



REGULAR MEETING OF THE BUCHANAN CITY COMMISSION

MONDAY, SEPTEMBER 14, 2026 – 7:00 PM

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

MINUTES

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

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

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

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

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

I. Public Hearing No. 1

A. Call to Order: Public Hearing No. 1

Swem called Public Hearing No. 1 to order at 7:00pm.

B. Roll Call

Present: Swem, George, Money, Vigansky

Absent: Weedon

C. Opening Public Hearing No. 1

George moved, seconded by Money, to open Public Hearing No. 1 at 7:00pm. Voice vote carried unanimously.

D. Statement of Purpose- The purpose of this public hearing is to receive comments regarding the proposed establishment of the L&L Air Trim Plant Rehabilitation District pursuant to Public Act 198 of 1974, as amended.

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.

F. Close of Public Hearing No. 1

Money moved, seconded by Vigansky, to close Public Hearing No. 1 at 7:02pm. Voice vote carried unanimously.

II. Public Hearing No. 2

A. Call to Order

B. Roll Call

Present: Swem, George, Money, Vigansky

Absent: Weedon

B. Opening Public Hearing No. 2

Vigansky moved, seconded by George, to open Public Hearing No. 2 at 7:02pm. Voice vote carried unanimously.

D. Statement of Purpose- The purpose of the public hearing is to hear public comments on proposed amendments to Sections 71-18 Uses – Table 71-J Use Matrix – Residential and Article V Definitions, and any other sections of the Unified Development Code that may be necessary.

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.*

F. Close of Public Hearing No. 2

Money moved, seconded by Vigansky, to close Public Hearing No. 2 at 7:03pm. Voice vote carried unanimously.

III. Call to Order the Regular Meeting

The regular meeting was called to order at 7:03pm.

IV. Pledge of Allegiance

Swem led in the Pledge of Allegiance.

V. Invocation

Pastor Bill Walters of Buchanan Methodist Global Methodist Church led the invocation.

VI. Roll Call

Present: Swem, George, Money, Vigansky

Absent: Weedon

City Staff Present: City Manager Tony McGhee, Treasurer Deborah Perez, Planning & Community Development Director Kristen Gundersen, Director of Public Works Mike Baker, Deputy Clerk & Administrative Coordinator Emma Lysy

VII. Approve Agenda

George moved, seconded by Vigansky, to approve the agenda as presented. Voice vote 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. Consider Approval of Special Event Application – Buchanan Business Boosters Halloween Street Dance, October 31, 2026.

B. Consider Approval of Buchanan High School Homecoming Parade Street Closure- Front Street and Terre Coupe Street on Friday, October 2, 2026, from 5:45 p.m. to 6:45 p.m. for the annual Homecoming Parade

C. Consider Approval of Minutes – August 24, 2026 Public Hearings & Regular City Commission Meeting

D. Department Head Reports- Accept the monthly reports

Vigansky moved, seconded by Money, to approve the consent agenda as presented. Voice vote carried unanimously.

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

- A. Buchanan Area Senior Center – County Senior Center Millage Funding Formula:** Consideration of a request from the Buchanan Area Senior Center asking the City Commission to support maintaining the current Berrien County senior center millage funding formula, which provides funding among the seven county senior centers.

Adam Burck of the Buchanan Area Senior Center was in attendance to request the Buchanan City Commission's support. He reported that all the local Senior Centers work well together currently and they would like to maintain the current millage funding formula. The Commission directed staff to draft a letter of support they will vote on in the next meeting.

XI. Reports by: Departments, Committees, Boards

Director of Public Services Mike Baker reported on the leak in the 2" service line at E Front St in front of the Bliss building. The DPW and Contractor Kalin Construction were able to address it quickly and it is all under warranty.

Treasurer Perez reported that the City is waiting for the audit list and everything is on track.

XII. Unfinished Business

- A. Consider Second Reading and Enactment of Ordinance 2026.09/454 – Residential Uses and Dwelling Definitions:** Consider the second reading and enactment of Ordinance 2026.09/454 amending the Unified Development Code, including Table 71-J Residential Use Matrix and Article V Definitions, related to residential uses, accessory dwelling units, attached dwelling units, and dwelling definitions

City Manager McGhee spoke to the ordinance. The goal is to add uses and rights in various districts and expand housing.

Vigansky moved, seconded by Money, to approve the second reading and enact Ordinance 2026.09/454, amending the Unified Development Code related to residential uses and dwelling definitions. Roll call vote carried unanimously.

- B. Consider Resolution No. 2026.09/15 – Establish L&L Air Trim Plant Rehabilitation District:** Consider adoption of Resolution No. 2026.09/15 establishing the L&L Air Trim Plant Rehabilitation District for 600 Cecil Street, 607 Berrien Street, and 701 Berrien Street, following the public hearing.

The Resolution will allow the property owner to explore development opportunities. A plan must be in place before approval is given.

Money moved, seconded by George, to adopt Resolution No. 2026.09/15 establishing the L&L Air Trim Plant Rehabilitation District for 600 Cecil Street, 607 Berrien Street, and 701 Berrien Street.

Vigansky clarified that the property owner requested this resolution, it was not solicited by the City. George asked what the end goal for the property is, and McGhee answered that the end goal is for the property owner to have his own space for his business and then rent out the remaining space.

Roll call vote carried unanimously.

XIII. New Business

- A. Consider Water Tower Compliance Repairs – Pittsburgh Tank & Tower Maintenance Co.:** Consider authorizing Pittsburgh Tank & Tower Maintenance Co. to complete corrective repairs to the City's water towers, including overflow discharge modifications and installation of vandal guards, as identified through recent maintenance inspections and required for EGLE compliance, at a total quoted cost of \$24,350.00

McGhee presented the bid received by Pittsburgh, which was the only bid. The modifications and updates are best practice requirements from EGLE.

Vigansky moved, seconded by Money, to authorize Pittsburgh Tank & Tower Maintenance Co. to complete the proposed water tower compliance repairs at a total cost not to exceed \$24,350.

George asked about the lifespan of a water tower, and McGhee responded that our water towers are well maintained and have another 30+ years.

Roll call vote carried unanimously.

- B. Consider Professional Engineering Services – Wastewater Treatment Plant UV System:** Consider approval of Gosling Czubak Engineering Services, Inc. to provide professional engineering services to evaluate the wastewater treatment plant's UV disinfection system, identify the cause of the ongoing issues, and assist in developing a solution, for an amount not to exceed \$15,000.

McGhee explained the City is re-opening an insurance claim after receiving more evidence that damage to the Wastewater Treatment Plant UV system was caused by a previous electrical surge.

Money moved, seconded by George, to approve Gosling Czubak Engineering Services, Inc. to provide professional engineering services related to the Wastewater Treatment Plant UV disinfection for an amount not to exceed \$15,000. Roll call vote carried unanimously.

- C. Consider Resolution No. 2026.09/16 – USDA Rural Business Development Grant:** Consider adoption of Resolution No. 2026.09/16 accepting the USDA Rural Development Letter of Conditions for a Rural Business Development Grant in an amount not to exceed \$203,142 for the reconstruction of an existing downtown parking lot, acknowledging the required \$71,375 match, and authorizing City Manager Anthony C. McGhee to execute the necessary grant documents.

McGhee spoke to the grant for turning the Nelson Transfer Station lot into a parking lot, noting that the design work has already been done through a previous grant.

George moved, seconded by Vigansky, to adopt Resolution No. 2026.09-16 accepting the USDA Rural Development Letter of Conditions for a Rural Business Development Grant in an amount not to exceed \$203,142 for the reconstruction of an existing downtown parking lot, acknowledging the required \$71,375 match, and authorizing City Manager Anthony C. McGhee to execute the necessary grant documents. Roll call vote carried unanimously.

- D. Consider Resolution No. 2026.09/17 – Abolishment of the Third Street Brownfield Plan:** Consider adoption of Resolution No. 2026.09/17 abolishing the Third Street Brownfield Plan pursuant to the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended, following the Brownfield Redevelopment Authority's recommendation to formally close out the plan.

The abolishment of the existing Brownfields is clerical cleanup work of plans established in 1996, and will pave the way for new Brownfields with current plans.

Money moved, seconded by Vigansky, to adopt Resolution No. 2026.09/17 abolishing the Third Street Brownfield Plan pursuant to the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended. Roll call vote carried unanimously.

E. Consider Resolution No. 2026.09/18 – Abolishment of the Smith Street Brownfield

Plan: Consider adoption of Resolution No. 2026.09/18 abolishing the Smith Street Brownfield Plan pursuant to the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended, following the Brownfield Redevelopment Authority's recommendation to formally close out the plan.

Vigansky moved, seconded by George, to adopt Resolution No. 2026.09/18 abolishing the Smith Street Brownfield Plan pursuant to the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended. Roll call vote carried unanimously.

F. Consider Resolution No. 2026.09/19 – Abolishment of the River Street Brownfield Plan: Consider adoption of Resolution No. 2026.09/19 abolishing the River Street Brownfield Plan pursuant to the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended, following the Brownfield Redevelopment Authority's recommendation to formally close out the plan.

George moved, seconded by Vigansky, to adopt Resolution No. 2026.09/19 abolishing the River Street Brownfield Plan pursuant to the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended. Roll call vote carried unanimously.

G. Consider Approval of Bendzinski & Co. Engagement Letters – Water and Sewer Rate Studies and DWSRF Municipal Advisory Services: Consider approval of engagement letters with Bendzinski & Co. Municipal Finance Advisors for a Water Rate Study and 2027 Drinking Water State Revolving Fund bond/loan municipal advisory services in the amount of \$24,700, and a Sewer Rate Study in the amount of \$6,000.

Per State law, the City will be required to replace lead services. McGhee summarized the process and the bond/loan advisory services Benzinski & Co provide. Swem noted that this replacement is a requirement the whole State of Michigan must comply with, and the City of Buchanan is well above replacements made, especially with the recent downtown infrastructure project, and our water continues to be safe.

Money moved, seconded by Vigansky, to approve the engagement letters with Bendzinski & Co. Municipal Finance Advisors for a Water Rate Study and 2027 DWSRF municipal advisory services in the amount of \$24,700, and a Sewer Rate Study in the amount of \$6,000.

Vigansky clarified the process of replacement with McGhee. If an effected pipe is identified, the City replaces it.

Roll call vote carried unanimously.

H. Closed Session – Acquisition of Real Property Consider entering closed session pursuant to MCL 15.268(1)(d) to consider the acquisition of real property.

Money moved, seconded by George that the City Commission enter into closed session pursuant to MCL 15.268(1)(d) to consider the purchase or lease of real property. Roll call vote carried unanimously.

Entered into closed session at 7:45pm.

Money moved, seconded by George to reconvene the regular meeting of the Buchanan City Commission. Roll call vote carried unanimously.

Reentered open session at 8:03pm.

I. Consider Approval of Agreement and Release of Claims with Trane Technologies Company LLC: Consider approval of the Agreement and Release of Claims between the City of Buchanan and

Trane Technologies Company LLC regarding claim resolution, property conveyance, and related obligations.

Per the agreement, the City will take possession of the 5-acre parcel behind Clark Testing, in exchange the City will assume Due Care responsibilities while the underlying contamination is still the responsibility of Trane, and in addition the City will receive \$200,000 to resolve other claims relating to the replacement of the sewer on Third St, and will allow for a path for residential development on the River St lot

Vigansky moved, seconded by Money to approve the Agreement and Release of Claims between the City of Buchanan and Trane Technologies Company LLC and authorize the City Manager to execute the agreement on behalf of the City.

Swem noted the agreement was reviewed by the City's legal council specializing in environmental law and has been in negotiations for a year.

Roll call vote carried unanimously.

- J. Consider Approval of Expenditures:** Consider approval of the City's expenditures as presented for the current payment period.

Vigansky moved, seconded by Money to approve the City's expenditures in the amount of \$285,145.83, as presented. Roll call vote carried unanimously.

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

None.

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

Mary Gilbert – Asked the Commissioners who are up for reelection what large scale accomplishments they've done for Buchanan over the past four years.

Adam Burck – Introduced the Buchanan Area Senior Center Board to the City Commission.

Haley Jones – Reminded everyone to signup for the Chili Walk on October 3rd.

XVI. Executive Comments

A. City Manager Comments

The Fire Department has been repainted, they did a great job. City Hall will be finishing their BS&A transition to the cloud October 8th, & 9th. City Hall will be open during this time and able to take payments, though they will not be able to access account information. City Hall will begin new hours on Monday, September 28th of 8am-4:30pm, Monday through Friday.

B. Commissioner Comments

Money – Thanked Burck for coming to the meeting and providing more information. Shouted out Baker and the DPW for his work on the service line break over the weekend. Thanked City Hall staff and the Commission for their hard work. Thanked Swem for taking over.

Vigansky – He is proud of asking questions that need to be answered, his role in hiring McGhee, and bringing marijuana to Buchanan.

George – Faith and Family Day was a great success, with about 1,000 visitors. Thei pantry served over 480 families and any excess food was donated to RAM Love. Patriot Day was also a great event. Please take the Buchanan Area Recreation Board 5-year plan survey and share what you want to see next in Buchanan parks. George has learned a lot in her two years on the board, and being a part of hiring

McGhee is one of her proudest achievements. She was also involved in the infrastructure project downtown and the new equipment in Kathryn Park.

Swem – The Fire Department looks great. The City Commission will support the Senior Center and make sure that support is noted. He thanked the DPW team for their work downtown.

C. Mayor Comments

XVII. Adjourn

Vigansky moved, seconded by Money to adjourn the meeting at 8:24pm. Voice vote carried unanimously.

Emma Lysy, Deputy City Clerk

Mayor Mark Weedon