



****REVISED**REGULAR MEETING OF THE BUCHANAN CITY COMMISSION**

MONDAY, OCTOBER 26, 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. Public Hearing

A. *Call to Order Public Hearing*

B. *Roll Call*

C. *Open Public Hearing*

D. *Statement of Purpose: The purpose of this public hearing is to receive comments regarding proposed amendments to the City of Buchanan Unified Development Code (UDC), including the following ordinances:*

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

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

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

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

Ordinance No. 2026.11/460 – Unified Development Code Amendment – Map Amendment (Rezoning) from N to NE at 1106 Victory Street.

Public comment will be taken separately for each proposed ordinance.

E. *Public Comment-Speakers shall come to the podium, state their name, direct comments to the City Commission, and limit comments to the subject of the public hearing; comments may be limited to three (3) minutes per speaker, and all persons wishing to speak will be given an opportunity to do so.*

1) Public Comment- Ordinance No. 2026.10/456

2) Public Comment- Ordinance No. 2026.10/457

3) Public Comment- Ordinance No. 2026.10/458

4) Public Comment- Ordinance No. 2026.10/459

5) Public Comment- Ordinance No. 2026.11/460

F. Close of Public Hearing

II. Call to Order the Regular Meeting

III. Recognition

IV. Pledge of Allegiance

V. Invocation- Joe Krycka

VI. Roll Call

VII. Approve Agenda

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

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

A. Minutes: Consider the Regular Meeting Minutes from October 12, 2026.

B. Special Event Permit, Buchanan for the Holidays: Consider approval of the Buchanan Area Chamber of Commerce's Special Event Permit for the Holiday Lights Parade and Tree/Stage Lighting on November 28, 2026, from 5:30–8:00 PM, including requested street closures from 4:00–11:00 PM.

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

XI. Reports by: Departments, Committees, Boards

A. Clerk Department: Election Update & Information for the November 3rd, 2026 General Election.

XII. Unfinished Business

A. Unified Development Code Amendments: Consider the second reading and enactment of the following proposed amendments to the City of Buchanan Unified Development Code

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

2) Ordinance No. 2026.10/457 – Downtown Design Review Overlay District.

3) Ordinance No. 2026.10/458 – Fencing, Lighting, Screening and Landscaping Standards.

4) Ordinance No. 2026.10/459 – Sign Standards.

B. Unified Development Code Amendments: Consider the first reading of the following proposed amendments to the City of Buchanan Unified Development Code and schedule the second public hearing for November 23, 2026:

1) Ordinance No. 2026.11/260 – Map Amendment (Rezoning) from N Natural to NE Neighborhood Edge District for property at 1106 Victory St.

XIII. New Business

A. Budget Amendments: Consider to the proposed Budget Amendment.

B. Resolution 2026.10/21 – Buchanan District Library Special Liquor License: Consider approval of a resolution pursuant to MCL 436.1551(3), designating the area within the City's Social District

commons area for the Buchanan District Library's December 12, 2026, fundraiser, as required for its Special Liquor License application to the Michigan Liquor Control Commission.

C. Replacement Decorative Light Globes: Consider the purchase of the Replacement Decorative Light Globes for the refurbished light poles in the amount of \$37,557.80.

D. Self-Contained Breathing Apparatus (SCBA): Consider the approval of SCBA equipment from MacQueen Equipment in the amount not to exceed \$97,253.25.

E. Expenditures: Consider approving the expenditures in the amount of \$99,492.30

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

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

XVI. Executive Comments

A. City Manager Comments

B. Commissioner Comments

C. Mayor Comments

XVII. Adjourn



REGULAR MEETING OF THE BUCHANAN CITY COMMISSION

MONDAY, OCTOBER 12, 2026 – 7:00 PM

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

MINUTES

I. Call to Order

Mayor Weedon called the Regular Meeting of the Buchanan City Commission to order at 7:00 PM.

II. Recognition

III. Pledge of Allegiance

The Pledge of Allegiance was recited.

IV. Invocation- Nate Babcock

Invocation was given.

V. Roll Call

Present: Mayor Mark Weedon, Mayor Pro Tem Patrick Swem, Commissioner Raquell George, Commissioner Larry Money, Commissioner Dan Vigansky

Absent: None

City Staff Present: City Manager Tony McGhee, City Clerk Kalla Langston-Weiss, Planning & Community Development Director Kristen Gundersen, Director of Public Works Mike Baker, Chief of Police Harvey Burnett

VI. Approve Agenda

Motion made by Commissioner Money, seconded by Commissioner Swem, to approve the agenda as presented. Motion carried unanimously.

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

There were no public comments.

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

A. Minutes- Consider the Regular **Amended** Meeting Minutes from September 28th, 2026.

B. Department Head Reports: Accept monthly reports.

C. Board and Committee Appointments: Appointment of Heather Strasser as an Alternate Member of the Downtown Design Review Committee and Dustin Strasser to the Zoning Board of Appeals, each for a three-year term.

The Commission briefly discussed the Downtown Design Review Committee appointment and agreed to leave the item on the Consent Agenda.

*Motion made by **Mayor Pro Tem** Swem, seconded by Commissioner George, to approve the Consent Agenda as presented, with the September 28, 2026, Regular Meeting Minutes amended to include additional comments from Commissioner George. Motion carried unanimously.*

IX. Scheduled Matters from the Floor (if any)

X. Reports by: Departments, Committees, Boards

The Commission acknowledged the reports included in the meeting packet. Commissioner Vigansky raised questions regarding licensing requirements for motorized vehicles and electric bicycles. A brief discussion followed regarding the classification and registration requirements for electric bicycles and mopeds.

XI. Unfinished Business

XII. New Business

A. Amendment to As-Needed Sidewalk Repair Contract with Astrong Construction: *Consider authorizing the City Manager to amend the existing As-Needed Sidewalk Repair contract with Astrong Construction for up to an additional 4,000 square feet of sidewalk removal, disposal, replacement, and related work at \$15.00 per square foot, in an amount not to exceed \$60,000, increasing the total authorized contract amount to \$116,200*

McGhee presented a proposed amendment to the existing As-Needed Sidewalk Repair Contract with Astrong Construction. The amendment would authorize up to an additional 4,000 square feet of sidewalk removal, disposal, replacement, and related work at \$15.00 per square foot, for an additional amount not to exceed \$60,000.

McGhee explained that the City's 50/50 Sidewalk Replacement Program had been well received by residents and that the additional authorization would allow the City to continue addressing outstanding sidewalk repairs. He noted that the proposed pricing was consistent with current market rates and that upcoming work would include an emphasis on school routes.

The Commission discussed the success of the program, resident participation, future funding, and the possibility of continuing the program in subsequent budget years.

Motion made by Commissioner Vigansky, seconded by Commissioner George, to authorize the City Manager to amend the existing As-Needed Sidewalk Repair Contract with Astrong Construction for up to an additional 4,000 square feet of sidewalk removal, disposal, replacement, and related work at \$15.00 per square foot, in an amount not to exceed \$60,000, increasing the total authorized contract amount to \$116,200.

Roll Call Vote: Yeas: Weedon, Vigansky, Money, Swem, George. Nays: None.

Motion carried unanimously.

B. Riverfront Park Bid Award – St. Joseph River Access Site Improvements (Phases 1 & 2): *Consider awarding the base bid for the St. Joseph River Access Site Improvements (Phases 1 & 2) to Astrong Construction LLC in the amount of \$619,100 and authorizing the City Manager to execute the contract and related documents, subject to final review of required bonds, insurance, and contract documents.*

McGhee presented the bid recommendation for Phases 1 and 2 of the St. Joseph River Access Site Improvements. The project includes improvements to the boat launch, installation of an accessible canoe and kayak launch, boardwalk improvements, protective structures, and associated parking and site improvements.

McGhee explained that the project had been rebid following an initial round of bids that exceeded the City's budget. Working with the engineering team, modifications were identified to reduce costs while maintaining the project's intended improvements. The revised bids were within the established budget.

The Commission discussed the competitive bidding process and the City's purchasing policies.

McGhee explained the requirements for obtaining quotes and sealed bids and the procedures used to ensure transparency in the bidding process.

Motion made by Commissioner Money, seconded by Mayor Pro Tem Swem, to award the base bid for the St. Joseph River Access Site Improvements (Phases 1 & 2) to Astrong Construction LLC in the

amount of \$619,100 and authorize the City Manager to execute the contract and related documents, subject to final review of all required bonds, insurance, and contract documents.

Roll Call Vote: Yeas: George, Weedon, Vigansky, Money, Swem. Nays: None.

Motion carried unanimously.

C. Resolution 2026.10/20 – Water Supply System Improvements and Notice of Intent to Issue

Revenue Bonds: Consider adoption of Resolution 2026.10/20 authorizing the City to proceed with water supply system improvements, including lead, galvanized, and other service line replacements, and authorizing publication of a Notice of Intent to issue Water Supply System Revenue Bonds in an amount not to exceed \$2,500,000.

McGhee presented Resolution 2026.10/20, authorizing the City to proceed with water supply system improvements, including lead, galvanized, and other service line replacements, and authorizing publication of a Notice of Intent to Issue Water Supply System Revenue Bonds in an amount not to exceed \$2,500,000.

McGhee requested that the motion also include authorization to engage Dickinson Wright as bond counsel for an amount not to exceed \$21,500.

The Commission discussed the anticipated financing terms, including the possibility of approximately 10% loan forgiveness and a 0% interest rate, pending final confirmation from the State. Discussion also included state and federal requirements for lead service line replacement, available funding opportunities, and the importance of long-term infrastructure planning.

Motion made by *Mayor Pro Tem Swem*, seconded by Commissioner Money, to adopt Resolution 2026.10/20, authorizing the City to proceed with water supply system improvements, including lead, galvanized, and other service line replacements, and authorizing publication of a Notice of Intent to Issue Water Supply System Revenue Bonds in an amount not to exceed \$2,500,000, and to engage Dickinson Wright as bond counsel in an amount not to exceed \$21,500.

Roll Call Vote: Yeas: Weedon, Vigansky, Money, Swem, George. Nays: None.

Motion carried unanimously.

D. Expenditures: Consider approving the Expenditures in the amount of \$172,919.59

The Commission reviewed expenditures totaling \$172,919.59.

Commissioner Vigansky requested clarification regarding the purchase of emergency tourniquets for the Police Department. City Manager McGhee explained that the equipment was intended for officers' emergency response kits and emphasized the importance of having lifesaving equipment readily available.

Commissioner Vigansky also raised concerns regarding the financial and administrative costs associated with ongoing Freedom of Information Act requests and related legal expenses. He requested that staff compile an estimate of the costs and staff time associated with these matters for public awareness.

The Commission discussed the financial impact of FOIA processing, legal review, and related litigation on City resources. Mayor Pro Tem Swem noted that discussions had taken place with other municipalities and representatives of the Michigan Municipal League regarding similar challenges faced by local governments. He indicated a preference for waiting until after the scheduled November 4 court hearing before issuing a formal public statement regarding ongoing litigation.

Commissioners expressed concern regarding the use of taxpayer funds and the amount of staff time required to process requests. It was clarified that legal review was being utilized to ensure compliance with FOIA requirements. Staff indicated that an approximate accounting of related costs and time could be provided.

Motion made by Commissioner Vigansky, seconded by *Mayor Pro Tem Swem*, to approve expenditures in the amount of \$172,919.59.

Roll Call Vote: Yeas: Vigansky, Money, Swem, George, Weedon. Nays: None.

Motion carried unanimously.

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

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

Police Chief Harvey Burnett reported on the department's participation in the annual Faith in Blue initiative, during which officers visited several area churches to strengthen partnerships with local faith-based organizations.

Bruce Larson invited the community to attend a presentation at the Buchanan District Library on November 5, 2026, at 6:00 PM, regarding the annual Buchanan historical calendar. The presentation will include information about the calendar's creation and local history.

Mary Gilbert asked the Commission candidates to identify the greatest challenges facing Buchanan over the next four years and the potential barriers to addressing those challenges.

An additional public comment reminded residents of upcoming Halloween activities and encouraged contributions of candy for community events.

XV. Executive Comments

A. City Manager Comments

B. Commissioner Comments

Commissioner Vigansky thanked SMCAS and the Buchanan Police Department for their assistance during a recent personal emergency. He also reminded residents not to blow leaves into the roadway and encouraged attendance at the Pears Mill water wheel rededication.

Commissioner George thanked the Buchanan Chamber and event organizers for the successful Chili Walk and recognized downtown businesses and the Police Department for their response to the recent scarecrow incident. She congratulated City staff on Buchanan's recognition as a finalist for the Michigan Municipal League Community Excellence Award and reminded the community of the Fire Department blood drive scheduled for October 16.

In response to a question raised during public comment, Commissioner George identified continued infrastructure improvements, particularly streets and sidewalks, as major challenges facing the City over the next four years. She emphasized the importance of continuing to advance these projects throughout the community. She also asked about the City's leaf collection process, and staff explained the use of vacuum equipment for collection.

Commissioner Swem reminded residents that Trek the Trail and Halloween activities would take place on October 31. He congratulated recipients of the Buchanan Chamber's annual awards and discussed changes to the Chamber's leadership and future focus. He also thanked those involved in the City's Michigan Municipal League presentation and encouraged fellow Commissioners to begin considering priorities for the upcoming budget and strategic planning session.

Commissioner Money congratulated Chunk's on another successful season.

C. Mayor Comments

Mayor Weedon thanked City Manager McGhee, City Clerk Langston-Weiss, and the City team for their work preparing for and participating in the Michigan Municipal League Community Excellence Award presentation.

In response to the question raised during public comment, Mayor Weedon identified housing availability, rising development and financing costs, and continued street and sidewalk improvements as significant challenges facing the City over the next four years. He discussed the importance of maintaining a variety of housing opportunities and continuing the City's long-term infrastructure planning efforts.

Mayor Weedon also reflected on the progress made in improving the City's planning, budgeting, and meeting processes.

XVI. Adjourn

Motion made by Commissioner Money, seconded by Commissioner Vigansky, to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 7:48 PM.

Kalla Langston-Weiss, City Clerk

Mayor Mark Weedon



Date: 10/21/2026
To: City Commission
From: Kalla Langston-Weiss, City Clerk
Subject: November 3rd, 2026 General Election Update

Election Preparations and Voter Outreach

The City Clerk's Office continues preparations for the November 3, 2026 General Election. With Election Day quickly approaching, our focus remains on ensuring that voters have access to accurate, timely information and that election operations are prepared.

Over the past several weeks, the Clerk's Office has made a concentrated effort to increase voter education and public awareness through the City's social media platforms.

This outreach has focused on voter registration, absentee voting, early voting, Election Day procedures, important deadlines, and general voter preparedness.

Our goal is to make election information accessible, answer common questions, and help residents feel informed and prepared to participate in the election.

Preparations are also continuing with election equipment, absentee ballot processing, election inspector scheduling and training, and required election security procedures.

Early Voting and Election Day Information

Early voting began Saturday, October 24, and continues through Sunday, November 1, at the Berrien County Early Voting location:

Lake Charter Township Hall
3220 W. Shawnee Road, Bridgman, MI 49106

Early Voting Hours:

October 24–27: 8:30 AM – 4:30 PM

October 28: 11:00 AM – 7:00 PM

October 29–November 1: 8:30 AM – 4:30 PM

Additional Clerk's Office Hours

The City Clerk's Office will be open Saturday, October 31, from 7:00 AM to 3:00 PM for election-related services, including voter registration and absentee ballot assistance.

Election Day – Tuesday, November 3, 2026

Polls will be open from 7:00 AM to 8:00 PM at the following locations:

Precinct 1: Buchanan City Hall
302 N. Redbud Trail, Buchanan, MI 49107

Memorandum

Precinct 2: Redbud City Center
131 S. Oak Street, Buchanan, MI 49107

Residents are encouraged to verify their polling location and review election information at mi.gov/vote or by calling the Clerk's office.

Election Day Conduct and Campaigning Rules

As Election Day approaches, I would like to remind candidates, campaign representatives, and members of the public of the importance of maintaining an orderly and impartial voting environment.

Michigan election law prohibits campaigning and electioneering within 100 feet of an entrance to a building where voting is taking place. This includes campaign signs, literature distribution, solicitation of votes, and campaign-related clothing or materials within the restricted area.

Credentialed election challengers and poll watchers may observe election activities in accordance with Michigan election law but must follow established procedures and may not interfere with election operations.

All individuals are expected to respect voters, election inspectors, and the voting process. These rules apply equally to everyone, regardless of political affiliation or elected position.

Recognition of Election Workers

I would also like to recognize the dedicated election inspectors who have stepped forward to serve our community.

Conducting an election requires considerable preparation, coordination, and commitment. Many of our election workers rearrange personal and professional schedules, attend required training, and dedicate long hours to ensuring that our elections run smoothly.

Their willingness to serve, particularly as we navigate scheduling challenges and the demands of a busy election season, is greatly appreciated.

These individuals play an essential role in maintaining the integrity of our elections, and their dedication deserves recognition.

The Clerk's Office remains committed to conducting a secure, accurate, transparent, and accessible election while continuing to provide residents with the information they need.

Additional election statistics and operational updates will be presented verbally at the October 26 City Commission meeting.

Memorandum



Date: October 15, 2026

To: Buchanan Planning Commission

From: Kristen Gundersen, Planning and Community Development Director

Subject: **Consideration of an Amendment to the Unified Development Code – Creation of Downtown Design Review Overlay District and standards for review – Amendments to Sections 71-5.A, 71-14.A, 71-16.H.12, 71-33.E and 71-34.G and Article V Definitions – Second Reading of Ordinance**

Background

The Unified Development Code was adopted in late 2025 and included language for staff to administratively review and approve requests “downtown applications”. The language did not include any standards for the committee to review, nor did it establish an appeal process.

The Design Review Committee reviewed and discussed the draft document during their April, May, June and August meetings and recommended to the Planning Commission the changes be reviewed and a public hearing scheduled. The Planning Commission reviewed the document during their August 11, 2026, meeting and directed staff to schedule the necessary public hearing and complete the necessary applications and documents. Following are some of the changes made:

- Established the Downtown Design Review Overlay District and included language addressing the intent of the district.
- Changed the name from Design Review to Downtown Design Review. This will help eliminate confusion of what properties the Committee reviews.
- In keeping with past practice, no public hearing or notice is required for applications under review.
- Established the Planning Commission as the appeal board/commission.
- Provided written purpose statement pertaining to the review of applications, established the review process, along with adopting standards to be used when reviewing applications for both Committee review and administrative reviews.
- Added the definition of the overlay district, similar to the Short-term rental overlay district created earlier this year.

Planning Commission Recommendation

The Planning Commission conducted a public hearing on the requested text changes during their September 8th meeting. No audience members spoke and the Planning Commission unanimously recommended approval of the request.

City Commission Action

On September 28, 2026, the City Commission conducted a public hearing where no public comments were received and approved the first reading of the adopting ordinance and directed staff to schedule the second public hearing.

Memorandum

Standards for Review

Section 71-36 Specific standards for development approvals and within 71-36.B.2 standards for Amendments to text or the zoning map are stated. The Planning Commission needs to review and discuss the standards before a motion is made. Following is the language from Section 71-36.B.2 of the Unified Development Code:

2. Standards. The advisability of amending the text of this chapter or making an amendment to the zoning map is a matter committed to the legislative discretion of the city commission. In determining whether to adopt or disapprove the proposed amendment, the city commission must consider the following factors:
 - a. Consistent with master plan and vision plan. Whether and the extent to which the proposed amendment is consistent with the master plan and the vision plan.
 - b. Changed conditions. Whether and the extent to which there are changed conditions that require an amendment.
 - c. Community need. Whether and the extent to which the proposed amendment addresses a demonstrated community need.
 - d. Compatible with surrounding uses. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zone district for the land, or the proposed amendment to the text of this chapter will maintain or improve compatibility among uses and will ensure efficient development within the City.
 - e. Development patterns. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

Action/Recommendation

The public hearing was conducted earlier in the meeting. Please deliberate the request, review the factors stated above from Section 71.36.B.2 before making a motion. If the Commission concurs with the Planning Commission's recommendation a motion could be stated as "Move to approve the second reading of an ordinance to amend and establish regulations pertaining to the creation of the Downtown Design Review Overlay District, review processes and standards in Sections 71.5.A, 71-14.A, 71-16.H.12, 71-33.E and 71.34.G and Article V Definitions and any other sections of the Unified Development Code that may be necessary as the proposed amendment is consistent with the factors for a text amendment as found in Section 71.36.B.2 of the Unified Development Code."

**DRAFT PROPOSED ORDINANCE
10262026**

**CITY OF BUCHANAN
DOWNTOWN DESIGN REVIEW OVERLAY DISTRICT ORDINANCE
UNIFIED DEVELOPMENT CODE
ORDINANCE NO. 2006.10/457**

AN ORDINANCE TO AMEND SECTIONS OF THE UNIFIED DEVELOPMENT CODE TO PROVIDE FOR AND REGULATE THE DOWNTOWN DESIGN REVIEW PROCESS OF THE CITY OF BUCHANAN TO PROVIDE FOR A DOWNTOWN DESIGNREVIEW OVERLAY DISTRICT AND REVIEW STANDARDS TO PROTECT PUBLIC HEALTH, SAFETY, AND WELFARE.

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

SECTION 1. Article IV Administration, Sections 71-33.E Design Review Committee and 71-36.H Downtown applications are hereby repealed because the language is being removed entirely as follows:

Article IV Administration, Sections 71-33.E Design Review Committee and 71-36.H Downtown applications are hereby repealed in their entirety, and new language is being substituted.

SECTION 2. Article I General Provisions, Section 71-5 is hereby amended by adding Downtown Design Overlay District as follows:

Sec. 71-5 Zoning districts established

A. Zoning under this chapter is limited to the following district designations.

9. Downtown Design Overlay District establishes specific geographic areas where exterior design review by the Downtown Design Review Committee is required.

SECTION 3. Article III Zoning, Section 71-14 is hereby amended to include Downtown Design Overlay District reference to the zoning map provisions as follows:

Sec. 71-14 Zoning districts

A. Official zoning map – Figure 71-A (Zoning Map shall have the following language added under “Zoning Districts”)

Overlay District

Downtown Design Review Overlay District – see Sec. 71-16.H.12

SECTION 4. Article III Zoning, Section 71-16.H is hereby amended to include new Downtown Design Review Overlay District subsection as follows:

Sec. 71-16 General requirements

Section 71-16.H Establishment of zoning districts and regulations

12. Downtown Design Review Overlay District (DDR0D)

a. Intent. The Downtown Design Review Overlay District is established and applies to the area shown on the map in Section 71-16.H.12.c. The intent of the Downtown Design Review Overlay District is:

i. Preserve and promote the historic and architectural qualities of the downtown and thereby preserve the distinctive character of the City. The downtown business district has special historical, cultural, and design significance and contains historic or unique sites deserving protection. The preservation and appropriate development of these sites require rules and regulations specifically addressing these distinctive characteristics.

ii. To effect and accomplish the protection, enhancement, perpetuation, and use of improvements and areas of special character or special historic and aesthetic interest or value which represent or reflect elements of the City's cultural, social, economic, and architectural history or distinction.

iii. To maintain the local, "small town" atmosphere of and the downtown business area within the City.

iv. To insure compatibility of new development with the existing characteristics of the area.

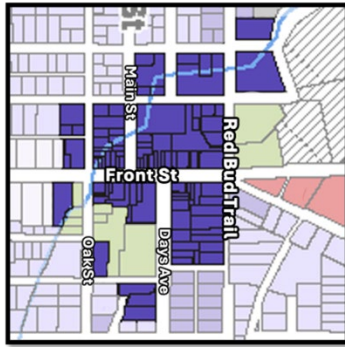
v. To protect sensitive areas of transition from one land use to another.

vi. To protect and enhance the downtowns attractiveness to visitors and the support and stimulus to local business provided thereby.

vii. To strengthen the economy and promote improvements in the City.

viii. To promote the use of areas within the Downtown Design Review Overlay District for the education, pleasure, and welfare of the residents of the City.

b. Downtown Design Review Areas. The Downtown Design Review Overlay District will consist of all properties located in the D Downtown District and those properties located in the N Natural District located between Days Avenue and South Oak Street between East Roe and East Front Streets in addition to parcels abutting the west side of South Oak Street between Charles Court and West Front Street and land located between East Front Street and south of unimproved East Dewey Street and east of North Redbud Trail.



c. Applicability, Exception

i. The placement of allowed non-permanent items such as sandwich board signage, outdoor seating, planter boxes and other similar items in accordance with adopted regulations and policies shall be excluded from the Downtown Design Review Overlay District standards of review as found in Sec. 71-36.H.3

SECTION 5. Article IV Administration, Section 71-33.E is hereby repealed in its entirety and replaced with the following new language as follows:

Sec. 71-33 Review and decision making bodies.

E. Downtown Design Review Committee

1. Powers and duties. The Downtown Design Review Committee has the following powers and duties under this chapter:

a. Downtown Design Review Overlay District. To review, hear, consider and approve, approve with conditions or disapprove applications .

b. Appeals to administrative decisions. To hear, review, consider and affirm, modify, or review decisions of the Zoning Administrator as allowed under Sec 71-36.H.5

2. Appeals. An appeal of a decision by the Downtown Design Review Committee must be filed with the City of Buchanan Planning Commission in writing within 60 days after the decision is made or within 21 days after the Downtown Design Review Committee approves the meeting minutes, whichever comes first.

SECTION 6. Article IV Administration, Section 71-34.G – Table 71-U Notice Timing is hereby amended with the following additional language as follows:

Sec. 71-34 General provisions.

G. Timing of notice. Unless otherwise provided in the Michigan statutes and laws or this chapter, notice will be provided as shown in Table 71-U.

TABLE 71-U NOTICE TIMING		
Application	Notice Required	
	Written	Published
Downtown Design Review Overlay District	None	None

SECTION 7. Article IV Administration, Section 71-34.K.4 is hereby amended with the following new language as follows:

K. Review of applications by decision-making bodies.

4. Downtown Design Review Overlay District. After submission of an Application for Downtown Design Review, the Downtown Design Review Committee will hear comments on the application during a public meeting. -The Downtown Design Review Committee will either approve, approve with conditions, or disapprove the application based on actual conditions and the relevant review standards.

SECTION 8. Article IV Administration, Section 71-36.1 – Table 71-V Development Review Procedures is hereby amended with the following additional language as follows:

Sec. 71-36 Specific standards for development approval.

A. General. [Table 71-V](#) summarizes the development review procedures for all types of applications.

TABLE 71-V DEVELOPMENT REVIEW PROCEDURES						
Procedure	Authority					Notices
	Staff	PC	ZBA	CC	DRC	
<u>Downtown design review</u>	DM	A			DM	

a) Key
Downtown Design Review Committee DRC

SECTION 9. Article IV Administration, Section 71-36.H Downtown applications is hereby replaced with new language as follows:

H. Downtown design review.

1. Purpose. Downtown design review is required for properties located within the Downtown Design Review Overlay District as established in Sec. 71-16.H.12.a. and applies to all proposed exterior work in the Downtown Design Review Overlay District associated with exterior alterations to existing buildings related but not limited to windows, doors, awnings, signage, lighting; changes to the façade such as new siding

or paint; and new construction.

2. Approval Process Options. No building or sign permit may be issued for work on the exterior of a building located within the Downtown Design Review Overlay District until either an administrative approval has been issued by the zoning administrator, or the Downtown Design Review Committee has approved the request.

a. Administrative approvals. The Zoning Administrator along with the City Manager considers and may approve, approve with condition or disapprove downtown design review applications for proposed work when all of the following criteria are met:

- i. The work does not involve the addition, removal, or covering of architectural features that define the character of the building, including but not limited to cornices, transoms, storefront configurations, or decorative masonry.
- ii. The work is limited to repainting, signage replacement, awning replacement, lighting, window or door replacement with units of the identical size, material, and construction, or similar minor treatments.
- iii. The repair or replacement of a roof surface when not visible from the street and retaining the original roof design.
- iv. The proposal does not require interpretation of discretionary design guidance or involve requests for exceptions to adopted standards.
- v. The Zoning Administrator or City Manager may choose not to review a request and instead send it to the Downtown Design Review Committee for action.

b. Downtown Design Review Committee approvals. The Downtown Design Review Committee is authorized to review and approve, approve with conditions or disapprove an application for modifications or new construction for properties located in the Downtown Design Review Overlay District in accordance with Objectives and Standards found in Sec. 71-36.H.3.

4. Objectives and Standards

The Downtown Design Review Committee shall review the following Objectives and Standards when reviewing applications for exterior work within the Downtown Design Review Overlay District.

a. Building character, context and mass

- i. Objective. Each new development or exterior renovation should relate and contribute towards a positive image in terms of architectural style and details, placement, shape, scale, character, and materials, as well as relationship to adjacent buildings.

- ii. Standard: New development must maintain setbacks, and should maintain building proportions, roof and cornice lines, façade divisions, rhythm and proportions of openings, building materials, and colors that are consistent with or similar to surrounding commercial buildings, where present, and shall adhere to the established regulations found within this code pertaining to bulk standards and façade type requirements.

b. Architectural Style.

- i. Objective. To ensure general consistency with historic architectural styles found in downtown Buchanan.
- ii. Standard. For new construction, historic architectural styles need not be replicated. The contemporary adaptation of elements of historic commercial architectural styles found in downtown Buchanan is encouraged. Elements should be based upon, and consistent with, an architectural inventory of the existing downtown district. Elements of multiple architectural styles should not, however, be mixed in a single building. For renovations of or additions to existing buildings, the architectural style of the existing building will inform the design of the new work, which will be consistent and harmonious with the existing building.

c. Roof Treatment.

- i. Objective. Roof forms should provide visual interest that is consistent with the roof forms of adjacent buildings.
- ii. Standard. Flat roofs and low-pitch (no more than 2:12) roofs are the most common traditional downtown roof form and should be used on all new buildings. Detailed cornices or parapets are encouraged to emphasize the roofline and conceal the roof.

d. Corner Buildings.

- i. Objective. To emphasize the importance of corner locations for pedestrian circulation and visibility.
- ii. Standard. New buildings on corner lots should be oriented to the corner and both public streets. Both street-facing facades should be built up to the established building façade line on each block. Corner entrances may be desirable but are not required. However, both street-facing facades should maintain similar articulation, detailing, and rhythm of window openings.
- iii. Existing buildings on corner lots should maintain or create orientation on both public streets.

e. Building Widths and Facades

- i. Objective. To reflect typical existing building widths found in the downtown and to avoid long building facades with a monolithic or monotonous appearance.
 - ii. Standard. Buildings of more than 40 feet in width shall be divided into smaller increments (between 20 and 40 feet each) through articulation of the facade. This can be achieved through combinations of the following techniques and others that may meet the objective, as long as they all conform to a single architectural style: stepping back or extending forward a portion of the façade; using different textures or materials drawn from a common palette; dividing the storefronts with separate display windows and entrances; varying the rooflines by alternating parapets, stepped roofs, or other roof elements; using arcades, awnings, window bays, arched windows, and balconies as focal points or defining elements.
- f. Materials – All elevations and roof
- i. Objective. To ensure that high-quality, durable and authentic materials typical of Buchanan’s traditional downtown continue to be used.
 - ii. Standard:
Primary materials: New buildings should be constructed of high-quality materials, including but not limited to the following: brick, natural stone, precast concrete units and decorative concrete block (provided that surfaces are molded, serrated or textured giving the wall surface a three-dimensional character), stucco, jumbo brick (which may be used on up to 30 percent of any façade, provided that it is used only on the lower third of the building wall), EIFS (exterior insulating finish system, which may be used as an accent but not a primary material), architectural metalwork.
 - ii. The following materials are prohibited: unadorned plain or painted concrete block, tilt-up concrete panels, reflective or darkly tinted glass, or pole buildings.
 - iii. Accent materials may be used on up to 15 percent of the building’s façade. These may include metal, glass, block, painted wood panels, spandrel glass or similar materials as approved by the Downtown Design Review Committee (DDRC).
 - iv. Existing buildings should be rehabilitated using original materials to the extent feasible. If original features or materials cannot be restored or replicated, the primary materials listed above may be used.
 - v. Roofs, generally flat or low pitch (2:12 or less). Asphalt shingles and asphalt roll roofing are prohibited on flat or low-pitch roofs. New

roofing material may not be terminated on the fascia or the wall below the roof, that is, the existing fascia must be retained or replaced in kind and may not be covered by the roofing material.

g. Architectural Details.

- i. Objective. Incorporate architectural details to serve as identifiable and visually interesting enhancements to building facades and help to establish a pedestrian supportive environment.
- ii. Standard. Architectural design shall be sensitive to the massing and proportion of adjacent structures, and reflect or complement the detailing of surrounding buildings, with elements such as lintels, cornice lines, balconies and decorative brick or stonework. Exterior lighting, awnings and signage shall be installed without damaging the building or visually impairing distinctive architectural features. Fasteners will be placed in mortar joints and not into masonry units.

h. Openings in Front

- i. Objective. To establish the visual importance of the primary street entrance, and to ensure those entries contribute to the visual attractiveness of the building and are readily visible to the customer.
- ii. Standard. The main entrance should always face the primary street, with secondary entrances to the side or rear. Entries to corner-oriented buildings may face the corner rather than either primary street. The main entrance of commercial, office and mixed-use facilities should be placed at sidewalk grade to facilitate ease of access.

i. Windows and Doors

- i. Objective. Preservation of the historic character of the building and downtown.
- ii. Standard. Historic windows and doors should be rehabilitated or repaired if possible. Replacement of historical windows or doors will either replicate or simulate the appearance of the historical unit.
- iii. The removal of existing doors and windows and replacement by a solid wall is typically not allowed unless the applicant can provide detailed information regarding why the removal is necessary.
- iv. Original or historic windows and doors should be rehabilitated or repaired whenever possible. Options for dual glazing (storm panels) is the preferred method to improve energy efficiency. When rehabilitation or repair is not possible, replacement is allowed.

Door and window openings shall not decrease in size. When it is proposed to increase the size of an existing opening or create a new opening, clear and detailed information must be provided in the application. Care must be given not to damage or remove any existing architectural elements.

When original or historic doors are to be replaced, the new units must be of a similar style, have the same number and placement of panels, lights, etc., and have similar molding profiles. Historic pattern or decorative glass (glue-chip, etched, beveled, etc.) must be replaced with identical materials. When non-historic doors are to be replaced, the new doors should be of a style appropriate to the architectural style of the building.

When original or historic windows are to be replaced, the new units must be of a similar style (i.e. double-hung, casement, fixed, etc.), have the same number and placement of lights (i.e. 6 over 6, 3 over 1, etc.), and have similar muntin widths (with no more than 1/8" variation from the original). Historic pattern or decorative glass (prism, reeded, glue-chip, etched, beveled, etc.) must be replaced with identical materials. If the window sash are not true divided light, grilles simulating muntin's must be permanently installed on both the inner and outer sides of the glass.

When non-historic windows are to be replaced, the new windows should be of a style appropriate to the architectural style of the building and should otherwise follow the standards for replacement of historic windows above.

Triple-track storm units are not allowed.

j. Color and Use of Paint.

- i. Objective. To ensure that building colors are aesthetically pleasing and compatible with surrounding buildings.
- ii. Standard. Principal building colors shall consist of subtle, neutral or muted colors, with low reflectance. Allowed colors include browns, grays, tans, beiges, and muted greens, blues and reds. No more than two principal colors may be used on a façade or storefront. Bright, white, or primary colors shall be used only as accents, occupying a maximum of 15 percent of a building's facades. This standard does not apply to murals or other works of public art.
- iii. Buildings that currently have painted masonry may change paint color as stated above.
- iv. Painting masonry surfaces is strongly discouraged as it cannot be easily removed without damaging the masonry, often creates conditions that lead to the accelerated deterioration of the masonry, and turns a maintenance-free surface into a maintenance-required surface. Any application to paint an unpainted masonry building must include clear, detailed, and persuasive reasons as to why painting the masonry is necessary. Simple aesthetic preference is not a sufficient reason.
- v. Removing the paint from historically painted masonry surfaces is also strongly discouraged. Any application to remove paint in such situations must clearly demonstrate why the removal of the paint is necessary, what

methods and materials are to be used in the removal, the plan for repairing or replacing deterioration, which is revealed, and the planned material to be used to treat or finish the newly exposed brick.

k. Mechanical Equipment and Service Areas.

- i. Objective. To ensure that views of rooftop equipment and services areas from public streets or pedestrian ways are minimized.
- ii. Standard. All rooftop equipment shall be screened from view six feet above by an adult standing at ground level on adjacent streets, public rights-of-way, or properties. Preferably, rooftop equipment should be screened by the building parapet or located out of view from the ground. If this is not feasible, the equipment shall be grouped within a single enclosure. This structure shall be set back a distance of 1 ½ times its height from any façade fronting a public street. Screens shall be of durable, permanent materials (not including wood) that are compatible with the primary building materials.

If ground mounted outdoor mechanical units or storage, service, or loading areas face adjacent residential uses or are visible from a public street, alley or walkway, they shall be screened from view by masonry walls or plant material. Screen walls shall be architecturally compatible with the primary structure. Loading docks and loading doors shall be located to the side or rear of the building.

5. Appeal process.

- a. A decision by the Zoning Administrator may be appealed to the Downtown Design Review Committee. The applicant shall submit a complete application for such request to the Downtown Design Review Committee on such forms provided by the City for that purpose and subject to the fees set by the City Commission prior to the posted submittal deadline prior to the next regularly scheduled Downtown Design Review Committee meeting.
- b. Appeals of a decision of the Downtown Design Review Committee shall be made to the Planning Commission on such forms provided by the City for that purpose and subject to such fees set by the City Commission and within 60 days after the decision or within 21 days after the Downtown Design Review Committee approves the meeting minutes, whichever comes first.
- c. A building permit shall not be issued for proposed exterior work unless the Downtown Design Review Application has been approved or approved with conditions. An occupancy permit will not be issued until the Zoning Administrator has inspected the work and finds it is in compliance with the plans approved by the Zoning Administrator or the Downtown Design Review Committee.

SECTION 10. Article V Definitions is hereby amended with one new definition as follows:

Article 5. Definitions is partially amended as follows:

Overlay District:

Downtown Design Review Areas. The Downtown Design Review Overlay District will consist of all properties located in the D Downtown District and those properties located in the N Natural District located between Days Avenue and South Oak Street between East Roe and East Front Streets in addition to parcels abutting the west side of South Oak Street between Charles Court and West Front Street and land located between East Front Street and south of unimproved East Dewey Street and east of North Redbud Trail.



Sec. 14-317 Effective Date

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 APRIL 2026 AND IT WAS PUBLISHED IN THE BERRIEN COUNTY RECORD NEWSPAPER ON DAY __ OF APRIL 2026 BY

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 April 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, City Clerk



Date: October 15, 2026

To: Buchanan City Commission

From: Kristen Gundersen, Planning and Community Development Director

Subject: **Consideration of an Amendment - Unified Development Code – Section 71-30
Sign standards and Article V Definitions – Second Reading**

Background

The Unified Development Code was adopted in late 2025. Staff have been using the document daily to better understand it and to answer questions. In January 2026, staff brought several concerns to the Planning Commission associated with the Sign standards and the Planning Commission directed staff to work on amendments.

Draft language was reviewed, discussed and modified during the February, March, April, May and August Planning Commission meetings and the public hearing is scheduled for September 8th. The proposed changes help to create a user-friendly document which addresses the 2015 U.S. Supreme Court ruling associated with temporary signage. Following are some of the changes made:

- Included a purpose statement to explain the reasoning on why the regulations have been established along with standard language pertaining to substitution/no discrimination against non-commercial signs or speech.
- Expanded list of exempt signs and prohibited signs.
- Modified sign standard table by including maximum height of sign structure, decreased the maximum square footage for some signage types and the number of permitted signs on a property or business. Decreased the minimum clearance of wall sign from 8' to 6'8".
- Expanded the list of allowable temporary signage and included regulations.
- Establishes how setback, overall height and sign area is measured along with illumination standards.
- Incorporates standards for changeable message centers/boards/reader boards.
- Establishes off-premise advertising regulations (billboards).
- Introduced language that allows the Planning Commission to review and approve sign modifications (variances) for certain requests and under certain conditions.
- Within Article V Definitions, modified and added definitions associated with signs.

Planning Commission Recommendation

The Planning Commission conducted a public hearing on the requested text changes during their September 8th meeting. One audience member spoke and one written letter was received expressing

concern regarding the minimum clearance of 6'8" for temporary hanging attention devices in the D Downtown District.

The Planning Commission heard comments during the August 11th meeting regarding minimum clearances for signs and decreased the amount from 8' to 6'8" which meets ADA standards and reviewed new draft language for the temporary hanging attention devices (example open flags) which would allow display under certain conditions.

While deliberating the request on September 8th, the Planning Commission concluded decreasing the minimum clearance at this time could create other problems and they wanted to see the draft language move forward. Staff also explained that while a sidewalk café ordinance has been adopted for table service on public sidewalk, it is believed a sidewalk amenities policy will be needed to address other items placed on the public sidewalk and this might be a better place for language or the Unified Development Code could be amended if ADA requirements could be met. The Planning Commission unanimously recommended approval of the draft language.

City Commission Action

On September 28, 2026, the City Commission conducted a public hearing where one audience member spoke and one written statement. In both instances, support was given to the draft ordinance, however, a request to further review opportunities to allow hanging attention devices having a clearance of less than 80". The City Commission approved the first reading of the adopting ordinance and directed staff to schedule the second public hearing.

Standards for Review

Section 71-36 Specific standards for development approvals and within 71-36.B.2 standards for Amendments to text or the zoning map are stated. The Planning Commission needs to review and discuss the standards before a motion is made. Following is the language from Section 71-36.B.2 of the Unified Development Code:

2. Standards. The advisability of amending the text of this chapter or making an amendment to the zoning map is a matter committed to the legislative discretion of the city commission. In determining whether to adopt or disapprove the proposed amendment, the city commission must consider the following factors:
 - a. Consistent with master plan and vision plan. Whether and the extent to which the proposed amendment is consistent with the master plan and the vision plan.
 - b. Changed conditions. Whether and the extent to which there are changed conditions that require an amendment.
 - c. Community need. Whether and the extent to which the proposed amendment addresses a demonstrated community need.
 - d. Compatible with surrounding uses. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zone district for the land,

or the proposed amendment to the text of this chapter will maintain or improve compatibility among uses and will ensure efficient development within the City.

- e. Development patterns. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

Recommendation

The public hearing was conducted earlier in the meeting. Please deliberate the request, review the factors stated above from Section 71.36.B.2 before making a motion. If the Commission concurs with the Planning Commission's recommendation a motion could be stated as "Move to approve the second reading of an ordinance repealing and replacing Article III Zoning Section 71-30 Sign standards, Article IV Administration Sections 71-33.B, 71-34.G, 71-36.A, 71-36.I modifying sign permit process and allowing the Planning Commission the ability to grant sign modifications, mural requests and iconic sign designations under certain conditions and Article IV Definitions with fourteen sign terms deleted and 38 sign terms added and any other sections of the Unified Development Code that may be necessary as the proposed amendment is consistent with the factors for a text amendment as found in Section 71.36.B.2 of the Unified Development Code."

**DRAFT PROPOSED ORDINANCE
10262026**

**CITY OF BUCHANAN
SIGN STANDARDS ORDINANCE
UNIFIED DEVELOPMENT CODE
ORDINANCE NO. 2006.10/459**

AN ORDINANCE TO REPEAL AND REPLACE ARTICLE III ZONING SECTION 71-30 SIGN STANDARDS AND ARTICLE IV ADMINISTRATION SECTION 71-36.I IN THEIR ENTIRETY AND TO ESTABLISH NEW REGULATIONS IN SECTION 71-30 PERTAINING TO SIGN STANDARDS, AND ARTICLE IV ADMINISTRATION SECTIONS 71-33.B, 71-34.G, 71-36.A AND 71-36.I TO ALLOW GRANTING OF SIGN MODIFICATIONS, MURAL REQUESTS AND ICONIC SIGN DESIGNATION BY THE PLANNING COMMISSION AND ARTICLE IV DEFINITIONS TO ADD AND REMOVE TERMS ASSOCIATED WITH SIGNS IN THE UNIFIED DEVELOPMENT CODE OF THE CITY OF BUCHANAN TO PROVIDE CLEAR AND CONCISE REVIEW STANDARDS AND TO PROTECT PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY.

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

SECTION 1. Article III Zoning, Section 71-30 Sign standards is hereby repealed as the language is being removed entirely as follows:

Article 3 Zoning, Sections 71-30 Sign standards are hereby repealed in their entirety.

SECTION 2. Article III. Zoning Section 71-30 Sign standards is hereby amended to read as follows:

Sec. 71-30 Sign standards

71-30.A General Provisions

1. Purpose

This section establishes the standards for the number, size, placement, and physical characteristics of on-premises signs visible from a public sidewalk or adjacent property. Signage regulated is located on private property and does not include directional, emergency, or traffic related signs owned or required by city, county, state or federal governmental agencies. The regulations are designed to protect the interest of public health, safety and welfare while accommodating the need for signs to inform, direct, identify, advertise, advocate, promote, endorse and otherwise communicate information to residents of the City of Buchanan, the business community and visitors.

The regulations also promote the goals of the master plan by improving the visual character of thoroughfares and fostering business retention while attracting new businesses. Accommodation for special circumstances or events may create a need for temporary signs or modifications to adopted regulations. The need to eliminate potential hazards to motorists

and pedestrians resulting from sign clutter and visual distractions and preventing blight is necessary.

While these regulations allow for a variety of sign types and sizes, they do not necessarily ensure every property owner or business owner's desired level of visibility. It is not the intent or purpose to regulate the message or content displayed on any sign.

2. Compliance and applicability of other regulations

It shall be unlawful for any person to erect, relocate, enlarge, alter, modify or maintain a sign or allow a sign to remain on property in the city except for compliance with this Section. All regulations in this section shall be in addition to any other applicable laws, rules and regulations concerning signs. If any provision in this section is inconsistent with the provisions of any other law presently existing or enacted in the future, the more restrictive will apply.

3. Exclusions

Government signs are not regulated by this section.

4. No vested rights.

Nothing in this section shall be interpreted or construed to give rise to any permanent vested rights in the continuation of any particular sign, and it is hereby declared to be subsequent amendment, change or modification as may be necessary for the preservation of public health, safety and welfare.

5. Substitution/no discrimination against non-commercial signs or speech.

The owner of any sign which is otherwise allowed by this section may substitute non-commercial content in lieu of any other commercial or non-commercial content. This substitution of content may be made without any additional approval or permitting. The purpose of this provision is to prevent any inadvertent favoring of commercial speech or non-commercial speech or favoring of any particular non-commercial message over any other non-commercial message. This provision prevails over any more specific provisions to the contrary in this section.

The clause shall not be construed to allow content, which is obscene, profane, threatening, discriminatory or otherwise not protected by the First Amendment to the United States Constitution or art. 5 of the Michigan Constitution.

71-30.B Sign regulations.

1. Permits required

- a. A permit is required to erect, alter, place, or replace any sign or sign structures as regulated and required by this section or by the City's Code of Ordinance. A permit is also required for substantial maintenance or repair to an existing nonconforming sign.
- b. To obtain a sign permit, a completed application as provided by the city shall be filed with the City in accordance with Section 71-26I Sign Permit.
- c. Properties located within the D Downtown District are required to obtain Downtown Design Review in accordance with Section 71-36H Downtown Applications.

2. Signs exempt from obtaining permits.

The following signs may be installed or erected without a permit:

- a. Donor signs up to two square feet in size.
- b. Historic markers placed under the authority of the local, state, or federal government and not exceeding two square feet in size.
- c. Home occupation sign, not to exceed 3 square feet and nonilluminated (from section 71-23.A.5)
- d. Nameplate or plaques up to 2 square feet in size, bearing the name of the building occupant, one per occupant.
- e. Official legal notice.
- f. On-site informational signs.
- g. Vehicle signs, where the vehicle on which the sign is displayed does not regularly go unoperated for a period exceeding seven consecutive days.
- h. Signs located on or within a building, in compliance with MCL125.3205d (or Article I, Section 5 of MI Constitution), that commemorate any of the following:
 - i. Any of the following who die in the line of duty: police officers, firefighters, medical first responders, members of the United States Armed Forces or correction officers;
 - ii. Veterans of the United States Armed Forces.
- i. Window signs when applied to the interior or exterior of the window or door glass does not exceed 50% of the glass area. Windows that are immediately adjacent, on the same wall face of the same building, maybe averaged together.

3. Prohibited signs.

The following signs as described are prohibited:

- a. Abandoned signs.
- b. Inflatable signs or devices except for balloons used in temporary, non-commercial situations.
- c. Neon, LED, or other light types permanently outlining windows or doors.
- d. Pornographic or obscene signs.
- e. Roof signs.
- f. Signs emitting smoke, vapors, particulate matter, odor or open flames.
- g. Signs imitating or resembling official traffic or government signs or signals that confuse, mislead, or create a safety hazard.
- h. Signs prohibited under federal, state, or local laws, rules or regulations.
- i. Signs utilizing animation or which contain the optical illusion of sign movement.
- j. Snipe signs.
- k. Signs that emit noise.

4. Permanent district sign regulations

Table 71-T sets forth the sign types, maximum size, height and number of signs allowed, minimum setbacks, prohibited or permitted signs. All permitted signs require a sign permit prior to installation unless exempt under section 71-30.B.2 or allowed as temporary under section 71-30.B.5 of this chapter.

Table 71-T Permanent District Sign Regulations					
-	<u>N, NE, GN, NC - One to Four Residential Dwellings Units</u>	<u>N, NE, GN, NC - Five- Family or more Residential Dwelling Units or Non-Residential Use</u>	<u>D</u>	<u>SC</u>	<u>I</u>
Wall Signs: Awning, Canopy, Wall	Permit Required				
<u>Maximum square footage for business frontage</u>	-	<u>One times (1 x) the building frontage</u>	<u>Two times (2x) the building frontage not to exceed a combined total of 150 square feet</u>		
<u>Number allowed</u>	-	<u>1 per building frontage</u>	<u>3 per building frontage</u>		
<u>Maximum square footage for side or rear wall having a secondary entrance (not on building frontage)</u>	-	<u>20 square feet</u>			
<u>Number allowed on a side or rear wall having a secondary entrance (not on building frontage)</u>	-	<u>1 per wall</u>			
<u>Maximum height</u>	-	<u>20 feet or below the bottom of any second floor window, whichever is less. Shall not extend above the roof deck or parapet and shall not be located on a penthouse or elevator overrun.</u>			
<u>Minimum vertical clearance</u>	-	<u>Six feet eight inches (6'8") when located over public or private sidewalk; 15 feet over public rights-of-way or drive aisles. If projection less than 4" no minimum vertical clearance</u>			
<u>Maximum projection</u>	-	<u>12" from face of building</u>			

	N, NE, GN, NC - One to Four Residential Dwellings Units	N, NE, GN, NC - Five- Family or more Residential Dwelling Units or Non-Residential Use	D	SC	I
<u>Illumination - see section 71-30.C.5 for additional information</u>	-	-			
<u>Wall Signs: Projecting or Hanging</u>	Permit Required				
<u>Maximum square footage</u>	-	-	6 square feet		
<u>Number allowed</u>	-	-	1 per building frontage		
<u>Maximum projection from wall of building</u>	-	-	4 feet		
<u>Maximum height</u>	-	-	Below the bottom of the second floor window		
<u>Minimum vertical clearance</u>	-	-	6 feet 8 inches		
<u>Illumination - see section 71-30.C.5 for additional information</u>	-	-	-		
<u>Ground Signs</u>	-	Permit Required			
<u>Number allowed, total</u>	1 per development entrance	1 per parcel	1 per parcel		
<u>Maximum size</u>	32 square feet	32 square feet	50 square feet		
<u>Maximum Height - Monument</u>	6 feet	6 feet	8 feet		
<u>Maximum Height - Pole</u>	-	6 feet	15 feet	-	
<u>Minimum setback</u>	3 feet from any lot line	3 feet from any lot line	3 feet from any lot line		
<u>Minimum vertical clearance for pole sign</u>	6 feet 8 inches	6 feet 8 inches	6 feet 8 inches		
<u>Illumination - see section 71-30.C.5 for additional information</u>	-	-	-	-	-

<u>Changeable message board - see section 71-30.D for additional information</u>	-	-	-	-	-
<u>Billboards, see Section 71-30.E for additional information</u>	-	-	-	-	<u>Permit Required</u>
<u>Number allowed</u>	-	-	-	-	<u>1 per parcel</u>
<u>Maximum size</u>	-	-	-	-	<u>260 sf</u>
<u>Maximum height</u>	-	-	-	-	<u>30 feet</u>
<u>Minimum setback</u>	-	-	-	-	<u>50 feet</u>
<u>Distance between signs</u>	-	-	-	-	<u>300 feet</u>
<u>Minimum clearance from ground</u>	-	-	-	-	<u>6 feet 8 inches</u>
<u>Illumination - see section 71-30.C.5 for additional information</u>	-	-	-	-	-

5. Temporary signs allowed under certain conditions.

- a. Temporary signs which allow for the freedom of expression or promotion of temporary events while minimizing clutter, visual distractions, obstructions, and nuisances when meeting the following:

General regulations:

- i. Shall not be illuminated;
 - ii. Shall not have supports or borders wider than two inches on any side; and
 - iii. Shall be removed no more than seven days after an event concludes if the sign is associated with a particular commercial event.
- b. Signs placed on a lot where the primary use is a single-family or two-family residential use.
- i. The maximum overall sign height is four feet.
 - ii. The maximum sign area is six square feet.
 - iii. The maximum total area of all temporary signs displayed concurrently on one lot is 24 square feet.
- c. Signs placed on parcels where the use is not a single-family or two-family residential use.
- i. The maximum overall height is eight feet.
 - ii. the maximum total area of all temporary signs displayed concurrently on one parcel is 32 square feet.

d. Temporary signage in the D Downtown District. A business is limited to one temporary sign being a sandwich board or hanging attention devices that is placed on or hangs over the public sidewalk under the following:

i. Sandwich Boards

- aa. One sandwich board sign per business
- bb. Maximum height of 4 feet
- cc. Maximum size is 8 square feet.
- dd. Maximum width 30".
- ee. Displayed outside during business hours and stored inside when the business is closed.
- ff. Shall not have moving parts or attachments, including but not limited to, balloons, pinwheels, streamers, pennants, flags, or similar adornments.
- gg. Shall not be illuminated or have sound amplification.
- hh. Shall be constructed of wood, metal, or other similarly durable material and shall have adequate support to prevent tipping or movement of the sign and shall not present a tripping hazard to pedestrians.
- ii. Must be placed to allow unobstructed ADA compliant route to business and surrounding areas.

ii. Hanging Attention Device

- aa. One hanging attention device.
- bb. Minimum clearance of 6'8" from the ground to the lowest hanging portion of device.
- cc. Maximum projection of equipment from building of not more than 24".
- dd. Maximum size of 3.5 square feet. For circular items the square footage is based on drawing a rectangle around the largest portions of the item.
- ee. Displayed outside during business hours and stored inside when the business is closed.
- ff. Wording shall not include business name or logo.
- gg. Shall be constructed of fabric or similar material that blows in the wind.

e. Pennant signs are allowed under the following:

- i. Shall be displayed for not more than thirty (30) days when associated with a business grand opening.

f. Feather flag signs are allowed under the following:

- i. No more than two feather flag signs per commercial property.
- ii. Shall be located on private property.
- iii. Shall only be displayed during business hours.

- g. Portable Changeable Message signs are allowed under the following:
 - i. No more than one portable changeable message sign is allowed on an non-residentially zoned property or on properties which have non-residential uses.
 - ii. Shall be displayed on private property no more than one week prior to advertised event.
- h. Sandwich boards located on private property are allowed under the following:
 - i. One sandwich board sign per business
 - ii. Maximum height of 4 feet
 - iii. Maximum square footage of 8 square feet.
 - iv. Maximum width 30".
 - v. Displayed outside during business hours and stored inside when the business is closed.
 - vi. Shall not have moving parts or attachments, including but not limited to, balloons, pinwheels, streamers, pennants, flags, or similar adornments.
 - viii. Shall not be illuminated or have sound amplification.
 - ix. Shall be constructed of wood, metal, or other similarly durable material and shall have adequate support to prevent tipping or movement of the sign and shall not present a tripping hazard to pedestrians.
 - x. Must be placed to allow unobstructed ADA compliant route to business and surrounding areas.

71-30.C Sign design standards in all districts

1. Corner lot clear sign lines

No sign shall be located within the required corner lot clear sight line as established in Section 71-16.G of this Code.

2. Setback – minimum distance

The minimum required distance between any sign, building or property line is measured by drawing a straight horizontal line that represents the shortest distance between the sign and other sign, building or property line.

3. Sign height/overall height

The height of a sign is measured from the existing average finished grade level of the premises where the sign is located to the highest point of the sign structure. Freestanding signs located in raised planter boxes shall have the height measured from the existing average finished grade outside the planter box. The ground beneath a sign shall not be raised to artificially raise the height of a sign.

4. Sign area measurement

- a. The area of a sign shall be measured as the area within a single, continuous perimeter composed of either the smallest square, or rectangle, which encloses the extreme limits of writing, representation, emblem, logo, or any other figure of similar character, together with any frame or other material or color forming an integral part of the

display or used to differentiate the sign from the background against which it is placed, excluding only the structure necessary to support the sign. Reader boards shall be included in the sign measurement.

- b. The area of a freestanding or projecting sign that has two or more faces shall be measured by including the area of all sign faces, except if two such faces are placed back-to-back shall be counted as one face. If the two back-to-back faces are of unequal size, the larger of the two sign faces shall be counted as one face.

5. Illumination

- a. Any permanent wall or free-standing sign may be internally or externally illuminated.
- b. If externally illuminated, the source of the light shall be located, shielded and directed to prevent the source of light from shining directly onto any public right-of-way or residential property.
- c. Uniform lighting shall be used throughout a sign to create a uniform appearance rather than creating some areas that appear brighter than others.
- d. Signs shall not be illuminated between the hours of 11:00 pm and 6:00 am, except that a business open after 11:00 pm or before 6:00 am may have illumination during business hours.
- e. All signs must comply with the building and electrical codes of the City of Buchanan. Underground wiring is required for all illuminated signs.

71-30.D Changeable message centers/boards/reader boards

- 1. In addition to other regulations contained in this section, the following provisions shall apply to changeable message boards, where allowed:
 - a. One changeable message board is permitted per business; however, no more than one changeable message board is permitted per lot where the business is located.
 - b. Changeable message boards shall only advertise on-site products or services or non-commercial public information such as time/temperature, safety alerts, and community/civic events.
 - c. Changeable message boards are permitted only on free-standing signs and shall not be attached to the exterior wall of a building.
 - d. Changeable message boards shall be integrated into a free-standing sign in order to create a cohesive, single-looking sign and shall not occupy more than 50% of the total sign face on each side.
 - e. With the exception of wall mounted signage located in the D Downtown district, illumination shall not exceed 0.0 foot-candles at any lot lines that are adjacent to or across a right-of-way from a residential use. In all other cases, the illumination shall not exceed 0.5 foot-candles at the lot line.
 - f. Changeable message boards shall not be illuminated between the hours of 11:00 pm and 6:00 am, except that a business open after 11:00 pm or before 6:00 am may have the changeable message board illuminated during business hours.

2. Electronic message centers (EMC) must comply with the following additional regulations:
 - a. An EMC shall not be used or displayed in a way that presents multiple screens within a single sign face, whether simulated or actual.
 - b. Transition from one message to another shall be instantaneous, without movement or other transition effects between messages.
 - c. Messages must remain on display for no less than seven seconds. Scrolling and flashing display messages is prohibited.
 - d. Illumination shall not exceed 0.0 foot-candles at any lot lines that are adjacent to or across a right-of-way from a residential use. In all other cases, the illumination shall not exceed 0.5 foot-candles at the lot line.
 - e. Any new EMC must be equipped with both a programable dimming sequence as well as an additional overriding mechanical photocell that adjusts the brightness of the display to the ambient light at all times of day. Such programming and mechanical equipment shall be set so that the electronic sign, from dusk to dawn or in overcast conditions, will be no more than 40% of the daytime brightness level. Manufacturers' information must be submitted with the sign permit application.
 - f. A copy of the manufacturer's operating manual for the EMC, including any recommended standards for brightness, display operations and any interfaced computer programs, must be available for immediate access at the business location where it is operating and must be provided to the zoning administrator upon request.
3. Electronic vehicle fuel station signs displaying fuel prices must comply with the following:
 - a. A maximum of three fuel products may be displayed per sign face, limited to fuel product pricing only.
 - b. The maximum electronic message area is 12 square feet or five square feet per fuel product displayed.

71-30.E Billboards

The following standards shall apply to all billboards unless specifically exempted in this section:

1. A sign face shall not exceed 260 square feet per side, and the total area of a double-faced sign shall not exceed 520 square feet. A double-faced sign shall consist of the two sign faces being parallel to each other and facing opposite directions.
2. Billboards greater than 100 square feet in size shall be located a minimum of 50 feet from the nearest property line and 100 feet from any residential use or district, public park, religious institution or any public or private school.
3. Billboards must have a minimum ground clearance of eight feet and may not exceed 30 feet in height.
4. Billboards must have a minimum separation of 300 feet from any other billboard or any public waterway.
5. Billboards shall be located perpendicular to the nearest street.
6. Billboards must be free-standing and shall not be attached to, erected on, cantilevered over or constructed above any other structure.

7. Billboards shall not incorporate flashing or rotating lights, beacon lights, running lights, animated copy, electronic message centers or digital displays.

Exemption: Billboards lawfully existing on the date this chapter becomes effective shall be allowed to continue in their current location and size even if in conflict with the provisions of this chapter. However, all other regulations shall continue to apply to such billboards.

71-30.F. Maintenance

1. Signs and sign structures must be maintained free of broken or torn materials, peeling paint or paper, sun fading, staining, rust or other conditions which impair the legibility of the sign.
2. Any permitted signs, including all supports, braces, guys and anchors, must be maintained in a manner not to cause a hazard to the public.

71-30.G. Removal of unsafe, abandoned, obsolete and prohibited signs and sign structures.

1. Public Property or Rights-of-Way. Any unauthorized sign or sign structure located in a public right-of-way or on public property may be removed without notice and may be destroyed after seven days of being removed.
2. Abandoned, Obsolete, Unsafe or Prohibited Signs. If upon inspection, the zoning administrator finds that a sign or sign structure located on private property is abandoned, obsolete, unsafe, and/or prohibited, the zoning administrator shall issue a written order to the sign owner and the property owner upon which the sign or sign structure is located stating the nature of the violation and requiring them to repair, remove, or conform the permanent sign or sign structure within 30 calendar days of the date of the order, or to remove temporary signs or sign structures within five calendar days of the order.
3. Imminent Danger. When any sign or sign structure is found to be in such condition as to make it an imminent danger to the life or safety of the public, in addition to any other remedy in this chapter, the zoning administrator is hereby authorized and empowered to immediately order the necessary work to be done as is necessary to render such sign or sign structure temporarily safe. In such event, the owner of the premises upon which the sign is located is responsible for such costs and the zoning administrator shall cause such appropriate action as is necessary to recover those costs.

71-30.H. Non-conforming signs.

Every permanent sign which was erected legally and which lawfully exists at the time of the enactment of this article, but which does not conform to the provisions of this chapter as of the date this chapter is effective, is hereby deemed to be nonconforming and may remain except as provided in this section.

1. Nonconforming status shall not be granted to any temporary sign, banner, or other non-permanent sign. In addition, a sign illegal at the time of the adoption of the ordinance from which this section derives shall not become a non-conforming sign by reason of such adoption, but shall remain an illegal sign.
2. The right to maintain any nonconforming sign shall terminate whenever any of the following occurs:
 - a. The nonconforming sign is dimensionally or structurally altered, enlarged, modified, added to, reduced or changed, except as may be required by law, unless it is made to conform with this chapter.

- b. The nonconforming sign is located on property that is being modified as requested and initiated by the owner of the property or owner's representative, for an application that involves a public hearing request before the planning commission (examples include: map amendment (rezoning), text amendment, special use permits, or planned unit developments) or zoning board of appeals (example, a dimensional variance).
 - c. The principal structure associated with the sign or the non-conforming sign is demolished or destroyed by fire or other casualty loss when restoration will constitute more than 50 percent of the value of the structure.
 - d. The principal structure associated with the sign is renovated or remodeled when renovation or remodeling will constitute more than 50 percent of the value of the structure on the date the renovation or remodeling begins.
 - e. The nonconforming sign is unsafe, abandoned, obsolete and/or prohibited.
3. The nonconforming sign shall not be relocated or moved in whole or part to any other location on the same or any other lot unless every portion of such sign is made to conform to the regulations of this chapter and other applicable regulations of the city.

SECTION 3. Article IV Administration, Section 71-33 Review and decision making bodies is hereby amended with additional language as follows:

Sec. 71-33 Review and decision making bodies.

- B. Planning Commission. The Planning Commission establishment, organization, powers and duties are enumerated in Chapter 70 of the City of Buchanan Code of Ordinances and include review, hear, consider and approve, approve with conditions or disapprove Sign Modifications, Mural requests or Iconic Sign Designation.

SECTION 4. Article IV Administration, Section 71-34 General provisions – Table 71-U Notice Timing is amended with new language as follows:

Sec. 71-34 General provision.

- G. Timing of notice - Table 71-U

TABLE 71-U NOTICE TIMING		
Application	Notice Required	
	Written	Published
<u>Sign modification, mural request or iconic sign designation</u>	<u>No notice is required</u>	

SECTION 5. Article IV Administration, Section 71-36.A Specific standards for

development approval – Table 71-V Development Review Procedures is hereby amended with new language as follows:

Sec. 71-36 Specific standards for development approval.

A. General Table 71-V

TABLE 71-V DEVELOPMENT REVIEW PROCEDURES						
Procedure	Authority					Notices
	Staff	PC	ZBA	CC	DRC	
Sign permit, modifications, mural and iconic designation	DM or R	DM		A		

SECTION 6. Article IV Administration, Section 71-36.I Sign permit is hereby repealed and replaced in its entirety with new language as follows:

I. Sign permit.

1. Administrative review of sign applications.

- a. Action. After the application is determined sufficient, the zoning administrator will review the application and determine if the application complies with the standards in [Sec. 71-30](#).
- b. Approval. If the zoning administrator finds that the application complies, the zoning administrator will approve the sign permit.
- c. Appeals from any interpretations, determinations, or denials made by the zoning administrator shall be made to the planning commission and submitted on such forms provided by the city for that purpose and subject to such fees set by the city commission prior to the posted submittal deadline prior to the next regularly scheduled planning commission meeting.
- d. Applications denied by the zoning administrator for the reason that the proposed sign requires a sign modification of the sign regulations by the planning commission as provided under section 71.36.I.2 of this section, the applicant shall submit a complete application for such request to the planning commission on such forms provided by the city for that purpose and subject to the fees set by the city commission prior to the posted submittal deadline prior to the next regularly scheduled planning commission meeting.
- e. Appeals from a decision of the planning commission shall be made to the city commission on such forms provided by the city for that purpose and subject to such fees set by the city commission and within 30 days after the decision in writing, or within 21 days after the planning commission approves the meeting minutes.

2. Planning commission review and approval of certain sign modifications and murals

Subject to the standards and limitations set forth in this section, the planning commission shall have the authority to review certain sign applications and grant approvals. Any approval granted shall be valid for not more than 180 days.

a. Authority to Grant Requested Modifications of Sign Regulations. The planning commission has no authority to grant a modification for signs prohibited under section 71-30.B of this section. However, the planning commission has authority, in connection with an application, to grant approval of a request for modification of the sign regulations for permitted signs, subject to the following regulations.

i. Review. The planning commission shall, within 60 days of receiving a complete application, either grant approval of the application by written findings stating the reasons therefor, deny the application, or grant the application with modifications or conditions. Failure of the planning commission to act within 60 days, or such further time to which the applicant may agree, shall be deemed to be a decision of denial.

ii. Authorized Modification. The planning commission may grant an applicant's request to modify the provisions of this section as follows:

aa. To increase by no more than 20 percent the maximum allowable height of any free-standing sign.

bb. To increase by no more than 20 percent the maximum area of signage otherwise allowed.

cc. To increase by no more than one sign the maximum number of signs or sign types otherwise allowed.

dd. To allow no more than one sign type to be located on a lot where signs of such types are not otherwise allowed.

ee. To adjust the required spacing between any signs, structures or lot lines.

iii. Factors for Approval of Modifications. The factors to be considered by the planning commission for permitted modifications shall include, but are not limited to the following:

aa. Minimum Request. The modification requested is the minimum change necessary to alleviate the hardship while addressing the unique and specific needs of the applicant.

bb. General Standards. Carrying out the strict letter of the provisions of this Ordinance would create a particular hardship or a practical difficulty not caused by an act or omission of the applicant.

cc. Unusual Physical Limitations. The subject property or the structure on which the sign is proposed to be located is burdened with an unusual physical limitation, such as irregular shape, unusual geographic location, exceptional feature, or other extraordinary physical condition, that is peculiar to the subject property and is more than merely an inconvenience or cost consideration to the applicant.

dd. Location Factors. The subject property location supports the

permitted modification, reviewing such factors as size and use of parcel, setbacks, adjacent property uses, and speed of adjacent roadway(s).

- ee. Adverse Impacts. The modification, if granted, would have no significant adverse impact on any abutting or adjacent property, the essential character of any part of or all of the neighborhood, or the use, enjoyment or value of other nearby properties.
- ff. Public Health and Safety. The modification, if granted, would have no significant adverse impact on and would not endanger the public health or safety of the public.

b. Authority to Approve Requested Mural Installations. The planning commission has authority, in connection with an application to grant approval of a request for installation of a mural as defined in Article V subject to the following regulations.

- i. Review. The planning commission shall, within 60 days of receiving a complete application, either grant approval of the application by written findings stating the reasons therefor, deny the application, or grant the application with modifications or conditions. Failure of the planning commission to act within 60 days, or such further time to which the applicant may agree, shall be deemed to be a decision of denial.
- ii. Factors for Approval of Murals. The factors to be considered by the planning commission for installation of a mural shall include, but are not limited to the following:
 - aa. Art Work. The mural design does not include elements that would be considered inappropriate and/or indecent by community standards and the art work provided is sufficient and accurate for review.
 - bb. Location Appropriate. The proposed mural placement on the building does not negatively impact vehicular or pedestrian traffic once installed and does not disrupt the properties landscaping and maintenance activities.
 - cc. Placement in Neighborhood/Surrounding Area. How many murals are in the neighborhood/surrounding area and what impact could the new mural have on existing ones.
 - dd. Scale and Placement on Building. Is the scale of the mural on the exterior wall and view from public right-of-way properly designed and placed. Does the mural design minimize alterations to the existing façade of the building including windows or doors.
 - ee. Enhancement and Activation. How will the proposed mural enhance and activate the pedestrian and streetscape experience.
 - ff. Installation Process. The applicant has sufficiently documented how the exterior wall will be prepared prior to installation of the mural, how the mural will be installed and what if any city permits will be required (right-of-way permit), documentation regarding public utilities being disturbed either on the building or overhead.
 - gg. Maintenance and Removal. Written document has been provided regarding the future maintenance and/or removal of the mural.

c. Authority to Grant Iconic Sign Designation and Maintenance. The planning

commission has authority, in connection with an application, to grant approval of the application for iconic sign designation, subject to the following regulations.

- i. Review. The planning commission shall, within 90 days of receiving a complete application, either grant the application by written findings stating the reasons therefor, deny the application, or grant the application with modifications or conditions. The failure of the planning commission to act within 90 days, or such further time to which the applicant may agree, shall be deemed to be a decision of denial.
- ii. Factors for Approval of Iconic Sign Designation. Iconic sign standards are intended to provide for the preservation of the city's unique character, history, or identity as reflected in its historic and iconic signs. A sign may be designated as an iconic sign if the planning commission determines that the sign is structurally safe or capable of being made so without materially altering its historical character or significance, and the applicant presents a proposed maintenance program that addresses general maintenance, repair, restoration, and other potential future modifications (e.g., text changes).

In addition, the planning commission must determine that the sign meets a majority of the following criteria:

- aa. The sign has been in continuous existence at its present location for at least 10 years.
- bb. The sign is associated with historic figures, events, or locations within the city; is recognized as a popular focal point in the community; or reflects the history or historical use of the building or the history of the city.
- cc. The sign is of exemplary technology, craftsmanship, or design for the period in which it was constructed; uses historic sign materials or means of illumination; or is unique in that it demonstrates extraordinary aesthetic quality, creativity, or innovation.
- iii. Factors for Approval of Iconic Sign Repair or Restoration. Any repair or restoration to an iconic sign requires a permit and shall be reviewed by the planning commission by the above described process, and must comply with the following:
 - aa. The sign will be restored and repaired to its substantially original condition, using the same color scheme, graphics, and materials to the extent practicable in order to replicate the original appearance of the sign;
 - bb. Text changes either match or are compatible with existing text in material(s), letter size, font/typography; and

cc. Restoration or repair of the sign is not expanded beyond the original sign area.

iv. Iconic Sign Removal. Nothing in this chapter prohibits the voluntary removal of an iconic sign. Once removed, an iconic sign cannot be replaced unless it is removed as part of an approved sign restoration.

Section 7 Article V Definitions is amended to delete definitions as follows:

Signs; Awning or canopy; Flag; Freestanding sign; Inflatable sign; Marquee sign; Mural; Off-premises sign; Permanent sign; Projecting sign; Reader board; Temporary sign; Wall sign and Window sign.

Section 8 Article V Definitions is amended to include new definitions as follows:

Signs: an object, devise, structure, fixture, or placard using graphics, symbols, and/or written copy designed specifically for the purpose of advertising or identifying an establishment, product, service or activity. Multiple types of signs exist and are defined below:

Awning or canopy: a fixed or movable shading structure, cantilevered or otherwise entirely supported from a building, used to protect outdoor spaces from sun, rain, and other natural conditions.

Banner: a temporary lightweight sign that is made of flexible, nondurable materials such as fabric, cloth or plastic and is typically affixed to a building or accessory structure. A banner sign does not include a feather or pennant sign.

Billboard: an off-premises sign which contains a message unrelated to or not advertising a business transacted or goods sold or produced on the premises on which the sign is located.

Business frontage: the maximum linear width between exterior wall(s) of a building, or in the case of a multi-tenant building, the maximum linear width between the exterior and/or demising walls of an individual tenant located at street level and having an individual exterior entrance. Building frontage must abut a public street or a parking lot abutting a public street; it is measured in a single straight line parallel, or essentially parallel, with the abutting public street or parking lot. The building frontage is used to determine the maximum square footage of wall signs. A corner lot is considered to have a building frontage abutting each public street or parking lot; maximum signage is calculated individually per building frontage.

Donor or memorial sign: a sign that contains names, acknowledgements, or factual information to acknowledge or honor a benefactor, volunteer, or individual associated with the structure or site upon which it is located.

Electronic message center: an electronic changeable message board, including an electronic screen or monito, which is not an animated sign.

Expressive sign: a temporary sign that promotes or expresses an individual's personal non-commercial ideology, belief, value, or message. Examples of expressive signs include, but are limited to, signs expressing political beliefs, supporting clubs or sports teams, and expressing religious views.

Feather flag: a temporary sign applied to cloth, paper, flexible plastic, or fabric of any kind with only such material for backing, are generally a single sign attached to a support post and typically having a dimensional ratio of four high to one wide and move in the wind to attract attention. This can also be referred to as a feather banner or feather sign.

Flag: any fabric, banner or bunting containing distinctive color, letters or symbols.

Freestanding sign: a sign that is not affixed to a separate structure or building but is affixed to the ground, including but limited to pole signs or monument/ground signs.

Hanging attention device: a temporary visual display, sign, or object extending from the face of a building typically by a pole on an angle used to draw attention to the space or business. Examples can include flags, balloons or windsocks or similar items.

Historical marker sign: a plaque bearing historical information related to the nearby structure, land or area upon which it is located (i.e., date of construction, early owners and builder, etc.).

Iconic sign: a sign found in its sustainably original form or construction that exemplifies historical, cultural or architectural features or is deemed to be unusual, significant, or meaningful to the city streetscape or the city's history.

Inflatable sign: a sign composed of an inflatable, nonporous bag.

Marquee: a permanent structure constructed of rigid materials that projects from the exterior wall of a building.

Monument sign: a base-mounted, freestanding sign placed on the ground and not attached to any building or other structure. A monument sign includes a solid supporting base of at least twelve inches in height and a width equal to or greater than the width of the sign face.

Mural: a design, graphics, or representation painted or drawn on a wall or other structure which does not contain commercial copy, advertising symbols, lettering, trademarks or other references to a particular entity, product or service located on the premises where the mural is located, or any other premise.

Obscene: any material that meets all of the following criteria:

- ___ a. The average individual, applying contemporary community standards, would find the material, taken as a whole, appeals to the prurient interest.
- ___ b. The reasonable person would find the material, taken as a whole, lacks serious literary, artistic, political, or scientific value.
- ___ c. The material depicts or describes sexual conduct in a patently offensive way

Official legal notice: notices required by law, signs erected by a governmental agency or public utility

Off-premises sign: a sign which contains a message unrelated to or not advertising a business transacted or goods sold or produced on the premises on which the sign is located. Sometimes referred to as a billboard and can be free-standing or attached to a building.

On-site informational sign: a sign that identifies entrances and exits, safety precautions, open and closed information, warnings and other such incidental information for the property upon which the sign is located, including drive-thru menu boards, which is of a minimum size and height to provide the necessary information while not extending above the parapet, eave or wall of the building. On-site informational signs are located entirely on private property and do not extend or have the ability to extend over lot lines.

Pennant sign: a geometric piece of fabric or other material, commonly attached by string, with rows of loose materials, streamers, shapes, or strands, or supported on small poles intended to flap in the wind and used to draw attention. A pennant sign is not a feather flag.

Permanent sign: a sign that has a permanent location on the ground or which is painted on or attached to a structure having a permanent location and which meets the structural requirements for signs as established in the building code.

Pole sign: a freestanding sign that is affixed, attached, or erected on a pole that is not an integral part of or attached to a building or structure.

Portable changeable message board or sign: a sign containing a changeable message and designed to be transported or moved and not permanently attached to the ground, a building, or other structure.

Projecting sign: a double-faced sign attached to and not parallel with a building or wall.

Reader board: a portion of a sign, with written representation, emblem, graphic, logo, symbol or other display that can be changed periodically, either manually or electronically without altering the face surface of the sign, whether or not displayed is periodically rearranged. This definition excludes sandwich boards.

Roof sign: a sign which is erected, constructed and maintained above any portion of the roof or parapet.

Sandwich board sign: a free-standing, portable, temporary sign consisting of two faces connected and hinged at the top and whose message is targeted to pedestrians; it is also known as an A-frame sign or inverted T-shaped sign.

Sign: an object, device, display or structure, or part thereof situated outdoors which is used to advertise or identify an object, person, institution, organization, business, product, service, event or location by any means including words, letters, figures, designs, symbols, fixtures, colors, motion illumination or projected images.

“Signs” do not include the following:

- a. Flags which do not advertise a business, product or service, not larger than 30 square feet and affixed to permanent flagpoles or flagpoles mounted to buildings, subject to the maximum building height of the zoning district it is in and located on private property. However, if such flags are greater than 30 square feet, they are considered signs and are subject to regulations in this Section 71-30 Sign standards.
- b. Seasonal decorations which do not advertise a business, product or service.
- c. Interior signs that are not visible from adjacent property or public rights-of-way.
- d. Merchandise, pictures or models of products or services incorporated in a window display.
- e. Governmental, educational, military, religious, fraternal, and civic symbols or crests.
- f. Tablets or plates containing only the building’s name and/or date the building was installed when cut into the masonry surface or permanently affixed to the building.
- g. Time and temperature devices not related to a product and not larger than six square feet.

- h. Works of art, including murals, which do not advertise a business, product or service.
- i. Address numbers in compliance with the International Property Maintenance Code, Premises identification.

Sign structure: poles, posts, walls, frames, brackets, or other supports holding a sign in place.

Snipe sign: any sign tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, public benches, streetlights, or other objects, or placed on any public property in the public right-of-way or on any private property with or without the permission of the property owner for commercial uses.

Temporary sign: any sign which is erected or displayed on a non-permanent basis for a limited period of time. Examples of temporary signages include, but not limited to, a banner sign, construction sign, garage sale sign, political sign, expressive sign, real estate sign, and sandwich board sign.

Transported sign: a sign attached to or pulled by a vehicle that may be displayed or affixed to a moveable object such as but not limited to a car, truck, trailer, or similar transportation device. A transported sign is not a vehicle sign.

Vehicle sign: a sign, painted or otherwise, attached to an operable vehicle or pulled trailer that is regularly used and moved. A vehicle sign is not a transported sign.

Wall sign: any sign mounted or attached to and supported by the wall of any part of a building or structure and in which the horizontal sign surface is parallel to the building wall or structure.

Window sign: any sign painted on, affixed to or placed against any window intended to be viewed from the outside.

Effective Date

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 APRIL 2026 AND IT WAS PUBLISHED IN THE BERRIEN COUNTY RECORD NEWSPAPER ON DAY __ OF APRIL 2026 BY

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 April 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, City Clerk



Date: October 15, 2026

To: Buchanan City Commission

From: Kristen Gundersen, Planning and Community Development Director

Subject: **Consideration of a Map Amendment (rezoning) from N Natural to I Industrial district for property at northeast corner of E Third Street and Skyline Drive – 805 E Third Street – Second Reading of Ordinance**

Background

The City of Buchanan is requesting a map amendment (rezoning) from the N Natural to I Industrial district for the irregularly shaped 4.82-acre parcel located near the northeast corner of East Third Street and Skyline Drive. The property is owned by Ingersoll Rand Company – Trane Technologies Company LLC

A portion of the property is improved with a 10' wide trail for McCoy Creek along with a surface parking lot. The remaining portion of the property has vegetation and is enclosed with a fence. The previous zoning map had the property designated as I-2 Heavy Industrial and the property owner has stated they were not aware of the Unified Development Code or any proposed changes to the zoning map that took place in late 2025.

This property was previously owned by Clark Equipment and has an ongoing due care plan under the Michigan Natural Resources Environmental Protection Act (NREPA). The due care plan is based on the property being in an industrial zoning district. There is a Declaration of Restrictive Covenant from 2007 which restricts the use of the property. An easement was granted in 2001 to allow the construction of the 10' wide pedestrian path.

Planning Commission Recommendation

The Planning Commission conducted a public hearing on the request during their September 8th meeting. No audience members spoke and the Planning Commission unanimously recommended approval of the request.

City Commission Action

On September 28, 2026, the City Commission conducted a public hearing where no public comments were received and approved the first reading of the adopting ordinance and directed staff to schedule the second public hearing.

Standards for Review

Section 71-36.B.2 Standards provides five factors that must be considered when reviewing proposed amendments to the Unified Development Code. Please review and discuss each factor before a motion and action is taken.

- a. Consistent with master plan and vision plan. Whether and the extent to which the proposed amendment is consistent with the master plan and the vision plan.
- b. Changed conditions. Whether and the extent to which there are changed conditions that require an amendment.
- c. Community need. Whether and the extent to which the proposed amendment addresses a demonstrated community need.
- d. Compatible with surrounding uses. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zone district for the land, or the proposed amendment to the text of this chapter will maintain or impose compatibility among uses and will ensure efficient development within the City.
- e. Development patterns. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

Action/Recommendation

The public hearing was conducted earlier in the meeting. Please deliberate the request, review the factors stated above from Section 71-36.B.2 before making a motion. If the Commission concurs with the Planning Commission's recommendation a motion could be stated as "move to approve the second reading of an ordinance to allow a map amendment (rezoning) from N Natural to I Industrial District for the 4.82-acre parcel located near the northeast corner of East Third Street and Skyline Drive now known as 805 East Third Street as the request meets the factors as found in Section 71.36.B.2 of the Unified Development Code for map amendments/rezoning."

DRAFT PROPOSED ORDINANCE**10/26/2026**

**CITY OF BUCHANAN
ZONING MAP AMENDMENT
ORDINANCE NO. 2006.10/456**

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE ZONING MAP OF THE
CITY OF BUCHANAN FOR THE PROPERTY KNOWN AS 805 EAST THIRD STREET**

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

Article III, Section 71-14.A Official zoning map and Figure 71-A Buchanan Zoning Map of the City of Buchanan Unified Development Code is hereby amended as follows:

Figure 71-A “Buchanan Zoning Map” is hereby amended in accordance with Article III, Section 71-14.A, to rezone from N Natural District to I Industrial District the property having the common address of 805 East Third Street, Buchanan, MI, Tax ID Number 11.58.0700.0006.02.0

All other parts of the Unified Development Code not in conflict with this ordinance shall remain in full force and effect.

Sec. 14-317 Effective Date

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 OCTOBER 2026 AND IT WAS PUBLISHED IN THE BERRIEN COUNTY RECORD NEWSPAPER ON DAY__OF NOVEMBER 2026 BY

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 October 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, City Clerk



Date: October 15, 2026

To: Buchanan City Commission

From: Kristen Gundersen, Planning and Community Development Director

Subject: **Consideration of an Amendment - Unified Development Code – New Section 71-28 Fencing, Lighting, Screening and Landscaping Standards and deletion of Sections 71-26 Buffering, 71-28 Tree preservation and landscape standards and 71-29 Fencing standards – Second Reading of Ordinance**

Background

The Unified Development Code was adopted in late 2025. Staff have been using the document daily to better understand it and to answer questions. In March 2026, staff brought several concerns to the Planning Commission associated with Sections 71-26 Buffering, 71-28 Tree preservation and landscape standards and 71-29 Fencing standards and the Planning Commission directed staff to work on amendments.

Draft language was reviewed, discussed and modified during the April, May and August Planning Commission meetings and the public hearing is scheduled for September 8th. Staff also worked with the Tree Friends Board to create an improved list of appropriate species for planting. Following are some of the changes made:

- Sections 71-26 buffering, 71-28 tree preservation and landscape standards and 71-29 fencing standards have been deleted in their entirety.
- Changes to Section 71-27F.7 off-street parking standards – landscaping for parking lots along with H.1.b off-street loading and refuse screening.
- A purpose statement was added explaining the intent of the regulations.
- Within Article IV Administration (Sections 71-32.B4, 71-33.D and G, 71-34.K.3, 71-36.A and D) new language was added to allow the Zoning Board of Appeals to grant fence modifications.
- Lighting regulations were added.
- Screening standards replace “buffering” and establishes minimum standards for mechanical equipment, outdoor storage, refuse containers and loading areas.
- Landscaping and buffering standards changes include:
 - Removed language associated with tree preservation.
 - Updated recommended species list after consulting with Tree Friends.
 - Included simple reference to Code of Ordinances for Tree lawns and public trees.
 - Provided design guidance for berms, retaining walls and green infrastructure.

- Regulations established for perimeter landscaping, parking lot landscaping, foundation plantings and transitional buffers strips.
- Minimum plant size table created for easy reference.
- Exceptions made for existing structures and residential uses.

Article V Definitions

- Modified the definition of “Fence” and defined “yards and mechanical equipment”.

Planning Commission Recommendation

The Planning Commission conducted a public hearing on the requested text changes during their September 8th meeting. No audience members spoke and the Planning Commission unanimously recommended approval of the request.

City Commission Action

On September 28, 2026, the City Commission conducted a public hearing where no public comments were received and approved the first reading of the adopting ordinance and directed staff to schedule the second public hearing.

Standards for Review

Section 71-36 Specific standards for development approvals and within 71-36.B.2 standards for Amendments to text or the zoning map are stated. The Planning Commission needs to review and discuss the standards before a motion is made. Following is the language from Section 71-36.B.2 of the Unified Development Code:

2. Standards. The advisability of amending the text of this chapter or making an amendment to the zoning map is a matter committed to the legislative discretion of the city commission. In determining whether to adopt or disapprove the proposed amendment, the city commission must consider the following factors:
 - a. Consistent with master plan and vision plan. Whether and the extent to which the proposed amendment is consistent with the master plan and the vision plan.
 - b. Changed conditions. Whether and the extent to which there are changed conditions that require an amendment.
 - c. Community need. Whether and the extent to which the proposed amendment addresses a demonstrated community need.
 - d. Compatible with surrounding uses. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zone district for the land, or the proposed amendment to the text of this chapter will maintain or improve compatibility among uses and will ensure efficient development within the City.

- e. Development patterns. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

Recommendation

The public hearing was conducted earlier in the meeting. Please deliberate the request, review the factors stated above from Section 71.36.B.2 before making a motion. If the Commission concurs with the Planning Commission's recommendation a motion could be stated as "Move to approve the second reading of an ordinance relating to the deletion of Article III Zoning Sections 71-26 Buffering, 71-28 Tree Preservation and Landscaping and 71-29 Fencing standards and the establishment of Section 71-28 Fencing, Lighting, Screening and Landscaping along with amendments to Article IV Administration Sections 71-27.H.1.b, 71-32.B.4, 71-33D and G, 71-34.K.3, 71-36.A and D allowing fence modifications to be granted by the Zoning Board of Appeals under certain conditions and Article V Definitions and any other sections of the Unified Development Code that may be necessary as the proposed amendment is consistent with the factors for a text amendment as found in Section 71.36.B.2 of the Unified Development Code."

**DRAFT PROPOSED ORDINANCE
10262026**

**CITY OF BUCHANAN
FENCING, LIGHTING, SCREENING AND LANDSCAPING ORDINANCE
UNIFIED DEVELOPMENT CODE
ORDINANCE NO. 2006.10/458**

AN ORDINANCE TO REPEAL REGULATIONS FOUND IN SECTIONS 71-26 BUFFERING, 71-28 TREE PRESERVATION AND LANDSCAPE STANDARDS AND 71-29 FENCING REGULATIONS IN THEIR ENTIRETY AND TO ESTABLISH NEW REGULATIONS IN SECTION 71-28 PERTAINING TO FENCING, LIGHTING, SCREENING AND LANDSCAPING ALONG WITH SECTIONS 71-27.H.1.b, 71-32.B.4, 71-33.D. and G, 71-34.K.3, 71-36.A and D TO ALLOW FENCE MODIFICATIONS BY THE ZONING BOARD OF APPEALS AND ARTICLE V DEFINITIONS TO ADD NEW TERMS IN THE UNIFIED DEVELOPMENT CODE OF THE CITY OF BUCHANAN TO PROVIDE CLEAR AND CONCISE REVIEW STANDARDS AND TO PROTECT PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY.

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

SECTION 1. Article III Zoning, Sections 71-26 Buffering and 71-29 Fencing standards are hereby repealed as the language is being removed entirely as follows:

Article III Zoning, Sections 71-26 Buffering and 71-29 Fencing standards are hereby repealed in their entirety.

SECTION 2. Article III Zoning – Section 71-27.H.1.b is hereby amended to read as follows:

Sec. 71-27 Parking and loading standards

H. Loading standards.

1. b. Required off-street loading shall be located and screened in accordance with Section 71-28.

SECTION 3. Article III Zoning Section 71-28 Tree preservation and landscape standards is hereby repealed as the language is being removed entirely and replaced with the following new language as follows:

Section 71-28 Fencing, Lighting, Landscaping and Screening Standards

A. Intent and Purpose

The intent and purpose of this section is to provide regulations and requirements for fencing, lighting, landscape and screening of certain uses and perimeters while protecting the character of surrounding areas, enhancing the visual environment, lessening the impact of differing intensity and

use of adjacent properties, securing property, providing safety for individuals, stabilizing soils, controlling blowing dust and debris, preventing the glaring of lighting on adjacent properties, reducing stormwater runoff, and reducing noise.

B. Fencing and wall standards

1. These standards shall apply to fences as an accessory structure in all zoning districts.
 - a. Permits Required. Construction of a fence shall require issuance of a permit issued by the City, prior to construction or installation of any fence.
 - b. Measurement of Fence Height. Fence height is measured from the grade below the fence, to the top of the fence. Anchor posts may be up to 6 inches above the fence. There will be an additional tolerance of not more than 3 inches due to grade changes along the fence.
 - c. Setbacks. All portions of the fencing including support posts must be installed on the parcel and cannot extend over the lot line. It is the responsibility of the property owner to determine the location of the lot lines.
 - d. Clear Sight Lines. All fencing shall comply with the Clear sight lines regulations found in Section 71-16G.
 - e. Gates. Shall not swing over public rights-of-way or onto an adjacent property.
 - f. Pools. Fences that serve as enclosure for a swimming pool shall meet the permit requirements and standards of the State of Michigan Building Code.
 - g. Placement in recorded easements. Fencing may be approved within recorded easements, however, those with easement rights may need to remove the fence.
2. Fence design, types, materials and maintenance. These standards shall apply to fences in all zoning districts.
 - a. Finished Side Out. All fences shall be constructed to present a finished outside fence appearance to adjacent property and public rights-of-way by either:
 - ii. Symmetrical construction having identical inside and outside appearance, including anchor posts and frame members.
 - ii. Offset construction with anchor posts and horizontal and vertical frame members visible on inside face only and horizontal and vertical members or materials mounted on outside surface of frame and anchor post members.
 - b. Fence Types.
 - i. Open Fence. An open fence is more than 50% open when viewed from an angle perpendicular to the fence. Examples of open fences include split rail, chain link, picket, or metal open fences.
 - ii. Solid Fence. A solid fence is 50% or less open when viewed from an angle perpendicular to the fence. The fence may also provide sound blocking. Examples of solid fences include vinyl privacy fencing, brick walls, wood stockade fencing and board on board fencing.
 - c. Public Recreational Use Fence. An open fence is used to keep recreational equipment within a confined area. Typically installed around the perimeter of tennis or pickleball courts or baseball fields or basketball courts.

d. Protective Measure Fence. A protective measure fence is used to protect utility and public service installations, other uses or facilities as determined necessary. The zoning administrator, city manager and police or fire chief will determine if the property requires a protective measure fence.

i. An exception to increase the maximum allowable height of a fence maybe granted not to exceed 12' in height.

ii. A protective measures fence may incorporate barbed wire, concertina wire, razor wire or electrically charged fencing or incorporate jagged or sharp materials, so long as these materials are at least 8' above grade.

iii. A protective measures fence shall be placed to protect only the authorized facilities and a reasonable adjacent area that is necessary to provide access to the authorized facilities or that is impractical to separate from the authorized facilities. The specific location and design of the protective measure fence shall be subject to approval by the zoning administrator, city manager, police and fire chief.

3. Materials.

a. Fences shall be constructed of pressure-treated wood, wrought iron, brick, masonry, high-quality vinyl, chain link or other materials designed for permanent outdoor fencing.

b. Wood fences shall be constructed of cedar, redwood, or other decay-resistant wood.

c. Alternative materials such as scrap or "recycled" materials such as recycled doors, sheet metal, corrugated metal, wood pallets, siding, filing cabinets, tires, plywood, and similar materials must be reviewed and approved by the Zoning Board of Appeals in accordance with Section prior to any permit being issued.

d. Prohibited materials. The following materials are prohibited barbed wire, concertina wire, razor wire or electrically charged fencing. The use of slats in chain link or the use of chicken wire, fabric, tarps and materials not traditionally used for fencing is prohibited.

4. Maintenance.

a. Fences shall be maintained in good repair and safe condition.

b. Peeling, flaking, and chipped coating shall be eliminated and surfaces shall be recoated.

c. Damaged boards or panels shall be replaced.

d. Nonconforming fencing may not be replaced.

4. Table 71-Q Fence Height Maximums

Table 71-Q Fence Height Maximums					
	N, NE, GN, NC – One and Two- Family Residential Uses	N, NE, GN, NC – Three-Family or more Residential Uses or Non- Residential Uses	D	SC	I
Front Yard	4' – open excluding chain-link 3' - solid	4' – open excluding chain- link 3' - solid	N/A	4' – open excluding chain link	4' – open or solid excluding chain link
Secondary Front Yard – Behind front face of building	6'	6'	6'	6'	6'
Side Yard – Behind front face of building	6'	6'	6'	6'	6'
Rear Yard	6'	6'	6'	6'	6'
Public Recreational Use Fencing	6'	12'	N/A	N/A	12'

C. Lighting standards

1. The standards shall apply to all exterior lighting found in any zoning district.
2. Exceptions. The following types of outdoor lighting shall not be subject to this Ordinance; however, no lighting shall cause a disturbance on private property.
 - a. Residential decorative lighting such as porch, low level lawn lights, and seasonal lights.
 - b. Ground lights that illuminate flags and lights that are incorporated as architectural accent features shall be placed so that lighting or glare is not directed toward streets or adjacent properties, and fixtures shall be located, aimed, or shielded to minimize light spilling into the night sky.
 - c. Internally and externally illuminated signage as regulated in Section 71-30 of this Ordinance.
 - d. Lighting necessary for road work, utility work or emergency work.
 - e. Lighting for a permitted temporary event such as carnival, fair or city approved event.
 - f. Motion sensitive security lighting.
 - g. Fossil fuel light. Fossil fuel light produced directly or indirectly from the combustion of natural gas or other utility-type fossil fuels (i.e., gas lamps) is exempt from the provisions of this section.
 - h. Streetlights located within the public right-of-way.

3. Lighting Plan and manufacturer lighting details. A lighting plan with manufacturer lighting information is required if exterior lighting is required. The plan will include placement of lighting equipment and foot-candle readings along lot lines and location of highest foot-candle readings.
4. Lighting requirements.
 - a. Maximum height
 - i. Light Pole Height. The maximum height of light pole shall be 20' as measured from the ground to the top of the pole or light fixture, except for approved outdoor recreation area lighting associated with ballfields, tennis courts or stadiums.
 - ii. Wall Mounted Light Height. A wall mounted light shall not extend above the wall or be located on a roof.
 - iii. Lighting under a canopy shall be fully recessed.
 - b. Maximum light levels. The maximum light level at any lot line shall be 0.5 foot-candles. The maximum light level anywhere else on the property is 15 foot-candles. Buildings located in the D Downtown District and built at the lot line are exempt from the foot-candle levels.
 - c. Shielding. All exterior light fixtures shall be shielded, hooded and or louvered to provide a glare free area from all lot lines. 100% of the light shall be cut off above the horizontal plane at the lowest part of the light source.
 - d. Design. All exterior lighting shall be downward facing to reduce glare and arranged to direct and deflect light away from adjacent properties.
 - e. Ground lighting. Ground lighting shall not produce glare on adjacent properties.
 - f. Maintenance. Light fixtures shall be maintained in good working order. Bulbs and fixtures shall be promptly replaced as needed as not to become a hazard or nuisance.

D. Screening standards

1. These standards apply to all uses and zoning districts where mechanical equipment, outdoor storage and refuse containers are found on the exterior of the building.
2. Exceptions to screening requirements. One to four-family dwellings are excluded from the screening requirements following.
3. Mechanical equipment. Screening is required at time of installation of new or the replacement of existing mechanical equipment.
 - a. Rooftop mechanical equipment. All rooftop mechanical equipment shall be screened from ground-level view at the property line with the use of a concealing roof line, a parapet, a screening wall, or grillwork constructed of the same building material as the building directly surrounding the equipment, other alternatives may be approved by both the zoning administrator and city manager. All mechanical equipment shall be sufficiently setback from the façade edge to be concealed from street-level view or where roofs are visible from abutting and adjacent properties shall be covered. Any screening material shall be no taller than necessary to achieve the required screening.
 - b. Ground mounted equipment. All ground mounted equipment shall be screened from view by fencing or landscaping of sufficient height to screen the equipment.

4. Outdoor storage. All stored materials, supplies, equipment, or other similar materials, including any vehicle, trailers, commercial vehicles, boats (or similar), recreational vehicles, or similar materials that are not on display for direct sale, rental or lease to the ultimate consumer or user must be screened by landscaping or fencing or wall with a minimum height of 6' at time of installation. If outdoor storage materials exceed the height of the allowable fence, then a combination of berming, fencing and landscaping shall be used to accomplish appropriate screening.
5. Refuse containers. With the exception of one and two-family dwellings and properties located in the D Downtown District, refuse containers including recycling and grease containers shall be installed as follows:
 - a. Location. Refuse containers shall be located in the side or rear yards of the property and at least 5' from any principal building. To the greatest extent possible, the door side of the enclosure shall be situated as to not face an abutting property, sidewalk, or street. Properties abutting residential uses shall place the refuse containers as far away as possible from the residential use. Refuse containers may not be placed in the front yard.
 - b. Access. Refuse containers shall be accessible by the waste hauler to prevent damage to vehicles and buildings.
 - c. Screening. Refuse containers shall be enclosed by a fence or wall on three sides with a gate for the refuse hauler to gain access.
 - d. Base. Refuse containers must be located on a concrete or asphalt base, designed to support the refuse container. Where grease containers are used, curbing shall be provided around the enclosure base to contain any spillage.
6. Loading areas. All new exterior loading areas shall be placed at the rear of the building when possible.
 - a. Loading areas visible from the street shall be screened with a wall or landscaping sufficient height to screen equipment and vehicles.

E. Landscaping and Buffering standards

1. The standards contained in this Section are considered the minimum necessary to achieve the intent. The standards are intentionally flexible to encourage creative design. Property owners are encouraged to provide additional landscaping beyond the minimum requirements to improve the function, appearance, and value of their property.
2. General requirements
 - a. Design creativity. Creativity in landscape design is encouraged. Accordingly, required trees and shrubs may be planted at uniform intervals, at random, or in groupings, depending on the designer's desired visual effect and, equally important, the intent of the integration with existing landscaping on adjacent properties.
 - b. Installation. When a landscaping plan is required, it shall be installed as part of the building permit construction process. In the event of building completion in the winter months, an installation bond may be required to guarantee completion of the project.
3. Landscape Plan requirements. When a landscape plan is required pursuant to this Ordinance, the landscaping plan shall clearly describe the location, type, size, height, and spacing of materials. The landscape plan may be incorporated into the site plan.

4. General standards for landscape materials and ground cover
- a. Table 71-R Permitted species. Following is a list of permitted species of trees to be planted. Species not listed are either prohibited or must be reviewed and approved by the zoning administrator after review of the updated MDNR Recommended Trees for Community Planting and/or discussions with the Buchanan Tree Friends Board prior to installation.

Table 71- R Permitted species						
<u>Common Name</u>	<u>Botanical Name</u>	<u>Size</u>	<u>Native</u>	<u>Street Sidewalk Friendly</u>	<u>Riparian Friendly</u>	<u>Park or Utility Friendly</u>
<u>Serviceberry</u>	<u>Amelanchier spp.</u>	<u>Small</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>	<u>No</u>
<u>Eastern Redbud</u>	<u>Cercis canadensis</u>	<u>Small</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>	<u>No</u>
<u>Pagoda Dogwood</u>	<u>Cornus alternifolia</u>	<u>Small</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>	<u>No</u>
<u>Flowering Dogwood</u>	<u>Cornus florida</u>	<u>Small</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Kousa Dogwood</u>	<u>Cornus kousa</u>	<u>Small</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Hawthorn (Thornless)</u>	<u>Crataegus spp. Var. inermis</u>	<u>Small</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Star Magnolia</u>	<u>Magnolia stellata</u>	<u>Small</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Saucer Magnolia</u>	<u>Magnolia x soulangiana</u>	<u>Small</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Red Horsechestnut</u>	<u>Aesculus x carnea</u>	<u>Medium</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>River Birch – single stem only</u>	<u>Betula nigra</u>	<u>Medium Large</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>European Hornbeam</u>	<u>Carpinus betulus</u>	<u>Small Medium</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>American Hornbeam</u>	<u>Carpinus Carolina</u>	<u>Small Medium</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<u>Yellowwood</u>	<u>Cladrastis kentukea</u>	<u>Medium</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>	<u>No</u>
<u>Turkish Filbert – Turkish Hazel</u>	<u>Corylus colurna</u>	<u>Medium</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>

<u>Ginkgo (male only)</u>	<u>Ginkgo biloba</u>	<u>Medium Large</u>	<u>No</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>
<u>Thornless Honeylocust</u>	<u>Gleditsia triacanthos var. inermis</u>	<u>Medium Large</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>American Tamarack</u>	<u>Larix laricina</u>	<u>Medium</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>	<u>No</u>
<u>Hop-Hornbeam Ironwood</u>	<u>Ostrya virginiana</u>	<u>Small medium</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<u>Sourwood</u>	<u>Oxydendrum arboreum</u>	<u>Small medium</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Persian Parrotia</u>	<u>Parrotia persica</u>	<u>Small medium</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Ohio Buckeye</u>	<u>Aesculus glabra</u>	<u>Large</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Bitternut Hickory</u>	<u>Carya cordiformis</u>	<u>Large</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Red Maple</u>	<u>Acer rubrum</u>	<u>Large</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>
<u>Sugar Maple</u>	<u>Acer saccharum</u>	<u>Large</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<u>Pignut Hickory</u>	<u>Carya glabra</u>	<u>Large</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Shagbark Hickory</u>	<u>Carya ovata</u>	<u>Large</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Catalpa</u>	<u>Catalpa spp.</u>	<u>Large</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Hackberry</u>	<u>Celtis occidentalis</u>	<u>Medium Large</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>
<u>Katsura</u>	<u>Cercidiphyllum japonicum</u>	<u>Medium Large</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>no</u>
<u>American Beech</u>	<u>Fagus grandifolia</u>	<u>Large</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Kentucky Coffeetree</u>	<u>Gumnocladus dioicus</u>	<u>Large</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>	<u>No</u>
<u>Tulip Tree</u>	<u>Liriodendron tulipifera</u>	<u>Large</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>	<u>No</u>
<u>Dawn Redwood</u>	<u>Metasequoia glyptostroboides</u>	<u>Large</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Sycamore</u>	<u>Platanus occidentalis</u>	<u>Large</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>	<u>No</u>

London Planetree	Platanus _____ x acerifolia	Large	Yes	No	No	no
White Pine	Pinus strobus	Large	Yes	No	No	No
White Oak	Quercus alba	Large	Yes	Yes	No	No
Swamp White Oak	Quercus bicolor	Large	Yes	Yes	Yes	No
Shingle Oak	Quercus imbricaria	Large	Yes	No	No	No
Bur Oak	Quercus macrocarpa	Large	Yes	Yes	No	No
Chinkapin Oak	Quercus muehlenbergli	Large	Yes	Yes	No	No
Red Oak	Quercus rubra	Large	Yes	Yes	No	No
Baldcypress	Taxodium distichum	Large	Yes	Yes	No	no
American Linden Basswood	Tilia americana	Large	Yes	Yes	No	No
Littleleaf Linden	Tilia cordata	Large	Yes	No	No	No
Silver Linden	Tilia tomentosa	Large	Yes	No	No	No
American Elm	Ulmus americanan x Hybrids	Large	Yes	Yes	Yes	No
Zelkova	Zelkova serrata	Large	No	No	No	no

5. Maintenance. All lot areas not used for buildings, parking, loading, and storage shall be landscaped. Maintenance shall include all reasonable and regular watering, weeding, fertilizing, and pruning. Plant materials that show signs of insect pests, diseases, and/or damage should be removed immediately or as soon as practical under the seasonal conditions existing and according to the approved landscape plan. Any mulch or stone used for ground cover must be maintained and refreshed as needed. Any debris or refuse must be removed as soon as possible. The developer or subsequent owner(s) shall be responsible for maintaining all on-site landscaping in a living condition and shall replace any removed plants required based on the approved landscape plan.

F. Tree lawns and Public Trees.

See Chapter 106 Vegetation in the Code of Ordinances.

G. Berms

1. Berms shall be constructed as follows:
 - a. Dimensions. Berms shall be measured from the grade or flat ground adjacent to the berm and shall be constructed with slopes no steeper than one (1) foot vertical

for each three (3) feet horizontal (33% slope), with a least two (2) feet of flat area on top. Berms may undulate in height, subject to review and approval of the berm design. The height of a berm should not exceed three (3) feet.

- b. Protection from erosion. Any berm shall be planted with sod, ground cover, or other suitable live plant material to protect it from erosion so that it retains its height and shape. The use of railroad ties, cement blocks, or other types of construction materials to retain the shape and height of the berm shall be prohibited.
- c. Required plantings. The installation of a berm does not eliminate the landscaping requirements.

H. Retaining walls.

A retaining wall more than four feet in height when measured from existing grade to the highest point requires a building permit.

I. Green infrastructure.

The use of rain gardens or bioretention or vegetated swale facilities may be incorporated into parking lot design. Standard design principles shall be incorporated into the facility.

J. Perimeter Landscaping, Parking Lot Landscaping, Foundation Plantings and Transitional Buffer Strips

1. Applicability.

- a. One- and two-family residential properties shall be exempt from providing perimeter landscaping, parking lot landscaping as required as provided in this Section.
- b. For all other properties any development activity involving an improved property, such landscaping shall be required when the floor area of any building or structure, or parking areas, or any combination thereof, is increased, as follows:
 - i. If the total of the existing such area(s) is increased twenty-five percent (25%) or less, no additional landscaping is required.
 - ii. If the total of the existing such area(s) is increased more than twenty-five percent (25%) but less than fifty percent (50%), such landscaping is required for that portion of the lot which is faced by the expanded area(s).
 - iii. If the total of the existing such area(s) is increased fifty percent (50%) or more, such landscaping is required for the entire development.

The percentage of increase shall be calculated by combining all increases in floor or parking area(s) after the effective date of this ordinance.

- 2. Table 71-S Minimum Plant sizes at time of planting. The minimum size of landscape plant material at time of installation shall comply with the following:

Table 71-S Minimum Plan Sizes at Time of Planting			
Plant Type	Minimum Caliper	Minimum Height	Minimum Spread
<u>Deciduous/Canopy Tree</u>	<u>2" measured 2' above grade</u>	<u>N/A</u>	<u>N/A</u>
<u>Ornamental Tree</u>	<u>1.5 inches measured 2' above grade</u>	<u>N/A</u>	<u>N/A</u>
<u>Evergreen Tree</u>	<u>N/A</u>	<u>5'</u>	<u>2'</u>
<u>Deciduous Shrub</u>	<u>N/A</u>	<u>2'6"</u>	<u>2'</u>
<u>Upright Evergreen Shrub</u>	<u>N/A</u>	<u>3-gallon container or 30" in height whichever is greater</u>	<u>N/A</u>
<u>Spreading Evergreen Shrub</u>	<u>N/A</u>	<u>N/A</u>	<u>2' spread</u>
<u>Ornamental or Native Grasses</u>	<u>N/A</u>	<u>18"</u>	<u>N/A</u>
<u>Perennials</u>	<u>N/A</u>	<u>1-gallon container</u>	<u>N/A</u>

3. Perimeter Landscaping.

- a. Trees: Shade trees or evergreen trees are required based on one (1) tree for each seventy (70) feet of lot line length, exclusive of access drives perpendicular to the lot lines.
- b. Ground Cover: Except where occupied by planting beds and trees, all perimeter landscaping areas shall be sodded or seeded with turf grass.

4. Foundation Landscaping: Foundation plantings shall be located adjacent to all sides of buildings which face a public right-of-way or internal street access drives, excluding buildings that are constructed at the front or street side which are not required to provide foundation landscaping.

- a. The foundation landscaping area shall be a minimum of two (2) feet in width and shall remain open and free of all paving except where interrupted for sidewalks and driveways leading directly into the building as necessary ingress and egress.
- b. Foundation plantings shall consist of a minimum ratio of one plant for every three (3) linear feet of building length. A combination of deciduous shrubs, evergreens, flowers, ornamental grasses and other native ground covers should be used. All planting areas which are not occupied by trees, shrubs, flowers, ground cover, ornamental grasses or mulch shall be sodded or contain decorative landscape stone. Attention should be paid to providing transitions between the building and ground plane, visual breaks along monotonous building facades, and enhancing walkways, entrances, seating areas or other pedestrian areas.

- c. At the discretion of the Zoning Administrator and City Manager, required foundation plantings may be relocated elsewhere on site or provided in an alternate manner, such as using above-ground planting containers or boxes.

5. Parking Lot Landscaping.

All parking spaces used by employees and guests shall comply with the required parking lot landscape regulations except for areas specifically designated for the storage of vehicles as follows:

- a. Parking in the front and street side yards.
 - i. Where parking stalls and drive aisles abut or face a public street, landscaping shall be required between the parking area and the street right-of-way and shall consist of a landscape strip of land at least five (5) feet in width.
 - ii. Landscaping consisting of one shrub or ornamental grass for each 5' of street frontage excluding curb cuts. One (1) ornamental tree may be planted instead of 5 shrubs or ornamental grasses. Landscaping installed may be placed in groupings within the required landscape strip.
- b. Internal parking lot landscaping and Islands.
 - i. For every twenty (20) parking spaces, there shall be provided a landscape island at least ten (10) feet in width and eighteen (18) in length. The islands shall be dispersed evenly throughout the parking lot.
 - ii. Each landscape island shall include one canopy tree and include ground cover, ornamental grasses, annual or perennial flowers or shrubbery. Vegetation planted shall not infringe on access to the adjacent parking spaces.
 - iii. The landscape island may be used as part of the on-site stormwater management system.

6. Transitional buffer strips.

Transitional buffer strips shall be provided along the interior side and rear yards of a lot where a non-residential use abuts directly upon land zoned or used for one or four family dwellings. Properties located in the D Downtown District are exempt from providing a transitional buffer strip.

- a. A minimum 10' wide transitional buffer strip shall be provided along the shared lot line.
- b. Screening within the 10' wide transitional buffer strip may consist of the following:
 - i. Fence or Wall. A solid 6' fence or wall located 10' from the lot line. The area located outside of the fence must have established grass, ground cover, or other suitable live plant materials and shall be planted over the entire length of the transition buffer strip.
 - ii. Landscaping. The use of evergreens or a landscape screen is proposed, the plans shall consist of closely spaced evergreen plantings (i.e., no farther than fifteen (15) feet apart) which can be reasonably expected to form a complex visual barrier that is at least eight (8) feet above the ground level within three (3)

years of planting. Deciduous plant materials may be used provided that a complete visual barrier is maintained throughout the year.

iii. A berm may be installed to help create the required transitional buffer strip. Landscaping will be required on the berm.

SECTION 4. Article IV Administration, Section 71-32.B.4 is hereby amended as follows:

4. Removing or damaging required landscaping without approval of a revised site and landscape plan.

SECTION 5. Article IV Administration, Section 71-33.D is hereby amended with additional new language as follows:

c. Fence modifications. To review, hear, consider and approve, approve with conditions or disapprove modification.

Section 6. Article IV Administration, Section 71-34.G – Table 71-U Timing Notice is hereby amended with the following additional language as follows:

TABLE 71-U NOTICE TIMING		
Application	Notice Required	
	Written	Published
Fence Modification	Not less than 15 days prior to meeting date	None

SECTION 7. Article IV Administration, Section 71-34.K3 Review of applications by decision making bodies is hereby amended to add the following new language:

a. Fence Modification. After the submission of an application for a fence modification, the zoning board of appeals will conduct a public hearing on the application. After the close of the public hearing, the zoning board of appeals will either approve, approve with conditions, or disapprove the application based on the relevant review standards.

SECTION 8. Article IV Administration, Section 71-36.A Table 71-V Development Review Procedures is hereby amended to add the following:

Sec. 71-36 Specific standards for development approval.

A. General. Table 71-V summarizes the development review procedures for all types of applications.

TABLE 71-V DEVELOPMENT REVIEW PROCEDURES

Procedure	Authority					Notices
	Staff	PC	ZBA	CC	DRC	
Fence Modification	R		[A]			W

SECTION 9. Article IV Administration, Section 71-36.D Variances is hereby amended to add new language as follows:

D. Variances

1. Purpose

- a. General. There are three types of variances allowed under the terms of this chapter: dimensional variances, use variances and fence modifications.
- d. Fence modifications. Fence modifications are deviations from Section 71-28.B Fence and Wall Standards from height, setback, yard, or alternative materials when special circumstances of the property which are not the reasonably foreseeable result of the actions of the property owner, and the strict enforcement of Section 71.28.B would unreasonably deprive the owner of the lawful use and enjoyment of the property or would be contrary to the spirit and purpose of these provisions or the public interest.

3. Standards

- c. Fence modification. The zoning board of appeals may approve a fence modification on a finding there is evidence of the following:
 - i. There are special circumstances of the property which are not the reasonably foreseeable result of the actions of the property owner, and the strict enforcement of Section 71.28.B would unreasonably deprive the owner of the lawful use and enjoyment of the property or would be contrary to the spirit and purpose of these provisions or the public interest.
 - ii. The applicant has demonstrated the proposed alternative materials are appropriate for the location and how they will be maintained as not to become a nuisance per se.
- d. Conditions of approval...
- e. Recording....
- f. Expiration...
- g. Extension...

Section 0. Article V. Definitions is amended to add or modify the following definitions:

Berm: a raised mound of soil designed to enhance both the aesthetic and functional aspects of outdoor spaces. They can be installed improve drainage, provide privacy or create a focal point

Fence: a barrier, railing, buffer or other fixed upright structure, typically of wood, metal or vinyl, enclosing an area of ground, marking a boundary, screening an activity, or creating a visual barrier. A retaining wall is not a fence. Plant material is considered landscaping and not fencing.

Mechanical equipment: a system or part of a system installed outside of a structure and utilized to provide control of environmental conditions and related process within a structure. Equipment can include air conditioning units, emergency generators, heat pumps, ductless heat pump (mini-splits), water pumps or other similar things.

Retaining wall: a structure designed to restrain the existing natural grade of land or changes to grade associated with mass grading of a parcel where the soil slope would not naturally keep due to steep, near vertical or vertical slopes. A retaining wall is considered landscaping.

Yard: the open area between a building and a property line, as determined by the actual construction on a property. Depending on the footprint of the building, the yard may not be rectangular in shape.

Front Yard: the open space extending the full width of the lot between the wall of the building and the front lot line.

Streetside Yard: the open space between the wall of the building street side lot line.

Rear Yard: the open space extending the full width of the lot between the wall of the building and the rear lot line.

Side Yard: the open space between the building and the side lot line.

Effective Date

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 APRIL 2026 AND IT WAS PUBLISHED IN THE BERRIEN COUNTY RECORD NEWSPAPER ON DAY__ OF APRIL 2026 BY

MARK WEEDON, MAYOR _____

KALLA LANGSTON, CITY CLERK _____

CERTIFICATION, I herby 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 April 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, City Clerk

Memorandum



Date: October 19, 2026

To: Buchanan City Commission

From: Kristen Gundersen, Planning and Community Development Director

Subject: **Consideration of a Map Amendment (rezoning) from N Natural to NE Neighborhood Edge district for property at 1106 Victory Street – First Reading of Ordinance**

Background

The City of Buchanan is requesting a map amendment (rezoning) from the N Natural to NE Neighborhood Edge district for the approximate 32,480 square foot unimproved parcel located at 1106 Victory Street. The property is owned by the city of Buchanan.

The city purchased the property in November 1979 and is planning on selling the property to allow for residential development. Table 71-C Neighborhood Edge (NE) Standards and Section 71-11.C require a minimum lot width of 60' and no minimum lot area.

Planning Commission Recommendation

The Planning Commission conducted a public hearing on the request during their October 13th meeting. Five members were in the audience, and one person requested general information during the hearing which were answered. The Planning Commission unanimously recommended approval of the request.

Standards for Review

Section 71-36.B.2 Standards provides five factors that must be considered when reviewing proposed amendments to the Unified Development Code. Please review and discuss each factor before a motion and action is taken.

- a. Consistent with master plan and vision plan. Whether and the extent to which the proposed amendment is consistent with the master plan and the vision plan.
- b. Changed conditions. Whether and the extent to which there are changed conditions that require an amendment.
- c. Community need. Whether and the extent to which the proposed amendment addresses a demonstrated community need.
- d. Compatible with surrounding uses. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zone district for the land, or the proposed amendment to the text of this chapter will maintain or impose compatibility among uses and will ensure efficient development within the City.

Memorandum

- e. Development patterns. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

Action/Recommendation

The public hearing was conducted earlier in the meeting. Please deliberate the request, review the factors stated above from Section 71-36.B.2 before making a motion. If the Commission concurs with the Planning Commission's recommendation a motion could be stated as "move to approve the first reading of an ordinance to allow a map amendment (rezoning) from N Natural to NE Neighborhood Edge District for the parcel known as 1106 Victory Street as the request meets the factors as found in Section 71.36.B.2 of the Unified Development Code for map amendments/rezoning and schedule the second public hearing for the November 23rd City Commission meeting."

Location Map - 1106 Victory Street



Zoning Map – 1106 Victory Street



- Zoning Districts
- Natural (N)
 - Neighborhood Edge (NE)
 - General Neighborhood (GN)
 - Neighborhood Center (NC)
 - Downtown (D)
 - Suburban Commercial (SC)
 - Industrial (I)
 - Planned Unit Development (PUD)

Photographs – 11106 Victory Street



View looking east from Victory Street of northern portion of parcel



View looking east from Victory Street of southern portion of parcel



Map Amendment (Rezoning) Application

Please print legibly. All portions must be completed. Do not leave any section blank, use N/A. Incomplete forms will be returned. If additional space is needed, please use additional sheets of paper.

Property Information

Property Address (es): 1106 Victory Street

Property Code Number(s) (Tax Number): 11-58-2000-0360-00-8

Briefly Explain Request: Map Amendment/rezoning from N Natural to NE Neighborhood Edge

Applicant Information

In case of trust, provide the name, address and telephone numbers of all trustees and beneficiaries of the trust. An LLC or corporation must provide a copy of Articles of Incorporation. In case the applicant is not the property owner, written permission from the property owner is required.

Name of Applicant: City of Bucchanan

Relationship to Property Owner: Kristen Gundersen, Planning & Community Development Director - staff

Mailing Address: 302 N Redbud Trail

City: Bucchanan State: MI Zip Code: 49107

Telephone Number: 269.695.3844 Emergency Number: _____

E-mail Address: _____

Name of Property Owner: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail Address: _____

Attorney: Butzel

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail Address: _____

Engineer or Architect: N/A

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail Address: _____

Site Information

General description or characteristics of the site: Vacant with wooded ravine at rear or east end of property

Master Plan Designation: R1A/R1B Residential with park reference

Existing Zoning and Land Use: N Natural - vacant

Proposed Zoning and Land Use: NE Neighborhood Edge - residential

Existing square footage of property: 140' x 232' - 32,480 sf or 0.75-acres

Proposed square footage of Property: No change

Existing square footage of all buildings on the property: Vacant

Proposed square footage of all buildings on the property: Unknown

Existing zoning and land uses of adjacent parcels:

North: N Natural - vacant with unimproved public right-of-way

South: NE Neighborhood Edge - vacant and residential

East: N Natural - Indiana Michigan Power Company property

West: NE Neighborhood Edge - vacant and residential

Is there floodplain or wetlands on the property? Yes: _____ No: XX

Map Amendment Standards

If needed use additional sheets of paper to respond to Standards.

Section 71-36.B.2 Standards. The advisability of amending the text of this chapter or making an amendment to the zoning map is a matter committed to the legislative discretion of the City Commission. In determining whether to adopt or disapprove d the proposed amendment, the City Commission must consider the following factors:

- a. Consistent with master plan and vision plan. Whether and the extent to which the proposed amendment is consistent with the master plan and the vision plan.
While the 2021 Master Plan depicts the parcel as a city park, staff has research and found that the property has not been formally dedicated as a park and there are no recorded documents referencing park land.
There is a need for additional housing in the community.
- b. Changed conditions. Whether and the extent to which there are changed conditions that require an amendment.
The property was never formally designated as park land and city is looking to develop other parcels with park improvements. There is a need for additional housing units in the city which could be constructed in the NE Neighborhood Edge District.
- c. Community need. Whether and the extent to which the proposed amendment addresses a demonstrated community need.
There is a nation wide housing shortage. This parcel is owned by the city and could be sold for housing.
- d. Compatible with surrounding uses. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zone district for the land, or the proposed amendment to the text of this chapter will maintain or improve compatibility among uses and will ensure efficient development within the City.
The properties to the west and and south are located in the NE Neighborhood Edge District and improved with residential dwellings.
- e. Development Patterns. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.
The properties to the west and south are located in the NE Neighborhood Edge District and improved with residential dwellings.

MAP AMENDMENT (REZONING) APPLICATION CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that they consent to the filing of the application and that all information contained is true and correct to the best of their knowledge;
- B. The Applicant understands that an incomplete or nonconforming application will not be considered. In addition, the Applicant understands that the City may require additional information prior to the consideration of this application;
- C. The Applicant shall make the property that is subject of this application available for inspection by the City at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicant shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten (10) days following the change, and that failure to do so shall be grounds for denial of the application;
- E. The Applicant understands that if the application is approved with conditions, those conditions will need to be met as part of any permit issued; and
- F. The Applicant understands they are responsible for all application fees. Fees are non-refundable and there is no guarantee the application will be approved or permits issued. There should be no outstanding monies owed to the City (i.e., water bill or taxes).

On the 21st, day of Sept, 20 26, I/We have read the above certification, understand it, and agree to abide by its conditions.

Kristen Gundersen for City of Buchanan Kristen Gundersen
 Signature of Applicant or Authorized Agent Name of Applicant or Authorized Agent

SUBSCRIBED AND SWORN

To before me this 21st day of
Sept, 20 26

Deborah Perez
 Notary Public



DRAFT PROPOSED ORDINANCE**10/26/26**

**CITY OF BUCHANAN
ZONING MAP AMENDMENT
ORDINANCE NO. 2006.11/460**

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE ZONING MAP OF THE
CITY OF BUCHANAN FOR THE PROPERTY KNOWN AS 1106 VICTORY STREET**

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

Article III, Section 71-14.A Official zoning map and Figure 71-A Buchanan Zoning Map of the City of Buchanan Unified Development Code is hereby amended as follows:

Figure 71-A “Buchanan Zoning Map” is hereby amended in accordance with Article III, Section 71-14.A, to rezone from N Natural District to NE Neighborhood Edge District the property having the common address of 1106 Victory Street, Buchanan, MI, Tax ID Number 11.58.2000.0360.00.8

All other parts of the Unified Development Code not in conflict with this ordinance shall remain in full force and effect.

Sec. 14-317 Effective Date

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 NOVEMBER 2026 AND IT WAS PUBLISHED IN THE BERRIEN COUNTY RECORD NEWSPAPER ON DAY ____ OF NOVEMBER 2026 BY

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 November 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, City Clerk

Memorandum



Date: October 21, 2026
To: Buchanan City Commission
From: Tony McGhee
Subject: FY26/27 Budget Amendments

Background

As part of the City's ongoing efforts to improve our financial management practices and establish more consistent processes throughout the organization, staff is implementing a new approach to reviewing and amending the City's annual budget.

Municipal budgets are developed months before the beginning of a fiscal year using the best information available at that time. However, as with any organization, circumstances change throughout the year. Revenues may come in higher or lower than anticipated, expenditures may differ from initial estimates, projects may experience changes in timing or costs, and unexpected needs or opportunities may arise that require adjustments to the original budget.

For these reasons, budget amendments are a normal and necessary part of municipal financial management. They provide a formal process for adjusting the adopted budget to reflect changing circumstances while ensuring that expenditures remain within the appropriations authorized by the governing body and that the City maintains compliance with Michigan's municipal budgeting requirements.

Historically, the City of Buchanan has undertaken most of its budget amendments during the latter half of the fiscal year, when the financial picture for the year was more fully developed. While this approach allowed for adjustments before the fiscal year ended, it also meant that changes occurring earlier in the year were not always formally reflected in the budget until several months later. Beginning this fiscal year, we are moving to a more structured process of reviewing the budget and presenting proposed amendments to the City Commission on a quarterly basis.

Memorandum

Quarterly Budget Review and Amendments

The purpose of moving to a quarterly process is to take a more proactive approach to managing the City's finances rather than waiting until the latter part of the year to reconcile changes that have occurred throughout the budget cycle.

Under this approach, the Finance Department will work with department directors to review revenues, expenditures, and departmental budgets at the conclusion of each quarter. This will provide an opportunity to identify changes, evaluate financial trends, and recommend adjustments as necessary to keep the City's operating budget aligned with actual activity and anticipated needs.

There are several benefits to taking this approach. First, it provides the City Commission with a more current and accurate picture of the City's finances throughout the year rather than waiting until the budget is nearing completion. Second, it allows staff to identify potential budgetary concerns earlier, providing additional time to make operational or financial adjustments before relatively minor issues become larger problems. Third, it creates a more consistent level of accountability across departments by requiring regular reviews of spending, anticipated expenses, and available resources. Finally, it helps strengthen the City's overall financial planning by creating a more disciplined and predictable process for monitoring the budget and making adjustments as circumstances change.

Proposed First Quarter Amendments

The proposed amendments represent the first quarterly review of the City's FY 2026–2027 adopted budget.

Overall, the proposed changes are relatively minor and do not represent any significant deviations from the budget adopted by the City Commission earlier this year. Instead, they are intended to bring the budget into closer alignment with the financial activity and circumstances identified during the first quarter of the fiscal year.

The absence of significant changes at this point is encouraging and indicates that the adopted budget has remained generally consistent with the City's financial and operational needs during the first three months of the fiscal year.

Memorandum

As we continue through the year, the quarterly review process will provide opportunities to make additional adjustments when necessary while allowing the Commission to remain informed of changes in the City's financial position.

Finance Committee Review

Prior to bringing the proposed amendments before the full City Commission, the changes were reviewed by the City Commission's Finance Committee.

This review provided an opportunity to discuss the proposed adjustments and the City's approach to implementing quarterly budget reviews as part of our ongoing efforts to strengthen financial management practices.

Involving the Finance Committee in this process provides an additional level of review and oversight before proposed amendments are brought to the full Commission for consideration.

Recommendation

The transition to quarterly budget reviews and amendments is another step in our efforts to improve how the City manages its finances and operates as an organization.

While the proposed amendments themselves are not significant, the process behind them is important. By taking a more systematic approach to reviewing revenues and expenditures throughout the year, we can better anticipate changes, identify concerns earlier, and provide the City Commission with more timely information to support financial and operational decisions.

Our goal is to continue building financial management practices that are consistent, transparent, and sustainable, while ensuring we remain responsible stewards of the public resources entrusted to the City.

For these reasons, staff recommends that the City Commission approve the proposed FY 2026–2027 first quarter budget amendments as presented.

Attachment A



REVENUE AND EXPENDITURE REPORT FOR BUCHANAN CITY
BUDGET AMENDMENTS #1 @ 9/30/2026

GL Number	Description	2026-27 Original Budget	2026-27 Amended Budget	YTD Balance 09/30/2026	Amount of Change
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Fund: 101 GENERAL

Account Category: Revenues

101-000.000-403.000	PROPERTY TAXES	XXX			
101-000.000-402.000	REAL PROPERTY TAXES	2,187,000.00		1,811,313.07	
101-000.000-412.000	DELQ PERS PROPERTY TAX	10,000.00		328.71	
101-000.000-432.000	PILOT PAYMENTS	13,000.00		0.00	
101-000.000-439.000	MEDICAL/ADULT MARIJUANA STATE REV.	325,000.00		0.00	
101-000.000-440.001	OTHER - TAX REVENUE	0.00	1,000.00	841.24	
		1,000.00			
101-000.000-442.000	FARMERS' MARKET REVENUE	2,500.00	0.00	0.00	
		(2,500.00)			
101-000.000-445.000	PENALTY & INTEREST - TAXES	10,000.00		0.00	
101-000.000-447.000	ADMINISTRATION FEE-TAXES	55,000.00		49,427.88	
101-000.000-477.000	FRANCHISE FEE-CABLE	35,000.00		7,172.76	
101-000.000-492.000	BUILDING PERMITS	25,000.00		23,728.65	
101-000.000-492.001	MOBILE FOOD VENDOR PERMITS	5,000.00		105.00	
101-000.000-492.002	MEDICAL MARIHUANA PERMITS	50,000.00		0.00	
101-000.000-492.004	RIGHT-OF-WAY PERMITS	2,000.00		625.00	
101-000.000-492.005	GARAGE/RUMMAGE SALE PERMITS	100.00		27.50	
101-000.000-492.006	ACC. STRUCTURE >200SF PERMITS	0.00	300.00	150.00	
		300.00			
101-000.000-492.007	RESIDENTIAL RENTAL - LT INSP. FEE	25,000.00		105.00	
101-000.000-492.008	RESIDENTIAL RENTAL- STR INSP. FEE	1,000.00		120.00	
101-000.000-492.009	PARKING PERMITS	300.00		0.00	
101-000.000-492.010	ZONING PERMITS	500.00		0.00	
101-000.000-492.100	ADULT USE MARIHUANA PERMITS	50,000.00		5,000.00	
101-000.000-492.400	FENCE PERMITS	0.00	150.00	50.00	
		150.00			
101-000.000-505.000	COPS HIRING PROGRAM GRANT	60,000.00		0.00	
101-000.000-532.000	EMERGENCY RESPONSE FEE	23,000.00		0.00	
101-000.000-538.000	FEDERAL GRANT REVENUE	0.00	15,000.00	12,500.01	
		15,000.00			
101-000.000-538.001	RURAL BUSINESS DEV GRANT	0.00	3,000.00	2,550.65	
		3,000.00			
101-000.000-540.000	STATE POLICE/MCOLES CPE	2,500.00		1,340.12	
101-000.000-541.000	MSHDA - CDBG HOUSING GRANTS	200,000.00		102,223.00	
101-000.000-543.000	PUBLIC SAFETY GRANTS	15,000.00		0.00	
101-000.000-566.000	STATE GRANT-RECREATION & CULTURE	529,000.00		0.00	
101-000.000-566.001	GRANTS & SPECIAL PROJECTS	35,000.00		4,164.00	
101-000.000-566.004	COMTO GRANT - PASS THROUGH	25,000.00		4,166.67	
101-000.000-568.000	STATE SHARED LIQUOR LICENSE	2,000.00		1,745.15	
101-000.000-569.000	STATE GRANTS/OTHER RECEIVABLES	0.00	1,000.00	615.32	
		1,000.00			
101-000.000-573.000	LOCAL STABILIZATION STATE REV	50,000.00		0.00	
101-000.000-574.000	STATE REV SHARING CVTRS/SALES TAX	710,000.00		107,580.00	
101-000.000-596.000	LEHMANS ORCHARD ANNUAL PAYMENT	8,750.00		8,666.67	
101-000.000-602.000	SCHOOL RESOURCE OFFICER	45,000.00		0.00	
101-000.000-633.000	FOUNDATIONS - CEMETERY	7,000.00		1,942.60	
101-000.000-634.000	GRAVE OPENINGS	30,000.00		6,173.90	
101-000.000-635.000	CEMETERY TENT SERVICE	2,000.00		0.00	
101-000.000-636.000	COLUMBARIUM & PLAQUE	2,500.00		0.00	
101-000.000-640.000	VAULT SETTING FEES	4,000.00		600.00	
101-000.000-641.000	WEEDS/SNOW	12,000.00		10,720.00	
101-000.000-643.000	SALES - CEMETERY LOTS	20,000.00		1,262.50	

GL Number	Description	2026-27 Original Budget	2026-27 Amended Budget	YTD Balance 09/30/2026	Amount of Change
101-000.000-644.000	COPIES	100.00		0.00	
101-000.000-645.000	SALES - SURPLUS PROPERTY	500.00		0.00	
101-000.000-652.000	PARKING VIOLATIONS	5,000.00		225.00	
101-000.000-656.000	BUCHANAN REDBUD CITY CENTER	5,000.00		1,725.00	
101-000.000-657.000	ORDINANCE VIOLATIONS	600.00		287.66	
101-000.000-664.000	MML DIVIDENDS	12,000.00		3,500.00	
101-000.000-665.000	INTEREST EARNED - BANK/INVESTMENTS	70,000.00		5,714.42	
101-000.000-671.000	LEASE INCOME	0.00	15,000.00	3,000.00	
		15,000.00			
101-000.000-675.000	MISC REVENUE/DONATION	10,000.00		171.97	
101-000.000-675.001	BARB DONATIONS	0.00		200.00	
101-000.000-675.006	SCHOOL TAX COLLECTION FEE	10,000.00		9,624.57	
101-000.000-675.007	RESERVE OFFICER REIMBURSEMENT	250.00		0.00	
101-000.000-675.100	TRAIL DONATIONS	0.00		900.00	
101-000.000-676.000	REIMBURSEMENTS	25,000.00		502.41	
101-000.000-676.001	SIDEWALK REPLACEMENT PROGRAM	0.00	15,000.00	9,266.00	
		15,000.00			
101-000.000-676.007	WORKERS COMP INSURANCE	5,000.00		0.00	
101-000.000-677.000	POLICE REPORTS	400.00		58.00	
101-000.000-678.000	SCHOOL GUARDS	12,000.00		0.00	
101-000.000-683.000	FOIA FEES	300.00		214.88	
101-000.000-691.000	LEASE FINANCING - POOL CAR	55,000.00		0.00	
101-000.000-698.101	INSURANCE RECOVERIES	0.00	20,000.00	15,275.33	
		20,000.00			
101-000.000-699.401	TRANSFER IN - FROM CAPITAL PROJECTS	365,000.00		0.00	
Total Dept 000.000		5,155,300.00	5,223,250.00	2,113,687.64	
Revenues		5,155,300.00		2,113,687.64	67,950.00
					INC IN REVENUE
Account Category: Expenditures					
101-000.000-995.301	TRANSFER OUT - 25 CAP PROJ DEBT FUND	155,000.00		79,674.97	
Total Dept 000.000		155,000.00	155,000.00	0.00	
Department: 101.000 CITY COMMISSION					
101-101.000-705.000	SALARIES-PART TIME	11,000.00		2,280.00	
101-101.000-715.000	EMPLOYER PAYROLL TAXES	1,200.00		181.58	
101-101.000-715.004	MADISON NATIONAL - LIFE	385.00		72.06	
101-101.000-805.000	MARKETING PLAN	1,650.00		0.00	
101-101.000-818.000	CONTRACTUAL	3,500.00		126.00	
101-101.000-826.000	LEGAL FEES	10,000.00		0.00	
101-101.000-831.000	MEMBERSHIP AND DUES	6,600.00		2,805.00	
101-101.000-864.000	CONFERENCES AND WORKSHOP	0.00	10,000.00	1,898.00	
		10,000.00			
101-101.000-885.000	PUBLIC RELATIONS	1,100.00		649.20	
101-101.000-962.000	MISCELLANEOUS	1,100.00		0.00	
101-101.000-971.000	CAPITAL OUTLAY	10,000.00		5,263.78	
Total Dept 101.000 - CITY COMMISSION		46,535.00	56,535.00	13,275.62	10,000.00
Department: 172.000 CITY MANAGER					
101-172.000-702.000	SALARIES-FULL TIME	77,000.00		17,860.92	
101-172.000-715.000	EMPLOYER PAYROLL TAXES	10,230.00		1,465.74	
101-172.000-715.001	MEDICAL - PRIORITY HEALTH	6,300.00		1,584.86	
101-172.000-715.002	DENTAL - DELTA	300.00		104.71	
101-172.000-715.003	FIDELITY - EYE	100.00		(210.86)	
101-172.000-715.004	MADISON NATIONAL - LIFE	150.00		34.56	

GL Number	Description	2026-27 Original Budget	2026-27 Amended Budget	YTD Balance 09/30/2026	Amount of Change
101-172.000-715.005	HSA	2,200.00		254.81	
101-172.000-717.000	RETIREMENT	7,800.00		2,032.24	
101-172.000-728.000	OFFICE SUPPLIES	2,200.00		37.50	
101-172.000-730.000	POSTAGE	1,100.00		0.00	
101-172.000-756.000	MISCELLANEOUS SUPPLIES	1,100.00		0.00	
101-172.000-818.000	CONTRACTUAL	5,000.00		269.85	
101-172.000-818.010	PROFESSIONAL SERVICES	16,500.00		0.00	
101-172.000-826.000	LEGAL FEES	45,000.00	55,000.00	17,338.65	
		10,000.00			
101-172.000-831.000	MEMBERSHIP AND DUES	2,200.00	5,000.00	2,805.00	
		2,800.00			
101-172.000-853.000	TELEPHONE, INTERNET, CABLE	1,980.00		315.61	
101-172.000-864.000	CONFERENCES AND WORKSHOP	4,400.00		670.00	
101-172.000-873.000	TRAVEL & CAR ALLOWANCE	8,800.00		299.00	
101-172.000-962.000	MISCELLANEOUS	1,100.00	1,500.00	496.78	
		400.00			
Total Dept 172.000 - CITY MANAGER		193,460.00	206,660.00	45,359.37	13,200.00
Department: 215.000 CITY CLERK					
101-215.000-702.000	SALARIES-FULL TIME	72,000.00		18,921.77	
101-215.000-703.000	SALARIES-OVERTIME	220.00	300.00	155.87	
		80.00			
101-215.000-715.000	EMPLOYER PAYROLL TAXES	7,200.00		1,403.74	
101-215.000-715.001	MEDICAL - PRIORITY HEALTH	14,425.00		4,011.77	
101-215.000-715.002	DENTAL - DELTA	1,000.00		277.59	
101-215.000-715.003	FIDELITY - EYE	160.00		39.88	
101-215.000-715.004	MADISON NATIONAL - LIFE	175.00		45.36	
101-215.000-715.005	HSA	5,830.00		917.32	
101-215.000-717.000	RETIREMENT	8,250.00		2,446.86	
101-215.000-728.000	OFFICE SUPPLIES	1,650.00		22.79	
101-215.000-730.000	POSTAGE	110.00		19.64	
101-215.000-818.000	CONTRACTUAL	8,800.00		194.14	
101-215.000-826.000	LEGAL FEES	15,000.00		3,295.88	
101-215.000-831.000	MEMBERSHIP AND DUES	1,100.00		0.00	
101-215.000-853.000	TELEPHONE, INTERNET, CABLE	825.00		137.68	
101-215.000-864.000	CONFERENCES AND WORKSHOP	2,200.00		650.00	
101-215.000-873.000	TRAVEL & CAR ALLOWANCE	1,650.00		712.15	
101-215.000-903.000	LEGAL NOTICES & RECORDINGS	4,500.00		0.00	
101-215.000-962.000	MISCELLANEOUS	220.00		0.00	
101-215.000-971.000	CAPITAL OUTLAY	11,000.00		0.00	
Total Dept 215.000 - CITY CLERK		156,315.00	156,395.00	33,252.44	80.00
Department: 253.000 TREASURER					
101-253.000-702.000	SALARIES-FULL TIME	80,000.00		24,421.91	
101-253.000-703.000	SALARIES-OVERTIME	1,100.00		0.00	
101-253.000-715.000	EMPLOYER PAYROLL TAXES	8,100.00		1,946.06	
101-253.000-715.001	MEDICAL - PRIORITY HEALTH	7,775.00		1,928.04	
101-253.000-715.002	DENTAL - DELTA	350.00		78.04	
101-253.000-715.003	FIDELITY - EYE	70.00		15.62	
101-253.000-715.004	MADISON NATIONAL - LIFE	190.00		42.33	
101-253.000-715.005	HSA	2,970.00		499.43	
101-253.000-717.000	RETIREMENT	9,250.00		2,388.90	
101-253.000-728.000	OFFICE SUPPLIES	3,850.00		1,186.79	
101-253.000-730.000	POSTAGE	4,400.00	5,000.00	2,755.37	
		600.00			
101-253.000-744.101	PAYROLL PROCESSING	11,000.00		0.00	
101-253.000-807.000	AUDIT	33,000.00		2,950.00	
101-253.000-818.000	CONTRACTUAL	12,500.00	13,000.00	7,450.25	
		500.00			

GL Number	Description	2026-27 Original Budget	2026-27 Amended Budget	YTD Balance 09/30/2026	Amount of Change
101-253.000-831.000	MEMBERSHIP AND DUES	825.00		150.00	
101-253.000-853.000	TELEPHONE, INTERNET, CABLE	495.00		76.00	
101-253.000-864.000	CONFERENCES AND WORKSHOP	880.00		70.20	
101-253.000-873.000	TRAVEL & CAR ALLOWANCE	330.00		0.00	
101-253.000-956.000	BANK FEES AND CHARGES	2,200.00		129.65	
101-253.000-965.000	REAL ESTATE TAXES	220.00		0.00	
101-253.000-971.000	CAPITAL OUTLAY	40,000.00		2,606.25	
Total Dept 253.000 - TREASURER		219,505.00	220,605.00	48,694.84	1,100.00
Department: 257.000 ASSESSOR					
101-257.000-705.000	SALARIES-PART TIME	29,000.00		6,997.84	
101-257.000-715.000	EMPLOYER PAYROLL TAXES	2,900.00		634.88	
101-257.000-728.000	OFFICE SUPPLIES	1,100.00		118.94	
101-257.000-730.000	POSTAGE	1,650.00		0.00	
101-257.000-818.000	CONTRACTUAL	3,850.00	4,100.00	3,719.50	
Total Dept 257.000 - ASSESSOR		38,500.00	38,750.00	11,471.16	250.00
Department: 262.000 ELECTIONS					
101-262.000-702.000	SALARIES-FULL TIME	32,000.00		11,390.06	
101-262.000-703.000	SALARIES-OVERTIME	0.00	500.00	99.36	
		500.00			
101-262.000-705.002	ELECTION WORKERS	10,000.00		0.00	
101-262.000-715.000	EMPLOYER PAYROLL TAXES	5,000.00		871.46	
101-262.000-715.001	MEDICAL - PRIORITY HEALTH	6,000.00		1,588.19	
101-262.000-715.002	DENTAL - DELTA	450.00		108.46	
101-262.000-715.003	FIDELITY - EYE	70.00		16.49	
101-262.000-715.004	MADISON NATIONAL - LIFE	100.00		23.76	
101-262.000-715.005	HSA	1,650.00		407.70	
101-262.000-717.000	RETIREMENT	3,750.00		1,159.27	
101-262.000-728.000	OFFICE SUPPLIES	3,300.00		952.42	
101-262.000-730.000	POSTAGE	1,375.00		46.99	
101-262.000-818.000	CONTRACTUAL	4,000.00		1,112.36	
101-262.000-903.000	LEGAL NOTICES & RECORDINGS	1,375.00		0.00	
101-262.000-933.000	MAINTENANCE - EQUIPMENT	275.00		0.00	
101-262.000-962.000	MISCELLANEOUS	1,100.00		362.08	
101-262.000-967.008	VOTING EQUIPMENT	11,000.00		0.00	
101-262.000-995.001	TRANSFER-EQUIPMENT RESERVE	13,200.00		0.00	
Total Dept 262.000 - ELECTIONS		94,645.00	95,145.00	18,138.60	500.00
Department: 265.000 CITY HALL					
101-265.000-751.000	GAS AND OIL	110.00		44.61	
101-265.000-756.000	MISCELLANEOUS SUPPLIES	8,800.00		1,356.65	
101-265.000-756.003	TECHNOLOGY EQUIP. SUPPLIES	10,000.00		3,583.17	
101-265.000-810.000	INSURANCE CLAIM REPAIRS	0.00	1,500.00	1,054.08	
		1,500.00			
101-265.000-818.000	CONTRACTUAL	25,000.00		4,461.24	
101-265.000-818.006	ENTERPRISE - MAINTENANCE MANAGEMENT	1,375.00		318.93	
101-265.000-819.000	TECHNOLOGY CONTRACTUAL SERVICES	27,500.00		4,984.11	
101-265.000-853.000	TELEPHONE, INTERNET, CABLE	11,000.00		2,172.66	
101-265.000-921.000	UTILITIES	66,000.00		12,371.08	
101-265.000-931.000	MAINTENANCE - BUILDINGS	5,500.00		0.00	
101-265.000-934.000	MAINT. - OFFICE EQUIPMENT	5,500.00		397.84	
101-265.000-962.000	MISCELLANEOUS	3,300.00		0.00	
101-265.000-963.000	FIRE & LIABILITY INSURANCE	45,100.00	41,000.00	40,992.47	
		(4,100.00)			
101-265.000-970.057	OFFICE EQUIPMENT	2,750.00		0.00	
101-265.000-971.000	CAPITAL OUTLAY	8,350.00		0.00	
101-265.000-971.001	CAPITAL OUTLAY - ENTERPRISE	32,450.00		0.00	

GL Number	Description	2026-27 Original Budget	2026-27 Amended Budget	YTD Balance 09/30/2026	Amount of Change
101-265.000-991.001	LEASE - ENTERPRISE FLEET	2,750.00	7,000.00	1,415.10	
		4,250.00			
101-265.000-993.005	ENTERPRISE - INTEREST EXPENSE	1,127.00		318.72	
	Total Dept 265.000 - CITY HALL	256,612.00	258,262.00	73,470.66	1,650.00
Department: 273.000 BUILDING AUTHORITY					
101-273.000-995.369	TRANSFERS OUT - TO BLDG AUTH DEBT FUND	150,000.00		51,350.00	
	Total Dept 273.000 - BUILDING AUTHORITY	150,000.00	150,000.00	51,350.00	
Department: 301.000 POLICE					
101-301.000-150.000	BOOKS & MAGAZINES	330.00		0.00	
101-301.000-702.000	SALARIES-FULL TIME	742,500.00		174,027.53	
101-301.000-702.001	SALARIES-CODE ENFORCEMENT	16,500.00		3,504.00	
101-301.000-703.000	SALARIES-OVERTIME	44,000.00		14,495.96	
101-301.000-705.000	SALARIES-PART TIME	33,000.00		8,084.00	
101-301.000-715.000	EMPLOYER PAYROLL TAXES	81,950.00	84,500.00	28,096.81	
		2,550.00			
101-301.000-715.001	MEDICAL - PRIORITY HEALTH	77,750.00		15,411.77	
101-301.000-715.002	DENTAL - DELTA	3,300.00		985.18	
101-301.000-715.003	FIDELITY - EYE	600.00		134.18	
101-301.000-715.004	MADISON NATIONAL - LIFE	1,400.00		313.20	
101-301.000-715.005	HSA	27,500.00		4,605.81	
101-301.000-717.000	RETIREMENT	97,000.00		21,028.18	
101-301.000-728.000	OFFICE SUPPLIES	3,300.00		33.98	
101-301.000-729.000	TARGET RANGE & SUPPLIES	6,600.00		1,966.40	
101-301.000-730.000	POSTAGE	330.00		22.10	
101-301.000-751.000	GAS AND OIL	24,200.00		4,470.92	
101-301.000-756.000	MISCELLANEOUS SUPPLIES	5,500.00		1,124.72	
101-301.000-756.003	TECHNOLOGY EQUIP. SUPPLIES	3,850.00		0.00	
101-301.000-768.000	UNIFORMS	12,000.00		3,433.95	
101-301.000-769.000	UNIFORM CLEANING	880.00		0.00	
101-301.000-810.000	INSURANCE CLAIM REPAIRS	0.00	2,000.00	1,978.25	
		2,000.00			
101-301.000-818.000	CONTRACTUAL	10,000.00		3,004.87	
101-301.000-818.002	RESERVE OFFICER WAGES	3,300.00		542.00	
101-301.000-818.003	BACKGROUND CHECKS	275.00		0.00	
101-301.000-818.006	ENTERPRISE - MAINTENANCE MANAGEMENT	1,100.00		408.18	
101-301.000-819.000	TECHNOLOGY CONTRACTUAL SERVICES	9,900.00		4,153.75	
101-301.000-826.000	LEGAL FEES	7,700.00		393.85	
101-301.000-831.000	MEMBERSHIP AND DUES	880.00		0.00	
101-301.000-851.000	RADIO MAINTENANCE	7,700.00		0.00	
101-301.000-853.000	TELEPHONE, INTERNET, CABLE	17,600.00		3,472.86	
101-301.000-864.000	CONFERENCES AND WORKSHOP	1,100.00		275.00	
101-301.000-873.000	TRAVEL & CAR ALLOWANCE	4,400.00		794.60	
101-301.000-886.000	COMMUNITY POLICING	2,750.00	3,000.00	1,133.07	
		250.00			
101-301.000-921.000	UTILITIES	16,500.00		1,548.74	
101-301.000-931.000	MAINTENANCE - BUILDINGS	3,300.00		0.00	
101-301.000-933.000	MAINTENANCE - EQUIPMENT	1,100.00		0.00	
101-301.000-934.000	MAINT. - OFFICE EQUIPMENT	2,200.00		53.65	
101-301.000-939.000	MAINTENANCE - VEHICLE	20,000.00		1,501.82	
101-301.000-960.000	EDUCATION AND TRAINING	14,850.00		275.00	
101-301.000-961.000	MEDICAL EXAMS	2,200.00		763.60	
101-301.000-962.000	MISCELLANEOUS	3,300.00		0.00	
101-301.000-963.000	FIRE & LIABILITY INSURANCE	21,450.00	18,850.00	18,816.78	
		(2,600.00)			
101-301.000-967.013	DARE PROGRAM	1,650.00		0.00	
101-301.000-970.050	RESERVE EQUIPMENT	1,100.00		85.00	

GL Number	Description	2026-27 Original Budget	2026-27 Amended Budget	YTD Balance 09/30/2026	Amount of Change
101-301.000-971.000	CAPITAL OUTLAY	9,000.00		36,276.88	
101-301.000-971.002	CAPITAL OUTLAY	40,000.00		0.00	
101-301.000-991.001	LEASE - ENTERPRISE FLEET	13,200.00		4,088.82	
101-301.000-993.005	ENTERPRISE - INTEREST EXPENSE	2,420.00		769.62	
Total Dept 301.000 - POLICE		1,401,465.00	1,403,665.00		2,200.00

Department: 315.000 CROSSING GUARDS

101-315.000-702.000	SALARIES-FULL TIME	XXX		0.00	
101-315.000-705.000	SALARIES-PART TIME	25,000.00		7,285.52	
101-315.000-715.000	EMPLOYER PAYROLL TAXES	2,500.00		918.35	
101-315.000-756.000	MISCELLANEOUS SUPPLIES	275.00		0.00	
Total Dept 315.000 - CROSSING GUARDS		27,775.00	27,775.00	8,203.87	

Department: 336.000 FIRE DEPARTMENT

101-336.000-150.000	BOOKS & MAGAZINES	220.00		0.00	
101-336.000-704.001	SALARIES-VOLUNTEER FIREMAN	45,000.00		10,736.00	
101-336.000-704.002	SALARIES - FIRE INSPECTION	22,000.00		2,730.00	
101-336.000-715.000	EMPLOYER PAYROLL TAXES	7,150.00		2,563.10	
101-336.000-728.000	OFFICE SUPPLIES	275.00	300.00	210.82	
		25.00			
101-336.000-730.000	POSTAGE	165.00		0.00	
101-336.000-751.000	GAS AND OIL	1,320.00	1,500.00	435.67	
		180.00			
101-336.000-756.000	MISCELLANEOUS SUPPLIES	3,300.00	3,500.00	2,708.64	
		200.00			
101-336.000-756.003	TECHNOLOGY EQUIP. SUPPLIES	2,500.00	3,000.00	2,641.51	
		500.00			
101-336.000-768.000	UNIFORMS	2,200.00		175.99	
101-336.000-818.000	CONTRACTUAL	2,750.00		327.60	
101-336.000-819.000	TECHNOLOGY CONTRACTUAL SERVICES	0.00	400.00	202.50	
		400.00			
101-336.000-831.000	MEMBERSHIP AND DUES	1,650.00		0.00	
101-336.000-851.000	RADIO MAINTENANCE	2,200.00		991.30	
101-336.000-851.001	EQUIPMENT TESTING	11,000.00		2,375.00	
101-336.000-853.000	TELEPHONE, INTERNET, CABLE	8,250.00		2,096.30	
101-336.000-864.000	CONFERENCES AND WORKSHOP	2,200.00		1,218.61	
101-336.000-921.000	UTILITIES	14,300.00		1,467.90	
101-336.000-931.000	MAINTENANCE - BUILDINGS	2,200.00		0.00	
101-336.000-933.000	MAINTENANCE - EQUIPMENT	3,300.00		0.00	
101-336.000-934.000	MAINT. - OFFICE EQUIPMENT	550.00		0.00	
101-336.000-939.000	MAINTENANCE - VEHICLE	11,000.00		3,627.89	
101-336.000-960.000	EDUCATION AND TRAINING	2,200.00		114.43	
101-336.000-961.000	MEDICAL EXAMS	2,200.00		0.00	
101-336.000-962.000	MISCELLANEOUS	1,100.00		0.00	
101-336.000-963.000	FIRE AND LIABILITY INSURANCE	3,850.00	3,800.00	3,790.37	
		(50.00)			
101-336.000-971.000	CAPITAL OUTLAY	100,000.00		0.00	
101-336.000-971.002	CAPITAL OUTLAY	25,000.00		0.00	
101-336.000-971.003	CAPITAL OUTLAY	6,000.00		0.00	
Total Dept 336.000 - FIRE DEPARTMENT		283,880.00	285,135.00		1,255.00

Department: 371.001 BUILDING INSPECTOR

101-371.001-150.000	BOOKS & MAGAZINES	165.00		0.00	
101-371.001-705.000	SALARIES-PART TIME	56,000.00		13,788.19	
101-371.001-715.000	EMPLOYER PAYROLL TAXES	5,600.00		1,154.32	
101-371.001-728.000	OFFICE SUPPLIES	1,100.00		0.00	
101-371.001-818.000	CONTRACTUAL	0.00	250.00	97.07	
		250.00			
101-371.001-831.000	MEMBERSHIP AND DUES	550.00		0.00	

GL Number	Description	2026-27 Original Budget	2026-27 Amended Budget	YTD Balance 09/30/2026	Amount of Change
101-371.001-853.000	TELEPHONE, INTERNET, CABLE	3,300.00		115.70	
101-371.001-864.000	CONFERENCES AND WORKSHOP	1,100.00		910.32	
Total Dept 371.001 - BUILDING INSPECTOR		67,815.00	68,065.00	16,065.60	250.00

Department: 441.000 DEPARTMENT OF PUBLIC WORKS

101-441.000-702.000	SALARIES-FULL TIME	50,000.00		11,529.98	
101-441.000-703.000	SALARIES-OVERTIME	8,800.00		320.69	
101-441.000-704.000	SALARIES-TEMPORARY	27,500.00		14,223.75	
101-441.000-715.000	EMPLOYER PAYROLL TAXES	9,680.00		2,983.93	
101-441.000-715.001	MEDICAL - PRIORITY HEALTH	14,150.00		3,465.14	
101-441.000-715.002	DENTAL - DELTA	700.00		166.47	
101-441.000-715.003	FIDELITY - EYE	115.00		24.97	
101-441.000-715.004	MADISON NATIONAL - LIFE	150.00		31.11	
101-441.000-715.005	HSA	3,410.00		611.54	
101-441.000-717.000	RETIREMENT	4,000.00		811.56	
101-441.000-728.000	OFFICE SUPPLIES	0.00	200.00	149.52	
		200.00			
101-441.000-751.000	GAS AND OIL	33,000.00		4,610.55	
101-441.000-756.000	MISCELLANEOUS SUPPLIES	16,500.00		3,122.98	
101-441.000-756.003	TECHNOLOGY EQUIP. SUPPLIES	3,850.00		0.00	
101-441.000-758.000	EQUIPMENT MAINT SUPPLIES	20,000.00		4,480.62	
101-441.000-758.001	BLDG & GRNDS MAINT SUPPLIES	5,000.00		41.78	
101-441.000-768.000	UNIFORMS	4,000.00		1,400.00	
101-441.000-818.000	CONTRACTUAL	8,000.00		1,669.87	
101-441.000-819.000	TECHNOLOGY CONTRACTUAL SERVICES	2,200.00		28.00	
101-441.000-831.000	MEMBERSHIP AND DUES	1,650.00		0.00	
101-441.000-853.000	TELEPHONE, INTERNET, CABLE	5,500.00		1,247.18	
101-441.000-864.000	CONFERENCES AND WORKSHOP	3,300.00		0.00	
101-441.000-873.000	TRAVEL & CAR ALLOWANCE	110.00		0.00	
101-441.000-921.000	UTILITIES	38,500.00		8,304.31	
101-441.000-922.000	ALARM MONITORING	5,500.00		927.27	
101-441.000-926.000	STREET LIGHTING	15,000.00		223.37	
101-441.000-928.000	TRAFFIC SIGNAL-FRONT & REDBUD	0.00	1,000.00	437.50	
		1,000.00			
101-441.000-931.000	MAINTENANCE - BUILDINGS	5,500.00		728.47	
101-441.000-932.000	MAINTENANCE - GROUNDS	3,300.00		319.14	
101-441.000-933.000	MAINTENANCE - EQUIPMENT	27,500.00		936.00	
101-441.000-939.000	MAINTENANCE - VEHICLE	11,000.00		3,779.09	
101-441.000-961.000	MEDICAL EXAMS	2,750.00		0.00	
101-441.000-962.000	MISCELLANEOUS	2,750.00		0.00	
101-441.000-963.000	FIRE AND LIABILITY INSURANCE	17,600.00	18,250.00	18,234.10	
		650.00			
101-441.000-970.056	STORMWATER PHASE II	9,900.00		0.00	
101-441.000-971.000	CAPITAL OUTLAY	70,000.00		0.00	
101-441.000-971.002	CAPITAL OUTLAY	55,000.00		0.00	
101-441.000-971.003	CAPITAL OUTLAY	200,000.00		0.00	
101-441.000-995.001	TRANSFER-EQUIPMENT RESERVE	25,000.00		0.00	
Total Dept 441.000 - DEPARTMENT OF PUBLIC WORKS		710,915.00	712,765.00		1,850.00

Department: 567.000 CEMETERY

101-567.000-702.000	SALARIES-FULL TIME	31,000.00		8,654.77	
101-567.000-703.000	SALARIES-OVERTIME	3,300.00		52.42	
101-567.000-704.000	SALARIES-TEMPORARY	16,500.00		1,199.25	
101-567.000-715.000	EMPLOYER PAYROLL TAXES	4,620.00		1,108.69	
101-567.000-715.001	MEDICAL - PRIORITY HEALTH	13,100.00		3,233.25	
101-567.000-715.002	DENTAL - DELTA	700.00		169.13	
101-567.000-715.003	FIDELITY - EYE	110.00		23.41	
101-567.000-715.004	MADISON NATIONAL - LIFE	100.00		21.60	
101-567.000-715.005	HSA	3,080.00		509.62	

GL Number	Description	2026-27 Original Budget	2026-27 Amended Budget	YTD Balance 09/30/2026	Amount of Change
101-567.000-717.000	RETIREMENT	2,000.00		432.74	
101-567.000-751.000	GAS AND OIL	12,100.00		2,532.96	
101-567.000-756.000	MISCELLANEOUS SUPPLIES	9,900.00		581.52	
101-567.000-756.003	TECHNOLOGY EQUIP. SUPPLIES	1,100.00		0.00	
101-567.000-758.000	EQUIPMENT MAINT SUPPLIES	5,500.00	5,750.00	4,079.34	
		250.00			
101-567.000-768.000	UNIFORMS	2,750.00		400.00	
101-567.000-818.000	CONTRACTUAL	2,000.00		627.78	
101-567.000-818.006	ENTERPRISE - MAINTENANCE MANAGEMENT	0.00	1,000.00	113.97	
		1,000.00			
101-567.000-819.000	TECHNOLOGY CONTRACTUAL SERVICES	3,300.00		27.00	
101-567.000-831.000	MEMBERSHIP AND DUES	330.00		0.00	
101-567.000-853.000	TELEPHONE, INTERNET, CABLE	3,850.00		659.39	
101-567.000-864.000	CONFERENCES AND WORKSHOP	0.00	1,500.00	1,026.15	
		1,500.00			
101-567.000-921.000	UTILITIES	15,400.00		911.24	
101-567.000-931.000	MAINTENANCE - BUILDINGS	7,700.00		0.00	
101-567.000-932.000	MAINTENANCE - GROUNDS	6,600.00		0.00	
101-567.000-933.000	MAINTENANCE - EQUIPMENT	13,200.00		0.00	
101-567.000-934.000	MAINT. - OFFICE EQUIPMENT	1,100.00		0.00	
101-567.000-939.000	MAINTENANCE - VEHICLE	3,300.00		0.00	
101-567.000-960.000	EDUCATION AND TRAINING	4,400.00		0.00	
101-567.000-961.000	MEDICAL EXAMS	1,100.00		0.00	
101-567.000-962.000	MISCELLANEOUS	1,650.00		0.00	
101-567.000-963.000	FIRE & LIABILITY INSURANCE	3,025.00	2,460.00	2,456.94	
		(565.00)			
101-567.000-971.000	CAPITAL OUTLAY	90,000.00		8,685.98	
101-567.000-971.002	CAPITAL OUTLAY	12,000.00		15,934.50	
101-567.000-991.001	LEASE - ENTERPRISE FLEET	0.00	15,000.00	1,784.54	
		15,000.00			
101-567.000-995.001	TRANSFER-EQUIPMENT RESERVE	10,000.00		0.00	
Total Dept 567.000 - CEMETERY		284,815.00	302,000.00		17,185.00
Department: 651.000 AMBULANCE SERVICE					
101-651.000-818.000	CONTRACTUAL	27,500.00		0.00	
Total Dept 651.000 - AMBULANCE SERVICE		27,500.00	27,500.00	0.00	
Department: 700.000 COMMUNITY AND ECONOMIC DEVELOPMENT					
101-700.000-702.000	SALARIES-FULL TIME	93,500.00		26,460.11	
101-700.000-702.001	SALARIES-CODE ENFORCEMENT	55,000.00		1,907.84	
101-700.000-703.000	SALARIES-OVERTIME	165.00	315.00	166.61	
		150.00			
101-700.000-715.000	EMPLOYER PAYROLL TAXES	22,000.00		2,317.38	
101-700.000-715.001	MEDICAL - PRIORITY HEALTH	22,750.00		5,486.45	
101-700.000-715.002	DENTAL - DELTA	1,300.00		310.42	
101-700.000-715.003	FIDELITY - EYE	275.00		45.41	
101-700.000-715.004	MADISON NATIONAL - LIFE	250.00		39.60	
101-700.000-715.005	HSA	7,700.00		254.80	
101-700.000-717.000	RETIREMENT	12,750.00		3,212.08	
101-700.000-728.000	OFFICE SUPPLIES	1,100.00		44.97	
101-700.000-730.000	POSTAGE	550.00		135.45	
101-700.000-805.000	MARKETING PLAN	1,100.00		8.81	
101-700.000-818.000	CONTRACTUAL	27,500.00		194.14	
101-700.000-818.007	CONSULTING AGREEMENTS	27,500.00		4,336.23	
101-700.000-826.000	LEGAL FEES	16,500.00		0.00	
101-700.000-831.000	MEMBERSHIP AND DUES	1,100.00		90.00	
101-700.000-853.000	TELEPHONE, INTERNET, CABLE	1,650.00		303.36	
101-700.000-864.000	CONFERENCES AND WORKSHOP	0.00	1,000.00	445.00	
		1,000.00			

GL Number	Description	2026-27 Original Budget	2026-27 Amended Budget	YTD Balance 09/30/2026	Amount of Change
101-700.000-873.000	TRAVEL & CAR ALLOWANCE	2,750.00		905.87	
101-700.000-885.000	PUBLIC RELATIONS	11,000.00		40.87	
101-700.000-962.000	MISCELLANEOUS	550.00		0.00	
101-700.000-967.002	GRANTS & SPECIAL PROJECTS	121,000.00		4,187.50	
101-700.000-967.007	SIDEWALK REPLACEMENT PROGRAM	60,000.00		59,076.00	
101-700.000-967.020	NORTHSIDE REPAIR PROGRAM	200,000.00		0.00	
101-700.000-971.000	CAPITAL OUTLAY	0.00	25,000.00	10,400.00	
		25,000.00			
Total Dept 700.000 - COMMUNITY AND ECONOMIC DEVELOPMENT		687,990.00	714,140.00	120,368.90	26,150.00
Department: 753.000 PEAR'S MILL					
101-753.000-921.000	UTILITIES	0.00	300.00	69.09	
		300.00			
Total Dept 753.000 - PEAR'S MILL		0.00	300.00	69.09	
Department: 755.000 PARKS & RECREATION					
101-755.000-756.000	MISCELLANEOUS SUPPLIES	2,200.00		217.26	
101-755.000-818.000	CONTRACTUAL	22,000.00		5,000.00	
101-755.000-864.000	CONFERENCES AND WORKSHOP	550.00		0.00	
101-755.000-921.000	UTILITIES	2,750.00	4,950.00	1,641.88	
		2,200.00			
101-755.000-932.000	MAINTENANCE - GROUNDS	3,300.00		0.00	
101-755.000-962.000	MISCELLANEOUS	1,100.00		0.00	
101-755.000-963.000	FIRE & LIABILITY INSURANCE	880.00	830.00	827.00	
		(50.00)			
101-755.000-971.000	CAPITAL OUTLAY	800,000.00		1,500.00	
Total Dept 755.000 - PARKS & RECREATION		832,780.00	834,930.00	9,186.14	2,150.00
Department: 761.002 FARMERS MARKET					
101-761.002-857.000	WEBSITE	0.00	275.00	63.72	
		275.00			
101-761.002-921.000	UTILITIES	0.00	50.00	8.33	
		50.00			
101-761.002-963.000	FIRE & LIABILITY INSURANCE	0.00	125.00	123.00	
		125.00			
Total Dept 761.002 - FARMERS MARKET		0.00	450.00	195.05	450.00
Department: 761.003 TIN SHOP THEATRE					
101-761.003-921.000	UTILITIES	0.00	2,800.00	608.94	
		2,800.00			
101-761.003-931.000	MAINTENANCE - BUILDINGS	0.00	2,000.00	490.00	
		2,000.00			
101-761.003-962.000	MISCELLANEOUS	0.00	50.00	7.99	
		50.00			
101-761.003-963.000	FIRE & LIABILITY INSURANCE	0.00	1,560.00	1,552.00	
		1,560.00			
Total Dept 761.003 - TIN SHOP THEATRE		0.00	6,410.00	2,658.93	6,410.00
Department: 761.004 CITY CENTER					
101-761.004-756.000	MISCELLANEOUS SUPPLIES	6,600.00		0.00	
101-761.004-756.005	RENTAL REFUNDS	1,100.00		350.00	
101-761.004-921.000	UTILITIES	13,000.00		2,795.28	
101-761.004-931.000	MAINTENANCE - BUILDINGS	5,500.00	10,000.00	8,600.21	
		4,500.00			
101-761.004-963.000	FIRE & LIABILITY INSURANCE	0.00	460.00	455.00	
		460.00			
Total Dept 761.004 - CITY CENTER		26,200.00	31,160.00	12,200.49	4,960.00
Department: 761.005 PEARS MILL					

GL Number	Description	2026-27 Original Budget	2026-27 Amended Budget	YTD Balance 09/30/2026	Amount of Change
101-761.005-853.000	TELEPHONE, INTERNET, CABLE	0.00	2,250.00	553.59	
		2,250.00			
101-761.005-921.000	UTILITIES	0.00	350.00	76.52	
		350.00			
101-761.005-922.000	ALARM MONITORING	0.00	350.00	81.00	
		350.00			
101-761.005-963.000	FIRE & LIABILITY INSURANCE	0.00	950.00	940.00	
		950.00			
Total Dept 761.005 - PEARS MILL		0.00	3,900.00	1,651.11	3,900.00
Department: 761.006 TREE FRIENDS					
101-761.006-756.000	MISCELLANEOUS SUPPLIES	1,100.00		0.00	
101-761.006-818.000	CONTRACTUAL	6,000.00		2,525.20	
101-761.006-978.000	TREE REMOVAL/REPLACEMENT	3,000.00		2,835.00	
Total Dept 761.006 - TREE FRIENDS		10,100.00	10,100.00	5,360.20	
Department: 761.007 CITY-WIDE CLEAN UP					
101-761.007-885.000	PUBLIC RELATIONS	8,800.00		0.00	
Total Dept 761.007 - CITY-WIDE CLEAN UP		8,800.00	8,800.00	0.00	
Department: 761.008 LIBRARY PROGRAMS					
101-761.008-885.000	PUBLIC RELATIONS	1,650.00		0.00	
Total Dept 761.008 - LIBRARY PROGRAMS		1,650.00	1,650.00	0.00	
Department: 761.009 MCCOY CREEK TRAIL					
101-761.009-756.008	TRAIL MAINTENANCE SUPPLIES	0.00	500.00	386.01	
		500.00			
101-761.009-818.000	CONTRACTUAL	0.00	750.00	540.00	
		750.00			
Total Dept 761.009 - MCCOY CREEK TRAIL		0.00	1,250.00	926.01	1,250.00
Expenditures		5,682,257.00		961,072.58	94,790.00
INCREASE IN REVENUES		67,950.00			INC IN EXPENSES
Fund 101 - GENERAL:					
TOTAL REVENUES		AMENDED BUDGET: 5,223,250.00		2,113,687.64	@ 9/30/2026
TOTAL EXPENDITURES		AMENDED BUDGET: 5,777,347.00		961,072.58	@ 9/30/2026
NET OF REVENUES & EXPENDITURES:		(554,097.00)		1,152,615.06	

Note:

The Original Budget Summary Sheet shows (\$199,873)
However, that includes all Funds as a whole; Fund 101
budgeted to allocate 3 months of Reserves (\$655,200)
to cover the anticipated deficit. Meaning, the overall
budget is tracking as anticipated. See attached Budget
Summary Sheet.

City of Buchanan

Life is better here

FISCAL BUDGET SUMMARY Fiscal Year 2026-27

	2024-25	Fiscal Year 2025-26			Fiscal Year 2026-27	
	Actual	Original Budget	Amended Budget	Actual as of 4/30/2026	Projected as of 6/30/2026	Proposed
General Fund Revenues	3,719,718.04	3,957,167.00	4,318,897.00	3,464,053.05	4,900,979.34	5,155,300.00
General Fund Expenses	(3,425,810.25)	(3,881,400.00)	(4,307,272.00)	(3,262,454.66)	(3,863,610.82)	(5,682,257.50)
Interest Income - All Funds						
Major Street Revenue	1,081,698.79	585,000.00	585,000.00	388,689.41	510,861.76	1,031,611.00
Major Street Expense	(1,400,163.33)	(577,500.00)	(586,530.00)	(401,106.57)	(367,316.25)	(1,002,590.00)
Local Street Revenue	419,647.72	372,000.00	372,000.00	288,887.51	360,395.00	390,427.00
Local Street Expense	(266,851.25)	(368,300.00)	(367,095.00)	(241,402.00)	(325,892.70)	(368,764.00)
Water/Sewer Revenue	4,432,969.00	3,961,500.00	4,020,500.00	3,342,187.17	4,049,500.00	4,405,100.00
Water/Sewer Expense	(2,658,668.75)	(2,650,622.00)	(2,391,922.00)	(1,660,003.53)	(1,679,506.16)	(2,803,345.00)
Net Revenue & Expenses	1,902,539.97	1,397,845.00	1,643,578.00	1,918,850.38	3,585,410.18	1,125,481.50
Bond Payments						
2009 SRF P & I	114,500.00	112,000.00	112,000.00	112,000.00	112,000.00	109,500.00
2010 DWRP P & I	121,500.00	118,875.00	118,875.00	118,875.00	118,875.00	121,250.00
2020 WWTP P & I	550,190.00	550,710.00	555,750.00	555,710.00	555,710.00	551,400.00
2023 DPW P & I	299,094.00		299,922.00	299,844.00	299,844.00	295,344.00
2024 USDA 3 LOANS		481,736.00	391,300.00	391,065.00	391,065.00	535,849.00
2024 USDA R&I	86,000.00				86,000.00	86,000.00
2024 USDA Bond Reserves	61,700.00				61,700.00	61,700.00
2025 General Obligation			106,750.00	106,750.00	106,750.00	155,000.00
Total Debt Service	1,232,984.00	1,263,321.00	1,584,597.00	1,584,244.00	1,731,944.00	1,325,355.00
Net after Debt Obligations	669,555.97	134,524.00	58,981.00	334,606.38	1,853,466.18	(199,873.50)

Capital Outlay as Budgeted		Funded by		Funded by	
	Amount			Amount	
Streetscape	200,000	DPW 401 Fund	New Project	300,000	W/S Fund 592
Police Cameras & Radios	49,000	Fund 101/401 fund	MXU Unit	135,000	W/S Fund 592
Fire Dept. Equipment	131,000	Fire Dept 401 Fund		435,000	
Chamber Upgrades	8,350	Fund 101/401 fund			
Cemetery Dump Truck & Mower	102,000	Cemetery 401 Fund			
Boat Launch	800,000	Fund 101			
	1,290,350				

GL Number	Description	2026-27 Original Budget	2026-27 Amended Budget	YTD Balance 09/30/2026	Amount of Change
Fund: 592 WATER AND SEWER FUND					
Account Category: Revenues					
Department: 000.000					
592-000.000-445.001	PENALTIES - DELINQ COLLECTION	65,000.00		11,961.59	
592-000.000-542.000	TMF GRANT (EGLE)		150,000.00	137,300.09	
		150,000.00			
592-000.000-582.000	PERFORMANCE FEES	5,000.00		0.00	
592-000.000-583.000	METER SALES	2,000.00	2,500.00	1,983.00	
		500.00			
592-000.000-642.000	WATER SALES	777,600.00		224,668.28	
592-000.000-642.001	LEACHATE TREATMENT	250,000.00		113,035.06	
592-000.000-642.002	READY-TO-SERVE CHARGES	1,296,000.00		368,071.71	
592-000.000-643.001	SEWER CHARGES	1,134,000.00		318,617.48	
592-000.000-647.000	BUCHANAN TWP ASSESSMENT CHARGE	13,500.00		4,464.66	
592-000.000-665.000	INTEREST EARNED - BANK/INVESTMENTS	80,000.00		0.00	
592-000.000-665.593	USDA ACCT INTEREST	0.00	2,500.00	844.75	
		2,500.00			
592-000.000-665.594	USDA RRI/RESERVE INTEREST	0.00	2,000.00	723.92	
		2,000.00			
592-000.000-666.000	PORTABLE TOILET DUMPING	20,000.00		10,582.00	
592-000.000-675.000	MISC REVENUE/DONATION	5,000.00		2,310.15	
592-000.000-676.000	REIMBURSEMENTS	0.00	1,500.00	1,280.00	
		1,500.00			
592-000.000-943.001	HYDRANT RENTAL	4,500.00		0.00	
Total Dept 000.000		3,652,600.00	3,811,100.00	1,195,842.69	
Revenues		3,652,600.00		1,195,842.69	158,500.00 INC IN REVENUE
Account Category: Expenditures					
592-000.000-907.000	ENTERPRISE - INTEREST EXPENSE	0.00	2,500.00	564.69	
		2,500.00			
592-000.000-922.000	BUCH TWP UTILITY ASSESSMENT	13,500.00		0.00	
592-000.000-995.369	TRANSFERS OUT - TO BLDG AUTH DEBT FUND	150,000.00		0.00	
Total Dept 000.000		163,500.00	166,000.00	564.69	2,500.00
Department: 590.000 SEWER MAINTENANCE & OPERATION					
592-590.000-702.000	SALARIES-FULL TIME	375,000.00		92,046.69	
592-590.000-703.000	SALARIES-OVERTIME	20,000.00		5,345.42	
592-590.000-705.000	SALARIES-PART TIME	5,000.00		9,052.50	
592-590.000-715.000	EMPLOYER PAYROLL TAXES	35,750.00		10,237.74	
592-590.000-715.001	MEDICAL - PRIORITY HEALTH	54,500.00		13,787.73	
592-590.000-715.002	DENTAL - DELTA	2,500.00		702.45	
592-590.000-715.003	FIDELITY - EYE	425.00		113.24	
592-590.000-715.004	MADISON NATIONAL - LIFE	950.00		221.04	
592-590.000-715.005	HSA	13,000.00		2,369.73	
592-590.000-716.000	PENSION EXP-GASB 68	5,000.00		0.00	
592-590.000-717.000	RETIREMENT	24,000.00		6,755.04	
592-590.000-728.000	OFFICE SUPPLIES	1,000.00		0.00	
592-590.000-730.000	POSTAGE	750.00		0.00	
592-590.000-743.000	CHEMICALS	35,000.00	50,000.00	30,737.72	
		15,000.00			
592-590.000-744.101	PAYROLL PROCESSING	1,500.00		0.00	
592-590.000-751.000	GAS AND OIL	7,500.00		2,007.22	
592-590.000-756.000	MISCELLANEOUS SUPPLIES	6,000.00		2,595.11	
592-590.000-756.003	TECHNOLOGY EQUIP. SUPPLIES	3,500.00		2,838.44	

GL Number	Description	2026-27 Original Budget	2026-27 Amended Budget	YTD Balance 09/30/2026	Amount of Change
592-590.000-756.010	SMALL TOOLS & EQUIPMENT	10,000.00		0.00	
592-590.000-757.000	LAB SUPPLIES	37,500.00		4,297.14	
592-590.000-758.000	EQUIPMENT MAINT SUPPLIES	50,000.00		2,612.45	
592-590.000-768.000	UNIFORMS	2,000.00		600.00	
592-590.000-807.000	AUDIT	10,000.00		0.00	
592-590.000-818.000	CONTRACTUAL	45,000.00		27,076.67	
592-590.000-818.005	ENGINEERING SERVICES	0.00	20,000.00	8,101.58	
		20,000.00			
592-590.000-819.000	TECHNOLOGY CONTRACTUAL SERVICES	5,000.00		603.08	
592-590.000-820.000	LAB ANALYTICAL SERVICE	13,000.00		5,774.59	
592-590.000-826.000	LEGAL FEES	10,000.00		1,325.00	
592-590.000-831.000	MEMBERSHIP AND DUES	1,000.00		437.50	
592-590.000-853.000	TELEPHONE, INTERNET, CABLE	6,000.00		1,844.41	
592-590.000-864.000	CONFERENCES AND WORKSHOP	4,000.00		0.00	
592-590.000-873.000	TRAVEL & CAR ALLOWANCE	1,000.00		0.00	
592-590.000-902.000	PRINTING & PUBLISHING	8,000.00		2,424.78	
592-590.000-921.000	UTILITIES	135,000.00		18,580.50	
592-590.000-931.000	MAINTENANCE - BUILDINGS	5,000.00		0.00	
592-590.000-933.000	MAINTENANCE - EQUIPMENT	65,000.00		0.00	
592-590.000-934.000	MAINT. - OFFICE EQUIPMENT	500.00		13.53	
592-590.000-936.000	SOLIDS HANDLING & DISPOSAL	40,000.00		8,076.06	
592-590.000-937.000	ELECTRICAL MAINTENANCE	6,000.00		36.00	
592-590.000-937.001	INSTRUMENT MAINTENANCE	2,500.00		0.00	
592-590.000-938.000	MAINTENANCE - SYSTEM	60,000.00		11,986.91	
592-590.000-939.000	MAINTENANCE - VEHICLE	2,000.00		0.00	
592-590.000-957.002	ANNUAL PERMIT FEES	6,500.00		0.00	
592-590.000-960.000	EDUCATION AND TRAINING	2,500.00		1,657.80	
592-590.000-961.000	MEDICAL EXAMS	400.00		0.00	
592-590.000-962.000	MISCELLANEOUS	7,500.00		149.00	
592-590.000-963.000	FIRE & LIABILITY INSURANCE	16,500.00	18,000.00	17,885.40	
		1,500.00			
592-590.000-965.000	REAL ESTATE TAXES	31,500.00		0.00	
592-590.000-971.000	CAPITAL OUTLAY	30,000.00		2,883.12	
592-590.000-971.002	CAPITAL OUTLAY	450,000.00		0.00	
Total Dept 590.000 - SEWER MAINTENANCE & OPERATION		1,654,775.00	1,691,275.00	295,175.59	36,500.00

Department: 591.000 WATER MAINTENANCE & OPERATION

592-591.000-700.591	TMF GRANT - LSLR		150,000.00	131,686.30	
		150,000.00			
592-591.000-702.000	SALARIES-FULL TIME	275,000.00		76,678.83	
592-591.000-703.000	SALARIES-OVERTIME	15,000.00		2,891.07	
592-591.000-705.000	SALARIES-PART TIME	5,000.00		0.00	
592-591.000-715.000	EMPLOYER PAYROLL TAXES	32,500.00		10,629.20	
592-591.000-715.001	MEDICAL - PRIORITY HEALTH	45,500.00		10,363.20	
592-591.000-715.002	DENTAL - DELTA	2,250.00		534.13	
592-591.000-715.003	FIDELITY - EYE	350.00		79.47	
592-591.000-715.004	MADISON NATIONAL - LIFE	750.00		177.84	
592-591.000-715.005	HSA	8,250.00		1,911.08	
592-591.000-716.000	PENSION EXP-GASB 68	5,000.00		0.00	
592-591.000-717.000	RETIREMENT	21,750.00		5,886.02	
592-591.000-728.000	OFFICE SUPPLIES	1,500.00		0.00	
592-591.000-729.002	METERS-HYDRANTS-FITTINGS	45,000.00		15,013.73	
592-591.000-730.000	POSTAGE	1,500.00		40.80	
592-591.000-743.000	CHEMICALS	15,000.00		3,300.42	
592-591.000-751.000	GAS AND OIL	5,000.00		1,071.87	
592-591.000-756.000	MISCELLANEOUS SUPPLIES	5,000.00		449.71	
592-591.000-756.003	TECHNOLOGY EQUIP. SUPPLIES	2,000.00	3,500.00	2,989.70	
		1,500.00			

GL Number	Description	2026-27 Original Budget	2026-27 Amended Budget	YTD Balance 09/30/2026	Amount of Change
592-591.000-756.006	MATERIAL FOR EXCAVATION FILLS	3,500.00		1,570.00	
592-591.000-756.007	SUPPLIES FOR SERVICE LINE REPLACEMENT	0.00	5,000.00	532.04	
		5,000.00			
592-591.000-756.010	SMALL TOOLS & EQUIPMENT	6,000.00	6,500.00	5,001.54	
		500.00			
592-591.000-758.000	EQUIPMENT MAINT SUPPLIES	7,500.00		3,034.82	
592-591.000-768.000	UNIFORMS	1,000.00		752.89	
592-591.000-807.000	AUDIT	10,000.00		0.00	
592-591.000-818.000	CONTRACTUAL	45,000.00	50,000.00	26,931.05	
		5,000.00			
592-591.000-818.005	ENGINEERING SERVICES	0.00	25,000.00	11,391.59	
		25,000.00			
592-591.000-818.006	ENTERPRISE - MAINTENANCE MANAGEMENT	1,000.00	1,700.00	430.62	
		700.00			
592-591.000-819.000	TECHNOLOGY CONTRACTUAL SERVICES	5,000.00		453.33	
592-591.000-820.000	LAB ANALYTICAL SERVICE	3,000.00		104.00	
592-591.000-826.000	LEGAL FEES	5,000.00		1,325.00	
592-591.000-831.000	MEMBERSHIP AND DUES	1,500.00		880.50	
592-591.000-853.000	TELEPHONE, INTERNET, CABLE	5,500.00		1,135.32	
592-591.000-864.000	CONFERENCES AND WORKSHOP	2,000.00		0.00	
592-591.000-873.000	TRAVEL & CAR ALLOWANCE	250.00		0.00	
592-591.000-902.000	PRINTING & PUBLISHING	7,500.00		2,424.78	
592-591.000-907.000	ENTERPRISE - INTEREST EXPENSE	2,000.00		0.00	
592-591.000-921.000	UTILITIES	40,000.00		3,642.01	
592-591.000-931.000	MAINTENANCE - BUILDINGS	5,500.00		0.00	
592-591.000-933.000	MAINTENANCE - EQUIPMENT	7,000.00		504.53	
592-591.000-934.000	MAINT. - OFFICE EQUIPMENT	1,000.00		0.00	
592-591.000-937.000	ELECTRICAL MAINTENANCE	2,000.00		0.00	
592-591.000-938.000	MAINTENANCE - SYSTEM	25,000.00		900.00	
592-591.000-939.000	MAINTENANCE - VEHICLE	2,000.00		95.00	
592-591.000-957.002	ANNUAL PERMIT FEES	1,500.00		0.00	
592-591.000-960.000	EDUCATION AND TRAINING	5,000.00		400.00	
592-591.000-961.000	MEDICAL EXAMS	250.00	1,000.00	427.34	
		750.00			
592-591.000-962.000	MISCELLANEOUS	1,500.00		225.00	
592-591.000-963.000	FIRE & LIABILITY INSURANCE	8,500.00	9,550.00	9,511.94	
		1,050.00			
592-591.000-965.000	REAL ESTATE TAXES	6,720.00		0.00	
592-591.000-967.010	WELLHEAD PROTECTION PROGRAM	4,000.00		0.00	
592-591.000-971.000	CAPITAL OUTLAY	135,000.00		12,703.13	
592-591.000-971.002	CAPITAL OUTLAY	150,000.00		0.00	
Total Dept 591.000 - WATER MAINTENANCE & OPERATION		987,070.00	1,239,320.00	348,079.80	252,250.00
Department: 907.000 2000 BOND SERIES					
592-907.000-993.000	INTEREST -2009 SRF	9,500.00		0.00	
592-907.000-993.001	INTEREST -2010 DWRF	11,250.00		0.00	
592-907.000-993.003	INTEREST -2020 OXIDATION DITCH	211,400.00		0.00	
592-907.000-994.001	INTEREST -2024A USDA- SEWER	99,640.00		32,591.73	
592-907.000-994.002	INTEREST -2024B USDA- WATER	80,135.00		40,466.25	
592-907.000-994.003	INTEREST -2024C USDA- WATER	40,075.00		16,187.38	
Total Dept 907.000 - 2000 BOND SERIES		452,000.00			
Expenditures		3,257,345.00		733,065.44	288,750.00
					INC IN EXPENSES
INCREASE IN REVENUES		158,500.00			
Fund 592 - WATER AND SEWER FUND:					
TOTAL REVENUES		3,811,100.00		1,195,842.69	@ 9/30/2026
TOTAL EXPENDITURES		3,546,095.00		733,065.44	@ 9/30/2026
NET OF REVENUES & EXPENDITURES:		265,005.00		462,777.25	



**CITY OF BUCHANAN
BERRIEN COUNTY, MICHIGAN
RESOLUTION NO. 2026.10/21**

**RESOLUTION APPROVING THE DESIGNATION OF A SPECIAL LICENSE AREA WITHIN THE
CITY OF BUCHANAN SOCIAL DISTRICT COMMONS AREA FOR THE BUCHANAN DISTRICT
LIBRARY**

WHEREAS, the City of Buchanan has established a Social District and designated commons area pursuant to the Michigan Liquor Control Code, Public Act 58 of 1998, as amended; and

WHEREAS, the Buchanan District Library is submitting an application to the Michigan Liquor Control Commission for a Special License to serve beer, wine, and spirits during its Library Fundraiser on December 12, 2026, from 6:00 PM to 9:00 PM, at 128 E. Front Street, Buchanan, Michigan; and

WHEREAS, the Buchanan District Library Board approved and recommended the Special License application at its regular meeting held October 15, 2026; and

WHEREAS, MCL 436.1551(3) requires the governing body of the local unit of government to delineate the portion of a Social District commons area to be utilized exclusively by a special licensee and the portion to be utilized exclusively by Social District permittees, subject to approval by the Michigan Liquor Control Commission; and

WHEREAS, the City Commission has reviewed the proposed event location and the designated areas within the Social District commons area.

NOW, THEREFORE, BE IT RESOLVED, that the City Commission of the City of Buchanan hereby approves the designation of the area identified in the attached *Exhibit A* for the exclusive use of the Buchanan District Library in connection with its Library Fundraiser on December 12, 2026, during the effective period of the Special License.

BE IT FURTHER RESOLVED, that the remaining portion of the Social District commons area, as identified in *Exhibit A*, shall remain designated for the exclusive use of authorized Social District permittees.

BE IT FURTHER RESOLVED, that this designation is subject to approval by the Michigan Liquor Control Commission and does not constitute issuance of a Special License.

BE IT FINALLY RESOLVED, that the City Clerk is authorized to provide a certified copy of this resolution and the accompanying map to the Buchanan District Library for submission to the Michigan Liquor Control Commission.

AYES:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED.

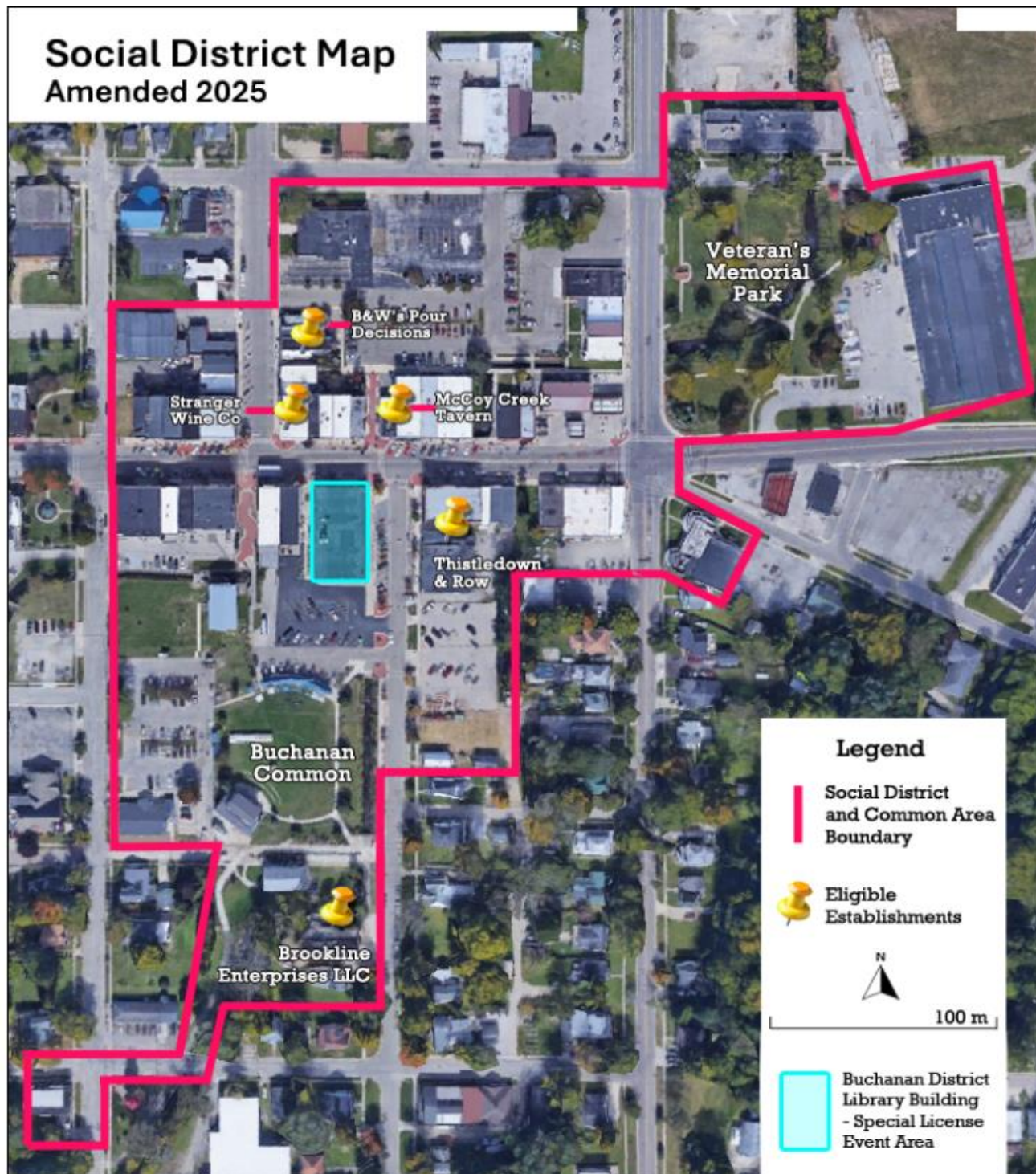
Adopted this _____ day of _____, 2026.

CERTIFICATION

I, Kalla Langston-Weiss, City Clerk of the City of Buchanan, Berrien County, Michigan, hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Buchanan City Commission at a meeting held on _____, 2026.

Kalla Langston-Weiss
City Clerk, City of Buchanan

Exhibit A: Map delineating the Special License area and the remaining Social District commons area.



LICENSEE	DBA	ADDRESS
Bar 4 Enterprises, LLC	McCoy Creek Tavern	215 E Front St
Buchanan Craft LLC	Thistledown & Row	101-103 Days Ave
Brookline Enterprises LLC	Brookline Enterprises LLC	206 - 208 Days Ave
B&W's Pour Decisions LLC	B&W's Pour Decisions	116 N Main St
Stranger Wine Company, LLC	Stranger Wine Company	201 E Front St

Memorandum



Date: October 21, 2026

To: Buchanan City Commission

From: Mike Baker, Public Services Director

Subject: Purchase of Decorative Globes for Downtown Streetlights

Background

Staff is requesting approval for the purchase of twenty (20) replacement decorative light globes for the refurbished light poles installed as part of the streetscape improvement project.

During the refurbishment process, the existing globes were removed from the original light poles. At that time, due to years of exposure to weather and aging, the globes had become brittle and were in poor condition. As they were removed, many of the globes cracked or broke and were determined to be unsuitable for reinstallation. As the original manufacturer of the poles were no longer making the same light, staff researched numerous suppliers to find a suitable replacement to match the remaining existing and new globes.

The replacement globes are the same style and specification as those installed on the new light poles during the project completed last year. Using the same globes will ensure consistency in appearance throughout the project area and maintain the intended design aesthetic.

The purchase of these replacement globes will allow the refurbished light poles to be fully restored and returned to service with a uniform appearance matching the newly installed poles.

Recommendation

Staff recommends approval of \$37,557.80 to purchase 20 decorative globes from Michigan Lighting Systems of Grand Rapids to complete the lighting portion of the downtown project. The money is available as part of \$200,000 that was included in the FY26/27 budget to complete the downtown infrastructure project.

Memorandum



Date: October 21, 2026
To: Buchanan City Commission
From: Tony McGhee
Subject: **Purchase of Self-Contained Breathing Apparatus**

Background

As has been discussed with the City Commission during the past two budget cycles, the City has been working to address years of deferred equipment purchases within the Buchanan Fire Department. Much of the department's equipment has exceeded its expected useful life, creating a situation where the City is now faced with making significant investments to replace equipment that is essential to the safety of our firefighters and the department's ability to respond to emergencies.

Last fiscal year, the City began addressing these needs through a more deliberate equipment replacement program, which included the purchase of five new SCBA units. As part of this year's budget process, an additional ten units were budgeted to continue replacing the department's aging equipment. The purchase

Self-Contained Breathing Apparatus, commonly referred to as SCBA, is one of the most important pieces of personal protective equipment used by firefighters. These are the air packs firefighters wear on their backs when entering burning buildings or other environments where the air may contain smoke, toxic gases, or insufficient oxygen to breathe safely.

As with other public safety equipment, SCBA units have a finite service life and require ongoing inspection, maintenance, and replacement. Continuing to rely on equipment that has exceeded its useful life creates unnecessary risks and increases the potential for equipment failures at the very time firefighters need it most.

Initially, the City had anticipated spreading the remaining SCBA purchases over two fiscal years to help manage the financial impact. However, during the budget development process, staff learned of a projected 20% increase in the cost of these units. Given that the existing equipment has already exceeded its useful life and replacement is a necessary

Memorandum

and unavoidable expense, staff determined that accelerating the purchases into the current fiscal year would be the more financially responsible approach.

Rather than delaying a portion of the purchase and paying an anticipated 20% more for essentially the same equipment in a future budget year, the City included funding in the current budget to complete the replacement of the remaining units. This approach allows us to address an important firefighter safety need while avoiding a projected cost increase on equipment we know will need to be purchased regardless.

Recommendation

This purchase represents a continuation of the City's broader efforts to systematically address deferred equipment and capital needs across the organization.

One of the challenges we continue to face is that postponing necessary purchases does not eliminate the expense. In many cases, it simply increases the eventual cost while requiring staff to continue operating equipment that should have been replaced years earlier.

This is particularly important given the number of other capital and equipment needs facing the City. Every dollar we can avoid spending unnecessarily on future replacement costs is a dollar that remains available to help address another need. By making this purchase during the current fiscal year, the City can address an important equipment need while avoiding a projected increase in future replacement costs. This is consistent with our ongoing efforts to make financially responsible decisions while systematically addressing years of deferred capital and equipment investment.

Staff recommends that the Buchanan City Commission approve the purchase of Self-Contained Breathing Apparatus (SCBA) equipment and associated accessories from MacQueen Equipment in an amount not to exceed \$97,253.25, as outlined in the attached proposal. The FY26/27 budget contains \$100,000 for the proposed purchase.

Attachment A



**PARTS ESTIMATE****LOCATION:**

Delafield
350 Austin Circle
Delafield WI 53018 US

ESTIMATE #:	EST12050
CUSTOMER PO:	
SALES REP:	E095367 John Godush
DATE:	9/29/2026
EXPIRES:	10/28/2026
ESTIMATE TOTAL:	97,253.25

BILL TO:

Pat Fellows/BCFD
Buchanan MI, City of Fire Department
302 N Redbud Trail
Buchanan MI 49107
United States

SHIP TO:

Pat Fellows/BCFD
Buchanan MI, City of Fire Department
302 N Redbud Trail
Buchanan MI 49107
United States

OFFICE PHONE: (269) 355-7876**EMAIL:**madams@cityofbuchanan.com**CONTACT INFO:****Name:****Email:****SHIPPING METHOD:**

PART #	DESCRIPTION	UOM	QTY	PRICE	E X T . PRICE
MSA-10148741-SP	Battery Pack, G1, Rechargeable	Ea	5	500.00	2,500.00
MSA-10158385	KIT, CHARGING STATION, G1		1	960.00	960.00
MSA-10161810	Fcpc,G1,FS,MD,MD NC, 4PT KEVLR,C-N,W/BOX	Ea	2	500.00	1,000.00
RCC-34616-2K	MQ FP BAG & TAG	Ea	2	0.00	0.00
MSA-A-G1FS444MA2C2LAR	MSA G1 SCBA – 4500 PSI, Quick Connect, Serviceable Tunnel, Metal Band, Adjustable Swivel Lumbar, Solid Cover Left, Continuous, Extendaire II, Speaker Left Chest, PASS Right Shoulder, Rechargeable Batter	Ea	8	8,567.00	68,536.00
MSA-10175708	CYL VLV QC G1 RC 4500 PSIG 66CF LP PKGD	Ea	8	1,640.00	13,120.00
MSA-10175708	CYL VLV QC G1 RC 4500 PSIG 66CF LP PKGD	Ea	8	0.00	0.00
MSA-10083875	TAG ASSY, ELECTRONIC ID, M7/G1 SCBA	Ea	13	76.25	991.25
MSA-10162403	Adapter Assy, QC to 1/4 NPT F, 5000 psig		1	705.00	705.00
MSA-10206311	RIT,G1,TC,QF,GAUGE,QA BYPASS,UEBSS,4500		1	6,620.00	6,620.00
MSA-10158407	Kit, RFID Reader/Writer, G1		1	1,020.00	1,020.00
MSA-10156426-SP	CYL. ASSY, G1, RC, 4500 PSIG, 60MIN,PKG		1	1,801.00	1,801.00

CUSTOMER MEMO:

QUOTE EXPRIES 10/28 2P EST

TOTAL PARTS:	\$97,253.25
OTHER CHARGES:	\$0.00
DISCOUNT AMOUNT:	0.00
SUBTOTAL:	97,253.25
TAX TOTAL:	\$0.00
SHIPPING TOTAL:	0.00
HANDLING TOTAL:	0.00
ESTIMATE TOTAL:	\$ 97,253.25

INVOICE REGISTER FOR BUCHANAN CITY
 EXP CHECK RUN DATES 10/26/2026 - 10/26/2026
 POSTED AND UNPOSTED
 OPEN

Item XIII. E.

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date
INV01134154 00033465	USA BLUE BOOK X5 HACH FLUORIDE REAGENT, X4 100PK CHLOR CBAHAM 592-591.000-743.000	08/17/2026	09/17/2026	466.88 466.88	466.88	Open	N 08/31/2026
10.02.26 00033712	TIM RICHARDS HOMECOMING PARADE/FOOTBALL SCREAM PARK T CBAHAM 101-301.000-818.002	10/02/2026	11/02/2026	484.00 484.00	484.00	Open	N 10/22/2026
10.02.26 00033713	ERIC LOTSBAICH HOMECOMING PARADE & FOOTBALL GAME CBAHAM 101-301.000-818.002	10/02/2026	11/02/2026	90.00 90.00	90.00	Open	N 10/22/2026
10.02.26 00033714	SWEET C. ROBINSON FOOTBALL GAME - 10.2.26 & 10.16.26 CBAHAM 101-301.000-818.002	10/02/2026	11/02/2026	170.00 170.00	170.00	Open	N 10/22/2026
10.16.26 00033715	PAT ZIEGLER NILES SCREAM PARK 9.19.26 10.3.26, 10.04 CBAHAM 101-301.000-818.002	10/16/2026	11/16/2026	329.00 329.00	329.00	Open	N 10/16/2026
10.11.26 00033716	DOMINIK KLEIN NILES SCREAM PARK - TO BE REIMBURSED CBAHAM 101-301.000-818.002	10/11/2026	11/11/2026	320.00 320.00	320.00	Open	N 10/22/2026
113418 00033717	ALEXANDER CHEMICAL CORP X2 DRUMS SODIUM BISULFATE- WWTP CBAHAM 592-590.000-743.000	10/09/2026	11/09/2026	934.63 934.63	934.63	open	N 10/22/2026
113242 00033718	ALEXANDER CHEMICAL CORP X2 DRUMS SODIUM BISULFATE- WWTP CBAHAM 592-590.000-743.000	10/02/2026	11/02/2026	934.63 934.63	934.63	open	N 10/22/2026

INVOICE REGISTER FOR BUCHANAN CITY
EXP CHECK RUN DATES 10/26/2026 - 10/26/2026
POSTED AND UNPOSTED
OPEN

Item XIII. E.

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date
28702096779x092 00033719	AT&T CITY ISSUED PHONE USAGE -08.14.26-09.13. CBAHAM 101-172.000-853.000 TONY - PHONE 3810 101-215.000-853.000 KALLA - PHONE 5910 101-441.000-853.000 DPW #2 - IPAD 7371 101-371.001-853.000 GUY - PHONE 0206 101-567.000-853.000 CEMETERY -PHONE 3971 101-441.000-853.000 DPW - PHONE 7547 592-591.000-853.000 WATER - PHONE 3381 101-700.000-853.000 KRISTEN - PHONE 9444 101-700.000-853.000 JASON - PHONE 9446 101-253.000-853.000 DEB- PHONE 9845 592-591.000-853.000 WATER - IPAD 8185 101-441.000-853.000 DPW #1 - IPAD 8186 592-590.000-853.000 WWTP ALARM CELL PHONE 8190 101-336.000-853.000 FD - IPAD 1031	09/13/2026	10/08/2026	887.24	887.24	Open	N 09/30/2026
287020967779x10 00033720	AT&T CITY ISSUED PHONE USAGE -09.14.26-10.13. CBAHAM 101-172.000-853.000 TONY - PHONE 3810 101-215.000-853.000 KALLA - PHONE 5910 101-441.000-853.000 DPW #2 - IPAD 7371 101-371.001-853.000 GUY - PHONE 0206 101-567.000-853.000 CEMETERY -PHONE 3971 101-441.000-853.000 DPW - PHONE 7547 592-591.000-853.000 WATER - PHONE 3381 101-700.000-853.000 KRISTEN - PHONE 9444 101-700.000-853.000 JASON - PHONE 9446 101-253.000-853.000 DEB- PHONE 9845 592-591.000-853.000 WATER - IPAD 8185 101-441.000-853.000 DPW #1 - IPAD 8186 592-590.000-853.000 WWTP ALARM CELL PHONE 8190 101-336.000-853.000 FD - IPAD 1031	10/13/2026	11/08/2026	875.50	875.50	Open	N 10/22/2026
41760 00033721	ADVANCED ANALYTICAL SOLUTIONS, LLC WWTP LABORATORY EVAL. - WATER POLLUTION CBAHAM 592-590.000-820.000 LAB ANALYTICAL SERVICE	10/13/2026	11/13/2026	1,068.63 1,068.63	1,068.63	Open	N 10/22/2026
166432 00033722	ABONMARCHE CONSULTANTS, INC. PROJECT 25-0571 - BOAT LAUNCH PARKING IM CBAHAM 101-700.000-967.002 GRANTS & SPECIAL PROJECTS	10/12/2026	11/12/2026	436.00 436.00	436.00	open	N 09/30/2026

INVOICE REGISTER FOR BUCHANAN CITY
EXP CHECK RUN DATES 10/26/2026 - 10/26/2026
POSTED AND UNPOSTED
OPEN

Item XIII. E.

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date
10926067662 00033723	AUTO ZONE, INC INTERION REMOVAL TOOLS 101-441.000-756.000	10/01/2026 CBAHAM MISCELLANEOUS SUPPLIES	11/01/2026	20.13 20.13	20.13	Open	N 10/22/2026
09.30.26 00033725	AALFS PETROLEUM INC. SEPTEMBER 2026 FUEL CHARGES 101-301.000-751.000 101-441.000-751.000 101-336.000-751.000 592-591.000-751.000 592-590.000-751.000 101-567.000-751.000	09/30/2026 CBAHAM GAS AND OIL GAS AND OIL GAS AND OIL GAS AND OIL GAS AND OIL GAS AND OIL	10/30/2026	4,693.10 549.29 2,859.83 16.32 260.83 0.00 1,006.83	4,693.10	Open	N 09/30/2026
2541771 00033726	BIG C LUMBER CONCRETE FOR SIDEWALK REPAIRS, 202-463.000-756.000 203-463.000-756.000	10/13/2026 CATCH BA CBAHAM CONCRETE CONCRETE	11/13/2026	350.79 175.39 175.40	350.79	Open	N 10/22/2026
2534647 00033727	BIG C LUMBER CONCRETE FOR SIDEWALK REPAIR & 202-463.000-756.000 203-463.000-756.000	10/01/2026 CATCH BAS CBAHAM CONCRETE CONCRETE	11/01/2026	350.79 175.39 175.40	350.79	Open	N 10/22/2026
2535508 00033728	BIG C LUMBER CEMENT FOR CATCH BASIN & MANHOLE REPAIR 202-463.000-756.000 203-463.000-756.000	10/02/2026 CBAHAM MISCELLANEOUS SUPPLIES MISCELLANEOUS SUPPLIES	11/02/2026	959.70 479.85 479.85	959.70	Open	N 10/22/2026
4430065298 00033729	BEST ONE TIRE & SERVICE LOADER TIRE REPAIR 101-441.000-933.000	09/30/2026 CBAHAM MAINTENANCE - EQUIPMENT	10/10/2026	241.00 241.00	241.00	Open	N 09/30/2026
4430065266 00033730	BEST ONE TIRE & SERVICE REPLACE TIRE ON 2001 INTERNATIONAL 101-441.000-933.000	09/29/2026 CBAHAM MAINTENANCE - EQUIPMENT	10/10/2026	182.00 182.00	182.00	Open	N 09/30/2026

INVOICE REGISTER FOR BUCHANAN CITY
EXP CHECK RUN DATES 10/26/2026 - 10/26/2026
POSTED AND UNPOSTED
OPEN

Item XIII. E.

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date
18623 00033731	COUNTY OF BERRIEN COPYING FOR EVIDENCE FORMS 101-301.000-728.000	10/13/2026 CBAHAM OFFICE SUPPLIES	11/12/2026	189.21 189.21	189.21	Open	N 10/22/2026
197667 - 9.01.2 00033732	COREWELL HEALTH DWI BLOOD DRAW - TORRES 101-301.000-961.000	10/06/2026 CBAHAM MEDICAL EXAMS	10/27/2026	23.20 23.20	23.20	Open	N 09/30/2026
00393 00033733	CITY OF BRIDGMAN WATER SAMPLES 592-591.000-818.000	10/09/2026 CBAHAM CONTRACTUAL	10/24/2026	520.00 520.00	520.00	Open	N 10/22/2026
AL2PR5Q 00033734	CDW-G X6 WINDOWS 10 EXTENTION FOR PD 101-301.000-819.000	09/28/2026 CBAHAM COMPUTERS TECHNOLOGY CONTRACTUAL SERVICES	10/28/2026	696.54 696.54	696.54	Open	N 09/30/2026
4286216467 00033736	CINTAS CORPORATION SHOP TOWELS & MATS 101-441.000-818.000	10/20/2026 CBAHAM CONTRACTUAL	10/20/2026	259.81 259.81	259.81	Open	N 10/22/2026
4285440562 00033738	CINTAS CORPORATION MATS FOR CITY HALL 101-265.000-818.000	10/13/2026 CBAHAM CONTRACTUAL	10/20/2026	118.88 118.88	118.88	Open	N 10/22/2026
18571 00033739	COUNTY OF BERRIEN SHERIFF INMATE WORK - 9.2.26-9.3.26 (DPW 101-441.000-818.000 101-761.009-756.008	10/02/2026 CBAHAM CONTRACTUAL JAIL CREW	11/01/2026	540.00 360.00 180.00	540.00	open	N 09/30/2026
10.03.26-11.02. 00033741	COMCAST BUSINESS MONTHLY CYCLE 592-590.000-853.000 101-441.000-853.000 101-567.000-853.000	10/01/2026 CBAHAM TELEPHONE, INTERNET, CABLE TELEPHONE, INTERNET, CABLE TELEPHONE, INTERNET, CABLE	10/22/2026	1,020.25 522.47 316.00 181.78	1,020.25	Open	N 10/22/2026

INVOICE REGISTER FOR BUCHANAN CITY
EXP CHECK RUN DATES 10/26/2026 - 10/26/2026
POSTED AND UNPOSTED
OPEN

Item XIII. E.

Invoice Number Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date
IN211061 00033743	D.L. GALLIVAN OFFICE SOLUTIONS CITY HALL, WWTP, POLICE DEPT PRINTER CON CBAHAM 592-590.000-934.000 101-265.000-934.000 101-301.000-934.000 101-265.000-934.000 101-265.000-756.000	10/19/2026	11/03/2026	392.60 7.16 14.82 28.89 321.26 20.47	392.60	Open	N 10/22/2026
SI27-40117 00033744	DETROIT SALT COMPANY SALT FOR 26/27 SNOW SEASON 202-463.000-782.000 203-463.000-782.000	10/09/2026	11/09/2026	8,374.38 4,187.19 4,187.19	8,374.38	Open	N 10/22/2026
653247-100326 00033745	ENTERPRISE FLEET MANAGEMENT FLEET LEASE & MAINTENANCE MANAGEMENT 10. CBAHAM 101-265.000-991.001 101-265.000-993.005 101-265.000-818.006 101-301.000-991.001 101-301.000-993.005 101-301.000-818.006 101-301.000-991.001 101-301.000-993.005 101-301.000-818.006 592-000.000-304.000 592-000.000-907.000 592-591.000-818.006 101-567.000-818.006 101-567.000-993.005 101-567.000-991.001 101-567.000-962.000	10/03/2026	10/20/2026	4,730.90 471.70 106.24 106.31 681.47 128.27 68.03 681.47 128.27 68.03 843.97 188.23 143.54 165.57 184.74 750.06 15.00	4,730.90	Open	N 10/30/2026
2136 00033746	EXEMPLAR IT SOLUTIONS IT SUPPORT & ADMIN & HUNTRESS EDR- DPW S CBAHAM 101-441.000-819.000	09/28/2026	10/22/2026	14.00 14.00	14.00	Open	N 09/30/2026
2138 00033747	EXEMPLAR IT SOLUTIONS SEPT 2026 IT SUPPORT & ADMIN, HUNTRESS E CBAHAM 592-591.000-819.000	10/07/2026	10/22/2026	128.50 128.50	128.50	Open	N 09/30/2026

INVOICE REGISTER FOR BUCHANAN CITY
 EXP CHECK RUN DATES 10/26/2026 - 10/26/2026
 POSTED AND UNPOSTED
 OPEN

Item XIII. E.

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date
2133 00033748	EXEMPLAR IT SOLUTIONS IT SUPPORT & ADMIN, HUNTRESS EDR - CITY CBAHAM 101-265.000-819.000	10/07/2026 TECHNOLOGY CONTRACTUAL SERVICES	10/22/2026	1,425.87 1,425.87	1,425.87	Open	N 09/30/2026
2132 00033749	EXEMPLAR IT SOLUTIONS IT SUPPORT & ADMIN - FIRE SEPT 2026 CBAHAM 101-336.000-819.000	10/07/2026 TECHNOLOGY CONTRACTUAL SERVICES	10/22/2026	263.25 263.25	263.25	Open	N 09/30/2026
2134 00033750	EXEMPLAR IT SOLUTIONS IT SUPPORT & ADMIN CJIS - PD SEPT 2026 CBAHAM 101-301.000-819.000	10/07/2026 TECHNOLOGY CONTRACTUAL SERVICES	10/22/2026	661.50 661.50	661.50	Open	N 09/30/2026
2135 00033751	EXEMPLAR IT SOLUTIONS IT SUPPORT & ADMIN, DUO ESSENTIALS & HUN CBAHAM 101-301.000-819.000	10/07/2026 TECHNOLOGY CONTRACTUAL SERVICES	10/22/2026	1,996.50 1,996.50	1,996.50	Open	N 09/30/2026
2137 00033752	EXEMPLAR IT SOLUTIONS IT SUPPORT & ADMIN, HUNTRESS EDR - SEPT CBAHAM 592-590.000-819.000	10/07/2026 TECHNOLOGY CONTRACTUAL SERVICES	10/22/2026	102.00 102.00	102.00	Open	N 09/30/2026
2115 00033753	EXEMPLAR IT SOLUTIONS OCT 2026 PSP, KEEPER BUSINESS, AVANAN EM CBAHAM 101-265.000-819.000 592-590.000-819.000 592-591.000-819.000 101-265.000-819.000	10/05/2026 TECHNOLOGY CONTRACTUAL SERVICES TECHNOLOGY CONTRACTUAL SERVICES TECHNOLOGY CONTRACTUAL SERVICES TECHNOLOGY CONTRACTUAL SERVICES	10/20/2026	1,411.00 230.50 115.25 115.25 950.00	1,411.00	Open	N 10/05/2026
ST-29950 00033754	FIRE SERVICE INC. REPAIR TO ENGINE 4620 DUE TO PUMP NOT EN CBAHAM 101-336.000-939.000	09/30/2026 MAINTENANCE - VEHICLE	10/30/2026	517.36 517.36	517.36	Open	N 09/30/2026
ST-30338 00033755	FIRE SERVICE INC. REPACKING OF ENGINE 4620 PUMP VALVE SEAL CBAHAM 101-336.000-939.000	10/16/2026 MAINTENANCE - VEHICLE	11/16/2026	2,790.49 2,790.49	2,790.49	Open	N 10/22/2026

INVOICE REGISTER FOR BUCHANAN CITY
 EXP CHECK RUN DATES 10/26/2026 - 10/26/2026
 POSTED AND UNPOSTED
 OPEN

Item XIII. E.

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date
ST-30240 00033756	FIRE SERVICE INC. REPLACEMENT & REBUILD OF AERIAL 46- 101-336.000-939.000	10/12/2026 LADD CBAHAM MAINTENANCE - VEHICLE	11/12/2026	1,577.04 1,577.04	1,577.04	Open	N 10/22/2026
04877114 00033757	FERGUSON WATERWORKS #1934 CATCH BASIN TOP 203-463.000-756.000	10/13/2026 CBAHAM MISCELLANEOUS SUPPLIES	11/13/2026	176.15 176.15	176.15	Open	N 10/22/2026
79724 00033758	FLEIS & VANDENBRINK PROJECT#: 875750 - PROF. SERVICES RENDER 243-000.000-818.005	10/14/2026 CBAHAM ENGINEERING SERVICES	11/14/2026	594.00 594.00	594.00	Open	N 09/30/2026
IN513728 00033759	GEOTAB USA INC. MONTHLY GEOTAB FEE -SEPT 2026 592-590.000-818.000 101-301.000-818.000 592-591.000-818.000 101-567.000-818.000 101-441.000-818.000 101-265.000-818.000	09/30/2026 CBAHAM WWTP POLICE WATER CEMETERY DPW POOL	10/30/2026	328.00 41.00 102.50 41.00 41.00 82.00 20.50	328.00	Open	N 09/30/2026
036383996 00033760	GALL'S INC. MACE CASE FOR BYERLE - RECRUIT 101-301.000-768.000	09/24/2026 CBAHAM UNIFORMS	10/24/2026	51.52 51.52	51.52	Open	N 09/30/2026
1544 00033761	GREAT LAKES BREATHING AIR REPAIR TO 2ND STAGE VALVE ON SCBA 101-336.000-933.000	07/21/2026 CBAHAM MAINTENANCE - EQUIPMENT	08/20/2026	2,912.78 2,912.78	2,912.78	Open	N 07/31/2026
1499 00033762	GREAT LAKES BREATHING AIR LABOR TO DIAGNOSE ISSUE WITH EAGLE 101-336.000-933.000	06/15/2026 CBAHAM MAINTENANCE - EQUIPMENT	07/15/2026	475.00 475.00	475.00	Open	N 07/31/2026

INVOICE REGISTER FOR BUCHANAN CITY
EXP CHECK RUN DATES 10/26/2026 - 10/26/2026
POSTED AND UNPOSTED
OPEN

Item XIII. E.

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date
10.13.26 00033763	AT&T WATER DEPARTMENT INTERNET - 10.14.26-11. CBAHAM 592-591.000-853.000	10/13/2026	11/04/2026	114.14 114.14	114.14	Open	N 10/22/2026
PSI-0568771 00033764	HULL LIFT TRUCK VARIOUS FILTERS FOR BOBCAT 101-567.000-758.000	10/16/2026 CBAHAM EQUIPMENT MAINT SUPPLIES	10/26/2026	288.00 288.00	288.00	Open	N 10/22/2026
26015 00033765	HAAS SYSTEMS, INC. ALARM MONITORING FOR PEARS MILL 101-761.005-922.000	10/01/2026 CBAHAM ALARM MONITORING	10/31/2026	81.00 81.00	81.00	Open	N 10/22/2026
4628-10.16.26 00033766	PHILIP HUANG HANDCUFF CASE & X3 SHORT SLEEVE UNIFORM 101-301.000-768.000	10/16/2026 CBAHAM UNIFORMS	11/16/2026	215.00 215.00	215.00	Open	N 10/22/2026
10.20.26 00033767	HARVEY BURNETT REIMBRUSEMENT FOR LODGING FOR MAHN TRAIN 101-301.000-873.000	10/20/2026 CBAHAM TRAVEL & CAR ALLOWANCE	11/20/2026	272.91 272.91	272.91	Open	N 10/22/2026
586050 00033768	HAVILAND PRODUCTS COMPANY SODIUM BISULFATE X3 DRUMS - CREDIT 58618 CBAHAM 592-590.000-743.000	10/09/2026 CHEMICALS	11/09/2026	502.73 502.73	502.73	Open	N 10/22/2026
585388 00033769	HAVILAND PRODUCTS COMPANY X1 DRUM BLEACH SOD HYPOCHLORITE - X2 DRU CBAHAM 592-590.000-743.000	10/02/2026 CHEMICALS	11/02/2026	836.17 836.17	836.17	open	N 10/22/2026
586401 00033770	HAVILAND PRODUCTS COMPANY X1 DRUM BLEACH SOD HYPOCHLORITE - X2 DRU CBAHAM 592-590.000-743.000	10/15/2026 CHEMICALS	11/15/2026	696.17 696.17	696.17	open	N 10/22/2026

INVOICE REGISTER FOR BUCHANAN CITY
EXP CHECK RUN DATES 10/26/2026 - 10/26/2026
POSTED AND UNPOSTED
OPEN

Item XIII. E.

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date
585794 00033771	HAVILAND PRODUCTS COMPANY SODIUM BISULFATE X3 DRUMS 592-590.000-743.000	10/06/2026 CBAHAM CHEMICALS	11/06/2026	782.73 782.73	782.73	Open	N 10/22/2026
586631 00033772	HAVILAND PRODUCTS COMPANY SODIUM BISULFATE X3 DRUMS 592-590.000-743.000	10/15/2026 CBAHAM CHEMICALS	11/15/2026	782.73 782.73	782.73	Open	N 10/22/2026
10.20.26 00033773	JERRY FLENOR REIMBURSEMENTS FOR SUPPLIES 101-761.009-756.008	10/20/2026 CBAHAM TRAIL MAINTENANCE SUPPLIES	11/20/2026	203.88 203.88	203.88	Open	N 10/22/2026
406636 00033774	KRUGGEL LAWTON CPA PROGRSS BILL FOR ANNUAL 6/30/26 AUDIT 101-253.000-807.000	09/30/2026 CBAHAM AUDIT	10/30/2026	3,100.00 3,100.00	3,100.00	Open	N 09/30/2026
311719 00033775	KERKSTRA PORTABLE RESTROOM SERVICE PORTABLE TOILET RENTAL - VETERANS MEMORI 101-755.000-818.000	10/17/2026 CBAHAM CONTRACTUAL	11/14/2026	120.00 120.00	120.00	Open	N 10/22/2026
311613 00033776	KERKSTRA PORTABLE RESTROOM SERVICE PORTABLE TOILET RENTAL - VICTORY PARK 101-755.000-818.000	10/16/2026 CBAHAM CONTRACTUAL	11/13/2026	120.00 120.00	120.00	Open	N 10/22/2026
311715 00033777	KERKSTRA PORTABLE RESTROOM SERVICE X2 PORTABLE TOILETS - COMMON DAYS AVE 101-755.000-818.000	10/17/2026 CBAHAM CONTRACTUAL	11/14/2026	320.00 320.00	320.00	open	N 10/22/2026
311717 00033778	KERKSTRA PORTABLE RESTROOM SERVICE PORTABLE TOILET RENTAL - KATHRYN PARK 101-755.000-818.000	10/17/2026 CBAHAM CONTRACTUAL	11/14/2026	120.00 120.00	120.00	open	N 10/22/2026

INVOICE REGISTER FOR BUCHANAN CITY
EXP CHECK RUN DATES 10/26/2026 - 10/26/2026
POSTED AND UNPOSTED
OPEN

Item XIII. E.

Invoice Number Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date
311718 00033779	KERKSTRA PORTABLE RESTROOM SERVICE PORTABLE TOILET RENTAL - RIVERFRONT PARK CBAHAM 101-755.000-818.000	10/17/2026	11/14/2026	120.00 120.00	120.00	Open	N 10/22/2026
311716 00033780	KERKSTRA PORTABLE RESTROOM SERVICE PORTABLE TOILET RENTAL - EB CLARK WOODS CBAHAM 101-755.000-818.000	10/17/2026	11/14/2026	200.00 200.00	200.00	Open	N 10/22/2026
311714 00033781	KERKSTRA PORTABLE RESTROOM SERVICE PORTABLE TOILET RENTAL - CENTENNIAL PARK CBAHAM 101-755.000-818.000	10/17/2026	11/14/2026	200.00 200.00	200.00	Open	N 10/22/2026
03994 00033782	MENARDS DOWNTOWN LIGHTS 101-441.000-756.000	10/01/2026 CBAHAM MISCELLANEOUS SUPPLIES	11/01/2026	451.96 451.96	451.96	Open	N 10/22/2026
MEM-2026 00033783	MICHIGAN STATE FIREMEN'S ASSOC MEMORIAL WALL PLACEMENT FOR LARRY THOMPS CBAHAM 101-336.000-831.000	10/07/2026 MEMBERSHIP AND DUES	11/07/2026	100.00 100.00	100.00	Open	N 10/22/2026
MMI170745 00033784	MODERN MARKETING BADGE STICKERS 101-301.000-886.000	09/28/2026 CBAHAM COMMUNITY POLICING	10/28/2026	568.50 568.50	568.50	Open	N 09/30/2026
R26028 00033785	MOSES FIRE EQUIPMENT CALIBRATION & CHECK OF SENSIT 4 GAS MONI CBAHAM 101-336.000-851.001	10/07/2026 EQUIPMENT TESTING	11/07/2026	171.00 171.00	171.00	open	N 10/22/2026
R26029 00033786	MOSES FIRE EQUIPMENT REPAIR TO SENSIT HCN & CO MONITOR & CALI CBAHAM 101-336.000-933.000	10/12/2026 MAINTENANCE - EQUIPMENT	11/12/2026	559.60 559.60	559.60	open	N 10/22/2026

INVOICE REGISTER FOR BUCHANAN CITY
 EXP CHECK RUN DATES 10/26/2026 - 10/26/2026
 POSTED AND UNPOSTED
 OPEN

Item XIII. E.

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date
827125 00033787	NAPA AUTO PARTS NEW GREASE GUN 101-441.000-756.000	10/13/2026 CBAHAM MISCELLANEOUS SUPPLIES	11/13/2026	299.99 299.99	299.99	Open	N 10/22/2026
541987 00033788	NORTH CENTRAL LABORATORIES LAB SUPPLIES 592-590.000-757.000	10/01/2026 CBAHAM LAB SUPPLIES	11/01/2026	352.95 352.95	352.95	Open	N 10/22/2026
542370 00033789	NORTH CENTRAL LABORATORIES LAB SUPPLIES - HYDROCHLORIC ACID 592-590.000-757.000	10/09/2026 CBAHAM LAB SUPPLIES	11/09/2026	420.96 420.96	420.96	Open	N 10/22/2026
99124 00033790	PREIN & NEWHOF PROJECT#: 2250999 - AS NEEDED SURVEY SER 592-591.000-818.005 592-590.000-818.005 202-463.000-818.000	10/07/2026 CBAHAM ENGINEERING SERVICES ENGINEERING SERVICES CONTRACTUAL	11/07/2026	1,873.25 624.41 624.41 624.43	1,873.25	Open	N 09/30/2026
98772 00033791	PREIN & NEWHOF PROJECT#: 2260432 - PHASE 2 - DOWNTOWN I 592-591.000-818.005 592-590.000-818.005 202-463.000-818.000	10/02/2026 CBAHAM ENGINEERING SERVICES ENGINEERING SERVICES CONTRACTUAL	11/02/2026	4,852.50 1,617.50 1,617.50 1,617.50	4,852.50	Open	N 09/30/2026
3323356180 00033792	PITNEY BOWES POSTAGE METER LEASE - 08.05.26-11.04.26 101-265.000-818.000 592-590.000-818.000 592-591.000-818.000	10/06/2026 CBAHAM CONTRACTUAL CONTRACTUAL CONTRACTUAL	11/04/2026	186.69 96.35 46.68 43.66	186.69	Open	N 10/31/2026

INVOICE REGISTER FOR BUCHANAN CITY
EXP CHECK RUN DATES 10/26/2026 - 10/26/2026
POSTED AND UNPOSTED
OPEN

Item XIII. E.

Invoice Number Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date
PBP#:53776118-S 00033793	PITNEY BOWES POSTAGE FOR SEPT 2026 101-262.000-730.000 101-301.000-730.000 101-215.000-730.000 101-262.000-730.000 101-253.000-730.000 101-700.000-730.000	10/05/2026 CBAHAM POSTAGE - 445 STAMPS POSTAGE - 10 STAMPS POSTAGE X3 CERTIFIED MAIL POSTAGE - 21 @.65, 15 @.73 POSTAGE - 178 STAMPS POSTAGE - 96 STAMPS	11/01/2026	750.00 483.64 7.80 18.99 24.60 140.09 74.88	750.00	Open	N 09/30/2026
10.20.26 00033794	ROSE WRIGHT REIMBURSEMENT FOR TRAIL TREK & TREAT CAN 101-761.009-756.008	10/20/2026 CBAHAM CANDY	11/20/2026	3,272.79 3,272.79	3,272.79	Open	N 10/22/2026
2601230338 00033795	ROAD EQUIPMENT PARTS CENTER AIR VALVE FOR WESTERN STAR 101-441.000-758.000	10/12/2026 CBAHAM EQUIPMENT MAINT SUPPLIES	10/12/2026	135.67 135.67	135.67	Open	N 10/22/2026
3308977 00033796	RIETH-RILEY CONSTRUCTION CO. HOT PATCH - 10.20.26 DELIVERY 202-463.000-782.000	10/20/2026 CBAHAM ROAD MAIN. MATERIAL & SUPPLIES	10/20/2026	290.73 290.73	290.73	open	N 10/20/2026
3308962 00033797	RIETH-RILEY CONSTRUCTION CO. HOT PATCH - 10.19.26 DELIVERY 203-463.000-782.000	10/19/2026 CBAHAM ROAD MAIN. MATERIAL & SUPPLIES	10/19/2026	292.18 292.18	292.18	open	N 10/22/2026
3308942 00033798	RIETH-RILEY CONSTRUCTION CO. HOT PATCH - 10.15.26 DELIVERY 202-463.000-782.000	10/15/2026 CBAHAM ROAD MAIN. MATERIAL & SUPPLIES	10/15/2026	300.15 300.15	300.15	open	N 10/22/2026
3308927 00033799	RIETH-RILEY CONSTRUCTION CO. HOT PATCH - 10.14.26 DELIVERY 203-463.000-782.000	10/14/2026 CBAHAM ROAD MAIN. MATERIAL & SUPPLIES	10/14/2026	276.08 276.08	276.08	open	N 10/22/2026

INVOICE REGISTER FOR BUCHANAN CITY
EXP CHECK RUN DATES 10/26/2026 - 10/26/2026
POSTED AND UNPOSTED
OPEN

Item XIII. E.

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date
3308852 00033800	RIETH-RILEY CONSTRUCTION CO. HOT PATCH - 10.08.26 DELIVERY 202-463.000-782.000	10/08/2026 CBAHAM	10/08/2026	301.60 301.60	301.60	Open	N 10/22/2026
	ROAD MAIN. MATERIAL & SUPPLIES			301.60			
3308843 00033801	RIETH-RILEY CONSTRUCTION CO. HOT PATCH - 10.07.26 DELIVERY 203-463.000-782.000	10/07/2026 CBAHAM	10/07/2026	581.46 581.46	581.46	Open	N 10/22/2026
	ROAD MAIN. MATERIAL & SUPPLIES			581.46			
9.30.26 - CH 00033802	REDBUD HARDWARE SEPTEMBER 2026 PURCHASES 101-265.000-756.000	09/30/2026 CBAHAM	10/15/2026	52.99 52.99	52.99	Open	N 09/30/2026
	SURGE STRIP			52.99			
9.30.26 - DPW 00033803	REDBUD HARDWARE SEPTEMBER 2026 PURCHASES 101-441.000-756.000 101-441.000-756.000 101-265.000-756.000 101-441.000-756.000 101-441.000-756.000 101-441.000-756.000 101-441.000-756.000 101-441.000-756.000 101-441.000-756.000 101-441.000-756.000 101-441.000-756.000 101-441.000-756.000 101-441.000-756.000	09/30/2026 CBAHAM	10/15/2026	374.29 11.40 51.97 52.99 92.96 51.96 17.97 16.49 15.97 12.99 7.99 20.62 20.98	374.29	Open	N 09/30/2026
	FASTNERS			11.40			
	TRASH RUN			51.97			
	POWER STRIP UPFRONT			52.99			
	TRASH RUN			92.96			
	WOOD STAIN & STAIN APPLICATOR			51.96			
	WASP & HORNET SPRAY			17.97			
	GORILLA TAPE			16.49			
	FASTNERS			15.97			
	FASTNERS			12.99			
	SOCKET			7.99			
	FASTNERS & KEY			20.62			
	REPLACEMENT STAIN			20.98			
09.30.26-CEM 00033804	REDBUD HARDWARE SEPT 2026 PURCHASES 101-567.000-756.000	09/30/2026 CBAHAM	10/15/2026	39.97 39.97	39.97	Open	N 09/30/2026
	EAR PLUGS & SAFETY GLASSES			39.97			
09.30.26-FD 00033805	REDBUD HARDWARE SEPT 2026 PURCHASES 101-336.000-756.000 101-336.000-756.000 101-336.000-756.000	09/30/2026 CBAHAM	10/15/2026	240.82 37.95 156.93 45.94	240.82	Open	N 09/30/2026
	PAINT & BRUSHES FOR HYDRANT PAINTING			37.95			
	PAINT & SUPPLIES FOR STATION			156.93			
	PAINT TAPE & ROLLERS FOR STATION			45.94			

INVOICE REGISTER FOR BUCHANAN CITY
EXP CHECK RUN DATES 10/26/2026 - 10/26/2026
POSTED AND UNPOSTED
OPEN

Item XIII. E.

Invoice Number Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date
09.30.26-WWTP 00033806	REDBUD HARDWARE SEPTEMBER 2026 PURCHASES 592-590.000-756.000	09/30/2026 CBAHAM	10/15/2026	14.55 14.55	14.55	Open	N 09/30/2026
09.30.26-WATER 00033807	REDBUD HARDWARE SEPTEMBER 2026 PURCHASES 101-441.000-756.000 101-441.000-756.000 592-591.000-756.000 592-591.000-756.000 592-591.000-756.000	09/30/2026 CBAHAM CAULK & CAULK GUN ROPE & BUSHING WATER SERVICE LINE CRIMP RING CHISEL GRASS SEED	10/15/2026	214.38 30.97 15.44 11.99 25.99 129.99	214.38	Open	N 09/30/2026
4806 00033808	SUNRISE CLEANING, LLC CITY HALL CLEANING SERVICES 101-265.000-818.000	10/16/2026 9.13.26-9.27 CBAHAM CLEANING	10/16/2026	540.00 540.00	540.00	Open	N 09/30/2026
0177783-IN 00033810	S.E. BERRIEN COUNTY LANDFILL SLUDGE DISPOSAL 592-590.000-936.000	10/14/2026 CBAHAM SOLIDS HANDLING & DISPOSAL	11/14/2026	403.86 403.86	403.86	Open	N 10/22/2026
0177725-IN 00033811	S.E. BERRIEN COUNTY LANDFILL SLUDGE DISPOSAL 592-590.000-936.000	10/09/2026 CBAHAM SOLIDS HANDLING & DISPOSAL	11/09/2026	403.86 403.86	403.86	Open	N 10/22/2026
0177664-IN 00033812	S.E. BERRIEN COUNTY LANDFILL SLUDGE DISPOSAL 592-590.000-936.000	10/06/2026 CBAHAM SOLIDS HANDLING & DISPOSAL	11/06/2026	403.86 403.86	403.86	Open	N 10/22/2026
0177583-IN 00033813	S.E. BERRIEN COUNTY LANDFILL SLUDGE DISPOSAL 592-590.000-936.000	09/30/2026 CBAHAM SOLIDS HANDLING & DISPOSAL	10/30/2026	403.86 403.86	403.86	Open	N 09/30/2026
551-681792 00033814	STATE OF MICHIGAN LEIN TOKEN FOR PD -7.1.26-9.30.26 101-301.000-818.000	09/29/2026 CBAHAM CONTRACTUAL	12/28/2026	33.00 33.00	33.00	Open	N 09/30/2026

INVOICE REGISTER FOR BUCHANAN CITY
 EXP CHECK RUN DATES 10/26/2026 - 10/26/2026
 POSTED AND UNPOSTED
 OPEN

Item XIII. E.

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date
2611-2321110 00033815	SBF ENTERPRISES POSTAGE PREPAY FOR WINTER 2026 TAX BILLS CBAHAM 101-000.000-123.000	10/01/2026	10/30/2026	1,146.60 1,146.60	1,146.60	Open	N 10/22/2026
SS113518 00033816	SHERWIN INDUSTRIES, INC. ASPHALT-BASED CRACK AND JOINT SEALANT CBAHAM 202-463.000-782.000 203-463.000-782.000	10/08/2026	11/08/2026	3,655.32 1,827.66 1,827.66	3,655.32	Open	N 10/22/2026
9.30.26 00033817	SEMCO ENERGY GAS ENERGY USAGE CBAHAM 101-301.000-921.000 101-336.000-921.000 592-590.000-921.000 101-265.000-921.000 592-591.000-921.000 101-761.004-921.000 101-441.000-921.000 101-253.000-956.000	10/01/2026	10/29/2026	544.61 55.06 26.49 154.52 96.08 21.73 28.08 159.15 3.50	544.61	Open	N 09/30/2026
4423-973501 00033819	HARMON GLASS DOCTOR REPLACE 2 BROKEN WINDOW PANES IN RADIO R CBAHAM 101-336.000-931.000	10/16/2026	11/15/2026	289.44 289.44	289.44	Open	N 10/22/2026
906437942 00033820	VERDANT COMMERCIAL CAPITAL CITY HALL PRINTERS, PD PRINTER, WWTP PRI CBAHAM 101-265.000-818.000 101-301.000-818.000 592-590.000-818.000	10/01/2026	10/26/2026	326.11 163.04 81.53 81.54	326.11	Open	N 10/01/2026
6155484124 00033821	VERIZON WIRELESS X3 AIR CARDS FOR PATROL VEHICLES CBAHAM 101-301.000-853.000	10/10/2026	11/02/2026	93.16 93.16	93.16	open	N 10/22/2026

INVOICE REGISTER FOR BUCHANAN CITY
EXP CHECK RUN DATES 10/26/2026 - 10/26/2026
POSTED AND UNPOSTED
OPEN

Item XIII. E.

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date
934 00033822	WEST END GRAPHICS NEW PATCH SIGN FOR NORTH WALL OF FIRESTA CBAHAM 101-336.000-931.000	10/07/2026 MAINTENANCE - BUILDINGS	11/07/2026	858.60 858.60	858.60	Open	N 10/22/2026
253485 00033823	WINDEMULLER ELECTRIC AUTOMATION SERVICES TO MOVE SCADA TO NEW CBAHAM 592-590.000-818.005	10/16/2026 ENGINEERING SERVICES	11/06/2026	990.00 990.00	990.00	Open	N 10/22/2026
10.12.26 00033824	MARK WEEDON MILEAGE FOR MML CONFERENCE 101-101.000-864.000	10/13/2026 CBAHAM MILEAGE FOR CONFERENCE	11/13/2026	367.84 367.84	367.84	Open	N 10/22/2026
115507102 00033826	WEX BANK SEPT 2026 FUEL CHARGES 101-301.000-751.000 101-441.000-751.000 101-567.000-751.000 592-590.000-751.000 592-591.000-751.000 101-265.000-751.000	09/30/2026 CBAHAM GAS AND OIL GAS AND OIL GAS AND OIL GAS AND OIL GAS AND OIL GAS AND OIL	10/26/2026	3,390.74 1,739.13 593.64 225.24 115.02 550.50 167.21	3,390.74	Open	N 09/30/2026
10.01.26 00033828	INDIANA MICHIGAN POWER COMPANY OCTOBER 2026 USAGE 101-441.000-921.000 101-755.000-921.000 202-463.000-928.000 592-590.000-921.000 101-441.000-926.000 101-567.000-921.000 101-336.000-921.000 592-591.000-921.000 101-761.003-921.000 101-265.000-921.000	10/02/2026 CBAHAM UTILITIES UTILITIES TRAFFIC SIGNAL-FRONT & REDBUD UTILITIES STREET LIGHTING UTILITIES UTILITIES UTILITIES UTILITIES UTILITIES	11/04/2026	4,147.52 894.97 308.45 130.53 740.70 73.82 104.47 311.02 68.84 11.87 1,502.85	4,147.52	Open	N 10/01/2026

INVOICE REGISTER FOR BUCHANAN CITY
EXP CHECK RUN DATES 10/26/2026 - 10/26/2026
POSTED AND UNPOSTED
OPEN

Item XIII. E.

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date
09.30.26 00033830	INDIANA MICHIGAN POWER COMPANY SEPTEMBER 2026 POWER USAGE	10/12/2026 CBAHAM	11/04/2026	9,358.65	9,358.65	Open	N 09/30/2026
	101-761.003-921.000 UTILITIES			91.30			
	101-301.000-921.000 UTILITIES			455.67			
	101-441.000-921.000 UTILITIES			663.33			
	101-336.000-921.000 UTILITIES			17.95			
	592-591.000-921.000 UTILITIES			1,711.82			
	101-265.000-921.000 UTILITIES			2,498.30			
	592-590.000-921.000 UTILITIES			3,685.18			
	101-761.004-921.000 UTILITIES			123.92			
	101-755.000-921.000 UTILITIES			45.10			
	101-753.000-921.000 UTILITIES			66.08			

# of Invoices:	110	# Due: 110	Totals:	99,492.30	99,492.30
# of Credit Memos:	0	# Due: 0	Totals:	0.00	0.00
Net of Invoices and Credit Memos:				99,492.30	99,492.30

--- TOTALS BY FUND ---

101 GENERAL	54,804.96	54,804.96
202 MAJOR STREETS	10,110.42	10,110.42
203 LOCAL STREETS	8,171.37	8,171.37
243 BROWNFIELD REDEVELOPMENT AUTHOR	594.00	594.00
592 WATER AND SEWER FUND	25,811.55	25,811.55

--- TOTALS BY DEPT/ACTIVITY ---

000.000	2,772.80	2,772.80
101.000 CITY COMMISSION	367.84	367.84
172.000 CITY MANAGER	241.69	241.69
215.000 CITY CLERK	156.73	156.73
253.000 TREASURER	3,319.65	3,319.65
262.000 ELECTIONS	508.24	508.24
265.000 CITY HALL	8,956.36	8,956.36
301.000 POLICE	10,969.45	10,969.45
336.000 FIRE DEPARTMENT	11,214.02	11,214.02
371.001 BUILDING INSPECTOR	115.76	115.76
441.000 DEPARTMENT OF PUBLIC WORKS	8,263.37	8,263.37
463.000 ROUTINE STREET MAINTENANCE	18,281.79	18,281.79
567.000 CEMETERY	3,118.42	3,118.42
590.000 SEWER MAINTENANCE & OPERATI	17,965.72	17,965.72
591.000 WATER MAINTENANCE & OPERATI	6,813.63	6,813.63
700.000 COMMUNITY AND ECONOMIC DEVE	814.36	814.36
753.000 PEAR'S MILL	66.08	66.08

INVOICE REGISTER FOR BUCHANAN CITY
EXP CHECK RUN DATES 10/26/2026 - 10/26/2026
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OPEN

Item XIII. E.

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date
	755.000 PARKS & RECREATION			1,553.55	1,553.55		
	761.003 TIN SHOP THEATRE			103.17	103.17		
	761.004 CITY CENTER			152.00	152.00		
	761.005 PEARS MILL			81.00	81.00		
	761.009 MCCOY CREEK TRAIL			3,656.67	3,656.67		