

City of Plainwell



“The Island City”

Brad Keeler, Mayor
Lori Steele, Mayor Pro Tem
Todd Overhuel, Council Member
Roger Keeney, Council Member
Randy Wisnaski, Council Member

Department of Administration Services
211 N. Main Street
Plainwell, Michigan 49080
Phone: 269-685-6821
Fax: 269-685-7282
Web Page Address: www.plainwell.org

Agenda

Planning Commission -Public Hearing

To rezone 830 Miller Rd to Industrial

City Hall Council Chambers

February 16, 2022 7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes: 10/20/2021 Planning Meeting
5. Chairman’s Report
6. Public Comment
7. New Business: Public Hearing re: Rezone Property at 830 Miller Rd
8. Close Planning Meeting / Open Public Hearing
Rezone 52 Acres of property located at 830 Miller Rd to Industrial.

Close Public Hearing

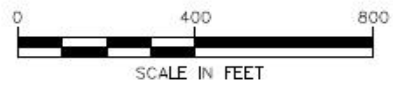
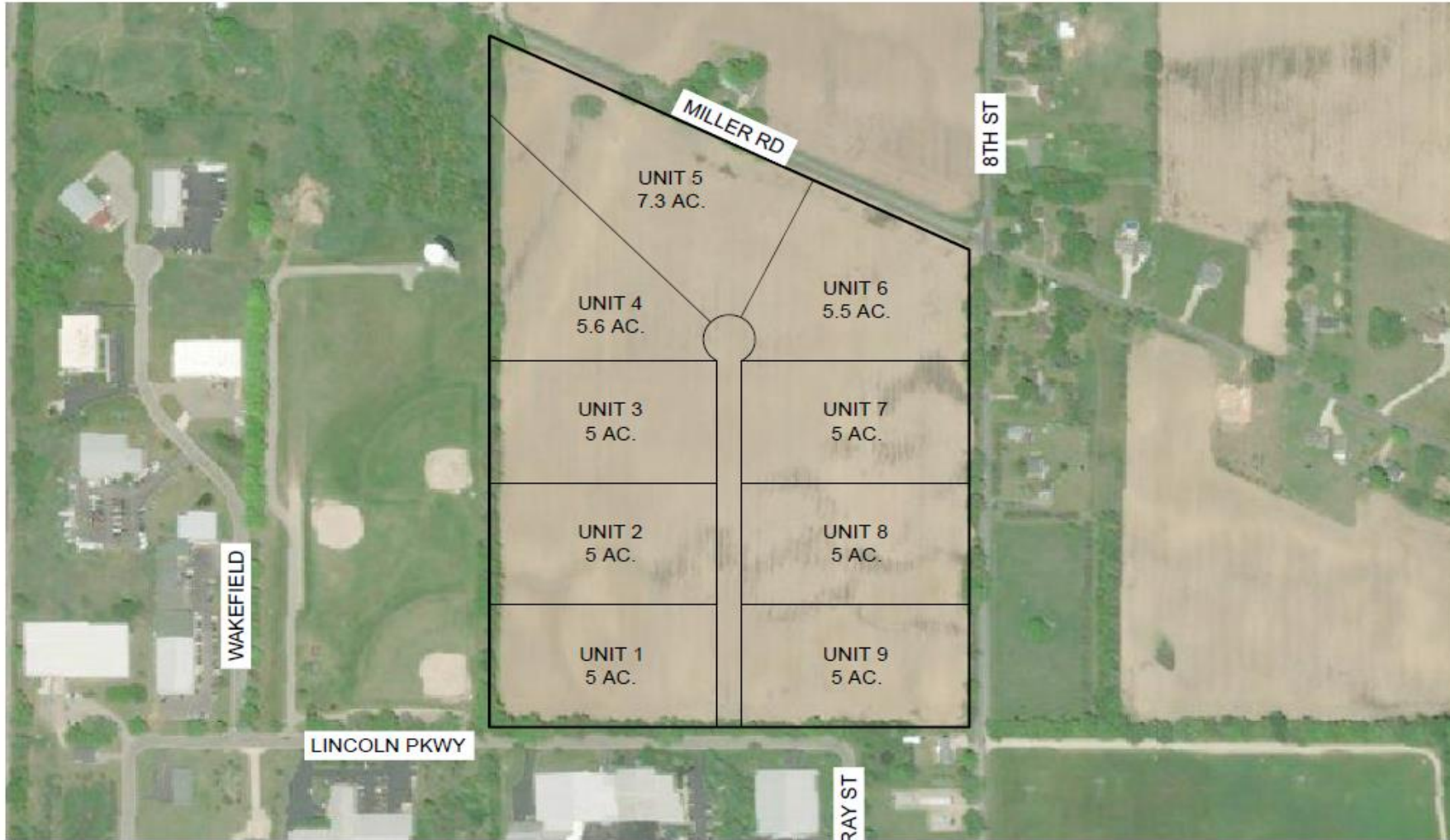
9. Old Business: None
11. Reports and Communications:
 - A. Council minutes 10/11; 10/25; 11/8;11/22; 12/13; 12/27/2021; 1/10/2022
12. Public Comments
13. Staff Comments
14. Commissioners/Council Comments
15. Adjournment

The City of Plainwell is an equal opportunity provider and employer

**CITY OF PLAINWELL
MINUTES
Planning Commission/ Public Hearing
October 20, 2021**

1. Call to Order at 7:00 p. m. by Colingsworth
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Rachel Colingsworth, Stephen Bennett, Jay Lawson, Lori Steele, Gary Sausaman, Dale Burnham, Jim Higgs
4. Approval of Minutes – 09/15/2021
Lawson motioned to approve minutes Sausaman seconded. All in favor to approve minutes and place them on file.
5. Chairperson’s Report: - None
6. Public Comments
7. Public Hearing for 760 N. Main St. zoned C2 Special Permit Use for a Used Car lot.
Open Public Hearing – 7:03
Public Comments – None
8. Closed Public Hearing – 7:06 p.m.
Motion by Higgs to recommend to City Council approval for a used car lot at 760 N. Main St. seconded by Steele. All in favor vote. Motion Passed.
9. Fowl Ordinance – presentation by Kimberly Inman, 414 W. Chart St. regarding a change to the Fowl ordinance and allowing residents to have chickens, hens only. She suggested only allow with a permit, write conditions re: the number of hens and size of coop into the ordinance along with any other stipulations regarding caring for the chickens.
Dawn Dean, 208 E. Brighton resident opposed the suggestion and asked Planning not to consider making changes to the ordinance.
Planning Commission asked Siegel to research local communities’ ordinance, cost and any issues with allowing hens, report back at the next Planning Meeting.
10. Old Business – Rehabilitation District, moving forward for 119 W. Bridge St.
11. Reports and Communications:
A. 09/27/2021 Council Minutes reviewed by Commission. **Approved and placed on file.**
12. Public Comments – None
13. Staff Comments: Updates on downtown businesses
14. Commissioner Comments:
Higgs mentioned Barbara Bredow passed away and asked the city to send well wishes as she began the first Planning Commission in Plainwell.
15. Adjournment: Colingsworth adjourned the meeting at 8:08 p.m.

Minutes submitted by Denise Siegel, Community Development Manager



CITY OF PLAINWELL
ALLEGAN COUNTY, MICHIGAN
INDUSTRIAL PARK EXPANSION

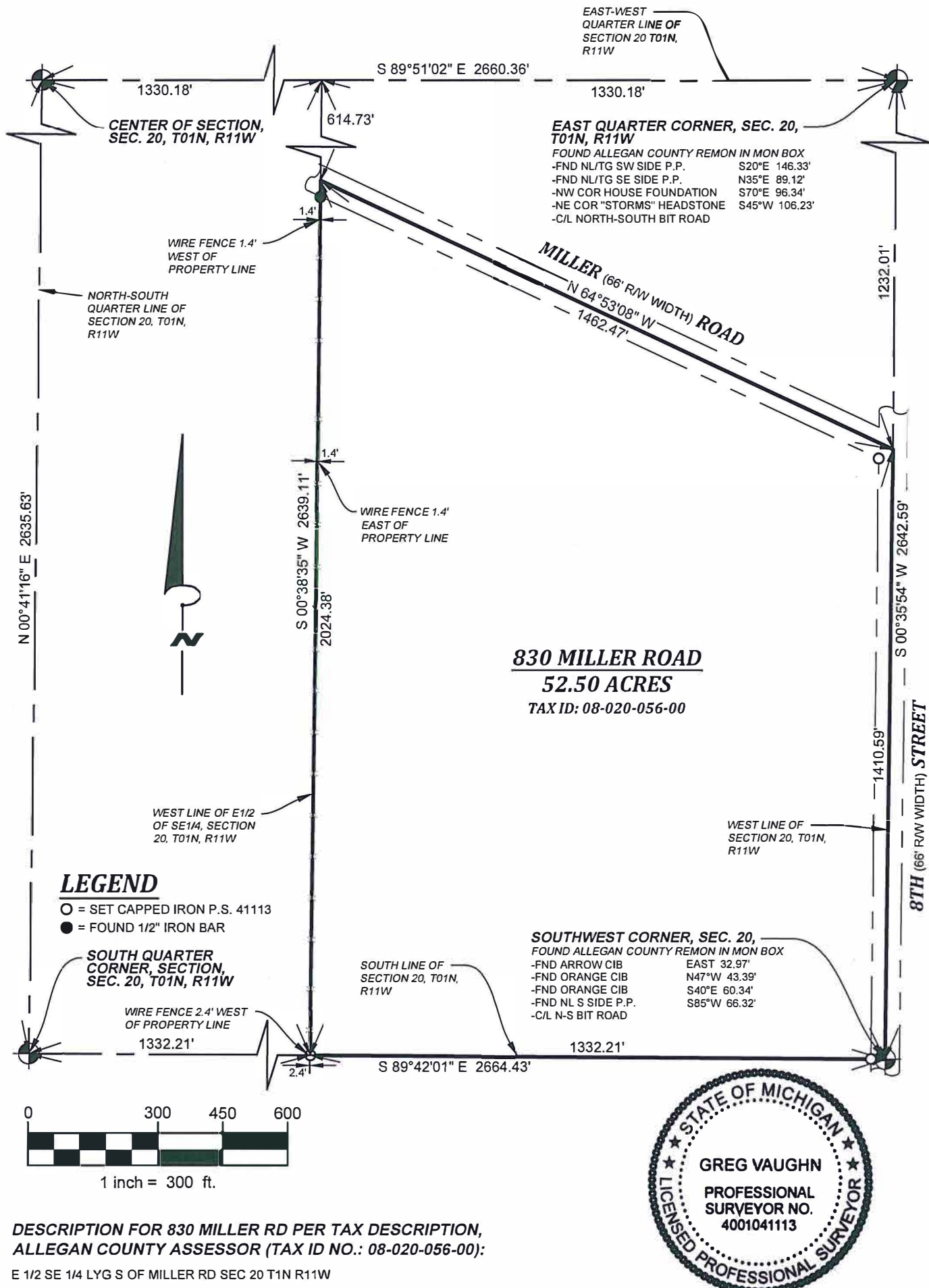
Draft

SITE LAYOUT

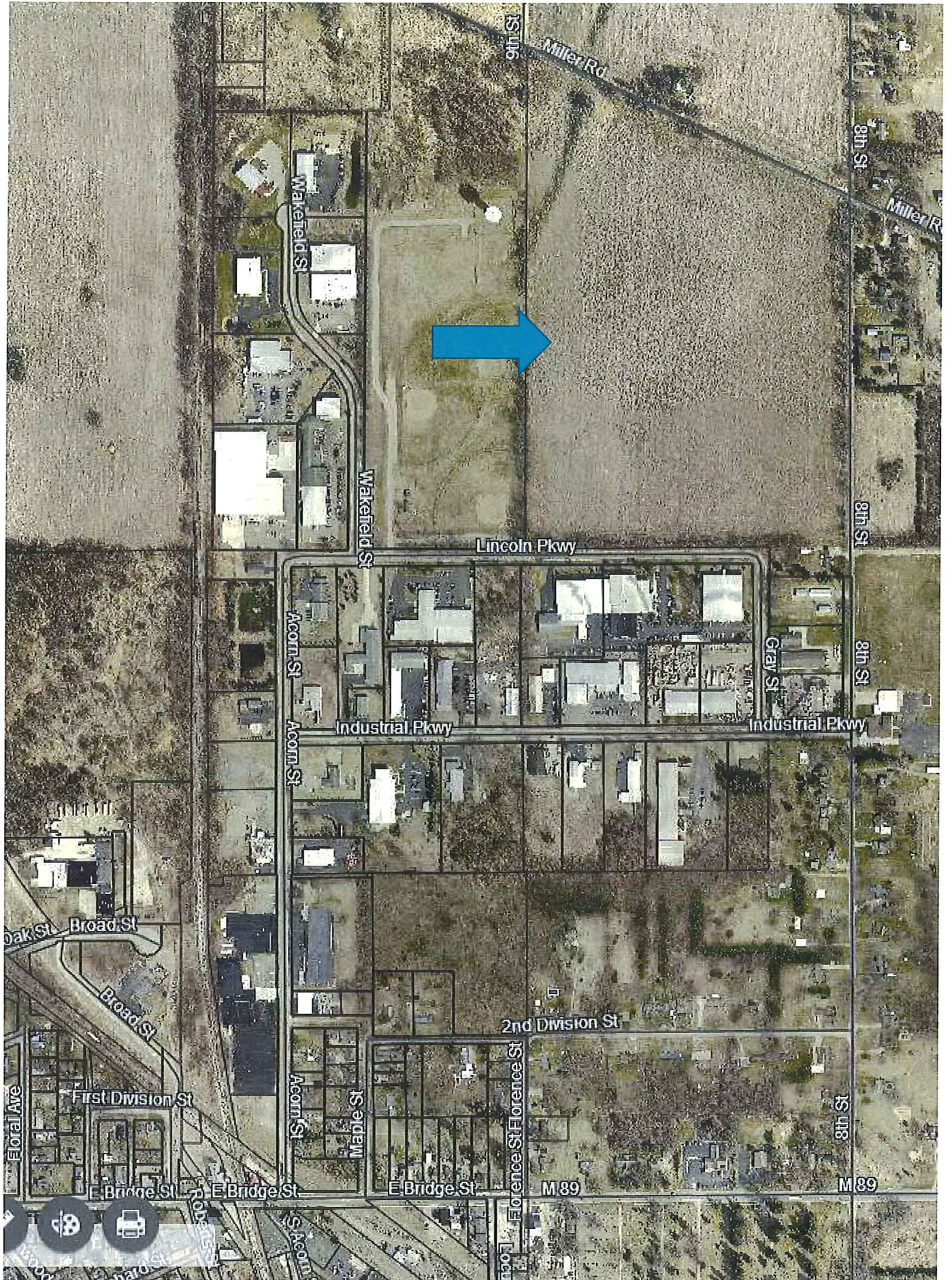
F&V PROJECT NO. 3132

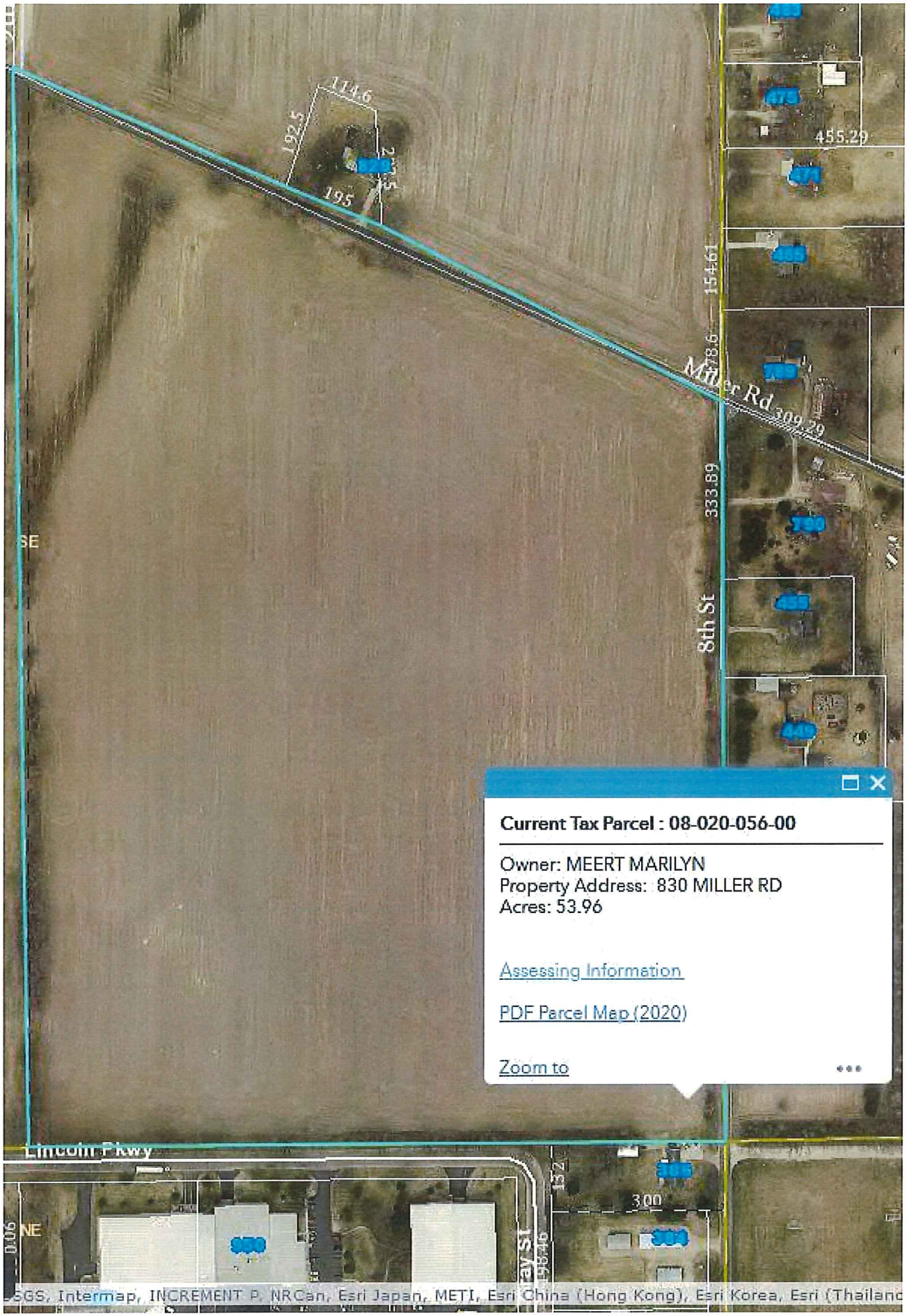


SURVEY IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWN 1 NORTH, RANGE 11 WEST, GUN PLAIN TOWNSHIP, ALLEGAN COUNTY, MICHIGAN



DESCRIPTION FOR 830 MILLER RD PER TAX DESCRIPTION, ALLEGAN COUNTY ASSESSOR (TAX ID NO.: 08-020-056-00):
 E 1/2 SE 1/4 LYG S OF MILLER RD SEC 20 T1N R11W





Current Tax Parcel : 08-020-056-00

Owner: MEERT MARILYN
Property Address: 830 MILLER RD
Acres: 53.96

[Assessing Information](#)

[PDF Parcel Map \(2020\)](#)

[Zoom to](#)

...

Parcel is Vacant

Owner and Taxpayer Information

Owner	MEERT MARILYN 546 8TH ST PLAINWELL, MI 49080	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2020

Property Class	AGRICULTURAL – VACANT	Unit	08 GUNPLAIN TOWNSHIP
School District	PLAINWELL	Assessed Value	\$136,500
MAP #	283 L1091-P371	Taxable Value	\$42,815
USER1	0	State Equalized Value	\$136,500
ALPHA	<i>Not Available</i>	Date of Last Name Change	04/19/2017
USER ALPHA 3	<i>Not Available</i>	Notes	<i>Not Available</i>
Historical District	No	Census Block Group	<i>No Data to Display</i>
USER1	<i>Not Available</i>	Exemption	<i>No Data to Display</i>

Principal Residence Exemption Information

Homestead Date 05/01/1994

Principal Residence Exemption	June 1st	Final
2020	100.0000 %	-
2019	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2019	\$136,000	\$136,000	\$42,017
2018	\$107,100	\$107,100	\$41,033
2017	\$81,400	\$81,400	\$40,190

Land Information

Zoning Code	AG	Total Acres	50.000
Land Value	\$273,000	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	<i>No Data to Display</i>
ECF Neighborhood	AGRICULTURAL - VACANT	Mortgage Code	<i>No Data to Display</i>
Lot Dimensions/Comments	<i>No Data to Display</i>	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

E 1/2 SE 1/4 LYG S OF MILLER RD SEC 20 T1N R11W (07).

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
04/07/2017	\$0.00	WD	MEERT MARILYN	MEERT MARILYN	LIFE ESTATE	4128/873
03/31/2017	\$0.00	WD	MEERT JACK & MARILYN	MEERT MARILYN	WARRANTY DEED	4128/873

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830 MILLER RD (Property Address)

Parcel Number: 08-020-056-00

Property Owner: MEERT MARILYN

Summary Information

> Assessed Value: \$136,500 | Taxable Value: \$42,815

> Property Tax information found

MINUTES
Plainwell City Council
October 11, 2021

1. Mayor Keeler called the regular meeting to order at 7:00 PM in City Hall Council Chambers.
2. Shawn Fowler from Lighthouse Baptist Church gave the invocation.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, Councilmember Overhuel, Councilmember Keeney and Councilmember Wisnaski. Absent: None.
5. Approval of Minutes/Summary:
A motion by Steele, seconded by Overhuel, to accept and place on file the Council Minutes of the 09/27/2021 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment:
David O'Byrant, a Gun Plain Township resident and a Plainwell DDA Board Member, addressed Council regarding an item on the October 12, 2021 DDA Board Agenda related to the Otsego/Plainwell Chamber of Commerce. Mr. O'Byrant believes the Chamber should support Plainwell and Otsego businesses equally and gave instances where that may not be the case. He asked for support in rejecting the proposed contract with the Chamber and negotiate a more favorable plan for the city dollars being spent. City Manager Wilson commented the city has had discussions with the Chamber, and that the DDA will consider the option at the Tuesday Meeting.

Craig McCormick, 235 N. Sunset, address Council concerning a neighbor's unkempt back-yard including a brush pile and standing water in a kiddie pool. The standing water and the brush have brought insects and odors making this property unlivable, in his opinion. He asked for the City to address the matter. City Manager Wilson noted that he and Director Bomar would look into the matter and report back to Council.
7. Presentation:
Danene Shumaker, Manager of Hart's Jewelry, read her nomination for the Chris Haas Award for her boss, EJ Hart. The nomination reported EJ's accomplishments. Jeff Haas and Caitlin Honeysett presented, in person, the 2021 Chris Haas Volunteer of the Year to EJ with the plaque inscription. EJ remarked that Chris Haas set a very high standard for volunteering and that he is privileged to continue trying to reach that benchmark.
8. County Commissioner Report: None
9. Agenda Amendments: None
10. Mayor's Report: None
Mayor Keeler wished City Manager Wilson a happy birthday. He also noted the improvements made to Golf Cars Plus are welcomed and appreciated.

11. Recommendations and Reports:

- A. A motion by Keeney, seconded by Wisnaski, to open a Public Hearing at 7:23pm. On a voice vote, all in favor. Motion passed.**

Manager Wilson introduced Tom Darby, CEO of Darby Metal Treating Inc., who reported an application for an Industrial Facility Tax (IFT) property tax abatement for a building addition. The estimated value of the building is \$875,725, and the abatement period is 12 years. Mr. Darby briefed Council on the improvements that can be made with the building addition, necessitated by a business change into heavy equipment. He thanked Council for their ongoing support going back to the 1990s.

No public comments.

A motion by Steele, seconded by Overhuel, to close the Public Hearing at 7:25pm. On a voice vote, all in favor. Motion passed.

A motion by Overhuel, seconded by Steele, to adopt Resolution 2021-16 to approve the IFT Abatement Application for Darby Metal Treating, Inc. On a roll call, all voted in favor. Motion passed.

- B. Superintendent Pond reported a planned capital project in the 2021/2022 fiscal budget was to replace doors at the Water Renewal Treatment Plant and the 12th Street Lift Station. Due to the specialized nature of the doors, only two vendors submitted bids to replace four (4) single and two (2) double doors. Superintendent Pond recommends the low-bid and more local vendor.**

A motion by Keeney, seconded by Wisnaski, to approve the replacement of four (4) single and two (2) double doors at the Water Renewal Facility with Bommersheim Window & Door in the amount of \$42,980.96. On a roll call, all voted in favor. Motion passed.

- C. Superintendent Nieuwenhuis reported additional repairs needed to Truck 12 for the upcoming winter season. The engine's turbo unit and engine has failed. This same truck was repaired earlier this year at a cost of \$7,451. This truck is used for winter maintenance and paving, as it carries the pull paver machine recently purchased. Council discussed options of rebuilding the engine at an estimated cost of \$16,880.00 or getting a new engine, which was quoted by M & K on October 11 at \$20,985.90. There was discussion of towing the truck for a 2nd quote for rebuilding. There was discussion of warranties and Council was generally in favor of a new (OEM) engine to avoid other repairs with a rebuilt engine.**

A motion by Wisnaski, seconded by Keeney, to approve the purchase of an OEM engine replacement for Truck 12 in an amount not to exceed \$20,985.90, subject to securing at least one additional quote in addition to the October 11, 2021 M&K quote. On a roll call, all voted in favor. Motion passed.

12. Communications: None

- A. A motion by Steele, seconded by Overhuel, to accept and place of file the September 2021 Investment and Fund Balance Reports, and the Draft Minutes from the September 30, 2021 Otsego/Plainwell Small Urban Meeting. On a voice vote, all in favor. Motion passed.**

13. Accounts Payable:

A motion by Keeney, seconded by Wisnaski, that the bills be allowed and orders drawn in the amount of \$174,058.28 for payment of same. On a roll call vote, all in favor. Motion passed.

14. Public Comments: None

15. Staff Comments

Personnel Manager Lamorandier reported having interviewed Clerk candidates last week and ongoing work for job openings/new hires in Public Safety and Public Works.

Superintendent Nieuwenhuis reported that the October 8 hydrant flushing was successful and reminded everyone that loose leaf pickup started October 11.

Community Development Manager Siegel reported working on grant applications for Perfect Image Salon and the former Warnement Building. She also noted working on engineering costs for infrastructure improvements on the Meert property. She also gave a report a several upcoming events the weekend of October 15.

Director Bomar reported working on implementing the Lexipol system recently approved by Council, and also reported a successful vaccine clinic hosted on October 8.

Clerk/Treasurer Kelley reported the financial auditors are on-site.

City Manager Wilson reported change orders are needed for the south walls for Buildings 2 and 3 and that a special meeting could be needed to approve the orders. He reported an October 12 meeting to determine the cost and the scope of work needed to "close" the buildings before winter. He noted that topsoil was being laid this week for grass plantings.

16. Council Comments:

Mayor Pro Tem Steele expressed concern for traffic on Starr Road and the congestion without controlled stop signs. She asked when the traffic study would be complete.

Councilmember Wisnaski thanked the Public Works Department for efficient and cost effective clean up at the Clark Gas Station.

17. Adjournment:

A motion by Keeney, seconded by Wisnaski, to adjourn the meeting at 8:12 PM. On voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
Brian Kelley
City Clerk/Treasurer

MINUTES APPROVED BY CITY COUNCIL

October 25, 2021



Brian Kelley, City Clerk

MINUTES
Plainwell City Council
October 25, 2021

1. Mayor Keeler called the regular meeting to order at 7:00 PM in City Hall Council Chambers.
2. Peter Dams from Lighthouse Baptist Church gave the invocation.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, Councilmember Overhuel, Councilmember Keeney and Councilmember Wisnaski. Absent: None.
5. Approval of Minutes/Summary:
A motion by Steele, seconded by Overhuel, to accept and place on file the Council Minutes of the 10/11/2021 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Introduction of New Employees:
Public Safety Director Bomar introduced four (4) new employees in the department, all in attendance. Firefighter/police academy recruit James Gonzalez, Firefighter Bud Smith, Full-Time Public Safety Officer Brady Roberts and Records Coordinator Angela Doster.
DPW Superintendent Bob Nieuwenhuis formally introduced new full-time Equipment Operator Rodd Leonard. Council welcomed each of the new employees.
7. Public Comment:
Gun Plain Resident and Downtown Business Owner David O'Bryant reported having submitted to the City Clerk a bid related to the Request for Proposal for the Jensen Lot. He gave an overview of possible plans for the lot and his economic development experience.
8. County Commissioner Report:
Commissioner Cain gave an overview of the current reappointment plan where the County would go from seven (7) to five (5) commissioners.
9. Agenda Amendments:
A motion by Steele, seconded by Overhuel, to amend the agenda to add item 11F – Professional Services – Old Orchard Topographical Survey. On a voice vote, all in favor. Motion passed.
10. Mayor's Report: None
11. Recommendations and Reports:
 - A. Community Development Manager Siegel reported that application had been made for a special use permit for a used car lot at 760 North Main. She noted the notices were mailed and a Public Hearing held at the October 20, 2021 Planning Commission Meeting, where no comments were received. The Planning Commission recommended approval as presented.
A motion by Wisnaski, seconded by Keeney, to approve a Special Use Permit for 760 N. Main St. to operate a used car lot. On a voice vote, all voted in favor. Motion passed.

- B. Community Development Manager Siegel reported a modified application for a liquor license for applicant Susan Luthy at 124 E. Bridge Street. The business seeks a Resort Liquor License.
A motion by Overhuel, seconded by Steele, to adopt Resolution 2021-17 for a Resort Liquor License for Susan Luthy at 124 East Bridge Street. On a voice vote, all voted in favor. Motion passed.

- C. City Manager Wilson gave a Mill Demolition Project Update which included discussion of a Change Order for Building 2 South Wall Repairs which have been identified as structure, not restorative.
A motion by Keeney, seconded by Wisnaski, to approve a change order related to structural repairs on Mill Building Number 2 for \$101,997.50. On a roll call vote, all voted in favor. Motion passed.

- D. Director Bomar reminded Council that included in the capital budget is the purchase of a new patrol vehicle. Through the MiDeal State Purchasing Program, a suitable vehicle has been identified and quoted by Berger Chevrolet and is recommended for purchase. Council asked about additional outfitting.
A motion by Steele, seconded by Overhuel, to approve the purchase of a 2021 Chevy Tahoe Service Package from Berger Chevrolet at a MiDeal quoted costs of \$39,998.00. On a roll call vote, all voted in favor. Motion passed.

- E. Superintendent Pond reported a heat exchanger gas valve that needs replacement. Quotes were received from two companies. Council asked whether the cost includes installation, but it does not.
A motion by Wisnaski, seconded by Keeney, to approve the purchase of a replacement gas valve from RW LaPine in the amount of \$6,248.80. On a roll call vote, all voted in favor. Motion passed.

- F. City Manager Wilson recommends a professional services contract with Fleis & Vandenbrink for surveying the Old Orchard in anticipation for a future project.
A motion by Steele, seconded by Overhuel, to approve a professional services contract with Fleis & Vandenbrink for a topographical survey of the Old Orchard in the amount of \$11,200.00. On a roll call vote, all voted in favor. Motion passed.

12. Communications: None

- A. **A motion by Steele, seconded by Overhuel, to accept and place of file the September 2021 Investment and Fund Balance Reports, and the Draft Minutes from the September 30, 2021 Otsego/Plainwell Small Urban Meeting. On a voice vote, all in favor. Motion passed.**

13. Accounts Payable:

- A motion by Keeney, seconded by Overhuel, that the bills be allowed and orders drawn in the amount of \$78,075.00 for payment of same. On a roll call vote, all in favor. Motion passed.**

14. Public Comments: None

15. Staff Comments

Personnel Manager Lamorandier reported final interviews for the Clerk are October 26 and next will be interviewing part-time DPW Equipment Operator and Public Safety Records Clerk positions.

Superintendent Nieuwenhuis reported the auction for Truck 4 netted more than expected, gave an update on leaf pickup and reported Truck will be towed to M&K for repairs approved at the October 11 Meeting.

Community Development Manager Siegel gave an update on grant application projects and downtown businesses.

Superintendent Pond reported that PFAS testing resulted in “acceptable” levels in the Plainwell supply.

Director Bomar reported working on school, community and training drill projects.

Clerk/Treasurer Kelley reported finalizing the financial statements and preparing for budget and chart-of-account changes.

City Manager Wilson welcomed and thanked all the new employees.

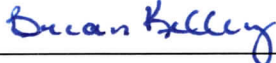
16. Council Comments:

Mayor Pro Tem Steele gave a good review of the Pumpkins In the Park event and thanked organized Denise and Julie.

17. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 8:07 PM. On voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
Brian Kelley
City Clerk/Treasurer

MINUTES APPROVED BY CITY COUNCIL
November 11, 2021 

Brian Kelley, City Clerk

MINUTES
Plainwell City Council
November 8, 2021

1. Mayor Keeler called the regular meeting to order at 7:00 PM in City Hall Council Chambers.
2. Brian Warren from Lighthouse Baptist Church gave the invocation.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, Councilmember Overhuel, Councilmember Keeney and Councilmember Wisnaski. Absent: None.
5. Approval of Minutes/Summary:
A motion by Steele, seconded by Overhuel, to accept and place on file the Council Minutes of the 10/25/2021 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Presentation – Scarecrow Contest:
Community Development Director Siegel presented the winners of the 2021 Scarecrow Contest. Best in Show went to Another Man’s Treasurer and the People’s Choice Winner was Hart’s Jewelry.
7. Public Comment: None.
8. County Commissioner Report: None.
9. Agenda Amendments: None.
10. Mayor’s Report:
Mayor Keeler asked for an update on the Deputy City Clerk position. Personnel Manager Lamorandier reported Maggie Fenger has accepted the Offer of Employment and will start November 29, 2021.
11. Recommendations and Reports:
 - A. Community Development Manager Siegel reported that application had been made for a Commercial Rehabilitation District designation for the Warnement Building. The Council’s action will authorize the City Clerk to make notice of a Public Hearing to allow the City Assessor and the affected tax jurisdictions to be heard on this matter.
A motion by Overhuel, seconded by Steele, to set a Public Hearing for December 13, 2021 to consider a Commercial Rehabilitation District for 119 West Bridge Street. On a voice vote, all voted in favor. Motion passed.
 - B. Public Safety Director Bomar reported the County has completed its update of the Multi-Jurisdictional Hazards Mitigation Plan, which needs adoption by the member jurisdictions to finalize.
A motion by Wisnaski, seconded by Keeney, to adopt Resolution 2021-18 for the Allegan County Emergency Management Multit-Jurisdictional Hazards Mitigation Plan. On a voice vote, all voted in favor. Motion passed.

C. Community Development Manager Siegel reported the city has been offered grant funding to assist in a project to update the Master Plan. The recommended action is to approve the update project, accept the grant funding and modify the budget accordingly.
A motion by Overhuel, seconded by Steele, to amend the 2021/2022 City Budget to approve a \$32,100 project to update the City's Master Plan and to accept related RRC Grant Funding of \$22,100. On a roll call vote, all voted in favor. Motion passed.

D. Superintendent Pond reported a budgeted project to replace the secondary digester cover and seeks approval for the recommending engineering phase.
A motion by Wisnaski, seconded by Keeney, to approve a professional services contract with Fleis & Vandenbrink for engineering for the Secondary Digest Cover Replacement Project in the amount of \$28,900.00. On a roll call vote, all voted in favor. Motion passed.

12. Communications: None

A. A motion by Steele, seconded by Overhuel, to accept and place of file the October 2021 Investment and Fund Balance Reports. On a voice vote, all in favor. Motion passed.

13. Accounts Payable:

A motion by Wisnaski, seconded by Keeney, that the bills be allowed and orders drawn in the amount of \$114,614.36 for payment of same. On a roll call vote, all in favor. Motion passed.

14. Public Comments: None

15. Staff Comments

Personnel Manager Lamorandier reported interviews for part-time Public Works and Public Safety employers. She noted that no applications have been received for the open Part-Time Public Safety Officer position.

Superintendent Nieuwenhuis reported working on leaf pickup and noted receipt of the annual Christmas Tree on Tuesday the 9th. He suggested using an existing tree in Hicks Park as a permanent holiday display instead of buying a new tree each year.

Community Development Manager Siegel reported a successful opening of the Dog and the Bank restaurant, as well as the first indoor Farmer's Market of the year. She reminded Council of the Chamber Dinner at Lake Doster on November 18, 2021.

Superintendent Pond gave a report on metals testing.

Director Bomar noted the new patrol vehicle has arrived, but due to supply chain challenges it could be several weeks before that vehicle is placed in service.

Clerk/Treasurer Kelley reported preparing budget and chart of account updates, and for the arrival of a new Deputy City Clerk.

16. Council Comments:

Councilmember Wisnaski thanked Superintendent Nieuwenhuis for his efforts to save money.

Mayor Pro Tem Steele congratulated the Plainwell High School Marching Band for their recent successes.

Councilmember Overhuel asked for a received an update on the Noon Whistle.

17. Adjournment:

A motion by Keeney, seconded by Wisnaski, to adjourn the meeting at 7:39 PM. On voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
Brian Kelley
City Clerk/Treasurer

MINUTES APPROVED BY CITY COUNCIL

November 25, 2021



Brian Kelley, City Clerk

MINUTES
Plainwell City Council
November 22, 2021

1. Mayor Keeler called the regular meeting to order at 7:00 PM in City Hall Council Chambers.
2. Steve Smail from Lighthouse Baptist Church gave the invocation.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, Councilmember Overhuel and Councilmember Wisnaski. Absent: Councilmember Keeney.
A motion by Wisnaski, seconded by Steele, to excuse Councilmember Keeney. On a voice vote, all in favor. Motion passed.
5. Approval of Minutes/Summary:
A motion by Steele, seconded by Overhuel, to accept and place on file the Council Minutes of the 11/08/2021 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment:
Lori Antkoviak, Director of the Safe Harbor Children's Advocacy Council, gave a presentation and asked the City to consider allocating a portion of the ARPA Funding to support the Council.
7. County Commissioner Report: None.
8. Agenda Amendments: None.
9. Mayor's Report:
Mayor Keeler praised Bob Kengis' recent judicial promotion.
10. Recommendations and Reports:
 - A. Property Owner Barb Bechtel, of Barbed Wire Café, presented Council with updated plans and a cashiers' check based on a November 9, 2021 DDA Board recommendation to sell the Jensen Lot. Bechtel gave a presentation on her planned business expansion. Council questioned the existing sidewalk and the need for future green space in the lot. Mayor Keeler suggested a counter-offer of \$15,000 for half of the lot. After additional discussion, City Manager Wilson requested authorization to finalize a proposed boundary for the north expansion of Barbed Wire Café, subject to updated architectural drawings.
A motion by Overhuel, seconded by Steele, to authorize the City Manager to finalize an updated proposed northern boundary for expansion of Barbed Wire Café, including sidewalk replacement, for a selling price of \$15,000.00. On a roll call vote, all voted in favor. Motion passed.
 - B. Superintendent Pond reported some spare parts no longer needs after the upgrade to the Wedgewood Lift Station. These parts could be sold to Village of Barryton subject to Council approval.
A motion by Overhuel, seconded by Steele, to authorize the sale of a spare pump pedestal elbow, sliding bracket and upper guide rail part to Village of Barryton for \$480.00. On a roll call vote, all voted in favor. Motion passed.

C. Treasurer Kelley reported the dump body on Truck 19 is rusting through and has reached the end of its useful life. Quotes received included the installation and painting, which Superintendent Nieuwenhuis believes can be done in-house. Recommendation is to purchase a stock dump body and have staff complete the installation in the Spring.

A motion by Wisnaski, seconded by Overhuel, to approve the purchase of a replacement dump box for Truck 19 from Truck & Trailer Specialties for \$4,911.00. On a roll call vote, all voted in favor. Motion passed.

D. City Manager Wilson gave an update on negotiations for leasing the William Crispe Community House. He gave some options to be included with the lease and asked for direction from Council.

A motion by Wisnaski, seconded by Steele, to authorize the City Manager to execute a lease agreement with Stanford Lodge for the William Crispe Community House based on the provisions presented. On a roll call vote, all voted in favor. Motion passed.

11. Communications: None

A. A motion by Steele, seconded by Overhuel, to accept and place of file the draft November 9, 2021 DDA/BRA/TIFA Board Meeting Minutes. On a voice vote, all in favor. Motion passed.

12. Accounts Payable:

A motion by Wisnaski, seconded by Steele, that the bills be allowed and orders drawn in the amount of \$109,191.77 for payment of same. On a roll call vote, all in favor. Motion passed.

13. Public Comments: None

14. Staff Comments

Deputy Director John Varley reported training of new Public Safety Officer Roberts is going well. He also reported Officer Bruce handled an emergency call very well on Sunday the 21st.

Personnel Manager Lamorandier wished everyone a Happy Thanksgiving.

Community Development Manager Siegel reported continued progress on grant applications and successful indoor farmers markets. She read a proclamation for Small Business Saturday on November 27, 2021.

Clerk/Treasurer Kelley reported ongoing work with the Chart of Accounts, audit, budget, elections and clerk duties. He noted 2021 Winter Taxes will be issued December 1, 2021 and will be due February 14, 2022.

15. Council Comments:

Mayor Pro Tem Steele noted a successful Chamber of Commerce dinner last week.

Councilmember Wisnaski expressed joy at progress made on the Crispe House and Barbed Wire Café.

16. Adjournment:

A motion by Steele, seconded by Overhuel, to adjourn the meeting at 8:10 PM. On voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
Brian Kelley
City Clerk/Treasurer

MINUTES APPROVED BY CITY COUNCIL
December 13, 2021 *Brian Kelley*

Brian Kelley, City Clerk

MINUTES
Plainwell City Council
December 13, 2021

1. Mayor Keeler called the regular meeting to order at 7:00 PM in City Hall Council Chambers.
2. Peter Dams from Lighthouse Baptist Church gave the invocation.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, Councilmember Overhuel, Councilmember Keeney and Councilmember Wisnaski. Absent: None.
5. Approval of Minutes/Summary:
A motion by Steele, seconded by Overhuel, to accept and place on file the Council Minutes of the 11/22/2021 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None.
7. County Commissioner Report: None.
8. Agenda Amendments: None.
9. Mayor's Report:
Mayor Keeler praised the recent Holiday Festival downtown.
10. Recommendations and Reports:
 - A. **A motion by Steele, seconded by Overhuel, to open a Public Hearing at 7:04pm to hear comments for establishing a Commercial Rehabilitation District. On a voice vote, all in favor. Motion passed.**

Community Development Manager Siegel reported application has been made to establish a Commercial Rehabilitation District for 119 West Bridge Street. She introduced owners Mark and Lisa Mezaros who presented their business plans for the project and detailed the structural upgrades as well as improvements to the interior, which will increase the taxable value of the property. Given the investment and the time needed to get the businesses up and running, the designation as a Commercial Rehabilitation District will lessen the property tax burden once the improvements are completed. The owners are relying on the redevelopment grant from the state and this abatement is needed for grant approval.

No public comment.

A motion by Keeney, seconded by Wisnaski, to close the Public Hearing at 7:21pm. On a voice vote, all in favor. Motion passed.

A motion by Overhuel, seconded by Steele, to adopt Resolution 2021-19 approving a Commercial Rehabilitation District for 119 West Bridge Street. On a voice vote, all voted in favor. Motion passed.

B. City Manager reported a recommendation by Superintendent Pond to replace a programmable logic computer to monitor the methane gas holding system. Work has previously been done by local sole-source provider, Perceptive Controls.

A motion by Steele, seconded by Overhuel, to approve the upgrade of a Programmable Logic Computer replacement for the Digester process at the Water Renewal Plant with Perceptive Controls at a cost of \$14,800.00. On a roll call vote, all voted in favor. Motion passed.

C. Community Development Manager Siegel has been working with MEDC to solicit proposals for a grant administrator for a CDBG rental rehab grant for 112 N. Main Street. The city acts as applicant for the grant which is slated to provide \$311,000 for rehabilitating four (4) apartments at 112 N. Main Street with three (3) of them designated as "HUD-rental" units.

A motion by Wisnaski, seconded by Steele, to approve a grant administration agreement with Abonmarche Consultants in an amount not to exceed \$15,000.00 for the CDBG grant at 112 N. Main Street. On a roll call vote, all voted in favor. Motion passed.

D. City Manager Wilson reported Superintendent Pond solicited bids for the installation of a previously purchased methane accumulator. The installation required specialized fabrication and welding.

A motion by Steele, seconded by Keeney, to approve the installation of a methane accumulator with Franklin Holwerda Company at an estimated cost of \$12,500.00. On a roll call vote, all voted in favor. Motion passed.

E. City Manager Wilson updated Council on the Mill project specific to closing up Building 3 and recommended approval of the Change Order with Melching to install a door at an estimated cost of \$160,390.00. The city has applied to extend the grant with the State of Michigan.

A motion by Keeney, seconded by Wisnaski, to approve the change order for modification to the South Wall of Building 3 with Melching, Inc. at an estimated cost of \$160,390.00. On a roll call vote, all voted in favor. Motion passed.

F. City Manager Wilson recommending financing the recent purchase of the Meert Property to allow time to investigate sales options and infrastructure improvements prior to extending the Industrial Park. The first step is to advertise a Notice of Intent to Issue Municipal Securities, by resolution.

A motion by Keeney, seconded by Wisnaski, to adopt Resolution 2021-20 as presented. On a roll call vote, all voted in favor. Motion passed.

11. Communications:

A. A motion by Steele, seconded by Overhuel, to accept and place of file the October 2021 DPS Report, and the November 2021 Investment and Fund Balance Reports. On a voice vote, all in favor. Motion passed.

12. Accounts Payable:

A motion by Keeney, seconded by Steele, that the bills be allowed and orders drawn in the amount of \$630,584.89 for payment of same. On a roll call vote, all in favor. Motion passed.

13. Public Comments: None

14. Staff Comments:

City Manager Wilson reported new water testing requirements from EGLE that are being implemented; he noted being close on completing the William Crispe Lease; he reported waiting for a survey on the Jenson Lot to determine how to split the property and; working on grants for river upgrades. He introduced Deputy City Clerk Maggie Fenger who addressed Council with her history and thanked everyone for this opportunity to serve the community.

Clerk/Treasurer Kelley echoed that Maggie is already hard at work preparing for the 2022 elections and getting up to speed. He reported completion of the audit, which will be presented to Council in January; testing is underway with the New Chart of Accounts; and he is setting up the new budget.

Superintendent Nieuwenhuis noted his crew is ready for winter maintenance. He reminded Council that leaf pickup was completed the week of Thanksgiving when the streets were swept. He reported 23 addresses were identified as having raked leaves after the street sweeping, noting that resources were used (costs incurred) for removing those extra leaves. There was discussion about letters or fines to those who are costing the city for these extra services.

Community Development Manager Siegel reported renewed permit activity for 127 South Main. She also reported the success of the Indoor Farmers Market and updated Council on grant activities.

Deputy Director John Varley reported the "Shop With a Hero" event is scheduled for Wednesday December 15 and that the new officer training is going very well.

15. Council Comments:

Councilmember Wisnaski welcomed Maggie Fenger, praised the Holiday Festival and reminded everyone of the suggestion to use a permanent tree in Hicks Parks for the annual tree lighting.

16. **A motion by Steele, seconded by Overhuel, to go into Closed Session pursuant to MCL 15.268(h) to consider a written attorney opinion exempt from discussion or disclosure by state or federal statute at 8:16pm. On a roll call vote, all in favor. Motion passed.**

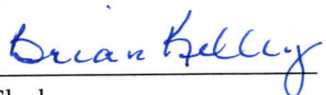
A motion by Steele, seconded by Overhuel, to returned to the Regular Meeting at 9:03pm. On a voice vote, all in favor. Motion passed.

17. Adjournment:

A motion by Steele, seconded by Overhuel, to adjourn the meeting at 9:03 PM. On voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
Brian Kelley
City Clerk/Treasurer

MINUTES APPROVED BY CITY COUNCIL
December 27, 2021



Brian Kelley, City Clerk

MINUTES
Plainwell City Council
December 27, 2021

1. Mayor Keeler called the regular meeting to order at 7:22 PM in City Hall Council Chambers.
2. Austin Marsman gave the invocation.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, Councilmember Overhuel, Councilmember Keeney and Councilmember Wisnaski. Absent: None.
5. Approval of Minutes/Summary:
A motion by Steele, seconded by Overhuel, to accept and place on file the Council Minutes of the 12/13/2021 regular meeting and closed session. On a voice vote, all voted in favor. Motion passed.
6. Public Comment:
Martin resident Austin Marsman introduced himself as a candidate for Allegan County Commissioner in 2022. He gave an update on the County's conversion from seven (7) commissioners to five (5) and gave a brief history on his career.
7. County Commissioner Report: None.
8. Agenda Amendments: None.
9. Mayor's Report:
Mayor Keeler reported on behalf of City Manager Wilson that an issue with the fire suppression system at Crispe House was being worked on, and that the lease agreement was near completion. He also reported that an extension has been requested for the Mill Demolition Grant.
10. Recommendations and Reports:
 - A. Clerk Kelley reported several seats on various boards & commissions were up for renewal as of December 31, 2021. He reported reaching out to everyone and most expressed interest in serving for another term. Only Gina Berry chose not to re-apply for the Parks & Trees Commission. The Mayor's reappointment of Shirley DeYoung and Marsha Keeler to the Parks & Trees Commission and Rachel Collingsworth to the Planning Commission is subject to confirmation by Council as ordered by City Charter.
A motion by Overhuel, seconded by Keeney, to confirm the Mayor's re-appointments as presented. On a voice vote, all voted in favor. Motion passed.
 - B. Personnel Manager Lamorandier reminded Council of earlier actions to amend the city's Section 125 employee benefit plan. The document has been updated and needs Council's approval by Resolution.
A motion by Steele, seconded by Overhuel, to adopt Resolution 2021-21 approving changes to the Section 125 Plan Document. On a voice vote, all voted in favor. Motion passed.
 - C. Treasurer Kelley reminded Council for the annual chemical purchase of Calcium Nitrate, which is necessary to reduce odors at the Wastewater Treatment Plant. The upcoming year price is \$3.26 per gallon, which equates to approximately \$33,347 per year.

The City of Plainwell is an equal opportunity employer and provider

A motion by Wisnaski, seconded by Keeney, to approve the contract with Evoqua Water Technologies for chemical purchases for the water revenue process estimated at \$33,347.00. On a roll call vote, all in favor. Motion passed.

- D. Treasurer Kelley reported a Pay Application from Melching, Inc. for \$403,720.65. He reported for City Manager Wilson that some of the costs included may be reduced for payment per engineering recommendations still being worked through.

A motion by Steele, seconded by Overhuel, to approve Pay Request Application #7 for Melching, Inc. in an amount not exceed \$403,720.65, authorizing the City Manager to finalize the actual amount to be paid. On a roll call vote, all voted in favor. Motion passed.

- E. Treasurer Kelley reported a housekeeping budget amendment for prior fiscal year purchase orders that were approved, but finalized in the current fiscal year. These encumbrances are rolled into the current fiscal year to create a budget amendment to reflect their approval from the prior year.

A motion by Keeney, seconded by Wisnaski, to approve the budget amendment for the 2020/2021 purchase orders rolled over into the 2021/2022 budget. On a voice vote, all in favor. Motion passed.

- F. Clerk Kelley outlined five (5) annual resolutions for 2022 – the first lists the Ordinance Enforcement Officers of the city which was reviewed by the Department of Public Safety; the second lists the Council meeting dates for 2022; the third lists the employee holiday dates (when City offices are closed); the fourth is a listing of the dates on which the flags are flown on city streets, and; the fifth is a resolution authorizing the Director of Public Safety to liaison with the State of Michigan for temporary closures of the state highway.

A motion by Steele, seconded by Overhuel, to adopt Resolutions 2022-01 through 2022-05 for Ordinance Enforcement Officers, 2022 Council Meeting Dates, 2022 Employee Holiday Dates, 2022 Street Flag Dates and 2022 Street Closures. On a voice vote, all in favor. Motion passed.

11. Communications:

- A. **A motion by Steele, seconded by Overhuel, to accept and place of file the November 2021 Water Renewal Report. On a voice vote, all in favor. Motion passed.**

12. Accounts Payable:

A motion by Wisnaski, seconded by Keeney, that the bills be allowed and orders drawn in the amount of \$356,139.42 for payment of same. On a roll call vote, all in favor. Motion passed.

13. Public Comments: None

14. Staff Comments:

Personnel Manager Lamorandier reported that all the part-time positions in Public Safety and Public Works have been filled.

Deputy City Clerk Fenger reported ongoing training.

Superintendent Nieuwenhuis reported a recent water main break on First Avenue has been repairs and that the Department is running short on cold patch for pothole repairs due to supply chain issues.

Public Safety Director Bomar gave a report on recent car breaking-and-entering calls.

Clerk/Treasurer Kelley is glad to be back to full staff to allow working on the budget, bonding and chart of account projects.

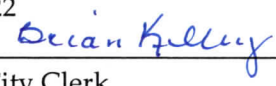
15. Council Comments:

Mayor Pro Tem Steele thanked all city staff for a job well done in 2021.

16. Adjournment:

A motion by Steele, seconded by Overhuel, to adjourn the meeting at 7:57 PM. On voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
Brian Kelley
City Clerk/Treasurer

MINUTES APPROVED BY CITY COUNCIL
January 10, 2022


Brian Kelley, City Clerk

MINUTES
Plainwell City Council
January 10, 2022

1. Mayor Keeler called the regular meeting to order at 7:00 PM in City Hall Council Chambers.
2. Scott Fenner of Lighthouse Baptist Church gave the invocation.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, Councilmember Overhuel, Councilmember Keeney and Councilmember Wisnaski. Absent: None.
5. Approval of Minutes/Summary:
A motion by Steele, seconded by Overhuel, to accept and place on file the Council Minutes of the 12/27/2021 regular meeting and closed session. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None.
7. County Commissioner Report: None.
8. Agenda Amendments: None.
9. Mayor's Report:
Mayor Keeler reported the lease agreement for William Crispe House has been signed with Stanford Lodge, which plans to use the facility essential the same.
10. Recommendations and Reports:
 - A. Mayor Keeler introduced Dan Veldhuizen from Siegfried Crandall PC who presented the audited financial statements as of and for the year ended June 30, 2021. Mr. Veldhuizen presented the city's financial statements received an "unmodified" opinion, meaning no material misstatements were noted, and no audit adjustments were made during the audit. He reported the city's financial position is sound for communities our size and that the audit revealed no deficiencies in internal controls which could be consider a material weakness. He also reported no material misstatements with federal funds reporting. He reported that very few of their audit clients have no deficiencies, and that Plainwell is one of very few which prepares their own financials, saving the city audit fees.
A motion by Overhuel, seconded by Steele, to accept and place on file the audited financial statements for the City of Plainwell as of and for the year ended June 30, 2021. On a voice vote, all voted in favor. Motion passed.
 - B. Manager Wilson reported that the State has granted the request to extend the Grant. Given recently approved change orders and the extension, additional oversight by GHD has been quoted. There are ongoing discussions regarding liquidated damages with Melching for the extra costs incurred.
A motion by Keeney, seconded by Wisnaski, to approve Change Order 04 from GHD for additional oversight in the amount not to exceed \$38,255.00. On a roll call vote, all voted in favor. Motion passed.

- C. Superintendent Nieuwenhuis reminded Council that the city is looking to upgrade its water meters. The city has already been invested in upgraded Sensus meters (about 25% of the meters) through Etna Supply which compliments the existing meters. Other meter styles and technologies are available, however any conversions would negate the investment in those upgraded Sensus meters. These meters are radio-capable, offering the city opportunities to save staff time by getting monthly reads more efficiently. Thirteen (13) existing meters have been identified for replacement to newer meters. The recommendation is to identify Etna Supply as a sole source provider and purchase the replacement meters.
A motion by Overhuel, seconded by Steele, to approve the purchase of thirteen (13) replacement water meters at a total cost of \$23,030.00 and designating the Etna Supply as a sole source provider of city water meters. On a roll call vote, all in favor. Motion passed.

11. Communications:

- A. **A motion by Steele, seconded by Overhuel, to accept and place of file the draft minutes from the 12/27/2021 Zoning Board of Appeals Meeting and the December 2021 Investment and Fund Balance Reports. On a voice vote, all in favor. Motion passed.**

12. Accounts Payable:

- A motion by Keeney, seconded by Wisnaski, that the bills be allowed and orders drawn in the amount of \$848,550.14 for payment of same. On a roll call vote, all in favor. Motion passed.**

13. Public Comments: None

14. Staff Comments:

Deputy City Clerk Fenger reported ongoing training.

Superintendent Nieuwenhuis demonstrated an opportunity to extend the belly-blade on an existing plow truck, which would save the city resources by needing only two plows instead of three. This is an alternative to a wing blade used by state and county crews, which is not available in the city budget.

Community Development Manager Siegel announced a Kickoff Meeting for the Master Plan / Recreation Plan Update for January 19, 2022 at 6pm. She also reported working on grant applications.

Superintendent Pond thanked Manager Wilson and Treasurer Kelley for their help keeping things going during his recent sickness.

Public Safety Director Bomar announced his retirement effective the third week of February 2022. He thanked Council for a great 44-year run, with 21 as Director.

Clerk/Treasurer Kelley is updating procedures, finalizing chart of account changes and attending trainings.

Manager Wilson thanked Treasurer Kelley for his work on the audit and Director Bomar for his contributions to the community. He also reported working on grants for the Mill and the River.

15. Council Comments:

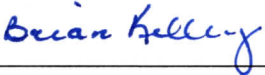
Councilmember Wisnaski thanked Superintendent Nieuwenhuis and his crew for another opportunity to save money for the department.

Each Councilmember thanked Director Bomar for his service to the community.

16. Adjournment:

A motion by Steele, seconded by Overhuel, to adjourn the meeting at 7:43 PM. On voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
Brian Kelley
City Clerk/Treasurer

MINUTES APPROVED BY CITY COUNCIL
January 24, 2022 

Brian Kelley, City Clerk