



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