		METERS-HYDRANTS-FITTINGS	592-591.000-729.002	3,950.00	
		Vnd: 0919 Invoice: S106983506.001	592-000.000-202.000		3,950.00
		Expected Check Run: 07/27/2026			
				3,950.00	3,950.00
07/21/2026	AP	EXEMPLAR IT SOLUTIONS	Invoice: 2031 Ref#: 33116(CHAMBER UPGRADES - 1X2 4K HDMI OVER CAT6)		
		CAPITAL OUTLAY	101-101.000-971.000	169.74	
		Vnd: 2228 Invoice: 2031	101-000.000-202.000		169.74
		Expected Check Run: 07/27/2026			
				169.74	169.74
07/21/2026	AP	EXEMPLAR IT SOLUTIONS	Invoice: 2032 Ref#: 33120(LITE 8 POE PORT SWITCH & OUTDOOR ADAPTER)		
		TECHNOLOGY EQUIP. SUPPLIES	592-590.000-756.003	196.93	
		Vnd: 2228 Invoice: 2032	592-000.000-202.000		196.93
		Expected Check Run: 07/27/2026			
				196.93	196.93
07/22/2026	AP	EXTRA PACKAGING, LLC	Invoice: 149482 Ref#: 33133(DUMPSTER LINERS)		
		MISCELLANEOUS SUPPLIES	592-590.000-756.000	658.15	
		Vnd: 2109 Invoice: 149482	592-000.000-202.000		658.15
		Expected Check Run: 07/27/2026			
				658.15	65[illegible]

Post Date	Journal	Description	GL Number	DR Amount	CR Amount
07/22/2026	AP	FERGUSON WATERWORKS #1934 Invoice: 0474084 Ref#: 33148(SERVICE LINE REPLACEMENT)			
		SUPPLIES FOR SERVICE LINE REPLACEMENT	592-591.000-756.007	286.23	
		Vnd: 1536 Invoice: 0474084	592-000.000-202.000		286.23
		Expected Check Run: 07/27/2026			
				286.23	286.23
07/21/2026	AP	FIRE SERVICE INC. Invoice: ST-28101 Ref#: 33111(HYDRAULIC OIL CHANGE & MTM OF CAFS SYSTE)			
		MAINTENANCE - VEHICLE	101-336.000-939.000	878.56	
		Vnd: 1251 Invoice: ST-28101	101-000.000-202.000		878.56
		Expected Check Run: 07/27/2026			
				878.56	878.56
06/30/2026	AP	FLEIS & VANDENBRINK Invoice: 78588 Ref#: 33164(PROJECT#: 875750 - PROF. SERVICES RENDER)			
		ENGINEERING SERVICES	243-000.000-818.005	2,214.15	
		Vnd: 2447 Invoice: 78588	243-000.000-202.000		2,214.15
		Expected Check Run: 07/27/2026			
				2,214.15	2,214.15
07/21/2026	AP	GENE WESNER AUTOMOTIVE Invoice: 24372 Ref#: 33107(MULTI-POINT INSPECTION & FILTER REPLACEM)			
		MAINTENANCE - VEHICLE	101-301.000-939.000	100.75	
		Vnd: 1887 Invoice: 24372	101-000.000-202.000		100.75
		Expected Check Run: 07/27/2026			
				100.75	100.75
07/22/2026	AP	GRAINGER PARTS Invoice: 9002072875 Ref#: 33138(STRIAGHT FLUTE HAND TAP - WWTP)			
		MISCELLANEOUS SUPPLIES	592-590.000-756.000	86.56	
		Vnd: 0115 Invoice: 9002072875	592-000.000-202.000		86.56
		Expected Check Run: 07/27/2026			
				86.56	86.56
06/30/2026	AP	HANNAPEL Invoice: 4071NRC Ref#: 33113(WINDOW REPLACEMENT FOR COMMON BUILDING)			
		MAINTENANCE - BUILDINGS	101-265.000-931.000	652.00	
		Vnd: 2477 Invoice: 4071NRC	101-000.000-202.000		652.00
		Expected Check Run: 07/27/2026			
				652.00	652.00
07/22/2026	AP	HAVILAND PRODUCTS COMPANY Invoice: 576730 Ref#: 33130(BLEACH - SOD HYPOCHLORIDE & SODIUM BISUL)			
		CHEMICALS	592-590.000-743.000	836.17	
		Vnd: 2417 Invoice: 576730	592-000.000-202.000		836.17
		Expected Check Run: 07/27/2026			
				836.17	836.17

PROOF ONLY - JOURNAL ENTRIES NOT CREATED

Post Date	Journal	Description	GL Number	DR Amount	CR Amount
07/22/2026	AP	HAVILAND PRODUCTS COMPANY	Invoice: 577815 Ref#: 33131(SODIUM BISULFATE X3 DRUMS - CREDIT MEMO)		
		CHEMICALS	592-590.000-743.000	607.73	
		Vnd: 2417 Invoice: 577815	592-000.000-202.000		607.73
		Expected Check Run: 07/27/2026			
				607.73	607.73
07/22/2026	AP	HAVILAND PRODUCTS COMPANY	Invoice: 577509 Ref#: 33132(BLEACH - SOD HYPOCHLORIDE & SODIUM BISUL)		
		CHEMICALS	592-590.000-743.000	836.17	
		Vnd: 2417 Invoice: 577509	592-000.000-202.000		836.17
		Expected Check Run: 07/27/2026			
				836.17	836.17
07/22/2026	AP	HERMAN & GOETZ	Invoice: SRVCE000000107631 Ref#: 33150(GENERATOR SERVICE CALL)		
		MAINTENANCE - EQUIPMENT	592-591.000-933.000	504.53	
		Vnd: 2168 Invoice: SRVCE000000107631	592-000.000-202.000		504.53
		Expected Check Run: 07/27/2026			
				504.53	504.53
07/31/2026	AP	INDIANA MICHIGAN POWER COMPANY	Invoice: 07.31.26 Ref#: 33173(JULY 2026 USAGE)		
		UTILITIES	101-441.000-921.000	807.47	
		UTILITIES	101-755.000-921.000	733.67	
		TRAFFIC SIGNAL-FRONT & REDBUD	202-463.000-928.000	135.62	
		UTILITIES	592-590.000-921.000	775.50	
		STREET LIGHTING	101-441.000-926.000	74.76	
		UTILITIES	101-567.000-921.000	148.69	
		UTILITIES	101-336.000-921.000	243.71	
		UTILITIES	101-265.000-921.000	1,388.69	
		UTILITIES	592-591.000-921.000	67.63	
		UTILITIES	101-761.003-921.000	11.99	
		Vnd: 0131 Invoice: 07.31.26	101-000.000-202.000		3,408.98
		Vnd: 0131 Invoice: 07.31.26	202-000.000-202.000		135.62
		Vnd: 0131 Invoice: 07.31.26	592-000.000-202.000		843.13
		Expected Check Run: 07/27/2026			
				4,387.73	4,387.73
07/01/2025	AP	JONES & HENRY ENGINEERS	Invoice: 81606 Ref#: 33165(PROJECT #: R00392-08245-01 WWTP PFAS LOC)		
		ENGINEERING SERVICES	592-590.000-818.005	876.15	
		Vnd: 2401 Invoice: 81606	592-000.000-202.000		876.15
		Expected Check Run: 07/27/2026			
				876.15	876.15
07/22/2026	AP	KAMMINGA & ROODVOETS	Invoice: 1241400A Ref#: 33166(X27 HOLES DUG FOR TREES)		
		TREE REMOVAL/REPLACEMENT	101-761.006-978.000	2,835.00	
		Vnd: 2413 Invoice: 1241400A	101-000.000-202.000		2,835.00
		Expected Check Run: 07/27/2026			
				2,835.00	2,83[illegible]

PROOF ONLY - JOURNAL ENTRIES NOT CREATED

Post Date	Journal	Description	GL Number	DR Amount	CR Amount
07/21/2026	AP	KERKSTRA PORTABLE RESTROOM SERVICE	Invoice: 302986 Ref#: 33102(X3 PORTABLE TOILET RENTAL - SMITH PARK)		
		CONTRACTUAL	101-755.000-818.000	440.00	
		Vnd: 2451 Invoice: 302986	101-000.000-202.000		440.00
		Expected Check Run: 07/27/2026			
				440.00	440.00
07/21/2026	AP	KERKSTRA PORTABLE RESTROOM SERVICE	Invoice: 302985 Ref#: 33103(PORTABLE TOILET RENTAL - PONY FIELD)		
		CONTRACTUAL	101-755.000-818.000	200.00	
		Vnd: 2451 Invoice: 302985	101-000.000-202.000		200.00
		Expected Check Run: 07/27/2026			
				200.00	200.00
06/30/2026	AP	KEYSTONE COOPERATIVE	Invoice: 6204068 Ref#: 33118(ENGINE OIL FOR SERVICE ON TRUCKS)		
		GAS AND OIL	101-441.000-751.000	1,044.25	
		Vnd: 2342 Invoice: 6204068	101-000.000-202.000		1,044.25
		Expected Check Run: 07/27/2026			
				1,044.25	1,044.25
07/21/2026	AP	KIESLER'S POLICE SUPPLY, INC.	Invoice: IN284868 Ref#: 33105(REPLACEMENT SIGHTS X2 FOR PATROL RIFFLES)		
		TARGET RANGE & SUPPLIES	101-301.000-729.000	961.00	
		Vnd: 1354 Invoice: IN284868	101-000.000-202.000		961.00
		Expected Check Run: 07/27/2026			
				961.00	961.00
07/22/2026	AP	LOWE'S	Invoice: 93468 Ref#: 33154(SERVICE LINE REPLACEMENT SUPPLIES)		
		SUPPLIES FOR SERVICE LINE REPLACEMENT	592-591.000-756.007	245.81	
		Vnd: 0229 Invoice: 93468	592-000.000-202.000		245.81
		Expected Check Run: 07/27/2026			
				245.81	245.81
07/21/2026	AP	MARV'S LOCK SHOP	Invoice: 964701 Ref#: 33121(X8 PADLOCK KEYS FOR WWTP)		
		MISCELLANEOUS SUPPLIES	592-590.000-756.000	16.00	
		Vnd: 1656 Invoice: 964701	592-000.000-202.000		16.00
		Expected Check Run: 07/27/2026			
				16.00	16.00
07/22/2026	AP	MATERIALS RESOURCES	Invoice: 3411154 Ref#: 33139(GLOVES -WWTP)		
		MISCELLANEOUS SUPPLIES	592-590.000-756.000	192.27	
		Vnd: 2346 Invoice: 3411154	592-000.000-202.000		192.27
		Expected Check Run: 07/27/2026			
				192.27	192.27

PROOF ONLY - JOURNAL ENTRIES NOT CREATED

Post Date	Journal	Description	GL Number	DR Amount	CR Amount
06/30/2026	AP	MWEA	Invoice: E38963 Ref#: 33152(2026 JOINT EXPO OPERATOR DAYS - 2.10.26-)		
		CONFERENCES AND WORKSHOP	592-591.000-864.000	10.00	
		Vnd: 1709 Invoice: E38963	592-000.000-202.000		10.00
		Expected Check Run: 07/27/2026		10.00	10.00
07/22/2026	AP	NORTH CENTRAL LABORATORIES	Invoice: 537942 Ref#: 33135(FIBER FILTERS, TESTING TUBES, HACH BOD N)		
		LAB SUPPLIES	592-590.000-757.000	983.30	
		Vnd: 0143 Invoice: 537942	592-000.000-202.000		983.30
		Expected Check Run: 07/27/2026		983.30	983.30
07/21/2026	AP	PAT ZIEGLER	Invoice: 7.4.26 Ref#: 33108(TRAFFIC CONTROL FOR REDBUD TNT - REDBUD)		
		RESERVE OFFICER WAGES	101-301.000-818.002	70.00	
		Vnd: 2317 Invoice: 7.4.26	101-000.000-202.000		70.00
		Expected Check Run: 07/27/2026		70.00	70.00
07/21/2026	AP	PAT ZIEGLER	Invoice: 7.5.26 Ref#: 33109(TRAFFIC CONTROL FOR REDBUD TNT - REDBUD)		
		RESERVE OFFICER WAGES	101-301.000-818.002	60.00	
		Vnd: 2317 Invoice: 7.5.26	101-000.000-202.000		60.00
		Expected Check Run: 07/27/2026		60.00	60.00
07/22/2026	AP	PAYNES EXCAVATING, LLC	Invoice: 7.14.26 Ref#: 33146(SAND FOR EXCAVATION FILLS)		
		MATERIAL FOR EXCAVATION FILLS	592-591.000-756.006	690.00	
		Vnd: 0857 Invoice: 7.14.26	592-000.000-202.000		690.00
		Expected Check Run: 07/27/2026		690.00	690.00
07/22/2026	AP	RIETH-RILEY CONSTRUCTION CO.	Invoice: 3308066 Ref#: 33167(HOT PATCH)		
		ROAD MAIN. MATERIAL & SUPPLIES	202-463.000-782.000	147.90	
		ROAD MAIN. MATERIAL & SUPPLIES	203-463.000-782.000	147.90	
		Vnd: 0130 Invoice: 3308066	202-000.000-202.000		147.90
		Vnd: 0130 Invoice: 3308066	203-000.000-202.000		147.90
		Expected Check Run: 07/27/2026		295.80	295.80
07/22/2026	AP	ROBERTS SERVICE COMPANY	Invoice: I14918 Ref#: 33168(MATERIAL AND LABOR TO REMOVE CITY CENTER)		
		MAINTENANCE - BUILDINGS	101-761.004-931.000	4,543.96	
		Vnd: 2366 Invoice: I14918	101-000.000-202.000		4,543.96
		Expected Check Run: 07/27/2026		4,543.96	4,543.96

PROOF ONLY - JOURNAL ENTRIES NOT CREATED

Post Date	Journal	Description		GL Number	DR Amount	CR Amount
07/22/2026	AP	ROBERTS SERVICE COMPANY	Invoice: I14899 Ref#: 33169(DIAGNOSTICS OF CITY CENTER FURNACE)			
		MAINTENANCE - BUILDINGS		101-761.004-931.000	731.25	
		Vnd: 2366 Invoice: I14899		101-000.000-202.000		731.25
		Expected Check Run: 07/27/2026				
					731.25	731.25
07/22/2026	AP	S.E BERRIEN COUNTY LANDFILL	Invoice: 0176396-IN Ref#: 33140(SLUDGE DISPOSAL)			
		SOLIDS HANDLING & DISPOSAL		592-590.000-936.000	403.86	
		Vnd: 1746 Invoice: 0176396-IN		592-000.000-202.000		403.86
		Expected Check Run: 07/27/2026				
					403.86	403.86
07/22/2026	AP	S.E BERRIEN COUNTY LANDFILL	Invoice: 0176350-IN Ref#: 33141(SLUDGE DISPOSAL)			
		SOLIDS HANDLING & DISPOSAL		592-590.000-936.000	402.66	
		Vnd: 1746 Invoice: 0176350-IN		592-000.000-202.000		402.66
		Expected Check Run: 07/27/2026				
					402.66	402.66
07/22/2026	AP	S.E BERRIEN COUNTY LANDFILL	Invoice: 0176284-IN Ref#: 33142(SLUDGE DISPOSAL)			
		SOLIDS HANDLING & DISPOSAL		592-590.000-936.000	403.86	
		Vnd: 1746 Invoice: 0176284-IN		592-000.000-202.000		403.86
		Expected Check Run: 07/27/2026				
					403.86	403.86
07/22/2026	AP	S.E BERRIEN COUNTY LANDFILL	Invoice: 0176327-IN Ref#: 33143(SLUDGE DISPOSAL)			
		SOLIDS HANDLING & DISPOSAL		592-590.000-936.000	403.86	
		Vnd: 1746 Invoice: 0176327-IN		592-000.000-202.000		403.86
		Expected Check Run: 07/27/2026				
					403.86	403.86
06/30/2026	AP	SEMCO ENERGY	Invoice: 06.02.26-07.01.26 Ref#: 33172(GAS ENERGY USAGE)			
		ACCT 0157168.501		101-301.000-921.000	119.01	
		ACCT 0157576.500		101-336.000-921.000	26.49	
		ACCT 0359411.500		101-761.003-921.000	15.51	
		ACCT 0374061.500		592-590.000-921.000	144.27	
		ACCT 0158995.500		101-265.000-921.000	97.61	
		ACCT 0348966.501		592-591.000-921.000	21.73	
		ACCT 0157440.501		101-761.004-921.000	38.19	
		ACCT 0156522.501		101-441.000-921.000	145.98	
		BANK FEES AND CHARGES		101-253.000-956.000	3.50	
		Vnd: 0459 Invoice: 06.02.26-07.01.26		101-000.000-202.000		446.29
		Vnd: 0459 Invoice: 06.02.26-07.01.26		592-000.000-202.000		166.00
		Expected Check Run: 07/27/2026				
					612.29	612.29

PROOF ONLY - JOURNAL ENTRIES NOT CREATED

Post Date	Journal	Description	GL Number	DR Amount	CR Amount
06/30/2026	AP	SPICER GROUP	Invoice: 247620 Ref#: 33171(NPDES PERMIT COMPLIANCE - 4TH QTR (04.20)		
		STORMWATER PHASE II	101-441.000-970.056	1,305.34	
		Vnd: 1383 Invoice: 247620	101-000.000-202.000		1,305.34
		Expected Check Run: 07/27/2026			
				1,305.34	1,305.34
06/30/2026	AP	STATE OF MICHIGAN	Invoice: 551-678910 Ref#: 33106(LEIN TOKEN FOR PD -4.1.26-6.30.26)		
		CONTRACTUAL	101-301.000-818.000	33.00	
		Vnd: 2114 Invoice: 551-678910	101-000.000-202.000		33.00
		Expected Check Run: 07/27/2026			
				33.00	33.00
06/30/2026	AP	STATE OF MICHIGAN	Invoice: 761-11418919 Ref#: 33155(WATER SAMPLES - BY C.MILLER PER EGLE S		
		LAB ANALYTICAL SERVICE	592-591.000-820.000	1,488.00	
		Vnd: 1643 Invoice: 761-11418919	592-000.000-202.000		1,488.00
		Expected Check Run: 07/27/2026			
				1,488.00	1,488.00
07/22/2026	AP	SUN SERVICES INC.	Invoice: 77175 Ref#: 33170(CITY CENTER DIAGNOSTIC TEST)		
		MAINTENANCE - BUILDINGS	101-761.004-931.000	80.00	
		Vnd: 2478 Invoice: 77175	101-000.000-202.000		80.00
		Expected Check Run: 07/27/2026			
				80.00	80.00
07/22/2026	AP	USA BLUE BOOK	Invoice: INV1095634 Ref#: 33136(PHOSPHORUS, REAGENTS, EYE WASH - LAB SUI		
		LAB SUPPLIES	592-590.000-757.000	726.17	
		Vnd: 0388 Invoice: INV1095634	592-000.000-202.000		726.17
		Expected Check Run: 07/27/2026			
				726.17	726.17
07/22/2026	AP	USA BLUE BOOK	Invoice: INV01099363 Ref#: 33137(AMMONIA TESTS - WWTP LAB)		
		LAB SUPPLIES	592-590.000-757.000	95.39	
		Vnd: 0388 Invoice: INV01099363	592-000.000-202.000		95.39
		Expected Check Run: 07/27/2026			
				95.39	95.39
07/22/2026	AP	USA BLUE BOOK	Invoice: INV01092738 Ref#: 33147(HACH FLUORIDE REAGENT)		
		CHEMICALS	592-591.000-743.000	326.28	
		Vnd: 0388 Invoice: INV01092738	592-000.000-202.000		326.28
		Expected Check Run: 07/27/2026			
				326.28	326.28

PROOF ONLY - JOURNAL ENTRIES NOT CREATED

Post Date	Journal	Description	GL Number	DR Amount	CR Amount
07/31/2026	AP	VERIZON WIRELESS	Invoice: 6148255188 Ref#: 33117(X3 AIR CARDS FOR PATROL VEHICLES)		
		TELEPHONE, INTERNET, CABLE	101-301.000-853.000	90.08	
		Vnd: 2060 Invoice: 6148255188	101-000.000-202.000		90.08
		Expected Check Run: 07/27/2026			
				90.08	90.08
07/21/2026	AP	WELDY SALES AND SERVICE	Invoice: 37871 Ref#: 33114(HEDGE TRIMMER ATTACHMENT FOR KOMBI TOOL)		
		EQUIPMENT MAINT SUPPLIES	101-441.000-758.000	299.99	
		Vnd: 1763 Invoice: 37871	101-000.000-202.000		299.99
		Expected Check Run: 07/27/2026			
				299.99	299.99
				62,857.76	62,857.76

Cash/Payable Account Totals:

ACCOUNTS PAYABLE	101-000.000-202.000	32,725.44
ACCOUNTS PAYABLE	202-000.000-202.000	2,124.76
ACCOUNTS PAYABLE	203-000.000-202.000	1,989.14
ACCOUNTS PAYABLE	243-000.000-202.000	2,214.15
ACCOUNTS PAYABLE	592-000.000-202.000	23,804.27
	TOTAL INCREASE IN PAYABLE:	62,857.76

Memorandum

Date:	July 15, 2026
To:	Buchanan City Commission
From:	Kristen Gundersen, Planning and Community Development Director
Subject:	**Consideration of an Amendment - Unified Development Code – Table 71- J Use Matrix - Residential**

Background

On June 22nd staff introduced a proposed amendment to the Unified Development Code (UDC) regarding Table 71-J Use Matrix, pertaining to residential uses. Staff requested that the City Commission schedule a public hearing for July 27th after the Planning Commission made its recommendation.

During the May 12th Planning Commission meeting, the draft language was discussed, and support was given to move forward with a public hearing at the July 14th Planning Commission meeting. On July 14th, the Planning Commission conducted its public hearing and recommended approval of changes.

Unfortunately, the required legal notice did not appear in the paper as required. As such, the public hearing and first reading of the draft ordinance need to be scheduled for August 10th City Commission meeting. The legal notice will appear in the July 30th paper.