REVISEDREGULAR MEETING OF THE BUCHANAN CITY COMMISSION

MONDAY, OCTOBER 26, 2026 – 7:00 PM

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

MINUTES

I. Public Hearing

A. Call to Order Public Hearing

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

B. Roll Call

Mayor Weedon, Mayor Pro Tem Swem, Commissioners Vigansky, Money, and George. All present.

C. Open Public Hearing

Swem moved, supported by Money, to open Public Hearing No. 1. Motion carried unanimously.

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

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

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

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

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

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

Public comment will be taken separately for each proposed ordinance.

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

1) Public Comment- Ordinance No. 2026.10/456

None.

2) Public Comment- Ordinance No. 2026.10/457

None.

3) Public Comment- Ordinance No. 2026.10/458

None.

4) Public Comment- Ordinance No. 2026.10/459

William Bilby, co-owner of Rivertown Gallery Studios, spoke in support of the proposed ordinance. He thanked staff for acknowledging concerns raised during the September 28, 2026, public hearing regarding hanging signs and sidewalk clearance. He expressed appreciation that the City would continue reviewing the matter through future policy discussions.

5) Public Comment- Ordinance No. 2026.11/460

None.

F. Close of Public Hearing

Money moved, supported by Swem, to close Public Hearing No. 1 at 7:04 PM. Motion carried unanimously.

II. Call to Order the Regular Meeting

Mayor Weedon called the Regular Meeting to order at 7:04 PM.

III. Recognition

IV. Pledge of Allegiance

Mayor Weedon led the Pledge of Allegiance.

V. Invocation- Joe Krycka

Joe Krycka delivered the invocation.

VI. Roll Call

Present: Mayor Weedon, Mayor Pro Tem Swem, Commissioners Vigansky, Money, and George.

Absent: None.

City Staff: City Manager Tony McGhee, City Clerk Kalla Langston-Weiss, Community Development Director Kristen Gundersen, Director of Public Works Mike Baker

VII. Approve Agenda

George moved, supported by Swem, to approve the revised agenda as presented.

The Clerk clarified that the revised agenda included corrected October 12, 2026, meeting minutes and an updated resolution for the Buchanan District Library.

Motion carried unanimously.

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

None.

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

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

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

George identified a discrepancy in the event's street closure map, which highlighted Clark Street rather than South Oak Street. The written request correctly identified the closure location.

Swem moved, supported by Money, to approve the consent agenda with corrections to the special event map by City Administration.

Motion carried unanimously.

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

XI. Reports by: Departments, Committees, Boards

A. Clerk Department: Election Update & Information for the November 3rd, 2026 General Election.
Clerk Langston-Weiss provided an update on preparations for the November 3, 2026, General Election.
As of October 26, the City had issued 497 absentee ballots, with 275 returned, and 29 voters had participated in early voting. Langston-Weiss reviewed Election Day polling hours, precinct locations, absentee ballot processing, and ongoing voter education efforts.
Langston-Weiss reminded residents and candidates of the 100-foot electioneering restrictions and the prohibition on campaign clothing or materials supporting candidates or proposals appearing on the ballot within polling locations.
Also recognized election inspectors for their willingness to serve and discussed the challenges of recruiting election workers.
Discussion included absentee ballot availability and future election operations. The Langston-Weiss explained plans to consolidate the City's two precincts into one and explore providing early voting within the City beginning in 2028.

XII. Unfinished Business

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

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

Swem moved, supported by George, to approve the second reading and enact Ordinance No. 2026.10/456, amending the City of Buchanan Unified Development Code Zoning Map to rezone property at East Third Street and Skyline Drive from N Natural to I Industrial.

Motion carried unanimously by roll call vote.

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

Swem moved, supported by George, to approve the second reading and enact Ordinance No. 2026.10/457, amending the City of Buchanan Unified Development Code regarding the Downtown Design Review Overlay District.

Motion carried unanimously by roll call vote.

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

Money moved, supported by George, to approve the second reading and enact Ordinance No. 2026.10/458, amending the City of Buchanan Unified Development Code regarding fencing, lighting, screening, and landscaping standards.

Motion carried unanimously by roll call vote.

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

George moved, supported by Money, to approve the second reading and enact Ordinance No. 2026.10/459, amending the City of Buchanan Unified Development Code regarding sign standards.

Motion carried unanimously by roll call vote.

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

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

McGhee explained that the proposed rezoning would correct a longstanding zoning designation and support future housing development in the City's Northside neighborhood.

Swem moved, supported by George, to approve the first reading of Ordinance No. 2026.11/460, amending the City of Buchanan Unified Development Code Zoning Map to rezone property at 1106 Victory Street from N Natural to NE Neighborhood Edge District, and schedule the second public hearing for November 23, 2026. Motion carried unanimously by roll call vote.

XIII. New Business

A. **Budget Amendments**: Consider to the proposed Budget Amendment.
McGhee presented the first-quarter budget amendments and explained that amendments would be brought before the Commission quarterly to provide more consistent financial oversight.
He noted that the City's projected deficit of approximately $550,000 was anticipated and reflected planned use of accumulated reserves for capital projects, including Riverfront Park and the next phase of downtown improvements.
Commissioners discussed the importance of financial transparency and requested a brief presentation with future quarterly budget amendments to better explain significant adjustments.

Money moved, supported by Swem, to approve the proposed first-quarter budget amendments as presented.
Motion carried unanimously by roll call vote.

B. **Resolution 2026.10/21 – Buchanan District Library Special Liquor License:** Consider approval of a resolution pursuant to MCL 436.1551(3), designating the area within the City's Social District commons area for the Buchanan District Library's December 12, 2026, fundraiser, as required for its Special Liquor License application to the Michigan Liquor Control Commission.
City Manager McGhee explained that the resolution would allow the Buchanan District Library to obtain a special liquor license for its December 12, 2026, fundraiser by temporarily excluding the library premises from the City's Social District commons area for the event.

Money moved, supported by Vigansky, to adopt Resolution No. 2026.10/21, approving the designation of the area within the City of Buchanan Social District commons area for the Buchanan District Library's December 12, 2026, fundraiser, pursuant to MCL 436.1551(3), in support of its Special Liquor License application to the Michigan Liquor Control Commission.
Motion carried unanimously by roll call vote.

C. **Replacement Decorative Light Globes**: Consider the purchase of the Replacement Decorative Light Globes for the refurbished light poles in the amount of $37,557.80.
McGhee explained that replacement decorative light globes were needed for refurbished downtown light poles after deterioration was discovered during the downtown improvement project. The purchase was included in anticipated project expenditures.

Swem moved, supported by George, to approve the purchase of replacement decorative light globes for the refurbished light poles in the amount of $37,557.80. Motion carried unanimously by roll call vote.

D. **Self-Contained Breathing Apparatus (SCBA)**: Consider the approval of SCBA equipment from MacQueen Equipment in the amount not to exceed $97,253.25.
McGhee presented the proposed purchase of eight SCBA units from MacQueen Equipment as part of the City's ongoing replacement of aging firefighting equipment.
Discussion included rising equipment costs, the expected service life of the equipment, and the importance of establishing capital reserves for future replacement cycles.

Money moved, supported by Vigansky, to approve the purchase of Self-Contained Breathing Apparatus (SCBA) equipment from MacQueen Equipment in an amount not to exceed $97,253.25. Motion carried unanimously by roll call vote.

E. **Expenditures**: Consider approving the expenditures in the amount of $99,492.30
The Commission reviewed expenditures totaling $99,492.30. Discussion included reimbursement for police services provided during community events and future opportunities to review budget-to-actual financial reports.
Vigansky moved, supported by George, to approve expenditures in the amount of $99,492.30 as presented.

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

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

Mary Gilbert addressed the Commission with questions regarding the potential effects of soft-on-crime policing policies, the benefits of affordable housing for Buchanan, and what incumbent commissioners would say to undecided voters.

Randy, representing The Loading Dock, shared information about special screenings of *Whispers*, a locally filmed horror movie, including an upcoming October 28, 2026, screening and discussion with members of the film's cast and crew.

XVI. Executive Comments

A. City Manager Comments
City Manager McGhee reported that the City's BS&A cloud conversion had been completed, bringing building, planning, and zoning records into a centralized system.
He also highlighted ribbon-cutting ceremonies held at Kathryn Park and the McCoy Creek Recreation Area disc golf course.
The City Manager provided an update on seasonal leaf collection and reminded residents to keep leaves in the curb lawn rather than placing them in the street to protect stormwater infrastructure. He concluded by recognizing the Clerk's Office for its efforts in recruiting and training election inspectors.

B. Commissioner Comments
Commissioner Money recognized the recent park ribbon cuttings and encouraged continued public education regarding proper leaf placement during seasonal collection. He also wished the Clerk's Office success with the upcoming election.

Mayor Pro Tem Swem thanked the Clerk's Office and election workers for their preparations and service.

Commissioner George recognized the Pears Mill waterwheel dedication, the Buchanan Senior Center's annual meeting, and the Salmon Scramble fundraiser. She encouraged participation in the upcoming Buck Run fundraiser and provided an update on the Buchanan Area Recreation Board's five-year plan. She also reflected on her service to the City Commission and responded to questions raised during public comment.

Commissioner Vigansky addressed the questions raised during public comment, sharing his views on law enforcement, housing affordability, and his experience serving on the City Commission. He also discussed past City administration challenges and expressed appreciation for the current City Manager's leadership.

C. Mayor Comments

Mayor Weedon reflected on the Commission's accomplishments, ongoing recreational improvements, and future housing development opportunities. He emphasized the importance of continued investment in infrastructure, responsible capital planning, and cooperation among commissioners.

XVII. Adjourn

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Kalla Langston-Weiss, City Clerk Mayor Mark Weedon