

City of Plainwell



Rachel Colingsworth, Chair
Stephen Bennet, Member
Kevin Hammond, Member
Jay Lawson, Member
Elizabeth Raich, Member
Dale Burnham, Member
Lori Steele, Council Representative

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

"The Island City"

AGENDA

Planning Commission

Wednesday, August 20, 2025 - 6:30PM

Plainwell City Hall Council Chambers

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Minutes** – 05/07/2025 Regular Meeting
5. **Public Comment**
6. **Chairperson's Report**
7. **Recommendations and Reports:**

A. Discussion about Accessory Dwelling Units

The Commission will consider instructing City Staff to initiate an amendment to the City of Plainwell Zoning Ordinance to allow, under appropriate conditions and standards, the use of accessory buildings as accessory dwelling units (ADUs) and prepare draft ordinance language for further consideration.

8. **Communications:** City Council meeting minutes from 4/23/2025, 4/28/2025, 5/12/2025, 5/27/2025, 6/09/2025, 6/23/2025, 7/14/2025 and 7/28/2025.
9. **Public Comments**
10. **Staff Comments**
11. **Commissioner Comments**
12. **Adjournment**

Agenda Subject to Change

Note: All public comment limited to two minutes, when recognized please rise and give your name and address.
Plainwell is an equal opportunity provider and employer

**CITY OF PLAINWELL
MINUTES
Planning Commission
Wednesday, May 07, 2025**

1. Call to Order at 6:30 pm by Colingsworth
2. Pledge of Allegiance
3. Roll Call:
Present: Stephen Bennett, Rachel Collingsworth, Elizabeth Raich, Kevin Hammond
Excused: Jay Lawson arrived 6:42 pm, Lori Steele arrived 6:44 pm
4. Approval of Minutes: 03/19/2025
Motion to approve minutes and place them on file was made by Bennett and seconded by Hammond. All in favor vote. Motion passed.
5. Chairperson's Report: None
6. Public Comment: None
7. New Business:
A motion to open the Public Hearing was made by Raich and seconded by Bennett at 6:33 p.m. All in favor vote. Motion passed.

Public Hearing - Ordinance amendments for commercial cross access and residential parking.

A motion was made by Hammond and seconded by Steele to accept the amended ordinance changes for Cross-Access Easement/shared parking lots for Commercial Parking and Residential Parking pertaining to one- and two-family dwellings, and move forward to City Council for final approval. All in favor vote. Motion passed.

A motion to close the Public Hearing was made by Raich and seconded by Hammond at 6:40 p.m. All in favor vote. Motion passed.
8. Old Business: None
9. Reports and Communications: 3/10; 3/24; 4/14 City Council minutes were reviewed and placed on file.
10. Public Comments: None
11. Staff Comments:
Business updates provide by Community Development Manager, Siegel.
12. Commissioner Comments: None
13. Adjournment: Motion by Steele to adjourn the meeting, seconded by Bennett. Colingsworth adjourned the meeting at 7:11 p.m.

August 13, 2025

Dear Planning Commissioners,

I am requesting that the city expand the R-1B zoning districts to allow for the use of accessory dwelling units (ADUs). The definition of an ADU is a subordinate dwelling unit that provides living quarters separate from the primary dwelling unit, but on the same lot. A handful of homes, primarily the older historical homes, have ADUs that are not allowed use under the current zoning rules.

Our 1869 home includes a carriage house with a long rental history. This history includes a hair salon (until 1988) and a studio apartment that was rented out for decades. It is no longer authorized since the use lapsed for over 6 months. We spent nights and weekends restoring the studio apartment to its former charm after it had fallen into disrepair. We designed a space that maintains the historical integrity and adds a few modern conveniences like AC, dishwasher, and work space.

I believe that the city's planning goals support the use of ADUs. Please see the attachments for an explanation on how this aligns with the city's master plan:

- Boost the local economy (page 3 section 1)
- Diversify housing options (page 3 section 2)
- Increase affordability and provide better opportunity for residents to invest in their properties (page 4, section 3)

Enclosed are photos and an explanation of our ADU, an explanation for how this aligns with the city's master plan, and a letter of support from my next door neighbors that share the property line with our ADU.

Thank you for your consideration,

Amanda and Steven Czarnecki

Amanda and Steven Czarnecki
413 W. Bridge St.
Plainwell, MI 49080
269-420-6273

Our Carriage House

About the Apartment:

Our 1869 home includes a carriage house that is about 1,040sq ft. The 2nd floor of the carriage house is an apartment that is 520sq ft. This apartment is self contained with its own entrance, a kitchen, lavatory, and a living/studio style bedroom. Our unit is 1 bed, 1 bath, and only large enough to house 1 single person or a couple. All of the buildings on the property have been maintained to keep the historical charm and integrity that we have come to appreciate in our beloved historical district.

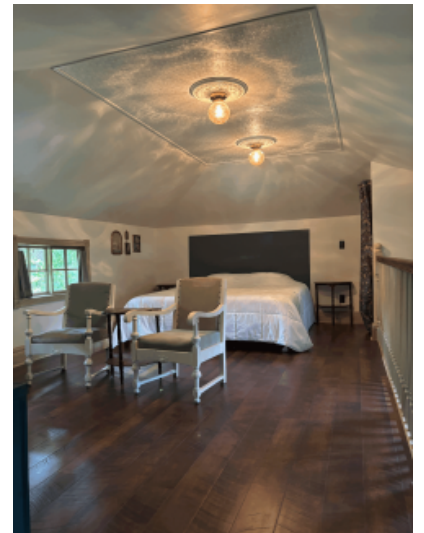


The Purpose:

Renting the carriage house will provide a place for both local community members and people from out of town to come and stay in our beautiful historic district. We are situated just off the riverwalk making us walking distance from our local shops, restaurants, and famous ice cream parlors. There are only 2 comparable listed short term rentals in the downtown district.

The Goal:

To promote local business, restaurants, and entertainment venues by providing a place downtown for guests to stay. The revenue will be used to help with the upkeep and maintenance of the historical home and historical buildings on the property.



Allowing ADUs Aligns With The City's Master Plan

1. Allowing ADUs will help to boost local economy

- a. Allowing ADU's to be used as rentals (especially short term rentals: ie AirBnB, VRBO, etc) in the R1-B zoning districts will help the city with their goal to "aggressively market Plainwell's restaurants, businesses, and water-front as a unique destination between Kalamazoo and Grand Rapids." (page 65) Visitors coming here whether it's for a vacation or business will be looking for things to do in the community and we are in a unique position in the downtown to allow them to walk to our local businesses, restaurants, ice cream parlors, and participate in activities like kayaking.

"The success of retail and related service activities, whether located in the downtown, or in Plainwell's other commercial areas, is strongly influenced by dollars that flow from residents in surrounding communities and visitors. In all probability, this has always been the case. Given Plainwell's location in the southeastern corner of Allegan County, it is most likely these additional sales have come and will continue to come from neighboring communities that include parts of Allegan, Barry and Kalamazoo Counties. Preserving a strong sense of place that attracts visitors, particularly downtown, will help to keep retail and services related to maintaining business." (page 26)

2. Helps to diversify housing

- a. Allowing ADU's to be rented (especially long-term >12 month leases) helps to fill the need for missing middle housing. During Plainwell's 2022 open house "participants expressed an overall interest in seeing apartment/senior housing and attached housing (duplexes and townhomes) more than single-family home" (page 32)

"This concept of providing housing for a variety of family types, income levels, ages, ability levels, and lifestyles is colloquially referred to as "missing middle housing." The 'missing middle' in this instance are housing types which fall between the low density of detached single-family residential homes and higher-density, mid-rise apartment complexes. Duplexes, courtyard apartments, bungalow courts, townhomes, and multi-plex structures provide a more rich housing choice for people of all backgrounds and future residents of Plainwell." (page 53)

- b. Section 4 of the Master Plan discusses how Plainwell needs to "promote itself as a vital community and a place in which people can comfortably live, raise families and grow old." It continues that this should be achieved by the use of the Smart Growth Principles to evaluate future development which states to "create a range of housing opportunities and choices" and through "Mix land uses" (page 57) (Mixed land uses, in the context of urban planning and development, refers to the practice of integrating different types of land uses, such as residential, commercial, and recreational, within the same area or building. This approach aims to create more vibrant, convenient, and sustainable communities by reducing the need for long commutes and promoting walkability)

- c. To preserve and protect the unique character of its downtown and neighborhoods, Plainwell seeks to “provide more diverse housing options to make Plainwell a desirable place for all age groups, lifestyles, and income levels”.(page 56) Plainwell has looked to achieve this by making it a project priority for the city to “Assess and update zoning ordinances to allow missing middle housing types and allow affordable housing choices at either end of the market for young and for empty nesters. (page 61). Allowing ADUs in the R-1B zones to be rented will help to fill the need for missing middle housing.
3. Increase affordability and provide better opportunity for residents to invest in their properties
- a. “When people are invested in their communities, they are more willing to actively participate in its development and maintenance. This helps generate sustainability and community growth.” (page 67”) Current home owners in the R-1B zoning districts will be able to invest in their properties knowing that they will see a return on their investments. A handful of these buildings are sitting empty and falling into disrepair, much like ours was. Some of the ADU's, especially in the historical neighborhoods, are large buildings that require special attention and others expertise to help maintain the historical character. The maintenance of these buildings can be very expensive and a large undertaking for the homeowners.
 - b. The Master Plan stresses the importance of preservation and protection of the unique character of its downtown and neighborhoods. The city and homeowners have gone through extensive efforts to “Respect community character by imploring context sensitive street design solutions and encouraging preservation and rehabilitation of older, historic structures”. (page 56) One of the project priorities for the city is to “adopt new zoning requirements that support varied housing options compatible with neighborhood character.” (page 59)



View from backyard



August 1, 2025

Dear Plainwell City Manager,
City Council Members,
and any interested parties,

We support the approval of 413 West Bridge Street to offer air bnb services in their carriage house (417 West Bridge), which sits on the property line of our residence. We believe it will be an asset to visitors and to the city.

This accessory building was rented for 10 of our 33 years here with no issues. We appreciate the Czernackis returning its charm and restoring its purpose. Our growing family often needs more space than our 3 bedroom offers. Staying in Amanda's character-filled studio may inspire them to visit more often.

Our neighborhood thrives thanks to this type of vision, from Bridge Street school's conversion, to the Penning's historic looking rental, and now the Warnament improvements. As a former planning commissioner with years on the board of review, these investments keep our city vital and welcoming!

We thank you for your service and dedication to our beloved hometown.

Sincerely,

Jennifer Loftus and Robert Loftus

Jennifer and Robert Loftus
425 West Bridge Street
Plainwell, Michigan 49080

Jennifer 269-685-8869
Robert 269-492-8893



Example: Amendment for Accessory Dwelling Units (ADUs)

Amendment to Article IV: R-1A, R-1B Single-Family Residence District:

Section 53-7. Principal Permitted Uses. Add new subsection: I. Accessory dwelling units, provided that:

1. Only one accessory dwelling unit (ADU) shall be permitted per single-family lot.
2. The ADU shall not exceed 800 square feet in floor area.
3. The ADU may be attached or detached from the primary dwelling.
4. Detached ADUs shall comply with all applicable setbacks and be situated behind the primary structure.
5. The lot shall retain adequate parking as required under Article XIX.
6. The ADU must be architecturally consistent with the primary residence.
7. Owner occupancy is required in either the primary dwelling or the ADU.

Amendment to Article V: R-1C Single- and Two-Family Residence District:

Section 53-11. Principal and Permitted Uses. Add new subsection: E. Accessory dwelling units, provided that:

1. Only one ADU shall be permitted per lot.
2. The ADU shall not exceed 800 square feet in floor area.
3. The ADU may be attached or detached from the primary dwelling.
4. Detached ADUs shall comply with all applicable setbacks and be situated behind the primary structure.
5. The lot shall maintain adequate parking as required under Article XIX.
6. The ADU must be architecturally compatible with the primary residence.
7. Owner occupancy is required in either the primary dwelling or the ADU.

Addition to General Provisions (Article XVI):

New Section 53-132E. Accessory Dwelling Units: A. Intent: The intent of allowing accessory dwelling units is to provide opportunities for affordable and flexible housing arrangements while preserving neighborhood character.

B. Conditions:

1. ADUs are restricted to residential use and shall not be rented or leased for periods less than 30 consecutive days.
2. Utility services to the ADU shall be connected to and metered jointly with the primary dwelling.
3. ADUs must comply with all building and health codes.
4. A site plan

Definition: **Accessory Dwelling Unit (ADU):**

A self-contained residential unit that is secondary and subordinate to a principal single-family dwelling, located either within, attached to, or detached from the principal dwelling, or established within an existing accessory structure on the same lot. An ADU provides independent living facilities, including areas for cooking, sleeping, and sanitation, and is designed for occupancy by one household. must be submitted and approved administratively by the City Manager or their designee, ensuring compliance with zoning requirements.

MINUTES
Plainwell City Council
Special Meeting
April 23, 2025

1. Mayor Keeler called the special meeting to order at 6:00pm in City Hall Council Chambers.
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele.
Absent: Councilmember Green, Councilmember Keeney and Councilmember Wisnaski.

There being no quorum present, the special meeting was adjourned at 6:01pm.

Minutes respectfully
Submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
April 28, 2025



JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
April 28, 2025

12. Accounts Payable:

A motion by Keeney, seconded by Wisnaski, that the bills be allowed and orders drawn in the amount of \$63,020.20 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments: None.

14. Staff Comments:

Personnel Coordinator/Interim Treasurer Kersten was excused to attend training.

Superintendent Nieuwenhuis stated that hydrant flushing went well. Street sweeping is wrapping up. The flower nursery has sent some photos of the planters that will be put out in about 2 weeks.

Community Development Manager Siegel shared that there are only 20 days remaining until her retirement in May. The downtown clock is being repaired, and she will be submitting grant information for the West Michigan Trails project this week.

Deputy Superintendent Keyser stated that he is testing Thursday for a Class B license.

Superintendent Pond stated there are 35 days remaining until his retirement in June.

Director Callahan reported that the Chief's vehicle has been successfully sold at auction.

Clerk Leonard had nothing to report.

City Manager Lakamper shared that Profielnorm has begun construction for their new building in Industrial Park. He shared that the first agreement with BizEx Ventures has been signed, with others to follow after the building purchase is complete. MDOT has awarded the S. Main St. paving project to Lakeland Asphalt, with a project timeline from now through September. There will be an interview this week for the Community Development Manager position.

15. Council Comments:

Mayor Pro Tem Steele shared that a former City of Plainwell employee, Roy Carlson, has passed away. Mr. Carlson had worked at the Plainwell Airport and had provided assessing services to the City. She shared her relief that Public Safety Officer Welcher was okay following an altercation at the high school.

Councilmember Green reminded staff and the public about the Art Council children's theater being held Saturday, June 21 at 7pm at the Plainwell High School Performing Arts Center.

Councilmember Keeney wished everyone a happy cinco de mayo.

16. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 7:28pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
May 12, 2025


JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
April 28, 2025

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Dan Martin of Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, Councilmember Keeney, Councilmember Wisnaski and Councilmember Green. Absent: None
5. Approval of Minutes:
A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 04/14/2025 regular meeting and the 04/23/2025 special meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment:
Judy Munch of 114 Russet - asked for an update about fill dirt and lawn reseeding for residents of the Old Orchard. She shared that she had heard that USA Earthworks was not coming back to address these concerns, mentioning that spring is here and her grass is growing, and that she has a pipe sticking up in her yard still.
7. County Commissioners Report: Commissioner Dugan gave an update on happenings throughout Allegan County.
8. Agenda approval:
A motion by Steele, seconded by Green, to approve the Agenda for the April 28, 2025 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: None.
10. Recommendations and Reports:
 - A. Community Development Manager Siegel discussed West Michigan Trails Organization's development of a 42-mile non-motorized trail beginning in Kalamazoo Township and ending in Kent County. Plainwell will be working with the City of Wayland, Wayland Township, and Gun Plain Township on this project.
A motion by Keeney, seconded by Wisnaski, to approve Resolution 2025-09 as presented. On a roll call vote, all voted in favor. Motion passed.
 - B. Superintendent Pond discussed the repair annular seals. These seals stop methane from escaping, and are located on the concrete on top of the digester. There are two seals that require repair.
A motion by Green, seconded by Wisnaski, to approve the repair of the annular seals on both anaerobic digesters at the Water Renewal plant by Mulder Building Sealants & Restoration for \$5450.00. On a roll call vote, all voted in favor. Motion passed.
 - C. Deputy Superintendent Keyser discussed recalibrating eleven flow meters at in use by Water Renewal. This calibration is required annually by EGLE.
A motion by Wisnaski, seconded by Steele, approving the calibration of eleven flow meters at the Water Renewal plant by Forberg Smith for \$6319.60. On a roll call vote, all voted in favor. Motion passed.
11. Communications:
A motion by Steele, seconded by Wisnaski, to accept and place on file the March 2025 Department of Public Safety and Water Renewal Reports, and the 03/11/2025 DDA/BRA/TIFA meeting minutes. On a voice vote, all voted in favor. Motion passed.

MINUTES
Plainwell City Council
May 12, 2025

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Jared Bowen of Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, Councilmember Wisnaski, Councilmember Keeney and Councilmember Green. Absent: None
5. Approval of Minutes:
A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 04/28/2025 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Presentation: Mill Property Development – provided by Allen Edwin Homes and Watts Homes & Construction.
7. Public Comment: None.
8. Agenda approval:
A motion by Steele, seconded by Wisnaski, to approve the Agenda for the May 12, 2025 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: None.
10. Recommendations and Reports:
 - A. Superintendent Nieuwenhuis discussed the City's Well Head Protection Program. Fleis & Vandenbrink has handled the WHPP Plan for Plainwell in the past, and is recommended for this job.
A motion by Keeney, seconded by Green, approving the proposal from Fleis & Vandenbrink to assist with the renewal of the existing WHPP Plan at a cost of \$13,500.00. On a roll call vote, all voted in favor. Motion passed.
 - B. Community Development Manager Siegel discussed Ordinance 400, which clarifies permitted off street parking for residential one- and two-family homes by defining 'driveway' and 'driveway extension' and providing guidelines for both. The amendment also addresses shared parking areas between buildings.
A motion by Keeney, seconded by Wisnaski, adopting Ordinance 400, an Ordinance to amend Chapter 53 "Zoning" of the City of Plainwell's Code of Ordinances; to amend Sec. 53-175, A, 7 pertaining to one and two-family dwelling residential parking; and to amend Sec. 53-174, A, 8 pertaining to shared parking. On a roll call vote, all voted in favor. Motion passed.
11. Communications:
A motion by Steele, seconded by Wisnaski, to accept and place on file the April 2025 Investment and Fund Balance Reports. On a voice vote, all voted 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 \$103,668.23 for payment of the same. On a roll call vote, all voted in favor. Motion passed.
13. Public Comments:
 - A. Dale Burnham of 210 Prairie St inquired about the sale of the GHD buildings.
 - B. Sandy Lamorandier of 518 S. Woodhams St. asked if there will be more meetings for public input on the Mill development project.
14. Staff Comments:
Personnel Coordinator/Interim Treasurer Kersten shared that Cheryl Pickett is celebrating 30 years with the City of Plainwell.

MINUTES
Plainwell City Council
May 12, 2025

Superintendent Nieuwenhuis stated that DPW is having brats on Thursday to celebrate Cheryl's 30-year anniversary. The City's flowers will be delivered on May 21st, and should be ready in time for the Memorial Day Parade. He shared that the merry-go-round in Sherwood park had been destroyed in such a way as to be unrepairable, and that the merry-go-round from Thurlcook park would be moved to Sherwood. He also stated that merry-go-rounds are not something that can be purchased anymore.

Community Development Manager Siegel shared that Flawless Finish Detailing, located at 934 E. Bridge St. had a successful Grand Opening. She reported that she submitted a grant for engineering, and that this was her last City Council meeting.

Deputy Superintendent Keyzer stated the he was waiting for results from his test, and that it can take up to three weeks.

Superintendent Pond shared that he was one month away from retirement.

Director Callahan reminded everyone about the upcoming Memorial Day Parade on Monday, May 26th at 11am and the Color Your World Run being held at Ransom District Library on Saturday, June 7th.

Clerk Leonard had nothing to report.

City Manager Lakamper reported that he was working with Brian Kelley on the City budget for the new fiscal year. He shared that performance reviews were in process, and thanked Denise for all she has done for the City of Plainwell.

15. Council Comments:

Mayor Pro Tem Steele reminisced about sitting in on Denise's interview, and how much Denise will be missed. She spoke about David Rantz's retirement gathering, noting how nice it was and that his daughter was able to do his official last call.

16. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 8:37pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
May 27, 2025


JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
May 27, 2025

A motion by Keeney, seconded by Wisnaski, that the bills be allowed and orders drawn in the amount of \$48,357.71 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

14. Public Comments:

Sandy Lamorandier shared that she enjoyed the dedication and renaming of the airport in honor of Virgil Williams, and that she appreciated the street sweeping provided by the City, saying that it makes a noticeable difference.

15. Staff Comments:

Personnel Coordinator/Interim Treasurer Kersten shared the DPW had hired two new seasonal employees who would be starting soon, and that open enrollment period for benefits is coming up.

Superintendent Nieuwenhuis congratulated Virgil. He shared that the City had been awarded a settlement from a PFAS lawsuit, and that there are two other potential settlements still being processed.

Deputy Superintendent Keyser stated that he is doing preventative maintenance and continued training.

Superintendent Pond had nothing to report.

Director Callahan reported that a person had gone into the river recently, and reminded everyone that there are resources available to anyone who is struggling with mental health or any other issues.

Clerk Leonard shared that she is attending the Clerk's Conference in Muskegon the first week of June.

City Manager Lakamper shared how thankful he was to have Virgil managing the airport for the City, stating that there will be a new sign and dedication ceremony soon. He said that the PFAS settlement could only be used for the water fund. He thanked consultant Brian Kelley for coming to the meeting. He gave an update on Building #2, stating that the insurance company had requested that a structural engineer provide an evaluation of the damage. He also set a date for the Budget Workshop, which will be held June 9, 2025 at 5:30pm prior to the Council Meeting that night.

16. Council Comments:

Mayor Pro Tem Steele congratulated Virgil, and stated that he makes a mean cup of coffee.

Councilmember Wisnaski congratulated Virgil.

Councilmember Keeney congratulated Virgil, saying it was well deserved. He shared that the Memorial Day parade was great, and that this year there were more tractors.

17. Adjournment:

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

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
June 09, 2025


JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
May 27, 2025

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Ken Fritz of Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, Councilmember Keeney, and Councilmember Wisnaski.
Absent: Councilmember Green
A motion by Steele, seconded by Wisnaski, to excuse Councilmember Green from tonight's proceedings. On a voice vote, all voted in favor. Motion passed.
5. Approval of Minutes:
A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 05/12/2025 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None.
7. Linda Teeter from Allegan County Legal Assistance Center introduced herself and discussed the services offered.
8. County Commissioners Report: Commissioner Dugan gave an update on happenings throughout Allegan County.
9. Agenda approval:
A motion by Steele, seconded by Wisnaski, to approve the Agenda for the May 27, 2025 meeting as presented. On a voice vote, all voted in favor. Motion passed.
10. Mayor's Report: None.
11. Recommendations and Reports:
 - A. Mayor Keeler presented Resolution 2025-10, renaming and dedicating the Plainwell Municipal Airport to the Virgil L. Williams Plainwell Municipal Airport. Mayor Keeler thanked Virgil for volunteering his time and skill managing the Airport for the City for the past 23 years. Mayor Keeler read aloud the following:

WHEREAS, Virgil L. Williams has dedicated his life to aviation, including retiring from the Upjohn Company as Chief Pilot and Aviation Director; and has been recognized with the FAA's Wright Brothers "Master Pilot" Award for over 50 years of safe flying, and named "Aviator of the Year" by the Michigan Department of Transportation in 2023; and

WHEREAS, Virgil L. Williams has generously volunteered his time, knowledge, and skills to oversee and manage the Plainwell Municipal Airport in service to the City of Plainwell since 2002; and

WHEREAS, Virgil has contributed to community enrichment through mentoring young pilots and co-founding the Plainwell Aviation STEM Academy, a non-profit flight school dedicated to introducing children to aviation; and

WHEREAS, Virgil has played a key role in developing and expanding the Plainwell Municipal Airport, creating new revenue streams, stewarding the Plainwell Pilots Association, and helping to establish Plainwell as a general aviation destination in West Michigan;

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Plainwell City Council
May 27, 2025

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council, as an expression of gratitude on behalf of the citizens of the City of Plainwell, do hereby rename the Plainwell Municipal Airport to **Virgil L. Williams Plainwell Municipal Airport**, and dedicate it in honor of Virgil Williams for his extraordinary service to the City of Plainwell; and

BE IT FURTHER RESOLVED, that a copy of this resolution be entered in full in the minutes of the May 27, 2025 meeting of the Plainwell City Council and that a copy be presented to Mr. Virgil L. Williams.

A motion by Steele, seconded by Keeney, to approve Resolution 2025-10 as presented. On a roll call vote, all voted in favor. Motion passed.

Mayor Keeler presented Virgil Williams with a ceremonial signed copy of Resolution 2025-10. Mr. Williams shared that he was honored and thanked City Council, staff and residents for their continued support of the airport. He shared stories from his past, and spoke about his love of aviation. He enjoys being involved in the STEM flight school, and instructing the next generation of aviation lovers.

- B. Mayor Keeler discussed setting a required Public Hearing concerning the 2025/2026 City Budget.
A motion by Wisnaski, seconded by Steele, to set a Public Hearing for June 23, 2025 at 7pm to review and adopt the 2025.2026 City Budget. On a roll call vote, all voted in favor. Motion passed.
- C. Superintendent Nieuwenhuis discussed a 3-year contract with Renewed Earth for solid waste removal.
A motion by Keeney, seconded by Wisnaski, approving a 3-year contract with Renewed Earth for solid waste removal at a cost of \$16,500 per year. On a roll call vote, all voted in favor. Motion passed.
- D. Superintendent Nieuwenhuis discussed a 3-year contract for street sweeping services with Walters Sweeping.
A motion by Keeney, seconded by Wisnaski, approving a 3-year contract with Walters Sweeping for street sweeping services at a cost of \$22,200 for the first year, \$23,088 for the second year, and \$24,011 for the third year. On a roll call vote, all voted in favor. Motion passed.
- E. City consultant Brian Kelley discussed the draft BRA/DDA/TIFA budget for fiscal year 2025/2026.
A motion by Steele, seconded by Wisnaski, approving the draft 2025/2026 BRA/DDA/TIFA budget as presented. On a roll call vote, all voted in favor. Motion passed.
- F. Superintendent Nieuwenhuis discussed a contract with PK Contracting to stripe major streets for the City.
A motion by Keeney, seconded by Wisnaski, approving a contract with PK Contracting for striping major streets in the City of Plainwell for a cost not to exceed \$44,827.50. On a roll call vote, all voted in favor. Motion passed.
- G. City Council discussed the two developers interested in the Mill property.
A motion by Steele, seconded by Wisnaski, to postpone choosing a developer until the next Council meeting on June 9, 2025. On a roll call vote, all voted in favor. Motion passed.

12. Communications:

A motion by Keeney, seconded by Wisnaski, to accept and place on file the April 2025 Department of Public Safety and Water Renewal Reports, the 04/08/2025 DDA/BRA/TIFA meeting minutes and the 4/17/2025 Parks & Trees meeting minutes. On a voice vote, all voted in favor. Motion passed.

13. Accounts Payable:

MINUTES
Plainwell City Council
June 09, 2025

1. Mayor Keeler called the special meeting to order at 5:30PM in City Hall Council Chambers.
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, and Councilmembers Green and Wisnaski.
Absent: Councilmember Keeney.
A motion by Steele, seconded by Wisnaski, to excuse Councilmember Keeney from the proceedings. On a voice vote, all in favor. Motion passed.
4. Approval of Agenda:
A motion by Steele, seconded by Wisnaski, to approve the agenda for the Budget Workshop as presented. On a voice vote, all in favor. Motion passed.
5. New Business:
 - A. Financial Consultant Kelley and City Manager Lakamper gave an overview of the 2025/2026 City Budget to Council. The General Fund was discussed in detail, noting that the operational deficit projected in the budget remains one of the bigger challenges facing the city. There was discussion of future residential and industrial development being the best way to increase the tax base revenue. After a detailed review of the different departments inside the General Fund, there was discussion concerning the Public Safety, noting that it is the City's largest budget, and the Airport Fund. Financial Consultant Kelley went on to give an overview of all the other city funds, commenting on each.
6. Public Comment: None.
7. Staff Comments: None.
8. Council Comments: None.
9. Adjournment:
A motion by Wisnaski, seconded by Steele, to adjourn the meeting at 6:42PM. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
June 23, 2025



JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
June 09, 2025

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Scott Fenner of Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, Councilmember Wisnaski, Councilmember Keeney and Councilmember Green. Absent: None
5. Approval of Minutes:
A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 05/27/2025 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None.
7. County Commissioner's Report: None.
8. Agenda approval:
A motion by Steele, seconded by Wisnaski, to approve the Agenda for the June 09, 2025 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: None.
10. Recommendations and Reports:
 - A. Clerk Leonard shared that several board members' terms end on June 30, 2025. Shas confirmed with each candidate their willingness to serve for another term. Appointments are made by the Mayor, and subject to confirmation from Council.
A motion by Keeney, seconded by Wisnaski, confirming the Mayor's appointment of several community members to various Boards and Commissions. On a roll call vote, all voted in favor. Motion passed.
 - B. Superintendent Nieuwenhuis discussed the water tower inspection by Dixon Engineering. Dixon Engineering put together a proposal for the City for the maintenance and repairs recommended following the inspection. Eight bids were received in total. Dixon Engineering recommends Fedewa Inc. for this project.
A motion by Keeney, seconded by Wisnaski, approving a contract with Fedewa Inc. to complete the water tower painting and upgrades under the supervision of Dixon Engineering for the cost of \$84,499.00. On a roll call vote, all voted in favor. Motion passed.
 - C. City Manager Lakamper discussed the two developers interested in the Mill property. Both Allen Edwin Homes and Watts Homes and Construction presented concepts to Council in May. The Michigan Economic Development Corporation (MEDC) will assist the City with this project.
A motion by Green, seconded by Keeney, instructing City Manager Lakamper to enter into negotiations to establish a development agreement with Watts Homes & Construction for the creation of a housing development on parcels 2 and 4 of the Mill property, and to negotiate the terms of conveyance for the same parcels. On a roll call vote, all voted in favor. Motion passed.
11. Communications:
A motion by Steele, seconded by Wisnaski, to accept and place on file the May 2025 Investment and Fund Balance Reports. On a voice vote, all voted 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 \$109,567.77 for payment of the same. On a roll call vote, all voted in favor. Motion passed.
13. Public Comments: None.

MINUTES
Plainwell City Council
June 09, 2025

14. Staff Comments:

Personnel Coordinator/Interim Treasurer Kersten had nothing to report.

Superintendent Nieuwenhuis congratulated Bryan Pond, stating that is had been nice working with him.

Deputy Superintendent Keyzer stated the seal repair stopped the escape of methane gas, and thanked Bryan for training him over the past year.

Superintendent Pond shared that the last 30 years working at Plainwell have been great. He appreciated working with a Council and staff that were supportive of building and maintaining a water renewal plant and everything needed to operate it successfully. He is looking forward to retirement and moving up north.

Director Callahan reminded stated that Department Head meetings won't be the same without Bryan, and congratulated him on retirement. He shared that the Color Your World event hosted by Ransom Library was a success, with ~300 people attending. He reminded everyone to lock their cars doors, sharing that there had been a car stolen from Plainwell and recovered in Kalamazoo.

Clerk Leonard congratulated Bryan on his retirement, stating that he would be missed.

City Manager Lakamper thanked Bryan for planning his retirement ahead of time with the City, allowing for a year of training for Luke. He acknowledged Bryan's years of service, and wealth of knowledge. He gave an update on Building #2, stating that the insurance company wants to assess the roof before providing further information. He stated that Plainwell is actively seeking a Finance Director/Treasurer as well as a Downtown Development Manager.

15. Council Comments:

Mayor Pro Tem Steele thanked Bryan for everything he has done for the City, and said she appreciates him training Luke.

Councilmember Wisnaski congratulated Bryan, and thanked him for his service. He shared that he is happy to be working with Watts Homes & Construction.

Councilmember Green thanked Bryan and wished him well in retirement.

Councilmember Keeney thanked Bryan, saying it has been a pleasure working with him.

16. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 7:27pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
June 23, 2025


JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
June 23, 2025

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Brian Warren of Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, Councilmembers Keeney, Wisnaski and Green.
Absent: None.
5. Approval of Minutes:
A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 06/09/2025 Budget Workshop and the 06/09/2025 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: JJ Haycot introduced himself as a representative for Matt Hall.
7. County Commissioners Report: Commissioner Dugan gave an update on happenings throughout Allegan County.
8. Agenda approval:
A motion by Steele, seconded by Wisnaski, to approve the Agenda for the June 23, 2025 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: None.
10. Recommendations and Reports:
 - A. City Consultant Kelley presented the 2024/2025 City Budget amendments, a housekeeping item accounting for budgetary shifts and/or projects from the previous yearly budget.
A motion by Steele, seconded by Wisnaski, to approve the amendments to the 2024/2025 budget as presented. On a roll call vote, all voted in favor. Motion passed.
 - B. City Manager Lakamper discussed water and wastewater rates for the new budget year.
A motion by Keeney, seconded by Steele, to adopt Resolution 2025-11 Water and Wastewater Rates for Fiscal Year 2025/2026. On a roll call vote, all voted in favor. Motion passed.
 - C. City Consultant Kelley discussed recycling and bulk trash rates for the new budget year.
A motion by Wisnaski, seconded by Keeney, to adopt Resolution 2025-12 Recycling and Bulk Trash Rates for Fiscal Year 2025/2026. On a roll call vote, all voted in favor. Motion passed.
 - D. City Manager Lakamper discussed fines and fees for the new budget year, noting two changes to the fee schedule.
A motion by Steele, seconded by Wisnaski, to adopt Resolution 2025-13 Fines and Fees for Fiscal Year 2025/2026. On a roll call vote, all voted in favor. Motion passed.
 - E. **A motion by Keeney, seconded by Steele, to open a Public Hearing at 7:17pm for consideration of the 2025/2026 City Budget. On a voice vote, all in favor. Motion passed.**

City Manager Lakamper gave a presentation on the 2025/2026 City Budget.

No public comment.

A motion by Steele, seconded by Keeney, to close the Public Hearing at 7:35pm. On a voice vote, all in favor. Motion passed.

A motion by Steele, seconded by Green, to adopt Resolution 2025-14 General Appropriations Act and Resolution 2025-15 Special and Operating Funds Appropriations Act, approving the Plainwell City Budget for Fiscal Year 2025/2026. On a roll call vote, all in favor. Motion passed.
 - F. City Consultant Kelley presented a listing of blanket purchase orders for approval for fiscal year 2026. These items are for previously approved contracts, sole-source purchases or blankets for reoccurring purchases to preferred vendors.
A motion by Wisnaski, seconded by Steele, to approve 38 blanket and confirming purchase orders for Fiscal Year 2026 as presented. On a roll call vote, all voted in favor. Motion passed.
 - G. City Manager Lakamper discussed the health insurance options available to the City.
A motion by Green, seconded by Keeney, to adopt Resolution 2025-16 approving the 80/20 Employer/Employee Health Care Cost Option for Fiscal Year 2025/2026. On a roll call vote, all voted in favor. Motion passed.

MINUTES
Plainwell City Council
June 23, 2025

11. Communications:

A motion by Steele, seconded by Wisnaski, to accept and place on file the May 2025 Department of Public Safety and Water Renewal Reports, and the 05/13/2025 DDA/BRA/TIFA meeting minutes and the 5/15/2025 Parks & Trees meeting minutes. On a voice vote, all voted in favor. Motion passed.

12. Accounts Payable:

A motion by Keeney, seconded by Green, that the bills be allowed and orders drawn in the amount of \$113,629.12 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments: None.

14. Staff Comments:

City Consultant Kelley thanked everyone for their assistance with the budget process.

Personnel Coordinator/Interim Treasurer Kersten thanked Consultant Kelley, and congratulated Superintendent Keyzer on passing his certification test.

Superintendent Nieuwenhuis congratulated Superintendent Keyzer, and thanked Consultant Kelley.

Deputy Superintendent Keyzer thanked everyone.

Director Callahan encouraged everyone to be aware of their surroundings and stay safe. Report any concerns to Public Safety.

Clerk Leonard thanked Consultant Kelley, and congratulated Superintendent Keyzer.

City Manager Lakamper congratulated Superintendent Keyzer, noting his hard work and what an accomplishment it was. He thanked Consultant Kelley for his work on the City budget. He shared that he had toured the Mill buildings with an interested party looking for space for a classic car showroom and repair shop. The tour went well, and he hopes to hear back from the interested party. Paving in the Old Orchard will be finished tomorrow. He noted that Linda Teeter from Allegan County Legal Assistance Center was in attendance, and asked if there was interest in a contract for service, as the ACLAC is funded entirely by donations.

15. Council Comments:

Mayor Pro Tem Steele congratulated Superintendent Keyzer, and wished everyone a safe 4th of July holiday.

Councilmember Wisnaski congratulated Superintendent Keyzer.

Councilmember Keeney congratulated Superintendent Keyzer, wished everyone a happy 4th.

Councilmember Green congratulated Superintendent Keyzer, and thanked Consultant Kelley, stating he is a gem. She wished everyone a safe 4th of July.

16. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 7:52pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
July 14, 2025


JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
July 14, 2025

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Scott Smail of Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, Councilmembers Wisnaski, Keeney and Green.
Absent: None
5. Approval of Minutes:
A motion by Green, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 06/23/2025 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: Lois Heuchert of 514 Morrell St. discussed filming and uploading City Council meetings to YouTube.
7. County Commissioner's Report: None.
8. Agenda approval:
A motion by Steele, seconded by Wisnaski, to approve the Agenda for the July 14, 2025 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: None.
10. Recommendations and Reports:
 - A. Board and Commission appointments are made by the Mayor, and subject to confirmation from Council.
A motion by Steele, seconded by Wisnaski, confirming the Mayor's appointment of Dale Burnham to the Planning Commission. On a roll call vote, all voted in favor. Motion passed.
 - B. Clerk Leonard discussed Ordinance 401, which amends Ordinance 199 to change the Parks and Tree Commission required annual meeting from January to March.
A motion by Keeney, seconded by Green, adopting Ordinance 401 as presented. On a roll call vote, all voted in favor. Motion passed.
 - C. Clerk Leonard discussed a Special Event Permit application for Island Fest. Island Fest will be held Saturday, July 26th.
A motion by Keeney, seconded by Steele, approving the Special Event Permit for Island Fest. On a roll call vote, all voted in favor. Motion passed.
 - D. City Manager Lakamper and council discussed both demolition and restoration of Mill Building #2, and the financial impact of each.
A motion by Keeney, seconded by Wisnaski, supporting the demolition of Mill Building #2. On a roll call vote, all voted in favor. Motion passed.
11. Communications:
A motion by Steele, seconded by Wisnaski, to accept and place on file the June 2025 Investment and Fund Balance Reports. On a voice vote, all voted 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 \$297,252.63 for payment of the same. On a roll call vote, all voted in favor. Motion passed.
13. Public Comments: None.
14. Staff Comments:
Personnel Coordinator/Interim Treasurer Kersten had nothing to report.

Superintendent Nieuwenhuis was excused from the meeting.

MINUTES
Plainwell City Council
July 14, 2025

Superintendent Keyzer stated he's getting acclimated now that Bryan Pond has retired, and fixing issues as they arise.

Director Callahan reminded everyone about Island City Fest, being held Saturday July 26. A section of Main St. will be closed from ~8am-1pm to allow for a classic car show.

Clerk Leonard had nothing to report.

City Manager Lakamper shared follow up information about Classic Auto Factory, a party from Illinois interested in several Mill buildings for use as a classic car restoration, storage and display business. He is meeting with them this Thursday at 1pm for a second property tour. He hopes to have a presentation from the interested party to present to Council with further information following the meeting.

He gave an update on the parcel in Industrial Park that the auto auction is interested in, sharing that an extension was provided to allow for further research into water retention on the property.

He shared an idea put forth by Corey Redder from the Parks & Tree Commission and City resident Terry Pickett to utilize a mile of the 10 acres behind the water tower in Kenyon Park as a walking trail. He noted that this land is dedicated for recreational use, and that changing that designation would be challenging and require working with the State.

15. **A motion by Steele, seconded by Wisnaski, to meet in closed session as permitted under section 8(a) of the Open Meetings Act to consider a periodic personnel evaluation of a public employee if the named individual requests a closed hearing at 7:39pm. On a voice vote, all voted in favor. Motion passed.**

A motion by Keeney, seconded by Wisnaski, to return to Open Session at 7:47pm. On a voice vote, all voted in favor. Motion passed.

16. Council Comments:

Mayor Pro Tem Steele discussed gravel trucks speeding down Sherwood St., noting this is a reoccurring issue. She would like a heavier police presence on Sherwood to discourage speeding.

Councilmember Green wished everyone a happy belated 4th of July.

17. Adjournment:

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

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
July 28, 2025


JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
July 28, 2025

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Dan Martin of Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, and Councilmembers Keeney, Wisnaski and Green.
Absent: None.
5. Approval of Minutes:
A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 07/14/2025 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: JJ Hayka offered to share questions or concerns with Representative Matt Hall.
7. Presentation by Classic Auto Factory
8. County Commissioners Report: Commissioner Dugan gave an update on happenings throughout Allegan County.
9. Agenda approval:
A motion by Steele, seconded by Wisnaski, to approve the Agenda for the July 28, 2025 meeting as presented. On a voice vote, all voted in favor. Motion passed.
10. Mayor's Report: None.
11. Recommendations and Reports:
 - A. Superintendent Keyzer discussed a contract with SmartSights, LLC. A 3-year service contract is recommended.
A motion by Wisnaski, seconded by Green, approving a 3-year contract with SmartSights, LLC for SCADA system support and emergency text messaging service. On a roll call vote, all voted in favor. Motion passed.
 - B. Superintendent Keyzer discussed the purchase of a 4" Promag flow meter with a 3-year warranty. The meter would replace the current meter (installed in 1998) that is no longer serviceable due to age.
A motion by Keeney, seconded by Wisnaski, approving the purchase of a 4" Promag flow meter and warranty from Endress Hauser for \$7,973.99. On a roll call vote, all voted in favor. Motion passed.
 - C. Superintendent Nieuwenhuis discussed the removal, service and reinstallation of the pump equipment from Well 7 by Peerless Midwest. This service was recommended following this year's municipal well inspection.
A motion by Keeney, seconded by Steele, approving the overhaul and maintenance of Well 7 pump equipment by Peerless Midwest for a cost not to exceed \$33,540.00. On a roll call vote, all voted in favor. Motion passed.
 - D. Personnel Coordinator/Interim Treasure Kersten discussed an amendment to the Section 125 Plan. The amendment allows the City to opt out of Flex Spending Accounts and Dependent Care Accounts. No City employees are currently enrolled in either of these plans.
A motion by Green, seconded by Keeney, approving an amendment to the City's Section 125 Plan to opt out of offering Flexible Spending Accounts (FSAs) and Dependent Care Accounts (DCAs) for the current plan year. On a roll call vote, all voted in favor. Motion passed.
 - E. City Manager Lakamper discussed a Professional Services Agreement (PSA) with Fleis and Vandenbrink for the South Main paving project. This project will begin the second week of August.
A motion by Steele, seconded by Wisnaski, to enter into a Professional Services Agreement with Fleis & Vandenbrink for construction engineering on the South Main road construction project for \$75,500.00. On a voice vote, all in favor. Motion passed.
12. Communications:
A motion by Steele, seconded by Wisnaski, to accept and place on file the June 2025 Department of Public Safety and Water Renewal Reports, the 06/10/2025 DDA/BRA/TIFA meeting minutes and the 6/12/2025 Parks & Trees meeting minutes. On a voice vote, all voted in favor. Motion passed.
13. Accounts Payable:
A motion by Keeney, seconded by Green, that the bills be allowed and orders drawn in the amount of \$131,241.37 for payment of the same. On a roll call vote, all voted in favor. Motion passed.
14. Public Comments: None.

MINUTES
Plainwell City Council
July 28, 2025

15. Staff Comments:

Personnel Coordinator/Interim Treasurer Kersten shared that interviews were being held for the Finance Director position.

Superintendent Nieuwenhuis had nothing to report.

Deputy Superintendent Keyzer had nothing to report.

Director Callahan discussed recovering kayakers from the river.

Clerk Leonard shared that the City is looking for Board of Review alternates. One application has been received.

City Manager Lakamper gave an update on Mill Building #2, stating that the insurance company has requested a quote from Taplin covering both restoration and demolition. Lawn restoration in the Old Orchard is mostly complete, with final reseeded happening in September. He shared that Director Callahan had hosted an active shooter table top exercise that was well received. He stated he had looked into recording Council meetings to share on YouTube, and would provide cost estimates soon.

16. Council Comments:

Mayor Pro Tem Steele reminded everyone about the Plainwell All School Reunion being held on August 9, 2025 at 1pm in the PHS cafeteria. Bring a dish to pass and your own table service, and visit with others who have attended Plainwell Schools. She had Traverse City in her thoughts and prayers.

Councilmember Wisnaski shared that the flowers this year look great.

Councilmember Keeney thanked Classic Car Factory for the presentation, and thanked Commissioner Dugan for his update.

Councilmember Green thanked Darius and his family for coming to the meeting, and thanked Director Callahan for hosting training for area officers.

17. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 8:26pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
August 11, 2025


JoAnn Leonard, City Clerk