

City of Plainwell



Brad Keeler, Mayor
Lori Steele, Mayor Pro-Tem
Cathy Green, Council Member
Roger Keeney, Council Member
Randy Wisnaski, Council Member

"The Island City"

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AGENDA

Plainwell City Council

Monday, December 22, 2025 - 7:00PM
Plainwell City Hall Council Chambers

1. **Call to Order**
2. **Invocation**
3. **Pledge of Allegiance**
4. **Roll Call**
5. **Approval of Minutes** – 12/08/2025 Regular Meeting
6. **Public Comments**
7. **County Commissioner Report**
8. **Agenda Approval**
9. **Mayor's Report**
10. **Recommendations and Reports:**
 - A. **City – Annual Financial Statement Audit Presentation**

Council will consider accepting and placing on file the audited financial statements for the City of Plainwell as of and for the year ended June 30, 2025. Siegfried Crandall, PC will present the final audited statements.
 - B. **City – Resolutions 2026-01 through 2026-05**

Council will consider adopting Resolutions 2026-01 through 2026-05 as presented: 2026 Ordinance Enforcement Officers, 2026 Council Meeting Dates, 2026 Employee Holiday Dates, 2026 Street Flag Date and 2026 Guidelines for Poverty Exemptions
 - C. **City – Resolution 2025-22 – On-Premises Tasting Permit**

Council will consider approving Resolution 2025-22 as presented, which recommends approval of a On-Premises Tasting Permit for Deep Well Brewing LLC by the Michigan Liquor Control Commission.
 - D. **City – Classic Auto Factory Mill Lease Discussion**

Council will discuss and review a lease agreement with Classic Auto Factory for the Mill Complex.
 - E. **City – Mill Development Discussion**

Council will discuss and review currently proposed development plans for the Mill Complex.
11. **Communications:** The November 2025 Investment and Fund Balance Reports, the November Department of Public Safety and Water Renewal Reports and the 11/11/2025 DDA/BRA/TIFA meeting minutes.
12. **Accounts Payable** - \$230,233.86
13. **Public Comments**
14. **Staff Comments**
15. **Council Comments**
16. **Adjournment**

Agenda Subject to Change

Note: All public comment limited to two minutes, when recognized please rise and give your name and address.
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Reports & Communications:

A. Annual Financial Statement Audit Presentation

Section 7.10 of the Plainwell City Charter requires an annual audit of all city accounts by qualified accounts experienced in municipal accounting. The firm Siegfried Crandall, PC has provided auditing services for Plainwell for many years, and will present the city's audited financial statements as of June 30, 2025 to Council.

Recommended action: Consider accepting and placing on file the audited financial statements as of and for the year ended June 30, 2025.

B. City – Resolutions 2026-01 through 2026-05

At the end of each year, the City Council adopts resolutions that set dates, designate various employees for certain duties, and provide poverty exemption information for the upcoming year. Resolutions 2026-01 through 2026-05 designate Ordinance Enforcement Officers, set Council meeting dates, approve Employee Holidays, set Street Flag dates and provide poverty exemption guidelines for 2026.

Recommended action: Consider approving Resolutions 2026-01 through 2026-05 as presented.

C. City – Resolution 2025-22 – On-Premises Tasting Permit

An on-premises tasting permit is a license that allows alcohol manufacturers to sell and serve their products for consumption at a tasting room located on their licensed premises. In Michigan, the application requires recommendation from the local governing unit. Deep Well Brewing LLC is applying for an On-Premise Tasting Permit for their location at 712 E. Bridge St. in Plainwell.

Recommended action: Consider approving Resolution 2025-22 as presented, which recommends approval of a On-Premises Tasting Permit for Deep Well Brewing LLC by the Michigan Liquor Control Commission.

D. City – Classic Auto Factory Lease Agreement Discussion

We have been negotiating with Classic Auto Factory for the last several months. We now have a lease which both parties are generally in favor of. It follows the terms that have been previously presented to the Council.

Highlights of the lease:

- They will lease the entirety of the Mill.
- 50-year lease for 1 dollar per year
- They are responsible for all costs including paying our insurance premium and all renovation
- They can purchase the building for a period of up to 15 years.
- They must purchase the building if they can obtain insurance that is not more than 1.5 time the amount that the Cities policy is.
- They can't purchase, or otherwise take ownership, of the building if they haven't completed the improvement requirements.

Recommended action: Discussion

E. City – Mill Development Discussion

Council will discuss and review currently proposed development plans for the Mill Complex.

Recommended action: Discussion

Reminder of Upcoming Meetings

- January 07, 2026 – Planning Commission – 6:30pm
- **January 12, 2026 – Plainwell City Council – 7:00pm**
- January 13, 2026 – Plainwell DDA/BRA/TIFA – 7:30am
- January 13, 2026 – Parks & Trees – 4:00pm
- January 21, 2026 – Planning Commission– 6:30pm

Agenda Subject to Change

Note: All public comment limited to two minutes, when recognized please rise and give your name and address.

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