



PUBLIC HEARINGS & REGULAR MEETING OF THE BUCHANAN CITY COMMISSION
TUESDAY, MAY 26, 2026 – 7:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

AGENDA

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

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

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

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

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

I. Call to Order Public Hearing #1

II. Roll Call

III. Opening of Public Hearing #1

IV. Statement of Purpose and Announcement of Rules

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

V. Close of Public Hearing #1

VI. Call to Order of Public Hearing #2

VII. Roll Call

VIII. Opening of Public Hearing #2

IX. Statement of Purpose and Announcement of Rules

A. The purpose of this public hearing is to receive public comment on the City of Buchanan’s proposed Fiscal Year 2026–2027 Budget, covering the period of July 1, 2026, through June 30, 2027, and the proposed property tax millage rate that will support the budget. The City Commission will consider the proposed budget, including projected expenditures for General Government, Public Safety, Public Works/Cemetery, and Parks/Recreation/Other services. The proposed total expenditures for FY 2026–2027 are \$5,682,258.00. The proposed property tax millage rate is 16.2839 mills per \$1,000.00 of taxable value.

- X. **Close of Public Hearing #2**
- XI. **Call to Order the Regular Meeting**
- XII. **Recognition**
- XIII. **Pledge of Allegiance**
- XIV. **Invocation**
- XV. **Roll Call**
- XVI. **Approve Agenda**
- XVII. **Public Comment - Agenda Items Only** *(3-minute limit)*
- XVIII. **Consent Agenda** *(can be approved all in one motion, for general housekeeping items)*
 - A. **Minutes**- Consider approving the Regular Meeting Minutes from May 11th, 2026.
 - B. **Planning Commission Appointments** -Consider the following appointments and reappointments to the Planning Commission.
 - Appointment of John Wregglesworth, term ending June 2029.
 - Reappointments of Matt Pleasant and Tony Houser, term ending June 2029.
 - Reappointments of Peter Lysy and Jacob Brown, term ending June 2028.
 - C. **Construction Board of Appeals**
 - 1) Consider approving the Construction Board of Appeals Bylaws.
 - 2) Consider the appointments to the Construction Board of Appeals.
 - Ron Hein and Kevin Barker, 2-year terms ending in June 2028.
 - Dan Carlson and Mike Armstrong, 1-year term ending in June 2027.
 - D. **Downtown Design Review Committee**- Consider approving the DDRC Bylaws.
 - E. **Zoning Board of Appeals**- Consider approving the ZBA Bylaws.
 - F. **Road Closure**- June 6th, 2026, from 8:00 AM- 8:00 PM, Victory St. to Arctic St. and Victory St. to Elizabeth St., submitted by Larry Cashier.
 - G. **Authorization of Credit Card**- Consider authorization of Credit Card for the Buchanan Area Fine Arts Council with a \$1,000.00 limit.
- XIX. **Scheduled Matters from the Floor** *(if any)*
- XX. **Reports by: Departments, Committees, Boards**
- XXI. **Unfinished Business**
 - A. **Vacant Building Fees**- Consider the Adoption of the Vacant and Underutilized Building Ordinance Fee Schedule.
- XXII. **New Business**
 - A. **Budget Presentation for Fiscal Year 2026–2027 and Consideration of Resolution Adopting the FY 2026–2027 Budget**
 - 1) Budget FY 2026-2027 Presentation, City Manager Tony McGhee.

2) Consider Resolution 2026.05/09, a Resolution for the City of Buchanan to adopt a budget for FY2026-2027.

B. DDA Development Plan and TIF- Consider First Reading of Ordinance 2026.06/452, the Downtown Development Authority Development Plan and Tax Increment Financing Plan Amendment and Scheduling of Second Public Hearing.

C. Marihuana Permit Renewals

1) Redbud Roots

A. Consider renewal of Medical Marihuana Facility Permit for Redbud Roots Lab IV, LLC, 455 Post Road- *a renewal for a processor facility.*

B. Consider renewal of Adult Use Marihuana Establishment for Redbud Roots Lab IV, LLC, 455 Post Road- *a renewal for a processor permit.*

2) Walpole Enterprises, LLC, Lifted Craft Cannabis

A. Consider renewal of Adult Use Marihuana Establishment Permit for Lifted Craft Cannabis / Walpole Enterprises, LLC, 303 Carroll Street- *a renewal for an adult-use microbusiness permit.*

D. Resolution 2026.05/10- Consider resolution 2026.05/10, to approve the summer school tax collection.

E. Resolution 2026.05/11- Consider the Resolution 2026.05/11 for the Updated FOIA Policy.

F. Delinquent Utility/ Mowing Bills Applied to Summer Taxes- Consider authorizing City Administration to take the necessary actions to add delinquent utility/mowing bills to the responsible parties' 2026 summer taxes.

G. Expenditures- Consider approving the expenditures for May 26th, 2026, in the amount of \$86,561.06

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

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

XXV. Executive Comments

A. City Manager Comments

B. Commissioner Comments

C. Mayor Comments

XXVI. Adjourn



**CITY OF BUCHANAN
NOTICE OF PUBLIC HEARING
PROPOSED AMENDMENT TO THE DOWNTOWN DEVELOPMENT AUTHORITY DEVELOPMENT
PLAN AND TAX INCREMENT FINANCING PLAN**

PLEASE TAKE NOTICE that the Buchanan City Commission will hold a public hearing on **Tuesday, May 26, 2026, at 7:00 PM**, at Buchanan City Hall, 302 N Redbud Trail, Buchanan, MI 49107, to consider an amendment to the Downtown Development Authority (DDA) Development Plan and Tax Increment Financing (TIF) Plan.

The proposed amendment has been prepared and approved by the Buchanan Downtown Development Authority and transmitted to the City Commission for consideration in accordance with the Recodified Tax Increment Financing Act, Public Act 57 of 2018, as amended.

The amendment is intended to further the purposes of the Act, including the prevention of property value deterioration and the promotion of economic growth within the downtown district.

A description of the proposed amendment, including the boundaries of the development area, proposed improvements, and financing methods, is available for public inspection at Buchanan City Hall 302 N Redbud Trail, Buchanan, MI 49107, during regular business hours, and on the City's website at cityofbuchanan.com. At the public hearing, all interested persons will be afforded an opportunity to be heard and to submit written comments regarding the proposed amendment.

Written comments may also be submitted in advance of the hearing to:

City Clerk's Office
City of Buchanan
302 N Redbud Trail, Buchanan, MI 49107
Clerk@cityofbuchanan.com

PLEASE TAKE FURTHER NOTICE that notice of this public hearing is being provided in accordance with the requirements of Act 57, including publication, posting, mailing to property taxpayers of record within the downtown district, and notification to affected taxing jurisdictions.

Buchanan City Commission
Kalla Langston-Weiss, City Clerk

Published: April 23rd, 2026 & April 30, 2026



**NOTICE OF PUBLIC HEARING
CITY OF BUCHANAN
Tuesday, May 26, 2026, at 7:00 PM
Buchanan City Hall
302 N Redbud Trail, Buchanan, MI**

The proposed property tax millage rate that will support the budget will be the subject of this hearing. Residents are invited to provide public comments on the proposed budget for FY 2026-2027, July 1, 2026, through June 30, 2027, and the property tax millage rate, as outlined below:

General Government:	\$1,911,378.00
Public Safety:	\$1,740,620.00
Public Works/Cemetery:	\$995,730.00
Park/Recreation/Other:	\$1,034,530.00
TOTAL EXPENDITURES:	\$5,682,258.00

The taxing unit publishing this notice has complete authority to determine the number of mills to be levied within its authorized millage rate. The proposed rate is 16.2839 mills per \$1,000.00 of taxable value.

The complete budget will be available for review at City Hall, 302 N Redbud Trail, Buchanan, MI, starting **April 28, 2026**. It will be accessible Monday through Thursday, 7:30 AM to 5:30 PM, and Friday from 7:30 AM to 11:30 AM. The public meeting will also serve as the final action on the proposed budget. Taxpayers attending the public hearing on **Tuesday, May 26, 2026**, will have the opportunity to voice their opinions.

Kalla Langston Weiss, City Clerk



PUBLIC HEARING & REGULAR MEETING OF THE BUCHANAN CITY COMMISSION

MONDAY, MAY 11, 2026 – 7:00 PM

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

MINUTES

I. Call to Order the Public Hearing

The public hearing was called to order by Mayor Weedon at 7:00 PM.

II. Roll Call

Roll call was taken.

Present: Mayor Mark Weedon, Mayor Pro Tem Patrick Swem, Commissioner Dan Vigansky, Commissioner Larry Money, and Commissioner Raquell George. A quorum was present.

III. Opening of the Public Hearing

Motion made by Swem, supported by George, to open the public hearing at 7:01 PM. Roll call votes carried unanimously.

IV. Statement of Purpose and Announcement of Rules

A. The purpose of this public hearing is to gather comments on the proposed ordinance aimed at regulating, rehabilitating, and promoting the active use of vacant and underutilized buildings. This ordinance seeks to discourage nonconforming storage uses outside designated storage zones. It will also establish definitions, procedures for registration, requirements for a local responsible agent, inspection protocols, maintenance guidelines, activation processes, fee structures, enforcement measures, hardship relief options, and appeals procedures

Ferris asked how the ordinance would apply to a building that is in probate. McGhee responded that buildings of that nature are the type of building the ordinance is intended to address and stated that probate-related details would be handled through the application process being developed.

V. Close of the Public Hearing

Motion made by Vigansky, supported by Money, to close the public hearing at 7:03 PM. Roll call votes carried unanimously.

VI. Call to Order the Regular Meeting

The regular meeting of the Buchanan City Commission was called to order following the public hearing.

VII. Recognition

No recognition was presented

VIII. Pledge of Allegiance

The Pledge of Allegiance was recited
An invocation was offered.

IX. Roll Call

Roll call was taken.

Present: Mayor Mark Weedon, Mayor Pro Tem Patrick Swem, Commissioner Dan Vigansky, Commissioner Larry Money, and Commissioner Raquell George. A quorum was present.

City Staff: City Manager Tony McGhee, City Clerk Kalla Langston-Weiss, Community Development Director/ Zoning Administrator Kristen Gundersen, Director of Public Services Mike Baker, Chief of Police Harvey Burnett

X. Approve Agenda

Motion by Swem, supported by Vigansky, to approve the agenda as presented. Motion carried by voice vote.

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

Norma Ferris commented that several ordinances were on the agenda and asked that the City make an effort to make the ordinances public or provide links so residents can be informed. Commissioners and staff responded that ordinance information is being shared through Planning Commission and City Commission meetings and posted on the City website.

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

A. Minutes- Consider approving the meeting minutes from April 27th, 2026.

B. Department Head Reports- accept the monthly department head reports.

C. Road Closure- The Home Source Group requests closure of Oak St between Front St and 1st Street for the Memorial Day Event, May 25th, 7:00 AM- 3:00 PM at Harger Lot and Oak St.

Motion by Commissioner Money, supported by Vigansky, to approve the consent agenda as presented. Motion carried by voice vote.

XIII. Scheduled Matters from the Floor (if any)

A. SMCAS- Merger update; *Brian Scribner, Executive Director*

Josh Kay, Operations Manager for SMCAS, provided an update regarding ongoing merger discussions between SMCAS and Medic One. He stated that the executive boards of both organizations recently met and that the discussion has moved from the “why” stage to the “how” stage. Mr. Cannon explained that the current ambulance service model provides a paramedic on an ambulance 24/7, but data indicate that a paramedic is not needed on approximately 85% of ambulance calls. He stated that the proposed model would include static and dynamic deployment, with basic life support ambulances staffed by EMTs and paramedics available in separate response vehicles when needed.

Discussion included governance structure, treatment of prior municipal capital investments, whether owners would be made whole in a merger or dissolution scenario, rate increases previously implemented by Medic One, whether a merged system would remain cost neutral or provide savings, consultant Matt Zavatsky’s role in reviewing the proposed merger and governance model, potential consultant costs, staffing issues, employee deployment, work-life balance, Medicare/Medicaid reimbursement, payer mix, the future service area, approval requirements for dissolution, cost allocation among municipalities, and the desire for municipal leaders from the owner communities to meet together before any merger agreement is presented. No formal action was taken.

XIV. Reports by: Departments, Committees, Boards

XV. Unfinished Business

A. Ordinance 2026.05/449- Consider the second reading and enactment of Ordinance 2026.05/449, the ordinance is to regulate, rehabilitate, and promote the active use of vacant and underutilized buildings; to discourage nonconforming storage uses outside storage zones; to establish definitions, register, local responsible agent, inspection, maintenance, activation, fees enforcement, hardship relief, appeals; and to protect public health, safety, and welfare.

Motion by George, supported by Money, to approve the second reading and enactment of Ordinance 2026.05/449 as presented. Roll call votes carried unanimously.

XVI. New Business

A. Introduction to 2026.07/450 – Consider the introduction of Ordinance 2026.07/450, an ordinance to amend the Code of Ordinances of the City of Buchanan by repealing Chapter 76, Signs, in its entirety, and schedule the first reading and public hearing for June 8, 2026, to receive public comment on the proposed ordinance.

Staff explained that this was primarily an administrative cleanup because the City adopted a new sign ordinance within the Unified Development Code, but the old sign ordinance had not been removed.

Motion by Swem, supported by Vigansky, to approve the introduction of Ordinance 2026.07/450 repealing Chapter 76, Signs, and schedule public hearing number one for June 8, 2026. The motion was clarified to use the word “repealing” rather than “replacing.” Roll call votes carried unanimously.

- B. Introduction to 2026.07/451** – Consider the introduction of Ordinance 2026.08/451, an ordinance to amend Chapter 78, Solid Waste, of the Code of Ordinances of the City of Buchanan to update and clarify brush collection regulations, and schedule the first reading and public hearing for June 8, 2026, to receive public comment on the proposed ordinance.

Staff explained that the ordinance would take the City’s existing brush collection policy and make it enforceable by ordinance. The ordinance addresses the amount of brush that may be placed at the curb, responsibilities for commercial tree services, bag weight limits, and related cleanup procedures.

Commission discussion included large brush piles, cleanup following storms, truckload-size limits, efficiency of collection, and increasing allowable branch size from four inches to six inches.

Motion by Money, supported by Vigansky, to approve the introduction of Ordinance 2026.07/451 and schedule public hearing number one for June 8, 2026. Roll call votes carried unanimously.

- C. Excess Inventory**- Consider authorizing the Excess Inventory List as presented.

Motion by George, supported by Swem, to approve the excess inventory list as presented. Roll call votes carried unanimously.

- D. Bid Award: Copier and Maintenance Services**- Consider approving the Copier and Maintenance Services bid and authorizing City Staff to execute the related contract documents.

Staff recommended DL Gallivan’s Option 2 at \$596 per month for all City copiers. Although it was the second-lowest bid, staff recommended it because the lower bid proposed used equipment and DL Gallivan’s proposal better served the City’s interests. Staff noted expected savings of approximately \$2,400 per year, or \$12,000 to \$14,000 over the contract term. Staff also noted the company has a technician who lives in the City and guaranteed a four- to six-hour response time.

Motion made by Vigansky, supported by Vigansky to approve the copier and maintenance services bid and authorize City staff to execute the related contract documents. Roll call votes carried unanimously.

- E. Resolution 2026.05/08, Public Act 152 Health Care Cost Option**- Consider adopting a resolution to comply with 2011 Public Act 152, the Publicly Funded Health Insurance Contribution Act, by electing the 80%/20% employer/employee health care cost option for the applicable medical benefit plan coverage year.

Motion made by Swem, supported by Money to approve resolution 2026.05/08, as presented. Roll call votes carried unanimously.

- F. Expenditures**- Consider approving the monthly expenditures in the amount of \$133,701.24

Motion by Vigansky, supported by George, to approve expenditures in the amount of \$133,701.24. Roll call votes carried unanimously.

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

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

Dr. Andrea Vanderline, President of the Buchanan Garden Club, thanked Tony, Mike, and City workers for helping clean up the gardens and welcome sign area following construction. She noted that City workers assisted before Garden Club volunteers arrived and helped significantly with the cleanup.

David, a resident of Redbud Trail and an employee in the marijuana industry, addressed the Commission regarding cannabis consumption lounges. He stated that he believes a properly operated consumption lounge could bring visitors and revenue to Buchanan, similar to private cannabis-related events elsewhere in Michigan.

Dennis Morey, representing the Buchanan Business Boosters, reported that the group has been active and that several businesses purchased months in the library calendar project. He also stated that downtown business owners have requested increased police presence due to speeding downtown, including cars, trucks, semis, delivery trucks, and UPS vehicles.

It was announced that Klay & Lauren Weaver welcomed a baby girl. Mother and baby were reported to be doing well.

XIX. Executive Comments

A. City Manager Comments

Staff reported that construction punch-list work from the prior year is continuing. New black railing was expected to be painted and installed later in the week near Redwood Hardware and the Tin Shop area, weather permitting. Staff also thanked the Commission for passing the vacant building ordinance and noted that a related fee schedule would be brought forward soon.

Staff further advised that e-bikes and similar vehicles on downtown sidewalks are becoming an issue. The Police Chief has prepared a draft ordinance to address the matter, and staff noted that other communities are also working on similar regulations.

B. Commissioner Comments

Commissioner Vigansky Comments: commented on the earlier discussion regarding cannabis consumption lounges. He stated that he has historically been opposed to recreational marijuana and remains concerned unless there is a reliable way to test impairment. He acknowledged the financial argument connected to cannabis-related businesses and stated that he would be willing to talk further with the resident who raised the issue. Also commented on the Commission's review of requests and agenda items, stating that he would like the Commission to be more cautious and develop a mindset of saying no when appropriate. He further discussed the SMCAS merger issue, stating that he becomes concerned when the Commission has limited information and does not hear from the organization frequently. He expressed concern about long-term management, government-supported services, and the potential financial implications for the City and taxpayers.

Commissioner Money Comments: stated that the FOIA issue needs to be brought under control and described it as being out of hand. He thanked BARB for the cleanup work completed within the City and noted that there was a strong turnout. He also thanked Tony for participating in the cleanup efforts. Encouraged residents to participate in the upcoming weekend's events in Buchanan, noting that activities were planned throughout the day Saturday and that volunteers were still needed. He concluded by thanking the Commission for its work and thanking City staff for everything they do.

Commissioner George Comments: congratulated Klay and Lauren on the birth of their baby. She reminded everyone about the May 16 events, including Run Buchanan hosted by BARB, and encouraged people to register or volunteer. She stated that proceeds from the event and related fundraising efforts are going into a BARB fund for park improvements and park equipment. Reported that approximately \$1,900 had already been raised before the race, not including additional donations received afterward. She also noted that the Fire Department would be hosting a pancake breakfast as part of the day's activities. Commissioner George thanked BARB volunteers, Commissioner Money, the City Manager, and DPW for their assistance with cleanup day, during which volunteers focused on three parks. She also commented on cannabis businesses and community involvement, stating that she had reached out to several marijuana businesses regarding donations or participation in park improvement efforts but had received limited responses. She noted that Lifted had previously helped with a cleanup day and stated that she planned to continue following up.

Commissioner Swem Comments: thanked BARB and encouraged residents to come downtown and participate in the weekend's activities. He reported that he and Commissioner Vigansky had participated in two brownfield meetings for the City. He explained that these meetings are part of

preparing tools for future housing and development opportunities so the City can be ready when development opportunities arise. He noted that an adoption resolution related to the brownfield work may come before the Commission at the next meeting. Commissioner Swem also commented on the SMCAS merger discussion, stating that it is important for all municipalities involved to receive the same message and the same commitment from the ambulance organization. He stated that ambulance service remains a priority, but that managing service across multiple communities raises complex questions regarding cost allocation, service usage, and tax dollars. He said the Commission would continue to review the matter carefully and make the appropriate decision.

C. Mayor Comments

Mayor Weedon Comments: stated that most topics had already been discussed thoroughly during the meeting. He thanked everyone for attending and encouraged the public to come out for the weekend events. He recognized the volunteer hours and planning that had gone into the events and stated that it was an exciting time to be in Buchanan.

XX. Adjourn

Motion made by Viganksy, supported by Money, to adjourn the meeting at 8:19 PM. Roll call votes carried unanimously.

Kalla Langston-Weiss, City Clerk

Mayor Mark Weedon

302 Re
North Buchanan, MI
49107 Tel: (269)
695-3844 Fax: (269)
695-4330

Application for Board, Commission, Committee or Council Appointment

Please note that all information provided on this application is public information and potentially subject to disclosure pursuant to the Freedom of Information Act, please do not list confidential information. Applications are kept on file for three calendar years.

Please return the completed form to the City Clerk's Office or

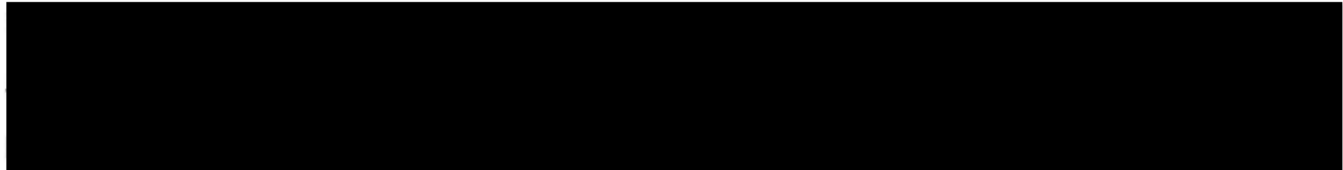
clerk@cityofbuchanan.com **Applicant Information**

Name of Applicant:

John

Wregglesworth _____

Mailing Address:



General Question

Are you a registered voter within the City of Buchanan? Yes: No: Do

you own property within the City of Buchanan? Yes: No:

Do you own a business located within the City of Buchanan? Yes: No:

Please explain why you are interested in being appointed to a board.

I am interested in joining the Planning Committee because I've lived in Buchanan my whole life and this town means a lot to me. I've always tried to do my part, whether that meant working with the city crews when they needed help or helping to execute Thrill on the Hill all those summers. When something needed done, I showed up and helped where I could.

I want to see Buchanan continue to improve and grow the right way without losing what makes it special. Serving on the planning committee would give me the chance to give back to the town that's given me so much to help make sure decisions are made with common sense and the best

interests of the community in mind.

Please describe your background, ability, skills or special qualifications that would strengthen the board you are interested in.

I bring a lifelong connection to Buchanan along with practical, hands-on experience that I believe would be valuable to the planning committee. I have lived here my entire life and have always taken pride in helping the city whenever I could.

I am also a 25-year business owner in Buchanan, operating an asphalt and excavating company that has worked consistently with the city throughout that time. Through this work, I have a strong understanding of how city projects function from the ground up-starting with planning and budgeting, through construction and coordination, all the way to project completion. I understand what works, what doesn't and how decisions made early can impact costs, timelines and the final result.

My experience gives me practical, common-sense perspective. I know what it takes to turn plans into finished projects, and I believe that understanding would help strengthen the board and support smart, responsible growth for Buchanan.

www.cityofbuchanan.com

Please explain your professional experience and background:

Please see above answers.

Please explain any organizations or community groups you have been involved with:

- Buchanan Westerners Riding Club - 15 years
- Thrill on the Hill Summer - all years

Have you attended a meeting, reviewed an agenda packet, visited the city's website, or talked with others to better understand the board you are requesting appointment to?

Yes this came about when I interviewed for the DDA, afterward Kalla and Tony reached out to me about my interest in the Planning Committee, which I think is actually a better fit for me with my experience.

Do you have other information or thoughts you would like to share that should be considered when the application is reviewed?

No I think the rest of the questions have covered that.

What is your availability: ___ Morning ___ Afternoon ___x___ Evening

Monday Tuesday Wednesday Thursday ___ Friday If appointed do you agree to the following:

Attend at least 75% of all applicable meetings? Yes: No: ___

Attend any joint meetings or training provided by the City? Yes: No: ___

Abide by the City's Ethics Policy? Yes: No: ___

Abide by the applicable adopted Bylaws? Yes: No: ___

Signature: 

Date: 4-2-26

www.cityofbuchanan.com

Appointed Board, Commission, Committee and Council Opportunities

The City has many boards, commissions, committees and councils that work best when composed of diverse individuals with relevant qualifications. Please visit the city's website www.cityofbuchanan.com to learn more about the different opportunities. In most cases, the board, commission, committee or council has a rolling membership with members appointed in the summer to a three-year term. Please review the boards, commissions, committees and councils listed below and check the one(s) you are interested in joining. If interested in more than one board, please provide preference order.

Please also identify your related experience, and feel free to apply even if you do not have the suggested experience or professional background. The City needs citizens with diverse backgrounds on its boards and commissions, and we appreciate your application!

___ ***Board of Review***

- ___ Banking/Finance ___ Property Appraisal/Assessing
- ___ Real Estate/Development/Law (no agents or brokers)
- ___ Other

___ ***Brownfield Redevelopment Authority***

- ___ Construction ___ Real Estate/Development/Law
- ___ Environmental Regulations ___ Banking/Finance
- ___ Other

_____ **Buchanan Area Recreation Board (B.A.R.B).**

___ Advertising/Marketing/Public Relations ___ Forestry/Landscape Architecture ___
Finance or Property Maintenance/Leasing ___ Fitness/Recreation/Sports/Coaching ___ Other

_____ **Buchanan Fine Arts Council**

___ Advertising/Marketing/Public Relations ___ Finance/Budgeting ___
Performing Arts ___ Event Planning
___ Other

_____ **Buchanan Tree Friends**

___ Horticulture/Landscape Architecture ___ Forestry
___ Fundraising/Budgeting ___ Advertising/Marketing ___ Other

www.cityofbuchanan.com

_____ **Common Committee**

___ Advertising/Marketing/Public Relations ___ Finance/Budgeting ___
Performing Arts ___ Event Planning
___ Other

_____ **Compensation Committee**

___ Budgeting and Finance ___ Public Sector Compensation ___ Policy Making
___ Other

_____ **Construction Board of Appeals**

___ Architecture/Design ___ Engineering
___ Building/Construction/Trades ___ Law
___ Other

_____ **Downtown Design Review Committee**

___ Architecture/Design ___ Construction/Development ___ Finance or Property
Maintenance/Leasing ___ Historic Preservation/History ___ Other

___ **District Library Board**

___ Policy Making ___ Budgeting/Finance/Fundraising ___ Strategic Planning/Grants and
Endowments ___ Knowledge of Libraries ___ Other

___ **Buchanan Farmers' Market (subcommittee of the Common
Committee)** ___ Advertising/Marketing ___ Event Planning

___ Finance/Budgeting ___ Entrepreneurial
___ Other

___ **Friends of McCoy's Creek Trail (subcommittee of the B.A.R.B.)**

___ Bicycling/Walking/Walking ___ Environment
___ Advertising/Marketing/Public Relations ___ Parks and Recreation ___ Other

www.cityofbuchanan.com

___ **Friends of Oakridge Cemetery**

___ Funeral Professional ___ History
___ Horticulture/Landscape Architecture ___ Law
___ Other

___ **Joint Water Sewer Board**

___ Engineering ___ Banking/Finance ___ Public Health ___ Other

___ **One Buchanan**

___ Advertising/Marketing/Public Relations ___ Social Services
___ Event Planning ___ Budgeting/Finance ___ Other

X **Planning Commission**

___ Architecture or Landscape Architecture ___ Banking/Finance ___ Urban Planning/Land Use/Zoning ___ Building/Construction ___ Land or Real Estate Development ___ Civil Engineering ___ Other

___ **Zoning Board of Appeals**

___ Architecture or Landscape Architecture ___ Urban Planning/Land Use/Zoning ___ Building/Construction or Engineering ___ Land or Real Estate Development ___ Other

March 2026

www.cityofbuchanan.com

Memorandum



Date: May 20, 2026
To: Planning Commission Members
From: Kristen Gundersen, Planning and Community Development Director
Subject: **Construction Board of Appeals Appoints**

Background

The City is working on re-establishing the Construction Board of Appeals to hear appeals associated with the Michigan Building Codes. As part of the application process with the Michigan Department of Licensing and Regulatory Affairs (LARA) to allow the City the ability to contract for a plumbing and mechanical inspector, the City must demonstrate that the Construction Board of Appeals exists.

The Michigan Building Code provides information regarding the types of people that must be on the Board to qualify. This includes construction contractors, licensed trades members, design professionals to name a few. Terms are established at two-year intervals with ability to be reappointed. Members are not required to live within the corporate limits.

The building official has reached out to several individuals that meet the requirements and four applications have been received. Staff continue to work on finding one voting member and two alternate members for appointments to the Board. The recommended appointments consist of two building contractors, licensed architect and master electrician.

Next Steps

Please consider the following appointments to the Construction Board of Appeals with the following terms:

Ron Hein	2-years ending June 2028
Mike Armstrong	1-year ending June 2027
Dan Carlson	1-year ending June 2027
Kevin Baker	2-years ending June 2028



302 Redbud Trail North
Buchanan, MI 49107
Tel: (269) 695-3844
Fax: (269) 695-4330

Application for Board, Commission, Committee or Council Appointment

Please note that all information provided on this application is public information and potentially subject to disclosure pursuant to the Freedom of Information Act, please do not list confidential information. Applications are kept on file for three calendar years.

Please return the completed form to the City Clerk's Office or clerk@cityofbuchanan.com

Applicant Information

Name of Applicant: Ron Hein

Mailing Address: [REDACTED]

City: Buchanan State: MI Zip Code: 49107

Telephone Number: [REDACTED] Second Phone Number: [REDACTED]

E-mail Address: [REDACTED]

Name of Employer: Hein Electric

General Question

Are you a registered voter within the City of Buchanan? Yes: No:

Do you own property within the City of Buchanan? Yes: No:

Do you own a business located within the City of Buchanan? Yes: No:

Please explain why you are interested in being appointed to a board.
I am an electrical contractor based out of Buchanan. I also live in the township of Buchanan.

Please describe your background, ability, skills or special qualifications that would strengthen the board you are interested in.
I am a Master Electrician and work for/own Hein Electric Inc. . I have been in the electrical field since 2000.

Please explain your professional experience and background:

I have worked in the field for over 25 years. Experience in residential, commercial, agriculture, and low voltage types of electrical work.

Please explain any organizations or community groups you have been involved with:

Buchanan Chamber Of Commerce

Lake Effect Networking Group.

Have you attended a meeting, reviewed an agenda packet, visited the city's website, or talked with others to better understand the board you are requesting appointment to?

Yes

Do you have other information or thoughts you would like to share that should be considered when the application is reviewed?

What is your availability: Morning Afternoon Evening
 Monday Tuesday Wednesday Thursday Friday

If appointed do you agree to the following:

Attend at least 75% of all applicable meetings? Yes: No:
Attend any joint meetings or training provided by the City? Yes: No:
Abide by the City's Ethics Policy? Yes: No:
Abide by the applicable adopted Bylaws? Yes: No:

Signature: _____

Date: 4/6/2026

Appointed Board, Commission, Committee and Council Opportunities

The City has many boards, commissions, committees and councils that work best when composed of diverse individuals with relevant qualifications. Please visit the city's website www.cityofbuchanan.com to learn more about the different opportunities. In most cases, the board, commission, committee or council has a rolling membership with members appointed in the summer to a three-year term. Please review the boards, commissions, committees and councils listed below and check the one(s) you are interested in joining. If interested in more than one board, please provide preference order.

Please also identify your related experience, and feel free to apply even if you do not have the suggested experience or professional background. The City needs citizens with diverse backgrounds on its boards and commissions, and we appreciate your application!

Board of Review

- Banking/Finance Property Appraisal/Assessing
- Real Estate/Development/Law (no agents or brokers)
- Other _____

Brownfield Redevelopment Authority

- Construction Real Estate/Development/Law
- Environmental Regulations Banking/Finance
- Other _____

Buchanan Area Recreation Board (B.A.R.B.)

- Advertising/Marketing/Public Relations Forestry/Landscape Architecture
- Finance or Property Maintenance/Leasing Fitness/Recreation/Sports/Coaching
- Other _____

Buchanan Fine Arts Council

- Advertising/Marketing/Public Relations Finance/Budgeting
- Performing Arts Event Planning
- Other _____

Buchanan Tree Friends

- Horticulture/Landscape Architecture Forestry
- Fundraising/Budgeting Advertising/Marketing
- Other _____

Common Committee

- Advertising/Marketing/Public Relations
- Performing Arts
- Other _____
- Finance/Budgeting
- Event Planning

Compensation Committee

- Budgeting and Finance
- Policy Making
- Other _____
- Public Sector Compensation

Construction Board of Appeals

- Architecture/Design
- Building/Construction/Trades
- Other _____
- Engineering
- Law

Downtown Design Review Committee

- Architecture/Design
- Finance or Property Maintenance/Leasing
- Other _____
- Construction/Development
- Historic Preservation/History

District Library Board

- Policy Making
- Strategic Planning/Grants and Endowments
- Other _____
- Budgeting/Finance/Fundraising
- Knowledge of Libraries

Buchanan Farmers' Market (subcommittee of the Common Committee)

- Advertising/Marketing
- Finance/Budgeting
- Other _____
- Event Planning
- Entrepreneurial

Friends of McCoy's Creek Trail (subcommittee of the B.A.R.B.)

- Bicycling/Walking/Walking
- Advertising/Marketing/Public Relations
- Other _____
- Environment
- Parks and Recreation

Friends of Oakridge Cemetery

- Funeral Professional
- Horticulture/Landscape Architecture
- Other _____
- History
- Law

Joint Water Sewer Board

- Engineering
- Other _____
- Banking/Finance
- Public Health

One Buchanan

- Advertising/Marketing/Public Relations
- Event Planning
- Other _____
- Social Services
- Budgeting/Finance

Planning Commission

- Architecture or Landscape Architecture
- Urban Planning/Land Use/Zoning
- Land or Real Estate Development
- Other _____
- Banking/Finance
- Building/Construction
- Civil Engineering

Zoning Board of Appeals

- Architecture or Landscape Architecture
- Building/Construction or Engineering
- Other _____
- Urban Planning/Land Use/Zoning
- Land or Real Estate Development

March 2026

Application for Board, Commission, Committee or Council Appointment

Please note that all information provided on this application is public information and potentially subject to disclosure pursuant to the Freedom of Information Act, please do not list confidential information. Applications are kept on file for three calendar years.

Please return the completed form to the City Clerk's Office or clerk@cityofbuchanan.com

Applicant Information

Name of Applicant: Mike Armstrong

Mailing Address: [REDACTED]

City: Niles State: MI Zip Code: 49120

Telephone Number: [REDACTED] Second Phone Number: _____

E-mail Address: [REDACTED]

Name of Employer: Astrong Construction

General Question

Are you a registered voter within the City of Buchanan? Yes: No:

Do you own property within the City of Buchanan? Yes: No:

Do you own a business located within the City of Buchanan? Yes: No:

Please explain why you are interested in being appointed to a board.

I do alot of local work within the community and surrounding areas.

Please describe your background, ability, skills or special qualifications that would strengthen the board you are interested in.

Licensed GC for 12+ years, project manager for 12+ years

Please explain your professional experience and background:

Licensed GC for 12+ years & project manager for 12+ years

Please explain any organizations or community groups you have been involved with:

Buchanan High School Baseball, BYSBA, Buchanan Floor Hockey

Have you attended a meeting, reviewed an agenda packet, visited the city's website, or talked with others to better understand the board you are requesting appointment to?

Yes

Do you have other information or thoughts you would like to share that should be considered when the application is reviewed?

No

What is your availability: Morning Afternoon Evening
 Monday Tuesday Wednesday Thursday Friday

If appointed do you agree to the following:

Attend at least 75% of all applicable meetings? Yes: No:
Attend any joint meetings or training provided by the City? Yes: No:
Abide by the City's Ethics Policy? Yes: No:
Abide by the applicable adopted Bylaws? Yes: No:

Signature:



Date: 4/2/26

Appointed Board, Commission, Committee and Council Opportunities

The City has many boards, commissions, committees and councils that work best when composed of diverse individuals with relevant qualifications. Please visit the city's website www.cityofbuchanan.com to learn more about the different opportunities. In most cases, the board, commission, committee or council has a rolling membership with members appointed in the summer to a three-year term. Please review the boards, commissions, committees and councils listed below and check the one(s) you are interested in joining. If interested in more than one board, please provide preference order.

Please also identify your related experience, and feel free to apply even if you do not have the suggested experience or professional background. The City needs citizens with diverse backgrounds on its boards and commissions, and we appreciate your application!

Board of Review

- Banking/Finance
- Real Estate/Development/Law (no agents or brokers)
- Other _____
- Property Appraisal/Assessing

Brownfield Redevelopment Authority

- Construction
- Environmental Regulations
- Other _____
- Real Estate/Development/Law
- Banking/Finance

Buchanan Area Recreation Board (B.A.R.B.)

- Advertising/Marketing/Public Relations
- Finance or Property Maintenance/Leasing
- Other _____
- Forestry/Landscape Architecture
- Fitness/Recreation/Sports/Coaching

Buchanan Fine Arts Council

- Advertising/Marketing/Public Relations
- Performing Arts
- Other _____
- Finance/Budgeting
- Event Planning

Buchanan Tree Friends

- Horticulture/Landscape Architecture
- Fundraising/Budgeting
- Other _____
- Forestry
- Advertising/Marketing

Common Committee

- Advertising/Marketing/Public Relations
- Performing Arts
- Other _____
- Finance/Budgeting
- Event Planning

Compensation Committee

- Budgeting and Finance
- Policy Making
- Other _____
- Public Sector Compensation

✓ **Construction Board of Appeals**

- Architecture/Design
- Building/Construction/Trades
- Other _____
- Engineering
- Law

Downtown Design Review Committee

- Architecture/Design
- Finance or Property Maintenance/Leasing
- Other _____
- Construction/Development
- Historic Preservation/History

District Library Board

- Policy Making
- Strategic Planning/Grants and Endowments
- Other _____
- Budgeting/Finance/Fundraising
- Knowledge of Libraries

Buchanan Farmers' Market (subcommittee of the Common Committee)

- Advertising/Marketing
- Finance/Budgeting
- Other _____
- Event Planning
- Entrepreneurial

Friends of McCoy's Creek Trail (subcommittee of the B.A.R.B.)

- Bicycling/Walking/Walking
- Advertising/Marketing/Public Relations
- Other _____
- Environment
- Parks and Recreation

Friends of Oakridge Cemetery

- Funeral Professional
- Horticulture/Landscape Architecture
- Other _____
- History
- Law

Joint Water Sewer Board

- Engineering
- Other _____
- Banking/Finance
- Public Health

One Buchanan

- Advertising/Marketing/Public Relations
- Event Planning
- Other _____
- Social Services
- Budgeting/Finance

Planning Commission

- Architecture or Landscape Architecture
- Urban Planning/Land Use/Zoning
- Land or Real Estate Development
- Other _____
- Banking/Finance
- Building/Construction
- Civil Engineering

Zoning Board of Appeals

- Architecture or Landscape Architecture
- Building/Construction or Engineering
- Other _____
- Urban Planning/Land Use/Zoning
- Land or Real Estate Development

March 2026



302 Redbud Trail North
Buchanan, MI 49107
Tel: (269) 695-3844
Fax: (269) 695-4330

Application for Board, Commission, Committee or Council Appointment

Please note that all information provided on this application is public information and potentially subject to disclosure pursuant to the Freedom of Information Act, please do not list confidential information. Applications are kept on file for three calendar years.

Please return the completed form to the City Clerk's Office or clerk@cityofbuchanan.com

Applicant Information

Name of Applicant: Dan Carlson

Mailing Address: [REDACTED]

City: Buchanan State: MI Zip Code: 49107

Telephone Number: [REDACTED] Second Phone Number: _____

E-mail Address: [REDACTED]

Name of Employer: Self Employed

General Question

Are you a registered voter within the City of Buchanan? Yes: No:

Do you own property within the City of Buchanan? Yes: No:

Do you own a business located within the City of Buchanan? Yes: No:

Please explain why you are interested in being appointed to a board.

A way to contribute to the community I live and work in.

Please describe your background, ability, skills or special qualifications that would strengthen the board you are interested in.

Extensive background in building and construction trades

Please explain your professional experience and background:

Construction, jobsite management

Please explain any organizations or community groups you have been involved with:

Design Review Board, DDA

Have you attended a meeting, reviewed an agenda packet, visited the city's website, or talked with others to better understand the board you are requesting appointment to?

Yes

Do you have other information or thoughts you would like to share that should be considered when the application is reviewed?

What is your availability: Morning Afternoon Evening
 Monday Tuesday Wednesday Thursday Friday

If appointed do you agree to the following:

Attend at least 75% of all applicable meetings? Yes: No:
Attend any joint meetings or training provided by the City? Yes: No:
Abide by the City's Ethics Policy? Yes: No:
Abide by the applicable adopted Bylaws? Yes: No:

Signature: _____

Date: 04-01-2026

Appointed Board, Commission, Committee and Council Opportunities

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Please also identify your related experience, and feel free to apply even if you do not have the suggested experience or professional background. The City needs citizens with diverse backgrounds on its boards and commissions, and we appreciate your application!

Board of Review

- Banking/Finance Property Appraisal/Assessing
- Real Estate/Development/Law (no agents or brokers)
- Other _____

Brownfield Redevelopment Authority

- Construction Real Estate/Development/Law
- Environmental Regulations Banking/Finance
- Other _____

Buchanan Area Recreation Board (B.A.R.B.)

- Advertising/Marketing/Public Relations Forestry/Landscape Architecture
- Finance or Property Maintenance/Leasing Fitness/Recreation/Sports/Coaching
- Other _____

Buchanan Fine Arts Council

- Advertising/Marketing/Public Relations Finance/Budgeting
- Performing Arts _____ Event Planning
- Other _____

Buchanan Tree Friends

- Horticulture/Landscape Architecture Forestry
- Fundraising/Budgeting Advertising/Marketing
- Other _____

Common Committee

- Advertising/Marketing/Public Relations
- Performing Arts
- Other _____
- Finance/Budgeting
- Event Planning

Compensation Committee

- Budgeting and Finance
- Policy Making
- Other _____
- Public Sector Compensation

X

Construction Board of Appeals

- Architecture/Design
- Building/Construction/Trades
- Other _____
- Engineering
- Law

Downtown Design Review Committee

- Architecture/Design
- Finance or Property Maintenance/Leasing
- Other _____
- Construction/Development
- Historic Preservation/History

District Library Board

- Policy Making
- Strategic Planning/Grants and Endowments
- Other _____
- Budgeting/Finance/Fundraising
- Knowledge of Libraries

Buchanan Farmers' Market (subcommittee of the Common Committee)

- Advertising/Marketing
- Finance/Budgeting
- Other _____
- Event Planning
- Entrepreneurial

Friends of McCoy's Creek Trail (subcommittee of the B.A.R.B.)

- Bicycling/Walking
- Advertising/Marketing/Public Relations
- Other _____
- Environment
- Parks and Recreation

Friends of Oakridge Cemetery

- Funeral Professional
- Horticulture/Landscape Architecture
- Other _____
- History
- Law

Joint Water Sewer Board

- Engineering
- Banking/Finance
- Public Health
- Other _____

One Buchanan

- Advertising/Marketing/Public Relations
- Event Planning
- Other _____
- Social Services
- Budgeting/Finance

Planning Commission

- Architecture or Landscape Architecture
- Urban Planning/Land Use/Zoning
- Land or Real Estate Development
- Other _____
- Banking/Finance
- Building/Construction
- Civil Engineering

Zoning Board of Appeals

- Architecture or Landscape Architecture
- Building/Construction or Engineering
- Other _____
- Urban Planning/Land Use/Zoning
- Land or Real Estate Development

March 2026



CB of A

302 Redbud Trail North
Buchanan, MI 49107
Tel: (269) 695-3844
Fax: (269) 695-4330

Application for Board, Commission, Committee or Council Appointment

Please note that all information provided on this application is public information and potentially subject to disclosure pursuant to the Freedom of Information Act, please do not list confidential information. Applications are kept on file for three calendar years.

Please return the completed form to the City Clerk's Office or clerk@cityofbuchanan.com

Applicant Information

Name of Applicant: Kevin Barker

Mailing Address: [REDACTED]

City: Dowagiac State: MI Zip Code: 49047

Telephone Number: [REDACTED] Second Phone Number: _____

E-mail Address: [REDACTED]

Name of Employer: Barker Nestor Inc

General Question

Are you a registered voter within the City of Buchanan? Yes: No:

Do you own property within the City of Buchanan? Yes: No:

Do you own a business located within the City of Buchanan? Yes: No:

Please explain why you are interested in being appointed to a board.

community service for my home town

Please describe your background, ability, skills or special qualifications that would strengthen the board you are interested in.

Licensed Michigan architect of 40 years. Licensed commercial contractor in certain states
self employed business owner for 30 years with multiple backgrounds.

3/18/2024

Please explain your professional experience and background:

Licensed architect in 30+ states. Commercial rehab construction company owner with completed projects from CA, to Boston, to Florida to MN over past 30 years
Manufactured aluminum building railing system for 20 years sending products across the co

Please explain any organizations or community groups you have been involved with:

previous member and chair Buchanan Planning Commission
pervious member Buchanan Design Review Committee

Have you attended a meeting, reviewed an agenda packet, visited the city's website, or talked with others to better understand the board you are requesting appointment to?
it is my understanding that this is a new board being formed

Do you have other information or thoughts you would like to share that should be considered when the application is reviewed?

What is your availability: Morning Afternoon Evening
 Monday Tuesday Wednesday Thursday Friday

If appointed do you agree to the following:

Attend at least 75% of all applicable meetings? Yes: No:
Attend any joint meetings or training provided by the City? Yes: No:
Abide by the City's Ethics Policy? Yes: No:
Abide by the applicable adopted Bylaws? Yes: No:

Signature: _____

Date: _____

Appointed Board, Commission, Committee and Council Opportunities

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Please also identify your related experience, and feel free to apply even if you do not have the suggested experience or professional background. The City needs citizens with diverse backgrounds on its boards and commissions, and we appreciate your application!

Board of Review

- Banking/Finance Property Appraisal/Assessing
- Real Estate/Development/Law (no agents or brokers)
- Other _____

Brownfield Redevelopment Authority

- Construction Real Estate/Development/Law
- Environmental Regulations Banking/Finance
- Other _____

Buchanan Area Recreation Board (B.A.R.B.)

- Advertising/Marketing/Public Relations Forestry/Landscape Architecture
- Finance or Property Maintenance/Leasing Fitness/Recreation/Sports/Coaching
- Other _____

Buchanan Fine Arts Council

- Advertising/Marketing/Public Relations Finance/Budgeting
- Performing Arts Event Planning
- Other _____

Buchanan Tree Friends

- Horticulture/Landscape Architecture Forestry
- Fundraising/Budgeting Advertising/Marketing
- Other _____

Common Committee

- Advertising/Marketing/Public Relations
- Performing Arts
- Other _____
- Finance/Budgeting
- Event Planning

Compensation Committee

- Budgeting and Finance
- Policy Making
- Other _____
- Public Sector Compensation

yes

Construction Board of Appeals

- Architecture/Design
- Building/Construction/Trades
- Other _____
- Engineering
- Law

Downtown Design Review Committee

- Architecture/Design
- Finance or Property Maintenance/Leasing
- Other _____
- Construction/Development
- Historic Preservation/History

District Library Board

- Policy Making
- Strategic Planning/Grants and Endowments
- Other _____
- Budgeting/Finance/Fundraising
- Knowledge of Libraries

Buchanan Farmers' Market (subcommittee of the Common Committee)

- Advertising/Marketing
- Finance/Budgeting
- Other _____
- Event Planning
- Entrepreneurial

Friends of McCoy's Creek Trail (subcommittee of the B.A.R.B.)

- Bicycling/Walking/Walking
- Advertising/Marketing/Public Relations
- Other _____
- Environment
- Parks and Recreation

Friends of Oakridge Cemetery

- Funeral Professional
- Horticulture/Landscape Architecture
- Other _____
- History
- Law

Joint Water Sewer Board

- Engineering
- Banking/Finance
- Public Health
- Other _____

One Buchanan

- Advertising/Marketing/Public Relations
- Event Planning
- Other _____
- Social Services
- Budgeting/Finance

Planning Commission

- Architecture or Landscape Architecture
- Urban Planning/Land Use/Zoning
- Land or Real Estate Development
- Other _____
- Banking/Finance
- Building/Construction
- Civil Engineering

Zoning Board of Appeals

- Architecture or Landscape Architecture
- Building/Construction or Engineering
- Other _____
- Urban Planning/Land Use/Zoning
- Land or Real Estate Development

March 2026

Memorandum



Date: May 20, 2026
To: Planning Commission Members
From: Kristen Gundersen, Planning and Community Development Director
Subject: **Consideration of Approval of Bylaws – Downtown Design Review Committee (DDRC), Construction Board of Appeals (CBOA) and Zoning Board of Appeals (ZBA)s**

Background

To continue moving forward toward Redevelopment Ready Community Essential and Certified status, bylaws for the different boards and commissions must be adopted.

Downtown Design Review Committee

Staff have been working with the Downtown Design Review Committee (DDRC) to create bylaws. The Committee has reviewed, made changes and during their May 6, 2026, meeting approved the attached document which includes minor changes. The Committee has modified the name to include “downtown” to help clarify the boundaries requiring review and added language to include two alternate members. To help reduce quorum issues the committee now includes two alternate members.

Construction Board of Appeals

In anticipation of the re-establishment of the Construction Board of Appeals, staff drafted the attached bylaws and are similar to the bylaws reviewed and approved by the Downtown Design Review Committee format. The board will consist of five regular voting members and two alternates that when a regular voting member is absent can vote on a request. It is believed this will help decrease quorum issues.

Zoning Board of Appeals

Staff have been unable to find bylaws associated with the Zoning Board of Appeals and at this time there are not sufficient members to hold a meeting. Staff drafted the attached bylaws and are similar to the bylaws reviewed and approved by the Downtown Design Review Committee format. The board will consist of five regular voting members and two alternates that when a regular voting member is absent can vote on a request. It is believed this will help decrease quorum issues.

Requested Action

Please move to approve the bylaws as submitted for the Downtown Design Review Committee, Construction Board of Appeals and the Zoning Board of Appeals.

City of Buchanan, Michigan

Downtown Design Review Committee Bylaws

Article 1. Name

The name of this committee shall be the Downtown Design Review Committee, hereafter referred to as the “Committee.”

Article 2. Responsibilities

The Committees responsibilities include, but are not limited to:

1. Review applications associated with exterior alteration, expansion of existing building or proposed new development of properties located within the D Downtown District and approve, approve with conditions or deny.
2. Uphold the adopted standards for review when acting on requests for Downtown Design Review.
3. Be ready to educate the community on the need for Downtown Design Review standards and the process for review and approval.

Article 3. Officers and Members

Section 1. Membership

Committee Size: The Committee shall consist of five (5) regular members and two (2) alternate members.

Eligibility: Membership shall be comprised of residents of the City of Buchanan or adjacent townships.

Term Length: Members shall serve three (3) fiscal-year terms, typically begin July 1st and ending June 30th, with the option for reappointment by the City Commission.

Compensation: Members shall serve without compensation.

Section 2. Voting.

For each matter before the Committee, no more than five (5) members shall be seated and eligible to vote. All regular members of the Committee present at a meeting shall vote on every matter unless a member of the Committee has a conflict of interest as determined under these Bylaws and/or the adopted Code of Conduct. The alternate members present may take part in all deliberations of the Committee but shall not have a vote or make or second a motion unless a regular member is unable to vote because of absence or a conflict of interest. The first alternate member, if present and able to vote, shall have priority to replace the first regular member that is absent or unable to vote. The second alternate member shall replace the first alternate member when the alternate member is eligible to vote but absent or unable to vote, or the second regular member that is absent or unable to vote.

Section 3. Vacancies

In the event of a vacancy among members or officers, the City Commission shall designate a successor to serve until the next regular election or appointment.

Section 4. Officers

The officers of the Committee shall be elected by the Committee and shall include:

1. Chairperson
2. Vice-Chairperson
3. Recording Secretary

Section 5. Officer Elections

Officer elections shall be held at the regular meeting in July of each calendar year, provided a quorum is present.

Section 6. Term of Office

All officers shall take office upon election. The term of each office shall terminate June 30th which corresponds with the end of appointments to the Committee.

Section 7. Officer's Duties

A. Chairperson

The Chairperson shall preside at all meetings in accordance with these bylaws and all powers under parliamentary procedure as governed by "Robert's Rules of Order" and work with the City Commission and city staff as needed.

B. Vice-Chairperson

The Vice-Chairperson shall, in the absence of the Chairperson or at the Chairperson's request, perform the duties of that office.

C. Recording Secretary

City staff will act as the recording secretary to the Committee and shall record attendance, actions, and proceedings of meetings of the Committee and provide copies of approved minutes to the City of Buchanan.

Article 4. Meetings: Open Meetings, and Freedom of Information

The Committee is currently scheduled to meet on the first (1st) Wednesday of each month beginning at 6:00 p.m. Eastern Standard Time.

Special Meetings may be called by the Chairperson or upon the request of two (2) committee members. On occasion, city staff will discuss with the Chairperson the need to call a Special Meeting. Notice must be given at least 24 hours prior to the meeting and be given in a reasonable manner under circumstances then existing.

The business of the Committee shall be conducted at a public meeting of the Committee held in compliance with the Open Meetings Act, 1976 PA 267, MCL 15.261 to 15.275. Public Notice of the time, date and place of a regular or special meeting shall be given in the manner required by that act.

Any writing prepared, owned, used, in the possession of, or retained by the Committee in the performance of an official function shall be made available to the public in compliance with the Freedom of Information Act, 1976 PA 442, MCL 15.231 to 15.246.

Committee members shall notify the staff liaison if they cannot attend a meeting. A meeting shall be cancelled due to lack of a quorum.

Article 5. Rules of Order and Amendments

The Committee shall follow procedures and rules set forth in these bylaws. When not covered by these bylaws, the most recent edition of Robert's Rules of Order shall apply. No changes shall be made to these bylaws without an affirmative vote of a majority of the Committee membership.

Article 6. Quorum

A quorum shall consist of at least three (3) of the five (5) Committee members. When a quorum is not present, no official action, except closing the meeting, may take place.

Article 7. Attendance

Members who miss more than 50% of regular meetings during a calendar year may be deemed ineligible to retain their seat. The Committee shall vote on continued eligibility.

Article 8. Removal of Members

A member may be recommended for removal from the Committee for cause, including but not limited to:

1. Failure to meet attendance requirements (see Article 7)
2. Conduct detrimental to the Committee
3. Inability to fulfill the responsibilities of membership

Removal shall require:

1. Notice to the member prior to the meeting when the vote will occur; and
2. An affirmative vote of a majority of the seated Committee members, provided a quorum, is present.

Article 9. Conflict of Interest

Committee members shall avoid conflicts of interest and shall disclose any financial or personal interest in matters under discussion. Conflict of Interest is established within the City of Buchanan Code of Conduct. Matters of personal interest can include but are not limited to:

1. directly involving them;
2. concerning work on or the use of land owned by them or which is adjacent to land owned by them;
3. involving a corporation, company, partnership, or any other entity in which they are part-owner, or any other relationship where they may stand to have a financial gain or loss;

- 4. concerning their relatives including spouse, children, stepchildren, grandchildren, parents, brothers, sisters, grandparents, parents, parents-in-law, etc. or other members of the household;
- 5. concerning a person with whom they have such a close personal relationship that the member is unable to have a fair and impartial opinion;
- 6. where their employee or employer is an applicant or agent for an applicant or has direct interest in the outcome.

If a conflict exists, the member shall discuss with the city staff liaison prior to the meeting. Once the meeting begins, the member shall disclose the conflict to the Committee; and Refrain from voting on the matter, and when appropriate, abstain from discussion.

Article 10. Follow Adopted City of Buchanan Code of Conduct

All members of the Committee shall conduct themselves in accordance with the adopted City of Buchanan Code of Conduct.

Signature and Adoption Section

Chairperson

Vice-Chairperson

Adopted by vote of membership: _____

Date: _____

Revised (if applicable): _____

Approved by the Downtown Design Review Committee on the ____ day of _____, 2026.

Attest: _____

City of Buchanan, Michigan

Construction Board of Appeals Bylaws

Article 1. Name

The name of this board shall be the City of Buchanan Construction Board of Appeals, hereafter referred to as “CBOA ” or the “Board”.

Article 2. Responsibilities

The Board responsibilities include, but are not limited to:

1. Duties as outlined in Section 125.1514 of the State of Michigan Construction Code Act, Public Act 230, of the Public Acts of 1972, as amended.
2. Act as the local administrative recourse for matters relating to construction code administration and enforcement, and to handle highly technical issues related to construction code compliance.
3. Represent and advocate what is best for the City of Buchanan as a whole, putting aside personal or special interests while upholding the adopted Michigan Construction Codes.

Article 3. Officers and Members

Section 1. Membership

Board Size: The Board shall consist of five (5) regular members and two (2) alternate members

Eligibility: Membership shall be comprised of persons with knowledge and expertise in the construction field as required by the State of Michigan Construction Code Act.

Term Length: Members shall serve a two (2) fiscal-year terms, typically begin July 1st and ending June 30th, with the option for reappointment by the City Commission.

Compensation: Members shall serve without compensation.

Section 2. Voting.

For each matter before the Board, no more than five (5) members shall be seated and eligible to vote. All regular members of the Board present at a meeting shall vote on every matter unless a member of the Board has a conflict of interest as determined under these Bylaws and/or the adopted Code of Conduct. The alternate members present may take part in all deliberations of the Board but shall not have a vote or make or second a motion unless a regular member is unable to vote because of absence or a conflict of interest. The first alternate member, if present and able to vote, shall have priority to replace the first regular member that is absent or unable to vote. The second alternate member shall replace the first alternate member when the alternate member is eligible to vote but absent or unable to vote, or the second regular member that is absent or unable to vote.

Section 3. Vacancies

In the event of a vacancy among members or officers, the City Commission shall designate a successor to serve the unexpired term.

Section 4. Officers

The officers of the Board shall be elected by the Board and shall include:

1. Chairperson
2. Vice-Chairperson
3. Recording Secretary

Section 5. Officer Elections

Officer elections shall be held at the regular meeting in July of each calendar year, provided a quorum is present.

Section 6. Term of Office

All officers shall take office upon election. The term of each office shall terminate June 30th which corresponds with the end of appointments to the Board.

Section 7. Officer's Duties

A. Chairperson

The Chairperson shall preside at all meetings in accordance with these bylaws and all powers under parliamentary procedure as governed by "Robert's Rules of Order" and work with the City Commission and city staff as needed.

B. Vice-Chairperson

The Vice-Chairperson shall, in the absence of the Chairperson or at the Chairperson's request, perform the duties of that office.

C. Recording Secretary

City staff will act as the recording secretary to the Board and shall record attendance, actions, and proceedings of meetings of the Board and provide copies of approved minutes to the City of Buchanan.

Article 4. Meetings: Open Meetings, and Freedom of Information

The Board is currently scheduled to meet on the fourth (4th) Thursday of each month beginning at 6:00 p.m. Eastern Standard Time. Meeting dates, submittal deadlines and filing fees are found on the City of Buchanan's website. When there is no business on the agenda the meeting will be cancelled.

Special Meetings may be called by the Chairperson or upon the request of two (2) board members. On occasion, city staff will discuss with the Chairperson the need to call a Special Meeting. Notice must be given at least 24 hours prior to the meeting and be given in a reasonable manner under circumstances then existing.

The business of the Board shall be conducted at a public meeting of the Board held in compliance with the Open Meetings Act, 1976 PA 267, MCL 15.261 to 15.275. Public Notice of the time, date and place of a regular or special meeting shall be given in the manner required by that act.

Any writing prepared, owned, used, in the possession of, or retained by the Board in the performance of an official function shall be made available to the public in compliance with the Freedom of Information Act, 1976 PA 442, MCL 15.231 to 15.246.

Board members shall notify staff liaison if they cannot attend a meeting. A meeting shall be cancelled due to lack of a quorum.

Article 5. Rules of Order and Amendments

The Board shall follow procedures and rules set forth in these bylaws. When not covered by these bylaws, the most recent edition of Robert's Rules of Order shall apply. No changes shall be made to these bylaws without an affirmative vote of a majority of the Board membership.

Article 6. Quorum

A quorum shall consist of at least three (3) of the five (5) Board members. When a quorum is not present, no official action, except closing the meeting, may take place.

Article 7. Attendance

Members who miss more than 50% of regular meetings during a calendar year may be deemed ineligible to retain their seat. The Board shall vote on continued eligibility.

Article 8. Removal of Members

A member may be recommended for removal from the Board for cause, including but not limited to:

1. Failure to meet attendance requirements (see Article 7).
2. Conduct detrimental to the Board's mission.
3. Inability to fulfill the responsibilities of membership.

Removal shall require:

1. Notice to the member prior to the meeting when the vote will occur; and
2. An affirmative vote of a majority of the seated Committee members, provided a quorum, is present.

Article 9. Conflict of Interest

Board members shall avoid conflicts of interest and shall disclose any financial or personal interest in matters under discussion. Conflict of Interest is established within the City of Buchanan Code of Conduct. Matters of personal interest can include but are not limited to:

1. directly involving them;
2. concerning work on or the use of land owned by them or which is adjacent to land owned by them;
3. involving a corporation, company, partnership, or any other entity in which they are part-owner, or any other relationship where they may stand to have a financial gain or loss;
4. concerning their relatives including spouse, children, stepchildren, grandchildren, parents, brothers, sisters, grandparents, parents, parents-in-law, etc. or other members of the household;

5. concerning a person with whom they have such a close personal relationship that the member is unable to have a fair and impartial opinion;
6. where their employee or employer is an applicant or agent for an applicant or has direct interest in the outcome.

If a conflict exists, the member shall discuss with the city staff liaison prior to the meeting. Once the meeting begins, the member shall disclose the conflict to the Committee; and Refrain from voting on the matter, and when appropriate, abstain from discussion.

Article 10. Follow Adopted City of Buchanan Code of Conduct

All members of the Board shall conduct themselves in accordance with the adopted City of Buchanan Code of Conduct.

City Commission approval

City of Buchanan, Michigan
Zoning Board of Appeals Bylaws

Article 1. Name

The name of this board shall be the City of Buchanan Zoning Board of Appeals, hereafter referred to as “ZBA” or the “Board”.

Article 2. Responsibilities

The Board responsibilities include, but are not limited to:

1. Duties as outlined in P.A. 110 of 2006, as amended, being the Michigan Zoning Enabling Act, (MCL 125.3101 et seq.)
2. Review and act on applications associated dimensional variances, use variances and appeals associated with zoning administrator decisions in accordance with standards found in the Unified Development Code.
3. Represent and advocate what is best for the City of Buchanan as a whole, putting aside personal or special interests.

Article 3. Officers and Members**Section 1. Membership**

Board Size: The Board shall consist of five (5) regular members and two (2) alternate members.

Eligibility: Membership shall be comprised of residents of the City of Buchanan or adjacent townships.

Term Length: Members shall serve a three fiscal-year terms, typically beginning July 1st and ending June 30th, with the option for reappointment by the City Commission.

Compensation: Members shall serve without compensation.

Section 2. Voting.

For each matter before the Board, no more than five (5) members shall be seated and eligible to vote. All regular members of the Board present at a meeting shall vote on every matter unless a member of the Board has a conflict of interest as determined under these Bylaws and/or the adopted Code of Conduct. The alternate members present may take part in all deliberations of the Board but shall not have a vote or make or second a motion unless a regular member is unable to vote because of absence or a conflict of interest. The first alternate member, if present and able to vote, shall have priority to replace the first regular member that is absent or unable to vote. The second alternate member shall replace the first alternate member when the alternate member is eligible to vote but absent or unable to vote, or the second regular member that is absent or unable to vote.

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City staff will act as the recording secretary to the Board and shall record attendance, actions, and proceedings of meetings of the Board and provide copies of approved minutes to the City of Buchanan.

Article 4. Meetings: Open Meetings, and Freedom of Information

The Board is currently scheduled to meet on the second (2nd) Thursday of each month beginning at 6:00 p.m. Eastern Standard Time. When there is no business for the agenda the meeting is cancelled.

Special Meetings may be called by the Chairperson or upon the request of two (2) board members. On occasion, city staff will discuss with the Chairperson the need to call a Special Meeting. Notice must be given at least 24 hours prior to the meeting and be given in a reasonable manner under circumstances then existing.

The business of the Board shall be conducted at a public meeting of the Board held in compliance with the Open Meetings Act, 1976 PA 267, MCL 15.261 to 15.275. Public Notice of the time, date and place of a regular or special meeting shall be given in the manner required by that act.

Any writing prepared, owned, used, in the possession of, or retained by the Board in the performance of an official function shall be made available to the public in compliance with the Freedom of Information Act, 1976 PA 442, MCL 15.231 to 15.246.

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3. involving a corporation, company, partnership, or any other entity in which they are part-owner, or any other relationship where they may stand to have a financial gain or loss;
4. concerning their relatives including spouse, children, stepchildren, grandchildren, parents, brothers, sisters, grandparents, parents, parents-in-law, etc. or other members of the household;
5. concerning a person with whom they have such a close personal relationship that the member is unable to have a fair and impartial opinion;
6. where their employee or employer is an applicant or agent for an applicant or has direct interest in the outcome.

If a conflict exists, the member shall discuss with the city staff liaison prior to the meeting. Once the meeting begins, the member shall disclose the conflict to the Committee; and Refrain from voting on the matter, and when appropriate, abstain from discussion.

Article 10. Follow Adopted City of Buchanan Code of Conduct

All members of the Board shall conduct themselves in accordance with the adopted City of Buchanan Code of Conduct.

City Commission approval

Memorandum



Date: 5/26/26
To: City Commission
From: Courtney Baham, Accounting Specialist
Subject: Buchanan Fine Arts Council Credit Card Request

As part of the transition to bring the Buchanan Fine Arts Council accounting functions in-house, it is recommended that the City establish a credit card for the Buchanan Fine Arts Council operations with a spending limit of \$1,000.

The purpose of this card would be to assist with routine and time-sensitive purchases related to the Buchanan Fine Arts Council activities and events. Currently, processing payments solely through check requests can create delays and require checks to be issued on demand for smaller operational expenses. Establishing a designated credit card would streamline these transactions and help ensure smoother day-to-day operations during and after the accounting transition.

The proposed \$1,000 limit would provide adequate flexibility for operational needs while still maintaining appropriate financial controls and minimizing risk. All purchases made with the card would remain subject to the City's existing purchasing, documentation, and approval policies.

Implementing this process will improve efficiency, reduce administrative burden associated with emergency or immediate check requests, and support a smoother integration of the Buchanan Fine Arts Council's financial activities into the City's internal accounting processes.

Memorandum



Date: May 18, 2026
To: Buchanan City Commission
From: Tony McGhee
Subject: Proposed Vacant and Underutilized Building Ordinance Fee Schedule

Background

As part of the City of Buchanan's recently passed Vacant and Underutilized Building Ordinance, the Commission will also need to establish a fee schedule for properties that fall within the ordinance and remain vacant or underutilized beyond the timelines and options provided.

The proposed ordinance is intended to give the City a proactive tool to address buildings that sit vacant, abandoned, inactive, or substantially underutilized for extended periods of time. As outlined in the ordinance materials, vacant and underutilized buildings can have a significant impact on the health and vitality of a community. They can become magnets for vandalism, nuisance activity, unauthorized entry, property maintenance issues, and public safety concerns. They can also reduce surrounding property values, create a negative visual impact, and detract from the economic and social vibrancy of neighborhoods and the downtown. At the same time, buildings that sit idle represent lost opportunities for housing, small business activity, job creation, investment, and community gathering spaces that could otherwise contribute to Buchanan.

The ordinance is not intended to punish property owners who are actively working to rehabilitate, market, sell, lease, or redevelop their properties. In fact, one of the central goals of the ordinance is to strike a fair balance between the needs of the community and the realities property owners may face. The ordinance includes activation plans with clear milestones, limited exemptions, hardship relief, and an appeals process so that owners who are making a good faith effort to return a building to productive use have a clear path forward. The proposed ordinance also recognizes that legitimate financial, legal, environmental, health, market, or redevelopment challenges may exist, and it creates a hardship exception process to provide temporary relief where appropriate.

Memorandum

However, there also needs to be accountability for buildings that remain inactive, unsafe, or used primarily for storage in a manner that is inconsistent with the City’s development goals. A vacant or underutilized building does not just affect the owner. It affects neighboring properties, nearby businesses, public perception, code enforcement activity, emergency response, and the overall strength of the community.

The proposed fee schedule is designed to support the goals of the ordinance by creating an escalating structure. The purpose of the escalating fees is not simply to generate revenue. Rather, the purpose is to encourage action. A property that remains vacant or underutilized for one year creates a concern, but a property that remains vacant or underutilized for several years creates a much larger community impact. The fee schedule should reflect that difference.

The ordinance specifically provides that registration, renewal, inspection, and reinspection fees are to be set by the City Commission fee schedule and may include escalating renewal tiers to discourage prolonged vacancy or underutilization.

Staff is recommending separate fee categories for commercial and industrial properties and residential properties. Commercial and industrial properties generally have a larger impact on the public realm, economic development, downtown vitality, employment opportunities, and adjacent property investment. For that reason, staff believes the commercial and industrial fee schedule should be higher than the residential schedule. Residential properties should still be subject to meaningful accountability, but only after any activation plan or hardship options are exhausted.

Recommended Fee Schedule

Year in Program	Commercial and Industrial Properties	Residential Properties
Year 1	\$1,500	\$500
Year 2	\$2,500	\$1,500
Year 3	\$3,000	\$2,000
Year 4	\$4,000	\$2,500
Year 5 and each year thereafter	\$5,000	\$3,000

Memorandum

For residential properties, the above fee schedule would apply after any activation plan or hardship options are exhausted. This distinction is important because the goal is to encourage productive use while still recognizing that residential properties may involve different personal, financial, family, estate, or health related circumstances than commercial or industrial properties.

The commercial and industrial schedule is intended to address properties that remain vacant or underutilized despite the opportunity to submit an activation or marketing plan for lease up, tenanting, adaptive reuse, sale, or redevelopment. The ordinance also addresses the concern of buildings being used primarily for personal or business storage when that use is not tied to an active permitted business operation or is inconsistent with the Unified Development Code. This is particularly important because the long-term warehousing of usable commercial space can remove property from productive use while still placing a burden on the surrounding area and the City's broader economic development efforts.

The residential schedule is intended to provide accountability for long-term vacant residential properties while also allowing flexibility for legitimate hardship situations. The ordinance recognizes a number of potential hardship categories, including financial hardship, legal impediments such as probate or foreclosure, environmental or physical constraints, redevelopment in progress, health or disability issues, inability to reside in a residence due to care needs, and market hardship. This allows the City to distinguish between an owner who is genuinely unable to move forward and a property that is simply being allowed to sit inactive without progress.

Staff believes the recommended fee schedule is reasonable because it gives property owners an incentive to act early, while increasing the financial consequence for properties that remain vacant or underutilized year after year. It also provides a clear and transparent structure for the City to administer. Property owners will know what is expected, what the annual costs will be if the property remains inactive, and what options exist if they are actively working toward activation or facing legitimate hardship.

Ultimately, the purpose of the ordinance and fee schedule is to move properties toward productive use. Buchanan benefits when buildings are occupied, maintained, invested in, and contributing to the life of the community. Active buildings support neighborhoods, strengthen the downtown, improve public perception, create opportunities for housing and

Memorandum

business activity, and protect the investments made by surrounding property owners and taxpayers.

Recommendation

Staff recommends that the City Commission adopt the fee schedule outlined above for inclusion in the City's fee schedule. Staff further recommends that the fee schedule be reviewed periodically after implementation to determine whether the amounts remain appropriate based on actual program administration, property owner response, enforcement needs, and the overall effectiveness of the ordinance in returning vacant and underutilized buildings to productive use.

Attachment A: City of Buchanan Vacant and Underutilized Building Ordinance

Attachment A



**CITY OF BUCHANAN
VACANT AND UNDERUTILIZED BUILDING ORDINANCE
ORDINANCE NO. 26-05-449**

AN ORDINANCE TO REGULATE, REHABILITATE, AND PROMOTE THE ACTIVE USE OF VACANT AND UNDERUTILIZED BUILDINGS; TO DISCOURAGE NONCONFORMING STORAGE USES OUTSIDE STORAGE ZONES; TO ESTABLISH DEFINITIONS, REGISTRATION, LOCAL RESPONSIBLE AGENT, INSPECTION, MAINTENANCE, ACTIVATION, FEES, ENFORCEMENT, HARDSHIP RELIEF, AND APPEALS; AND TO PROTECT PUBLIC HEALTH, SAFETY, AND WELFARE.

SECTION 1. PURPOSE AND INTENT

This ordinance is intended to:

1. Ensure that abandoned, vacant or underutilized buildings are maintained, secured, and transitioned to productive use.
2. Reduce blight, vandalism, fire risk, and depressed property values.
3. Align with City planning goals for downtown vitality, neighborhood stability, and economic development.
4. Provide a fair process for temporary hardship relief with accountability and milestones.
5. Utilize an administrative fee schedule adopted by the City Commission for transparent and adjustable fees.

SECTION 2. DEFINITIONS

“Building” means the first floor of a building. The upper stories shall not be considered as part of a structure subject to regulation under this ordinance.

“Abandoned or Vacant Residential or Nonresidential Building” means a structure in which all lawful activity has ceased, or reasonably appears to have ceased for ninety (90) days or more and meets any one or more of the following criteria:

- (1) Provides a location for loitering, vagrancy, unauthorized entry or criminal activity;
- (2) Is not secured so as to prevent unauthorized entry;
- (3) Is damaged or rendered structurally unsound by decay, fire, flood, weather, or vandalism to an extent which prohibits safe human occupancy;
- (4) Demonstrates a lack of property maintenance and upkeep as evidenced by one or more violations of the 2015 International Property Maintenance Code, as adopted by the City;

- (5) Has one or more utilities for water, sewer, electric or gas disconnected or not in use.
- (6) Is not maintained in compliance with one or more City ordinances.
- (7) Is not currently used or occupied consistent with the building's zoning requirements, permitted use, or most recent licensing; or
- (8) Is a potential hazard or danger to persons or members of the public.

“Abandoned or Vacant Residential Building” means a residential structure and any accessory building or accessory dwelling unit.

“Active Use / Activation” means continuous permitted or approved occupancy or operation consistent with the building's intended design, certificate of occupancy, City permit and compliance with the Unified Development Code.

City Official. City Manager, Building Official, Code Enforcement Officer, or City staff designated by the City Manager.

“Lawful activity” means that activity for which the structure was built or intended to be used. No building shall be used primarily for storage of personal or business items, unless such use has been previously approved by the City and is consistent with the Unified Development Code.

Local Responsible Agent. A person or entity with authority to act for the owner, which person or entity must have a residence or office located within sixty miles of the municipal boundaries of the City of Buchanan, and which person or entity must be continuously available in person or as a personal representative for inspections, emergencies, and communications.

“Owner” means any person or legal entity with legal or equitable title or control of real property, a lessee, or a person or legal entity acting as a Local Responsible Agent of the owner with respect to a building, which agent shall have the authority to accept service of notices or legal papers relating to the building on the owner's behalf concerning housing, zoning, blight, dangerous buildings, and/or other matters concerning the property on behalf of the owner of a property and authorized to legally consent to City access to the property for any inspection necessary to ensure compliance with the terms of this Chapter. Status as a Local Responsible Agent must be established by the Owner submitting to the City an original written document signed under notary by the actual titled owner that specifically authorizes the Local Responsible Agent to carry out the duties described in this definition. “Owner” includes any lender under a note secured by a mortgage or any person, firm, or

corporation holding a mortgage on a residential or commercial structure that has initiated, is in the process of, or has completed foreclosure proceedings, filed a complaint for foreclosure by judicial action or is publishing a notice of foreclosure by advertisement.

“Personal Storage Use” means the storage of property, vehicles, or materials not tied to an active, certificate of occupancy, City business license, and permitted under the Unified Development Code.

“Underutilized Building” means a building in which more than 50% of the ground floor square footage is used for private or business storage, warehousing, or other non-public/inactive use inconsistent with the Unified Development Code or certificate of occupancy, including storefronts used for business or private storage.

SECTION 3. REGISTRATION

A. Duty to Register

1. Owners must register any building defined in this Ordinance within ninety (90) days of the date of the existence of any of the conditions defined as “Abandoned or Vacant Residential or Nonresidential Building” or notice issued by the City.
2. Registration shall be renewed annually until the building is activated, demolished, or receives a City issued certificate of compliance with the subject ordinance.
3. Registration must be completed through the City’s designated portal or form and shall include: Owner and Local Agent Responsible identities and contacts; property/parcel identification numbers; prior and intended use; Activation Plan (timeline, milestones); maintenance/security measures; and continuously available emergency contact identity and contact information.
4. Abandoned or Vacant Residential or Nonresidential Buildings subject to probate court proceedings shall be registered with the City within thirty days of the date of filing or entry of closing or the probate estate or case.

B. Certificate of Vacant/Underutilized Registration & Inspection

1. Upon registration and payment of applicable fees, the City will issue a Certificate of Vacant/Underutilized Registration and schedule an inspection.
2. Properties must pass inspection or receive a Correction Order with deadlines; upon compliance, the City issues a Vacant Property Ordinance Certificate of Compliance valid for one year for non-residential properties, subject to maintenance. For residential properties, a Vacant Property Ordinance Certificate of Compliance valid for six months, subject to maintenance.

C. Fees

1. Registration, renewal, inspection, and re-inspection fees shall be set by the City Commission Fee Schedule and may include escalating renewal tiers to discourage prolonged vacancy/underutilization.
2. Failure-to-register, late renewal, and ownership-search cost recovery fees may be applied in accordance with the Fee Schedule set by the City Commission.

D. Limited Exemptions

1. Up to ninety days for real estate actively listed for sale/lease, for which the Owner must present written proof of the sale or lease listing.
2. During an active, permitted construction period with valid City issued permits and demonstrated progress.
3. Seasonal residential occupancy, if compliant with property maintenance and not used primarily for storage.
4. For multi-tenant commercial buildings, if at least 60% of the square footage is leased, the building will be considered in compliance with the subject ordinance.
5. Up to ninety days for other potential limited exemptions approved by the City Manager.

E. Transfer of Ownership

The seller of an Abandoned or Vacant Residential or Nonresidential Building must notify the City Manager within thirty (30) days of the date of sale or transfer and provide the name and address of the purchaser or transferee. The purchaser or transferee must register the property in accordance with this Ordinance within forty-five days of the sale closing or transfer. No refunds or credits of fees will be given when there is a transfer of ownership.

SECTION 4. MAINTENANCE AND SECURITY STANDARDS

Owners shall:

1. Comply with all City building, fire, and International Property Maintenance Code (IPMC); the Unified Development Code and maintain weather-tightness and structural integrity of an entire structure.
2. Secure all openings; maintain operable locks; prevent unauthorized entry.
3. Maintain exterior grounds including sidewalks and parking lots, remove all trash, weeds, snow/ice, graffiti and address any vermin, mold, or hazards.
4. Maintain fire protection/suppression systems where applicable; and maintain heat or winterization to protect plumbing.
5. Prohibit storage or warehousing as a primary use unless permitted by the Unified Development Code and licensed by the City.

SECTION 5. UTILIZATION & ACTIVATION PLAN

In order for a structure to not be considered vacant or underutilized, the property owner must submit an activation plan that includes clear milestones and anticipated completion dates. The plan must be reviewed and approved by the City Manager or their designee in accordance with the requirements set forth in this section. The terms of an approved activation plan may be extended if reasonable progress has been demonstrated and the extension is approved by the City Manager or their designee.

A. Residential

1. Within ninety (90) of receipt of written notice of violation issued by the City, an Owner must submit to the City and implement an activation plan for Building occupancy, renovation, or sale that meets the requirements of this Ordinance.
2. After twelve months of submission of the activation plan with the City, if no substantial progress occurs in meeting the terms of the activation plan, the City may issue rehabilitation/nuisance orders or apply escalated renewal fees under the Fee Schedule set by the City Commission and/or civil action.

B. Commercial/Non-Residential

1. Within ninety (90) of receipt of written notice of violation issued by the City, an Owner must submit to the City and implement an activation/marketing plan for building lease-up, tenanting, adaptive reuse.
2. After twelve months of submission of the activation plan with the City, if no substantial progress occurs in meeting the terms of the activation plan, the City may issue rehabilitation/nuisance orders or apply escalated renewal fees under the Fee Schedule set by the Commission and/or civil action.

C. Anti-Warehousing / Non-Business Related Storage

1. Storage of materials shall only be permitted when it is directly associated with a permitted business activity that is actively operating on the subject property.
2. Limited-Use Storage Permits may include conditions including hours of access, fire safety measures, and inventory limits to mitigate impacts.

D. Temporary Activation Permit

Upon issuance of a certificate of occupancy, and if needed, a temporary use permit, the City may issue Temporary Activation Permits (e.g., pop-ups, artist/maker uses, seasonal markets) for up to 180 consecutive days to incentivize interim utilization, subject to public safety, other City ordinances, and if permitted under the City's Unified Development Code.

SECTION 6. INSPECTIONS, NOTICES, AND ENFORCEMENT

1. Inspections. Initial and periodic inspections may be conducted by the City to verify compliance and progress.
2. Notices. Written notice will specify violations and a correction period of thirty days, or a shorter period for imminent hazards or to protect public safety.

3. Penalties. Civil fines, administrative penalties, inspection and reinspection fees, and cost recovery shall be as set in the Fee Schedule established by the City Commission. Repeated noncompliance may trigger escalating monthly penalties.
4. Violations. Violations of this Chapter shall constitute a civil infraction. Each day that a violation continues constitutes a separate offense. The remedies, penalties and enforcement powers established in this Chapter shall be cumulative, and the City may exercise any or all of them in any order.
5. Remedies. The City may abate hazards, place liens, pursue civil actions, and condemn/demolish unsafe structures consistent with law.
6. Failure to Register. The City may assess added costs to determine ownership, including title search and recover costs pursuant to the Fee Schedule established by the City Commission

SECTION 7. HARDSHIP EXCEPTION

A. Eligibility

The City may grant hardship exception for a specified, limited period of time, for any one or more of the following:

1. Financial Hardship. Documented inability to finance rehabilitation/lease-up despite good-faith efforts (e.g., denied financing, pro forma, broker engagement).
2. Legal Impediments. Probate/estate, bankruptcy, foreclosure, receivership, title defects, active litigation, or recorded restrictions preventing action.
3. Physical/Environmental Constraints. Contamination requiring remediation; disaster damage; extraordinary structural failures; public infrastructure constraints outside of Owner control.
4. Redevelopment in Progress. Executed design contracts, permits applied or issued, construction financing in process or secured, or executed letters of intent to purchase real property or leases.
5. Health/Disability. Temporary Owner incapacitation with a property care plan or agent engaged.
6. Inability to Reside in Residence. Owner not living in residence due to needing care provided through a facility such as a nursing homes, memory care center, assisted living facility, or rehabilitation facility.
7. Market Hardship. Demonstrated lack of reasonable market interest despite listing or marketing at fair market value for a period of six or more months and Owner submission of with a revised marketing strategy.

B. Application

Written request to the City Manager or his designee with supporting documents, including financials, legal filings, contracts, environmental reports, real estate listings/price history or

such additional documents requested by the City Manager. Site inspection or interview may be required.

C. Duration & Conditions

- 1. Initial hardship up to twelve months, renewable upon proof of progress.
- 2. The Owner must submit to the City written minimum maintenance and security plans, quarterly status reports, and date-specific milestones, including milestone dates for permit submittal; financing applications, and list of completion of updates.
- 3. Failure to maintain or meet milestones shall void the hardship relief.
- 4. All other applicable building and property maintenance ordinance requirements outside of this Ordinance shall remain applicable.

SECTION 8. APPEALS

An owner may appeal a registration determination, citation, or penalty to the City Commission within thirty days of the date of City notice. The appeal must be in writing and state the relief requested. A hearing shall be scheduled within sixty days of the submission of appeal. The City Commission’s decision is final, subject to judicial review.

SECTION 9. SEVERABILITY

This Ordinance and the various parts, sentences, paragraphs, sections, and clauses it contains are hereby declared to be severable. Should any part, sentence, paragraph, section, or clause be declared unconstitutional or invalid by any court for any reason, such judgement shall not affect the validity of this Ordinance as a whole or any part thereof, other than the part so declared to be unconstitutional or invalid.

Should the application of any provision of this Ordinance to a particular property, building, or structure be adjudged invalid by any court, such judgement shall not affect the application of said provision to any other property, building, or structure in the City, unless otherwise stated in the judgement.

SECTION 10. EFFECTIVE DATE

Effective **[insert date]**. All Abandoned or Vacant Residential or Nonresidential Buildings subject to this Ordinance must be registered as required by this Ordinance within thirty days of the effective date of this Ordinance.

City of Buchanan

July 2026 – June 2027 Budget Presentation



Purpose

- **Strategic Planning Tool:** A municipal budget aligns financial resources with priorities, allowing the City to plan effectively for services, infrastructure, and long-term goals.
- **Fiscal Accountability and Transparency:** It ensures responsible stewardship of public funds by outlining how taxpayer dollars are allocated, promoting transparency and building public trust.
- **Operational Guidance:** The budget serves as a roadmap for departments, guiding day-to-day operations, setting spending limits, and enabling performance tracking throughout the fiscal year.

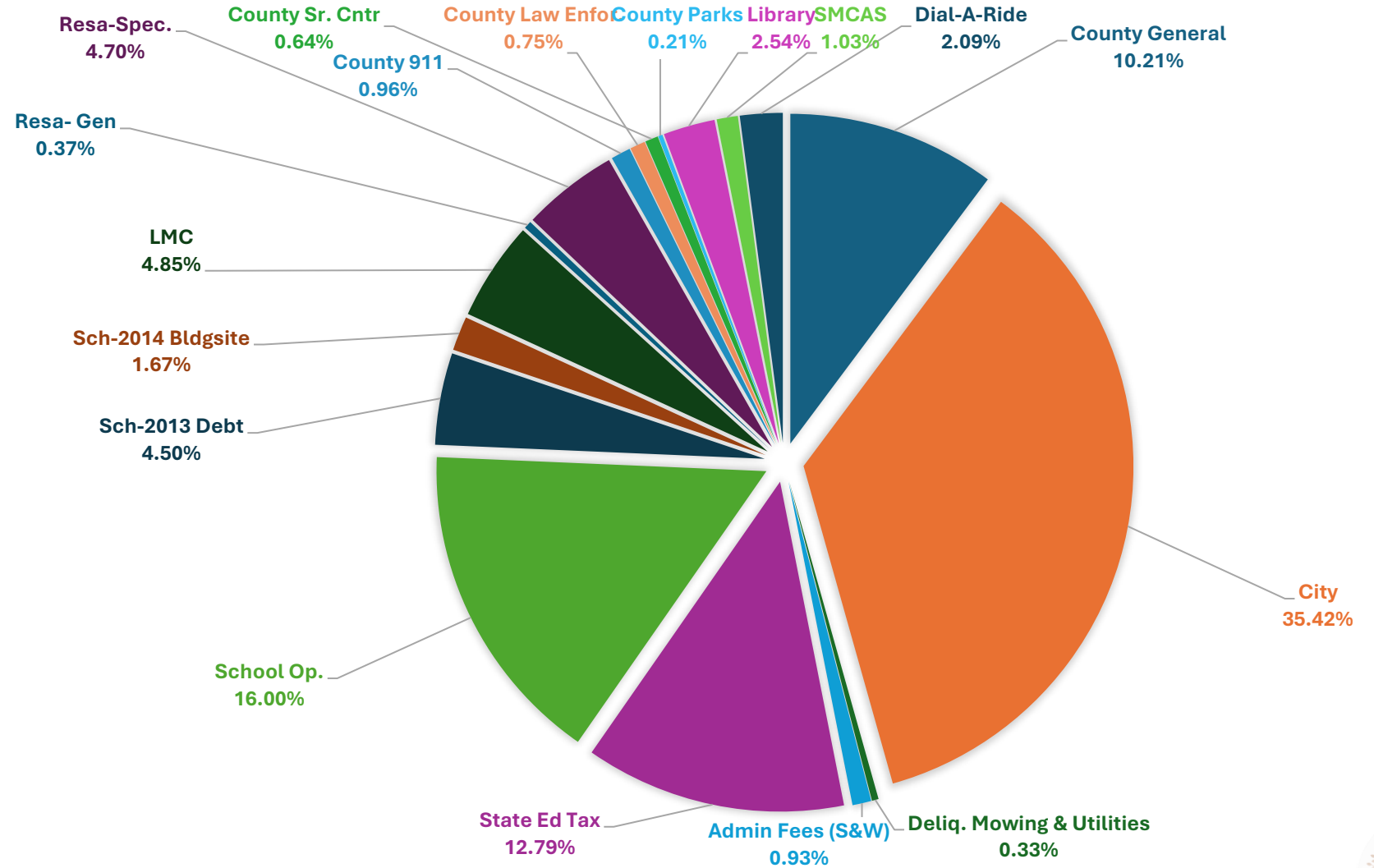
How City Operations and Services are Funded

- Property Taxes and Assessments
- Enterprise Funds
- Grant Funding
- State Revenue Sharing
- Fees (Permits, rentals, cemetery etc.)



Local Tax Collection and Distributions

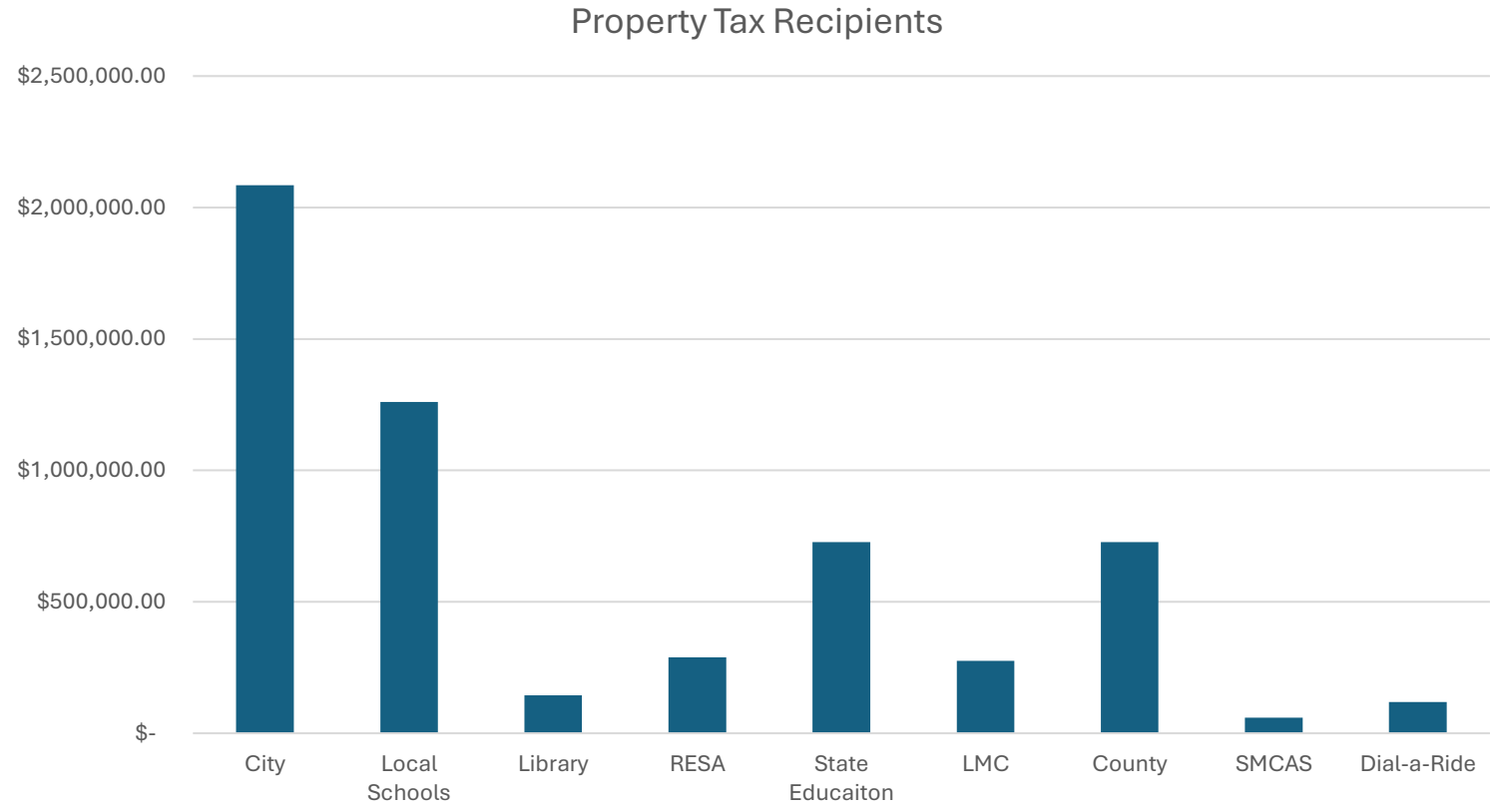
Government Entity	Summer	Winter
County General	\$580,658.74	
City	\$2,013,733.10	
Deliq. Mowing & Utilities	\$18,578.78	
Admin Fees (S&W)	\$52,637.92	
State Ed Tax	\$727,077.00	
School Op.	\$909,589.45	
Sch-2013 Debt	\$255,738.66	
Sch-2014 Bldg	\$95,128.42	
LMC	\$275,881.24	
Resa- Gen	\$21,217.43	
Resa-Spec.	\$267,112.46	
County 911		\$54,732.66
County Law Enfor.		\$42,566.30
County Sr. Cntr		\$36,489.45
County Parks		\$12,170.12
Library		\$144,195.39
SMCAS		\$58,775.00
Dial-A-Ride		\$118,584.19
Total Collection	\$5,684,866.31	



Local Tax Collection and Distributions

Breakdown of what is collected by the City, retained, and distributed to other entities

Recipient	Amount
City of Buchanan	\$2,084,949.80
Local Schools	\$1,260,456.53
Library	\$144,195.39
RESA	\$288,329.89
State Education	\$727,077.00
LMC	\$275,881.24
County	\$726,617.27
SMCAS	\$58,775.00
Dial-a-Ride	\$118,584.19
Total Collection:	\$5,684,866.31

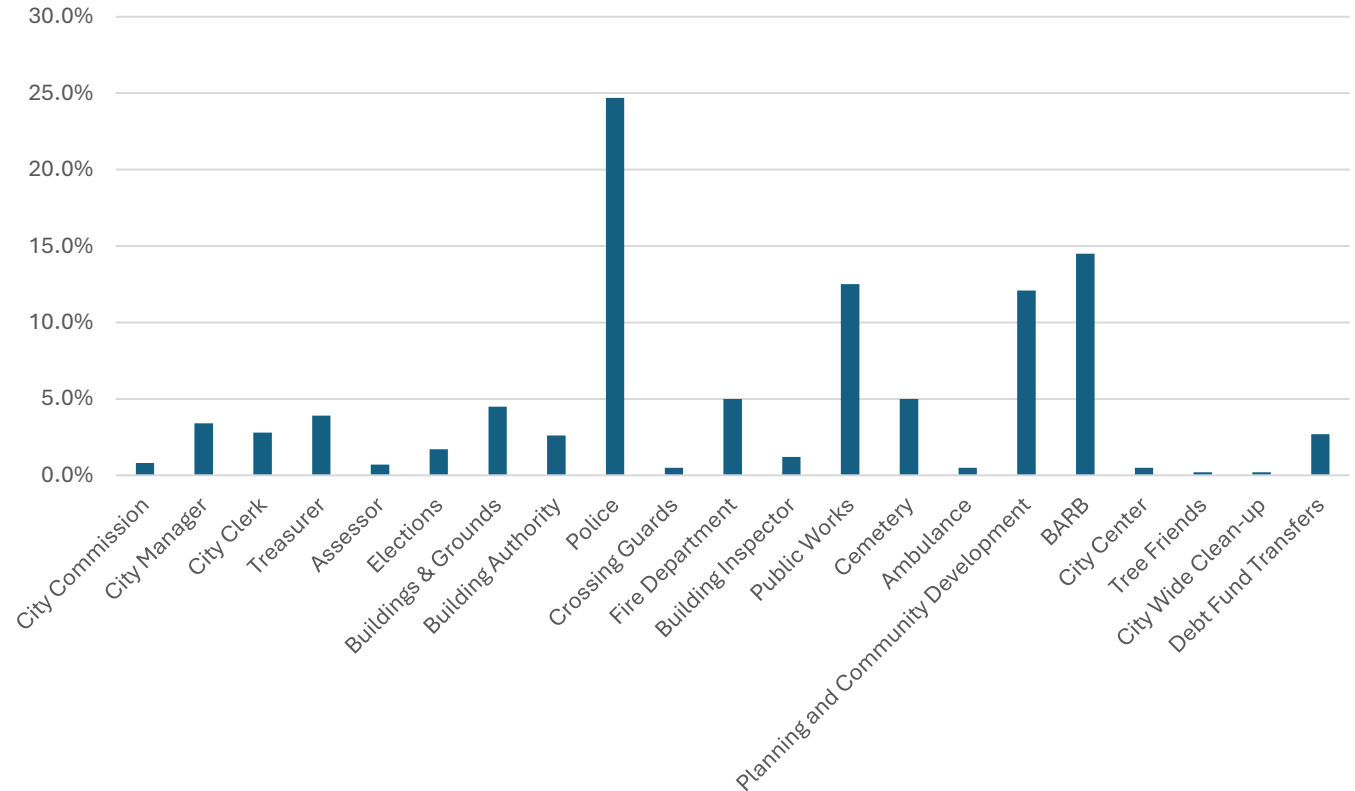


FY 25/26 vs FY 26/27 General Fund Budget

- Amended FY 25/26 Overall General Fund Budget: \$4,296,272.00
- Proposed FY 26/27 Overall General Fund Budget: \$5,682,257.50
- Day-to-day operating costs in the general fund budget generally track with the previous year with increases to compensate for inflationary pressures.
- The majority of the overall increase is attributable to planned capital expenditures for projects and equipment necessary for the delivery of services to the community.

Overview of General Fund Capital Expenditures

Department	Proposed Budget	Percentage
City Commission	\$ 46,535.00	0.8%
City Manager	\$ 193,460.00	3.4%
City Clerk	\$ 156,315.00	2.8%
Treasurer	\$ 219,505.00	3.9%
Assessor	\$ 38,500.00	0.7%
Elections	\$ 94,645.00	1.7%
Buildings & Grounds	\$ 256,612.50	4.5%
Building Authority	\$ 150,000.00	2.6%
Police	\$ 1,401,465.00	24.7%
Crossing Guards	\$ 27,775.00	0.5%
Fire Department	\$ 283,880.00	5.0%
Building Inspector	\$ 67,815.00	1.2%
Public Works	\$ 710,915.00	12.5%
Cemetery	\$ 284,815.00	5.0%
Ambulance	\$ 27,500.00	0.5%
Planning and Community Development	\$ 687,990.00	12.1%
BARB	\$ 832,780.00	14.7%
City Center	\$ 26,200.00	0.5%
Tree Friends	\$ 10,100.00	0.2%
City Wide Clean-up	\$ 8,800.00	0.2%
Library Programs	\$ 1,650.00	0.0%
Debt Fund Transfers	\$ 155,000.00	2.7%
Total:	\$ 5,682,257.50	

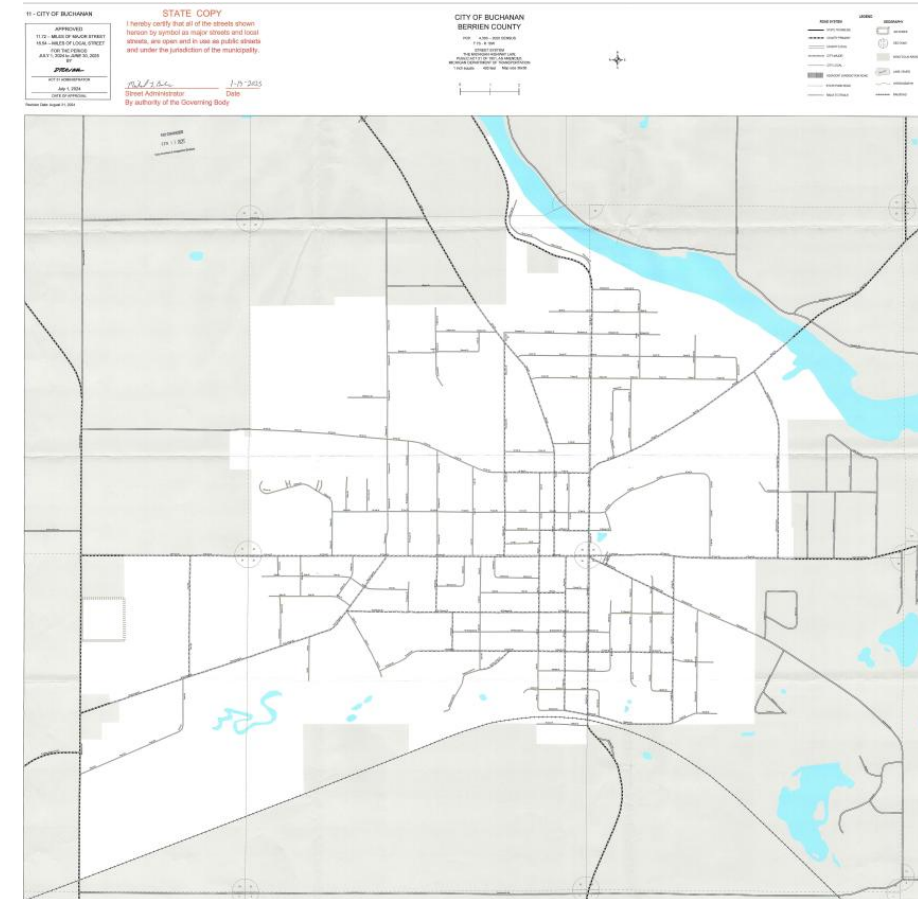


General Fund Capital Expenditures

- Voting Tabulators
- BS&A Cloud
- SCBA Packs
- Turnout Gear
- Police Car Cameras
- Police Department Radios
- Sidewalks
- Redbud Riverfront Park
- Downtown Parking Lots
- Streetscape Furniture
- Rebuild DPW Pick-Up Truck
- New DPW Pick-up Truck
- Cemetery Dump Truck
- Cemetery Mower
- Housing Rehabilitation

FY 25/26 vs FY 26/27 Streets Budget

	FY 25/26 Amended Budget	Proposed FY26/27 Budget	% Change
Local Streets			
Revenue	\$372,000.00	\$390,427.00	5.0%
Expenses	\$367,095.00	\$368,764.00	0.5%
Major Streets			
Revenue	\$585,000.00	\$1,031,611.00	76.3%
Expenses	\$586,530.00	\$1,002,590.00	70.9%



Water & Sewer Budget Overview

	Amended Budget (6/30/26)	Proposed FY26/27	% Change
Revenue	\$4,020,500.00	\$4,405,100.00	10%
Expenses			
Appropriations:	\$174,522.00	\$165,500.00	-5%
Wastewater Department:	\$1,109,750.00	\$1,654,775.00	49%
Water Department:	\$1,119,250.00	\$985,070.00	-12%
Debt Interest:	\$330,925.00	\$451,999.43	37%
Total Expenses:	\$2,734,447.00	\$3,257,344.43	19%
Revenue Before Debt Principle/Reserves:	\$1,286,053.00	\$1,147,755.57	-11%
Principle Debt Expense:		\$866,000.00	
Bond Reserve Expense:		\$147,700.00	
Total Revenue after Debt Payments:		\$134,055.57	



Key Budget Notes

- Rate increases of 8% are planned for both water and sewer services.
- Although there is a 49% increase, the operating costs of the wastewater operations remain relatively consistent. The majority of the increases are attributable to project capital, planned system maintenance, and equipment.
- While water department expenses are down 12%, it is worth noting that most of that reduction is related to a current \$520,000 TMF grant that is expiring. The water budget does include \$150,000 in spending associated with a new capital project.



Questions & Discussion



Proposed Budget
Fiscal Year: 2026-2027

Operating, Maintenance and Capital Improvement Budget





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May 19, 2026

Mayor and City Commissioners
City of Buchanan
302 North Redbud Trail
Buchanan, Michigan 49107

Subject: Letter of Transmittal – Proposed FY26/27 Proposed Annual Budget

Dear Mayor and City Commission,

City staff is pleased to present the proposed FY 2026/27 budget for the City of Buchanan for your review and consideration. This budget is the result of months of thoughtful planning, analysis, and collaboration among the City Commission, City staff, and various stakeholders. It reflects our shared commitment to responsible financial stewardship, high quality service delivery, and strategic investment in the City’s infrastructure, public facilities, and overall quality of life.

The development of the proposed budget involved a comprehensive review of current and projected revenues, expenditure trends, departmental needs, and goals identified through Commission discussions. Staff worked diligently to align limited resources with community priorities while balancing ongoing operational demands with necessary investments in public safety, infrastructure, and economic development. The outcome is a budget that supports both the continuation of essential services and the long-term growth of the City.

The General Fund budget anticipates operating revenues of \$5,155,300 and expenditures of \$5,682,257.50. The difference between projected revenues and expenses is being bridged through the use of the City’s reserve funds. This allocation has been planned, and the funds being used reflect savings the City has been building over several years to offset a portion of planned capital project costs. Currently, the City’s reserves sit at nine months of operations, and the proposed transfer will reduce reserves to six months of operations. This remaining reserve level is still at the upper threshold of the three to six months of reserves generally considered a best practice for municipalities in the State of Michigan.

Beyond day-to-day operations and service delivery, the FY 2026/27 budget focuses on completing work around the downtown area, completing planned improvements to the community's riverfront park, and making road and sidewalk improvements in the City's neighborhoods. Staff time over the upcoming fiscal year will also continue to focus on the development and implementation of a community wide capital improvement plan, as well as continued improvements to internal operations.

Staff looks forward to discussing the budget with you and addressing any questions you may have. We are committed to another productive year working alongside the Commission and community to continue making Buchanan the best it can be.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tony McGhee', with a long horizontal flourish extending to the right.

Tony McGhee, City Manager

City of Buchanan

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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 DWRF 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	Amount	Funded by	New Project MXU Unites	Amount	Funded by
	Streetscape	200,000		DPW 401 Fund	300,000
Police Cameras & Radios	49,000	Fund 101/401 fund	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				

City of Buchanan
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GENERAL FUND REVENUE BUDGET
Fiscal Year 2026-27

REVENUES	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
Real Property Taxes	\$ 1,954,947	\$ 2,140,000		\$ 1,879,329	\$ 1,970,000	\$ 2,187,000
Delinquent Personal Prop Tax	1,251	500	10,000	7,902	8,500	10,000
P.I.L.O.T	11,442	10,000	10,000	12,731	12,731	13,000
Industrial Facility Tax	342	2,500	2,500	-	-	-
Medical Marijuana State Revenue	350,265	300,000	325,000	324,103	325,000	325,000
Farmers Market Revenue	6,880	1,000	2,500	3,740	4,000	2,500
Taxes - Penalty & Interest	38,201	20,000	20,000	7,972	7,972	10,000
Taxes - Administrative Fee	52,989	55,000	55,000	55,156	60,000	55,000
Rental Registration Fee	375	50,000	-	160	-	-
Franchise Fee - Cable	33,419	35,000	35,000	22,803	30,500	35,000
Building Permits	19,723	20,000	25,000	28,726	25,000	25,000
Mobile Food Vendor Permits	4,519	5,000	5,000	460	500	5,000
Medical Marijuana Permits	86,500	80,000	50,000	41,500	51,500	50,000
Banner Permits	710	500	500	100	150	-
Right of Way Permits	1,500	10,000	10,000	3,050	3,500	2,000
Garage Sale Permits	-	-	100	40	80	100
Zoning Permits	-	-	500	325	325	500
Long Term Rental Registration	-	-	22,000	22,095	22,575	25,000
Short Term Rental Registration	-	-	1,000	710	815	1,000
Parking Permits	-	-	300	150	150	300
Adult Marihuanna Permits	-	-	20,000	45,000	45,000	50,000
Emergency Response Fee	20,000	25,000	25,000	21,000	21,000	23,000
Comto Grant - Pass Through)	29,621	-	25,000	14,583	27,083	25,000
Cops Grant	-	60,000	60,000	-	-	60,000
State Police/MCOLES CPE	2,815	-	2,500	2,047	2,047	2,500
Public Safety Grants	34,010	-	15,000	13,440	13,440	15,000
Grants & Special Projects	16,000	5,000	35,000	13,400	25,500	35,000
Grants - Victory Demo	17,975	-	-	-	-	-
Boat Launch Grants	-	-	-	-	-	529,000
RDBG Grant	-	-	44,180	-	-	-
MI Neighborhood Grant	-	-	-	-	-	200,000
State Shared Liquor License	2,179	3,000	3,000	1,693	1,693	2,000
State Grants/Other Recievables	-	-	35,000	28,850	28,850	-
Local Stabalization State Rev	81,366	50,000	50,000	46,814	46,661	50,000
State Rev Sharing CVTRS/Sales Tax	711,300	720,000	720,000	482,359	715,000	710,000
Lehmans Orchard Annual Payment	8,667	8,667	8,667	8,667	8,667	8,750

City of Buchanan

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GENERAL FUND REVENUE BUDGET Fiscal Year 2026-27

REVENUES	2024-25	Fiscal Year 2025-26			Fiscal Year 2026-27	
	Actual	Original Budget	Amended Budget	Actual as of 4/29/2026	Projected as of 6/30/2026	Proposed
School Resource Officer	\$206	\$30,000	\$45,000	\$35,310	\$42,667	\$45,000
Special Election Reimbursement	-	-	10,000	9,839	9,839	-
Foundations - Cemetery	7,279	7,000	7,000	6,148	6,750	7,000
Grave Openings	34,960	35,000	35,000	17,999	20,000	30,000
Cemetery Tent Service	2,150	2,000	2,000	1,500	2,000	2,000
Columbarium & Plaque	450	1,000	2,750	2,450	2,450	2,500
Vault Setting Fees	3,300	4,000	4,000	2,200	3,500	4,000
Weeds/Snow	17,784	8,000	10,000	9,918	11,500	12,000
Sales - Cemetery Lots	16,619	20,000	20,000	9,560	20,000	20,000
Copies	83	200	200	-	100	100
Sales - Surplus Property	100	100	100	-	100	500
Parking Violations	3,241	2,000	4,500	5,308	6,300	5,000
Buchanan Rebud City Center	10,125	10,000	10,000	9,225	10,000	5,000
Ordinance Violations	161	300	600	506	1,000	600
MML Dividends	15,616	8,000	8,500	8,381	8,381	12,000
Interest Earned - Bank/Investments	79,292	70,000	70,000	16,687	70,000	70,000
Misc Revenue/Donation	10,191	10,000	10,000	8,660	9,500	10,000
Barb Donations	-	-	2,000	-	-	-
School Tax Collection Fee	-	-	10,000	9,040	9,040	10,000
Reserve Officer Reimbursement	-	-	200	642	1,000	250
Reimbursements	-	-	20,000	70,151	58,602	25,000
Workers Comp Insurance	18,180	-	-	5,312	5,132	5,000
Police Reports	243	300	400	327	350	400
School Guards	11,864	14,000	14,000	8,527	10,000	12,000
Foia Fees	46	100	300	267	300	300
Lease Finance/Pool Car/DPW Truck	-	-	30,000	29,179	29,179	55,000
Lease Financing - Police Car #1	-	-	42,000	41,160	41,160	-
Lease Financing - Police Car #2	-	-	42,000	41,160	41,160	-
Gain on Sale of Depreciable Fixed Assets	-	-	15,000	14,092	12,721	-
Insurance Recoveries	834	-	-	-	-	-
Transfer In - From Capital Projects	-	134,000	134,000	-	-	365,000
Transfer In - From Water & Sewer	-	-	11,600	11,600	11,600	-
Total General Revenues	\$3,719,718	\$3,957,167	\$2,178,897	\$3,464,053	\$4,900,979	5,155,300

City of Buchanan

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GENERAL FUND EXPENSE BUDGET Fiscal Year 2026-27

EXPENSES	2024-25	Fiscal Year 2025-26			Fiscal Year 2026-27	
	Actual	Original Budget	Ammended Budget	Actual as of 4/30/2026	Projected as of 6/30/2026	Proposed
City Commission	\$87,847	\$67,200	\$42,500	\$20,075	\$24,090	\$46,535
City Manager	162,882	224,000	189,000	121,552	\$145,862	\$193,460
City Clerk	118,375	142,200	150,250	122,887	\$147,464	\$156,315
Treasurer	142,297	194,350	162,025	127,663	\$153,196	\$219,505
Assessor	32,692	38,000	38,000	27,939	\$33,527	\$38,500
Elections	43,415	89,500	69,500	36,087	\$43,304	\$94,645
Buildings & Grounds	217,961	226,500	228,875	200,312	\$240,374	\$256,613
Admin/Record Keeping	3,064	2,000				
Rental Property	3,063					
Police	1,055,228	1,232,600	1,338,450	1,101,568	\$1,321,882	\$1,401,465
Crossing Guards	26,485	35,500	28,250	21,072	\$25,286	\$27,775
Fire Dept	84,880	207,150	205,800	162,857	\$195,428	\$283,880
Building Inspector	78,064		59,650	48,481	\$58,177	\$67,815
DPW	257,004	474,850	386,310	271,807	\$326,168	\$710,915
Cemetery	117,557	261,300	261,260	173,067	\$207,680	\$284,815
Ambulance Service		25,000	25,000			\$27,500
Community & Economic Development	216,559	551,600	756,000	510,466	\$612,559	\$687,990
Downtown Enhancement/Planning	385					
BARB	18,316	29,800	29,800	18,137	\$21,764	\$832,780
DDA -Pears Mill	6,915	11,900	11,650	4,620	\$5,544	Pending Commission Approval
DDA - Farmers Market	6,632	10,850	10,850	5,276	\$6,331	
DDA - Tin Shop		10,000	10,000	3,120	\$3,744	
DDA - Commons/Concert Series		10,000				
Tree Friends		12,600	13,600	6,108	\$7,330	\$10,100
City Center		15,000	24,250	21,124	\$25,349	\$26,200
Library Programs		1,500	1,500	1,563	\$1,875	\$1,650
Spring Clean-up		8,000	8,000			\$8,800
Transfer out to Building Authority	149,547		150,000	149,922	149,922	\$150,000
Transfers out of Fund 101	596,644		106,752	106,752	106,752	\$155,000
Total General Expenses	\$3,425,810	\$3,881,400	\$4,307,272	\$3,262,455	\$3,863,611	\$5,682,258

City of Buchanan

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MAJOR STREET BUDGET 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
REVENUES						
Gas & Weight Tax	\$539,221	\$550,000	\$550,000	\$388,689	\$485,862	\$611,611
State Road Funding		-				\$400,000
Transfer from Street Repair & Maint	500,000	-	-	-	-	
Interest Earned - Investments	42,478	35,000	35,000	-	25,000	\$20,000
Total Major Street Revenue	\$1,081,699	\$585,000	\$585,000	\$388,689	\$510,862	\$1,031,611
EXPENSES						
Admin & Record Keeping	\$39,581	\$50,000	\$48,000	\$25,147	\$31,434	\$35,975
Routine Street Maintenance	137,278	184,500	185,520	116,005	\$145,006	\$656,885
Tree & Shrub Maintenance	39,229	70,000	71,420	41,803	\$52,254	\$59,650
Drainage	27,960	41,500	40,610	27,344	\$34,180	\$34,945
Traffic Service Maintenance	33,097	50,500	49,010	27,908	\$34,885	\$40,945
Winter Maintenance	58,081	81,000	83,970	55,646	\$69,558	\$74,190
Transfer out to Local Streets	-	100,000	100,000	100,000		\$100,000
Downtown Streetscape	385	-	-	-		
Capital Outlay/Culvert & Retaining Wall	1,064,552	-	8,000	7,254		
Total Major Street Expenses	\$1,400,163	\$577,500	\$586,530	\$401,107	\$367,316	\$1,002,590
NET	-\$318,465	\$7,500	-\$1,530	-\$12,417	\$143,546	\$29,021

City of Buchanan

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LOCAL STREET BUDGET 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
REVENUES						
Metro Act State Revenue	\$23,158	\$20,000	\$20,000		\$20,000	\$20,000
Gas & Weight Tax	178,915	175,000	175,000	130,493	160,000	\$205,427
State Grants/Other Recievables	-	-	-	3,395	3,395	\$50,000
Interest Earned - Investments	34,201	22,000	22,000		22,000	\$15,000
Transfer in - From Major		100,000	100,000	100,000	100,000	\$100,000
Transfer in from Street Repair & Maint	183,374	55,000	55,000	55,000	55,000	
Total Local Street Revenue	\$419,648	\$372,000	\$372,000	\$288,888	\$360,395	\$390,427
EXPENSES						
Admin & Record Keeping	\$39,230	\$53,000	\$47,610	\$25,147	\$33,948	\$35,935
Routine Street Maintenance	110,825	138,000	137,500	98,686	\$133,226	\$180,577
Tree & Shrub Maintenance	36,607	67,500	68,525	39,463	\$53,275	\$53,167
Drainage	23,342	35,300	35,780	23,036	\$31,099	\$31,269
Traffic Service Maintenance	23,719	33,300	33,705	22,054	\$29,773	\$29,165
Winter Maintenance	33,128	41,200	43,975	33,016	\$44,572	\$38,651
Total Local Street Expenses	\$266,851	\$368,300	\$367,095	\$241,402	\$325,893	\$368,764
NET	\$152,796	\$3,700	\$4,905	\$47,486	\$34,502	\$21,663

GL Number	Description	2023-24 Amended Budget	2023-24 Activity	2024-25 Amended Budget	2024-25 Activity	06/30/2026 Amended Budget	YTD As Of 03/31/2026	2026-27 FINANCE REQUESTED
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FUND 101 GENERAL FUND PROPOSED 2026-2027 BUDGET

--- Estimated Revenue ---

101-000.000-402.000	REAL PROPERTY TAXES	1,410,000.00	1,868,442.47	1,969,000.00	1,954,946.84	2,140,000.00	1,842,929.23	2,187,000.00
101-000.000-412.000	DELQ PERS PROPERTY TAX	1,000.00	56.96	500.00	1,250.73	10,000.00	7,595.57	10,000.00
101-000.000-432.000	PILOT PAYMENTS	0.00	0.00	10,000.00	11,441.63	10,000.00	12,731.02	13,000.00
101-000.000-437.000	INDUSTRIAL FACILITY TAX	1,700.00	1,516.13	2,500.00	341.50	2,500.00	0.00	0.00
101-000.000-439.000	MEDICAL/ADULT MARIJUANA STATE REV.	275,000.00	357,967.19	300,000.00	350,265.24	325,000.00	324,102.60	325,000.00
101-000.000-442.000	FARMERS' MARKET REVENUE	0.00	4,790.00	6,500.00	6,880.00	2,500.00	1,890.00	2,500.00
101-000.000-445.000	PENALTY & INTEREST - TAXES	10,000.00	11,579.65	10,000.00	38,200.64	20,000.00	7,972.46	10,000.00
101-000.000-447.000	ADMINISTRATION FEE-TAXES	49,000.00	65,050.67	55,000.00	52,988.58	55,000.00	55,156.42	55,000.00
101-000.000-477.000	FRANCHISE FEE-CABLE	40,000.00	38,568.73	40,000.00	33,419.22	35,000.00	22,803.39	35,000.00
101-000.000-478.000	RENTAL REGISTRATION FEE	0.00	0.00	500.00	375.00	0.00	160.00	0.00
101-000.000-492.000	BUILDING PERMITS	30,000.00	33,650.58	20,000.00	19,722.75	25,000.00	23,844.61	25,000.00
101-000.000-492.001	MOBILE FOOD VENDOR PERMITS	75,000.00	14,353.00	15,000.00	4,519.15	5,000.00	225.00	5,000.00
101-000.000-492.002	MEDICAL MARIHUANA PERMITS	150,000.00	96,500.00	80,000.00	86,500.00	50,000.00	41,500.00	50,000.00
101-000.000-492.003	BANNER PERMITS	0.00	0.00	1,000.00	710.00	500.00	100.00	0.00
101-000.000-492.004	RIGHT-OF-WAY PERMITS	0.00	0.00	1,200.00	1,500.00	10,000.00	2,750.00	2,000.00
101-000.000-492.005	GARAGE SALE PERMITS	0.00	0.00	0.00	0.00	100.00	37.50	100.00
101-000.000-492.006	ZONING PERMITS	0.00	0.00	0.00	0.00	500.00	275.00	500.00
101-000.000-492.007	LONG-TERM RENTAL REGISTRATIONS	0.00	0.00	0.00	0.00	22,000.00	21,700.00	25,000.00
101-000.000-492.008	SHORT-TERM RENTAL REGISTRATIONS	0.00	0.00	0.00	0.00	1,000.00	675.00	1,000.00
101-000.000-492.009	PARKING PERMITS	0.00	0.00	0.00	0.00	300.00	150.00	300.00
101-000.000-492.100	ADULT USE MARIHUANA PERMITS	0.00	0.00	0.00	0.00	45,000.00	45,000.00	50,000.00
101-000.000-532.000	EMERGENCY RESPONSE FEE	0.00	0.00	20,000.00	20,000.00	25,000.00	21,000.00	23,000.00
101-000.000-538.000	FEDERAL GRANT (Thriving Communités)	0.00	0.00	0.00	29,621.00	25,000.00	10,416.68	25,000.00
101-000.000-539.000	COPS GRANT	0.00	0.00	0.00	0.00	60,000.00	0.00	60,000.00
101-000.000-540.000	STATE POLICE/MCOLES CPE	0.00	0.00	9,000.00	2,815.00	2,500.00	2,047.34	2,500.00
101-000.000-543.000	PUBLIC SAFETY GRANTS	23,400.00	23,400.00	0.00	34,010.00	15,000.00	13,440.00	15,000.00
101-000.000-566.000	STATE GRANT-RECREATION & CULTURE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-000.000-566.001	GRANTS & SPECIAL PROJECTS	50,000.00	500.00	55,000.00	16,000.00	35,000.00	24,750.00	35,000.00
101-000.000-566.003	GRANTS - VICTORY DEMO	0.00	0.00	17,975.00	17,975.00	0.00	0.00	0.00

GL Number	Description	2023-24 Amended		2024-25 Amended		06/30/2026	YTD As Of	2026-27 FINANCE
		Budget	2023-24 Activity	Budget	2024-25 Activity	Amended Budget	03/31/2026	REQUESTED
101-000.000-566-005?	BOAT LAUNCH GRANTS (2)							529,000.00
101-000.000-566-006?	RBDG GRANT					44,180.00	10,231.00	0.00
101-000.000-566-007?	MI NEIGHBORHOOD GRANT							200,000.00
101-000.000-568.000	STATE SHARED LIQUOR LICENSE	3,000.00	4,293.30	3,000.00	2,179.10	3,000.00	1,693.45	2,000.00
101-000.000-569.000	STATE GRANTS/OTHER RECIEVABLES	0.00	0.00	0.00	0.00	35,000.00	28,849.56	0.00
101-000.000-573.000	LOCAL STABILIZATION STATE REV	55,000.00	72,562.60	75,000.00	81,366.12	50,000.00	46,661.12	50,000.00
101-000.000-574.000	STATE REV SHARING CVTRS/SALES TAX	712,300.00	705,295.00	720,000.00	711,300.45	720,000.00	482,359.00	710,000.00
101-000.000-574.001	CVTRS-PS	4,000.00	4,454.00	1,000.00	0.00	0.00	0.00	0.00
101-000.000-596.000	LEHMANS ORCHARD ANNUAL PAYMENT	8,667.00	8,666.67	8,667.00	8,666.67	8,667.00	0.00	8,750.00
101-000.000-602.000	SCHOOL RESOURCE OFFICER	52,800.00	39,592.80	500.00	206.21	45,000.00	29,425.25	45,000.00
101-000.000-607.000	SPECIAL ELECTION REIMBURSEMENT	0.00	0.00	0.00	0.00	10,000.00	9,839.49	0.00
101-000.000-633.000	FOUNDATIONS - CEMETERY	7,500.00	7,220.15	7,000.00	7,279.45	7,000.00	5,723.20	7,000.00
101-000.000-634.000	GRAVE OPENINGS	30,000.00	31,630.15	32,000.00	34,960.30	35,000.00	16,923.90	30,000.00
101-000.000-635.000	CEMETERY TENT SERVICE	500.00	1,800.00	2,000.00	2,150.00	2,000.00	1,500.00	2,000.00
101-000.000-636.000	COLUMBARIUM & PLAQUE	1,200.00	3,780.00	1,500.00	450.00	2,750.00	2,450.00	2,500.00
101-000.000-640.000	VAULT SETTING FEES	4,000.00	3,075.00	4,000.00	3,300.00	4,000.00	2,100.00	4,000.00
101-000.000-641.000	WEEDS/SNOW	4,400.00	8,059.23	14,000.00	17,784.00	10,000.00	9,918.00	12,000.00
101-000.000-643.000	SALES - CEMETERY LOTS	22,000.00	17,932.00	20,000.00	16,618.75	20,000.00	8,079.05	20,000.00
101-000.000-644.000	COPIES	300.00	324.25	300.00	82.50	200.00	0.00	100.00
101-000.000-645.000	SALES - SURPLUS PROPERTY	15,000.00	14,428.00	100.00	100.00	100.00	0.00	500.00
101-000.000-652.000	PARKING VIOLATIONS	5,000.00	3,630.00	5,000.00	3,241.00	4,500.00	5,308.00	5,000.00
101-000.000-656.000	BUCHANAN REDBUD CITY CENTER	4,500.00	10,602.00	10,000.00	10,125.00	10,000.00	8,875.00	5,000.00
101-000.000-657.000	ORDINANCE VIOLATIONS	1,000.00	485.50	500.00	160.75	600.00	505.86	600.00
101-000.000-664.000	MML DIVIDENDS	9,000.00	8,448.00	16,000.00	15,616.00	8,500.00	8,381.00	12,000.00
101-000.000-665.000	INTEREST EARNED - BANK/INVESTMENTS	50,000.00	63,010.89	50,000.00	79,291.69	70,000.00	13,004.68	70,000.00
101-000.000-675.000	MISC REVENUE/DONATION	200,000.00	151,517.79	25,000.00	10,191.27	10,000.00	8,187.76	10,000.00
101-000.000-675.001	BARB DONATIONS	0.00	378.72	0.00	0.00	2,000.00	1,900.00	0.00
101-000.000-675.006	SCHOOL TAX COLLECTION FEE	0.00	0.00	0.00	0.00	10,000.00	9,039.60	10,000.00
101-000.000-675.007	RESERVE OFFICER REIMBURSEMENT	0.00	0.00	0.00	0.00	200.00	642.00	250.00
101-000.000-676.000	REIMBURSEMENTS	0.00	0.00	0.00	0.00	20,000.00	58,602.00	25,000.00
101-000.000-676.007	WORKERS COMP INSURANCE	13,000.00	13,483.06	18,000.00	18,179.96	0.00	5,312.00	5,000.00
101-000.000-677.000	POLICE REPORTS	500.00	413.50	500.00	242.75	400.00	290.90	400.00
101-000.000-678.000	SCHOOL GUARDS	14,000.00	13,534.60	14,000.00	11,863.63	14,000.00	7,144.08	12,000.00

GL Number	Description	2023-24 Amended		2024-25 Amended		06/30/2026	YTD As Of	2026-27 FINANCE
		Budget	2023-24 Activity	Budget	2024-25 Activity	Amended Budget	03/31/2026	REQUESTED
101-000.000-683.000	FOIA FEES	50.00	52.95	100.00	45.88	300.00	266.64	300.00
101-000.000-689.000	CASH OVER/SHORT	0.00	(3,189.59)	0.00	(0.01)	0.00	0.00	0.00
101-000.000-691.000	LEASE FINANCE/POOL CAR /DPW TRUCK	0.00	0.00	0.00	0.00	30,000.00	29,178.76	55,000.00
101-000.000-691.001	LEASE FINANCING - POLICE CAR #1	0.00	0.00	0.00	0.00	42,000.00	41,159.74	0.00
101-000.000-691.002	LEASE FINANCING - POLICE CAR #2	0.00	0.00	0.00	0.00	42,000.00	41,159.74	0.00
101-000.000-693.000	GAIN ON SALE OF DEPRECIABLE FIXED ASSETS	0.00	0.00	0.00	0.00	15,000.00	12,720.50	0.00
101-000.000-698.101	INSURANCE RECOVERIES	45,500.00	51,938.26	1,000.00	834.28	0.00	0.00	0.00
101-000.000-699.214	TRANSFER IN - FROM STREET R&M	115,000.00	115,000.00	115,000.00	0.00	0.00	0.00	0.00
101-000.000-699.401	TRANSFER IN - FROM CAPITAL PROJECTS	0.00	0.00	0.00	0.00	134,000.00	0.00	365,000.00
101-000.000-699.592	TRANSFER IN - WATER/SEWER	5,800.00	5,799.95	0.00	0.00	11,600.00	11,600.00	0.00

Total Estimated Revenue:		3,499,117.00	3,874,594.16	3,757,342.00	3,719,718.03	4,343,897.00	3,402,283.10	5,155,300.00
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--- Appropriations ---

101-000.000-995.243	TRANSFER TO - BROWNFIELD AUTHORITY	0.00	0.00	0.00	0.00	2.00	1.76	0.00
101-000.000-995----	TRANSFER OUT - 2025 CAP PROJ DEBT FUND					106,750.00	106,750.00	155,000.00
101-000.000-995.469	TRANSFERS OUT - TO BLDG AUTH	0.00	0.00	250,000.00	250,000.00	0.00	0.00	0.00
						106,752.00	106,751.76	155,000.00

CITY COMMISSION

101-101.000-705.000	SALARIES-PART TIME	11,000.00	6,246.25	10,000.00	8,378.46	14,000.00	6,585.00	11,000.00
101-101.000-715.000	EMPLOYER PAYROLL TAXES	1,800.00	891.75	1,200.00	1,005.10	1,350.00	516.77	1,200.00
101-101.000-715.004	MADISON NATIONAL - LIFE	0.00	0.00	0.00	0.00	350.00	223.27	385.00
101-101.000-804.000	SMCAS SERVICES	75,000.00	0.00	0.00	0.00	0.00	0.00	0.00
101-101.000-805.000	MARKETING PLAN	2,000.00	0.00	1,000.00	728.79	1,500.00	0.00	1,650.00
101-101.000-818.000	CONTRACTUAL	17,000.00	948.44	5,000.00	5,000.00	10,000.00	3,201.00	3,500.00
101-101.000-826.000	LEGAL FEES	60,000.00	55,496.10	35,000.00	28,286.28	5,000.00	1,087.50	10,000.00
101-101.000-831.000	MEMBERSHIP AND DUES	700.00	360.00	7,000.00	4,658.00	6,000.00	2,500.00	6,600.00
101-101.000-864.000	CONFERENCES AND WORKSHOP	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00
101-101.000-885.000	PUBLIC RELATIONS	40,000.00	29,876.58	30,000.00	29,728.52	1,000.00	789.11	1,100.00
101-101.000-962.000	MISCELLANEOUS	1,000.00	25.56	1,000.00	61.97	1,000.00	0.00	1,100.00
101-101.000-967.002	GRANTS & SPECIAL PROJECTS	70,000.00	58,647.99	10,000.00	10,000.00	0.00	0.00	0.00
101-101.000-971.000	CAP OUTLAY -COMMISSION ROOM IMPROVE	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
101-101.000-975.000	PROPERTY ACQUISITION	3,000.00	2,705.00	5,000.00	0.00	2,300.00	2,200.30	0.00
						42,500.00	17,102.95	46,535.00

GL Number	Description	2023-24 Amended	2024-25 Amended		06/30/2026	YTD As Of	2026-27 FINANCE	
		Budget	2023-24 Activity	Budget	2024-25 Activity	Amended Budget	03/31/2026	REQUESTED
CITY MANAGER								
101-172.000-702.000	SALARIES-FULL TIME	130,000.00	100,668.11	96,000.00	92,159.76	70,000.00	44,015.37	77,000.00
101-172.000-715.000	EMPLOYER PAYROLL TAXES	45,000.00	36,041.05	28,000.00	24,792.17	9,300.00	4,417.35	10,230.00
101-172.000-715.001	MEDICAL - PRIORITY HEALTH	0.00	0.00	0.00	0.00	11,100.00	6,818.61	6,300.00
101-172.000-715.002	DENTAL - DELTA	0.00	0.00	0.00	0.00	700.00	398.63	300.00
101-172.000-715.003	FIDELITY - EYE	0.00	0.00	0.00	0.00	150.00	72.18	100.00
101-172.000-715.004	MADISON NATIONAL - LIFE	0.00	0.00	0.00	0.00	250.00	137.88	150.00
101-172.000-715.005	HSA	0.00	0.00	0.00	0.00	2,000.00	1,722.13	2,200.00
101-172.000-717.000	RETIREMENT	0.00	0.00	0.00	0.00	6,500.00	4,762.94	7,800.00
101-172.000-718.000	RECRUITMENT & RELOCATION	0.00	0.00	500.00	249.00	0.00	0.00	0.00
101-172.000-728.000	OFFICE SUPPLIES	2,000.00	668.05	500.00	209.95	2,000.00	0.00	2,200.00
101-172.000-730.000	POSTAGE	1,500.00	35.49	0.00	0.00	1,000.00	0.74	1,100.00
101-172.000-756.000	MISCELLANEOUS SUPPLIES	500.00	0.00	500.00	0.00	1,000.00	21.60	1,100.00
101-172.000-818.000	CONTRACTUAL	10,000.00	4,247.13	5,000.00	5,000.00	3,200.00	341.25	5,000.00
101-172.000-826.000	LEGAL FEES	20,000.00	19,150.00	35,000.00	33,302.26	60,000.00	36,087.89	45,000.00
101-172.000-831.000	MEMBERSHIP AND DUES	3,500.00	932.75	2,000.00	1,072.00	2,000.00	884.85	2,200.00
101-172.000-853.000	TELEPHONE, INTERNET, CABLE	0.00	0.00	0.00	0.00	1,800.00	1,175.62	1,980.00
101-172.000-864.000	CONFERENCES AND WORKSHOP	3,500.00	200.00	700.00	669.00	4,000.00	330.00	4,400.00
101-172.000-873.000	TRAVEL & CAR ALLOWANCE	3,500.00	3,190.62	5,000.00	5,000.00	8,000.00	6,699.36	8,800.00
101-172.000-962.000	MISCELLANEOUS	600.00	1.70	500.00	427.99	1,000.00	1,037.13	1,100.00
101-172.000-964.000?	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	16,500.00
101-172.000-971.000	CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00	0.00	0.00
						184,000.00	108,923.53	193,460.00
CITY CLERK								
101-215.000-702.000	SALARIES-FULL TIME	80,000.00	77,095.23	69,000.00	68,098.01	63,000.00	52,658.09	72,000.00
101-215.000-703.000	SALARIES-OVERTIME	150.00	142.78	1,000.00	0.00	200.00	127.08	220.00
101-215.000-715.000	EMPLOYER PAYROLL TAXES	32,000.00	26,629.55	28,000.00	26,661.51	9,100.00	4,741.15	7,200.00
101-215.000-715.001	MEDICAL - PRIORITY HEALTH	0.00	0.00	0.00	0.00	13,000.00	9,529.28	14,425.00
101-215.000-715.002	DENTAL - DELTA	0.00	0.00	0.00	0.00	1,000.00	732.15	1,000.00
101-215.000-715.003	FIDELITY - EYE	0.00	0.00	0.00	0.00	200.00	106.70	160.00
101-215.000-715.004	MADISON NATIONAL - LIFE	0.00	0.00	0.00	0.00	150.00	97.20	175.00
101-215.000-715.005	HSA	0.00	0.00	0.00	0.00	5,300.00	5,016.38	5,830.00
101-215.000-717.000	RETIREMENT	0.00	0.00	0.00	0.00	5,250.00	3,832.98	8,250.00

GL Number	Description	2023-24 Amended		2024-25 Amended		06/30/2026	YTD As Of	2026-27 FINANCE
		Budget	2023-24 Activity	Budget	2024-25 Activity	Amended Budget	03/31/2026	REQUESTED
101-215.000-728.000	OFFICE SUPPLIES	1,450.00	1,428.02	1,500.00	413.42	1,500.00	413.14	1,650.00
101-215.000-730.000	POSTAGE	0.00	0.00	0.00	0.00	100.00	0.74	110.00
101-215.000-818.000	CONTRACTUAL	5,000.00	4,212.00	15,000.00	14,170.44	8,000.00	2,252.82	8,800.00
101-215.000-826.000	LEGAL FEES	8,500.00	8,500.00	5,000.00	1,325.00	24,000.00	12,901.95	15,000.00
101-215.000-831.000	MEMBERSHIP AND DUES	1,100.00	1,090.00	1,000.00	385.17	1,000.00	75.00	1,100.00
101-215.000-853.000	TELEPHONE, INTERNET, CABLE	0.00	0.00	0.00	0.00	750.00	530.75	825.00
101-215.000-864.000	CONFERENCES AND WORKSHOP	1,500.00	1,484.00	2,000.00	1,252.05	2,000.00	0.00	2,200.00
101-215.000-873.000	TRAVEL & CAR ALLOWANCE	1,500.00	712.66	1,000.00	927.02	1,500.00	527.96	1,650.00
101-215.000-903.000	LEGAL NOTICES & RECORDINGS	2,000.00	1,685.61	5,500.00	5,085.91	4,000.00	3,002.95	4,500.00
101-215.000-962.000	MISCELLANEOUS	200.00	64.00	200.00	56.00	200.00	10.00	220.00
101-215.000-971.000	CAPITAL OUTLAY	0.00	0.00	0.00	0.00	10,000.00	8,525.00	11,000.00
						150,250.00	105,081.32	156,315.00

TREASURER

101-253.000-702.000	SALARIES-FULL TIME	80,000.00	71,341.07	77,000.00	77,007.70	75,000.00	57,816.32	80,000.00
101-253.000-703.000	SALARIES-OVERTIME	2,500.00	2,158.11	1,500.00	1,404.47	1,000.00	741.14	1,100.00
101-253.000-715.000	EMPLOYER PAYROLL TAXES	25,000.00	20,948.66	22,000.00	20,887.69	7,750.00	5,334.98	8,100.00
101-253.000-715.001	MEDICAL - PRIORITY HEALTH	0.00	0.00	0.00	0.00	7,000.00	4,959.45	7,775.00
101-253.000-715.002	DENTAL - DELTA	0.00	0.00	0.00	0.00	300.00	229.77	350.00
101-253.000-715.003	FIDELITY - EYE	0.00	0.00	0.00	0.00	100.00	47.47	70.00
101-253.000-715.004	MADISON NATIONAL - LIFE	0.00	0.00	0.00	0.00	175.00	126.98	190.00
101-253.000-715.005	HSA	0.00	0.00	0.00	0.00	2,700.00	2,685.59	2,970.00
101-253.000-717.000	RETIREMENT	0.00	0.00	0.00	0.00	6,000.00	3,982.94	9,250.00
101-253.000-728.000	OFFICE SUPPLIES	4,500.00	3,553.55	4,000.00	2,384.92	3,500.00	1,103.12	3,850.00
101-253.000-730.000	POSTAGE	5,000.00	3,074.76	5,000.00	2,314.53	4,000.00	1,962.15	4,400.00
101-253.000-730.001	SPECIAL ASSESSMENT POSTAGE	0.00	0.00	4,500.00	4,496.36	0.00	0.00	0.00
101-253.000-744.101	PAYROLL PROCESSING	0.00	0.00	5,000.00	2,088.32	10,000.00	5,092.80	11,000.00
101-253.000-807.000	AUDIT	21,000.00	23,198.52	17,000.00	15,527.12	30,000.00	24,481.67	33,000.00
101-253.000-818.000	CONTRACTUAL	14,000.00	13,752.19	18,000.00	15,075.20	10,000.00	8,497.01	12,500.00
101-253.000-831.000	MEMBERSHIP AND DUES	0.00	0.00	500.00	492.00	750.00	249.00	825.00
101-253.000-853.000	TELEPHONE, INTERNET, CABLE	0.00	0.00	0.00	0.00	450.00	284.03	495.00
101-253.000-864.000	CONFERENCES AND WORKSHOP	1,000.00	792.00	800.00	600.00	800.00	0.00	880.00
101-253.000-873.000	TRAVEL & CAR ALLOWANCE	0.00	0.00	100.00	0.00	300.00	0.00	330.00
101-253.000-956.000	BANK FEES AND CHARGES	0.00	0.00	0.00	0.00	2,000.00	670.14	2,200.00

GL Number	Description	2023-24 Amended		2024-25 Amended		06/30/2026	YTD As Of	2026-27 FINANCE
		Budget	2023-24 Activity	Budget	2024-25 Activity	Amended Budget	03/31/2026	REQUESTED
101-253.000-965.000	REAL ESTATE TAXES	0.00	0.00	0.00	0.00	200.00	153.26	220.00
101-253.000-971-000	CAPITAL OUTLAY - BS&A CLOUD	0.00	0.00	20.00	18.35	0.00	0.00	40,000.00
						162,025.00	118,417.82	219,505.00
ASSESSOR								
101-257.000-705.000	SALARIES-PART TIME	28,000.00	24,426.40	27,000.00	26,374.40	29,000.00	19,948.48	29,000.00
101-257.000-715.000	EMPLOYER PAYROLL TAXES	3,300.00	2,742.36	2,400.00	2,388.60	3,000.00	1,757.27	2,900.00
101-257.000-728.000	OFFICE SUPPLIES	300.00	107.21	100.00	26.48	1,000.00	0.00	1,100.00
101-257.000-730.000	POSTAGE	0.00	0.00	0.00	0.00	1,500.00	1,168.20	1,650.00
101-257.000-818.000	CONTRACTUAL	4,000.00	3,999.77	4,500.00	3,902.45	3,500.00	2,460.00	3,850.00
						38,000.00	25,333.95	38,500.00
ELECTIONS								
101-262.000-702.000	SALARIES-FULL TIME	28,000.00	26,102.70	17,000.00	15,597.53	20,000.00	13,571.17	32,000.00
101-262.000-703.000	SALARIES-OVERTIME	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-262.000-705.002	ELECTION WORKERS	0.00	0.00	11,000.00	10,421.50	5,000.00	4,180.82	10,000.00
101-262.000-715.000	EMPLOYER PAYROLL TAXES	10,000.00	8,188.46	9,500.00	8,931.08	3,200.00	1,520.71	5,000.00
101-262.000-715.001	MEDICAL - PRIORITY HEALTH	0.00	0.00	0.00	0.00	4,500.00	2,990.25	6,000.00
101-262.000-715.002	DENTAL - DELTA	0.00	0.00	0.00	0.00	350.00	244.08	450.00
101-262.000-715.003	FIDELITY - EYE	0.00	0.00	0.00	0.00	100.00	35.55	70.00
101-262.000-715.004	MADISON NATIONAL - LIFE	0.00	0.00	0.00	0.00	100.00	32.40	100.00
101-262.000-715.005	HSA	0.00	0.00	0.00	0.00	1,500.00	1,370.21	1,650.00
101-262.000-717.000	RETIREMENT	0.00	0.00	0.00	0.00	2,000.00	1,277.68	3,750.00
101-262.000-728.000	OFFICE SUPPLIES	2,500.00	2,493.92	3,000.00	1,452.59	3,000.00	1,818.37	3,300.00
101-262.000-730.000	POSTAGE	0.00	0.00	0.00	0.00	1,250.00	1,130.45	1,375.00
101-262.000-818.000	CONTRACTUAL	2,000.00	1,798.74	6,000.00	5,227.68	4,000.00	3,525.15	4,000.00
101-262.000-826.000	LEGAL FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-262.000-864.000	CONFERENCES AND WORKSHOP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-262.000-903.000	LEGAL NOTICES & RECORDINGS	0.00	0.00	0.00	0.00	1,250.00	1,025.00	1,375.00
101-262.000-933.000	MAINTENANCE - EQUIPMENT	25.00	8.95	1,200.00	0.00	250.00	0.00	275.00
101-262.000-962.000	MISCELLANEOUS	1,500.00	1,297.66	2,000.00	784.25	1,000.00	882.75	1,100.00
101-262.000-967.008	VOTING EQUIPMENT	0.00	0.00	0.00	0.00	10,000.00	0.00	11,000.00
101-262.000-995.001	TRANSFER-EQUIPMENT RESERVE	1,000.00	0.00	1,000.00	1,000.00	12,000.00	0.00	13,200.00
						69,500.00	33,604.59	94,645.00

GL Number	Description	2023-24 Amended	2024-25 Amended		06/30/2026	YTD As Of	2026-27 FINANCE
		Budget	2023-24 Activity	Budget	2024-25 Activity	Amended Budget	03/31/2026

BUILDINGS & GROUNDS

101-265.000-751.000	GAS AND OIL	0.00	0.00	0.00	0.00	100.00	42.07	110.00
101-265.000-756.000	MISCELLANEOUS SUPPLIES	8,500.00	7,160.30	9,000.00	3,658.20	8,000.00	5,493.28	8,800.00
101-265.000-756.001	CITY CENTER SUPPLIES	0.00	0.00	2,000.00	884.62	0.00	0.00	0.00
101-265.000-756.003	TECH EQUIP. SUPPLIES COMPUTERS	0.00	0.00	0.00	0.00	10,000.00	8,705.94	10,000.00
101-265.000-818.000	CONTRACTUAL	70,000.00	67,114.82	90,000.00	63,317.19	25,000.00	13,931.10	25,000.00
101-265.000-818.006	ENTERPRISE - MAINTENANCE MANAGEMENT	0.00	0.00	0.00	0.00	1,250.00	551.71	1,375.00
101-265.000-819.000	TECHNOLOGY CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00	25,000.00	19,546.05	27,500.00
101-265.000-853.000	TELEPHONE, INTERNET, CABLE	8,000.00	6,322.97	12,000.00	9,997.12	10,000.00	6,424.53	11,000.00
101-265.000-921.000	UTILITIES	30,000.00	29,529.74	73,000.00	66,874.72	60,000.00	47,606.66	66,000.00
101-265.000-922.000	ALARM MONITORING	12,000.00	10,401.16	1,200.00	1,112.26	0.00		0.00
101-265.000-931.000	MAINTENANCE - BUILDINGS	20,000.00	17,440.56	15,000.00	7,485.88	5,000.00	2,806.94	5,500.00
101-265.000-934.000	MAINT. - OFFICE EQUIPMENT	5,000.00	3,789.04	5,000.00	4,239.91	5,000.00	4,331.54	5,500.00
101-265.000-962.000	MISCELLANEOUS	3,000.00	2,381.09	4,000.00	209.00	3,000.00	13.27	3,300.00
101-265.000-963.000	FIRE & LIABILITY INSURANCE	42,500.00	42,017.00	40,500.00	40,493.00	41,000.00	40,493.00	45,100.00
101-265.000-970.057	OFFICE EQUIPMENT	0.00	0.00	500.00	0.00	2,500.00	0.00	2,750.00
101-265.000-971.000	CAP OUTLAY- BLDG BACKUP IMPROVE	0.00	0.00	12,650.00	11,320.00	0.00	0.00	8,350.00
101-265.000-971.001	CAPITAL OUTLAY - ENTERPRISE	0.00	0.00	0.00	0.00	29,500.00	29,178.76	32,450.00
101-265.000-974.000	ZONING EXPENDITURES	0.00	0.00	500.00	0.00	0.00	0.00	0.00
101-265.000-991.001	LEASE - ENTERPRISE FLEET	0.00	0.00	0.00	0.00	2,500.00	2,643.10	2,750.00
101-265.000-993.005	ENETERPRISE - INTEREST EXPENSE	0.00	0.00	0.00	0.00	1,025.00	584.70	1,127.50
						228,875.00	182,352.65	256,612.50

101-267.000-956.000	BANK FEES AND CHARGES	5,000.00	4,859.73	4,000.00	3,063.64	0.00	0.00	0.00
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BUILDING AUTHORITY

101-273.000-995.369	TRANSFERS OUT - TO BLDG AUTH DEBT FUND	150,000.00	149,135.63	149,550.00	149,546.88	150,000.00	149,921.90	150,000.00
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POLICE

101-301.000-150.000	BOOKS & MAGAZINES	300.00	0.00	300.00	0.00	300.00	0.00	330.00
101-301.000-702.000	SALARIES-FULL TIME	660,000.00	647,980.12	590,000.00	580,134.16	675,000.00	519,228.25	742,500.00
101-301.000-702.001	SALARIES-CODE ENFORCEMENT	0.00	0.00	58,000.00	56,624.91	15,000.00	3,755.52	16,500.00
101-301.000-703.000	SALARIES-OVERTIME	80,000.00	62,427.86	48,000.00	46,645.91	40,000.00	28,686.14	44,000.00

GL Number	Description	2023-24 Amended		2024-25 Amended		06/30/2026	YTD As Of	2026-27 FINANCE
		Budget	2023-24 Activity	Budget	2024-25 Activity	Amended Budget	03/31/2026	REQUESTED
101-301.000-705.000	SALARIES-PART TIME	30,000.00	(3,136.62)	0.00	0.00	30,000.00	9,414.00	33,000.00
101-301.000-715.000	EMPLOYER PAYROLL TAXES	274,000.00	241,390.34	230,000.00	228,915.68	74,500.00	66,992.85	81,950.00
101-301.000-715.001	MEDICAL - PRIORITY HEALTH	0.00	0.00	0.00	0.00	70,000.00	50,062.88	77,750.00
101-301.000-715.002	DENTAL - DELTA	0.00	0.00	0.00	0.00	4,700.00	3,123.23	3,300.00
101-301.000-715.003	FIDELITY - EYE	0.00	0.00	0.00	0.00	800.00	644.54	600.00
101-301.000-715.004	MADISON NATIONAL - LIFE	0.00	0.00	0.00	0.00	1,300.00	897.60	1,400.00
101-301.000-715.005	HSA	0.00	0.00	0.00	0.00	25,000.00	21,710.08	27,500.00
101-301.000-717.000	RETIREMENT	0.00	0.00	0.00	0.00	88,500.00	63,079.65	97,000.00
101-301.000-728.000	OFFICE SUPPLIES	1,500.00	1,911.11	1,000.00	913.51	3,000.00	1,352.23	3,300.00
101-301.000-729.000	TARGET RANGE & SUPPLIES	6,000.00	5,183.30	6,750.00	6,486.07	6,000.00	3,216.28	6,600.00
101-301.000-730.000	POSTAGE	0.00	0.00	0.00	0.00	300.00	164.22	330.00
101-301.000-751.000	GAS AND OIL	22,000.00	18,499.97	22,000.00	17,122.59	22,000.00	14,424.46	24,200.00
101-301.000-756.000	MISCELLANEOUS SUPPLIES	3,000.00	2,670.00	7,000.00	5,848.38	5,000.00	3,516.94	5,500.00
101-301.000-756.003	TECHNOLOGY EQUIP. SUPPLIES	0.00	0.00	0.00	0.00	3,500.00	1,764.11	3,850.00
101-301.000-768.000	UNIFORMS	3,000.00	2,437.11	10,000.00	9,498.39	12,000.00	8,494.34	12,000.00
101-301.000-768.001	UNIFORMS-PART TIME	0.00	(17.00)	500.00	216.00	0.00	0.00	0.00
101-301.000-769.000	UNIFORM CLEANING	200.00	(63.00)	800.00	180.00	800.00	0.00	880.00
101-301.000-810.000	INSURANCE CLAIM REPAIRS	12,000.00	17,462.70	500.00	390.00	0.00	0.00	0.00
101-301.000-818.000	CONTRACTUAL	18,000.00	14,458.69	20,000.00	18,855.44	10,000.00	6,151.80	10,000.00
101-301.000-818.002	RESERVE OFFICER WAGES	500.00	0.00	5,000.00	2,646.00	3,000.00	1,966.00	3,300.00
101-301.000-818.003	BACKGROUND CHECKS	0.00	0.00	200.00	180.00	250.00	140.00	275.00
101-301.000-818.006	ENTERPRISE - MAINTENANCE MANAGEMENT	0.00	0.00	0.00	0.00	1,000.00	824.42	1,100.00
101-301.000-819.000	TECHNOLOGY CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00	9,000.00	5,771.05	9,900.00
101-301.000-826.000	LEGAL FEES	10,000.00	8,459.00	4,000.00	2,780.20	7,000.00	3,100.00	7,700.00
101-301.000-831.000	MEMBERSHIP AND DUES	0.00	0.00	1,975.00	395.00	800.00	340.00	880.00
101-301.000-851.000	RADIO MAINTENANCE	6,000.00	4,470.37	8,000.00	2,404.88	7,000.00	0.00	7,700.00
101-301.000-853.000	TELEPHONE, INTERNET, CABLE	15,500.00	13,289.14	15,000.00	13,729.37	16,000.00	10,306.05	17,600.00
101-301.000-864.000	CONFERENCES AND WORKSHOP	1,000.00	784.34	1,500.00	1,382.65	1,000.00	245.00	1,100.00
101-301.000-873.000	TRAVEL & CAR ALLOWANCE	500.00	452.35	1,000.00	677.65	4,000.00	2,705.75	4,400.00
101-301.000-886.000	COMMUNITY POLICING	2,500.00	2,003.97	2,000.00	1,910.68	2,500.00	1,396.94	2,750.00
101-301.000-921.000	UTILITIES	15,000.00	12,519.90	16,000.00	12,535.94	15,000.00	8,856.89	16,500.00
101-301.000-931.000	MAINTENANCE - BUILDINGS	1,000.00	1,029.37	2,000.00	1,183.97	3,000.00	405.34	3,300.00
101-301.000-933.000	MAINTENANCE - EQUIPMENT	250.00	0.00	500.00	164.95	1,000.00	205.20	1,100.00

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		Budget	2023-24 Activity	Budget	2024-25 Activity	Amended Budget	03/31/2026	REQUESTED
101-301.000-934.000	MAINT. - OFFICE EQUIPMENT	1,800.00	1,623.64	1,000.00	933.73	2,000.00	0.00	2,200.00
101-301.000-939.000	MAINTENANCE - VEHICLE	21,000.00	17,646.35	16,000.00	14,408.46	30,000.00	29,179.81	20,000.00
101-301.000-960.000	EDUCATION AND TRAINING	20,000.00	18,245.26	2,500.00	1,514.92	13,500.00	11,674.00	14,850.00
101-301.000-960.100	MCOLES TRAINING	0.00	0.00	3,000.00	2,807.68	0.00	0.00	0.00
101-301.000-961.000	MEDICAL EXAMS	1,500.00	1,076.90	2,700.00	2,219.84	2,000.00	553.00	2,200.00
101-301.000-962.000	MISCELLANEOUS	3,000.00	3,317.22	3,000.00	2,437.23	3,000.00	3,023.54	3,300.00
101-301.000-963.000	FIRE & LIABILITY INSURANCE	20,500.00	20,308.18	20,000.00	19,033.71	19,500.00	19,033.71	21,450.00
101-301.000-967.013	DARE PROGRAM	500.00	0.00	0.00	0.00	1,500.00	0.00	1,650.00
101-301.000-970.050	RESERVE EQUIPMENT	1,000.00	0.00	500.00	50.00	1,000.00	154.00	1,100.00
101-301.000-971.000	CAPITAL OUTLAY - CAMERAS /BODY CAMS	0.00	0.00	0.00	0.00	6,000.00	5,661.12	9,000.00
101-301.000-971.001	CAPITAL OUTLAY - ENTERPRISE	0.00	0.00	0.00	0.00	82,500.00	82,319.48	0.00
101-301.000-972.000	CAPITAL OUTLAY - RADIOS	0.00	0.00	0.00	0.00	0.00	0.00	40,000.00
101-301.000-991.001	LEASE - ENTERPRISE FLEET	0.00	0.00	0.00	0.00	12,000.00	7,542.30	13,200.00
101-301.000-993.005	ENTERPRISE - INTEREST EXPENSE	0.00	0.00	0.00	0.00	2,200.00	1,409.90	2,420.00
101-301.000-995.001	TRANSFER-EQUIPMENT RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
						1,333,450.00	1,003,492.62	1,401,465.00
CROSSING GUARDS								
101-315.000-702.000	SALARIES-FULL TIME	30,000.00	24,820.52	25,000.00	23,662.28	25,000.00	17,018.72	25,000.00
101-315.000-715.000	EMPLOYER PAYROLL TAXES	3,300.00	2,855.22	3,200.00	2,822.66	3,000.00	1,821.09	2,500.00
101-315.000-756.000	MISCELLANEOUS SUPPLIES	0.00	0.00	0.00	0.00	250.00	0.00	275.00
						28,250.00	18,839.81	27,775.00
FIRE DEPARTMENT								
101-336.000-150.000	BOOKS & MAGAZINES	200.00	80.87	200.00	0.00	200.00	0.00	220.00
101-336.000-704.001	SALARIES-VOLUNTEER FIREMAN	35,000.00	34,305.51	38,000.00	32,608.52	40,000.00	34,541.73	45,000.00
101-336.000-704.002	SALARIES - FIRE INSPECTION	0.00	0.00	0.00	0.00	20,000.00	6,104.50	22,000.00
101-336.000-715.000	EMPLOYER PAYROLL TAXES	6,500.00	5,858.04	4,800.00	4,033.36	6,500.00	4,382.09	7,150.00
101-336.000-728.000	OFFICE SUPPLIES	300.00	197.88	150.00	79.45	250.00	65.83	275.00
101-336.000-730.000	POSTAGE	0.00	0.00	0.00	0.00	150.00	44.31	165.00
101-336.000-751.000	GAS AND OIL	1,100.00	677.69	1,700.00	1,084.59	1,200.00	495.82	1,320.00
101-336.000-756.000	MISCELLANEOUS SUPPLIES	2,500.00	2,147.72	2,500.00	2,363.03	3,000.00	2,639.07	3,300.00
101-336.000-756.003	TECHNOLOGY EQUIP. SUPPLIES	0.00						2,500.00
101-336.000-768.000	UNIFORMS	1,000.00	345.18	1,500.00	804.76	2,000.00	882.79	2,200.00
101-336.000-810.000	INSURANCE CLAIM REPAIRS	23,000.00	22,196.61	0.00	0.00	0.00	0.00	0.00

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101-336.000-818.000	CONTRACTUAL	1,500.00	1,090.25	1,500.00	903.73	2,500.00	340.85	2,750.00
101-336.000-831.000	MEMBERSHIP AND DUES	800.00	605.00	1,000.00	860.00	1,500.00	706.55	1,650.00
101-336.000-851.000	RADIO MAINTENANCE	2,500.00	1,591.75	1,500.00	923.41	2,000.00	3,676.60	2,200.00
101-336.000-851.001	EQUIPMENT TESTING	7,000.00	6,352.12	8,000.00	7,102.83	10,000.00	8,684.00	11,000.00
101-336.000-853.000	TELEPHONE, INTERNET, CABLE	5,000.00	4,573.42	5,500.00	5,007.31	7,500.00	5,336.23	8,250.00
101-336.000-864.000	CONFERENCES AND WORKSHOP	300.00	207.00	1,000.00	991.06	2,000.00	1,294.15	2,200.00
101-336.000-921.000	UTILITIES	10,500.00	9,622.68	12,000.00	11,779.91	13,000.00	8,652.27	14,300.00
101-336.000-931.000	MAINTENANCE - BUILDINGS	1,700.00	1,620.91	1,500.00	1,211.67	2,000.00	1,269.75	2,200.00
101-336.000-933.000	MAINTENANCE - EQUIPMENT	1,000.00	645.03	250.00	63.96	3,000.00	1,725.25	3,300.00
101-336.000-934.000	MAINT. - OFFICE EQUIPMENT	300.00	18.49	50.00	0.00	500.00	0.00	550.00
101-336.000-939.000	MAINTENANCE - VEHICLE	6,000.00	5,270.85	10,000.00	8,573.95	10,000.00	3,456.90	11,000.00
101-336.000-960.000	EDUCATION AND TRAINING	1,500.00	1,396.00	2,000.00	1,793.37	2,000.00	746.36	2,200.00
101-336.000-961.000	MEDICAL EXAMS	2,000.00	1,723.28	2,500.00	1,177.36	2,000.00	807.00	2,200.00
101-336.000-962.000	MISCELLANEOUS	1,000.00	490.62	500.00	250.68	1,000.00	247.50	1,100.00
101-336.000-963.000	FIRE AND LIABILITY INSURANCE	3,200.00	3,155.41	3,500.00	3,266.69	3,500.00	3,266.69	3,850.00
101-336.000-971.000	CAPITAL OUTLAY - SCBA BOTTLES (10)	0.00	0.00	0.00	0.00	60,000.00	59,983.77	100,000.00
101-336.000-971.---	CAPITAL OUTLAY - TURN OUT GEAR (5 SETS)	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00
101-336.000-971.---	CAPITAL OUTLAY - RADIOS	0.00	0.00	0.00	0.00	10,000.00	0.00	6,000.00
						205,800.00	149,350.01	283,880.00
BUILDING INSPECTOR								
101-371.001-150.000	BOOKS & MAGAZINES	500.00	471.00	700.00	677.50	150.00	84.50	165.00
101-371.001-702.000	SALARIES-FULL TIME	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-371.001-705.000	SALARIES-PART TIME	49,000.00	45,143.27	44,000.00	41,832.00	50,000.00	38,840.60	56,000.00
101-371.001-715.000	EMPLOYER PAYROLL TAXES	4,700.00	4,152.30	3,800.00	3,746.15	4,000.00	2,971.30	5,600.00
101-371.001-728.000	OFFICE SUPPLIES	1,000.00	994.37	1,000.00	415.10	1,000.00	763.46	1,100.00
101-371.001-818.000	CONTRACTUAL	500.00	191.32	3,000.00	2,422.75	0.00	0.00	0.00
101-371.001-831.000	MEMBERSHIP AND DUES	0.00	0.00	100.00	45.00	500.00	215.00	550.00
101-371.001-853.000	TELEPHONE, INTERNET, CABLE	1,000.00	965.75	1,000.00	659.45	3,000.00	500.70	3,300.00
101-371.001-864.000	CONFERENCES AND WORKSHOP	2,800.00	2,316.91	1,500.00	1,266.36	1,000.00	565.00	1,100.00
101-371.001-921.000	UTILITIES	2,700.00	2,601.40	0.00	0.00	0.00	0.00	0.00
101-371.001-955.001	TRANSFER TO EQUIPMENT RESERVE	0.00	0.00	17,000.00	27,000.00	0.00	0.00	0.00
						59,650.00	43,940.56	67,815.00

GL Number	Description	2023-24 Amended	2024-25 Amended		06/30/2026	YTD As Of	2026-27 FINANCE	
		Budget	2023-24 Activity	Budget	2024-25 Activity	Amended Budget	03/31/2026	REQUESTED
DEPARTMENT OF PUBLIC WORKS								
101-441.000-702.000	SALARIES-FULL TIME	87,000.00	82,460.73	60,000.00	50,280.74	50,000.00	41,355.93	50,000.00
101-441.000-703.000	SALARIES-OVERTIME	9,000.00	3,000.97	4,000.00	3,070.79	8,000.00	3,933.90	8,800.00
101-441.000-704.000	SALARIES-TEMPORARY	10,000.00	0.00	40,000.00	14,347.70	25,000.00	14,235.00	27,500.00
101-441.000-715.000	EMPLOYER PAYROLL TAXES	18,000.00	17,660.37	25,500.00	25,380.60	8,800.00	6,057.33	9,680.00
101-441.000-715.001	MEDICAL - PRIORITY HEALTH	0.00	0.00	0.00	0.00	12,000.00	8,750.63	14,150.00
101-441.000-715.002	DENTAL - DELTA	0.00	0.00	0.00	0.00	500.00	364.31	700.00
101-441.000-715.003	FIDELITY - EYE	0.00	0.00	0.00	0.00	80.00	53.19	115.00
101-441.000-715.004	MADISON NATIONAL - LIFE	0.00	0.00	0.00	0.00	130.00	93.33	150.00
101-441.000-715.005	HSA	0.00	0.00	0.00	0.00	3,100.00	3,088.44	3,410.00
101-441.000-717.000	RETIREMENT	0.00	0.00	0.00	0.00	3,000.00	1,984.16	4,000.00
101-441.000-751.000	GAS AND OIL	27,000.00	23,183.81	30,000.00	22,210.66	30,000.00	22,117.69	33,000.00
101-441.000-756.000	MISCELLANEOUS SUPPLIES	13,500.00	13,398.66	8,500.00	8,360.25	15,000.00	9,723.89	16,500.00
101-441.000-756.003	TECHNOLOGY EQUIP. SUPPLIES	0.00	0.00	0.00	0.00	3,500.00	0.00	3,850.00
101-441.000-758.000	EQUIPMENT MAINT SUPPLIES	0.00	0.00	20,000.00	19,815.55	27,000.00	15,260.38	20,000.00
101-441.000-758.001	BLDG & GRNDS MAINT SUPPLIES	0.00	0.00	3,000.00	2,546.91	5,000.00	597.93	5,000.00
101-441.000-768.000	UNIFORMS	4,000.00	3,865.91	4,000.00	2,766.59	3,000.00	1,838.88	4,000.00
101-441.000-818.000	CONTRACTUAL	42,000.00	38,500.10	27,000.00	23,149.77	8,000.00	5,928.12	8,000.00
101-441.000-819.000	TECHNOLOGY CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00	2,000.00	554.85	2,200.00
101-441.000-831.000	MEMBERSHIP AND DUES	0.00	0.00	0.00	0.00	1,500.00	1,275.00	1,650.00
101-441.000-853.000	TELEPHONE, INTERNET, CABLE	3,400.00	3,272.75	5,000.00	4,013.31	5,000.00	3,222.87	5,500.00
101-441.000-864.000	CONFERENCES AND WORKSHOP	800.00	795.00	3,000.00	843.85	3,000.00	0.00	3,300.00
101-441.000-873.000	TRAVEL & CAR ALLOWANCE	0.00	0.00	0.00	0.00	100.00	47.16	110.00
101-441.000-921.000	UTILITIES	25,000.00	22,031.30	33,000.00	31,504.89	35,000.00	25,901.41	38,500.00
101-441.000-922.000	ALARM MONITORING	0.00	0.00	6,000.00	3,258.53	5,000.00	546.66	5,500.00
101-441.000-924.000	TRAFFIC SIGNAL-RIVER & REDBUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-441.000-926.000	STREET LIGHTING	35,000.00	35,730.92	7,000.00	6,241.41	15,000.00	9,906.85	15,000.00
101-441.000-928.000	TRAFFIC SIGNAL-FRONT & REDBUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-441.000-931.000	MAINTENANCE - BUILDINGS	1,000.00	0.00	4,000.00	1,477.96	5,000.00	3,314.80	5,500.00
101-441.000-932.000	MAINTENANCE - GROUNDS	5,000.00	2,606.33	1,000.00	360.00	3,000.00	629.45	3,300.00
101-441.000-933.000	MAINTENANCE - EQUIPMENT	25,000.00	22,775.24	15,000.00	14,455.39	25,000.00	18,328.94	27,500.00
101-441.000-939.000	MAINTENANCE - VEHICLE	33,000.00	31,303.96	3,000.00	2,403.08	10,000.00	4,200.32	11,000.00
101-441.000-961.000	MEDICAL EXAMS	0.00	0.00	200.00	200.00	2,500.00	1,621.04	2,750.00

GL Number	Description	2023-24 Amended		2024-25 Amended		06/30/2026	YTD As Of	2026-27 FINANCE
		Budget	2023-24 Activity	Budget	2024-25 Activity	Amended Budget	03/31/2026	REQUESTED
101-441.000-962.000	MISCELLANEOUS	1,500.00	959.47	1,000.00	215.84	2,500.00	0.00	2,750.00
101-441.000-963.000	FIRE AND LIABILITY INSURANCE	10,500.00	10,461.94	12,000.00	11,854.40	16,000.00	15,783.40	17,600.00
101-441.000-964.001	BUILDING BACK-UP CAPACITY IMPROV.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-441.000-970.056	STORMWATER PHASE II	7,000.00	6,670.16	8,000.00	8,246.20	9,000.00	4,610.68	9,900.00
101-441.000-971.000	CAPITAL OUTLAY - DUMP TRUCK REFURB	0.00	0.00	0.00	0.00	8,000.00	0.00	70,000.00
101-441.000-971.---	CAPITAL OUTLAY - LEASE OF 1 TRUCK	2,150.00	2,149.22	0.00	0.00	0.00	0.00	55,000.00
101-441.000-971-000	CAPITAL OUTLAY- DOWNTOWN STREETSCAPE							200,000.00
101-441.000-994.000	NOTE PAYABLE- INTEREST					11,600.00	11,600.00	0.00
101-441.000-994.001	TRANSFER-EQUIPMENT RESERVE	0.00	0.00	0.00	0.00	25,000.00	0.00	25,000.00
						386,310.00	236,926.54	710,915.00

CEMETERY

101-567.000-702.000	SALARIES-FULL TIME	41,000.00	35,041.86	26,000.00	25,548.95	37,500.00	23,574.17	31,000.00
101-567.000-703.000	SALARIES-OVERTIME	2,000.00	793.06	1,000.00	589.66	3,000.00	1,107.91	3,300.00
101-567.000-704.000	SALARIES-TEMPORARY	6,000.00	(375.00)	15,000.00	13,256.50	15,000.00	2,917.50	16,500.00
101-567.000-715.000	EMPLOYER PAYROLL TAXES	11,500.00	8,586.58	15,000.00	14,111.62	4,200.00	2,950.12	4,620.00
101-567.000-715.001	MEDICAL - PRIORITY HEALTH	0.00	0.00	0.00	0.00	12,000.00	8,434.54	13,100.00
101-567.000-715.002	DENTAL - DELTA	0.00	0.00	0.00	0.00	450.00	302.68	700.00
101-567.000-715.003	FIDELITY - EYE	0.00	0.00	0.00	0.00	160.00	35.55	110.00
101-567.000-715.004	MADISON NATIONAL - LIFE	0.00	0.00	0.00	0.00	100.00	64.80	100.00
101-567.000-715.005	HSA	0.00	0.00	0.00	0.00	2,800.00	2,740.40	3,080.00
101-567.000-717.000	RETIREMENT	0.00	0.00	0.00	0.00	1,500.00	1,015.60	2,000.00
101-567.000-751.000	GAS AND OIL	14,000.00	11,768.74	15,000.00	10,570.88	11,000.00	6,687.03	12,100.00
101-567.000-756.000	MISCELLANEOUS SUPPLIES	7,000.00	6,644.74	10,000.00	9,057.36	9,000.00	2,950.64	9,900.00
101-567.000-756.003	TECH EQUIP. SUPPLIES - COMPUTER	0.00	0.00	0.00	0.00	1,000.00	0.00	1,100.00
101-567.000-758.000	EQUIPMENT MAINT SUPPLIES	0.00	0.00	5,000.00	3,673.70	5,000.00	1,560.52	5,500.00
101-567.000-768.000	UNIFORMS	600.00	181.89	1,000.00	820.75	2,500.00	760.54	2,750.00
101-567.000-810.000	INSURANCE CLAIM REPAIRS	0.00	0.00	0.00	0.00	0.00	1,698.96	0.00
101-567.000-818.000	CONTRACTUAL	2,000.00	1,510.59	9,000.00	5,781.53	2,000.00	1,302.32	2,000.00
101-567.000-819.000	TECHNOLOGY CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00	3,000.00	0.00	3,300.00
101-567.000-831.000	MEMBERSHIP AND DUES	100.00	45.00	300.00	45.00	300.00	45.00	330.00
101-567.000-853.000	TELEPHONE, INTERNET, CABLE	3,000.00	2,713.91	3,000.00	2,703.38	3,500.00	2,022.96	3,850.00
101-567.000-921.000	UTILITIES	10,000.00	7,114.62	13,000.00	12,369.18	14,000.00	8,920.93	15,400.00

GL Number	Description	2023-24 Amended		2024-25 Amended		06/30/2026	YTD As Of	2026-27 FINANCE
		Budget	2023-24 Activity	Budget	2024-25 Activity	Amended Budget	03/31/2026	REQUESTED
101-567.000-931.000	MAINTENANCE - BUILDINGS	5,000.00	2,552.09	2,000.00	1,076.55	7,000.00	0.00	7,700.00
101-567.000-932.000	MAINTENANCE - GROUNDS	3,000.00	1,195.00	1,000.00	731.00	6,000.00	297.00	6,600.00
101-567.000-933.000	MAINTENANCE - EQUIPMENT	8,000.00	6,161.59	11,500.00	8,383.92	12,000.00	357.97	13,200.00
101-567.000-934.000	MAINT. - OFFICE EQUIPMENT	500.00	252.52	0.00	0.00	1,000.00	0.00	1,100.00
101-567.000-939.000	MAINTENANCE - VEHICLE	3,000.00	1,784.73	550.00	355.55	3,000.00	267.93	3,300.00
101-567.000-960.000	EDUCATION AND TRAINING	0.00	0.00	0.00	0.00	4,000.00	2,705.00	4,400.00
101-567.000-961.000	MEDICAL EXAMS	500.00	148.00	500.00	272.00	1,000.00	59.00	1,100.00
101-567.000-962.000	MISCELLANEOUS	1,200.00	921.45	225.00	25.00	1,500.00	0.00	1,650.00
101-567.000-963.000	FIRE & LIABILITY INSURANCE	2,500.00	2,473.05	3,000.00	2,684.52	2,750.00	2,684.52	3,025.00
101-567.000-971.000	CAPITAL OUTLAY	0.00	0.00	0.00	0.00	95,000.00	38,010.00	0.00
101-567.000-971----	CAPITAL OUTLAY - DUMP TRUCK					0.00	0.00	90,000.00
101-567.000-971----	CAPITAL OUTLAY - MOWER					0.00	0.00	12,000.00
101-567.000-995.001	TRANSFER-EQUIPMENT RESERVE	0.00	0.00	5,500.00	5,500.00	0.00	0.00	10,000.00
						261,260.00	113,473.59	284,815.00

AMBULANCE

101-651.000-818.000	CONTRACTUAL	0.00	82,388.07	30,000.00	0.00	25,000.00	0.00	27,500.00
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ECON/COMMUNITY DEVELOPMENT

101-700.000-702.000	SALARIES-FULL TIME	0.00	0.00	0.00	0.00	85,000.00	78,460.62	93,500.00
101-700.000-702.001	SALARIES-CODE ENFORCEMENT	0.00	0.00	0.00	0.00	50,000.00	27,809.28	55,000.00
101-700.000-703.000	SALARIES-OVERTIME	0.00	0.00	0.00	0.00	150.00	249.23	165.00
101-700.000-715.000	EMPLOYER PAYROLL TAXES	0.00	0.00	0.00	0.00	20,000.00	7,661.69	22,000.00
101-700.000-715.001	MEDICAL - PRIORITY HEALTH	0.00	0.00	0.00	0.00	27,200.00	16,017.84	22,750.00
101-700.000-715.002	DENTAL - DELTA	0.00	0.00	0.00	0.00	1,450.00	896.21	1,300.00
101-700.000-715.003	FIDELITY - EYE	0.00	0.00	0.00	0.00	250.00	138.78	275.00
101-700.000-715.004	MADISON NATIONAL - LIFE	0.00	0.00	0.00	0.00	250.00	170.02	250.00
101-700.000-715.005	HSA	0.00	0.00	0.00	0.00	7,000.00	3,994.25	7,700.00
101-700.000-717.000	RETIREMENT	0.00	0.00	0.00	0.00	10,700.00	8,688.96	12,750.00
101-700.000-728.000	OFFICE SUPPLIES	0.00	0.00	0.00	0.00	1,000.00	548.74	1,100.00
101-700.000-730.000	POSTAGE	0.00	0.00	0.00	0.00	500.00	516.12	550.00
101-700.000-735.000	ECONOMIC DEVELOPMENT	35,000.00	34,770.32	50,000.00	49,758.85	0.00	(83.62)	0.00
101-700.000-805.000	MARKETING PLAN	0.00	0.00	3,000.00	944.76	1,000.00	791.91	1,100.00
101-700.000-818.000	CONTRACTUAL	0.00	0.00	0.00	0.00	25,000.00	20,735.70	27,500.00

GL Number	Description	2023-24 Amended		2024-25 Amended		06/30/2026	YTD As Of	2026-27 FINANCE
		Budget	2023-24 Activity	Budget	2024-25 Activity	Amended Budget	03/31/2026	REQUESTED
101-700.000-818.007	CONSULTING AGREEMENTS	0.00	0.00	0.00	0.00	25,000.00	23,125.69	27,500.00
101-700.000-826.000	LEGAL FEES	0.00	0.00	25,000.00	17,355.01	15,000.00	8,937.50	16,500.00
101-700.000-831.000	MEMBERSHIP AND DUES	0.00	0.00	0.00	0.00	1,000.00	840.80	1,100.00
101-700.000-853.000	TELEPHONE, INTERNET, CABLE	0.00	0.00	0.00	0.00	1,500.00	778.89	1,650.00
101-700.000-873.000	TRAVEL & CAR ALLOWANCE	0.00	0.00	0.00	0.00	2,500.00	1,720.84	2,750.00
101-700.000-885.000	PUBLIC RELATIONS	0.00	0.00	5,000.00	10.71	10,000.00	6,559.37	11,000.00
101-700.000-955.001	TRANSFER TO EQUIPMENT RESERVE	0.00	0.00	25,000.00	25,000.00	0.00	0.00	0.00
101-700.000-962.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	500.00	208.99	550.00
101-700.000-967.002	GRANTS & SPECIAL PROJECTS	0.00	0.00	90,000.00	105,689.51	110,000.00	109,377.95	121,000.00
101-700.000-967.003	VICTORY ST. DEMOLITION	0.00	0.00	18,000.00	17,800.00	0.00	0.00	0.00
101-700.000-967.004	GRANT MATCH - KATHRYN PARK	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-700.000-967.005	KATHRYN PARK UPGRADES	0.00	0.00	0.00	0.00	100,000.00	0.00	0.00
101-700.000-967.006	BLIGHT DEMOLITION	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-700.000-967.007	SIDEWALK REPLACEMENT PROGRAM	0.00	0.00	0.00	0.00	60,000.00	0.00	60,000.00
101-700.000-967.020	NORTHSIDE REPAIR PROGRAM	0.00	0.00	0.00	0.00	200,000.00	161,666.20	200,000.00
						755,000.00	479,811.96	687,990.00
101-701.000-887.000	STREETSCAPE PROJECT	22,500.00	22,010.19	0.00	385.37	0.00	0.00	
BARB								
101-755.000-756.000	MISCELLANEOUS SUPPLIES	600.00	365.14	500.00	60.87	1,000.00	295.00	1,100.00
101-755.000-756.014	MISCELLANEOUS	1,000.00	579.76	500.00	329.54	1,000.00	0.00	1,100.00
101-755.000-818.000	CONTRACTUAL	12,000.00	8,967.66	20,000.00	14,979.16	20,000.00	15,318.80	22,000.00
101-755.000-864.000	CONFERENCES AND WORKSHOP	0.00	0.00	0.00	0.00	500.00	0.00	550.00
101-755.000-921.000	UTILITIES	1,500.00	1,074.21	2,500.00	1,433.14	2,500.00	1,072.98	2,750.00
101-755.000-932.000	MAINTENANCE - GROUNDS	0.00	0.00	500.00	73.00	3,000.00	0.00	3,300.00
101-755.000-935.000	BUILDING & GROUNDS MAINT.	3,000.00	2,805.50	0.00	0.00	0.00	0.00	0.00
101-755.000-962.000	MISCELLANEOUS	500.00	427.77	1,000.00	784.08	1,000.00	0.00	1,100.00
101-755.000-963.000	FIRE & LIABILITY INSURANCE	250.00	236.00	675.00	656.00	800.00	656.00	880.00
101-755.000-971.000	CAPITAL OUTLAY - BOAT LAUNCH	0.00	0.00	0.00	0.00	0.00	0.00	800,000.00
101-755.000-995.002	TRANSFER- CAPITAL RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
						29,800.00	17,342.78	832,780.00

GL Number	Description	2023-24 Amended	2024-25 Amended		06/30/2026	YTD As Of	2026-27 FINANCE	
		Budget	2023-24 Activity	Budget	2024-25 Activity	Amended Budget	03/31/2026	REQUESTED
AFFINITY GROUPS:								
COMMON CONCERT SERIES DDA								
101-761.001-885.000	PUBLIC RELATIONS	0.00	0.00	0.00	0.00	0.00	0.00	
FARMER'S MARKET DDA								
101-761.002-756.000	MISCELLANEOUS SUPPLIES	0.00	0.00	0.00	0.00	4,000.00	465.95	
101-761.002-803.000	MARKET MASTER FEES	0.00	0.00	0.00	0.00	6,000.00	4,140.00	
101-761.002-857.000	WEBSITE	0.00	0.00	0.00	0.00	450.00	154.92	
101-761.002-921.000	UTILITIES	0.00	0.00	0.00	0.00	100.00	0.00	
101-761.002-932.000	MAINTENANCE - GROUNDS	0.00	0.00	0.00	0.00	100.00	0.00	
101-761.002-963.000	FIRE & LIABILITY INSURANCE	0.00	0.00	0.00	0.00	200.00	69.00	
						10,850.00	4,829.87	
TIN SHOP THEATER DDA								
101-761.003-921.000	UTILITIES	0.00	0.00	0.00	0.00	3,000.00	2,639.65	
101-761.003-931.000	MAINTENANCE - BUILDINGS	0.00	0.00	0.00	0.00	5,000.00	7.50	
101-761.003-962.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	2,000.00	0.00	
						10,000.00	2,647.15	
CITY CENTER								
101-761.004-756.000	MISCELLANEOUS SUPPLIES	0.00	0.00	0.00	0.00	6,000.00	2,213.44	6,600.00
101-761.004-756.005	RENTAL REFUNDS	0.00	0.00	0.00	0.00	1,000.00	900.00	1,100.00
101-761.004-921.000	UTILITIES	0.00	0.00	0.00	0.00	12,250.00	8,734.47	13,000.00
101-761.004-931.000	MAINTENANCE - BUILDINGS	0.00	0.00	0.00	0.00	5,000.00	4,964.25	5,500.00
						24,250.00	16,812.16	26,200.00
PEAR'S MILL DDA								
101-761.005-756.000	MISCELLANEOUS SUPPLIES	0.00	0.00	0.00	0.00	3,400.00	108.98	
101-761.005-853.000	TELEPHONE, INTERNET, CABLE	0.00	0.00	0.00	0.00	2,500.00	1,608.47	
101-761.005-921.000	UTILITIES	0.00	0.00	0.00	0.00	2,500.00	856.06	
101-761.005-922.000	ALARM MONITORING	0.00	0.00	0.00	0.00	1,500.00	243.00	
101-761.005-932.000	MAINTENANCE - GROUNDS	0.00	0.00	0.00	0.00	1,000.00	380.00	
101-761.005-963.000	FIRE & LIABILITY INSURANCE	0.00	0.00	0.00	0.00	750.00	743.00	
						11,650.00	3,939.51	

GL Number	Description	2023-24 Amended Budget	2023-24 Activity	2024-25 Amended Budget	2024-25 Activity	06/30/2026 Amended Budget	YTD As Of 03/31/2026	2026-27 FINANCE REQUESTED
TREE FRIENDS								
101-761.006-756.000	MISCELLANEOUS SUPPLIES	0.00	0.00	0.00	0.00	1,100.00	128.29	1,100.00
101-761.006-818.000	CONTRACTUAL	0.00	0.00	0.00	0.00	6,000.00	5,915.90	6,000.00
101-761.006-978.000	TREE REMOVAL/REPLACEMENT	0.00	0.00	0.00	0.00	6,500.00	0.00	3,000.00
						13,600.00	6,044.19	10,100.00
CITY-WIDE CLEAN-UP								
101-761.007-885.000	PUBLIC RELATIONS	0.00	0.00	0.00	0.00	8,000.00	0.00	8,800.00
LIBRARY PROGRAMS								
101-761.008-885.000	PUBLIC RELATIONS	0.00	0.00	0.00	0.00	1,500.00	0.00	1,650.00
								0.00
Total Appropriations:		3,220,675.00	2,862,594.31	3,349,245.00	3,054,187.68	4,296,272.00	2,944,941.22	5,682,257.50
						4,343,897.00	3,402,283.10	5,155,300.00
								0.00
Net of Revenues & Appropriations:		278,442.00	1,011,999.85	408,097.00	665,530.35	47,625.00	457,341.88	(526,957.50)

FY 2026-2027 Debt Payments:				
	Principal	Interest	FY Total	101
Building Authority Bond Debt	90,000.00	205,343.76	295,343.76	147,671.88
2025 Cap Projects Bond/Loan Debt	67,000.00	87,772.50	154,772.50	154,772.50
				302,545.38
Planned Capital Projects FY 2026-2027:				
Streetscape	45,748.00			
Fire Dept Equipment	131,000.00			
Chamber Upgrades	2,602.00			
Cemetery Equipment	29,027.00			
Boat Launch	145,691.00			
	354,068.00			

Fund Bal W/D **545,000.00**
 \$218,000 /mo *2.5
 6.5 mo remaining

GL Number	Description	2023-24	2024-25		06/30/2026	YTD As Of	2026-27 FINANCE
		Amended Budget	2023-24 Activity	Amended Budget	2024-25 Activity	Amended Budget	04/15/2026

PROPOSED MAJOR AND LOCAL STREETS FY 2026-2027 BUDGET

Major Streets

Fund 202

--- Estimated Revenue ---

202-000.000-546.000	GAS & WEIGHT TAX	506,190.00	509,384.79	525,000.00	539,221.22	550,000.00	388,689.41	611,611.00
202-000.000-557.000	STATE ROAD FUNDING	0.00	0.00	0.00	0.00	0.00	0.00	400,000.00
202-000.000-569.000	STATE GRANTS/OTHER RECIEVABLES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
202-000.000-665.000	INTEREST EARNED - BANK/INVESTMENTS	35,000.00	43,832.90	35,000.00	42,477.57	35,000.00	0.00	20,000.00
202-000.000-670.010	TRANSFER FROM ST.REPAIR & MAIN	0.00	0.00	500,000.00	500,000.00	0.00	0.00	0.00
202-000.000-675.000	MISC REVENUE/DONATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Estimated Revenue:		541,190.00	553,217.69	1,060,000.00	1,081,698.79	585,000.00	388,689.41	1,031,611.00

--- Appropriations ---

202-000.000-971.202	CAPITAL OUTLAY - CULVERT	0.00	0.00	800,000.00	743,231.80	8,000.00	7,253.57	0.00
202-000.000-972.202	CAPITAL OUTLAY - WALL	0.00	0.00	400,000.00	321,320.50	0.00	0.00	0.00
202-000.000-995.203	TRANSFER TO LOCAL STREETS	0.00	0.00	0.00	0.00	100,000.00	100,000.00	100,000.00
202-000.000-995.214	TRANSFERS OUT - TO STREET R&M FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
						108,000.00	107,253.57	100,000.00

ADMIN & RECORD KEEPING

202-267.000-702.000	SALARIES-FULL TIME	25,000.00	22,979.77	32,000.00	30,088.65	36,000.00	16,889.51	26,600.00
202-267.000-703.000	SALARIES-OVERTIME	250.00	248.05	300.00	153.76	500.00	86.89	300.00
202-267.000-715.000	EMPLOYER PAYROLL TAXES	12,000.00	9,974.17	8,000.00	7,628.62	2,000.00	1,447.43	2,700.00
202-267.000-715.001	MEDICAL - PRIORITY HEALTH	0.00	0.00	0.00	0.00	3,400.00	2,239.76	2,500.00
202-267.000-715.002	DENTAL - DELTA	0.00	0.00	0.00	0.00	250.00	155.24	100.00
202-267.000-715.003	FIDELITY - EYE	0.00	0.00	0.00	0.00	50.00	24.67	25.00
202-267.000-715.004	MADISON NATIONAL - LIFE	0.00	0.00	0.00	0.00	100.00	54.73	75.00
202-267.000-715.005	HSA	0.00	0.00	0.00	0.00	1,000.00	563.46	575.00
202-267.000-717.000	RETIREMENT	0.00	0.00	0.00	0.00	2,200.00	1,702.00	3,100.00
202-267.000-744.101	PAYROLL PROCESSING	0.00	0.00	2,500.00	1,709.60	2,500.00	0.00	0.00
						48,000.00	23,163.69	35,975.00

GL Number	Description	2023-24		2024-25		06/30/2026 Amended Budget	YTD As Of 04/15/2026	2026-27 FINANCE RECOMMENDED
		Amended Budget	2023-24 Activity	Amended Budget	2024-25 Activity			
ROUTINE STREET MAINTENANCE								
202-463.000-702.000	SALARIES-FULL TIME	84,000.00	80,928.05	62,000.00	59,254.25	70,000.00	45,073.39	63,555.00
202-463.000-703.000	SALARIES-OVERTIME	4,000.00	3,821.73	5,000.00	4,754.26	7,500.00	5,949.38	7,000.00
202-463.000-715.000	EMPLOYER PAYROLL TAXES	35,000.00	27,806.54	31,000.00	30,357.63	9,000.00	6,258.16	6,350.00
202-463.000-715.001	MEDICAL - PRIORITY HEALTH	0.00	0.00	0.00	0.00	15,000.00	12,066.04	17,800.00
202-463.000-715.002	DENTAL - DELTA	0.00	0.00	0.00	0.00	700.00	524.53	850.00
202-463.000-715.003	FIDELITY - EYE	0.00	0.00	0.00	0.00	120.00	80.42	150.00
202-463.000-715.004	MADISON NATIONAL - LIFE	0.00	0.00	0.00	0.00	200.00	137.32	180.00
202-463.000-715.005	HSA	0.00	0.00	0.00	0.00	4,000.00	3,922.60	3,500.00
202-463.000-717.000	RETIREMENT	0.00	0.00	0.00	0.00	4,000.00	3,104.07	4,250.00
202-463.000-756.000	MISCELLANEOUS SUPPLIES	2,500.00	2,077.56	2,500.00	538.43	2,500.00	380.00	1,250.00
202-463.000-782.000	ROAD MAIN. MATERIAL & SUPPLIES	18,000.00	15,672.58	30,000.00	28,221.66	30,000.00	18,812.11	30,000.00
	PROPOSED ROAD RESURFACING							500,000.00
202-463.000-818.000	CONTRACTUAL	11,000.00	10,409.00	14,500.00	11,151.77	14,000.00	9,834.87	12,000.00
202-463.000-928.000	TRAFFIC SIGNAL-FRONT & REDBUD	0.00	0.00	0.00	0.00	3,500.00	4,016.50	0.00
202-463.000-935.000	BUILDING & GROUNDS MAINT.	0.00	0.00	3,000.00	3,000.00	20,000.00	120.00	5,000.00
202-463.000-977.000	SIDEWALK REPLACEMENT	100.00	56.57	0.00	0.00	5,000.00	0.00	5,000.00
						185,520.00	110,279.39	656,885.00
TREE & SHRUB MAINTENANCE								
202-468.000-702.000	SALARIES-FULL TIME	36,000.00	33,870.52	27,000.00	25,727.64	32,000.00	19,578.04	28,100.00
202-468.000-703.000	SALARIES-OVERTIME	2,200.00	1,536.86	2,000.00	1,729.80	2,500.00	2,143.98	2,300.00
202-468.000-704.000	SALARIES-TEMPORARY	0.00	0.00	5,000.00	0.00	5,000.00	0.00	
202-468.000-715.000	EMPLOYER PAYROLL TAXES	12,000.00	11,498.51	13,000.00	10,271.15	4,000.00	2,623.91	2,810.00
202-468.000-715.001	MEDICAL - PRIORITY HEALTH	0.00	0.00	0.00	0.00	7,800.00	6,376.37	9,250.00
202-468.000-715.002	DENTAL - DELTA	0.00	0.00	0.00	0.00	350.00	256.80	475.00
202-468.000-715.003	FIDELITY - EYE	0.00	0.00	0.00	0.00	70.00	35.94	75.00
202-468.000-715.004	MADISON NATIONAL - LIFE	0.00	0.00	0.00	0.00	100.00	63.40	90.00
202-468.000-715.005	HSA	0.00	0.00	0.00	0.00	2,000.00	1,982.71	1,750.00
202-468.000-717.000	RETIREMENT	0.00	0.00	0.00	0.00	1,600.00	1,275.20	1,800.00
202-468.000-756.000	MISCELLANEOUS SUPPLIES	500.00	194.32	1,000.00	0.00	4,000.00	0.00	2,000.00
202-468.000-818.000	CONTRACTUAL	200.00	0.00	0.00	0.00	2,000.00	0.00	1,000.00

GL Number	Description	2023-24		2024-25		06/30/2026	YTD As Of	2026-27 FINANCE
		Amended Budget	2023-24 Activity	Amended Budget	2024-25 Activity	Amended Budget	04/15/2026	RECOMMENDED
202-468.000-978.000	TREE REMOVAL/REPLACEMENT	10,000.00	10,000.00	2,000.00	1,500.00	10,000.00	5,025.00	10,000.00
						71,420.00	39,361.35	59,650.00
DRAINAGE								
202-469.000-702.000	SALARIES-FULL TIME	28,000.00	26,050.88	21,000.00	19,446.44	25,000.00	14,841.87	20,450.00
202-469.000-703.000	SALARIES-OVERTIME	1,700.00	1,443.56	2,000.00	1,970.04	3,000.00	2,418.63	2,750.00
202-469.000-715.000	EMPLOYER PAYROLL TAXES	9,300.00	8,370.55	7,000.00	6,543.78	3,200.00	2,159.53	2,045.00
202-469.000-715.001	MEDICAL - PRIORITY HEALTH	0.00	0.00	0.00	0.00	3,500.00	2,800.36	4,400.00
202-469.000-715.002	DENTAL - DELTA	0.00	0.00	0.00	0.00	200.00	142.48	190.00
202-469.000-715.003	FIDELITY - EYE	0.00	0.00	0.00	0.00	50.00	25.40	40.00
202-469.000-715.004	MADISON NATIONAL - LIFE	0.00	0.00	0.00	0.00	60.00	43.20	70.00
202-469.000-715.005	HSA	0.00	0.00	0.00	0.00	1,000.00	1,000.96	1,000.00
202-469.000-717.000	RETIREMENT	0.00	0.00	0.00	0.00	1,600.00	1,098.63	1,500.00
202-469.000-756.000	MISCELLANEOUS SUPPLIES	1,000.00	872.03	500.00	0.00	3,000.00	0.00	1,500.00
202-469.000-818.000	CONTRACTUAL	0.00	0.00	0.00	0.00		880.09	1,000.00
						40,610.00	25,411.15	34,945.00
TRAFFIC SERVICES - MAINTENANCE								
202-474.000-702.000	SALARIES-FULL TIME	25,000.00	23,921.48	21,000.00	19,446.44	25,000.00	14,841.87	20,450.00
202-474.000-703.000	SALARIES-OVERTIME	1,700.00	1,443.56	2,000.00	1,970.04	3,000.00	2,418.63	2,750.00
202-474.000-715.000	EMPLOYER PAYROLL TAXES	9,300.00	7,897.80	7,000.00	6,544.19	3,200.00	2,159.54	2,045.00
202-474.000-715.001	MEDICAL - PRIORITY HEALTH	0.00	0.00	0.00	0.00	3,500.00	2,800.36	4,400.00
202-474.000-715.002	DENTAL - DELTA	0.00	0.00	0.00	0.00	200.00	142.48	190.00
202-474.000-715.003	FIDELITY - EYE	0.00	0.00	0.00	0.00	50.00	25.40	40.00
202-474.000-715.004	MADISON NATIONAL - LIFE	0.00	0.00	0.00	0.00	60.00	43.20	70.00
202-474.000-715.005	HSA	0.00	0.00	0.00	0.00	1,000.00	1,000.96	1,000.00
202-474.000-717.000	RETIREMENT	0.00	0.00	0.00	0.00	1,000.00	1,098.64	1,500.00
202-474.000-756.000	MISCELLANEOUS SUPPLIES	500.00	382.02	4,000.00	1,010.14	3,000.00	0.00	1,500.00
202-474.000-818.000	CONTRACTUAL	0.00	0.00	1,000.00	531.25	2,000.00	0.00	2,000.00
202-474.000-921.000	UTILITIES	1,500.00	1,234.99	2,000.00	1,867.86	2,000.00	1,311.46	2,000.00
202-474.000-932.000	MAINTENANCE - GROUNDS	0.00	0.00	0.00	0.00	1,000.00	0.00	1,000.00
202-474.000-962.000	MISCELLANEOUS	4,000.00	3,114.00	2,000.00	1,727.00	4,000.00	0.00	2,000.00
						49,010.00	25,842.54	40,945.00

GL Number	Description	2023-24		2024-25		06/30/2026 Amended Budget	YTD As Of 04/15/2026	2026-27 FINANCE RECOMMENDED
		Amended Budget	2023-24 Activity	Amended Budget	2024-25 Activity			
WINTER MAINTENANCE								
202-478.000-702.000	SALARIES-FULL TIME	48,800.00	47,593.36	42,000.00	39,670.50	47,000.00	30,335.48	42,710.00
202-478.000-703.000	SALARIES-OVERTIME	3,500.00	2,700.53	4,000.00	3,266.02	4,500.00	4,071.14	4,250.00
202-478.000-715.000	EMPLOYER PAYROLL TAXES	19,000.00	14,980.85	16,000.00	14,740.50	6,300.00	4,226.52	4,280.00
202-478.000-715.001	MEDICAL - PRIORITY HEALTH	0.00	0.00	0.00	0.00	10,000.00	7,958.42	11,800.00
202-478.000-715.002	DENTAL - DELTA	0.00	0.00	0.00	0.00	450.00	348.58	575.00
202-478.000-715.003	FIDELITY - EYE	0.00	0.00	0.00	0.00	100.00	53.97	100.00
202-478.000-715.004	MADISON NATIONAL - LIFE	0.00	0.00	0.00	0.00	120.00	93.60	125.00
202-478.000-715.005	HSA	0.00	0.00	0.00	0.00	2,500.00	2,597.60	2,500.00
202-478.000-717.000	RETIREMENT	0.00	0.00	0.00	0.00	3,000.00	2,100.24	2,850.00
202-478.000-756.000	MISCELLANEOUS SUPPLIES	5,600.00	5,165.14	500.00	404.24	10,000.00	0.00	5,000.00
						83,970.00	51,785.55	74,190.00
Total Appropriations:		411,650.00	376,244.98	1,572,800.00	1,399,777.96	586,530.00	383,097.24	1,002,590.00
Net of Revenues & Approx Net of Revenues & Appropriations Fund 202:		129,540.00	176,972.71	(512,800.00)	(318,079.17)	(1,530.00)	5,592.17	29,021.00

GL Number	Description	2023-24		2024-25		06/30/2026 Amended Budget	YTD As Of 04/15/2026	2026-27 FINANCE RECOMMENDED
		Amended Budget	2023-24 Activity	Amended Budget	2024-25 Activity			
LOCAL STREETS								
Fund 203								
--- Estimated Revenue ---								
203-000.000-478.000	METRO ACT STATE REVENUE	52,750.00	21,160.81	20,000.00	23,157.53	20,000.00	0.00	20,000.00
203-000.000-546.000	GAS & WEIGHT TAX	169,400.00	170,812.96	170,000.00	178,914.92	175,000.00	130,492.51	205,427.00
203-000.000-569.000	STATE GRANTS/OTHER RECIEVABLES	0.00	0.00	0.00	0.00	0.00	3,395.00	50,000.00
203-000.000-665.000	INTEREST EARNED - BANK/INVESTMENTS	26,000.00	33,520.62	20,000.00	34,201.27	22,000.00		15,000.00
203-000.000-675.000	MISC REVENUE/DONATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00
203-000.000-699.202	TRANSFER IN - FROM MAJOR ST	0.00	0.00	0.00	0.00	100,000.00	100,000.00	100,000.00
203-000.000-699.214	TRANSFER IN - FROM STREET R&M	183,474.00	183,374.00	183,374.00	183,374.00	55,000.00	55,000.00	0.00
Total Estimated Revenue:		431,624.00	408,868.39	393,374.00	419,647.72	372,000.00	288,887.51	390,427.00
--- Appropriations ---								
ADMIN & RECORD KEEPING								
203-267.000-702.000	SALARIES-FULL TIME	22,000.00	18,140.97	32,000.00	30,069.74	36,000.00	16,889.38	26,600.00
203-267.000-703.000	SALARIES-OVERTIME	300.00	210.65	200.00	98.49	500.00	86.90	300.00
203-267.000-715.000	EMPLOYER PAYROLL TAXES	12,000.00	9,627.44	8,000.00	7,352.41	1,950.00	1,447.43	2,660.00
203-267.000-715.001	MEDICAL - PRIORITY HEALTH	0.00	0.00	0.00	0.00	3,500.00	2,239.76	2,500.00
203-267.000-715.002	DENTAL - DELTA	0.00	0.00	0.00	0.00	250.00	155.28	100.00
203-267.000-715.003	FIDELITY - EYE	0.00	0.00	0.00	0.00	50.00	24.67	25.00
203-267.000-715.004	MADISON NATIONAL - LIFE	0.00	0.00	0.00	0.00	60.00	54.73	75.00
203-267.000-715.005	HSA	0.00	0.00	0.00	0.00	600.00	563.46	575.00
203-267.000-717.000	RETIREMENT	0.00	0.00	0.00	0.00	2,200.00	1,702.00	3,100.00
203-267.000-744.101	PAYROLL PROCESSING	0.00	0.00	2,000.00	1,709.60	2,500.00	0.00	0.00
						47,610.00	23,163.61	35,935.00
ROUTINE STREET MAINTENANCE								
203-463.000-702.000	SALARIES-FULL TIME	69,200.00	65,904.56	54,000.00	52,242.93	63,000.00	38,566.45	57,538.00
203-463.000-703.000	SALARIES-OVERTIME	4,000.00	3,521.86	4,500.00	4,470.10	5,500.00	5,570.65	6,000.00
203-463.000-715.000	EMPLOYER PAYROLL TAXES	27,000.00	22,753.33	25,500.00	24,891.66	8,000.00	5,586.26	5,754.00
203-463.000-715.001	MEDICAL - PRIORITY HEALTH	0.00	0.00	0.00	0.00	12,700.00	10,187.06	15,250.00

GL Number	Description	2023-24		2024-25		06/30/2026 Amended Budget	YTD As Of 04/15/2026	2026-27 FINANCE RECOMMENDED
		Amended Budget	2023-24 Activity	Amended Budget	2024-25 Activity			
203-463.000-715.002	DENTAL - DELTA	0.00	0.00	0.00	0.00	600.00	457.08	700.00
203-463.000-715.003	FIDELITY - EYE	0.00	0.00	0.00	0.00	100.00	72.50	125.00
203-463.000-715.004	MADISON NATIONAL - LIFE	0.00	0.00	0.00	0.00	200.00	122.92	110.00
203-463.000-715.005	HSA	0.00	0.00	0.00	0.00	3,400.00	3,374.54	3,200.00
203-463.000-717.000	RETIREMENT	0.00	0.00	0.00	0.00	4,000.00	2,877.89	3,900.00
203-463.000-756.000	MISCELLANEOUS SUPPLIES	500.00	301.52	500.00	0.00	500.00	0.00	500.00
203-463.000-782.000	ROAD MAIN. MATERIAL & SUPPLIES PROPOSED ROAD RESURFACING	17,000.00	15,433.79	25,000.00	23,168.51	25,000.00	18,856.71	25,000.00 50,000.00
203-463.000-818.000	CONTRACTUAL	2,500.00	2,365.17	8,500.00	6,051.40	7,500.00	5,872.45	7,500.00
203-463.000-935.000	BUILDING & GROUNDS MAINT.	2,000.00	1,243.09	0.00	0.00	4,000.00	597.50	2,000.00
203-463.000-977.000	SIDEWALK REPLACEMENT	2,000.00	1,529.00	0.00	0.00	3,000.00	716.84	3,000.00
						137,500.00	92,858.85	180,577.00
TREE & SHRUB MAINTENANCE								
203-468.000-702.000	SALARIES-FULL TIME	33,000.00	32,281.25	26,000.00	24,863.07	30,000.00	18,877.53	26,465.00
203-468.000-703.000	SALARIES-OVERTIME	2,000.00	1,711.10	2,500.00	2,337.97	2,500.00	2,640.27	2,750.00
203-468.000-704.000	SALARIES-TEMPORARY	0.00	0.00	15,000.00	0.00	10,000.00	0.00	
203-468.000-715.000	EMPLOYER PAYROLL TAXES	12,500.00	11,578.44	12,500.00	9,005.84	4,000.00	2,652.89	2,647.00
203-468.000-715.001	MEDICAL - PRIORITY HEALTH	0.00	0.00	0.00	0.00	6,000.00	4,679.32	7,000.00
203-468.000-715.002	DENTAL - DELTA	0.00	0.00	0.00	0.00	275.00	209.91	325.00
203-468.000-715.003	FIDELITY - EYE	0.00	0.00	0.00	0.00	50.00	33.32	75.00
203-468.000-715.004	MADISON NATIONAL - LIFE	0.00	0.00	0.00	0.00	100.00	57.60	80.00
203-468.000-715.005	HSA	0.00	0.00	0.00	0.00	1,600.00	1,549.04	1,500.00
203-468.000-717.000	RETIREMENT	0.00	0.00	0.00	0.00	2,000.00	1,324.77	1,825.00
203-468.000-756.000	MISCELLANEOUS SUPPLIES	200.00	0.00	500.00	0.00	2,000.00	0.00	1,000.00
203-468.000-818.000	CONTRACTUAL	300.00	0.00	0.00	0.00	1,000.00	0.00	1,000.00
203-468.000-962.000	MISCELLANEOUS	100.00	0.00	0.00	0.00	1,000.00	0.00	500.00
203-468.000-978.000	TREE REMOVAL/REPLACEMENT	8,000.00	7,125.00	1,000.00	400.00	8,000.00	5,025.00	8,000.00
						68,525.00	37,049.65	53,167.00
DRAINAGE								
203-469.000-702.000	SALARIES-FULL TIME	24,600.00	23,395.61	18,000.00	16,205.88	20,000.00	12,368.75	17,040.00
203-469.000-703.000	SALARIES-OVERTIME	1,500.00	1,202.97	1,800.00	1,683.47	2,300.00	2,015.58	2,200.00

GL Number	Description	2023-24		2024-25		06/30/2026 Amended Budget	YTD As Of 04/15/2026	2026-27 FINANCE RECOMMENDED
		Amended Budget	2023-24 Activity	Amended Budget	2024-25 Activity			
203-469.000-715.000	EMPLOYER PAYROLL TAXES	8,500.00	7,193.25	6,000.00	5,452.82	3,000.00	1,902.41	1,704.00
203-469.000-715.001	MEDICAL - PRIORITY HEALTH	0.00	0.00	0.00	0.00	3,000.00	2,333.63	4,000.00
203-469.000-715.002	DENTAL - DELTA	0.00	0.00	0.00	0.00	200.00	118.74	175.00
203-469.000-715.003	FIDELITY - EYE	0.00	0.00	0.00	0.00	30.00	21.18	40.00
203-469.000-715.004	MADISON NATIONAL - LIFE	0.00	0.00	0.00	0.00	50.00	36.00	60.00
203-469.000-715.005	HSA	0.00	0.00	0.00	0.00	850.00	834.14	800.00
203-469.000-717.000	RETIREMENT	0.00	0.00	0.00	0.00	1,350.00	915.50	1,250.00
203-469.000-756.000	MISCELLANEOUS SUPPLIES	1,000.00	931.44	500.00	0.00	2,000.00	0.00	1,000.00
203-469.000-818.000	CONTRACTUAL	0.00	0.00	0.00	0.00	0.00	880.08	1,000.00
203-469.000-935.001	STREET SWEEPING	2,000.00	2,000.00	0.00	0.00	3,000.00	0.00	2,000.00
						35,780.00	21,426.01	31,269.00
TRAFFIC SERVICES - MAINTENANCE								
203-474.000-702.000	SALARIES-FULL TIME	26,100.00	25,549.95	18,000.00	16,201.27	20,000.00	12,368.75	17,400.00
203-474.000-703.000	SALARIES-OVERTIME	1,500.00	1,240.37	1,700.00	1,638.72	2,300.00	2,015.58	2,200.00
203-474.000-715.000	EMPLOYER PAYROLL TAXES	8,000.00	7,070.99	6,500.00	5,726.97	3,000.00	1,799.66	1,740.00
203-474.000-715.001	MEDICAL - PRIORITY HEALTH	0.00	0.00	0.00	0.00	3,000.00	2,333.63	4,000.00
203-474.000-715.002	DENTAL - DELTA	0.00	0.00	0.00	0.00	165.00	118.74	175.00
203-474.000-715.003	FIDELITY - EYE	0.00	0.00	0.00	0.00	40.00	21.16	40.00
203-474.000-715.004	MADISON NATIONAL - LIFE	0.00	0.00	0.00	0.00	0.00	36.00	60.00
203-474.000-715.005	HSA	0.00	0.00	0.00	0.00	850.00	834.14	800.00
203-474.000-717.000	RETIREMENT	0.00	0.00	0.00	0.00	1,350.00	915.50	1,250.00
203-474.000-756.000	MISCELLANEOUS SUPPLIES	500.00	201.73	2,000.00	152.34	3,000.00	0.00	1,500.00
						33,705.00	20,443.16	29,165.00
WINTER MAINTENANCE								
203-478.000-702.000	SALARIES-FULL TIME	27,100.00	26,768.77	25,000.00	23,217.46	27,000.00	18,875.88	23,060.00
203-478.000-703.000	SALARIES-OVERTIME	1,800.00	1,470.53	2,200.00	1,867.64	2,700.00	2,394.24	2,500.00
203-478.000-715.000	EMPLOYER PAYROLL TAXES	9,000.00	8,346.81	8,500.00	8,042.96	3,500.00	2,368.61	2,306.00
203-478.000-715.001	MEDICAL - PRIORITY HEALTH	0.00	0.00	0.00	0.00	5,300.00	4,212.60	6,250.00
203-478.000-715.002	DENTAL - DELTA	0.00	0.00	0.00	0.00	250.00	186.14	300.00
203-478.000-715.003	FIDELITY - EYE	0.00	0.00	0.00	0.00	50.00	29.11	60.00
203-478.000-715.004	MADISON NATIONAL - LIFE	0.00	0.00	0.00	0.00	100.00	50.40	75.00

GL Number	Description	2023-24		2024-25		06/30/2026 Amended Budget	YTD As Of 04/15/2026	2026-27 FINANCE RECOMMENDED
		Amended Budget	2023-24 Activity	Amended Budget	2024-25 Activity			
203-478.000-715.005	HSA	0.00	0.00	0.00	0.00	1,450.00	1,382.21	1,500.00
203-478.000-717.000	RETIREMENT	0.00	0.00	0.00	0.00	1,625.00	1,141.67	1,600.00
203-478.000-756.000	MISCELLANEOUS SUPPLIES	0.00	0.00	1,000.00	0.00	2,000.00	0.00	1,000.00
203-701.000-887.000	STREETSCAPE PROJECT	1,000.00	(39.90)	0.00	0.00	0.00	0.00	0.00
						43,975.00	30,640.86	38,651.00
Total Appropriations:		327,200.00	299,059.69	308,900.00	266,851.25	367,095.00	225,582.14	368,764.00
Net of Revenues & Approx		104,424.00	109,808.70	84,474.00	152,796.47	4,905.00	63,305.37	21,663.00
Net of Revenues & Appropriations Fund 203:								

Proposed Budget
Fiscal Year: 2026-2027

Water and Sewer Operating, Maintenance and Capital Improvement Budget





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City of Buchanan

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WATER & SEWER FISCAL BUDGET SUMMARY

Fiscal Year 2026-27

	2024-2025	Fiscal Year 2025-2026			Fiscal Year 2026-27	
	Actual	Budget	Amended Budget	Actual as of 4/30/2026	Projected as of 6/30/2026	Proposed
Operating Revenue	\$4,432,969	\$3,961,500	\$4,020,500	\$3,344,076	\$4,049,500	\$4,405,100
Sewer Mtc. Expenses	(853,398.88)	(1,133,950.00)	(1,117,750.00)	(807,043.75)	(958,997.00)	(1,668,275.00)
Transfers - Bldg Auth	(399,546.88)	(149,922.00)	(149,922.00)	(149,921.88)	(149,922.00)	(150,000.00)
Water Mtc. Expenses	(1,405,722.99)	(1,366,750.00)	(1,119,250.00)	(801,583.77)	(586,788.94)	(985,070.00)
	(2,658,668.75)	(2,650,622.00)	(2,386,922.00)	(1,758,549.40)	(1,695,707.94)	(2,803,345.00)
W & S Bonds / Loans						
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 Bond P & I	149,546.88	149,922.00	149,922.00	149,921.88	149,921.88	147,672.00
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
NET	2,857,737	2,724,121	2,961,425	2,913,099	3,829,064	3,215,126
Capital Outlay - W & S	455,434	112,700	87,350	49,844	87,350	635,000

Sewer Operations:

New Project	150,000
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Water Operations:

New Project	150,000
MXU Units	135,000

City of Buchanan

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**WATER & SEWER REVENUE BUDGET
Fiscal Year 2026-27**

REVENUES	2024-2025	Fiscal Year 2025-2026				Fiscal Year 2026-27
	Actual	Budget	Amended Budget	Actual as of 4/30/2026	Projected as of 6/30/2026	Proposed
Penalties, Delinq. Collect	\$ 76,410.35	\$65,000	\$65,000	\$66,052	\$79,262	\$65,000
Federal Grant Revenue	\$ 487,350.00	\$ -	\$ -	\$ -	\$ -	\$ -
TMF Grant (EGLE)	\$ 48,213.35	\$ 520,000	\$ 520,000	\$ 210,775	\$ -	\$ -
Performance Fees	\$ 120.00	\$ 5,000	\$ 5,000	\$ 2,103	\$ 2,523	\$ 5,000
Meter Sales	\$ 9,036.30	\$ 1,000	\$ 1,000	\$ 3,278	\$ 4,000	\$ 2,000
Water Sales	\$ 751,383.31	\$ 720,000	\$ 720,000	\$ 625,048	\$ 750,057	\$ 777,600
Leachate Treatment	\$ 339,113.14	\$ 250,000	\$ 250,000	\$ 211,778	\$ 254,133	\$ 250,000
Ready To Serve Charges	\$ 1,365,750.52	\$ 1,200,000	\$ 1,200,000	\$ 1,159,580	\$ 1,391,496	\$ 1,296,000
Sewer Charges	\$ 1,111,914.50	\$ 1,050,000	\$ 1,050,000	\$ 935,477	\$ 1,122,572	\$ 1,134,000
Buchanan Twp. Assessment	\$ 15,913.04	\$ 13,000	\$ 13,000	\$ 13,151	\$ 13,000	\$ 13,500
Interest Earned - Investments	\$ 151,980.93	\$ 100,000	\$ 100,000	\$ -	\$ 80,000	\$ 80,000
USDA Bonds Inv. Interesst	\$ 11,195.64	\$ 6,000	\$ 11,000	\$ 10,709	\$ 12,851	\$ -
USDA Acct Interest	\$ 22,869.08	\$ 5,500	\$ 5,500	\$ 9,836	\$ -	\$ -
USDA RRI/Reserve Interest	\$ -	\$ -	\$ 3,000	\$ 2,569	\$ 3,083	\$ -
Portable Toilet Dumping	\$ 20,592.00	\$ 20,000.00	\$ 20,000.00	\$ 15,867	\$ 19,040	\$ 20,000
Miscellaneous Income	\$ 16,964.83	\$ 1,500.00	\$ 1,500.00	\$ 7,145	\$ 7,145	\$ 5,000
Reimbursements	\$ -	\$ -	\$ 13,000.00	\$ 29,000	\$ -	\$ -
Insurance Recoveries	\$ -	\$ -	\$ 38,000.00	\$ 37,789	\$ -	\$ -
Hydrant Rental	\$ 4,162.00	\$ 4,500.00	\$ 4,500.00	\$ 3,922	\$ 3,922	\$ 4,500
Equipment Reserve						152,500
Capital Reserve						600,000
TOTAL REVENUES	\$4,432,969	\$3,961,500	\$4,020,500	\$3,344,077	\$3,743,084	\$4,405,100

City of Buchanan
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WATER & SEWER OPERATING AND MAINTENANCE BUDGET
Fiscal Year 2026-27

SEWER EXPENSES	2024-2025	Fiscal Year 2025-2026				Fiscal Year 2026-27
	Actual	Budget	Amended Budget	Actual as of 4/30/2026	Projected as of 6/30/2026	Proposed
Salaries - Full Time	\$ 322,552	\$ 390,000	\$ 350,000	\$ 286,366	\$ 350,000	\$ 375,000
Salaries - Overtime	\$ 14,171	\$ 12,000	\$ 20,000	\$ 17,810	\$ 25,000	\$ 20,000
Salaries - Part Time	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ 5,000
Fringe Benefits	\$ 101,794	\$ -	\$ -	\$ -	\$ -	\$ -
Employer Payroll Taxes	\$ -	\$ 135,000	\$ 35,000	\$ 27,711	\$ 34,000	\$ 35,750
Medical - Priority Health	\$ -	\$ -	\$ 47,000	\$ 37,127	\$ 45,000	\$ 54,500
Dental - Delta	\$ -	\$ -	\$ 2,750	\$ 2,031	\$ 2,500	\$ 2,500
Fidelity - Eye	\$ -	\$ -	\$ 500	\$ 336	\$ 400	\$ 425
Madison National - Life	\$ -	\$ -	\$ 900	\$ 670	\$ 1,000	\$ 950
HSA	\$ -	\$ -	\$ 13,000	\$ 12,658	\$ 12,658	\$ 13,000
Pension GASB 68	\$ 661	\$ 10,000	\$ 10,000	\$ -	\$ 1,000	\$ 5,000
Retirement	\$ -	\$ -	\$ 22,000	\$ 19,588	\$ 24,000	\$ 24,000
Office Supplies	\$ 350	\$ 1,000	\$ 1,000	\$ 794	\$ 1,000	\$ 1,000
Postage	\$ 222	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 750
Chemicals	\$ 23,539	\$ 25,000	\$ 40,000	\$ 39,301	\$ 38,000	\$ 35,000
Payroll Processing	\$ 1,037	\$ 1,500	\$ 1,500	\$ -	\$ 1,500	\$ 1,500
Gas & Oil	\$ 4,277	\$ 7,500	\$ 7,500	\$ 6,892	\$ 8,270	\$ 7,500
Misc. Supplies	\$ 5,561	\$ 6,000	\$ 6,000	\$ 4,955	\$ 5,946	\$ 6,000
Technology Equip. Supplies	\$ -	\$ 2,000	\$ 2,000	\$ 406	\$ 1,000	\$ 3,500
Small Tools & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Lab Supplies	\$ 15,578	\$ 20,000	\$ 20,000	\$ 11,620	\$ 16,000	\$ 37,500
Equipment Maintenance Supplies	\$ 6,833	\$ 8,000	\$ 50,000	\$ 22,991	\$ 25,000	\$ 50,000
Uniforms	\$ 733	\$ 3,500	\$ 3,500	\$ 1,227	\$ 1,600	\$ 2,000
Audit	\$ 7,762	\$ 10,000	\$ 10,000	\$ 7,592	\$ 7,592	\$ 10,000
Contractual	\$ 39,904	\$ 60,000	\$ 40,000	\$ 13,568	\$ 15,000	\$ 45,000
Engineering Services	\$ -	\$ -	\$ 25,000	\$ 5,164	\$ 5,164	\$ -
Technology Contractual Services	\$ -	\$ 12,000	\$ 12,000	\$ 3,466	\$ 5,000	\$ 5,000
Laboratory Analytical	\$ 10,345	\$ 13,000	\$ 13,000	\$ 10,838	\$ 12,500	\$ 13,000
Legal Fees	\$ -	\$ 15,000	\$ 18,000	\$ 18,394	\$ 20,000	\$ 10,000
Membership & Dues	\$ -	\$ 1,000	\$ 1,000	\$ 525	\$ 525	\$ 1,000
Telephone, Internet, Cable	\$ 5,331	\$ 6,000	\$ 6,000	\$ 5,571	\$ 6,685	\$ 6,000
Conference & Workshop	\$ 1,137	\$ 4,000	\$ 4,000	\$ 1,655	\$ 2,500	\$ 4,000
Travel & Car Allowance	\$ 149	\$ 1,000	\$ 1,000	\$ 543	\$ 1,000	\$ 1,000
Printing & Publishing	\$ 8,347	\$ 10,000	\$ 10,000	\$ 7,150	\$ 8,000	\$ 8,000
Utilities	\$ 126,380	\$ 160,000	\$ 130,000	\$ 91,893	\$ 110,272	\$ 135,000

City of Buchanan

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WATER & SEWER OPERATING AND MAINTENANCE BUDGET Fiscal Year 2026-27

SEWER EXPENSES	2024-2025	Fiscal Year 2025-2026				Fiscal Year 2026-27
	Actual	Budget	Amended Budget	Actual as of 4/30/2026	Projected as of 6/30/2026	Proposed
Buchanan Twp. Utility Assessment	\$ 14,000	\$ 13,000	\$ 13,000	\$ 1,913	\$ 13,000	\$ 13,500
Maintenance - Buildings	\$ 521	\$ 3,000	\$ 6,000	\$ 4,476	\$ 4,500	\$ 5,000
Maintenance - Equipment	\$ 16,042	\$ 20,000	\$ 40,000	\$ 46,982	\$ 50,000	\$ 65,000
Maintenance - Office Equipment	\$ 48	\$ 1,000	\$ 1,000	\$ 60	\$ 100	\$ 500
Solids Handling and Disposal	\$ 35,603	\$ 44,000	\$ 40,000	\$ 31,844	\$ 38,213	\$ 40,000
Maintenance - Electrical	\$ 2,095	\$ 4,000	\$ 4,000	\$ 2,675	\$ 3,000	\$ 6,000
Maintenance - Instrument	\$ 2,321	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ 2,500
Maintenance - System	\$ 32,369	\$ 8,000	\$ 11,000	\$ 6,538	\$ 7,000	\$ 60,000
Maintenance - Vehicle	\$ 3,637	\$ 4,000	\$ 4,000	\$ -	\$ -	\$ 2,000
Equipment Rental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Permit Fees	\$ 5,760	\$ 6,500	\$ 6,500	\$ 5,760	\$ 5,760	\$ 6,500
Education & Training	\$ 1,774	\$ 4,000	\$ 4,000	\$ 1,022	\$ 2,000	\$ 2,500
Medical Exams	\$ 168	\$ 600	\$ 600	\$ 278	\$ 500	\$ 400
Miscellaneous	\$ -	\$ 4,000	\$ 4,000	\$ 1,041	\$ 1,200	\$ 7,500
Fire & Liability Insurance	\$ 16,463	\$ 18,000	\$ 16,000	\$ 15,612	\$ 15,612	\$ 16,500
Real Estate Taxes	\$ 25,935	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 31,500
Equipment Reserve		\$ 51,350	\$ 26,000			\$ 30,000.00
CAPITAL OUTLAY ITEMS:						
New Project						\$ 450,000.00
TOTAL SEWER EXPENSES	\$853,399	\$1,133,950	\$1,117,750	\$807,044	\$958,997	\$1,668,275

City of Buchanan

Life is better here

WATER & SEWER OPERATING AND MAINTENANCE BUDGET Fiscal Year 2026-27

WATER EXPENSES	2024-2025	Fiscal Year 2025-2026				Fiscal Year 2026-27
	Actual	Budget	Amended Budget	Actual as of 4/30/2026	Projected as of 6/30/2026	Proposed
TMF Grant - LSLR	\$ 18,697	\$ -	\$ 330,000	\$ 257,153	\$ -	\$ -
Salaries - Full Time	\$ 291,539	\$ 338,000	\$ 250,000	\$ 223,990	\$ 260,000	\$ 275,000
Salaries Overtime	\$ 11,861	\$ 15,000	\$ 15,000	\$ 10,119	\$ 15,000	\$ 15,000
Salaries - Part Time	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ 5,000
Fringe Benefits	\$ 98,077	\$ -	\$ -	\$ -	\$ -	\$ -
Employer Payroll Taxes	\$ -	\$ 135,000	\$ 30,000	\$ 28,597	\$ 35,000	\$ 32,500
Medical - Priority Health	\$ -	\$ -	\$ 42,500	\$ 30,568	\$ 37,000	\$ 45,500
Dental - Delta	\$ -	\$ -	\$ 2,300	\$ 1,770	\$ 2,200	\$ 2,250
Fidelity - Eye	\$ -	\$ -	\$ 450	\$ 282	\$ 350	\$ 350
Madison National - Life	\$ -	\$ -	\$ 550	\$ 382	\$ 462	\$ 750
HSA	\$ -	\$ -	\$ 10,500	\$ 9,917	\$ 9,917	\$ 8,250
Pension - GASB 68	\$ 661	\$ 10,000	\$ 10,000	\$ -	\$ 1,000	\$ 5,000
Retirement	\$ -	\$ -	\$ 20,000	\$ 15,135	\$ 18,500	\$ 21,750
Office Supplies	\$ 661	\$ 1,500	\$ 1,500	\$ 42	\$ 100	\$ 1,500
Meters / Hydrants / Fittings	\$ 22,513	\$ 25,000	\$ 35,000	\$ 33,997	\$ 35,000	\$ 45,000
Postage	\$ 4,068	\$ 5,000	\$ 5,000	\$ 1,239	\$ 1,500	\$ 1,500
Chemicals	\$ 9,954	\$ 15,000	\$ 15,000	\$ 7,771	\$ 8,000	\$ 15,000
Payroll Processing	\$ 1,037	\$ 1,500	\$ 1,500	\$ -	\$ 1,500	\$ -
Gas & Oil	\$ 5,058	\$ 6,000	\$ 6,000	\$ 3,371	\$ 3,500	\$ 5,000
Misc. Supplies	\$ 2,667	\$ 3,000	\$ 4,000	\$ 4,297	\$ 4,500	\$ 5,000
Technology Service & Equipment	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ -	\$ 2,000
TMF Grant - Misc	\$ -	\$ 120,000	\$ -	\$ -	\$ -	\$ -
Material Excavation Fills	\$ -	\$ -	\$ 3,500	\$ 3,170	\$ 4,500	\$ 3,500
Small Tools & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Equip. Maint. Supplies	\$ 4,473	\$ 10,000	\$ 10,000	\$ 345	\$ 1,000	\$ 7,500
Uniforms	\$ 962	\$ 2,500	\$ 2,500	\$ 494	\$ 1,000	\$ 1,000
Audit	\$ 7,762	\$ 10,000	\$ 10,000	\$ 7,592	\$ 7,592	\$ 10,000
Contractual	\$ 41,182	\$ 40,000	\$ 40,000	\$ 22,723	\$ 29,540	\$ 45,000
Contract - Potholing	\$ -	\$ 330,000	\$ -	\$ -	\$ -	\$ -
Engineering Services	\$ -	\$ 50,000	\$ 25,000	\$ 5,943	\$ 6,000	\$ -
Enterprise - Maintenance Management	\$ -	\$ -	\$ 1,200	\$ 952	\$ 1,500	\$ 1,000
Technology Contractual Service	\$ -	\$ 12,000	\$ 12,000	\$ 3,018	\$ 4,000	\$ 5,000
Laboratory Analytical	\$ 3,499	\$ 4,000	\$ 4,000	\$ 476	\$ 1,000	\$ 3,000
Legal Fees	\$ -	\$ 15,000	\$ 15,000	\$ 4,038	\$ 4,000	\$ 5,000
Membership & Dues	\$ 556	\$ 2,000	\$ 2,000	\$ 856	\$ 1,000	\$ 1,500
Telephone, Internet, Cable	\$ 4,522	\$ 6,000	\$ 6,000	\$ 3,984	\$ 5,179	\$ 5,500

City of Buchanan

Life is better here

WATER & SEWER OPERATING AND MAINTENANCE BUDGET Fiscal Year 2026-27

WATER EXPENSES	2024-2025	Fiscal Year 2025-2026				Fiscal Year 2026-27
	Actual	Budget	Amended Budget	Actual as of 4/30/2026	Projected as of 6/30/2026	Proposed
Conferences & Workshops	\$413	\$3,000	\$3,000	\$0	\$0	\$2,000
Travel & Car Allowance	0	\$ 500	\$ 500	\$ 3	\$ 50	\$ 250
Printing & Publishing	8,305	\$ 10,000	\$ 10,000	\$ 7,150	\$ 8,500	\$ 7,500
Utilities	38,264	\$ 45,000	\$ 45,000	\$ 30,353	\$ 39,459	\$ 40,000
Maintenance - Buildings	2,332	\$ 6,000	\$ 6,000	\$ 463	\$ 1,000	\$ 5,500
Maintenance - Equipment	2,342	\$ 7,000	\$ 7,000	\$ 200	\$ 1,000	\$ 7,000
Maintenance - Office Equipment	2,820	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 1,000
Maintenance - Electrical	0	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ 2,000
Maintenance - System	23,922	\$ 35,000	\$ 35,000	\$ 11,422	\$ 14,849	\$ 25,000
Maintenance - Vehicle	794	\$ 2,500	\$ 2,500	\$ 1,004	\$ 1,300	\$ 2,000
Equipment Rental	0	\$ 500	\$ 500	\$ -	\$ -	\$ -
Annual Permit Fee	1,293	\$ 1,500	\$ 1,500	\$ -	\$ 1,300	\$ 1,500
Education & Training	0	\$ 5,000	\$ 5,000	\$ 4,075	\$ 4,075	\$ 5,000
Medical Exams	0	\$ 500	\$ 500	\$ 55	\$ 400	\$ 250
Miscellaneous	935	\$ 1,500	\$ 1,500	\$ 746	\$ 970	\$ 1,500
Fire & Liability Insurance	8,497	\$ 9,500	\$ 8,000	\$ 7,646	\$ 7,646	\$ 8,500
Real Estate Taxes	6,038	\$ 6,400	\$ 6,400	\$ 6,400	\$ 6,400	\$ 6,720
Wellhead Protection Program	0	\$ 4,000	\$ 4,000	\$ -	\$ -	\$ 4,000
Depreciation	780,018	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY ITEMS:						
Last FY		\$ 61,350	\$ 61,350	\$ 49,844	\$ -	
New Project						\$ 150,000
MXUs						\$ 135,000
TOTAL WATER EXPENSES	\$1,405,723	\$1,366,750	\$1,119,250	\$801,584	\$586,789	\$985,070

GL Number	Description	2023-24 Activity	2023-24 Amended Budget	2024-25 Activity	2024-25 Amended Budget	06/30/2026 Amended Budget	YTD As Of 03/31/2026	2026-27 DEPARTMENT REQUESTED
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**FUND 592
WATER AND SEWER
PROPOSED
2026-2027 BUDGET**

--- Estimated Revenue ---

592-000.000-445.001	PENALTIES - DELINQ COLLECTION	60,887.28	60,000.00	76,410.35	42,000.00	65,000.00	59,631.98	65,000.00
592-000.000-538.000	FEDERAL GRANT REVENUE	0.00	0.00	487,350.00	0.00	0.00	0.00	0.00
592-000.000-542.000	TMF GRANT (EGLE)	0.00	0.00	48,213.35	60,000.00	520,000.00	207,759.66	0.00
592-000.000-582.000	PERFORMANCE FEES	7,474.20	9,000.00	120.00	5,000.00	5,000.00	2,102.50	5,000.00
592-000.000-583.000	METER SALES	795.05	150.00	9,036.30	8,250.00	1,000.00	3,054.05	2,000.00
592-000.000-642.000	WATER SALES	620,056.25	650,000.00	751,383.31	736,000.00	720,000.00	566,707.65	777,600.00
592-000.000-642.001	LEACHATE TREATMENT	334,260.19	325,000.00	339,113.14	350,000.00	250,000.00	167,236.67	250,000.00
592-000.000-642.002	READY-TO-SERVE CHARGES	1,072,037.84	1,125,000.00	1,365,750.52	1,346,000.00	1,200,000.00	1,043,557.90	1,296,000.00
592-000.000-643.001	SEWER CHARGES	896,771.92	945,000.00	1,111,914.50	1,105,000.00	1,050,000.00	841,133.59	1,134,000.00
592-000.000-647.000	BUCHANAN TWP ASSESSMENT CHARGE	12,400.00	13,000.00	15,913.04	14,000.00	13,000.00	11,775.91	13,500.00
592-000.000-665.000	INTEREST EARNED - BANK/INVESTMENTS	158,363.51	125,000.00	151,980.93	125,000.00	100,000.00	0.00	80,000.00
592-000.000-665.592	USDA BONDS INVEST INTEREST	0.00	0.00	11,195.64	0.00	11,000.00	10,708.78	0.00
592-000.000-665.593	USDA ACCT INTEREST	0.00	0.00	22,869.08	0.00	5,500.00	8,562.61	0.00
592-000.000-665.594	USDA RRI/RESERVE INTEREST	0.00	0.00	0.00	0.00	3,000.00	2,306.35	0.00
592-000.000-666.000	PORTABLE TOILET DUMPING	32,760.00	32,000.00	20,592.00	30,000.00	20,000.00	14,085.50	20,000.00
592-000.000-675.000	MISC REVENUE/DONATION	21,529.87	4,500.00	16,964.83	34,000.00	1,500.00	7,144.68	5,000.00
592-000.000-676.000	REIMBURSEMENTS- WASTE WATER STUDY	0.00	0.00	0.00	0.00	13,000.00	13,000.00	0.00
592-000.000-679.000	CLASS ACTION LAWSUIT SETTLEMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
592-000.000-698.101	INSURANCE RECOVERIES	0.00	0.00	0.00	0.00	38,000.00	37,788.52	0.00
592-000.000-943.001	HYDRANT RENTAL	4,042.00	3,500.00	4,162.00	4,500.00	4,500.00	3,922.00	4,500.00
592-000.000-970	EQUIPMENT RESERVE							152,500.00
592.000.000-970	CAPITAL RESERVE							600,000.00
592.000.000-970	2020 BOND RESERVE							

Total Estimated Revenue:		3,221,378.11	3,292,150.00	4,432,968.99	3,859,750.00	4,020,500.00	3,000,478.35	4,405,100.00
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GL Number	Description	2023-24 Activity	2023-24		2024-25		06/30/2026	YTD As Of 03/31/2026	2026-27 DEPARTMENT REQUESTED
			Amended Budget	2024-25 Activity	Amended Budget	Amended Budget			
--- Appropriations ---									
592-000.000-907.000	ENTERPRISE-INT EXP (MOVE TO 591)	0.00	0.00	0.00	0.00	0.00	1,035.94	2,000.00	
592-000.000-922.000	BUCH TWP UTILITY ASSESSMENT	12,400.00	14,000.00	14,000.00	14,000.00	13,000.00	1,913.04	13,500.00	
592-000.000-995.101	TRANSFERS OUT - GENERAL					11,600.00	11,600.00	0.00	
592-000.000-995.469	TRANSFERS OUT - TO BLDG AUTH	0.00	0.00	250,000.00	250,000.00	0.00	0.00	0.00	
592-273.000-995.369	TRANSFERS OUT - TO BLDG AUTH DEBT FUND	149,135.64	149,140.00	149,546.88	149,550.00	149,922.00	74,960.94	150,000.00	
						174,522.00	89,509.92	165,500.00	

WASTE WATER DEPARTMENT

592-590.000-702.000	SALARIES-FULL TIME	282,986.41	300,000.00	322,552.41	322,000.00	350,000.00	259,351.47	375,000.00
592-590.000-703.000	SALARIES-OVERTIME	7,790.04	9,000.00	14,170.57	15,000.00	20,000.00	17,008.73	20,000.00
592-590.000-705.000	SALARIES-PART TIME	0.00	0.00	0.00	5,000.00	5,000.00	0.00	5,000.00
592-590.000-715.000	EMPLOYER PAYROLL TAXES	123,103.93	155,000.00	101,794.16	107,000.00	35,000.00	25,617.38	35,750.00
592-590.000-715.001	MEDICAL - PRIORITY HEALTH	0.00	0.00	0.00	0.00	47,000.00	33,476.00	54,500.00
592-590.000-715.002	DENTAL - DELTA	0.00	0.00	0.00	0.00	2,750.00	1,808.05	2,500.00
592-590.000-715.003	FIDELITY - EYE	0.00	0.00	0.00	0.00	500.00	301.60	425.00
592-590.000-715.004	MADISON NATIONAL - LIFE	0.00	0.00	0.00	0.00	900.00	603.23	950.00
592-590.000-715.005	HSA	0.00	0.00	0.00	0.00	13,000.00	12,657.76	13,000.00
592-590.000-716.000	PENSION EXP-GASB 68	31,177.00	5,000.00	661.00	5,000.00	10,000.00	0.00	5,000.00
592-590.000-717.000	RETIREMENT	0.00	0.00	0.00	0.00	22,000.00	17,873.44	24,000.00
592-590.000-728.000	OFFICE SUPPLIES	179.45	300.00	350.25	1,000.00	1,000.00	794.25	1,000.00
592-590.000-730.000	POSTAGE	6,716.57	7,000.00	222.29	1,500.00	1,000.00	0.00	750.00
592-590.000-743.000	CHEMICALS	20,292.41	21,000.00	23,538.76	25,000.00	40,000.00	31,880.63	35,000.00
592-590.000-744.101	PAYROLL PROCESSING	0.00	0.00	1,037.44	1,500.00	1,500.00	0.00	1,500.00
592-590.000-751.000	GAS AND OIL	5,086.55	6,000.00	4,277.05	7,500.00	7,500.00	6,316.16	7,500.00
592-590.000-756.000	MISCELLANEOUS SUPPLIES	5,331.07	5,200.00	5,560.71	8,000.00	6,000.00	4,623.56	6,000.00
592-590.000-756.003	TECHNOLOGY EQUIP. SUPPLIES	0.00	0.00	0.00	0.00	2,000.00	405.96	3,500.00
592-590.000-756.010	SMALL TOOLS & EQUIPMENT							10,000.00
592-590.000-757.000	LAB SUPPLIES	11,364.52	12,000.00	15,577.76	16,000.00	20,000.00	10,736.82	37,500.00
592-590.000-758.000	EQUIPMENT MAINT SUPPLIES	0.00	0.00	6,833.39	7,000.00	50,000.00	20,151.33	50,000.00

GL Number	Description	2023-24		2024-25		06/30/2026	YTD As Of	2026-27
		2023-24 Activity	Amended Budget	2024-25 Activity	Amended Budget	Amended Budget	03/31/2026	DEPARTMENT REQUESTED
592-590.000-768.000	UNIFORMS	446.84	500.00	733.14	2,000.00	3,500.00	827.36	2,000.00
592-590.000-807.000	AUDIT	9,944.00	10,000.00	7,762.06	10,000.00	10,000.00	7,591.67	10,000.00
592-590.000-818.000	CONTRACTUAL	47,931.77	48,000.00	39,903.84	40,000.00	40,000.00	18,545.93	45,000.00
592-591.000-818.005	ENGINEERING SERVICES					25,000.00	5,164.34	
592-590.000-819.000	TECHNOLOGY CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00	12,000.00	3,100.61	5,000.00
592-590.000-820.000	LAB ANALYTICAL SERVICE	0.00	0.00	10,344.54	12,000.00	13,000.00	8,267.57	13,000.00
592-590.000-826.000	LEGAL FEES	0.00	0.00	0.00	0.00	18,000.00	17,343.85	10,000.00
592-590.000-831.000	MEMBERSHIP AND DUES	0.00	0.00	0.00	2,000.00	1,000.00	525.00	1,000.00
592-590.000-853.000	TELEPHONE, INTERNET, CABLE	4,502.23	5,000.00	5,330.93	6,000.00	6,000.00	4,840.22	6,000.00
592-590.000-864.000	CONFERENCES AND WORKSHOP	95.00	500.00	1,137.08	3,500.00	4,000.00	1,655.00	4,000.00
592-590.000-873.000	TRAVEL & CAR ALLOWANCE	0.00	0.00	149.00	1,000.00	1,000.00	318.86	1,000.00
592-590.000-902.000	PRINTING & PUBLISHING	0.00	0.00	8,346.66	9,500.00	10,000.00	5,739.21	8,000.00
592-590.000-921.000	UTILITIES	134,796.24	150,000.00	126,379.69	160,000.00	130,000.00	76,363.22	135,000.00
592-590.000-931.000	MAINTENANCE - BUILDINGS	588.21	1,000.00	521.00	3,000.00	6,000.00	4,475.60	5,000.00
592-590.000-933.000	MAINTENANCE - EQUIPMENT	18,147.01	19,000.00	16,042.13	20,000.00	45,000.00	39,033.99	65,000.00
592-590.000-934.000	MAINT. - OFFICE EQUIPMENT	85.25	300.00	48.45	1,000.00	1,000.00	47.27	500.00
592-590.000-936.000	SOLIDS HANDLING & DISPOSAL	35,681.67	36,000.00	35,602.86	40,000.00	40,000.00	27,572.98	40,000.00
592-590.000-937.000	ELECTRICAL MAINTENANCE	0.00	0.00	2,095.00	4,000.00	4,000.00	2,675.00	6,000.00
592-590.000-937.001	INSTRUMENT MAINTENANCE	0.00	0.00	2,320.50	2,500.00	3,000.00	0.00	2,500.00
592-590.000-938.000	MAINTENANCE - SYSTEM	4,825.00	7,000.00	32,368.71	40,000.00	11,000.00	6,538.25	60,000.00
592-590.000-939.000	MAINTENANCE - VEHICLE	36.04	500.00	3,636.96	4,000.00	4,000.00	0.00	2,000.00
592-590.000-943.000	EQUIPMENT RENTAL	0.00	0.00	0.00	500.00	0.00	0.00	0.00
592-590.000-957.002	ANNUAL PERMIT FEES	6,168.99	6,200.00	5,760.00	6,000.00	6,500.00	5,760.00	6,500.00
592-590.000-960.000	EDUCATION AND TRAINING	340.00	500.00	1,774.20	3,500.00	4,000.00	1,022.00	2,500.00
592-590.000-961.000	MEDICAL EXAMS	122.00	200.00	168.00	400.00	600.00	278.02	400.00
592-590.000-962.000	MISCELLANEOUS	2,466.21	3,000.00	0.00	4,000.00	4,000.00	941.00	7,500.00
592-590.000-963.000	FIRE & LIABILITY INSURANCE	12,749.71	13,000.00	16,463.34	16,500.00	16,000.00	15,612.34	16,500.00
592-590.000-965.000	REAL ESTATE TAXES	24,699.00	24,700.00	25,935.00	25,935.00	30,000.00	30,000.00	31,500.00
592-590.000-965.001	OVERDUE REAL ESTATE TAXES	23,980.00	24,000.00	0.00	0.00	0.00	0.00	0.00
592-590.000-971----	EQUIP RESERVE EXP-T-4&T-10 PUMPS FYE26 50	0.00	0.00	0.00	0.00	26,000.00	0.00	30,000.00
592-590.000-971----	CAPITAL RESERVE EXP - NEW PROJECT							450,000.00
WASTE WATER DEPARTMENT TOTAL						1,109,750.00	727,845.66	1,654,775.00

GL Number	Description	2023-24		2024-25		06/30/2026	YTD As Of 03/31/2026	2026-27
		2023-24 Activity	Amended Budget	2024-25 Activity	Amended Budget	Amended Budget		DEPARTMENT REQUESTED
WATER DEPARTMENT								
592-591.000-700.591	TMF GRANT - LSLR	0.00	0.00	18,696.75	1,000.00	330,000.00	188,284.50	0.00
592-591.000-702.000	SALARIES-FULL TIME	258,850.55	272,000.00	291,539.38	293,000.00	250,000.00	202,599.03	275,000.00
592-591.000-703.000	SALARIES-OVERTIME	9,481.55	10,000.00	11,860.78	12,000.00	15,000.00	9,620.07	15,000.00
592-591.000-705.000	SALARIES-PART TIME	0.00	0.00	0.00	5,000.00	5,000.00	0.00	5,000.00
592-591.000-715.000	EMPLOYER PAYROLL TAXES	107,837.13	150,000.00	98,077.10	103,000.00	30,000.00	26,428.24	32,500.00
592-591.000-715.001	MEDICAL - PRIORITY HEALTH	0.00	0.00	0.00	0.00	42,500.00	27,587.02	45,500.00
592-591.000-715.002	DENTAL - DELTA	0.00	0.00	0.00	0.00	2,300.00	1,573.42	2,250.00
592-591.000-715.003	FIDELITY - EYE	0.00	0.00	0.00	0.00	450.00	253.19	350.00
592-591.000-715.004	MADISON NATIONAL - LIFE	0.00	0.00	0.00	0.00	550.00	344.03	750.00
592-591.000-715.005	HSA	0.00	0.00	0.00	0.00	10,500.00	9,917.36	8,250.00
592-591.000-716.000	PENSION EXP-GASB 68	31,178.00	0.00	661.00	5,000.00	10,000.00	0.00	5,000.00
592-591.000-717.000	RETIREMENT	0.00	0.00	0.00	0.00	20,000.00	13,798.84	21,750.00
592-591.000-728.000	OFFICE SUPPLIES	174.36	500.00	661.13	2,000.00	1,500.00	41.66	1,500.00
592-591.000-729.002	METERS-HYDRANTS-FITTINGS	23,933.74	24,000.00	22,513.25	25,000.00	35,000.00	31,120.47	45,000.00
592-591.000-730.000	POSTAGE	5,543.02	6,000.00	4,068.29	5,000.00	5,000.00	1,236.52	1,500.00
592-591.000-743.000	CHEMICALS	9,016.19	10,000.00	9,953.55	15,000.00	15,000.00	5,973.91	15,000.00
592-591.000-744.101	PAYROLL PROCESSING	0.00	0.00	1,037.44	1,500.00	1,500.00	0.00	0.00
592-591.000-751.000	GAS AND OIL	4,441.66	4,500.00	5,058.24	5,500.00	6,000.00	2,439.58	5,000.00
592-591.000-756.000	MISCELLANEOUS SUPPLIES	1,374.73	1,500.00	2,666.86	3,000.00	4,000.00	3,361.50	5,000.00
592-591.000-756.003	TECHNOLOGY EQUIP. SUPPLIES	0.00	0.00	0.00	0.00	2,000.00	0.00	2,000.00
592-591.000-756.004	TMF GRANT - MISC	0.00	0.00	0.00	0.00	0.00	0.00	
592-591.000-756.006	MATERIAL FOR EXCAVATION FILLS	0.00	0.00	0.00	0.00	3,500.00	3,170.00	3,500.00
592-592.000-756.010	SMALL TOOLS & EQUIPMENT							6,000.00
592-591.000-758.000	EQUIPMENT MAINT SUPPLIES	0.00	0.00	4,472.60	10,000.00	10,000.00	344.77	7,500.00
592-591.000-768.000	UNIFORMS	353.69	800.00	962.45	1,000.00	2,500.00	494.22	1,000.00
592-591.000-807.000	AUDIT	9,944.00	10,000.00	7,762.06	10,500.00	10,000.00	7,591.66	10,000.00
592-591.000-818.000	CONTRACTUAL	31,583.76	32,000.00	41,182.00	55,000.00	40,000.00	25,197.05	45,000.00
592-591.000-818.004	CONTRACT - POTHOLING	0.00	0.00	0.00	0.00	0.00	0.00	0.00
592-591.000-818.005	ENGINEERING SERVICES	0.00	0.00	0.00	0.00	25,000.00	5,942.84	0.00

GL Number	Description	2023-24		2024-25		06/30/2026		2026-27 DEPARTMENT REQUESTED
		2023-24 Activity	Amended Budget	2024-25 Activity	Amended Budget	Amended Budget	YTD As Of 03/31/2026	
592-591.000-818.006	ENTERPRISE - MAINTENANCE MANAGEMENT	0.00	0.00	0.00	0.00	1,200.00	808.85	1,000.00
592-591.000-819.000	TECHNOLOGY CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00	12,000.00	2,776.59	5,000.00
592-591.000-820.000	LAB ANALYTICAL SERVICE	0.00	0.00	3,498.52	3,500.00	4,000.00	475.66	3,000.00
592-591.000-826.000	LEGAL FEES	0.00	0.00	0.00	0.00	15,000.00	2,987.50	5,000.00
592-591.000-831.000	MEMBERSHIP AND DUES	0.00	0.00	556.00	2,000.00	2,000.00	856.00	1,500.00
592-591.000-853.000	TELEPHONE, INTERNET, CABLE	4,287.97	5,000.00	4,522.39	5,000.00	6,000.00	3,095.08	5,500.00
592-591.000-864.000	CONFERENCES AND WORKSHOP	3,480.00	3,500.00	412.50	2,500.00	3,000.00	0.00	2,000.00
592-591.000-873.000	TRAVEL & CAR ALLOWANCE	92.00	200.00	0.00	500.00	500.00	3.45	250.00
592-591.000-902.000	PRINTING & PUBLISHING	0.00	0.00	8,304.52	9,500.00	10,000.00	5,739.18	7,500.00
592-591.000-921.000	UTILITIES	33,518.35	38,000.00	38,263.87	45,000.00	45,000.00	24,827.98	40,000.00
592-591.000-931.000	MAINTENANCE - BUILDINGS	987.99	2,000.00	2,332.00	6,000.00	6,000.00	463.01	5,500.00
592-591.000-933.000	MAINTENANCE - EQUIPMENT	4,053.25	4,500.00	2,342.03	7,000.00	7,000.00	200.00	7,000.00
592-591.000-934.000	MAINT. - OFFICE EQUIPMENT	32.86	100.00	2,819.97	3,000.00	1,000.00	0.00	1,000.00
592-591.000-937.000	ELECTRICAL MAINTENANCE	0.00	0.00	0.00	3,000.00	3,000.00	0.00	2,000.00
592-591.000-937.001	INSTRUMENT MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
592-591.000-938.000	MAINT - SYSTEM- WATER TOWER/ASHPHALT	20,670.37	25,000.00	23,922.16	30,000.00	35,000.00	10,322.62	25,000.00
592-591.000-939.000	MAINTENANCE - VEHICLE	1,272.29	2,000.00	794.28	2,500.00	2,500.00	1,003.94	2,000.00
592-591.000-943.000	EQUIPMENT RENTAL	0.00	200.00	0.00	500.00	500.00	0.00	0.00
592-591.000-957.002	ANNUAL PERMIT FEES	0.00	0.00	1,293.38	1,300.00	1,500.00	0.00	1,500.00
592-591.000-960.000	EDUCATION AND TRAINING	1,250.73	1,500.00	0.00	2,500.00	5,000.00	4,075.00	5,000.00
592-591.000-961.000	MEDICAL EXAMS	212.00	500.00	0.00	500.00	500.00	0.00	250.00
592-591.000-962.000	MISCELLANEOUS	496.50	1,500.00	935.15	1,500.00	1,500.00	546.40	1,500.00
592-591.000-963.000	FIRE & LIABILITY INSURANCE	5,703.71	6,000.00	8,497.34	8,500.00	8,000.00	7,646.34	8,500.00
592-591.000-965.000	REAL ESTATE TAXES	5,745.00	5,750.00	6,038.00	6,038.00	6,400.00	6,400.00	6,720.00
592-591.000-965.001	OVERDUE REAL ESTATE TAXES	5,578.00	5,600.00	0.00	0.00	0.00	0.00	0.00
592-591.000-967.010	WELLHEAD PROTECTION PROGRAM	0.00	0.00	0.00	4,000.00	4,000.00	0.00	4,000.00
592-591.000-968.001	DEPRECIATION	769,382.00	0.00	780,018.00	0.00	0.00	0.00	0.00
592-591.000-971----	EQUIP RESERVE EXP- MXU'S \$50K FYE26	0.00	0.00	0.00	0.00	61,350.00	0.00	135,000.00
592-591.000-971----	CAPITAL RESERVE EXP- NEW PROJECT							150,000.00
WATER DEPARTMENT TOTAL						1,119,250.00	639,547.48	985,070.00

GL Number	Description	2023-24 Activity	2023-24	2024-25 Activity	2024-25	06/30/2026	YTD As Of 03/31/2026	2026-27	
			Amended Budget		Amended Budget	Amended Budget		DEPARTMENT REQUESTED	
INTEREST ON DEBT									
592-907.000-993.000	INTEREST -2009 SRF	15,750.00	17,000.00	13,875.00	14,500.00	12,000.00	12,000.00	9,500.00	
592-907.000-993.001	INTEREST -2010 DWRF	17,156.00	19,000.00	15,843.75	16,500.00	13,875.00	13,875.00	11,250.00	
592-907.000-993.003	INTEREST -2020 OXIDATION DITCH	234,220.00	238,500.00	227,500.00	229,740.00	225,750.00	225,710.00	211,400.00	
592-907.000-994.001	INTEREST -2024A USDA- SEWER	0.00	0.00	10,347.58	3,396.50	32,750.00	32,652.62	99,639.59	
592-907.000-994.002	INTEREST -2024B USDA- WATER	0.00	0.00	14,902.59	4,431.26	45,000.00	44,903.83	80,135.24	
592-907.000-994.003	INTEREST -2024C USDA- WATER	0.00	0.00	98.61	201.03	1,550.00	1,508.57	40,074.60	
DEBT INTEREST TOTAL						268,768.79	330,925.00	330,650.02	451,999.43
Total Appropriations:		2,600,770.16	1,930,190.00	2,941,236.28	2,317,991.79	2,734,447.00	1,787,553.08	3,257,344.43	
REVENUES:						4,020,500.00	3,016,478.35	4,405,100.00	
Net of Revenues&Appropriatio Net of Revenues & Appropriations:		620,607.95	1,361,960.00	1,491,732.71	1,541,758.21	1,286,053.00	1,228,925.27	1,147,755.57	

	DEBT SERVICE:	PRINCIPAL:	INTEREST:	FY:		
<u>Note:</u> We will receive \$1.2M in Congressional Directed Spending	2019 SRF	100,000.00	9,500.00	109,500.00		
	2010 DWRF	110,000.00	11,250.00	121,250.00		
	2020 OXIDATION DITC	340,000.00	211,400.00	551,400.00		
		550,000.00	232,150.00	782,150.00		
The \$1.2M will be spent on Phase Two of the Downtown Project	2024A USDA-SEWER	143,000.00	99,639.59	242,639.59		
	2024B USDA-WATER	116,000.00	80,135.24	196,135.24		
	2024C USDA-WATER 2	57,000.00	40,074.60	97,074.60		
		316,000.00	219,849.43	535,849.43		
	BOND RESERVE:					
	USDA 2024A			24,300.00		
	USDA 2024B			37,400.00		
				61,700.00		
	BOND RRI:					
	USDA 2024A			52,667.00		
	USDA 2024B			33,333.00		
				86,000.00		
					<i>Before Debt payments:</i>	1,147,755.57
					<i>Principal Debt Exp</i>	866,000.00
					<i>Bond Reserve Expense</i>	147,700.00
					<i>After Debt payments:</i>	134,055.57

**CITY OF BUCHANAN
COUNTY OF BERRIEN, STATE OF MICHIGAN
RESOLUTION 2026.05/09**

A RESOLUTION FOR THE CITY OF BUCHANAN, COUNTY OF BERRIEN, MICHIGAN TO ADOPT A BUDGET FOR THE CITY OF BUCHANAN FOR THE FISCAL YEAR 2026-2027

WHEREAS, in accordance with Chapter 9 of the City Charter of the City of Buchanan governing budget procedure and general finance, and in compliance with the requirements of the Michigan Uniform Accounting and Budgeting Act, a balanced budget has been set up for the City of Buchanan for the fiscal year of July 1, 2026, through June 30, 2027; and

WHEREAS, a public hearing was held on May 26th, 2026, for public comments and opinions;

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Buchanan that the following sums are adopted for the 2026-2027 fiscal year for the purposes set forth below:

General Government \$748,9630	City Commission City Manager Elections Assessor City Clerk Treasurer	46,535 193,460 94,645 38,500 156,315 219,505
Public Safety \$1,808,435	Police Department/Code Enforcement Crossing Guards Fire Department Ambulance Building Inspector	1,401,465 27,775 283,880 27,500 67,815
DPW & Cemetery \$995,730	DPW/Streets Cemetery	710,915 284,815
Parks & Recreation/Other \$2,129,133	Parks & Recreation Buildings & Grounds Building Authority Community Planning & Economic Development Tree Friends City Center Library Programs Spring Cleanup Capital Project debt	832,780 256,613 150,000 687,990 10,100 26,200 1,650 8,800 155,000
Total General Fund \$5,682,258	Major Streets Local Streets	1,002,590 368,764
Total Other Funds \$4,628,699	Water & Sewer Enterprise	3,257,345
	<u>Total Budget Including General Fund</u>	<u>\$10,310,957</u>

BE IT FURTHER RESOLVED that the City Commission of the City of Buchanan authorizes a levy of 16.2839 mills on real and personal property within the City of Buchanan for municipal operating purposes.

BE IT FURTHER RESOLVED that the City Commission of the City of Buchanan hereby authorizes the levy of .9589 mills on real and personal property within the City of Buchanan for Dial-a-Ride.

BE IT FURTHER RESOLVED that the City Commission of the City of Buchanan authorizes the levy of one-half of the above-stated millage rates on real and personal property on the separate tax rolls under Act 198, Industrial Facilities Tax Districts.

BE IT FURTHER RESOLVED that the City Commission authorizes the water and sewer rates, effective July 1, 2026, as follows:

	Water	Sewer	Ready to Serve (RTS)	Twp Flat Rate
City	\$8.33/1000 gal.	\$14.95/1000 gal.	\$ 53.48 monthly	
Township	\$9.79/1000 gal.	\$17.52/1000 gal.	\$ 67.21 monthly	\$6.47 monthly

BE IT FURTHER RESOLVED that the total budget for the City of Buchanan for the fiscal year 2026-2027 in the amount of \$10,310,957.00 as presented by the City Manager, is hereby approved and adopted by the City Commission of the City of Buchanan.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to make budgetary transfers within departments in accordance with the departmental totals established through this budget, and that all transfers between departments or funds may be made only by further action of the City Commission, pursuant to the provisions of the Michigan Uniform Accounting and Budgeting Act.

At a Regular meeting of the City Commission of the City of Buchanan, County of Berrien, Michigan (the "City"), held in said City on Monday, May 26th, 2026. The resolution was offered by Commissioner and supported by Commissioner.

ADOPTED .

- AYES:
- NAYS:
- ABSTAIN:
- ABSENT:

Mark Weedon, Mayor

Kalla Langston-Weiss, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Buchanan, County of Berrien, State of Michigan, at a meeting held on May 26th, 2026, the original of which is on file in my office and available to the public. Public notice of said meeting was given pursuant to and in compliance with the Open Meetings Act, Act No. 267 of the Public Acts of Michigan of 1976, including in the case of a special or rescheduled meeting, notice by posting at least eighteen (18) hours prior to the time set for said meeting.

Kalla Langston-Weiss, City Clerk

Memorandum



Date: May 20, 2026
To: Buchanan City Commission
From: Tony McGhee
Subject: Ordinance to Amend Downtown Development Authority Budget

Background

Before the Commission, for consideration and a first reading, is an ordinance to amend the City of Buchanan Downtown Development Authority Development Plan and Tax Increment Financing Plan. The proposed amendment was prepared and approved by the Buchanan Downtown Development Authority and has been transmitted to the City Commission for consideration in accordance with the Recodified Tax Increment Financing Act, Public Act 57 of 2018, as amended.

The purpose of the public hearing is to receive public comment on the proposed amendment to the City of Buchanan Downtown Development Authority Development Plan and Tax Increment Financing Plan. The amendment is intended to further the purposes of the Act by supporting downtown development, preventing deterioration of property values, encouraging economic growth, and identifying proposed improvements and financing methods within the downtown district.

Downtown Development Authorities (DDA) are an important economic development tool used by communities throughout Michigan. A DDA is generally established by a municipality to focus on the improvement, preservation, and redevelopment of a defined downtown district. The intent is to provide a dedicated structure for addressing the needs of the downtown area, including public improvements, infrastructure, redevelopment efforts, beautification, and other activities that strengthen the district as a center of commerce, civic life, and community identity.

DDAs are commonly financed through tax increment financing, often referred to as TIF. Under a TIF plan, a portion of the increase in property tax revenue generated from growth in taxable value within the district may be captured and reinvested back into that district. This allows the economic growth created within the downtown area to help fund improvements

Memorandum

that support continued reinvestment, enhance public spaces, stabilize and improve property values, and encourage private development. In this way, the DDA serves as a mechanism for long-term, district-focused planning and investment.

The proposed budget and plan amendment were developed through a collaborative process by the DDA Board. Over the course of several public meetings, the Board reviewed priorities, discussed eligible uses of DDA funds, considered potential improvements, and worked together to create a budget focused on improving the downtown district. The process was guided by Dan Fette, Berrien County Community Development Director, who has extensive experience assisting DDAs throughout Berrien County with the development and adoption of Tax Increment Financing spending plans.

The work of the DDA Board reflects a good faith effort to create a practical and improvement-focused budget for the district. The proposed amendment identifies projects, priorities, and financing methods intended to support downtown development and strengthen the district over time. While the plan is developed and approved by the DDA Board, it requires approval by the City Commission before it may be formally adopted and implemented.

The ordinance before the City Commission provides the necessary step for consideration of the proposed amendment. Introducing the ordinance and conducting the required public hearing allows the City Commission to receive public input, consider the recommendation of the DDA Board, and determine whether the proposed amendment is consistent with the goals of the City and the purposes of Public Act 57.

Recommendation

Administration recommends that the City Commission introduce the ordinance to amend the City of Buchanan Downtown Development Authority Development Plan and Tax Increment Financing Plan and proceed with the public hearing and approval process as required.

Attachment A: Proposed Amended DDA TIF Spending Plan

Attachment B: Draft Ordinance Amending DDA TIF Spending Plan

Attachment A



TAX INCREMENT FINANCING AND DEVELOPMENT PLAN

2026 AMENDMENT

CITY OF BUCHANAN
DOWNTOWN DEVELOPMENT AUTHORITY

“Preserving the Past – Creating the Future”



DOWNTOWN DEVELOPMENT AUTHORITY
CITY OF BUCHANAN
BERRIEN COUNTY, MICHIGAN

April 2026

SECTION ONE

INTRODUCTION

GENERAL OVERVIEW

In 2018, the Michigan Legislature enacted Public Act 57, titled the Recodified Tax Increment Financing Act. Part 2 of this legislation allows municipalities to form Downtown Development Authorities (DDAs) to provide a means for local units of government to eliminate property value deterioration and promote economic growth.

Since the adoption of this act, many cities and villages, including the City of Buchanan, have utilized a DDA to stimulate economic revitalization within their downtown business districts. A DDA establishes a district for which a plan is prepared identifying specific public and private improvements necessary to correct deterioration and encourage new investment.

Funding for these improvements is provided by Tax Increment Financing (TIF) through taxes paid on the increased value created within the district by new private investment. In theory, no taxes are lost by any taxing entity because it is assumed that the specific business investments resulting in the increased tax base would not occur without the implementation of the DDA Development and Tax Increment Financing Plan

POWERS OF THE AUTHORITY

Section 207 of the Act provides a detailed explanation of the powers of the Board of Directors of the DDA, as follows:

- (a) Prepare an analysis of economic changes taking place in the downtown district.
- (b) Study and analyze the impact of metropolitan growth upon the downtown district.
- (c) Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the economic growth of the downtown district.
- (d) Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.
- (e) Develop long-range plans, in cooperation with the agency which is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the downtown district and to promote the economic growth of the downtown district, and take

such steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.

(f) Implement any plan of development in the downtown district necessary to achieve the purposes of this part, in accordance with the powers of the authority as granted by this part.

(g) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.

(h) Acquire by purchase or otherwise, on terms and conditions and in a manner the authority considers proper or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in property, which the authority determines is reasonably necessary to achieve the purposes of this part, and to grant or acquire licenses, easements, and options with respect to that property.

(i) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to that property, within the downtown district for the use, in whole or in part, of any public or private person or corporation, or a combination of them.

(j) Fix, charge, and collect fees, rents, and charges for the use of any building or property under its control or any part thereof, or facility therein, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.

(k) Lease any building or property under its control, or any part of a building or property.

(l) Accept grants and donations of property, labor, or other things of value from a public or private source.

(m) Acquire and construct public facilities.

(n) Create, operate, and fund marketing initiatives that benefit only retail and general marketing of the downtown district.

(o) Contract for broadband service and wireless technology service in the downtown district.

(p) Operate and perform all duties and exercise all responsibilities described in this section in a qualified township if the qualified township has entered into an agreement with the municipality under section 203(7).

(q) Create, operate, and fund a loan program to fund improvements for existing buildings located in a downtown district to make them marketable for sale or lease. The board may make loans with interest at a market rate or may make loans with interest at a below market rate, as determined by the board.

(r) Create, operate, and fund retail business incubators in the downtown district.

BACKGROUND AND NEED FOR UPDATE

Establishment and History

The City of Buchanan Downtown Development Authority (DDA) was established by the City Commission on December 17, 1984, following a formal public hearing. In creating the Authority, the City Commission determined that the DDA was a necessary vehicle to:

"Halt property value deterioration and increase property tax valuation where possible in the business district of the City, eliminate the causes of that deterioration, and promote economic growth."

As required by the Downtown Development Act (now codified as part of Public Act 57 of 2018), a multi-year development plan was prepared and formally adopted on December 17, 1985. This initial plan established the Tax Increment Financing (TIF) district and provided the framework for the Authority's early initiatives.

To ensure the DDA remained responsive to the evolving needs of the downtown, the City Commission has adopted several updates over the years:

- January 22, 2007: Adoption of Ordinances 2007.01/372 and 2007.01/373, which amended the Downtown District boundaries and updated the Development Plan.
- September 28, 2015: Adoption of Ordinance 2015.09/396 to incorporate a new slate of development projects.

Reasons for the 2026 Update

Following a period of relative dormancy, the City Commission reactivated the DDA in 2025. The Authority resumed regular monthly meetings in August 2025 to evaluate the current state of the district and modernize its development strategy.

The DDA has identified the following core objectives for this update:

1. **Tourism and Foot Traffic:** Promote the downtown district as a premier destination for visitors.
2. **Economic Resilience:** Improve the overall business climate to deter decline and bolster the municipal tax base.
3. **Employment Growth:** Encourage the retention and expansion of local job opportunities.
4. **Public Amenities:** Maintain and enhance public facilities to ensure a high quality of life.
5. **Aesthetic and Historic Preservation:** Improve the visual amenities of the district while protecting Buchanan's unique historic character.

This 2026 Update renews the Development Plan and TIF Plan, authorizing the use of captured revenues to fund the strategic goals and specific projects outlined herein.

SECTION TWO

SUMMARY OF CURRENT PLAN

INTRODUCTION

The purpose of this section of the Development Plan Update is to summarize the accomplishments of the DDA since organization in 1984 and adoption of the Development Plan on December 17, 1984, as amended in 2007 and in 2015.

ACCOMPLISHMENTS

The DDA has successfully implemented several programs, including:

- Applying to the National Park Service to have Buchanan's historic downtown listed on the National Register of Historic Places
- Implementing the Building Improvement and Façade Grant program.
- Participating in the State of Michigan Main Street Program

It has not had financial resources to address other projects during the term of the current Development Plan.

SUMMARY ANALYSIS OF PROGRAMS AND PROJECTS

As shown in the narrative statements, the DDA has over the past years, taken careful action to implement several projects in an orderly and financially prudent manner. The City and DDA have successfully completed many of the scheduled and budgeted programs and projects using funds collected from the tax increment financing district process, albeit with a period of inaction since 2020.

This update is intended to reactivate the DDA's financing capacity to plan for the implementation, beginning in 2026, of the projects and programs:

- 1) Downtown Marketing and Wayfinding
- 2) Downtown Public Spaces - operations and maintenance
- 3) Tin Shop Theatre – operations and program assistance
- 4) Pears Mill - operations and program assistance
- 5) Farmers Market - operations and program assistance
- 6) Building façade grants / loans
- 7) Special Community Events

SECTION THREE

DEVELOPMENT PLAN UPDATE AND TAX INCREMENT PLAN

MISSION STATEMENT OF THE DDA

The Board of Directors reconfirms its original goals: to halt property value deterioration, increase property tax valuation, and promote economic growth.

LEGAL BASIS OF THE PLAN

This Development Plan Update and Tax Increment Plan is prepared pursuant to requirements of Section 217 of the Act, as amended. It addresses the Downtown Development District as amended by City Commission. A descriptive map, ordinance and legal description describing district is contained in the appendix.

DEVELOPMENT PLAN REQUIREMENTS

This section of the Development Plan Update provides specific information required in Section 217 Act. It consists of responses to specific information requested in subsections 2(a) through 2(p).

Section 217.2(a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.

The DDA legal description and map are contained in the Appendix A.

Section 217.2(b) The location and extent of existing streets and other public facilities within the development area and shall designate the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses and shall include a legal description of the development area.

A copy of the Future Land Use map prepared by the City Planning Commission is contained in the Appendix B showing the relationship of the DDA boundary to other relevant uses of land and transportation routes.

Section 217.2(c) A description of improvements to be made in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.

A description of specific improvement projects that are contemplated within the development district is contained in the project schedule and budget at the end of this section.

Section 217.2(d) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.

A description, including cost estimate and schedule of implementation, for each improvement project that will be completed within the district is contained in the project schedule and budget at the end of this section.

Section 217.2(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

A description, including a cost estimate and implementation schedule for each specific improvement project that is proposed to be undertaken within the district is contained in the project schedule and budget at the end of this section.

Section 217.2(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.

A copy of the Future Land Use map, prepared by the City Planning Commission, is contained in the appendix showing the relationship of land uses, including open spaces proposed within the DDA boundary.

Section 217.2(g) A description of any portion of the development area which the authority desires to sell, donate, exchange, or lease to or from the municipality and proposed terms.

This Plan does not contemplate the acquisition, disposition or exchange of property with the municipality.

Section 217.2(h) A description of desired zoning changes and changes in streets, street levels, intersections, and utilities.

All contemplated alterations to streets and utilities are shown within the context of the Future Land Use map prepared by the City Planning Commission.

Section 217.2(i) An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange financing.

A description, including cost estimate for individual projects and method of financing is contained in the project schedule and budget at the end of this section.

Section 217.2(j) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed and for whose benefit the project is being undertaken, if that information is available to the authority.

Information concerning the names of persons for whom benefits may accrue are unknown at this time as final development plans and projects have not been prepared. Therefore, such information is unavailable.

Section 217.2(k) The procedure for bidding for the leasing, purchasing, or conveying of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold or conveyed to these persons.

The DDA Board of Directors has no publicly announced commitments for the acquisition or sale of property under supervisory responsibility of the DDA. Therefore, such information is unavailable.

Section 217.2(l) Estimates of the number of persons residing in the development area and the number of families and individual to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displace families and individuals.

The estimated number of residential properties in the district is estimated at 31 units and no citizen council is required pursuant to Section 221 of the Act. No acquisition of residential

units nor relocation of families or individuals is contemplated within the scope of this proposed Development Plan Update and Tax Increment Financing Plan.

Section 217.2(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

No relocation of families or individuals is contemplated within the scope of this proposed Development and Tax Increment Plan. Therefore, relocation plans are not required.

Section 217.2 (n) Provision for the costs of relocating persons displaced by the development, and financial assistance and reimbursement of expenses, including litigation expenses and expenses incidental to the transfer of title, in accordance with the standards and provisions of the federal uniform relocation and real property acquisitions policies act of 1970, being Public Law 91-646, 42 USC sections 4601et seq.

No relocation of families or individuals is contemplated within the scope of this proposed Development and Tax Increment Financing Plan. Therefore, relocation plans are not required.

Section 217.2(o) A plan for compliance with Act No. 227 of the Public Acts of 1972, being sections 213.321 to 213.332 of the Michigan Compiled Laws.

No relocation of individuals or families through the acquisition of property is contemplated within the scope of this proposed Development and Tax Increment Financing Plan. Therefore, financial assistance for displaced businesses or individuals is not required.

Section 217.2(p) Other material which the authority, local public agency, or governing board considers pertinent.

No added information was deemed necessary for this update.

DEVELOPMENT & TAX INCREMENT FINANCING PLAN - SCHEDULE & BUDGET

Development Plan Update and Tax Increment Financing Plan is presented on the following pages. It describes specific programs and projects addressing DDA goals. Accompanying each program or construction project is information concerning the implementation schedule, estimated cost and source of funding. The schedule begins in the Year 2026 and ends in the Year 2040. Projects have been scheduled based on priority of need and the anticipated ability of the DDA to finance individual projects.

In the Year 2040, the DDA will consider action to update the Development Plan and Tax Increment Financing Plan or make recommendation for the rescission of the ordinance establishing the DDA and termination of the tax increment financing district.

The schedule and budget assume the DDA will complete all projects before 2040, however, where projects require continuation beyond this date, the DDA will assign completion responsibilities to other City agencies and obligate funds for completion, should a decision to cancel operation of the DDA be contemplated.

If DDA revenues exceed the anticipated needs of all projects contained the budget, excess revenue shall be remitted to respective taxing units in proportion to applicable tax millage rates imposed on property in the DDA District, as required by the Section 215(2) of Act.

SECTION FOUR

DEVELOPMENT FINANCING PLAN

DESCRIPTION OF CURRENT FINANCIAL POSITION

Current Assets and Revenue

Per the City Treasurer who also serves as the Treasurer for the DDA, the DDA expected to have a fund balance of approximately \$505,140.00 at the close of the fiscal year (June 30, 2025). The DDA has no other assets or obligations.

Expenses

Per the proposed DDA budget, all proposed budget expenditures address specific projects. Administrative expenses of the DDA are funded through the general administrative budget of the City

DURATION OF THE DDA AND TAX INCREMENT FINANCING DISTRICT

The ordinance for the formation of the DDA is silent concerning the duration of the DDA. It is assumed the City Commission intended the DDA to prepare a work program and determine the duration of the DDA based, in part, on the time needed to complete the work program. This Plan establishes a budget for a 15-year period.

TAX INCREMENT FINANCING PLAN

The Downtown Development Act, requires the DDA to address three legislative requirements in the Tax Increment Financing Plan. These provide information about funds anticipated to be received by the DDA and its impact upon taxing jurisdictions. These requirements are found in Section 214(1) of the Act and states that "when the authority determines that it is necessary for the achievement of the purposes of this act, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in section 217 ...".

Specifically, the Tax Increment Financing Plan must include, pursuant to Section 214(1) of the Act:

- 1) A detailed explanation of the tax increment process,
- 2) The maximum amount of bonded indebtedness to be incurred, and
- 3) The duration of the program.

The introduction to this Plan includes a detailed description of the tax increment financing process and reference is made to this explanation

CONTEMPLATED USE OF DEBT

The Board of Directors continues a "pay-as-you-go" funding philosophy and will not consider the use of debt for implementation of these projects

The DDA has determined that tax increment financing is necessary for a 15-year period to complete all the projects contained in the Project List and Budget. Based on current City resources, the City Commission and DDA members realize that limited budgetary resources and the lack of other economic development funding sources prohibit the City of Buchanan from achieving the goals of the DDA without use of tax increment financing. There are no City or other sources of funds currently available for these programs that can replace the use of tax increment financing.

TAX INCREMENT AND DDA REVENUE PROJECTION

Section 214(1) further requires the tax increment financing analysis to address "a statement of the estimated impact of the tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located." The following table contains DDA revenue projections for the period between the years 2026 and 2040. This analysis is based on the assumption that the value of the DDA District will increase by 2.5% annually.

Table 1 - displays estimated tax income revenue for the term of the plan.

TAX UNIT IMPACT ANALYSIS

Table 2 - illustrates the probable impact upon various taxing jurisdictions based on the non-homestead applicable 2026 tax millage rate.

USE OF TAX INCREMENT AND DDA REVENUE

Table 3 - displays the schedule and estimated cost for each project listed in the development plan.

APPENDIX A – LEGAL DESCRIPTION

Commencing at the corner common to sections 25, 26, 35 and 36, City of Buchanan, Berrien County, Michigan; thence south on the line common to sections 35 and 36 a distance of 117.5 feet; thence west 165 feet; thence south 42 feet; thence east 132 feet to the west line of Redbud Trail; thence south on said west line 66 feet; thence west 177 feet; thence south 132 feet; thence east 177 feet to the west line of Redbud Trail; thence south on said west line 66 feet; thence west 132 feet; thence south 66 feet to the north right-of-way line of Central Court; thence west 155.5 feet to the east line of Days Avenue; thence south on said east line 82.5 feet to the centerline of Roe Street extended; thence west on said centerline and centerline extended 437.25 feet to the centerline of Oak Street; thence north on said centerline 297 feet to the north line of Charles Court extended; thence west on said north line and north line extended 294.75 feet; thence north 46 feet; thence east 49 feet; thence north 234.25 feet to the south right-of-way line of Front Street; thence west 43 feet along the south line of Front Street; thence north 231 feet; thence east 288.75 feet to the centerline of Oak Street; thence north on said centerline approximately 220 feet to the centerline of Dewey Street; thence east on said centerline 222.75 feet to the centerline of Main Street; thence north on said centerline 280.5 feet to the centerline of Third Street; thence east on said centerline 264 feet to the east line of Short Street extended; thence south on said east line 90.75 feet; thence east 132 feet; thence south 66 feet; thence east 66 feet; thence north 132 feet to the south line of Third Street; thence east on said south line and south line extended 132 feet to the east line of Redbud Trail; thence north on said east line approximately 292 feet to a point approximately 20 feet north of the southwest corner of block 3 of the Hatch Addition to the City of Buchanan; thence east a distance of 93 feet; thence north 157 feet; thence east 6 feet; thence north along the east line and east line extended of said block 3 to the westerly line of lot 2, block 3 of said Hatch Addition; thence northwesterly on said westerly line of lot 2, block 3 to the southerly line of River Street; thence northeasterly on said southerly line to the east line of block 2 of said Hatch Addition a distance of 228.35 feet; thence southeasterly along said lot line 192.36 feet; thence south 69° 41' west 58.65 feet; thence south 18° 21' east 50 feet; thence south 0° 22' 52" east 271.72 feet to the northern edge of the Third Street right-of-way, also being the northern edge of McCoy Creek; thence southwesterly 340.65 feet along the western right-of-way of Third Street to the southeast corner of lot 10, block 3 of the Hatch Addition to the City of Buchanan; thence south 66 feet across the Third Street right-of-way; thence southwesterly along the eastern edge of lot 1 of Assessor's Plat No. 1 to the City of Buchanan and the property line extended 295.16 feet to the south right-of-way line of Dewey Street; thence northeasterly 66 feet; thence east 105.5 feet; thence south 9° 51' 30" east 349.76 feet to the northern right-of-way line of Front Street; thence easterly approximately 185 feet along the northern right-of-way line of Front Street to a point also known as the southeast corner of unplatted parcel 11-58-0025-0014-00-7 as of 8/15/06; thence south 66 feet to the south right-of-way line of Front Street; then easterly along the south right-of-way line of Front Street 606.14 feet; thence north approximately 27 feet to a point also known as the southwest corner of unplatted parcel 11-58-0025-0015-10-1 as of 8/15/06; thence east 165 feet; thence northerly 396 feet; thence westerly 165 feet; thence northerly 244.9 feet; thence westerly

47.53 feet; thence northerly 83.26 feet; thence north $18^{\circ} 40'$ west 339.9 feet; thence north $25^{\circ} 26' 10''$ west 84.18 feet; thence north $4^{\circ} 20' 10''$ west 151.08 feet to the south right-of-way line of Third Street; thence northeasterly approximately 570 feet to the westernmost point of lot 6 of Assessor's Plat No. 1 to the City of Buchanan, a point which also lies along the western right-of-way of Third Street; thence northeasterly 505.3 feet; thence northeasterly 409.2 feet to the northeastern corner of lot 6 of Assessor's Plat No. 1 to the City of Buchanan; thence south 271.6 feet; thence east 150 feet to the north and south quarter line of said section 25; thence south on said quarter line to the south quarter corner of said section 25; thence west on the section line common to said sections 25 and 36 a distance of 77.8 feet; thence southerly approximately 329.5 feet; thence west 202 feet; thence southerly approximately 30 feet; thence west approximately 600 feet; thence northwesterly approximately 140 feet; thence westerly 298.85 feet to the centerline of liberty street; thence north on said centerline 126 feet; thence west 274.5 feet; thence south 162.9 feet; thence northwesterly approximately 419 feet along a line parallel with the centerline of Rynearson Street; thence south $4^{\circ} 15'$ west 174 feet to the centerline of Rynearson Street; thence northwesterly on said centerline approximately 745 feet to the line common to sections 35 and 36; thence north 20 feet along said common line to the point of beginning.

Except parts of blocks A and D of Central Addition to the City of Buchanan commencing 399.9 feet west and 33 feet south of the northeast corner of section 35, township 7 south, range 18 west; thence south 230.25 feet; thence north $89^{\circ} 45'$ west 127.9 feet; thence north $0^{\circ} 12' 30''$ east 113.04 feet; thence north $69^{\circ} 57'$ east 4.08 feet; thence north $0^{\circ} 21'$ east 15.23 feet; thence east 29.5 feet; thence north $0^{\circ} 21'$ east 18.94 feet; thence east 1 foot, thence north $0^{\circ} 05'$ on building wall 81.06 feet to south line of Front Street; thence east 94.27 feet to the point of beginning being a part of lots 1, 2, 3, 7 and 8 block A and part of lots 1 through 6 of block D of said plat.

APPENDIX A – BOUNDARY MAP



0 0.05 Miles
Scale: 1" = 100'
Author: Berrien County GIS
Aerial Photography: 2024
Date: 2025

Sec_30_77
County of Berrien
All Rights Reserved - 1997.
Parcel Lines are Generalized.



APPENDIX B – FUTURE LAND USE MAP

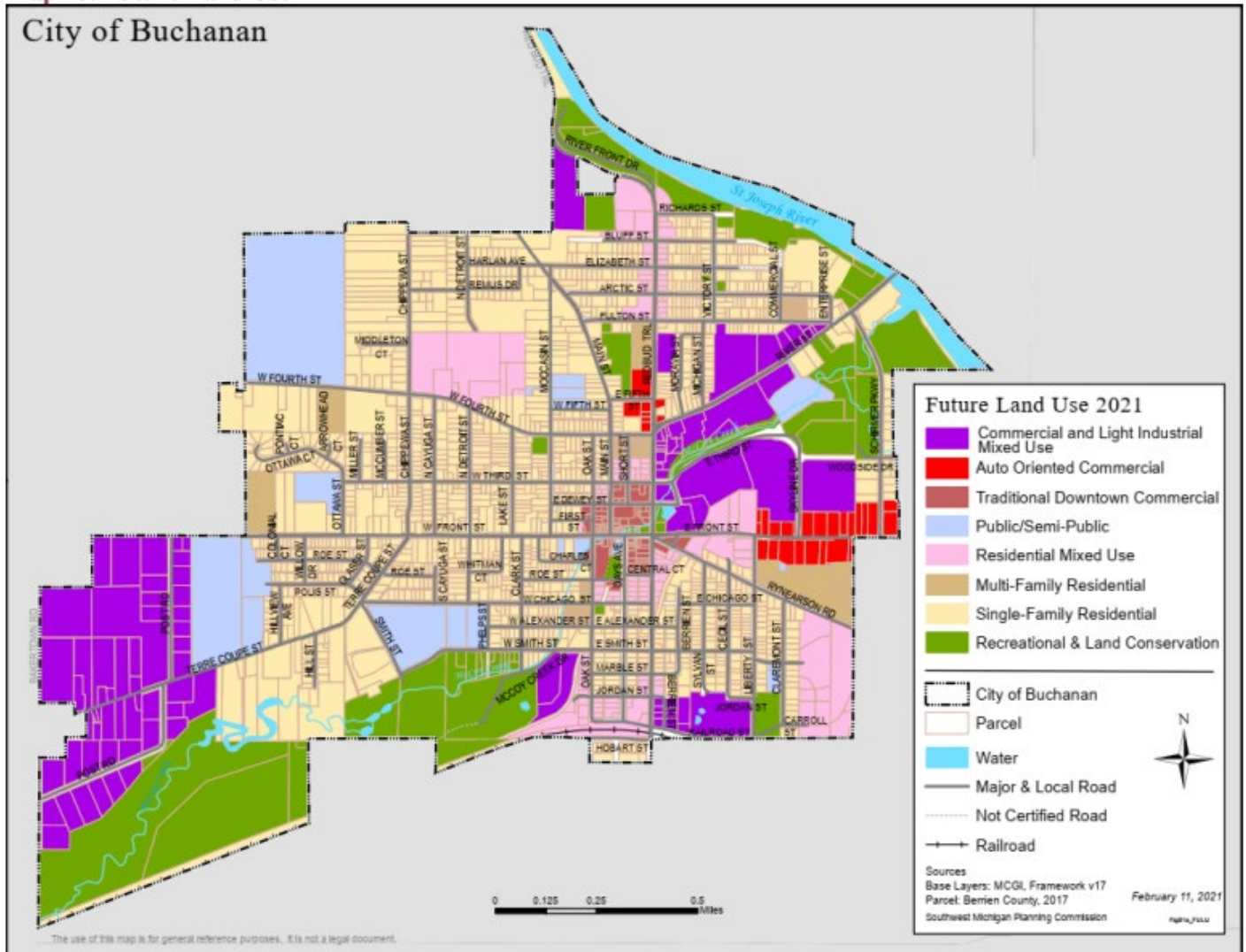


Table 1

**Buchanan DDA
PROJECTED TAX VALUE CAPTURE AND TIF REVENUE GENERATION**

Tax Year	Captured Value	TAXABLE VALUE CAPTURE			High Projection		Moderate Projection		Low Projection	
		High	Moderate	Low	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
2025	4,026,526									
2026	1	4,227,852	4,127,189	4,066,791	115,138	115,138	112,397	112,397	110,752	110,752
2027	2	4,439,245	4,230,369	4,107,459	120,895	236,034	115,207	227,604	111,860	222,612
2028	3	4,661,207	4,336,128	4,148,534	126,940	362,974	118,087	345,691	112,978	335,590
2029	4	4,894,268	4,444,531	4,190,019	133,287	496,261	121,039	466,730	114,108	449,698
2030	5	5,138,981	4,555,645	4,231,919	139,951	636,212	124,065	590,795	115,249	564,947
2031	6	5,395,930	4,669,536	4,274,238	146,949	783,161	127,167	717,962	116,402	681,349
2032	7	5,665,726	4,786,274	4,316,981	154,296	937,458	130,346	848,308	117,566	798,915
2033	8	5,949,013	4,905,931	4,360,151	162,011	1,099,469	133,605	981,913	118,741	917,656
2034	9	6,246,463	5,028,579	4,403,752	170,112	1,269,581	136,945	1,118,858	119,929	1,037,585
2035	10	6,558,787	5,154,294	4,447,790	178,617	1,448,198	140,368	1,259,226	121,128	1,158,712
2036	11	6,886,726	5,283,151	4,492,268	187,548	1,635,746	143,878	1,403,104	122,339	1,281,052
2037	12	7,231,062	5,415,230	4,537,190	196,926	1,832,672	147,475	1,550,578	123,563	1,404,614
2038	13	7,592,615	5,550,611	4,582,562	206,772	2,039,444	151,161	1,701,740	124,798	1,529,413
2039	14	7,972,246	5,689,376	4,628,388	217,111	2,256,555	154,940	1,856,680	126,046	1,655,459
2040	15	8,370,858	5,831,610	4,674,672	227,966	2,484,521	158,814	2,015,494	127,307	1,782,766

ANNUAL COMPOUND GROWTH RATE ASSUMPTIONS

Future growth predictor:

High	5.0%
Moderate	2.5%
Low	1.0%

APPLICABLE MILLAGE RATE FOR CAPTURE

City General	16.8230
City Spec	0.9908
Library	1.1874
LMC	2.2654
County General	4.7680
County Spec	1.1987
Total	<u>27.2333</u>

Table 2

**Buchanan DDA
TAXING JURISDICTION IMPACT ANALYSIS - MODERATE GROWTH ASSUMPTION**

		TAX YEAR																	
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
Total Tax Increment		4,127,189	4,230,369	4,336,128	4,444,531	4,555,645	4,669,536	4,786,274	4,905,931	5,028,579	5,154,294	5,283,151	5,415,230	5,550,611	5,689,376	5,831,610			
City	17.8138	73,521	75,359	77,243	79,174	81,153	83,182	85,262	87,393	89,578	91,818	94,113	96,466	98,877	101,349	103,883	1,318,372	65%	
Library	1.1874	4,901	5,023	5,149	5,277	5,409	5,545	5,683	5,825	5,971	6,120	6,273	6,430	6,591	6,756	6,924	87,878	4%	
RESA	0.0000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
SET	0.0000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
School Ops	0.0000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
LMC	2.2654	9,350	9,583	9,823	10,069	10,320	10,578	10,843	11,114	11,392	11,677	11,968	12,268	12,574	12,889	13,211	167,659		
	2.2654	9,350	9,583	9,823	10,069	10,320	10,578	10,843	11,114	11,392	11,677	11,968	12,268	12,574	12,889	13,211	167,659	8%	
County General	4.7680	19,678	20,170	20,675	21,192	21,721	22,264	22,821	23,391	23,976	24,576	25,190	25,820	26,465	27,127	27,805	352,872		
911	0.4495	1,855	1,902	1,949	1,998	2,048	2,099	2,151	2,205	2,260	2,317	2,375	2,434	2,495	2,557	2,621	33,267		
Law Enforcement	0.3496	1,443	1,479	1,516	1,554	1,593	1,632	1,673	1,715	1,758	1,802	1,847	1,893	1,940	1,989	2,039	25,873		
Senior Citizen	0.2997	1,237	1,268	1,300	1,332	1,365	1,399	1,434	1,470	1,507	1,545	1,583	1,623	1,664	1,705	1,748	22,180		
Parks	0.0999	412	423	433	444	455	466	478	490	502	515	528	541	555	568	583	7,393		
	5.9667	24,626	25,241	25,872	26,519	27,182	27,862	28,558	29,272	30,004	30,754	31,523	32,311	33,119	33,947	34,795	441,586	22%	
Total	27.2333	112,397	115,207	118,087	121,039	124,065	127,167	130,346	133,605	136,945	140,368	143,878	147,475	151,161	154,940	158,814	2,015,494		
City Share		73,521	75,359	77,243	79,174	81,153	83,182	85,262	87,393	89,578	91,818	94,113	96,466	98,877	101,349	103,883	1,318,372		
Other Local Unit Share		38,876	39,848	40,844	41,865	42,912	43,985	45,084	46,211	47,367	48,551	49,765	51,009	52,284	53,591	54,931	697,123		

Table 3

Buchanan DDA																
FIFTEEN-YEAR CASH FLOW ANALYSIS																
TAX YEAR	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Base Value	4,026,526															
Increment	4,127,189	4,230,369	4,336,128	4,444,531	4,555,645	4,669,536	4,786,274	4,905,931	5,028,579	5,154,294	5,283,151	5,415,230	5,550,611	5,689,376	5,831,610	
Total Value	8,153,715	8,256,895	8,362,654	8,471,057	8,582,171	8,696,062	8,812,800	8,932,457	9,055,105	9,180,820	9,309,677	9,441,756	9,577,137	9,715,902	9,858,136	
INCOME																
TIF	112,397	115,207	118,087	121,039	124,065	127,167	130,346	133,605	136,945	140,368	143,878	147,475	151,161	154,940	158,814	2,015,494
Improvement Loans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fees (Farmers Market)	5,800	5,916	6,034	6,155	6,278	6,404	6,532	6,662	6,796	6,932	7,070	7,212	7,356	7,503	7,653	100,302
Donations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	118,197	121,123	124,121	127,194	130,343	133,571	136,878	140,267	143,740	147,300	150,948	154,686	158,517	162,443	166,467	2,115,796
EXPENSES																
<i>Operating Expenses</i>																
Board Member Expenses	1,500	1,538	1,576	1,615	1,656	1,697	1,740	1,783	1,828	1,873	1,920	1,968	2,017	2,068	2,119	26,898
Annual Audit	2,500	2,563	2,627	2,692	2,760	2,829	2,899	2,972	3,046	3,122	3,200	3,280	3,362	3,446	3,532	44,830
Cost Allocation to City	2,500	2,563	2,627	2,692	2,760	2,829	2,899	2,972	3,046	3,122	3,200	3,280	3,362	3,446	3,532	44,830
<i>Programs</i>																
Downtown Marketing, Signage & Wayfinding (1)	130,000	30,000	30,750	31,519	32,307	33,114	33,942	34,791	35,661	36,552	37,466	38,403	39,363	40,347	41,355	625,569
Special Events	30,000	30,750	31,519	32,307	33,114	33,942	34,791	35,661	36,552	37,466	38,403	39,363	40,347	41,355	42,389	537,958
Tin Shop Theatre (2)	13,250	13,581	13,921	14,269	14,626	14,991	15,366	15,750	16,144	16,547	16,961	17,385	17,820	18,265	18,722	237,598
Pears Mill (2)	11,900	12,198	12,502	12,815	13,135	13,464	13,800	14,145	14,499	14,861	15,233	15,614	16,004	16,404	16,814	213,390
Farmers Market (2)	10,850	11,121	11,399	11,684	11,976	12,276	12,583	12,897	13,220	13,550	13,889	14,236	14,592	14,957	15,331	194,561
Building Façade Grants (3)	-	50,000	51,250	52,531	53,845	55,191	-	-	-	-	-	-	-	-	-	262,816
Downtown Public Spaces Ops & Maint. (2)	25,000	25,625	26,266	26,922	27,595	28,285	28,992	29,717	30,460	31,222	32,002	32,802	33,622	34,463	35,324	448,298
Improvement Loans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Loss Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	227,500	179,938	184,436	189,047	193,773	198,617	147,012	150,688	154,455	158,316	162,274	166,331	170,489	174,751	179,120	2,636,748
REVENUE OVER/UNDER EXPENSES	(109,303)	(58,815)	(60,315)	(61,853)	(63,430)	(65,047)	(10,135)	(10,421)	(10,714)	(11,016)	(11,326)	(11,645)	(11,972)	(12,308)	(12,653)	(520,952)
CASH FLOW																
Beginning Balance (4)	505,140	-	-	-	-	-	-	-	-	-	-	-	-	-	-	505,140
Additions to Cash Flow TIF	118,197	121,123	124,121	127,194	130,343	133,571	136,878	140,267	143,740	147,300	150,948	154,686	158,517	162,443	166,467	2,115,796
Additions to Cash Flow Interest	3.50% 17,680	14,473	12,921	11,262	9,492	7,604	5,593	5,434	5,260	5,069	4,861	4,635	4,389	4,124	3,837	116,635
Subtraction from Cash Flow	(227,500)	(179,938)	(184,436)	(189,047)	(193,773)	(198,617)	(147,012)	(150,688)	(154,455)	(158,316)	(162,274)	(166,331)	(170,489)	(174,751)	(179,120)	(2,636,748)
ANNUAL	413,517	(44,342)	(47,393)	(50,590)	(53,938)	(57,443)	(4,541)	(4,986)	(5,454)	(5,947)	(6,465)	(7,010)	(7,583)	(8,184)	(8,816)	
CUMULATIVE		369,175	321,782	271,192	217,254	159,811	155,270	150,284	144,829	138,882	132,416	125,406	117,823	109,639	100,823	100,823

(1) Estimated Based on City of St. Joe, St. Joe Today, Niles Mainstreet budgets
 (2) Annual Operating & Maintenance Costs per City Finance Dept 11-06-25 & 12-10-25
 (3) Provides for 20 Façade Grants at \$12,500 per Grant
 (4) Cash, Investments and Receivables per City Finance Dept 12-10-25

Attachment B



**CITY OF BUCHANAN
BERRIEN COUNTY, MICHIGAN
ORDINANCE NO. _____**

AN ORDINANCE APPROVING THE AMENDMENT TO THE DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN OF THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF BUCHANAN AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

THE CITY OF BUCHANAN ORDAINS:

WHEREAS, pursuant to the provisions of Act 57, Michigan Public Acts of 2018 ("Act 57"), formerly Act 197 of 1975, and Ordinance No. XXXXXX, the City Commission of the City of Buchanan has established the Downtown Development Authority of the City of Buchanan (the "Authority"); and

WHEREAS, the Authority has submitted to the City Commission a Tax Increment Financing Plan and Development Plan for approval by the City commission(the "Plan") with respect to certain area within the Authority's jurisdiction described as the Development Area in the Plan; and

WHEREAS, on XXXXXX, 2026, the City Commission held a public hearing on the Plan following appropriate notice as required by Act 57; and

WHEREAS, The City Commission has given the taxing jurisdictions in which the Development Area is located an opportunity to meet with the City Commission and to express their views and recommendations regarding the Plan, as required by Act 57; and

WHEREAS, after consideration of the Plan and discussion with representatives of the various taxing jurisdictions, the City Commission has determined that it is necessary and in the best interests of the City to approve the Plan.

NOW THEREFORE, THE CITY OF BUCHANAN, BERRIEN COUNTY, MICHIGAN ORDAINS:

SECTION 1. Findings.

- A. The Plan Amendment meets the requirements set forth in the Act.
- B. The proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.
- C. The development is reasonable and necessary to carry out the purposes of the Act.
- D. Any land included within the Development Area to be acquired is reasonably necessary to carry out the purposes of the Act.
- E. The Plan Amendment is in reasonable accord with the master plan of the City.

- F. Public services, such as fire and police protection and utilities, are or will be adequate to service the Development Area.
- G. Changes in zoning, streets, street levels, intersections, and utilities, to the extent required by the Plan Amendment, are reasonably necessary for the Plan and for the City.

SECTION 2. Public Purpose. The City Commission hereby determines that the Plan Amendment constitutes a public purpose.

SECTION 3. Best Interest of the Public. The City Commission hereby determines that it is in the best interests of the public to halt property value deterioration, increase property tax valuation, eliminate the causes of the deterioration in property values, and to promote growth in the Downtown District to proceed with the Plan Amendment.

SECTION 4. Approval and Adoption of Plan Amendment. The Plan Amendment is hereby approved and adopted. A copy of the Plan Amendment, and all later amendments thereto shall be maintained on file in the City Clerk's office.

SECTION 5. Preparation of Annual Tax Increment Assessment Roll. Each year within 15 days following the final equalization of property in the Development Area, the City Assessor shall prepare the tax increment assessment roll. The tax increment assessment roll shall show the initial taxable value of each parcel of property within the Development Area, the amount by which the current taxable value as finally equalized for all taxable property in the Development Area exceeds the initial taxable value of the property as shown on the base year assessment roll (the "captured taxable value"). Copies of the annual tax increment assessment roll shall be transmitted by the Assessor to the City Finance Director, the County Treasurer, the Authority and the treasurer of each taxing jurisdiction within the Development Area, together with a notice that it has been prepared in accordance with this Ordinance and the Amendments.

SECTION 6. Establishment of Project Fund; Approval of Depository. The Treasurer of the Authority shall establish a separate fund which shall be kept in a depository bank account or accounts in a bank or banks approved by the Finance Director of the City, to be designated Downtown Development Authority Project Fund. All moneys received by the Authority pursuant to the Plan shall be deposited in the Project Fund. All moneys in the Project Fund and earnings thereon shall be used only in accordance with the Plan.

SECTION 7. Payment of Tax Increments to Authority. The City Finance Director and the Berrien County Treasurer shall, as ad valorem and specific taxes are collected on the property in the Development Area, pay that proportion of the taxes, except for penalties and collection fees, that the captured taxable value bears to the initial taxable value to the treasurer of the Authority for deposit in the Project Fund. The payments shall be made on the

date or dates on which the City Finance Director and the Berrien County Treasurer are required to remit taxes to each of the taxing jurisdictions.

SECTION 8. Annual Report. Within 90 days after the end of each fiscal year, the Authority shall submit to the City Commission, with copies to each taxing jurisdiction, a report on the status of the Project Fund. The report shall include the amount and source of revenue in the account, the amount and purpose of expenditures from the account, the amount of principal and interest on any outstanding indebtedness, the amount in any bond reserve account, the initial taxable value of the Development Area, the captured taxable value of the Development Area and the amount of captured taxable value retained by the Authority, the tax increments received and the amount of any surplus from the prior year, and any additional information requested by the City Commission or deemed appropriate by the Authority. The secretary of the Authority shall cause a copy of the report to be published once in full in a newspaper of general circulation in the City.

SECTION 10. Conflict and Severability. All ordinances, resolutions and orders or parts thereof in conflict with the provisions of the Ordinance are to the extent of such conflict hereby repealed, and each section of the Ordinance and each subdivision of any section thereof is hereby declared to be independent, and the finding or holding of any section or subdivision thereof to be invalid or void shall not be deemed or hold to affect the validity of any other section or subdivision of the Ordinance.

SECTION 11. Paragraph Headings. The paragraph headings in this Ordinance are furnished for convenience of reference only and shall not be considered to be a part of the Ordinance.

SECTION 12. Publication and Recordation. The Ordinance shall be published in full promptly after its adoption in the XXXXXXXXXXXX, a newspaper of general circulation in the City, qualified under State law to publish legal notices, and shall be recorded in the Ordinance Book of the City, which recording shall be authenticated by the signature of the City Clerk.

SECTION 13. Effective Date. The Ordinance is hereby determined by the City Commission to be immediately necessary for the interests of the City and shall be in full force and effect from and after its passage and publication as required by law. The foregoing Ordinance was adopted by vote of the City Commission of the City of Buchanan, Berrien County, Michigan, at a meeting held on XXXXX, 2026 AND IT WAS PUBLISHED IN THE BERRIEN COUNTY RECORD NEWSPAPER ON THE ____ DAY OF _____, 2026.

MARK WEEDON, MAYOR _____

KALLA LANGSTON-WEISS, CITY CLERK _____

CERTIFICATION

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



Date: 5/20/2026
To: City Commission
From: Kalla Langston-Weiss, City Clerk
Subject: Redbud Roots Lab IV, LLC Permit Renewals

Background

Redbud Roots Lab IV, LLC has submitted renewal applications for its City of Buchanan medical and adult-use marihuana permits. Both applications identify the facility as a processor located at 455 Post Road and indicate that no new construction or operational changes are proposed.

The renewal packets include the required application forms, ownership and property information, affidavits, authorization for background checks, identification documentation, and insurance documentation.

Based on the submitted materials, the applications appear complete and consistent with the City's renewal requirements. Approval is recommended subject to final administrative confirmation that all applicable fees have been paid and that the applicant remains in compliance with all City and State requirements.

Recommendation

City staff recommends approval of the following renewal applications submitted by Redbud Roots Lab IV, LLC for the facility located at 455 Post Road, Buchanan, MI 49107:

1. Medical Marihuana Facility Permit Renewal
2. Adult-Use Marihuana Establishment Permit Renewal



Date: 5/20/2026
To: City Commission
From: Kalla Langston-Weiss, City Clerk
Subject: Redbud Roots Lab IV, LLC Permit Renewals

Background

Walpole Enterprises, LLC, doing business as Lifted Craft Cannabis, has submitted a renewal application for its City of Buchanan Adult-Use Marihuana Establishment Permit. The application identifies the facility as a Microbusiness located at 303 Carroll Street, Buchanan, MI 49107, and indicates that no new construction or expansion of the premises is proposed.

The renewal packet includes the application form, ownership and property information, operational information, oath of application, notarized background check authorizations, and identification documentation.

During review of the City's records, staff determined that certain supporting materials from the original application file were not readily available. Staff has contacted the applicant to request supplemental documentation so that the City's file may be brought fully up to date. The applicant has been responsive and cooperative in working with staff to provide the requested information. This request is administrative in nature and is intended to ensure the City maintains a complete record for this renewal and future renewals.

Recommendation

City staff recommends approval of the Adult-Use Marihuana Establishment Permit Renewal submitted by Walpole Enterprises, LLC, doing business as Lifted Craft Cannabis, subject to receipt and administrative review of any remaining application materials required to complete the City's file.



**RESOLUTION 2026.05/10
CITY OF BUCHANAN, COUNTY OF BERRIEN
A RESOLUTION TO APPROVE THE SUMMER SCHOOL TAX COLLECTION FEE IN
THE SUM OF \$3,208.19 PER SCHOOL DISTRICT- TOTALING \$9,624.56**

WHEREAS, the City agrees to collect the summer school taxes as certified by the School District for the levy on July 1, 2026, for property located within the City; and

WHEREAS, the School District agrees to pay the City's costs of assessment and collection in the amount of \$1.69 per parcel, for each of the three School Districts, totaling \$3,208.19 per district; and

WHEREAS, no later than June 1, 2026, the School District shall certify to the Treasurer the school millage to be levied on property for summer school tax collection in 2026;

NOW, THEREFORE, BE IT RESOLVED, that the Treasurer, or designee, is authorized and directed to charge Buchanan Community Schools, Berrien RESA, and Lake Michigan College \$3,208.19 each (\$1.69 per parcel, per school district, totaling \$9,624.56) on behalf of the City of Buchanan for the reasonable expenses of collection of the districts' summer property tax levy that the City may bill under **MCL 380.1611**.

RESOLUTION DECLARED ADOPTED this 22nd day of May, 2026.

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Buchanan, County of Berrien, State of Michigan, at a meeting held on May 22nd, 2026, the original of which is on file in my office and available to the public. Public notice of said meeting was given pursuant to and in compliance with the Open Meetings Act, Act No. 267 of the Public Acts of Michigan of 1976.

Kalla Langston, City Clerk

AGREEMENT FOR COLLECTION OF SUMMER SCHOOL PROPERTY TAXES

This AGREEMENT made this 7th day of May, 2026, by and between the **Lake Michigan College**, with offices at 2755 East Napier Avenue, Benton Harbor, Michigan (hereinafter called "College"), and **City of Buchanan**, with offices located at **302 Redbud Trail North, Buchanan, Michigan**, (hereinafter called "City"), pursuant to 1976 PA451, as amended, for the purpose of providing for the collection by the City a summer levy of 100% of the College property taxes for the year 2026.

The parties agree as follows:

1. The City agrees to collect 100% of the total school property taxes as certified by the College for levy on July 1, 2026, on property located within the **City**.

2. The College agrees to reimburse the City as follows:

Actual costs not to exceed **\$1.69** per parcel

3. No later than June 15, 2026 the College shall certify to the City the school millage to be levied on property for summer collection in 2026.

4. The City Treasurer shall account for and deliver summer school tax collection according to the following schedule: Taxes collected between the 1st and 15th of each month beginning in July will be remitted within 10 business days after the 15th of the month. Taxes collected between the 16th an ending day of the month will be remitted within 10 business days after the ending day of the month.

5. The City will retain any interest monies on their tax account that accrue from said tax collections.

6. The College shall in consultation, with the City, prepare, publish and fold any media to accompany the July 1, 2026 tax billing.

Lake Michigan College:

City of Buchanan

Kelli Hahn
Chief Financial Officer

Treasurer

Clerk



Erin Mwenya
Lake Michigan College
2755 E. Napier Ave.
Benton Harbor, MI 49022

5/19/26

Dear Ms. Mwenya,

The City Commission has approved the school's request to collect your 2026 Summer Taxes. I have researched all costs associated with the city to provide this service and have determined that a \$1.69 per parcel fee, totaling \$3,208.19, is a fair and reasonable amount to charge for this service.

The following is an explanation of the total cost to the city:

Data Processing Charge	\$3,507.00	
Internet Access Connection Fee	\$386.25	
Postage & Mailing Service Fees		\$1,392.54
Checks	\$77.25	
Envelopes		\$283.25
City Staff Wages	\$3,625.90	
City Staff FICA	\$277.37	
Mileage	\$75.00	
Total	\$9,624.56	

\$9,624.56 divided by 3 schools = \$3,208.19
\$3,208.19 divided by 1,904 parcels = \$1.69 charge per parcel

Attached to this letter is the invoice. Please pay the annual fee of **\$3,208.19** to the City of Buchanan. If you have any questions or feel the fee is not acceptable, please contact me.

Sincerely,

Courtney Baham
Accounting Specialist & HR Coordinator
cbaham@cityofbuchanan.com
269.695.3844 Ext. 13



Scott E. Johnson
Buchanan Community Schools
401 W. Chicago Street
Buchanan, MI 49107

5/19/26

Dear Mr. Johnson,

The City Commission has approved the school's request to collect your 2026 Summer Taxes. I have researched all costs associated with the city to provide this service and have determined that a \$1.63 per parcel fee, totaling \$3,208.19, is a fair and reasonable amount to charge for this service.

The following is an explanation of the total cost to the city:

Data Processing Charge	\$3,507.00	
Internet Access Connection Fee	\$386.25	
Postage & Mailing Service Fees		\$1,392.54
Checks	\$77.25	
Envelopes		\$283.25
City Staff Wages	\$3,625.90	
City Staff FICA	\$277.37	
Mileage	\$75.00	
Total	\$9,624.56	

\$9,624.56 divided by 3 schools = \$3,208.19
\$3,208.19 divided by 1,977 parcels = \$1.63 charge per parcel

Attached to this letter is the invoice. Please pay the annual fee of **\$3,208.19** to the City of Buchanan. If you have any questions or feel the fee is not acceptable, please contact me.

Sincerely,

Courtney Baham
Accounting Specialist & HR Coordinator
cbaham@cityofbuchanan.com
269.695.3844 Ext. 13



Christy Boone
Berrien Resa
711 St. Joseph Avenue
Berrien Springs, MI 49103

5/19/26

Dear Mrs. Boone,

The City Commission has approved the school's request to collect your 2026 Summer Taxes. I have researched all costs associated with the city to provide this service and have determined that a \$1.69 per parcel fee, totaling \$3,208.19, is a fair and reasonable amount to charge for this service.

The following is an explanation of the total cost to the city:

Data Processing Charge	\$3,507.00	
Internet Access Connection Fee	\$386.25	
Postage & Mailing Service Fees		\$1,392.54
Checks	\$77.25	
Envelopes		\$283.25
City Staff Wages	\$3,625.90	
City Staff FICA	\$277.37	
Mileage	\$75.00	
Total	\$9,624.56	

\$9,624.56 divided by 3 schools = \$3,208.19

\$3,208.19 divided by 1,904 parcels = \$1.69 charge per parcel

Attached to this letter is the invoice. Please pay the annual fee of **\$3,208.19** to the City of Buchanan. If you have any questions or feel the fee is not acceptable, please contact me.

Sincerely,

Courtney Baham
Accounting Specialist & HR Coordinator
cbaham@cityofbuchanan.com
269.695.3844 Ext. 13



Date: 5/20/2026
To: City Commission
From: Kalla Langston-Weiss, City Clerk
Subject: Updated FOIA Policy

Background

The City maintains written FOIA procedures to guide the public, staff, and the FOIA Coordinator in receiving, processing, charging for, and responding to requests for public records. Due to the significant volume of FOIA requests processed by the City, staff has reviewed the existing FOIA policy and recommends an updated and cleaned-up FOIA Policy 2026 to improve clarity, consistency, and administrative efficiency while continuing to comply with the Michigan Freedom of Information Act, 1976 PA 442, MCL 15.231 et seq.

The updated policy continues to designate the City Clerk as FOIA Coordinator; clarifies how requests may be submitted, logged, and processed; addresses records available on the City website; restates response timelines, deposits, fee calculations, waivers, appeals, and forms; and provides that inconsistent prior FOIA policies are superseded upon adoption. These updates are intended to clean up the City's existing policy framework in light of the amount and complexity of FOIA requests the City processes.

Legal and Policy Basis

MCL 15.236 requires a city to designate an individual as the public body's FOIA Coordinator. Michigan FOIA also authorizes public bodies to establish procedures and guidelines, including fee policies, written public summaries, itemized fee calculations, deposit provisions, and appeal processes consistent with state law.

The updated policy is intended to provide consistent, fair, and even-handed handling of FOIA requests, reduce administrative ambiguity for staff and requestors, and maintain the balance between public access to nonexempt records, lawful exemptions, privacy protections, and efficient City operations.

Recommendation

Staff recommends that the City Commission adopt the attached resolution approving the updated FOIA Policy 2026 as a cleanup and restatement of the City's FOIA procedures and guidelines, and authorize the City Clerk / FOIA Coordinator to finalize.



CITY OF BUCHANAN
COUNTY OF BERRIEN, STATE OF MICHIGAN
RESOLUTION NO. 2026.05/11
RESOLUTION APPROVING UPDATED FREEDOM OF INFORMATION ACT (FOIA) POLICY

WHEREAS, the City of Buchanan maintains a Freedom of Information Act (FOIA) Policy, Procedures, and Guidelines to guide the receipt, processing, and response to public records requests;

WHEREAS, due to the volume of FOIA requests processed by the City, staff has reviewed the existing policy and recommend an updated, cleaned-up policy to improve consistency, clarity, and administration;

WHEREAS, the updated policy continues to designate the City Clerk as the City’s FOIA Coordinator and provides procedures for requests, fees, deposits, waivers, appeals, forms, and related FOIA administration; and

NOW, THEREFORE, BE IT RESOLVED the City Commission finds that approval of the updated FOIA Policy is in the best interests of the City and the public.

RESOLUTION DECLARED ADOPTED.

AYES: _____

NAYS: _____

ABSENT: _____

CERTIFICATION

I certify that the foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Buchanan, County of Berrien, State of Michigan, at a regular or special meeting held on _____, 2026, and that the meeting was conducted and public notice was given in compliance with the Michigan Open Meetings Act.

Kalla Langston Weiss, City Clerk

DRAFT PROPOSED POLICY - 05/19/26

POLICY 2026
FREEDOM OF INFORMATION ACT (FOIA)
CITY OF BUCHANAN
COUNTY OF BERRIEN STATE
OF MICHIGAN

Preamble: Statement of Principles

It is the policy of the City of Buchanan that all persons, *except those who are serving a sentence of imprisonment*, consistent with the Michigan Freedom of Information Act (FOIA), are entitled to full and complete information regarding the affairs of government and the official acts of those who represent them as public officials and employees. The people shall be informed so that they fully participate in the democratic process.

The City of Buchanan's policy with respect to FOIA requests is to comply with State law in all respects and to respond to FOIA requests in a consistent, fair, and even-handed manner regardless of who makes such a request.

The City of Buchanan acknowledges that it has a legal obligation to disclose all nonexempt public records in its possession pursuant to a FOIA request. The City of Buchanan acknowledges that sometimes it is necessary to invoke the exemptions identified under FOIA in order to ensure the effective operation of government and to protect the privacy of individuals. The City of Buchanan will protect the public's interest in disclosure, while balancing the requirement to withhold or redact portions of certain records. The City of Buchanan's policy is to disclose public records consistent with and in compliance with State law.

Section 1. General Policy

The City Commission acting pursuant to the authority at MCL 15.236 designates the City Clerk as the City's FOIA Coordinator. He or she is authorized to designate other City staff to act on his or her behalf to accept and process FOIA requests for the City's public records and approve denials.

If a request for a public record is received by facsimile or e-mail, the request is deemed to have been received on the following business day. If a request is sent by e-mail and delivered to a City spam or junk-mail folder, the request is not deemed received until one day after the FOIA Coordinator first becomes aware of the request. The FOIA Coordinator shall note in the FOIA log both the date the request was delivered to the spam or junk-mail folder and the date the FOIA Coordinator became aware of the request.

The FOIA Coordinator shall review City spam and junk-mail folders on a regular basis, which shall be no less than once a month. The FOIA Coordinator shall work with City Information Technology staff to develop administrative rules for handling spam and junk-mail so as to protect City systems from computer attacks which may be imbedded in an electronic FOIA request.

The FOIA Coordinator may, in his or her discretion, implement administrative rules, consistent with State law and these Procedures and Guidelines to administer the acceptance and processing of FOIA requests.

The City is not obligated to create a new public record or make a compilation or summary of information which does not already exist. Neither the FOIA Coordinator nor other City staff are obligated to provide answers to questions contained in requests for public records or regarding the content of the records themselves.

The City Clerk (FOIA Coordinator) shall keep a copy of all written requests for public records received by the City on file for a period of at least one year.

Section 2: Requesting a Public Record

A person requesting to inspect or obtain copies of public records prepared, owned, used, possessed or retained by City of Buchanan must do so in writing. The request must sufficiently describe a public record so as to enable City personnel to identify and find the requested public record.

No specific form to submit a request for a public record is required. However, the FOIA Coordinator may make available a FOIA Request Form for use by the public. Written requests for public records may be submitted in person or by mail to any City office. Requests may also be submitted electronically by facsimile and e-mail. Upon receipt, requests for public records shall be promptly forwarded to the FOIA Coordinator for processing. A person may request that public records be provided on non-paper physical media, electronically mailed or otherwise provided to him or her in lieu of paper copies. The City will comply with the request only if it possesses the necessary technological capability to provide records in the requested non-paper physical media format.

A person may subscribe to future issues of public records that are created, issued or disseminated by the City of Buchanan on a regular basis. A subscription is valid for up to 6 months and may be renewed by the subscriber.

~~A person who makes a verbal, non-written request for information believed to be available on the City's website, where practicable and to the best ability of the employee receiving the request, shall be informed of the pertinent website address.~~

Any public records available to the general public on the City's website at the time a request is made are exempt from any charges. If the FOIA Coordinator knows or has reason to know that all or a portion of requested information is available on the City's website, the FOIA Coordinator shall notify the requestor in its written response that all or a portion of the requested information is available on the website. The written response, to the degree practicable in the specific instance, must include a specific webpage address where the requested information is available. On any detailed cost itemization, the FOIA Coordinator shall separate the requested public records that are available on the website from those that are not available on the website and shall inform the requestor of the additional charge to receive copies of the public records that are available on the City's website. If the FOIA Coordinator has included the website address for a record in its written response to the requestor and the requestor thereafter stipulates that the public record be provided to him or her in a paper format or other form, the FOIA Coordinator shall provide the public records in the specified format but may use a fringe benefit multiplier greater than the 50% limitation under FOIA, not to exceed the actual costs of providing the information in the specified format. The FOIA Coordinator may provide requested information available in public records without receipt of a written request. If a verbal request for information is for information that the FOIA Coordinator believes is available on the City's website, the FOIA Coordinator will, where practicable and to the best of his or her knowledge, inform the requestor about the City's pertinent website address.

A person serving a sentence of imprisonment in a local, state or federal correctional facility is not entitled to submit a request for a public record. The FOIA Coordinator will deny all such requests.

Section 3: Processing a Request

Unless otherwise agreed to in writing by the person making the request, within 5 business days of receipt of a FOIA request the City will issue a response. If a request is received by facsimile, e-mail or other electronic transmission, the request is deemed to have been received on the following business day. The City will respond to the request in one of the following ways:

- Grant the request;
- Issue a written notice denying the request;
- Grant the request in part and issue a written notice denying in part the request;
- Issue a notice indicating that due to the nature of the request the City needs an additional 10 business days to respond. Only one such extension is permitted;
- Issue a written notice indicating that the public record requested is available at no charge on the City's website;
- **Issue a notice requiring a deposit before the request will be processed, if the estimated fee exceeds \$50.00; or**
- **Request clarification.**

If the request is granted, or granted in part, the FOIA Coordinator will require that payment be made in full for the allowable fees associated with responding to the request before the public record is made available. The FOIA Coordinator shall provide a detailed itemization of the allowable costs incurred to process the request to the person making the request. ~~A copy of these Procedures and Guidelines shall be provided to the requestor with the response to a written request for public records, provided however, that if these Procedures and Guidelines, and its Written Public Summary are maintained on the City's website, then a website link to those documents may be provided in lieu of providing paper copies.~~

If the cost of processing a FOIA request is \$50 or less, the requester will be notified of the amount due and where the documents can be obtained.

If based on a good faith calculation by the City, the cost of processing a FOIA request is expected to exceed \$50, or if the requestor has not fully paid for a previously granted request, the City will require a good-faith deposit before processing the request. In making the request for a good-faith deposit, the FOIA Coordinator shall provide the requestor with a detailed itemization of the allowable costs estimated to be incurred by the City to process the request and also provide a best efforts estimate of a time frame it will take the City to provide the records to the requestor. The best efforts estimate shall be nonbinding on the City, but will be made in good faith and will strive to be reasonably accurate, given the nature of the request in the particular instance, so as to provide the requested records in a manner based on the City's policy.

If the request is denied or denied in part, the FOIA Coordinator will issue a Notice of Denial which shall provide in the applicable circumstance:

- An explanation as to why a requested public record is exempt from disclosure; or
- A certificate that the requested record does not exist under the name or description provided by the requestor, or another name reasonably known by the City;
- An explanation or description of the public record or information within a public record that is separated or deleted from the public record; and
- An explanation of the person's right to submit an appeal of the denial to either the Buchanan City Manager or seek judicial review in the Berrien County Circuit Court; and
- An explanation of the right to receive attorneys' fees, costs, and disbursements as well actual or compensatory damages, and punitive damages of \$1,000, should they prevail in Circuit

Court.

~~The Notice of Denial shall be signed by the FOIA Coordinator.~~

If a request does not sufficiently describe a public record, the FOIA Coordinator may, in lieu of issuing a Notice of Denial indicating that the request is deficient, seek clarification or amendment of the request by the person making the request. Any clarification or amendment will be considered a new request subject to the timelines described in this Section.

The City shall provide reasonable facilities and opportunities for persons to examine and inspect public records during normal business hours. The FOIA Coordinator is authorized to promulgate rules regulating the manner in which records may be viewed so as to protect City records from loss, alteration, mutilation or destruction and to prevent excessive interference with normal City operations.

The FOIA Coordinator shall, upon written request, furnish a certified copy of a public record at no additional cost to the person requesting the public record.

Section 4: Fee Deposits

If the fee estimate is expected to exceed \$50.00 based on a good-faith calculation by the City, the requestor will be asked to provide a deposit not exceeding one-half of the total estimated fee.

If a request for public records is from a person who has not fully paid the City for copies of public records made in fulfillment of a previously granted written request, the FOIA Coordinator will require a deposit of 100% of the estimated processing fee before beginning to search for a public record for any subsequent written request by that person when all of the following conditions exist:

- The final fee for the prior written request is not more than 105% of the estimated fee;
- The public records made available contained the information sought in the prior written request and remain in the City's possession;
- The public records were made available to the individual, subject to payment, within the time frame estimated by the City to provide the records;
- 90 days have passed since the FOIA Coordinator notified the individual in writing that the public records were available for pickup or mailing;
- The individual is unable to show proof of prior payment to the City; and
- The FOIA Coordinator has calculated a detailed itemization that is the basis for the current written request's increased estimated fee deposit.

The FOIA Coordinator will not require an increased estimated fee deposit if any of the following apply:

- The person making the request is able to show proof of prior payment in full to the City;
- The City is subsequently paid in full for the applicable prior written request; or
- 365 days have passed since the person made the request for which full payment was not remitted to the City.

Section 5: Calculation of Fees

A fee will not be charged for the cost of search, examination, review and the deletion and separation of exempt from nonexempt information unless failure to charge a fee would result in unreasonably high costs to the City because of the nature of the request in the particular instance, and the City specifically identifies the nature of the unreasonably high costs.

The following factors shall be used to determine an unreasonably high cost to the City:

- The particular request incurs costs greater than incurred from the typical or usual request received by the City. ~~See *Bloch v Davison Community Schools*, 2011 Mich App Lexis 771, 2011 WL 1564645~~
- Volume of the public record requested

- Amount of time spent to search for, examine, review and separate exempt from non-exempt information in the record requested.
- Whether public records from more than one City department or various City offices is necessary to respond to the request.
- The available staffing to respond to the request.
- Any other similar factors identified by the FOIA Coordinator in responding to the particular request.

The City may charge for the following costs associated with processing a FOIA request:

- Labor costs directly associated with searching for, locating and examining a requested public record.
- Labor costs associated with a review of a record to separate and delete information exempt from disclosure of information which is disclosed.
- The actual cost of computer discs, computer tapes or other digital or similar media.
- The cost of duplication of publication, not including labor, of paper copies of public records.
- The cost of labor associated with duplication or publication, including making paper copies, making digital copies or transferring digital public records to non-paper physical media or through the Internet or other electronic means.
- The actual cost of mailing or sending a public record.

Labor costs will be calculated based on the following requirements:

- All labor costs will be estimated and charged in 15-minute increments with all partial time increments rounded down.
- Labor costs will be charged at the hourly wage of the lowest-paid City employee capable of doing the work in the specific fee category, regardless of who actually performs work.
- Labor costs will also include a charge to cover or partially cover the cost of fringe benefits. The City may add up to 50% to the applicable labor charge amount to cover or partially cover the cost of fringe benefits, but in no case may it exceed the actual cost of fringe benefits.
- Overtime wages will not be included in labor costs until agreed to by the requestor; overtime costs will not be used to calculate the fringe benefit cost.
- **If the City does not employ a person capable of separating and deleting exempt information from nonexempt information in the particular instance as provided in FOIA, the FOIA Coordinator on a case-by-case basis, shall treat necessary contracted labor costs used for the separating and deleting of exempt information from nonexempt information in the same manner as employee labor costs when calculating charges and clearly note the name of the contracted person or firm on the detailed itemization. Total labor costs calculated for contracted labor costs will not exceed an amount equal to 6 times the state minimum hourly wage rate determined under section 4 of the improved workforce opportunity wage act, 2018 PA 337, MCL 408.934.**

The cost to provide records on non-paper physical media, when so requested, will be based on the following requirements:

- Computer disks, computer tapes or other digital or similar media will be at the actual and most reasonably economical cost for the non-paper media.
- This cost will only be assessed if the City has the technological capability necessary to provide the public record in the requested non-paper physical media format.
- In order to ensure the integrity and security of the City's technological infrastructure, the City will procure any requested non-paper media and will not accept non-paper media from the requestor

The cost to provide paper copies of records will be based on the following requirements:

- Paper copies of public records made on standard letter (8 ½ x 11) or legal (8 ½ x 14) sized paper will not exceed \$.10 per sheet of paper. Copies for non-standard sized sheets of paper will reflect the actual cost of reproduction.
- The City may provide records using double-sided printing, if cost-saving and available.

The cost to mail records to a requestor will be based on the following requirements:

- The actual cost to mail public records using a reasonably economical and justified means
- The City may charge for the least expensive form of postal delivery confirmation.
- No cost will be made for expedited shipping or insurance unless requested.

If the FOIA Coordinator does not respond to a written request in a timely manner, the following shall be required:

- Reduce the labor costs by 5% for each day the City exceeds the time permitted under FOIA up to a 50% maximum reduction, if any of the following applies:
- The late response was willful and intentional.
- The written request, within the first 250 words of the body of a letter, facsimile, e-mail or e-mail attachment conveyed a request for information
- The written request included the words, characters, or abbreviations for "freedom of information", "information", "FOIA", "copy" or a recognizable misspelling of such, or legal code reference to MCL 15. 231 et seq or 1976 Public Act 442 on the front of an envelope or in the subject line of an e-mail, letter or facsimile cover page.
- Fully note the charge reduction in the Detailed Itemization of Costs Form

Section 6: Waiver of Fees

The costs of the search for and copying of a public record may be waived or reduced if in the sole judgment of the FOIA Coordinator a waiver or reduced fee is in the public interest because such can be considered as primarily benefiting the general public. ~~May wish to establish and set forth the conditions a requestor must meet to so as to "benefit the general public" in order to obtain a waiver of fees.~~

The FOIA Coordinator will waive the first \$20.00 of the processing fee for a request if the person requesting a public record submits an affidavit stating that they are:

- indigent and receiving specific public assistance; or
- if not receiving public assistance stating facts demonstrating an inability to pay because of indigency.

An individual is not eligible to receive the waiver if:

- the requestor has previously received discounted copies of public records from the City twice during the calendar year; or
- the requestor requests information in connection with other persons who are offering or providing payment to make the request.

~~An affidavit is sworn statement.~~ The FOIA Coordinator may make a Fee Waiver Affidavit Form available for use by the public.

The FOIA Coordinator will waive the first \$20.00 of the processing fee for a nonprofit organization designated to by the State to carry out activities under subtitle C of the Developmental Disabilities Assistance and Bill of Rights Act of 2000 and the Protection and Advocacy for Individuals with Mental Illness Act, or their successors, if the request meets all of the following requirements:

- Is made directly on behalf of the organization or its clients;
- Is made for a reason wholly consistent with the mission and provisions of those laws under Section 931 of the Mental Health Code, MCL 330.1931;
- Is accompanied by documentation of its designation by the State.

Section 7: Appeal of a Denial of a Public Record

When a requestor believes that all or a portion of a public record has not been disclosed or has been improperly exempted from disclosure, he or she may file an appeal of the denial with the Buchanan City Manager. The appeal must be in writing, specifically state the word "appeal" and identify the reason or reasons the requestor is seeking a reversal of the denial.

Within 10 business days of receiving the appeal the City Manager will respond in writing by:

- reversing the disclosure denial;
- upholding the disclosure denial; or
- reverse the disclosure denial in part and uphold the disclosure denial in part.
- Under unusual circumstances, such as the need to examine or review a voluminous amount of separate and distinct public records or the need to collect the requested records from numerous facilities located apart from the office receiving or processing the request, the ~~Mayor~~ City Manager may issue not more than 1 notice of extension for not more than 10 business days to respond to the appeal

Whether or not a requestor submitted an appeal of a denial to the Buchanan City Manager, he or she may file a civil action in Berrien County Circuit Court within 180 days after the City's final determination to deny the request.

~~If the court determines that the public record is not exempt from disclosure, the court will award the appellant reasonable attorneys' fees, cost and disbursements. If the court determines that the appellant prevails only in part, the court in its discretion may award all or an appropriate portion of reasonable attorneys' fees, costs and disbursements.~~

~~If the court determines that the City arbitrarily and capriciously violated the FOIA by refusing or delaying the disclosure of copies of a public record, it shall award the appellant punitive damages in the \$1,000. Court shall also order that the public body pay a civil fine of \$1000 to the general Fund of the State Treasury.~~

In a Circuit Court action commenced under the above, if the Court that determines a public record is not exempt from disclosure it may order the City to cease withholding or to produce all or a portion of a public record wrongfully withheld, regardless of the location of the public record. The Court, on its own motion, may view the public record in controversy in private before reaching a decision. Failure to comply with an order of the Court may be punished as contempt of Court. An action commenced under the above and an appeal from an action commenced under the above shall be assigned for hearing and trial or for argument at the earliest practicable date and expedited in every way. If a person asserting the right to inspect, copy, or receive a copy of all or a portion of a public record prevails in an action commenced under this section, the Court may award reasonable attorneys' fees, costs, and disbursements. If the person appealing or the City prevails in part, the Court may, in its discretion, award all or an appropriate portion of reasonable attorneys' fees, costs, and disbursements. If the Court determines in an action commenced under this section that the City has arbitrarily and capriciously violated FOIA by refusal or delay in disclosing or providing copies of a public record, the Court may order the City to pay a civil fine of \$1,000.00, which shall be deposited into the general fund of the state treasury. The Court shall award, in addition to any actual or compensatory damages, punitive damages in the amount of \$1,000.00 to the person seeking the right to inspect or receive a copy of a public record. The damages shall not be assessed against an individual but shall be assessed against the next succeeding public body that is not an individual and that kept or maintained the public record as part of its public function. If the court determines that the City arbitrarily and capriciously violated the FOIA by refusing or delaying the disclosure of copies of a public record, it shall award the appellant punitive damages in the \$1,000. Court shall also order that the City pay a civil fine of \$1000 to the general Fund of the State Treasury.

Section 8: Appeal of an Excessive FOIA Processing Fee

~~If a requestor believes that the fee charged by the City to process a FOIA request exceeds the amount permitted by state law, he or she must first submit a written appeal for a fee reduction to the Buchanan City Manager. The appeal must be in writing, specifically state the word "appeal" and identify how the required fee exceeds the amount permitted.~~

(1) If a requestor believes that the City requires a fee that exceeds the amount permitted under its publicly available procedures and guidelines or under Section 4 of the FOIA, the requestor may do any of the following:

- (a) May submit to the City Manager a written appeal for a fee reduction that specifically states the word "appeal" and identifies how the required fee exceeds the amount permitted under the public body's available procedures and guidelines or Section 4 of the FOIA.
- (b) Commence a civil action in the Berrien County Circuit Court for a fee reduction. The action must be filed within 45 days after receiving the notice of the required fee or a determination of an appeal to the City Manager. If a civil action is commenced against the City under this subdivision, the City is not obligated to complete the processing of the written request for the public record at issue until the court resolves the fee dispute. A Circuit Court action cannot be

filed under FOIA, unless 1 of the following applies:

- (i) The City does not provide for appeals to the City Manager.
- (ii) The City Manager failed to respond to a written appeal as required above.
- (iii) The City Manager body issued a determination to a written appeal as required above.

(2) Within 10 business days after receiving a written appeal, the City Manager shall do 1 of the following:

- (a) Waive the fee.
- (b) Reduce the fee and issue a written determination to the requesting person indicating the specific basis under section 4 of FOIA that supports the remaining fee. The determination shall include a certification from the City Manager that the statements in the determination are accurate and that the reduced fee amount complies with the City's publicly available procedures and guidelines and section 4 of FOIA.
- (c) Uphold the fee and issue a written determination to the requesting person indicating the specific basis under section 4 of FOIA that supports the required fee. The determination shall include a certification from the City Manager that the statements in the determination are accurate and that the fee amount complies with the City's publicly available procedures and guidelines and section 4 of FOIA.
- (d) Issue a notice extending for not more than 10 business days the period during which the City Manager must respond to the written appeal. The notice of extension shall include a detailed reason or reasons why the extension is necessary. The City Manager shall not issue more than 1 notice of extension for a particular written appeal.

(3) In an action commenced under FOIA, a court that determines the City required a fee that exceeds the amount permitted under its publicly available procedures and guidelines or section 4 of FOIA shall reduce the fee to a permissible amount. Venue for an action against the City is proper in the Berrien County Circuit Court for the county in which the public record or an office of the City is located. The court shall determine the matter de novo, and the burden is on the public body to establish that the required fee complies with its publicly available procedures and guidelines and section 4 of FOIA. Failure to comply with an order of the court may be punished as contempt of court.

(4) An action commenced under this section and an appeal from an action commenced under this section shall be assigned for hearing and trial or for argument at the earliest practicable date and expedited in every way.

(5) If the requesting person prevails in an action commenced under this section by receiving a reduction of 50% or more of the total fee, the court may, in its discretion, award all or an appropriate portion of reasonable attorneys' fees, costs, and disbursements. The award shall be assessed against the City liable for damages.

(6) If the court determines in an action commenced under this section that the City has arbitrarily and capriciously violated this act by charging an excessive fee, the court shall order the City to pay a civil fine of \$500.00, which shall be deposited in the general fund of the state treasury. The court may also award, in addition to any actual or compensatory damages, punitive damages in the amount of \$500.00 to the person seeking the fee reduction. The fine and any damages shall not be assessed against an individual, but shall be assessed against the next succeeding public body that is not an individual and that kept or maintained the public record as part of its public function.

(7) As used in this section, "fee" means the total fee or any component of the total fee calculated under section 4 of FOIA, including any deposit.

- ~~• reduce the fee and issue a written determination indicating the specific basis that supports the remaining fee, accompanied by a certification by the Manager that the statements in the determination are accurate and the reduced fee amount complies with these Procedures and Guidelines and Section 4 of the FOIA;~~
- ~~• uphold the fee and issue a written determination indicating the specific basis under Section 4 of the FOIA that supports the required fee, accompanied by a certification by the Buchanan City Manager that the statements in the determination are accurate and the fee amount complies with these Procedures and Guidelines and Section 4 of the FOIA; or~~
- ~~• issue a notice detailing the reason or reasons for extending for not more than 10 business days the period during which the Buchanan City Manager will respond to the written appeal.~~

~~Within 45 days after receiving notice of the Buchanan City Manager determination of a fee appeal, a requestor may commence a civil action in Berrien County Circuit Court for a fee reduction. If a civil action is filed appealing the fee, the City is not obligated to process the request for the public record until the Court resolves the fee dispute.~~

~~If the court determines that the City required a fee that exceeds the amount permitted, it shall reduce the fee to a permissible amount. If the appellant in the civil action prevails by receiving a reduction of 50% or more of the total fee, the court may award all or appropriate amount of reasonable attorneys' fees, costs and disbursements.~~

~~If the court determines that City has acted arbitrarily and capriciously by charging an excessive fee, the court shall also award the appellant punitive damages in the amount of \$500.~~

Section 9: Conflict with Prior FOIA Policies and Procedures; Effective Date

To the extent that these Procedures and Guidelines conflict with previous FOIA policies promulgated ~~promulgated~~ **adopted** by City Commission, these Procedures and Guidelines are controlling. ~~To the extent that any administrative rule promulgated by the FOIA Coordinator subsequent to the adoption of this resolution is found to be in conflict with any previous policy promulgated by the City Commission, the administrative rule promulgated by the FOIA Coordinator is controlling.~~

To the extent that any provision of these Procedures and Guidelines or any administrative rule promulgated by the FOIA Coordinator pertaining to the release of public records is found to be in conflict with any State statute, the applicable statute shall control. The FOIA Coordinator is authorized to modify this policy and all previous policies adopted by the City Commission, and to adopt such administrative rules as he or she may deem necessary, to facilitate the legal review and processing of requests for public records made pursuant to Michigan's FOIA statute, provided that such modifications and rules are consistent with State law. The FOIA Coordinator shall inform the City Commission of any change to these Policies and Guidelines.

~~Section 10: Appendix of City of Buchanan FOIA Forms~~

~~The FOIA Coordinator is authorized to develop those forms necessary or convenient to process FOIA requests, including, but not limited to the following:~~

- ~~• Request Form~~
- ~~• Extend Response Time~~
- ~~• Denial Form~~
- ~~• Appeal of Denial~~
- ~~• Appeal of Excess Fee/Waiver of Fee Form~~

These FOIA Policies and Guidelines ~~become~~ **are** effective ~~July 1, 2015~~ **May __, 2026**.

Approved by City Commission: _____
Date

Memorandum



Date: 5/26/26
To: City Commission
From: Courtney Baham, Accounting Specialist
Subject: Delinquent Mowing and Utility Account Collections

The purpose of this memorandum is to notify the Buchanan City Commission of outstanding delinquent mowing charges and utility balances that remain unpaid for six months as of 5/19/2026 within the City of Buchanan.

Pursuant to City Charter Section 102-278, "Collection of Costs; Lien," the City is authorized to recover costs incurred for nuisance abatement activities, including mowing services performed by the City or its contractors. Such unpaid costs may be assessed against the property and placed upon the tax roll as a lien collectible in the same manner as property taxes.

Additionally, delinquent utility accounts are subject to collection procedures authorized under applicable ordinances and Michigan law.

Please note that any delinquent mowing charges and/or utility balances remaining unpaid for six (6) months or more may be submitted for placement on the property tax roll and collected as a lien against the property pursuant to Section 102-278 and other applicable collection provisions.

Staff requests acknowledgment of these delinquent accounts and authorization to proceed with all lawful collection remedies, including lien placement where applicable.

Should the Commission require additional account details or supporting documentation, staff will provide upon request.

Attachment A: Delinquent utility balances

Attachment B: Delinquent mowing

Attachment A

Acct #	Service Address	Parcel Number	Del Amount + \$50.00
5094	511 RIVER ST	11-58-0025-0022-01-8	\$472.56
2143	311 W 4TH ST	11-58-0026-0065-02-5	\$733.60
4018	417 MOCCASIN AVE	11-58-0026-0086-01-4	\$87.22
3525	505 N MAIN ST	11-58-0026-0136-00-3	\$676.94
5888	920 TERRECOUPE RD	11-58-0034-0004-01-9	\$731.66
5912	108 THEODA CT	11-58-0035-0171-00-2	\$431.31
2305	209 E FRONT ST	11-58-0340-0001-05-6	\$304.43
2592	414 W FRONT ST	11-58-0600-0002-00-1	\$675.43
4542	302 POST RD	11-58-0615-0001-00-3	\$675.43
6738	311 CHIPPEWA ST	11-58-0650-0030-00-1	\$437.40
5192	124 W ROE ST	11-58-1200-0086-01-9	\$937.89
2919	208 GLASER AVE	11-58-1350-0128-00-8	\$128.23
6626	406 DAYS AVE	11-58-1500-0058-02-2	\$844.13
1921	309 ELIZABETH ST	11-58-2000-0080-01-3	\$322.35
6790	306 ELIZABETH ST	11-58-2000-0154-00-9	\$876.39
4714	902 N REDBUD TRL	11-58-2000-0158-00-4	\$675.43
2890	513 FULTON ST	11-58-2000-0270-00-9	\$675.43
6773	418 ARCTIC ST	11-58-2000-0279-00-6	\$3,467.99
6656	804 N REDBUD TRL	11-58-2000-0315-00-2	\$68.36
6789	803 VICTORY ST	11-58-2000-0324-00-1	\$128.19
2848	410 FULTON ST	11-58-2000-0337-00-6	\$675.43
6844	515 CECIL ST	11-58-4500-0092-00-6	\$80.59
3366	522 LIBERTY AVE	11-58-4500-0140-00-1	\$210.86
941	329 CHIPPEWA ST	11-58-5000-0043-00-9	\$517.90
4892	501 S REDBUD TRL	11-58-6800-0013-00-9	\$1,004.77
5959	105 W 3RD ST	11-58-7250-0070-00-6	\$615.73

\$16,455.65

Parcel#:	Address	City	State	Zip	Amount
11-58-2500-0020-00-4	113 Fulton St	Buchanan	MI	49107	\$ 456.00
11-58-1200-0086-01-9	124 W. Roe St	Buchanan	MI	49107	\$ 684.00
11-58-0340-0019-00-1	207 E. Third St	Buchanan	MI	49107	\$ 228.00
11-58-7250-0073-00-5	303 N Oak St	Buchanan	MI	49107	\$ 456.00
11-58-2000-0154-00-9	306 Elizabeth St	Buchanan	MI	49107	\$ 228.00
11-58-4500-0070-00-2	308 Cecil St	Buchanan	MI	49107	\$ 228.00
11-58-2000-0150-00-3	316 Elizabeth St	Buchanan	MI	49107	\$ 456.00
11-58-5000-0043-00-9	329 Chippewa	Buchanan	MI	49107	\$ 228.00
11-58-6800-0009-00-1	401 S. Redbud Trl	Buchanan	MI	49107	\$ 228.00
11-58-2000-0339-00-9	406 Fulton St	Buchanan	MI	49107	\$ 912.00
11-58-0700-0007-04-0	408 River St	Buchanan	MI	49107	\$ 912.00
11-58-3150-0001-01-4	411 WFront	Buchanan	MI	49107	\$ 684.00
11-58-0600-0002-00-1	414 WFront	Buchanan	MI	49107	\$ 684.00
11-58-0600-0001-01-3	412 WFront	Buchanan	MI	49107	\$ 228.00
11-58-0026-0086-01-4	417 Moccasin	Buchanan	MI	49107	\$ 228.00
11-58-7300-0025-00-1	509 Michigan St	Buchanan	MI	49107	\$ 228.00
11-58-1500-0021-00-5	600 S Oak St	Buchanan	MI	49107	\$ 228.00
11-58-4500-0114-00-0	602 Rynearson	Buchanan	MI	49107	\$ 228.00
11-58-2000-0287-00-9	808 Victory St	Buchanan	MI	49107	\$ 1,368.00
11-58-2000-0158-00-4	902 N Redbud Trl	Buchanan	MI	49107	\$ 1,368.00
11-58-2000-0002-00-4	1107 Victory St	Buchanan	MI	49107	\$ 342.00
11-58-2000-0001-00-8	1105 Victory St	Buchanan	MI	49107	\$ 1,368.00
11-58-2000-0087-00-0	1001 Victory St	Buchanan	MI	49107	\$ 1,824.00
11-58-2000-0086-00-3	1003 Victory St	Buchanan	MI	49107	\$ 1,824.00
11-58-2000-0010-00-7	1108 N. Redbud Trl	Buchanan	MI	49107	\$ 228.00
					\$ 15,846.00

PROOF ONLY - JOURNAL ENTRIES NOT CREATED

Post Date	Journal	Description	GL Number	DR Amount	CR Amount
05/20/2026	AP	ALS GROUP USA, CORP. LAB ANALYTICAL SERVICE Vnd: 1693 Invoice: 3313HN71160	Invoice: 3313HN71160 Ref#: 32777 (MAY 2026 COPPER CHLORIDE SULFATE TESTIN 592-590.000-820.000 592-000.000-202.000	100.00	100.00
		Expected Check Run: 05/26/2026		100.00	100.00
05/31/2026	AP	AT&T TONY - PHONE 3810 KALLA - PHONE 5910 DPW #2 - IPAD 7371 GUY - PHONE 0206 CEMETERY -PHONE 3971 DPW - PHONE 7547 WATER - PHONE 3381 KRISTEN - PHONE 9444 JASON - PHONE 9446 DEB- PHONE 9845 WATER - IPAD 8185 DPW #1 - IPAD 8186 WWTP ALARM CELL PHONE 8190 Vnd: 0153 Invoice: 287020967779X0521202 Vnd: 0153 Invoice: 287020967779X0521202	Invoice: 287020967779X0521202 Ref#: 32723 (CITY ISSUED PHONE USAGE -04.1 101-172.000-853.000 101-215.000-853.000 101-441.000-853.000 101-371.001-853.000 101-567.000-853.000 101-441.000-853.000 592-591.000-853.000 101-700.000-853.000 101-700.000-853.000 101-253.000-853.000 592-591.000-853.000 101-441.000-853.000 592-590.000-853.000 101-000.000-202.000 592-000.000-202.000	114.65 68.83 35.65 57.84 57.84 57.84 57.84 75.83 75.83 37.99 50.65 50.65 89.93	632.95 198.42
		Expected Check Run: 05/26/2026		831.37	831.37
05/20/2026	AP	BERRIEN COUNTY CLERKS ASSOC MEMBERSHIP AND DUES Vnd: 0346 Invoice: 5.1.26-4.30.27	Invoice: 5.1.26-4.30.27 Ref#: 32738 (2026-2027 ANNUAL DUES) 101-215.000-831.000 101-000.000-202.000	25.00	25.00
		Expected Check Run: 05/26/2026		25.00	25.00
05/20/2026	AP	BIG C LUMBER MISCELLANEOUS SUPPLIES Vnd: 0196 Invoice: 2448261	Invoice: 2448261 Ref#: 32743 (CONCRETE MIX FOR FOUNDATIONS - CREDIT AP) 101-567.000-756.000 101-000.000-202.000	664.59	664.59
		Expected Check Run: 05/26/2026		664.59	664.59
05/01/2026	AP	CAMERONS CONSTRUCTION, LLC GRANTS & SPECIAL PROJECTS Vnd: 2430 Invoice: 1168	Invoice: 1168 Ref#: 32734 (FINAL INVOICE 514 MARAVIA ADA BATHROOM P) 101-700.000-967.002 101-000.000-202.000	8,624.95	8,624.95
		Expected Check Run: 05/26/2026		8,624.95	8,624.95

PROOF ONLY - JOURNAL ENTRIES NOT CREATED

Post Date	Journal	Description	GL Number	DR Amount	CR Amount
05/14/2026	AP	CAMERONS CONSTRUCTION, LLC GRANTS & SPECIAL PROJECTS Vnd: 2430 Invoice: 1175	Invoice: 1175 Ref#: 32735 (FINAL INVOICE 510 ARCTIC BATHROOM MOD.) 101-700.000-967.002 101-000.000-202.000	4,575.00	4,575.00
		Expected Check Run: 05/26/2026		4,575.00	4,575.00
05/20/2026	AP	CINTAS CORPORATION CONTRACTUAL Vnd: 1272 Invoice: 4268133807	Invoice: 4268133807 Ref#: 32769 (SHOP TOWELS & MATS) 101-441.000-818.000 101-000.000-202.000	242.79	242.79
		Expected Check Run: 05/26/2026		242.79	242.79
05/20/2026	AP	COMCAST BUSINESS TELEPHONE, INTERNET, CABLE TELEPHONE, INTERNET, CABLE TELEPHONE, INTERNET, CABLE Vnd: 1722 Invoice: 05.03.26-06.02.26 Vnd: 1722 Invoice: 05.03.26-06.02.26	Invoice: 05.03.26-06.02.26 Ref#: 32724 (MOTHLY CYCLE) 592-590.000-853.000 101-441.000-853.000 101-567.000-853.000 592-000.000-202.000 101-000.000-202.000	519.93 316.35 180.82	519.93 497.17
		Expected Check Run: 05/26/2026		1,017.10	1,017.10
04/30/2026	AP	CORE TECHNOLOGY CORPORATION PREPAID Vnd: 0905 Invoice: CORMN0002988	Invoice: CORMN0002988 Ref#: 32755 (ANNUAL CORE TECHNOLOGY SYSTEM MAINTEN) 101-000.000-123.000 101-000.000-202.000	2,553.10	2,553.10
		Expected Check Run: 05/26/2026		2,553.10	2,553.10
04/30/2026	AP	COUNTY OF BERRIEN CONTRACTUAL TRAIL EXPENDITURES Vnd: 1864 Invoice: 18054 Vnd: 1864 Invoice: 18054	Invoice: 18054 Ref#: 32770 (SHERIFF INMATE CREW - 4.28.26 & 4.29.26) 101-441.000-818.000 401-000.000-970.031 101-000.000-202.000 401-000.000-202.000	180.00 180.00	180.00 180.00
		Expected Check Run: 05/26/2026		360.00	360.00
05/20/2026	AP	D.C GARAGE DOORS & ENTRY MAINTENANCE - BUILDINGS Vnd: 2458 Invoice: 1220	Invoice: 1220 Ref#: 32773 (GARAGE DOOR REPLACEMENT - WATER TREATMEN) 592-591.000-931.000 592-000.000-202.000	1,821.30	1,821.30
		Expected Check Run: 05/26/2026		1,821.30	1,821.30

PROOF ONLY - JOURNAL ENTRIES NOT CREATED

Post Date	Journal	Description	GL Number	DR Amount	CR Amount
04/30/2026	AP	ENTERPRISE FLEET MANAGEMENT			
		LEASE - ENTERPRISE FLEET	101-265.000-991.001	471.70	
		ENTERPRISE - INTEREST EXPENSE	101-265.000-993.005	106.24	
		ENTERPRISE - MAINTENANCE MANAGEMENT	101-265.000-818.006	106.31	
		LEASE - ENTERPRISE FLEET	101-301.000-991.001	681.47	
		ENTERPRISE - INTEREST EXPENSE	101-301.000-993.005	128.27	
		ENTERPRISE - MAINTENANCE MANAGEMENT	101-301.000-818.006	68.03	
		LEASE - ENTERPRISE FLEET	101-301.000-991.001	681.47	
		ENTERPRISE - INTEREST EXPENSE	101-301.000-993.005	128.27	
		ENTERPRISE - MAINTENANCE MANAGEMENT	101-301.000-818.006	68.03	
		LEASE PAYABLE - ENTERPRISE FLEET	592-000.000-304.000	843.97	
		ENTERPRISE - INTEREST EXPENSE	592-000.000-907.000	188.23	
		ENTERPRISE - MAINTENANCE MANAGEMENT	592-591.000-818.006	143.54	
		Vnd: 2425 Invoice: 653247-050526	101-000.000-202.000		2,439.79
		Vnd: 2425 Invoice: 653247-050526	592-000.000-202.000		1,175.74
		Expected Check Run: 05/26/2026			
				3,615.53	3,615.53
05/01/2026	AP	EXEMPLAR IT SOLUTIONS			
		TECHNOLOGY CONTRACTUAL SERVICES	101-265.000-819.000	475.00	
		TECHNOLOGY CONTRACTUAL SERVICES	592-590.000-819.000	237.50	
		TECHNOLOGY CONTRACTUAL SERVICES	592-591.000-819.000	237.50	
		TECHNOLOGY CONTRACTUAL SERVICES	101-265.000-819.000	454.70	
		Vnd: 2228 Invoice: 1948	101-000.000-202.000		929.70
		Vnd: 2228 Invoice: 1948	592-000.000-202.000		475.00
		Expected Check Run: 05/26/2026			
				1,404.70	1,404.70
04/30/2026	AP	EXEMPLAR IT SOLUTIONS			
		TECHNOLOGY CONTRACTUAL SERVICES	101-265.000-819.000	619.50	
		Vnd: 2228 Invoice: 1960	101-000.000-202.000		619.50
		Expected Check Run: 05/26/2026			
				619.50	619.50
04/30/2026	AP	EXEMPLAR IT SOLUTIONS			
		CONTRACTUAL	101-336.000-818.000	54.00	
		Vnd: 2228 Invoice: 1959	101-000.000-202.000		54.00
		Expected Check Run: 05/26/2026			
				54.00	54.00
04/30/2026	AP	EXEMPLAR IT SOLUTIONS			
		TECHNOLOGY CONTRACTUAL SERVICES	101-301.000-819.000	27.00	
		Vnd: 2228 Invoice: 1961	101-000.000-202.000		27.00
		Expected Check Run: 05/26/2026			
				27.00	27.00

PROOF ONLY - JOURNAL ENTRIES NOT CREATED

Post Date	Journal	Description	GL Number	DR Amount	CR Amount
04/30/2026	AP	EXEMPLAR IT SOLUTIONS TECHNOLOGY CONTRACTUAL SERVICES Vnd: 2228 Invoice: 1962	Invoice: 1962 Ref#: 32754(IT SUPPORT & ADMIN, DUO ESSENTIALS & HUN) 101-301.000-819.000 101-000.000-202.000	1,115.73	1,115.73
		Expected Check Run: 05/26/2026		1,115.73	1,115.73
05/20/2026	AP	EXTRA PACKAGING, LLC MISCELLANEOUS SUPPLIES Vnd: 2109 Invoice: 147575	Invoice: 147575 Ref#: 32775(DUMPSTER LINERS) 592-590.000-756.000 592-000.000-202.000	658.15	658.15
		Expected Check Run: 05/26/2026		658.15	658.15
05/20/2026	AP	FOX FIRE SAFETY SALES & SERVICE MAINTENANCE - BUILDINGS Vnd: 2127 Invoice: 156793	Invoice: 156793 Ref#: 32776(ANNUAL FIRE EXTINGUISHER INSPECTION) 592-590.000-931.000 592-000.000-202.000	121.00	121.00
		Expected Check Run: 05/26/2026		121.00	121.00
05/20/2026	AP	GENE WESNER AUTOMOTIVE MAINTENANCE - VEHICLE Vnd: 1887 Invoice: 24082	Invoice: 24082 Ref#: 32756(REPAIR COOLANT LEAK ON 46-6) 101-301.000-939.000 101-000.000-202.000	25.00	25.00
		Expected Check Run: 05/26/2026		25.00	25.00
04/30/2026	AP	GENE WESNER AUTOMOTIVE MAINTENANCE - VEHICLE Vnd: 1887 Invoice: 09979	Invoice: 09979 Ref#: 32757(REPAIR TIRE ON 46-6) 101-301.000-939.000 101-000.000-202.000	25.00	25.00
		Expected Check Run: 05/26/2026		25.00	25.00
05/20/2026	AP	GENE WESNER AUTOMOTIVE MAINTENANCE - VEHICLE Vnd: 1887 Invoice: 24046	Invoice: 24046 Ref#: 32758(REPAIR TO CALIPERS, REPLACE ROTARS AND B) 101-301.000-939.000 101-000.000-202.000	1,366.08	1,366.08
		Expected Check Run: 05/26/2026		1,366.08	1,366.08
05/20/2026	AP	GENE WESNER AUTOMOTIVE MAINTENANCE - VEHICLE Vnd: 1887 Invoice: 24085	Invoice: 24085 Ref#: 32759(REAPLCE BRAKE & WIPER BALDE ON 46-3) 101-301.000-939.000 101-000.000-202.000	770.40	770.40
		Expected Check Run: 05/26/2026		770.40	770.40

PROOF ONLY - JOURNAL ENTRIES NOT CREATED

Post Date	Journal	Description	GL Number	DR Amount	CR Amount
05/20/2026	AP	GOLDEN WEST INDUST. SUPPLY MISCELLANEOUS SUPPLIES Vnd: 2457 Invoice: 2136450	Invoice: 2136450 Ref#: 32760 (ROADSIDE FLARES FOR PATROL VEHICLES) 101-301.000-756.000 101-000.000-202.000	428.19	428.19
		Expected Check Run: 05/26/2026		428.19	428.19
05/31/2026	AP	INDIANA MICHIGAN POWER COMPANY STREET LIGHTING UTILITIES UTILITIES UTILITIES UTILITIES UTILITIES UTILITIES Vnd: 0131 Invoice: 05.31.26 Vnd: 0131 Invoice: 05.31.26 Vnd: 0131 Invoice: 05.31.26	Invoice: 05.31.26 Ref#: 32726 (MAY 2026 USAGE) 101-441.000-926.000 202-474.000-921.000 592-590.000-921.000 592-591.000-921.000 101-336.000-921.000 101-265.000-921.000 101-441.000-921.000 101-000.000-202.000 202-000.000-202.000 592-000.000-202.000	1,234.92 130.57 844.86 271.82 296.78 1,195.68 1,097.79	3,825.17 130.57 1,116.68
		Expected Check Run: 05/26/2026		5,072.42	5,072.42
05/20/2026	AP	JASON CULLUM UNIFORMS Vnd: 1505 Invoice: 4578-5.18.26	Invoice: 4578-5.18.26 Ref#: 32750 (REIMBURSEMENT FOR BOOTS & KEYHOLDER) 101-301.000-768.000 101-000.000-202.000	151.05	151.05
		Expected Check Run: 05/26/2026		151.05	151.05
05/20/2026	AP	JASON CULLUM UNIFORMS Vnd: 1505 Invoice: 4678-5.18.26.	Invoice: 4678-5.18.26. Ref#: 32751 (X2 WORK PANTS FOR CULLUM) 101-301.000-768.000 101-000.000-202.000	159.00	159.00
		Expected Check Run: 05/26/2026		159.00	159.00
05/20/2026	AP	JERRY FLENOR TRAIL EXPENDITURES Vnd: 1375 Invoice: 05.12.26	Invoice: 05.12.26 Ref#: 32736 (REIMBURSEMENT FOR JAIL WORKER BEVERAGES) 401-000.000-970.031 401-000.000-202.000	12.29	12.29
		Expected Check Run: 05/26/2026		12.29	12.29
04/30/2026	AP	KEYSTONE COOPERATIVE GAS AND OIL Vnd: 2342 Invoice: 6203524	Invoice: 6203524 Ref#: 32768 (55-GALLON DRUM OF DIESEL EXHAUST FLUID ()) 101-441.000-751.000 101-000.000-202.000	259.05	259.05
		Expected Check Run: 05/26/2026		259.05	259.05

PROOF ONLY - JOURNAL ENTRIES NOT CREATED

Post Date	Journal	Description	GL Number	DR Amount	CR Amount
04/30/2026	AP	KRUGGEL LAWTON CPA AUDIT Vnd: 2145 Invoice: 402556	Invoice: 402556 Ref#: 32739 (CONSULTING SERVICES FOR LEASE ACCOUNTING) 101-253.000-807.000 101-000.000-202.000	5,600.00	5,600.00
		Expected Check Run: 05/26/2026		5,600.00	5,600.00
04/30/2026	AP	LRS, LLC PUBLIC RELATIONS Vnd: 2331 Invoice: MN4699540	Invoice: MN4699540 Ref#: 32733 (SPRING CLEAN UP 2026 - DUMP DAYS) 101-761.007-885.000 101-000.000-202.000	9,430.00	9,430.00
		Expected Check Run: 05/26/2026		9,430.00	9,430.00
05/20/2026	AP	MIKE HORTON OFFICE SUPPLIES UNIFORMS Vnd: 2278 Invoice: 4610-5.18.16	Invoice: 4610-5.18.16 Ref#: 32761 (REIMBURSEMENT FOR UNIFORM & EQUIPMENT) 101-301.000-728.000 101-301.000-768.000 101-000.000-202.000	32.36 19.99	52.35
		Expected Check Run: 05/26/2026		52.35	52.35
05/20/2026	AP	MIKE HORTON MAINT. - OFFICE EQUIPMENT Vnd: 2278 Invoice: 4610-5.18.26.	Invoice: 4610-5.18.26. Ref#: 32762 (REIMBURSEMENT FOR DEPARTMENT FLASHLIC) 101-301.000-934.000 101-000.000-202.000	296.75	296.75
		Expected Check Run: 05/26/2026		296.75	296.75
05/20/2026	AP	NALCO CROSSBOW WATER LAB ANALYTICAL SERVICE Vnd: 1304 Invoice: 6660447116	Invoice: 6660447116 Ref#: 32774 (DI WATER SERVICE WWTP) 592-590.000-820.000 592-000.000-202.000	568.69	568.69
		Expected Check Run: 05/26/2026		568.69	568.69
05/20/2026	AP	NAPA AUTO PARTS MISCELLANEOUS SUPPLIES Vnd: 2315 Invoice: 812114	Invoice: 812114 Ref#: 32767 (BATTERY FOR STAGE TRAILER) 101-441.000-756.000 101-000.000-202.000	134.89	134.89
		Expected Check Run: 05/26/2026		134.89	134.89
05/20/2026	AP	NILES STAR CONTRACTUAL Vnd: 1666 Invoice: 344881-5.30.26	Invoice: 344881-5.30.26 Ref#: 32737 (12 MONTH SUBSCRIPTION) 101-172.000-818.000 101-000.000-202.000	78.00	78.00
		Expected Check Run: 05/26/2026		78.00	78.00

PROOF ONLY - JOURNAL ENTRIES NOT CREATED

Post Date	Journal	Description	GL Number	DR Amount	CR Amount
04/30/2026	AP	PITNEY BOWES	Invoice: 4.30.26 Ref#: 32727(POSTAGE CHARGED- APRIL 2026)		
		POSTAGE	101-253.000-730.000	126.54	
		POSTAGE	101-301.000-730.000	19.98	
		POSTAGE	592-591.000-730.000	28.86	
		POSTAGE	101-257.000-730.000	20.72	
		POSTAGE	101-700.000-730.000	31.08	
		BANK FEES AND CHARGES	101-253.000-956.000	5.00	
		POSTAGE DDA	101-215.000-730.000	75.48	
		MISCELLANEOUS SUPPLIES	101-567.000-756.000	3.70	
		POSTAGE	101-336.000-730.000	48.84	
		MISCELLANEOUS SUPPLIES	101-265.000-756.000	44.80	
		Vnd: 2391 Invoice: 4.30.26	101-000.000-202.000		376.14
		Vnd: 2391 Invoice: 4.30.26	592-000.000-202.000		28.86
		Expected Check Run: 05/26/2026		405.00	405.00
03/31/2026	AP	PRIDE THE PORTABLE TOILET	Invoice: 49242-5118 Ref#: 32771(BYSBA TOILETS)		
		CONTRACTUAL	101-755.000-818.000	200.00	
		Vnd: 0866 Invoice: 49242-5118	101-000.000-202.000		200.00
		Expected Check Run: 05/26/2026		200.00	200.00
03/31/2026	AP	PRIDE THE PORTABLE TOILET	Invoice: 49242-5117 Ref#: 32772(BYSBA TOILETS)		
		CONTRACTUAL	101-755.000-818.000	450.00	
		Vnd: 0866 Invoice: 49242-5117	101-000.000-202.000		450.00
		Expected Check Run: 05/26/2026		450.00	450.00
05/20/2026	AP	S.E BERRIEN COUNTY LANDFILL	Invoice: 0175358-IN Ref#: 32778(SLUDGE DISPOSAL)		
		SOLIDS HANDLING & DISPOSAL	592-590.000-936.000	388.25	
		Vnd: 1746 Invoice: 0175358-IN	592-000.000-202.000		388.25
		Expected Check Run: 05/26/2026		388.25	388.25
05/20/2026	AP	S.E BERRIEN COUNTY LANDFILL	Invoice: 0175399-IN Ref#: 32779(SLUDGE DISPOSAL)		
		SOLIDS HANDLING & DISPOSAL	592-590.000-936.000	388.25	
		Vnd: 1746 Invoice: 0175399-IN	592-000.000-202.000		388.25
		Expected Check Run: 05/26/2026		388.25	388.25
05/20/2026	AP	S.E BERRIEN COUNTY LANDFILL	Invoice: 0175444-IN Ref#: 32780(SLUDGE DISPOSAL)		
		SOLIDS HANDLING & DISPOSAL	592-590.000-936.000	388.25	
		Vnd: 1746 Invoice: 0175444-IN	592-000.000-202.000		388.25
		Expected Check Run: 05/26/2026		388.25	388.25

PROOF ONLY - JOURNAL ENTRIES NOT CREATED

Post Date	Journal	Description	GL Number	DR Amount	CR Amount
05/20/2026	AP	S.E BERRIEN COUNTY LANDFILL SOLIDS HANDLING & DISPOSAL Vnd: 1746 Invoice: 0175480-IN	Invoice: 0175480-IN Ref#: 32781(SLUDGE DISPOSAL) 592-590.000-936.000 592-000.000-202.000	388.25	388.25
		Expected Check Run: 05/26/2026		388.25	388.25
05/20/2026	AP	S.E BERRIEN COUNTY LANDFILL SOLIDS HANDLING & DISPOSAL Vnd: 1746 Invoice: 0175313-IN	Invoice: 0175313-IN Ref#: 32782(SLUDGE DISPOSAL) 592-590.000-936.000 592-000.000-202.000	388.25	388.25
		Expected Check Run: 05/26/2026		388.25	388.25
05/20/2026	AP	S.E BERRIEN COUNTY LANDFILL SOLIDS HANDLING & DISPOSAL Vnd: 1746 Invoice: 0175286-IN	Invoice: 0175286-IN Ref#: 32783(SLUDGE DISPOSAL) 592-590.000-936.000 592-000.000-202.000	388.25	388.25
		Expected Check Run: 05/26/2026		388.25	388.25
05/20/2026	AP	SBF ENTERPRISES PREPAID Vnd: 1943 Invoice: 2605-2321110	Invoice: 2605-2321110 Ref#: 32740(POSTAGE PREPAY FOR SUMMER 2026 TAX BI 101-000.000-123.000 101-000.000-202.000	1,158.00	1,158.00
		Expected Check Run: 05/26/2026		1,158.00	1,158.00
04/30/2026	AP	SEMCO ENERGY ACCT 0157168.501 ACCT 0157576.500 ACCT 0359411.500 ACCT 0374061.500 ACCT 0158995.500 ACCT 0348966.501 ACCT 0157440.501 ACCT 0156522.501 BANK FEES AND CHARGES Vnd: 0459 Invoice: 04.01.26-05.01.26 Vnd: 0459 Invoice: 04.01.26-05.01.26	Invoice: 04.01.26-05.01.26 Ref#: 32731(GAS ENERGY USAGE) 101-301.000-921.000 101-336.000-921.000 101-761.003-921.000 592-590.000-921.000 101-265.000-921.000 592-591.000-921.000 101-761.004-921.000 101-441.000-921.000 101-253.000-956.000 101-000.000-202.000 592-000.000-202.000	278.35 233.88 118.68 261.89 410.37 107.20 140.52 470.59 3.50	1,655.89 369.09
		Expected Check Run: 05/26/2026		2,024.98	2,024.98
05/20/2026	AP	SHANNON BRYANS UNIFORMS Vnd: 2399 Invoice: 5.3.26	Invoice: 5.3.26 Ref#: 32742(REIMBURSEMENT FOR UNIFORM PANTS) 101-567.000-768.000 101-000.000-202.000	52.07	52.07
		Expected Check Run: 05/26/2026		52.07	52.07

PROOF ONLY - JOURNAL ENTRIES NOT CREATED

Post Date	Journal	Description	GL Number	DR Amount	CR Amount
05/20/2026	AP	SHERWIN INDUSTRIES, INC. EQUIPMENT MAINT SUPPLIES Vnd: 1728 Invoice: SS111075	Invoice: SS111075 Ref#: 32765 (VARIOUS FILERS & BURNER NOZZLE FOR CRACK) 101-441.000-758.000 101-000.000-202.000	229.15	229.15
		Expected Check Run: 05/26/2026		229.15	229.15
05/20/2026	AP	SHERWIN INDUSTRIES, INC. MISCELLANEOUS SUPPLIES MISCELLANEOUS SUPPLIES Vnd: 1728 Invoice: SS111263 Vnd: 1728 Invoice: SS111263	Invoice: SS111263 Ref#: 32766 (X4,500 ASPHALT CRACK & JOINT SEALANT) 202-463.000-756.000 203-463.000-756.000 202-000.000-202.000 203-000.000-202.000	1,830.08 1,830.08	1,830.08 1,830.08
		Expected Check Run: 05/26/2026		3,660.16	3,660.16
05/20/2026	AP	SIRIUS XM RADIO INC. UTILITIES Vnd: 1481 Invoice: 432546280716-5.4.26	Invoice: 432546280716-5.4.26 Ref#: 32741 (FARMERS MARKET RADIO) 101-761.002-921.000 101-000.000-202.000	162.32	162.32
		Expected Check Run: 05/26/2026		162.32	162.32
04/30/2026	AP	SISTER HILL NURSERY TREE REMOVAL/REPLACEMENT Vnd: 1149 Invoice: 0743	Invoice: 0743 Ref#: 32729 (X2 SKYLINE TREES & X2 GREENSPIRE LINDEN) 101-761.006-978.000 101-000.000-202.000	690.00	690.00
		Expected Check Run: 05/26/2026		690.00	690.00
04/30/2026	AP	SOSA TREE SERVICE LLC TREE REMOVAL/REPLACEMENT Vnd: 2455 Invoice: 105	Invoice: 105 Ref#: 32728 (REMOVAL OF ASH TREE ON MAIN ST) 202-468.000-978.000 202-000.000-202.000	2,500.00	2,500.00
		Expected Check Run: 05/26/2026		2,500.00	2,500.00
04/30/2026	AP	STAR UNIFORM UNIFORMS Vnd: 1358 Invoice: 55570-2	Invoice: 55570-2 Ref#: 32730 (RETIRED OFFICER SHIRT PANEL) 101-301.000-768.000 101-000.000-202.000	200.00	200.00
		Expected Check Run: 05/26/2026		200.00	200.00
04/30/2026	AP	SWM INSPECTIONS, LLC ELECTRICAL PERMITS Vnd: 2456 Invoice: 002	Invoice: 002 Ref#: 32744 (ELECTRICAL PERMITS - APRIL 2026) 701-000.000-491.000 701-000.000-202.000	328.00	328.00
		Expected Check Run: 05/26/2026		328.00	328.00

PROOF ONLY - JOURNAL ENTRIES NOT CREATED

Post Date	Journal	Description	GL Number	DR Amount	CR Amount
05/30/2026	AP	TWIN CITY AWARDS & TROPHIES PUBLIC RELATIONS Vnd: 1699 Invoice: 40564	Invoice: 40564 Ref#: 32748 (KEYS TO THE CITY - MISS & MR BUCHANAN 20) 101-101.000-885.000 101-000.000-202.000	90.00	90.00
		Expected Check Run: 05/26/2026		90.00	90.00
05/30/2026	AP	VERIZON WIRELESS TELEPHONE, INTERNET, CABLE Vnd: 2060 Invoice: 6143235728	Invoice: 6143235728 Ref#: 32732 (X3 AIR CARDS FOR PATROL VEHICLES) 101-301.000-853.000 101-000.000-202.000	90.10	90.10
		Expected Check Run: 05/26/2026		90.10	90.10
04/30/2026	AP	VITAL RECORDS CONTROL CONTRACTUAL Vnd: 0595 Invoice: 6330069	Invoice: 6330069 Ref#: 32747 (MONTHLY SHREDDING CONTRACT) 101-265.000-818.000 101-000.000-202.000	156.50	156.50
		Expected Check Run: 05/26/2026		156.50	156.50
05/20/2026	AP	WELDY SALES AND SERVICE MISCELLANEOUS SUPPLIES Vnd: 1763 Invoice: 36273	Invoice: 36273 Ref#: 32763 (WEEDEATER HEADS) 101-441.000-756.000 101-000.000-202.000	81.94	81.94
		Expected Check Run: 05/26/2026		81.94	81.94
05/20/2026	AP	WELDY SALES AND SERVICE MISCELLANEOUS SUPPLIES Vnd: 1763 Invoice: 36195	Invoice: 36195 Ref#: 32764 (WEEDEATER HEADS) 101-441.000-756.000 101-000.000-202.000	175.96	175.96
		Expected Check Run: 05/26/2026		175.96	175.96
05/20/2026	AP	WEST MICHIGAN CRIMINAL JUSTICE POLICE 302 TRAINING FUNDS Vnd: 0921 Invoice: 6978	Invoice: 6978 Ref#: 32752 (FIRE ARMS INSTRUCTOR TRAINING FOR OFC. R) 701-000.000-582.008 701-000.000-202.000	250.00	250.00
		Expected Check Run: 05/26/2026		250.00	250.00
				68,093.65	68,093.65
Cash/Payable Account Totals:					
		ACCOUNTS PAYABLE	101-000.000-202.000		51,550.27
		ACCOUNTS PAYABLE	202-000.000-202.000		4,460.65
		ACCOUNTS PAYABLE	203-000.000-202.000		1,830.08
		ACCOUNTS PAYABLE	401-000.000-202.000		192.29
		ACCOUNTS PAYABLE	592-000.000-202.000		9,482.36
		ACCOUNTS PAYABLE	701-000.000-202.000		578.00
		TOTAL INCREASE IN PAYABLE:			68,093.65

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank STURG STURGIS CASH MANAGEMENT					
05/12/2026	STURG	11015	MISC	THOMAS MATTHEWS	1,326.68
05/13/2026	STURG	11016	2252	LANGSTON KALLA	111.26
05/13/2026	STURG	11017	MISC	ANDREW SMITH	62.34
05/13/2026	STURG	11018	MISC	DEVIN TURNER	13.21
05/13/2026	STURG	11019	MISC	IZAIAH NYTKO	80.35
05/13/2026	STURG	11020	MISC	JAN DZIUBEK	27.71
05/13/2026	STURG	11021	0719	KEITH LEHMAN	138.75
05/13/2026	STURG	11022	MISC	REILEY BAKER	17.17
STURG TOTALS:					
Total of 8 Checks:					1,777.47
Less 0 Void Checks:					0.00
Total of 8 Disbursements:					1,777.47

Southwestern Michigan Community Ambulance Services
 2100 W Chicago Road
 Niles, MI 49120 US
 +12696842170

Invoice



Advanced Life Support

BILL TO
CITY OF BUCHANAN -C

SHIP TO
CITY OF BUCHANAN -C

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
WC125413	04/14/2026	\$75,419.94	05/14/2026	Net 30	

DESCRIPTION OF CHARGES	QUANTITY	UNIT PRICE	AMOUNT
SMCAS Subsidy 2025/2026	1	75,419.94	75,419.94

THANK YOU FOR LETTING US SERVE YOU. WE MAKE A DIFFERENCE BECAUSE WE CARE. WORKING TOGETHER FOR THE PATIENT'S WELL-BEING.

BALANCE DUE \$75,419.94

\$58,775 - Tax Rev from Assessment

*\$16,644.94 - Gen Fundl
101.651.818*

Unit(s) Chosen: 58
SPEC. POPULATION: AD VALOREM PARCELS
REAL PROPERTY ONLY
WINTER BILLING TYPE(S)
USE CURRENTLY CHARGED INTEREST/PENALTY %

Taxing Authority	Original Roll	+/- Adjustments	Total to Collect	Taxes Collected	Amount Delinquent	Leased Land Delinquent
(W) COUNTY 911	50,650.50	-221.24	50,429.26	46,632.65	3,796.61	0.00
(W) COUNTY LAW ENF	39,391.42	-172.06	39,219.36	36,266.80	2,952.56	0.00
(W) COUNTY SR CTR	33,767.76	-147.47	33,620.29	31,089.31	2,530.98	0.00
(W) COUNTY PARKS	11,261.87	-49.18	11,212.69	10,368.78	843.91	0.00
(W) LIBRARY	133,441.45	-582.82	132,858.63	122,855.58	10,003.05	0.00
(*) SMCAS	58,775.00	0.00	58,775.00	52,925.00	5,850.00	0.00
(W) SubTotals	327,288.00	-1,172.77	326,115.23	300,138.12	25,977.11	0.00
(W) Admin Fee Interest	2,675.94	-11.66	2,664.28	2,464.14 0.00	200.14 0.00	0.00 0.00
(W) Totals	329,963.94	-1,184.43	328,779.51	302,602.26	26,177.25	0.00
Grand Totals	329,963.94	-1,184.43	328,779.51	302,602.26	26,177.25	0.00

04/14/2026
11:35 AM

QUICK TAX DISBURSEMENT FOR CITY OF BUCHANAN
RANGE: 07/01/25 - 03/31/26, INDEX: UNIT / POST DATE
SPEC. POPULATION: AD VALOREM+SPECIAL ACTS
ALL BILLING TYPE(S), 2025
REAL & PERSONAL PROPERTY
THIS PAGE INCLUDES SPECIAL ASSESSMENTS ONLY

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DB: 2025 Final

Item XXII. G.

Special Assessment	Amount	Interest	Penalty
5808 MOWING	1,368.00	0.00	0.00
5840 DELINQ UTILITY	7,530.76	0.00	0.00
5896 SMCAS	52,925.00	0.00	0.00