

# City of Plainwell



"The Island City"

Brad Keeler, Mayor  
Lori Steele, Mayor Pro-Tem  
Cathy Green, 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](http://www.plainwell.org)

## AGENDA

### Plainwell City Council

Monday, November 24, 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 – 11/10/2025 Regular Meeting
6. Public Comments
7. County Commissioner Report
8. Agenda Approval
9. Mayor's Report
10. Recommendations and Reports:
  - A. City – Resolution 2025-21 – Approving the application for an Industrial Facilities Tax (IFT) Exemption Certificate from Profielnorm USA, LLC  
Council will consider approving Resolution 2025-21 as presented, which recommends approval of a 12-year IFT exemption for Profielnorm USA, LLC.
  - B. City – Sale of City Property  
Council will consider the sale of 761 N. Main St (55-019-002-01) using the Request for Proposal (RFP) process.
11. **Communications:** The October 2025 Investment and Fund Balance Reports, the October Department of Public Safety and Water Renewal Reports, the 8/20/2025 Planning Commission meeting minutes and the 10/14/2025 DDA/BRA/TIFA meeting minutes.
12. **Accounts Payable - \$107,250.06**
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.

Plainwell is an equal opportunity provider and employer

**MINUTES**  
**Plainwell City Council**  
**November 10, 2025**

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: None
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Brad Keeler and Councilmembers Roger Keeney, Randy Wisnaski and Cathy Green.  
Absent: Mayor Pro Tem Lori Steele (arrived at 7:20pm)  
**A motion by Wisnaski, seconded by Green, to excuse Mayor Pro Tem Steele from tonight's proceedings. On a voice vote, all in favor. Motion passed.**
5. Approval of Minutes:  
**A motion by Keeney, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 10/27/2025 regular meeting. On a voice vote, all voted in favor. Motion passed.**
6. Public Comment: None.
7. Presentation: None.
8. Agenda approval:  
**A motion by Wisnaski, seconded by Keeney, to approve the Agenda for the November 10, 2025 meeting as presented. On a voice vote, all voted in favor. Motion passed.**
9. Mayor's Report: None.
10. Recommendations and Reports:
  - A. **A motion by Wisnaski, seconded by Keeney, to open a Public Hearing at 7:06pm to hear comments regarding an Industrial Facility Tax (IFT) Exemption Certificate Application received from Profielnorm USA, LLC. On a voice vote, all in favor. Motion passed.**

City Manager Lakamper discussed the 12-year Industrial Facilities Tax (IFT) Exemption Certificate request received from Profielnorm USA, LLC. On September 29, 2025.

**No public comment.**

**A motion by Keeney, seconded by Wisnaski, to close the public hearing at 7:13pm. On a voice vote, all voted in favor. Motion passed.**

**A motion by Keeney, seconded by Wisnaski, approving a 12-year Industrial Facility Tax (IFT) Exemption for Profielnorm, USA, LLC.**
  - B. City Manager Lakamper discussed Ordinance 403 which amends Chapter 53: Zoning as it pertains to Dwelling Unit Conversions and Accessory Dwelling Units.  
**A motion by Keeney, seconded by Wisnaski, to adopt Ordinance 403 as presented. On a roll call vote, all voted in favor. Motion passed.**
  - C. City Manager Lakamper discussed Ordinance 404 which amends Chapter 53: Zoning as it pertains to Zoning Compliance Permits.  
**A motion by Wisnaski, seconded by Keeney, to adopt Ordinance 404 as presented. On a roll call vote, all voted in favor. Motion passed.**
    - *Mayor Pro Tem Steele joined the meeting at this point*
  - D. City Manager Lakamper discussed the building location, site and design plans from MEDC for Plainwell Auto.
  - E. Superintendent Nieuwenhuis discussed upgrading the hydraulic system on Loader 60A to allow it to utilize the Tinks Claw for loose leaf pickup.  
**A motion by Keeney, seconded by Steele, approving a hydraulic system upgrade for Loader 60A by AIS Construction Equipment at a cost of \$13,515.54. On a roll call vote, all voted in favor. Motion passed.**

**MINUTES**  
**Plainwell City Council**  
**November 10, 2025**

11. Communications: None

12. Accounts Payable:

**A motion by Keeney, seconded by Wisnaski, that the bills be allowed and orders drawn in the amount of \$96,921.76 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/Deputy Treasurer Kersten had nothing to report.

Superintendent Nieuwenhuis reminded everyone that the last day to put loose leaves out to the curb for pick up is Sunday, November 23. The S. Main project is finished, and will be chip sealed and restriped next year. We are waiting for the signs and barricades to be picked up by the contractor.

Superintendent Keyzer stated all the biosolids/sludge was hauled out and disposed of last week. Lift station maintenance is taking place this week.

Clerk Leonard reported on the election she worked in Leighton Township, stating it went well and was a great refresher.

City Manager Lakamper discussed a meeting he had with Weyerhaeuser and the City Attorney about a letter Weyerhaeuser sent the City concerning PFAS on the Mill property. Weyerhaeuser has asked the City to delay development to allow them to investigate further. The City Attorney feels that negotiations with Watts Homes can continue. Draft covenants for the Mill property are being reviewed by EGLE at the State level.

He shared that he had informed BizEx Ventures (Building 17/18 - Wedding Venue) that Council was not interested in selling them Mill property for use as a parking lot. They proposed paid parking as a possible solution to recoup their investment. He provided an update on building 2, stating that the insurance company has estimated a \$540k payout after depreciation. This should be enough to cover demolition of the building.

There is a ribbon cutting Wednesday 11/12/2025 at 5pm for Hoard Chiropractic.

The auto auction business has withdrawn their offer to purchase the 28-acre parcel in Industrial Park, stating that the site was too small to meet their inventory needs.

15. Council Comments:

Councilmember Keeney shared that he leaves for vacation soon.

Councilmember Green shared that recycling hadn't been picked up on Sherwood or Cushman.

16. Adjournment:

**A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 7:53pm. On a voice vote, all voted in favor. Motion passed.**

Minutes respectfully  
submitted by,  
JoAnn Leonard  
City Clerk

MINUTES APPROVED BY CITY COUNCIL  
November 24, 2025

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JoAnn Leonard, City Clerk



## “The Island City”

## MEMORANDUM

211 N. Main Street  
Plainwell, Michigan 49080  
Phone: 269-685-6821  
Fax: 269-685-7282

TO: Mayor and City Council  
FROM: Justin Lakamper, City Manager  
DATE: November 24, 2025  
SUBJECT: Profielnorm Tax Abatement – Resolution 2025-21

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**SUGGESTED MOTION:** I motion to approve Resolution 2025-21 as presented.

### **BACKGROUND INFORMATION:**

At the last City Council meeting we held a public hearing regarding the application for a PA 198 tax abatement for Profielnorm USA. After the hearing, the council made a motion to grant the abatement to Profielnorm for a period of 12 years. Per PA 198 that action must take place in the form of a resolution. Therefore, we have attached the appropriate resolution for your passage to grant the tax abatement. I have left the background and analysis provided at the last meeting in this memo as a refresher.

### **REFRESHER BACKGROUND INFORMATION:**

Profielnorm is in the process of building a \$4,999,999 manufacturing facility in the industrial park expansion. As part of their investment they have applied for a PA 198 Tax Abatement. This is an economic development tool that local governments can offer to developers of industrial projects, located in an industrial development district, which allow for a 50% tax abatement for up to 12 years. The purpose being to incentivize investment and lower their expenses as they first open, or expand, their business. The Council can negotiate or offer a shorter-term abatement between 1 and 12 years. In the past the City has granted 12-year abatements to other applicants. Tonight, we are holding a public hearing to discuss the application and to allow all of the affected taxing units (City, County, School, Library, AAESA – ISD, and Plainwell Schools), and the public to offer feedback on the proposal.

### **ANALYSIS:**

During the pre-development process Profielnorm informed us of their intention to apply for a PA 198 Tax Abatement. As part of their application to the MEDC for other incentive funding I was asked to provide a letter of support, in which I stated that the City would consider granting this tax abatement. We also established an industrial development district which encompasses their parcel at the time that they purchased the land from us, for the purposes of eventually granting them an abatement.

Over the twelve-year period which they have requested we have estimated that they would pay is \$1,740,414 in property taxes collectively to all of the above listed taxing units. Granting the

abatement would lower the estimated amount that they would pay to \$870,207. While there is no requirement for the City to enter into this agreement, there is an expectation from Profielnorm, Southwest Michigan First, and the Michigan Economic Development Corporation that we do. All three organizations have invested money into brining this facility to Plainwell and they would like to see the City contribute to this effort. The level of investment from Profielnorm will make them one of the largest contributors to the Cities tax revenue. They have also been very positive to work with throughout this entire process and we are looking forward to having them produce mezzanines and provide jobs to the community for years to come. The reality of economic development is that this sort of abatement has become customary in attracting and retaining investment, therefore I recommend extending this abatement to Profielnorm.

**BUDGET IMPACT:** Lower tax revenue for 12 years

**ATTACHMENTS:** Resolution, Application, Draft Agreement, Abatement Worksheet

**City of Plainwell**  
**Allegan County, Michigan**  
**Resolution 2025-21**

Minutes of a regular meeting of the City Council of the City of Plainwell, held on Monday, November 24, 2025, in the Council Chambers at City Hall located at 211 N. Main Street, in Plainwell, Michigan, at 7:00 pm;

PRESENT:

ABSENT:

The following resolution was offered by Councilmember \_\_\_\_\_ and supported by Councilmember \_\_\_\_\_:

**A RESOLUTION APPROVING THE APPLICATION OF PROFIELNORM USA, LLC FOR AN INDUSTRIAL FACILITIES TAX EXEMPTION CERTIFICATE FOR A NEW FACILITY**

**WHEREAS**, the City Council of Plainwell established, pursuant to Act 198 of the Michigan Public Acts of 1974, after a duly noticed public hearing held on March 11, 2024 an Industrial Development District as defined in said Act with the adoption of Resolution 2024-08; and

**WHEREAS**, Profielnorm USA, LLC has filed an application for an Industrial Facilities Exemption Certificate with respect to a new facility to be acquired and installed within the Industrial Development District; and

**WHEREAS**, before acting on said application, the City of Plainwell Council held a hearing on November 10, 2025 at Plainwell City Hall at 7:00 pm at which hearing the applicant, the Assessor and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

**WHEREAS**, notice of said hearing was also published in the Union Enterprise on October 23, 2025; and

**WHEREAS**, construction of the facility and installation of new machinery and equipment had not begun earlier than six (6) months before September 29, 2025, the date of acceptance of the application for the Industrial Facilities Tax Exemption Certificate; and

**WHEREAS**, completion of the facility is calculated to and will at the time of issuance of the Certificate have the reasonable likelihood to retain, create or prevent the loss of employment in the City of Plainwell; and

**WHEREAS**, the aggregate SEV of real and personal property exempt from ad valorem taxes within the City of Plainwell, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF PLAINWELL COUNCIL THAT:**

1. The City of Plainwell Council finds and determines that the granting of the Industrial Facility Exemption Certificate, considered together with the aggregate amount of Industrial Facilities Exemption Certificates previously granted and currently in force under 1974 PA 198, shall not have the affect of substantially impeding the operation of the City of Plainwell, or impairing the financial soundness of a taxing unit which levies an ad valorem property tax in the City of Plainwell.
2. The Application of Profielnorm USA, LLC for an Industrial Facilities Tax Exemption Certificate is granted with respect to a new facility located within the Industrial Development District, as described in the legal description for 947 Lincoln Parkway, Plainwell, Michigan 49080 Parcel Identification No. 03-55-020-056-02 to wit:  
  
COM SE COR TH N 89DEG 49'58" W 709.13' TO POB; TH CONT N 89DEG 49'58" W 623.12'; TH N 00DEG 38'35" E 1054.1'; TH S 89DEG 49'58" E 616.68'; TH S 00DEG 17'36" W 1054.07' TO POB SEC 20 T1N R11W SURVEY: 15 AC (2024)  
SPLIT/COMBINED ON 08/28/2023 FROM 55-020-056-00;  
SPLIT ON 01/24/2024 INTO 55-020-056-03; (056-02 REMAINS ACTIVE DUE TO NEVER APPEARING ON TAX ROLL)
3. The Industrial Facilities Tax Exemption Certificate when issued shall be in force and remain in effect for a period of twelve (12) years.

YES:

NO:

ABSENT:

**RESOLUTION DECLARED ADOPTED.**

**CERTIFICATION:**

I, the undersigned, hereby certify the foregoing constitutes a true and complete copy of a Resolution adopted by the City Council of the City of Plainwell, County of Allegan, Michigan, at a regular meeting held on November 24, 2025.

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JoAnn Leonard, City Clerk



August 11th, 2025

JoAnn Leonard

City Clerk

City of Plainwell

211 N. Main Street

Plainwell, MI 49080

Dear Clerk Leonard:

Please find enclosed the original and two (2) copies of a P.A. 198 Tax Abatement Application for Profielnorm USA, as well as a \$300 check for the filing fee. Profielnorm USA is a family-owned company specializing in design, engineering, and manufacturing of custom mezzanine solutions.

Proposed is an approximate 50,625 square foot construction project of a new facility at 947 Lincoln Parkway in the City of Plainwell. This project is expected to create 32 jobs over the next 2-3 years and will support the continued growth of our U.S. operations.

If you have any questions or need any additional information in your review of our application, please call me at (269) 762-6676 or email me at [henry.dingemans@profielnorm-usa.com](mailto:henry.dingemans@profielnorm-usa.com). Thank you for your time and consideration.

Sincerely,

Henry Dingemans

Managing Director

Profielnorm USA LLC

Enclosures

cc: Ryan Ferrier, Lakeshore Advantage

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**BUILDING TRUST**





# Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

**INSTRUCTIONS:** File the completed application and the required attachments with the clerk of the local government unit. If you have any questions regarding the completion of this form, call 517-335-7491.

<b>To be completed by Clerk of Local Government Unit</b>	
Signature of Clerk	▶ Date Received by Local Unit
<b>STC Use Only</b>	
▶ Application Number	▶ Date Received by STC

**APPLICANT INFORMATION**  
All boxes must be completed.

▶ 1a. Company Name (Applicant must be the occupant/operator of the facility) <b>Profielnorm USA, LLC</b>		▶ 1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) <b>331221</b>	
▶ 1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) <b>947 Lincoln Parkway, Plainwell, MI, 49080</b>		▶ 1d. City/Township/Village (indicate which) <b>City of Plainwell</b>	▶ 1e. County <b>Allegan</b>
▶ 2. Type of Approval Requested <input checked="" type="checkbox"/> New (Sec. 2(5)) <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input type="checkbox"/> Research and Development (Sec. 2(10))		<input type="checkbox"/> Transfer <input type="checkbox"/> Rehabilitation (Sec. 3(6)) <input type="checkbox"/> Increase/Amendment	▶ 3a. School District where facility is located <b>Plainwell Community Schools</b> ▶ 3b. School Code <b>03010</b>
		▶ 4. Amount of years requested for exemption (1-12 Years) <b>12 years after completion</b>	

5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed.

**Profielnorm USA LLC is a family-owned global leader in the design, engineering, and manufacturing of custom mezzanine solutions. Based in the Netherlands, Profielnorm is expanding its North American operations with an approximate 50,000 sq.ft. facility in the City of Plainwell to serve as its American headquarters.**

6a. Cost of land and building improvements (excluding cost of land) ..... * Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.	▶ <b>\$4,999,999.00</b> Real Property Costs
6b. Cost of machinery, equipment, furniture and fixtures ..... * Attach itemized listing with month, day and year of beginning of installation, plus total	▶ <b>0</b> Personal Property Costs
6c. Total Project Costs * Round Costs to Nearest Dollar	▶ <b>\$4,999,999.00</b> Total of Real & Personal Costs

7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.

	<u>Begin Date (M/D/Y)</u>	<u>End Date (M/D/Y)</u>	
Real Property Improvements ▶	07/08/2025	07/07/2027	▶ <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased
Personal Property Improvements ▶			▶ <input type="checkbox"/> Owned <input type="checkbox"/> Leased

▶ 8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption.  Yes  No

▶ 9. No. of existing jobs at this facility that will be retained as a result of this project. **5**      ▶ 10. No. of new jobs at this facility expected to create within 2 years of completion. **32**

11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.

a. TV of Real Property (excluding land) .....

b. TV of Personal Property (excluding inventory) .....

c. Total TV ..... **N/A**

▶ 12a. Check the type of District the facility is located in:  
 Industrial Development District       Plant Rehabilitation District

▶ 12b. Date district was established by local government unit (contact local unit) **03/11/2024**      ▶ 12c. Is this application for a speculative building (Sec. 3(8))?  
 Yes       No

**APPLICANT CERTIFICATION - complete all boxes.**

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name <b>Colin Cady</b>	13b. Telephone Number <b>(616) 772-5226</b>	13c. Fax Number	13d. E-mail Address <b>Colin.cady@lakeshoreadval</b>
14a. Name of Contact Person <b>Henry Dingemans</b>	14b. Telephone Number <b>(269) 762-6676</b>	14c. Fax Number	14d. E-mail Address <b>Henry.Dingemans@profielnc</b>
▶ 15a. Name of Company Officer (No Authorized Agents) <b>Henry Dingemans</b>			
15b. Signature of Company Officer (No Authorized Agents) <i>Henry Dingemans</i>		15c. Fax Number	15d. Date <b>8/11/2025</b>
▶ 15e. Mailing Address (Street, City, State, ZIP Code) <b>5835 W. KL Avenue Kalamazoo, MI 49009</b>		15f. Telephone Number <b>(269) 762-6676</b>	15g. E-mail Address <b>Henry.dingemans@profielnc</b>

**LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.**

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

▶ 16. Action taken by local government unit <input type="checkbox"/> Abatement Approved for _____ Yrs Real (1-12). _____ Yrs Pers (1-12) After Completion <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Denied (Include Resolution Denying)	16b. The State Tax Commission Requires the following documents be filed for an administratively complete application. <b>Check or Indicate N/A if Not Applicable</b> <input type="checkbox"/> 1. Original Application plus attachments, and one complete copy <input type="checkbox"/> 2. Resolution establishing district <input type="checkbox"/> 3. Resolution approving/denying application. <input type="checkbox"/> 4. Letter of Agreement (Signed by local unit and applicant) <input type="checkbox"/> 5. Affidavit of Fees (Signed by local unit and applicant) <input type="checkbox"/> 6. Building Permit for real improvements if project has already begun <input type="checkbox"/> 7. Equipment List with dates of beginning of installation <input type="checkbox"/> 8. Form 3222 (if applicable) <input type="checkbox"/> 9. Speculative building resolution and affidavits (if applicable)
16a. Documents Required to be on file with the Local Unit <b>Check or Indicate N/A if Not Applicable</b> <input type="checkbox"/> 1. Notice to the public prior to hearing establishing a district. <input type="checkbox"/> 2. Notice to taxing authorities of opportunity for a hearing. <input type="checkbox"/> 3. List of taxing authorities notified for district and application action. <input type="checkbox"/> 4. Lease Agreement showing applicants tax liability.	
16c. School Code	
17. Name of Local Government Body	▶ 18. Date of Resolution Approving/Denying this Application

Attached hereto is an original application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time, and that any leases show sufficient tax liability.

19a. Signature of Clerk	19b. Name of Clerk	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
19e. Telephone Number	19f. Fax Number	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

For faster service, email the completed application and additional required documentation to [PTE@michigan.gov](mailto:PTE@michigan.gov).

An additional submission option is to mail the completed application and required documents to:

**Michigan Department of Treasury  
State Tax Commission  
PO Box 30471  
Lansing, MI 48909**

STC USE ONLY				
▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal

## **Instruction for Completing Form 1012, Industrial Facilities Tax Exemption (IFT) Application**

The completed original application form 1012 and all required attachments, **MUST** be filed with the clerk of the local unit of government where the facility is or will be located. Complete applications must be received by the State Tax Commission by October 31 to ensure processing and certification for the following tax year. Applications received after the October 31 deadline will be processed as expeditiously as possible.

Please note that attachments listed on the application in number 16a are to be retained by the local unit of government, and attachments listed in number 16b are to be included with the application when forwarding to the State Tax Commission (STC).

(Before commencement of a project the local unit of government must establish a district, or the applicant must request in writing a district be established, in order to qualify for an IFT abatement. Applications and attachments must be received by the local unit of government **within six months of commencement of project.**)

**The following information is required on separate documents attached to form 1012 by the applicant and provided to the local unit of government (city, township or village). (Providing an accurate school district where the facility is located is vital.):**

1. Legal description of the real property on which the facility is or will be located. Also provide property identification number if available.
2. Personal Property Requirements: Complete list of new machinery, equipment, furniture and fixtures which will be used in the facility. The list should include description, **beginning date of installation** or expected installation by **month/day/year**, and costs or expected costs (see sample). Detail listing of machinery and equipment **must match amount shown** on question 6b of the application. Personal property applications must have attached a certified statement/affidavit as proof of the beginning date of installation (see sample).
3. Real Property Requirements: Proof of date the construction started (groundbreaking). Applicant must include one of the following if the project has already begun; building permit, footings inspection report, or certified statement/affidavit from contractor indicating exact date of commencement.
4. Complete copy of lease agreement as executed, if applicable, verifying lessee (applicant) has direct ad

valorem real and/or personal property tax liability.

The applicant must have real and/or personal property tax liability to qualify for an IFT abatement on leased property. If applying for a real property tax exemption on leased property, the lease must run the full length of time the abatement is granted by the local unit of government. Tax liability for leased property should be determined before sending to the STC.

The following information is required of the local unit of government: [Please note that only items 2, 4, 5, 6, & 7 below are forwarded to the State Tax Commission with the application, along with items 2 & 3 from above. The original is required by the STC. The remaining items are to be retained at the local unit of government for future reference. **(The local unit must verify that the school district listed on all IFT applications is correct.)**]

1. A copy of the notice to the general public and the certified notice to the property owners concerning the establishment of the district.
2. Certified copy of the resolution establishing the **Industrial Development District (IDD)** or **Plant Rehabilitation District (PRD)**, which includes a legal description of the district (see sample). **If the district was not established prior to the commencement of construction, the local unit shall include a certified copy or date stamped copy of the written request to establish the district.**
3. Copy of the notice and the certified letters to the taxing authorities regarding the hearing to approve the application.
4. **Certified copy of the resolution approving the application. The resolution must include the number of years the local unit is granting the abatement and the statement "the granting of the Industrial Facilities Exemption Certificate shall not have the effect of substantially impeding the operation of (governmental unit), or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in (governmental unit – see sample).**
5. **Letter of Agreement (signed by the local unit of government and the applicant per P.A. 334 of 1993 (see sample)).**
6. **Affidavit of Fees (signed by the local unit of government and the applicant), (Bulletin 3, January 16, 1998). This statement may be**

incorporated into the Letter of Agreement (see sample).

**7. Treasury Form 3222 (if applicable - *Fiscal Statement for Tax Abatement Request.*)**

**The following information is required for rehabilitation applications in addition to the above requirements:**

1. A listing of existing machinery, equipment, furniture and fixtures which will be replaced or renovated. This listing should include description, beginning date of installation or expected installation by month/day/year, and costs or expected costs.
2. A rehabilitation application must include a statement from the Assessor showing the taxable valuation of the plant rehabilitation district, separately stated for real property (EXCLUDING LAND) and personal property. Attach a statement from the assessor indicating the obsolescence of the property being rehabilitated.

**The following information is required for speculative building applications in addition to the above requirements:**

1. A certified copy of the resolution to establish a speculative building.
2. A statement of non-occupancy from the owner and the assessor.

Please refer to the following Web site for P.A. 198 of 1974: [www.legislature.mi.gov/](http://www.legislature.mi.gov/). For more information and Frequently Asked Questions, visit [www.michigan.gov/propertytaxexemptions](http://www.michigan.gov/propertytaxexemptions).

**City of Plainwell  
Allegan County, Michigan**

**Resolution No. 2024-08**

**A RESOLUTION TO ESTABLISH AN INDUSTRIAL DEVELOPMENT DISTRICT**

Minutes of a regular meeting of the City Council of the City of Plainwell held on March 11, 2024, at City Hall in Plainwell, Michigan at 7:00pm:

PRESENT: Steele, Overheul, Keeney, Wisnaski, Keeler

ABSENT: None

The following preamble and resolution were offered by Council member Wisnaski and supported by Council member Keeney.

**A Resolution Establishing Industrial Development District 2024-01 for Southwest Michigan First**

**WHEREAS**, pursuant to PA 198 of 1974, as amended, this City Council has the authority to establish "Industrial Development Districts" within the City of Plainwell; and

**WHEREAS**, the City of Plainwell on its own initiative seeks to establish an Industrial Development District on property located within the City of Plainwell boundaries; and

**WHEREAS**, written notice has been given by mail to all owners of real property located within the district, and to the public by newspaper advertisement in the Kalamazoo Gazette and/or public posting of the hearing on the establishment of the proposed district; and

**WHEREAS**, on March 11, 2024 a public hearing was held at which all owners of real property within the proposed Industrial Development District and all residents and taxpayers of the City of Plainwell were afforded an opportunity to be heard thereon; and

**WHEREAS**, the City Council deems it to be in the public interest of the City of Plainwell to establish the Industrial Development District as proposed; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Plainwell that the following described parcel of land situated in City of Plainwell, Allegan County, and State of Michigan, to wit:

Land situated in the City of Plainwell, Allegan County, Michigan:

Part of the Southeast  $\frac{1}{4}$  of Section 20, Town 1 North, Range 11 West, Described as Beginning at a point on the South line of said Section 20, (as previously surveyed), which is North 89 Degrees 49 Minutes, 58 Seconds West 709.13 Feet from the Southeast Corner of said Section 20; thence continuing North 89 Degrees 49 Minutes 58 Seconds West, along said South line, a distance of 623.12 Feet to the West Line of the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of said Section (Previously surveyed in recorded Wightman Survey, Liber 4651, Page 793); thence North 00 Degrees 38 Minutes 35 Seconds East, along said West Line, a distance of 1054.10 Feet; thence South 89 Degrees 49 Minutes 58 Seconds East 616.68 Feet; thence South 00 Degrees 17 Minutes 36 Seconds West 1054.07 Feet, More or Less, to the South Line of said Section and the Place of Beginning.

03-55-020-56-00 (Covers More Land) – 2024 Parcel Number 03-55-020-056-02


is established as an Industrial Development District pursuant to the provisions of PA 198 of 1974, as amended, to be known as Plainwell Industrial Development District No. 2024-01.

AYES: Steele, Overhuel, Keeney, Wisnaski, Keeler

NAYS: None

**RESOLUTION DECLARED ADOPTED.**

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council of the City of Plainwell, County of Allegan, Michigan, as a regular meeting held on March 11, 2024.

  
JoAnn Leonard, City Clerk



1575 142<sup>nd</sup> Ave, DORR, MI 49323  
 Ph. (616) 877-2000 Fax (616) 877-4455  
 www.pcimi.com

## Plainwell - Building Permit

**PERMIT #: PBPC25-0013**      **ISSUED: 07/08/2025**      **EXPIRES: 01/04/2026**  
**PROJECT TYPE: Com. New Building**

LOCATION:	OWNER:	CONTRACTOR:
917 Lincoln Pkwy 03-55-020-056-02 Zoning:	Henry Dinglemans 5835 W Kl. Ave Kalamazoo MI 49009 <b>Phone:</b> (269) 762 6676 <b>Fax:</b>	Nuway Construction 2119 Carmen Ct Goshen IN 46516 <b>Phone:</b> (574) 533-0588 <b>Fax:</b>

<b>Unfinished Basement Sq Ft:</b> 0.00	<b>Porch Sq Ft:</b> 0	<b>Driveway Permit</b>
<b>Finished Basement Sq Ft:</b> 0.00	<b>Zoning Permit #:</b> Approved JI. 5-2	<b>Use Group:</b>
<b>1st Floor Sq Ft:</b> 59625.00	<b>Well/Water Permit #:</b>	<b>Construction Type:</b>
<b>2nd Floor Sq Ft:</b> 0.00	<b>Septic/Sewer Permit #:</b>	<b>Foundation Types:</b> Reinforced Concr
<b>Garage Sq Ft:</b> 0	<b>Soil Erosion Permit #:</b> 122781	<b>Fire Suppression:</b>
<b>Deck Sq Ft:</b> 0		

**Construction Value** \$4,999,999.00

**Work Description:** \* Plainwell City  
 \* New Mezzanine Manufacturing Plant  
 \* 2021 Michigan Building Code  
 \* 11 - B Construction  
 \* F-1 Use  
 \* One Story  
 \* Fully Sprinklered  
 \* 147' x 375' x 39' = 59,625 SF  
 \* Two ADA Bathrooms

\* Special Inspections for Soil, Concrete & Steel Connections must be forwarded to Bret Rielkerk  
 <brietkerk@pcimi.com>

**Stipulations:** \* Knox Box Required  
 \* Special Inspections for Soil, Concrete & Steel Connections

Fee Description	Fee Category	Quantity	Item Total
Building Permit	Plainwell City	4,999,999.00	20,090.00
Commerical Plan Reivew	Plainwell City	0.00	5,000.00

### This Project is Subject to All Field Inspection Corrections

Fee Total:	\$25090.00
Amount Paid:	\$25,090.00
<b>Balance Due:</b>	<b>\$0.00</b>

REQUESTED AND CONDUCTED WITHIN SIX MONTHS OF THE DATE OF  
ISSUANCE OR THE DATE OF A PREVIOUS INSPECTION. CANCELLED PERMITS  
CANNOT BE REINSTATED.



---

Bret Rietkerk - Building Official



**Professional Code Inspections of Michigan Inc**

# **NOTICE**

**POST WHERE CLEARLY VISIBLE FROM ROADWAY**

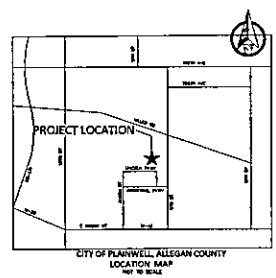
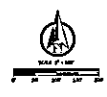
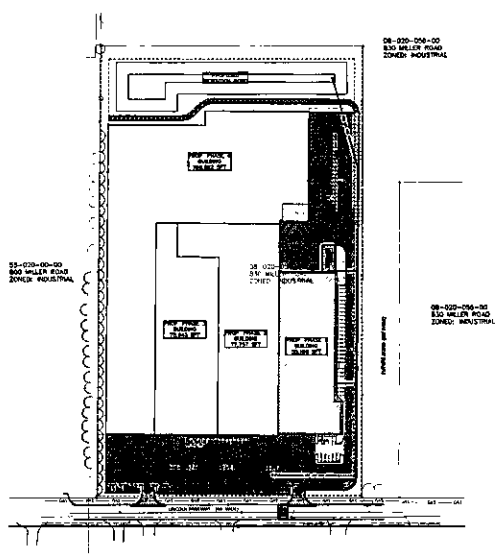
**Any person destroying this permit before the completion of this building will be punished to the full extent of the law.**

<b>Permit Type</b>	<b>Plainwell - Building</b>
<b>Building Permit #</b>	<b>PBPC25-0013</b>
<b>Project Type</b>	<b>Com. New Building</b>
<b>Address</b>	<b>947 Lincoln Pkwy</b>
<b>Owner/Occupant</b>	<b>Henry Dinglemans</b>
<b>Issue Date</b>	<b>07/08/2025</b>
<b>Expiration Date</b>	<b>01/04/2026</b>

A	B	C	D	E
1				
2		Profelnorm USA		
3		947 Lincoln Parkway, Plainwell, MI, 49080		
4				
5		<b>Section 6a. LAND AND BUILDING IMPROVEMENTS</b>		
6				
7		<u>Description</u>	<u>Cost</u>	
8		Architectural, Permits, & Utility Connections	\$178,604.00	
9		Concrete & Masonry	\$649,289.00	
10		Electrical	\$481,605.00	
11		Excavation & Site Preparation	\$964,415	
12		Exterior Construction, Doors & Windows	\$239,005.00	
13		Finishes	\$14,074.00	
14		Fire Suppression	\$108,293.00	
15		HVAC	\$273,971.00	
16		Plumbing	\$12,925.00	
17		Special Construction	\$1,983,739.00	
18		Thermal	\$94,079.00	
19				
20		<b>Total Project Cost</b>	<b>\$4,999,999.00</b>	
21				

# CITY OF PLAINWELL ALLEGAN COUNTY, MICHIGAN

## PROFIELNORM USA



PLAN INDEX	
SHEET NO.	DESCRIPTION
1001	TITLE SHEET
1002	LOT LINE SURVEY & ZONING MAP
1003	PLAN & PROFILE
1004	PLAN & PROFILE
1005	PLAN & PROFILE
1006	PLAN & PROFILE
1007	PLAN & PROFILE
1008	PLAN & PROFILE
1009	PLAN & PROFILE
1010	PLAN & PROFILE


**OWNER**  
 PROFIELNORM USA  
 HENRY DRINGEMANS  
 250-762-6576  
 HENRY.DRINGEMANS@PROFIELNORM-USA.COM  
**DESIGN ENGINEER**  
 IN CHARGE  
 DAN LEWIS, P.E.  
 138-4837-7120  
 DAN@KVCIVL.COM



ALL CITY, COUNTY, STATE AND FEDERAL RECORDS SHOULD BE CHECKED FOR EXISTING UTILITIES BEFORE ANY CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR THE FULLY UNDERSTANDING AND BEING AWARE THAT THE CITY, COUNTY AND STATE RECORDS ARE SUBJECT TO THE CITY, COUNTY AND STATE RECORDS.

NO.	DATE	BY	DESCRIPTION
1	11/10/2011	JIM LEE (CIVIL ENGINEER)	ISSUE FOR PERMIT
2	11/10/2011	JIM LEE (CIVIL ENGINEER)	ISSUE FOR PERMIT
3	11/10/2011	JIM LEE (CIVIL ENGINEER)	ISSUE FOR PERMIT
4	11/10/2011	JIM LEE (CIVIL ENGINEER)	ISSUE FOR PERMIT

CITY OF PLAINWELL  
 ALLEGAN COUNTY, MICHIGAN  
**PROFIELNORM USA**  
 TITLE SHEET



Project Name	Sheet No.
PROFIELNORM USA	1001
830 WALKER ROAD	1001
INDUSTRIAL	1001
COVER	

**THIS INSTRUMENT IS VALID IN THE STATE OF MICHIGAN AND THE COUNTY OF ALLEGAN.**

THE CITY OF PLANWELL, ALLEGAN COUNTY, MICHIGAN, HAS ORDERED THE CITY ENGINEER TO RECORD THIS INSTRUMENT IN THE PUBLIC RECORDS OF ALLEGAN COUNTY, MICHIGAN, IN ACCORDANCE WITH MICHIGAN COMPILATION ACT, MCL 207.11, AND MICHIGAN COMPILATION ACT, MCL 207.12.

THE CITY ENGINEER HAS REVIEWED THIS INSTRUMENT AND HAS DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF MICHIGAN COMPILATION ACT, MCL 207.11, AND MICHIGAN COMPILATION ACT, MCL 207.12.

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**NOTE:**

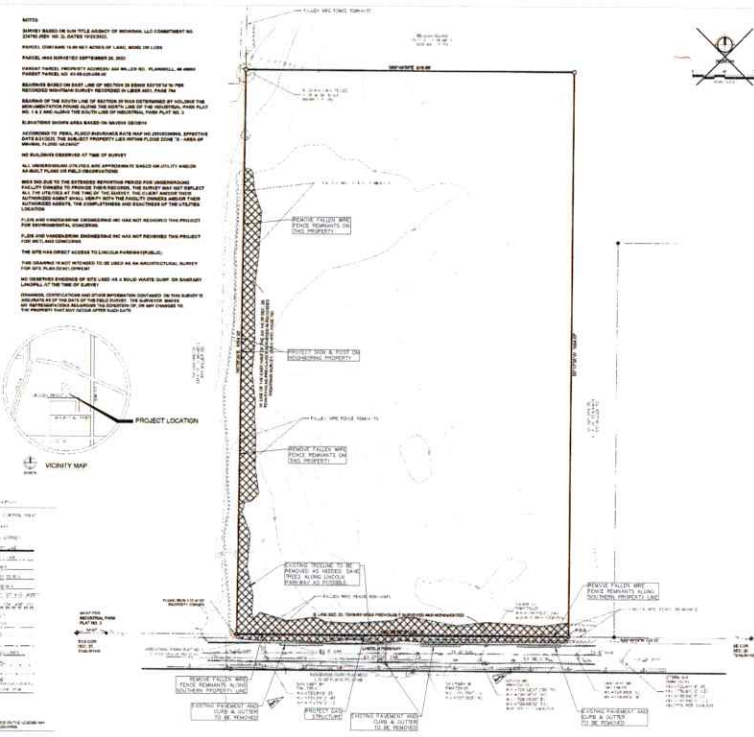
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**EXISTING FEATURES LEGEND**

NO.	SYMBOL	DESCRIPTION
1	(Symbol)	EXISTING CURB
2	(Symbol)	EXISTING SIDEWALK
3	(Symbol)	EXISTING DRIVEWAY
4	(Symbol)	EXISTING UTILITY
5	(Symbol)	EXISTING FENCE
6	(Symbol)	EXISTING TREE
7	(Symbol)	EXISTING SHED
8	(Symbol)	EXISTING GARAGE
9	(Symbol)	EXISTING PORCH
10	(Symbol)	EXISTING DECK
11	(Symbol)	EXISTING PATIO
12	(Symbol)	EXISTING DRIVE
13	(Symbol)	EXISTING ROAD
14	(Symbol)	EXISTING RAILROAD
15	(Symbol)	EXISTING CANAL
16	(Symbol)	EXISTING DITCH
17	(Symbol)	EXISTING STREAM
18	(Symbol)	EXISTING LAKE
19	(Symbol)	EXISTING WOODS
20	(Symbol)	EXISTING FIELD
21	(Symbol)	EXISTING POND
22	(Symbol)	EXISTING WETLAND
23	(Symbol)	EXISTING SWAMP
24	(Symbol)	EXISTING MOUND
25	(Symbol)	EXISTING PIT
26	(Symbol)	EXISTING HOLE
27	(Symbol)	EXISTING TOWER
28	(Symbol)	EXISTING TOWER
29	(Symbol)	EXISTING TOWER
30	(Symbol)	EXISTING TOWER



**PROFIELNORM USA**

**CITY OF PLANWELL**  
ALLEGAN COUNTY, MICHIGAN

**ALTAIR LAND TITLE SURVEY**

**1**

NOTE: BOUNDARY AND TOPOGRAPHIC SURVEY DONE BY OTHERS.

NO.	DATE	REVISION	BY
1	08/15/2014	ISSUE FOR PERMITS	ML
2	08/15/2014	ISSUE FOR PERMITS	ML
3	08/15/2014	ISSUE FOR PERMITS	ML
4	08/15/2014	ISSUE FOR PERMITS	ML

CITY OF PLANWELL  
ALLEGAN COUNTY, MICHIGAN

**PROFIELNORM USA**  
DISTING CONDITIONS & REMOVALS PLAN

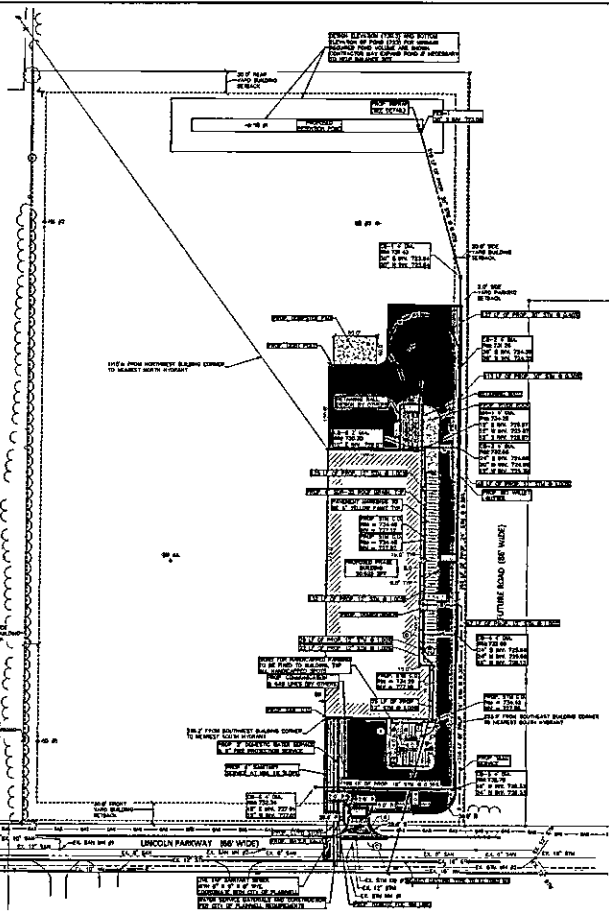
**VK CIVIL**

**Vriesman & Korhorn**

10000 E. 14th Ave.  
Farmington Hills, MI 48334  
(248) 867-7318  
www.vkinc.com

DATE: 08/15/2014  
DRAWN BY: ML  
CHECKED BY: ML  
SCALE: AS SHOWN  
SHEET NO.: 1 OF 1  
PROJECT NO.: 1408





BE 1074 (2012)  
 BE 1075 (2012)  
 BE 1076 (2012)  
 BE 1077 (2012)  
 BE 1078 (2012)  
 BE 1079 (2012)  
 BE 1080 (2012)  
 BE 1081 (2012)  
 BE 1082 (2012)  
 BE 1083 (2012)  
 BE 1084 (2012)  
 BE 1085 (2012)  
 BE 1086 (2012)  
 BE 1087 (2012)  
 BE 1088 (2012)  
 BE 1089 (2012)  
 BE 1090 (2012)

STRUCTURE NAME	DETAILS
EA 145 W 14	10' x 10' x 10'
EA 145 W 16	10' x 10' x 10'
EA 145 W 18	10' x 10' x 10'
EA 145 W 20	10' x 10' x 10'
EA 145 W 22	10' x 10' x 10'
EA 145 W 24	10' x 10' x 10'
EA 145 W 26	10' x 10' x 10'
EA 145 W 28	10' x 10' x 10'
EA 145 W 30	10' x 10' x 10'
EA 145 W 32	10' x 10' x 10'
EA 145 W 34	10' x 10' x 10'
EA 145 W 36	10' x 10' x 10'
EA 145 W 38	10' x 10' x 10'
EA 145 W 40	10' x 10' x 10'
EA 145 W 42	10' x 10' x 10'
EA 145 W 44	10' x 10' x 10'
EA 145 W 46	10' x 10' x 10'
EA 145 W 48	10' x 10' x 10'
EA 145 W 50	10' x 10' x 10'
EA 145 W 52	10' x 10' x 10'
EA 145 W 54	10' x 10' x 10'
EA 145 W 56	10' x 10' x 10'
EA 145 W 58	10' x 10' x 10'
EA 145 W 60	10' x 10' x 10'
EA 145 W 62	10' x 10' x 10'
EA 145 W 64	10' x 10' x 10'
EA 145 W 66	10' x 10' x 10'
EA 145 W 68	10' x 10' x 10'
EA 145 W 70	10' x 10' x 10'
EA 145 W 72	10' x 10' x 10'
EA 145 W 74	10' x 10' x 10'
EA 145 W 76	10' x 10' x 10'
EA 145 W 78	10' x 10' x 10'
EA 145 W 80	10' x 10' x 10'
EA 145 W 82	10' x 10' x 10'
EA 145 W 84	10' x 10' x 10'
EA 145 W 86	10' x 10' x 10'
EA 145 W 88	10' x 10' x 10'
EA 145 W 90	10' x 10' x 10'
EA 145 W 92	10' x 10' x 10'
EA 145 W 94	10' x 10' x 10'
EA 145 W 96	10' x 10' x 10'
EA 145 W 98	10' x 10' x 10'
EA 145 W 100	10' x 10' x 10'

**SYMBOL LEGEND**

- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING MASONRY
- PROPOSED MASONRY
- EXISTING METAL
- PROPOSED METAL
- EXISTING WOOD
- PROPOSED WOOD
- EXISTING GLASS
- PROPOSED GLASS
- EXISTING OTHER
- PROPOSED OTHER

**MATCH LEGEND**

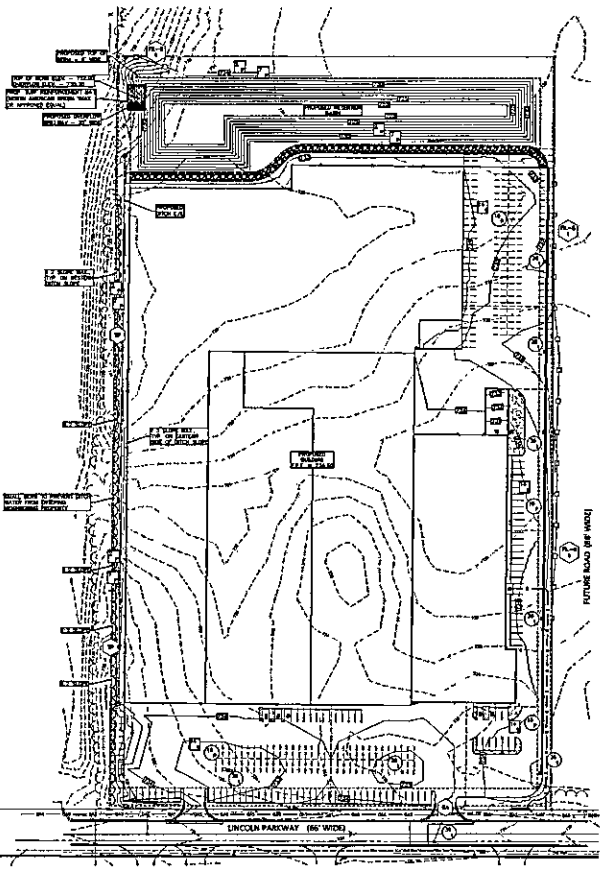
- PROPOSED LIGHT DUTY NOT BEING VISUAL
- PROPOSED HEAVY DUTY NOT BEING VISUAL
- PROPOSED OTHER
- PROPOSED CONCRETE
- PROPOSED MASONRY
- PROPOSED METAL
- PROPOSED WOOD
- PROPOSED GLASS
- PROPOSED OTHER

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 www.811.com

NO.	DATE	DESCRIPTION	BY
1	10/10/2012	ISSUE FOR PERMITS	JK
2	10/15/2012	REVISIONS	JK
3	10/20/2012	REVISIONS	JK
4	10/25/2012	REVISIONS	JK

**CITY OF PLAINWELL**  
 ADAMS COUNTY, MISSOURI  
**PRORENORM USA**  
 PHASE 1 SITE AND UTILITY PLAN

**VK CIVIL**  
**Vriesman & Korhorn**  
 1000 N. 1st Street  
 Suite 100  
 Plainwell, MO 64080  
 Phone: 660-421-1111  
 Fax: 660-421-1112  
 Email: info@vks.com  
 Website: www.vks.com



- GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND THE ILLINOIS DEPARTMENT OF PUBLIC WORKS.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
  3. ALL UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY TO MAINTAIN THEIR DEPTHS AND SPACINGS.
  4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
  5. ALL EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
  6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE THROUGHOUT THE PROJECT.
  7. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
  8. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS THROUGHOUT THE PROJECT.
  9. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES.
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  20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES.

- CONTROL MEASURE KEY:**
- 1. SELECTIVE SPAVING & SHAPING, PERMANENT
  - 2. HYDROSEEDING, PERMANENT, TYPICAL IN ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION ACTIVITIES
  - 3. ACCRETIVE COVER, TEMPORARY, TYPICAL ON ALL STREETS DISTURBED BY CONSTRUCTION ACTIVITIES
  - 4. PAVING, PERMANENT, TYPICAL ON ALL STREETS DISTURBED BY CONSTRUCTION ACTIVITIES
  - 5. STORMWATER BASIN, PERMANENT, TYPICAL ON ALL STREETS DISTURBED BY CONSTRUCTION ACTIVITIES
  - 6. STORMWATER BASIN, TEMPORARY, TYPICAL ON ALL STREETS DISTURBED BY CONSTRUCTION ACTIVITIES
  - 7. STORMWATER BASIN, TEMPORARY, TYPICAL ON ALL STREETS DISTURBED BY CONSTRUCTION ACTIVITIES
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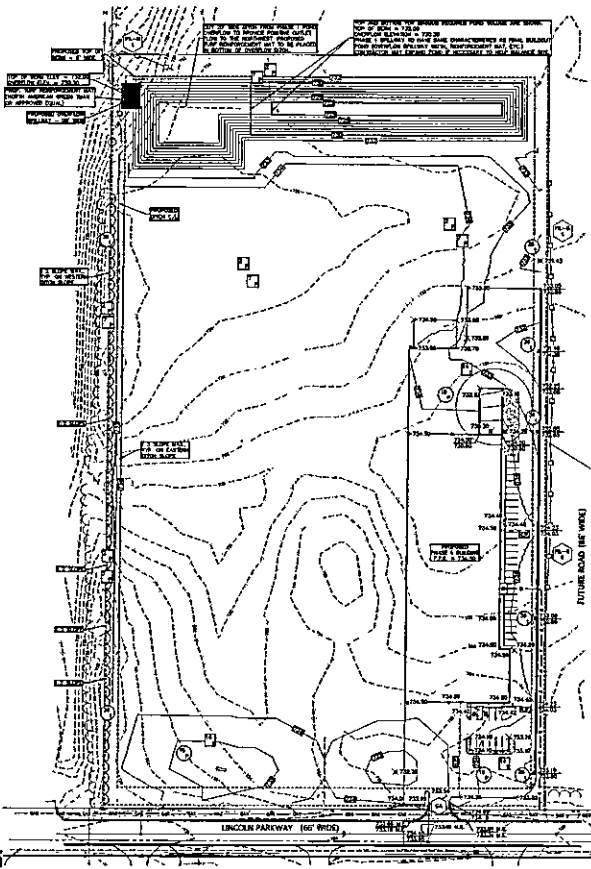
**811**  
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NO.	DATE	BY	DESCRIPTION
1	11/15/2014	JANIS M. HARRIS	ISSUED FOR PERMITS
2	11/15/2014	JANIS M. HARRIS	ISSUED FOR PERMITS
3	11/15/2014	JANIS M. HARRIS	ISSUED FOR PERMITS
4	11/15/2014	JANIS M. HARRIS	ISSUED FOR PERMITS

CITY OF PLAINWELL  
ALLEN COUNTY, MISSOURI  
PROFIELL NORM USA  
GRADING PLAN

**VK CIVIL** Vrlesman & Korhorn  
1000 S. MAIN ST. SUITE 100  
PLAINWELL, MO 65254  
TEL: 636-241-7400

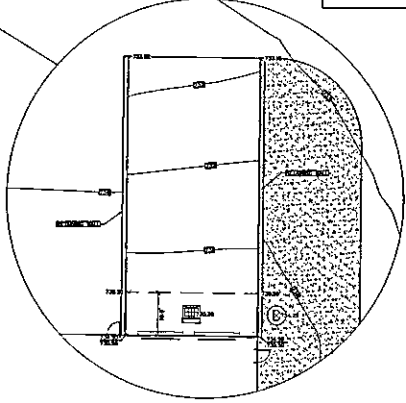
DATE: 11/15/2014  
SCALE: AS SHOWN  
PROJECT: PLAINWELL, MO  
SHEET: 1 OF 1



**GENERAL NOTES:**

- 1) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AS APPLICABLE.
- 2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
- 3) THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
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- CONTROL MEASURE KEY:**
- 1. SELECTIVE GRASSING & SHAPING, PERMANENT
  - 2. HYDROSEEDING, PERMANENT, TYPICAL IN ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION ACTIVITIES
  - 3. AGGREGATE COVER, TEMPORARY, TYPICAL ON ALL STREETS DISTURBED BY CONSTRUCTION ACTIVITIES
  - 4. PAVING, PERMANENT, TYPICAL ON ALL STREETS DISTURBED BY CONSTRUCTION ACTIVITIES
  - 5. SEWAGE BASIN BMP EXIST & SEWAGE BASIN, TEMPORARY, REQUIRED FOR SE-ANNECING ACTIVITIES, SERVICE BAYS, AND LARGE DISTURBED AREAS
  - 6. SLOTTED, TEMPORARY, TYPICAL AT ALL DITCH BASINS WITHIN OR DISTURBED BY CONSTRUCTION ACTIVITIES
  - 7. FILTER BMP TRAP & S&S FENCE, TEMPORARY, TYPICAL IN ALL AREAS, ESPECIALLY ADJACENT TO STREAMS, PONDS, ETC. AND ALONG PROJECT LIMITS
  - 8. TREE PROTECTION, INCLUDES TRUNKING UNDER TREES, TYPICAL FOR ALL TREES IDENTIFIED UNDER TREE REMOVAL IS DIRECTED BY THE ENGINEER
  - 9. BENCHES GRAVEL ACCESS APPROACH, APPROACH SHALL BE INSTALLED TO PROVIDE STAMP ACCESS TO PRODUCE AND UNRAVE BENCH AND TRUCKING OF BENCHES INTO PUBLIC STREETS AND HIGHWAYS. THE APPROACH SHALL BE A MIN. OF 12" WIDE, 6" DEEP, AND CONSIST OF 2" - 4" AGGREGATE.
- GENERAL SOIL EROSION MEASURES (APPLICABLE TO ALL AREAS):**
- 1. HYDROSEEDING WITH FERTILIZER
  - 2. BEST MANAGEMENT PRACTICE STRIPS
  - 3. TEMPORARY COVER MEASURE DURING CONSTRUCTION AND USE, PERMANENT MEASURE AS STABILIZED
  - 4. APPROVED SOILING MEASURE



**811**  
Know what's below.  
Call before you dig.

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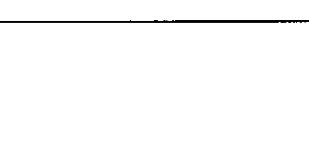
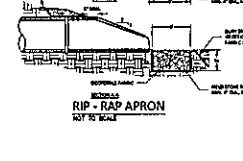
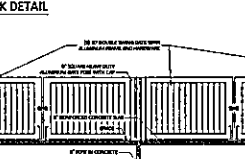
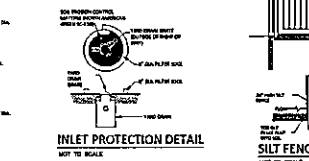
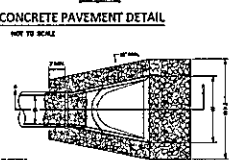
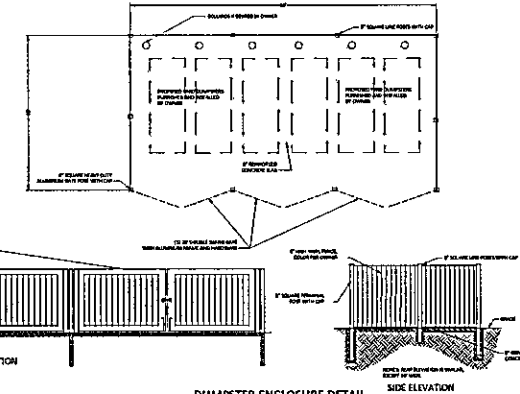
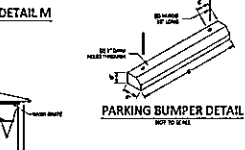
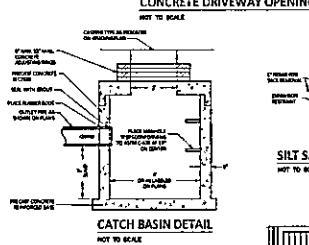
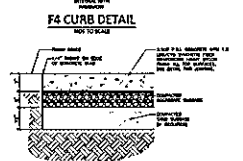
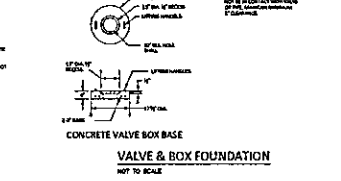
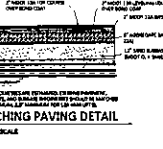
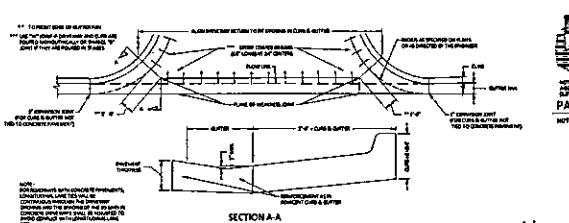
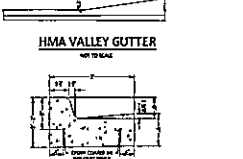
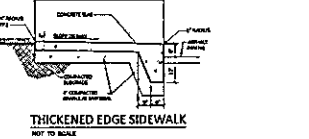
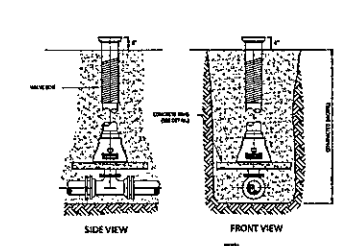
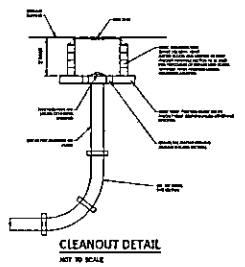
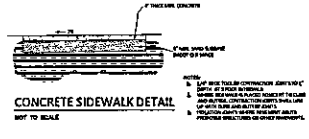
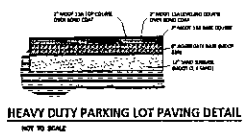
NO.	REV.	DATE	BY	CHKD.
1	1	11/15/2011	JANIS P. HALL	PROJ. ENGINEER
2	1	11/15/2011	JANIS P. HALL	PROJ. ENGINEER
3	1	11/15/2011	JANIS P. HALL	PROJ. ENGINEER
4	1	11/15/2011	JANIS P. HALL	PROJ. ENGINEER

**QTY OF PLAN/VIEW**  
ALLEGAN COUNTY, MICHIGAN  
PROFEIONORM USA  
PHASE 1 & GRADING PLAN

**VK CIVIL**  
Vriesman & Kothorn  
Professional Engineers  
10000 E. Grand Ave., Suite 100  
Grand Rapids, MI 49507-1100  
Phone: 616.221.1100  
Fax: 616.221.1101  
www.vk-civil.com

PROJ. NO. 11-001  
SHEET NO. 10  
DATE: 11/15/2011  
SCALE: AS SHOWN  
DRAWN BY: JPH  
CHECKED BY: JPH  
DATE: 11/15/2011



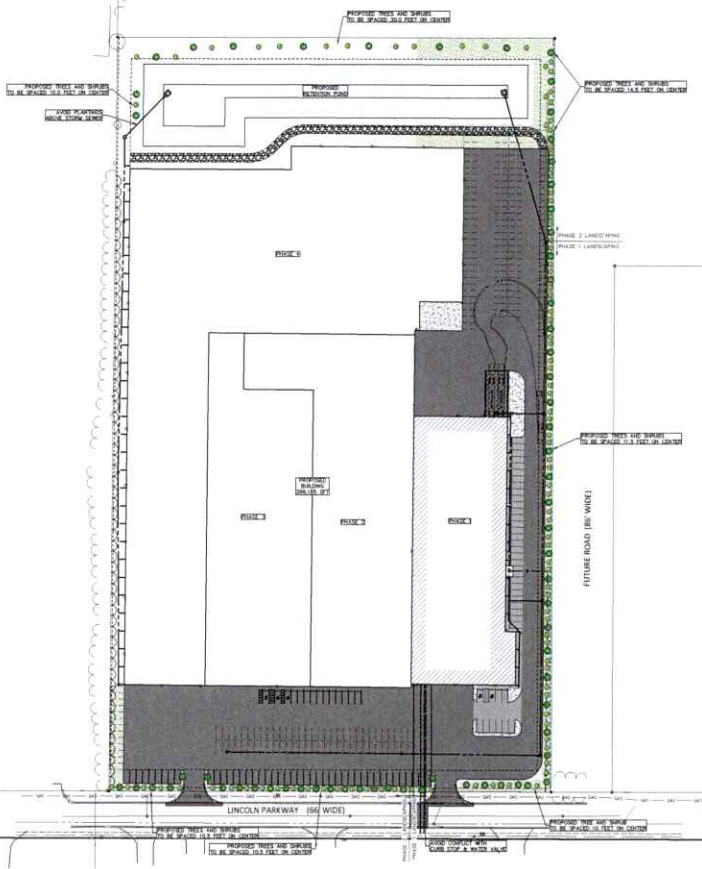


NO.	REVISION	DATE
1	ISSUED FOR PERMITS	01/15/2024
2	REVISED PER COMMENTS	02/15/2024
3	REVISED PER COMMENTS	03/15/2024
4	REVISED PER COMMENTS	04/15/2024

CITY OF PLAINWELL  
ADAMS COUNTY, MICHIGAN  
PROFIELNORM USA  
PROJECT DETAILS

**VK CIVIL**  
Vriesman & Korhorn  
Professional Engineer  
10000 E. 15th Ave., Suite 100  
Farmington Hills, MI 48334  
Phone: 248-467-7777  
Fax: 248-467-7778  
www.vk-civil.com

PLAN NO. 14158  
DATE: 02/15/24  
DRAWN: JCB  
CHECKED: CSD



**LANDSCAPE LEGEND**

- CONIFER / EVERGREEN
- ◉ SHRUB
- - - STREET LANDSCAPE AREA BETWEEN BUILDING AND ROAD

**PROJECT SITE INFORMATION**

MINIMUM TREE SPACING: 10.0 FEET ON CENTER OF PROPOSED TREES AND SHRUBS.  
 MINIMUM TREE SPACING: 12.5 FEET ON CENTER OF PROPOSED TREES AND SHRUBS.  
 ONE TREE OR SHRUB FOR EVERY 1,000 SQUARE FEET OF PORTION OF THE SITE TO BE PLANTED.  
 MINIMUM TREE HEIGHT: 10 FEET AT PLANTING.  
 MINIMUM TREE CALIPER: 1 1/2 INCHES AT PLANTING.  
 MINIMUM TREE SPREAD: 20 FEET AT PLANTING.  
 MINIMUM TREE SPACING: 10 FEET ON CENTER OF PROPOSED TREES AND SHRUBS.  
 MINIMUM TREE SPACING: 12.5 FEET ON CENTER OF PROPOSED TREES AND SHRUBS.



NOTES: 1. THIS PLAN IS FOR INFORMATION ONLY. THE CITY ENGINEER'S OFFICE DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. 2. THE CITY ENGINEER'S OFFICE DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. 3. THE CITY ENGINEER'S OFFICE DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. 4. THE CITY ENGINEER'S OFFICE DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED.

NO.	DATE	REVISION	BY
1.	11/11/2014	ISSUE FOR PERMITS	MT
2.	11/10/2014	ISSUE FOR PERMITS	MT
3.	11/10/2014	ISSUE FOR PERMITS	MT
4.	11/10/2014	ISSUE FOR PERMITS	MT

CITY OF PLAINWELL  
 ALLEGAN COUNTY, MICHIGAN



Project No: 1438  
 Drawn by: MT  
 Checked by: MT  
 Date: 11/10/2014  
 Scale: 1" = 40'

PROFENORM USA  
 LANDSCAPING PLAN

[www.vk-civil.com](http://www.vk-civil.com)

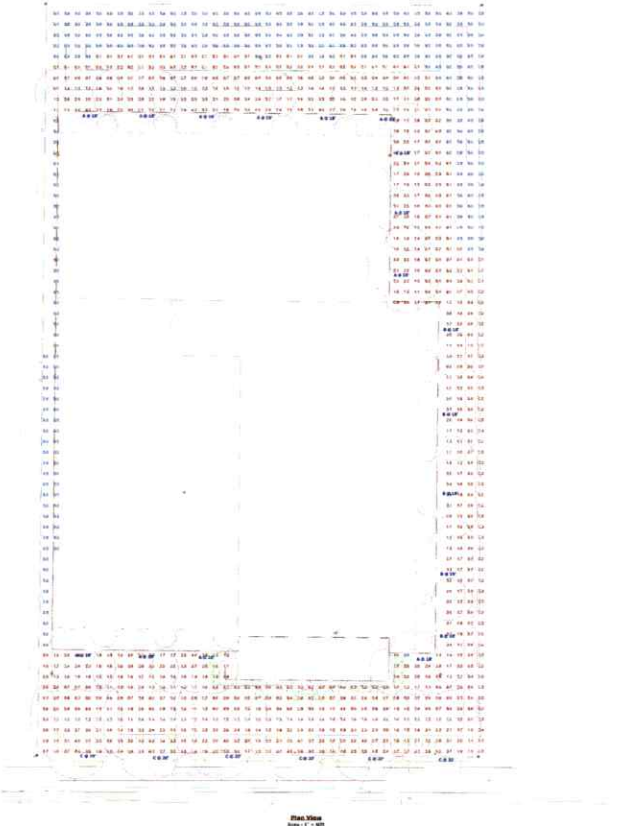


Professional - Plainwell, MI

3 of 3

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.0 fc	5.2 fc	0.0 fc	N/A	N/A

Calculate	Symbol	Group	ES	Interpretation	Intensity	Interpretation	Intensity	Group	ES	Group	ES	Group
A				General lighting	General lighting	General lighting	General lighting					
B				General lighting	General lighting	General lighting	General lighting					
C				General lighting	General lighting	General lighting	General lighting					



Plan View  
Scale: 1" = 10'

NO.	DATE	REVISION	BY
1.	12/18/2014	ISSUE FOR PERMITS	MEG
2.	03/27/2015	ISSUE FOR PERMITS	MEG
3.	10/02/2015	ISSUE FOR PERMITS	MEG
4.	10/27/2015	ISSUE FOR PERMITS	MEG

CITY OF PLAINWELL  
ALLEN COUNTY, MICHIGAN  
PROFIELNORM USA  
PHOTOMETRIC PLAN

Vriesman & Korhorn  
CIVIL  
1436  
DCL  
E100

1436  
DCL  
E100

## **INDUSTRIAL FACILITIES TAX ABATEMENT AGREEMENT**

**THIS INDUSTRIAL FACILITIES TAX ABATEMENT AGREEMENT** (“Agreement”) entered into as of November 10, 2025 between the City of Plainwell, a Michigan municipal corporation, the business address of which is 211 N. Main Street, Plainwell, MI 49080 (the “City”) and Profielnorm USA, LLC., a Michigan corporation, the business address of which is 947 Lincoln Parkway, Plainwell, MI 49080 (the “Company”; the Company and City are referred to collectively as the “Parties”).

### RECITALS

1. The Company has filed with the City Clerk an application for an Industrial Facilities Exemption Certificate (the “IFT Certificate”) for new land and building improvements (the “Improvements”) pursuant to Act 198, Public Acts of Michigan of 1974, as amended (“Act 198”). A copy of the aforementioned application is attached as Exhibit A (the “Application”).
2. The project site is commonly known as 947 Lincoln Parkway, Plainwell, MI 49080 (“the Site”).
3. The Company represented in the Application that undertaking the improvements will result in it making certain capital investment, promoting economic growth, and creating new and/or retaining existing jobs within the City, as set forth in the Application.
4. In reliance on the Company’s representations in the Application, the City Council adopted a resolution on November 10, 2025 (the “Resolution”), approving the issuance of an IFT Certificate by the State Tax Commission (“STC”) for the Improvements, subject to the terms and conditions of this Agreement.
5. This Agreement is executed pursuant to Section 22 of Act 198.

**NOW, THEREFORE**, in exchange for the consideration in and referred to by this Agreement, the parties agree as follows:

### AGREEMENT

1. The Application. The Application is an integral part of this Agreement and details the Company’s intended investment, creation of new jobs, retention of existing jobs and other development efforts.
2. Mutual Benefit. In consideration for the investment by the Company, and of the approval of the IFT Certificate by the City, the Parties understand that they are mutually benefiting from this economic development project.

3. Covenant to Undertake Improvement. Pursuant to the provisions of Act 198 and the Resolution, the Company agrees to undertake the Improvements, make the capital investments, and create or retain the jobs identified in the Application, provided the STC issues the IFT Certificate for the Improvements.
4. Reporting Requirements. After the IFT Certificate has been issued for the Improvements, the Company agrees to provide the City written reports on the level of capital investment and employment and related economic development commitments made in the Application upon reasonable request by the City Manager from time to time, subject to reasonable confidentiality restrictions to the extent allowed by law.
5. Default. The following constitutes an “Event of Default” under this Agreement:
  - a. Failure to construct, operate or utilize, within the jurisdictional boundaries of the City, the Improvements for which the IFT Certificate was issued, as required under Act 198.
  - b. Relocation of the Improvements outside the jurisdictional boundaries of the City during the period the IFT Certificate related to the Improvements is in effect.
  - c. Failure to meet the capital investment and/or jobs projections related to the Improvements set forth in the Application.
  - d. Failure to timely pay (before assessment of any penalty) all taxes or other amounts owed under Act 198 and all taxes or other amounts owed under the General Property Tax Act for real and/or personal property located at the Site.
  - e. Revocation of the IFT Certificate by the STC, including upon request by the Company.
  - f. Given the considerations in Paragraph 7, the filing of an appeal with the Michigan Tax Tribunal or State Tax Commission within five (5) years of the effective date of the IFT Certificate or, after five (5) years, filing such an appeal that seeks to reduce the taxable value for any real or personal property at the Site to an amount that is more than ten percent (10%) below the taxable value on the roll as of the date of the appeal. Appearance at the City Board of Review and/or meeting(s) with the City Assessor to discuss the value or assessment of any real or personal property at the Site shall not be considered an appeal for purposes of this paragraph.
  - g. Failure to operate the facility for which the abatement has been requested for the entire term for which the IFT Certificate was originally granted.
  - h. Failure to comply with the terms and conditions of this Agreement.
  - i. Any action or omission that constitutes grounds for revocation of the IFT Certificate under Act 198.
6. Remedies Upon Breach. In the event of an Event of Default, the City reserves the right to request that the STC revoke the IFT Certificate for the Improvements in accordance with Act 198, and the Parties agree that breach of this Agreement shall constitute grounds to revoke the IFT Certificate under Act 198.

Alternatively, the City may, in its sole discretion, seek to terminate or reduce the term of the IFT Certificate granted to the Company. This Agreement is also enforceable through a breach of contract action, and the damages recoverable in such an action are not dependent upon the STC’s revocation of the IFT Certificate, or any action or inaction by the STC regarding the IFT Certificate. In the event of a breach of this Agreement by the Company, the Company shall reimburse the City for its legal and professional expenses incurred in the enforcement of this Agreement.

7. Reimbursement of Abated Taxes. If the Company discontinues substantially all use of the project within 12 years after the date of the certificate is effective (or, if shorter, within one year after the STC revokes the IFT Certificate upon the Company’s request), the City may require the Company to pay to the City the percentage of the Abatement Savings (defined below) set forth in the following schedule:

<b>Years after certificate is effective in which use is discontinued (partial years rounded up)</b>	<b>Percentage of abatement savings to be repaid</b>
1	100
2	100
3	75
4	75
5	50
6	50
7	25
8	25
9	20
10	20
11	10
12	10

- a. Abatement Savings. “Abatement savings” means the cumulative difference between the industrial facilities tax paid by the Company, and the amount of ad valorem taxes that would have been required to be paid but for the granting of the IFT Certificate (assuming no other exemptions would have applied). For example, if the Company’s IFT Certificate is effective December 31, 2025 and the Company discontinues use of the facility 4.5 years later in 2029, and \$500,000 represents the cumulative difference in the industrial facilities tax paid by the Company and the amount of taxes the Company would have paid but for the certificate, then the City could require the Company to pay \$250,000 (50% of \$500,000). The Company represents that:
- i. During the term of the IFT Certificate, it is and will be responsible for payment of all taxes that would be abated by the certificate; and
  - ii. Any unpaid sums under this Agreement may be collected in the same

manner as overdue ad valorem taxes under Michigan law.

- b. Transfer. The Company's liability for repayment terminates only upon the City's approval of the transfer of the IFT Certificate to another entity.
  - c. Notices and Timing. The Company must notify the City in writing at least 30 days before the Company discontinues substantially all use of the Improvements. The City will notify the Company of the amount of repayment required, if any, within 45 days after receiving notice from the Company (or after the City learns that the project use has been discontinued, whichever occurs later). Delay in notifying the Company does not, however, affect the Company's liability for repayment. The Company must pay the City that amount within 30 days after receiving the City's notice.
8. Not in Arrears to the City. The Company agrees during the term of this Agreement that it will not be in arrears to the City on any debt or contract or be in default of any obligation to the City.
  9. Compliance with Law. The Company agrees to comply with all rules, regulations, codes and ordinances applicable to it including the City's Zoning Ordinance.
  10. Transfer or Assignment of IFT Certificate. The IFT Certificate may not be transferred or assigned by the Company without the prior written approval of the City and the STC in accordance with Act 198. Further, this Agreement may not be assigned by the Company without the prior written approval of the City.
  11. No Additional Consideration. No payment of any kind in excess of the fee allowed by Act 198 has been made or promised in exchange for favorable consideration of an exemption certification application.
  12. Entire Agreement. This Agreement, with the exhibits previously incorporated herein, represents the entire agreement of the Parties and may only be modified or amended in writing signed by both parties.
  13. Governing Law. This Agreement shall be deemed to have been made in Kent County, Michigan, and shall be governed by and construed in accordance with, the laws of the State of Michigan.
  14. Duration. This Agreement remains in effect for twelve (12) years after the IFT Certificate becomes effective, regardless of whether the certificate is terminated or revoked.
  15. No Third-Party Beneficiaries. This Agreement is not intended to and shall not be construed to give any third party any interest or rights (including, without limitation, any third-party beneficiary rights) with respect to or in connection with any agreement or provision contained herein or contemplated hereby.

16. Compliance with Act 198. This Agreement is entered into by the Company and the City in compliance with the requirements of Section 22 of Act 198.
17. Counterparts. This Agreement may be signed in any number of counterparts with the same effect as if the signature on each such counterpart were upon the same instrument. Each executed copy shall be deemed to be an executed original for all purposes.
18. Authorization. This Agreement has been duly authorized, executed and delivered by the Parties and constitutes a legal, valid, and binding obligation upon each of them and enforceable in accordance with its terms. Each person placing his/her signature below represents and warrants that he/she is duly authorized to execute this Agreement on behalf of the Company and the City as is respectively applicable.

By their signatures below, representatives of both the Company and the City acknowledge they are signing under the authority and on the behalf of the Parties.

City of Plainwell  
Municipal Corporation

Profielnorm USA, LLC.

By: \_\_\_\_\_  
Brad Keeler, Mayor

By: \_\_\_\_\_

By: \_\_\_\_\_  
JoAnn Leonard, City Clerk

Its: \_\_\_\_\_



Summary

**PA 198 TAX ABATEMENT APPLICATION**

**Business Name:** Profielenorm USA, LLC

**Property Address:** 947 Lincoln Parkway

**Summary of Total Taxes Abated and Maximum Application Fee Calculation**

**Real & Personal Property**

Total Real Property Taxes Abated (12 Years):	\$	911,016
Total Personal Property Taxes Abated (6 Years):	\$	-
Total Taxes Abated:	\$	911,016
2% Application Fee Calculation:		0%
Maximum Allowable Fee Under Statute:	\$	-
<b>Application Fee per City Policy:</b>	<b>\$</b>	<b>300</b>

NOTE: With no abatement, the estimated taxes generated for all taxing units over the 12- and 6-year periods would total:

	<b>Abatement Period</b>	<b>Full Tax Rate</b>	<b>Total Period TV</b>	<b>Unabated Tax Amount</b>
<b>Real Property</b>	12	0.0695428	26,200,160	\$ 1,822,032
<b>Personal Property*</b>	6	0.0664276	-	\$ -
		<b>Total Unabated Tax Liability:</b>		<b>\$ 1,822,032</b>

\* The taxation of all new Eligible Manufacturing Personal Property is Exempt per MCL 211.9m

**PA 198 TAX ABATEMENT APPLICATION**

**Business Name:** Profielnorm USA, LLC  
**Property Address:** 947 Lincoln Parkway  
**Real Property Investment:** 4,999,999

Real Property Taxes Abated Over 12-Year Abatement Period							
	Year 1 2027	Year 2 2028	Year 3 2029	Year 4 2030	Year 5 2031	Year 6 2032	Annual Depreciation
Cost	\$ 4,999,999	\$ 4,874,999	\$ 4,753,124	\$ 4,634,296	\$ 4,518,439	\$ 4,405,478	
SEV/TV	2,500,000	2,437,500	2,376,562	2,317,148	2,259,219	2,202,739	2.50%
Rate Abated	0.0347714	0.0347714	0.0347714	0.0347714	0.0347714	0.0347714	
Taxes Abated	\$ 86,928	\$ 84,755	\$ 82,636	\$ 80,570	\$ 78,556	\$ 76,592	
	Year 7 2033	Year 8 2034	Year 9 2035	Year 10 2036	Year 11 2037	Year 12 2038	Totals Over 12-Year Abatement Period
Cost	\$ 4,295,341	\$ 4,187,957	\$ 4,083,258	\$ 3,981,177	\$ 3,881,647	\$ 3,784,606	
SEV/TV	2,147,670	2,093,979	2,041,629	1,990,588	1,940,824	1,892,303	26,200,160
Rate Abated	0.0347714	0.0347714	0.0347714	0.0347714	0.0347714	0.0347714	
Taxes Abated	\$ 74,678	\$ 72,811	\$ 70,990	\$ 69,216	\$ 67,485	\$ 65,798	\$ 911,016

**Detail of the Total Real Property Taxes Abated Over the 12-Year Period**

Taxing Jurisdiction Name Tax Levy Description	PA-198 Est. Tax Rate (50% Level)	12-Year Combined TV	Total 12-Year Taxes Abated
City of Plainwell	0.0069872	26,200,160	\$ 183,066
City Solid Waste	0.0006500	26,200,160	\$ 17,030
Allegan County Operating	0.0025810	26,200,160	\$ 67,623
State Education Tax	0.0060000	26,200,160	\$ 157,201
Ransom District Library	0.0009973	26,200,160	\$ 26,129
Allegan County Roads	0.0004935	26,200,160	\$ 12,930
Allegan County Seniors	0.0002412	26,200,160	\$ 6,319
Allegan County Medical	0.0001197	26,200,160	\$ 3,136
Allegan County Conservation	0.0000479	26,200,160	\$ 1,255
AAESA - ISD	0.0023786	26,200,160	\$ 62,320
Plainwell Schools Operating	0.0090000	26,200,160	\$ 235,801
Plainwell Schools Debt	0.0052750	26,200,160	\$ 138,206
<b>Total - All Taxing Entities</b>	<b>0.0347714</b>		<b>\$ 911,016</b>



## "The Island City"

## MEMORANDUM

211 N. Main Street  
Plainwell, Michigan 49080  
Phone: 269-685-6821  
Fax: 269-685-7282

TO: Mayor and City Council  
FROM: Justin Lakamper, City Manager  
DATE: November 24, 2025  
SUBJECT: Sale of City Property located at 761 N. Main St (55-019-002-01)

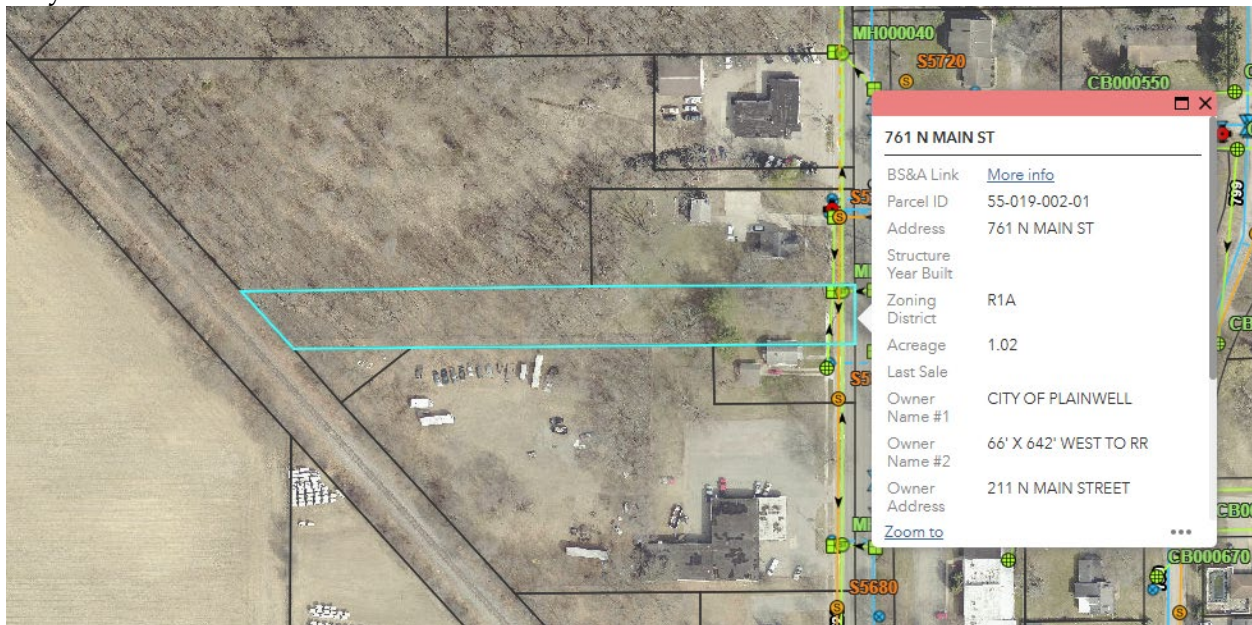
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**SUGGESTED MOTION:** I motion to offer parcel number 55-019-002-01 for sale using the Request for Proposal (RFP) process.

### BACKGROUND INFORMATION:

The City owns parcel number 55-019-002-01 (depicted below) which was purchased to create a potential rail road crossing that never came to fruition for a number of reasons. The owner of Golf Carts Plus, Jim Scholle, has asked to purchase the parcel so that he can attach it to a larger parcel (55-019-002-00) that he owns to provide a road so that it can be developed into an apartment complex.

City Owned Parcel 55-019-002-01 761 N. Main St.



Web Page Address: [www.plainwell.org](http://www.plainwell.org)

The City of Plainwell is an Equal Opportunity provider and employer.

Updated 14 July 2023

## Jim Scholle Parcel 55-019-002-00 771 N. Main St.

**ANALYSIS:**

The City has no use for this property and we are in favor of offering it for sale. We do not have an established policy for selling land other than that it must be Council approved.

We could:

- directly engage in negotiations with Jim Scholle
- list it for sale with a real estate agent
- request proposals (RFP) for the use of the land with offers.

I would be in favor of the third option. We have successfully done this in the past, and it would allow us to make our sales decision based on the best use, not just necessarily on price, while offering everyone an opportunity to bid on the property.

**BUDGET IMPACT:** Revenue from sale.

**ATTACHMENTS:** None

## Investment Activity Report



“The Island City”

### City of Plainwell

Investment Portfolio Detail - Unaudited

at: 10/31/2025

#### Denise Wilcox, Finance Director/Treasurer

I verify that this investment portfolio is in conformity with Michigan laws and the City's Investment Policy as approved by City Council.

Insert Signature: **Denise Wilcox**

Digitally signed by Denise Wilcox  
Date: 2025.11.21 08:38:29 -05'00'

	Investment Type	CUSIP	Principal Purchase	Monthly Interest Earned	Institution or Bank	Contact Name and Number	Purchase Date	Maturity Date	Yield	Remaining Days to Maturity
1	Pooled Investment*	N/A	\$1,989,130	\$5,855.17	Michigan Class	Jeff Anderson - 616.244.9376	03/28/2016		4.20%	
2	180-Day CD Renewal	N/A	\$252,572	\$786.83	Northstar Bank	Julie Smith - 810.329.7104	09/30/2025	12/29/2025	3.75%	59
3	365-Day CD	N/A	\$256,976	\$898.73	Grand River Bank	Christy Vierzen - 616.259.1322	06/10/2025	06/09/2026	4.27%	221
4	365-Day CD	N/A	\$95,514	\$0.00	First National Bank of America	Doug Johnson - 616.538.6040	11/16/2024	11/17/2025	4.19%	17
5										
6										
7										
8										
9										
10										
11										
12										
13										
14										
15										

Total Investments: \$2,594,192.35      \$7,540.73 = Monthly investment interest

Average Yield: 4.10%

#### Cash Activity for the Month

Cash, beginning of month: \$4,733,464.71

\$6,372.25 = Monthly bank account interest

Cash, end of month: \$672,569.05

Cash and Investments, end of month: \$4,264,142.66      \$13,912.98 = Total monthly interest earned

#### Justin Lakamper, City Manager

I verify that this investment portfolio is in conformity with Michigan laws and the City's Investment Policy as approved by City Council.

Insert Signature: **Justin Lakamper**

Digitally signed by Justin Lakamper  
Date: 2025.11.21 11:38:45 -05'00'

\*\* Funds 701 and 703 not included - Trust & Agency

**ESTIMATED CASH BALANCE/FUND BALANCE REPORT**

MONTH ENDED: **10/31/2025**

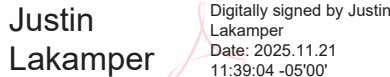
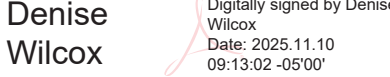
% OF FISCAL YEAR: **16.99%**

**\* - Amounts taken from audited financial statements as of June 30, 2024**

\*\* - OPEB listing on this worksheet is included in the General Fund for financial statement purposes

\*\*\* - These amounts are taken directly from the End of Month Financial Statement provided to Council

FUND	AUDITED FIGURES AS OF MOST RECENT AUDIT *		CURRENT YEAR PERFORMANCE - UNAUDITED ***		ESTIMATED FUND BALANCE (AUDIT FB + ACT REV - ACT EXP)	TOTAL RECONCILED CASH AND INVESTED FUNDS	CURRENT YEAR AMENDED BUDGET EXP	EXPENSE BUDGET USED
	CASH AND INVESTED FUNDS BALANCE	FUND BALANCE	ACTUAL REVENUE YTD - CASH BASIS	ACTUAL EXPENSE YTD - CASH BASIS				
General	1,182,116	1,241,074	1,524,548	679,385	2,086,237	2,054,033	3,092,881	21.97%
Major Streets	160,731	190,388	77,339	36,759	230,968	477,063	407,121	9.03%
Local Streets	554,419	525,858	28,004	49,824	504,037	215,095	186,056	26.78%
Solid Waste	66,416	64,804	228,819	35,584	258,039	254,004	227,027	15.67%
Brownfield BRA	40,631	3,037	49,276	43,962	8,351	3,173	145,904	30.13%
Tax Increment TIFA	202,979	200,512	33,438	7,756	226,194	371,485	54,533	14.22%
Downtown DDA	154,012	151,768	90,390	5,200	236,958	288,949	128,724	4.04%
Revolving Loan	51,169	64,056	1,374	400	65,030	58,716	10,000	4.00%
Capital Improvement	42,150	77,265	109,372	20,000	166,637	186,112	92,125	21.71%
Fire Reserve	45,180	45,180	108,743	22,833	131,090	163,348	77,294	29.54%
Airport	31,838	33,648	21,278	15,789	39,137	16,523	92,298	17.11%
Sewer	2,016,160	1,979,501	446,020	471,982	1,953,538	1,246,252	2,024,030	23.32%
Water	1,948,490	1,762,953	418,561	164,467	2,017,047	1,184,962	821,195	20.03%
Motor Pool / Equipment	48,792	43,723	93,274	46,555	90,442	223,615	230,495	20.20%
OPEB**	136,231	89,021	15,027	7,985	96,063	115,004	58,781	13.58%
	<b>6,681,314</b>	<b>6,472,788</b>	<b>3,245,462</b>	<b>1,608,482</b>	<b>8,109,768</b>	<b>6,858,335</b>	<b>7,648,464</b>	<b>21.03%</b>

<b>Justin Lakamper, City Manager</b>	<b>Denise Wilcox, Finance Director/Treasurer</b>
I verify that I have reviewed the revenue and expenditure financial summary attributed to my department and to the best of my knowledge the report is accurate.	I verify that I have reviewed the revenue and expenditure financial summary attributed to my department and to the best of my knowledge the report is accurate.
Insert Signature:  	Insert Signature:  

*K*



# PLAINWELL PUBLIC SAFETY

---

Police, Fire and Medical First Responder Services

# MONTHLY REPORT

## October 2025

Prepared by Director Kevin Callahan

# Classification of Crimes Reported

File Class	CRIMES AGAINST PERSON	October	Year to Date
900	Murder and Non-Negligent Manslaughter	0	0
1000	Kidnapping	0	0
1100	Sexual Assault	2	15
1200	Robbery	0	0
1300	Aggravated & Non-Aggravated Assault	2	63
<b>PROPERTY CRIMES</b>			
2000	Arson	0	2
2100	Extortion	0	0
2200	Burglary	1	10
2300	Larceny	2	39
2400	Motor Vehicle Theft	1	9
2500	Forgery/Counterfeiting	0	1
2600	Fraudulent Activities	3	19
2700	Embezzlement	0	0
2800	Stolen Property - Buying, receiving	0	0
2900	Damage to Property	1	20
3500	Violation of Controlled Substances Act	0	4
<b>MORALS/DECENCY CRIMES</b>			
3600	Sex Offenses (Other than Sexual Assault)	0	0
3700	Obscenity	0	2
3800	Family Offenses	2	11
4100	Liquor Violations	1	1
<b>PUBLIC ORDER CRIMES</b>			
4800	Obstructing Police - Offenses Which Interfere with Investigations	0	0
4900	Escape/Flight - Fleeing and Eluding a Officer's Custody	0	1
5000	Obstructing Justice	2	27
5200	Weapons Offenses	0	3
5300	Public Peace	10	78
5400	Traffic Investigations - Any Criminal Traffic Complaints	6	35
5500	Health and Safety	19	194
5600	Civil Rights	0	0
5700	Invasion of Privacy	2	28
6200	Conservation Law Violation	0	0
7300	Miscellaneous Criminal Offense	0	0
<b>GENERAL NON-CRIMINAL</b>			
9100	Juvenile/Minor/School Complaints	11	55
9200	Civil Custody	0	3
9300	Traffic Non-Criminal ( Reports Only - Does not include Citations Issued)	5	53
9400	False Alarm Activation	6	34
9500	Fires (Other than Arson)	2	12
9700	Accidents, All Other	12	53
9800	Inspections, Unfounded FIRS	0	0
9900	General Assistance (All Except Other Police Agencies)	79	892
9911 & 9912	General Assistance (Other Police Agencies)	53	670
FIRS	Medical First Responder	36	341



# Plainwell Department of Public Safety

## Complaints/Activities for October 2025

### ARRESTS

CUSTODIAL ARRESTS	6	An individual taken into custody for a criminal offense and jailed for that offense.
ARREST COUNTS	2	Criminal complaints or cases cleared by the custodial arrest or issuance of a warrant(s).

### TRAFFIC ENFORCEMENT & CITATIONS

HAZARDOUS CITATIONS	16	Uniform Law Citations issued by officers to individuals for moving traffic violations. (Drag racing, Speeding, etc.)
NON-HAZARDOUS CITATIONS	4	Uniform Law Citations issued by officers to individuals for NON-moving traffic violations. (Registration, Equipment, Etc.)
DRUNK DRIVING CITATIONS		This is an activity that we specifically monitor that would normally be considered a hazardous citation.
PARKING CITATIONS	0	Citations issued in violation of city ordinance. This would include Overnight Parking, Time Limitation Parking, etc.
VERBAL WARNINGS	7	Traffic enforcement where no citation was issued but warnings were given.
TOTAL TRAFFIC CITATIONS/WARNINGS	16	

### COMPLAINTS

ORIGINAL DISPATCH COMPLAINTS	243	Complaints that are call in or the officer is dispatched to by Allegan County Central Dispatch (911) or our business office.
PATROL INITIATED COMPLAINTS	15	Complaints observed by the officer while on patrol or came to their attention by personal observation.
TOTAL COMPLAINTS	258	

### OTHER ACTIVITIES

MOTORISTS ASSISTS	3	Motorist contacts caused by mechanical breakdown or similar problem.
PROPERTY INSPECTIONS	0	Checks of homes or business specifically requested by a home or business owner.
MOTOR VEHICLE ACCIDENTS	7	Total motor vehicle accidents both on public roads or private property.
COMMERCIAL BUILDING SECURITY CHECK	1,227	Nightly security inspections of business' conducted by officers to assure windows and doors are locked.
FOUND UNSECURED	1	The number of business' found unlocked or unsecured.

# Plainwell Department of Public Safety

## Scheduled Hours By Activity for October 2025

*The categories listed below are based on law enforcement related activities and the hours that scheduled road patrol personnel spend in the 4 major areas.*

Total Hours  
1,030

Percentage of Total Hours

### TOTAL ROAD PATROL HOURS SCHEDULED FOR THE MONTH

The Hours officers are scheduled for road patrol or other uniformed functions. These are fixed shifts which generally carry assigned duties.

*Totals of all the below mentioned areas.*

### HOURS SPENT INVESTIGATING OR HANDLING CRIMINAL COMPLAINTS

46 4.43%

The Hours Scheduled for criminal investigations of complaints that are in violation of a criminal law that an individual could be arrested and jailed for.

*Examples include: Burglaries, Robberies, Drunk Driving, All Sex Offenses, Alcohol Offenses, Larcenies, Etc.*

### HOURS SPENT INVESTIGATING OR HANDLING NON-CRIMINAL COMPLAINTS

224 21.70%

The Hours Scheduled for Calls for Service or Complaints that require investigation but are not criminal in nature.

*Examples include: Auto Accidents, Accidental Fires, Traffic Citations, Property Inspections, Etc.*

### HOURS SPENT ON SUPPORT OR PERIPHERAL ACTIVITIES

266 25.80%

The Hours Scheduled for required duties however are not criminal or non-criminal in nature and are supporting functions.

*Examples include: Report Writing, Court, Directed Patrol, Foot Patrol, On Duty Training, Transport of Paperwork to the Court, Evidence to the Crime Lab, Etc.*

### TOTAL UNOBLIGATED PATROL HOURS

495 48.07%

The Hours of Scheduled Road Patrol left over that officers are not assigned to an activity or working on a complaint.

*Examples include: General Preventive Patrol, Building Security Checks, Etc.  
Note: This also includes any break time the officers take during their shift.*

### TOTAL HOURS OBLIGATED TO DUTIES, COMPLAINTS, INVESTIGATIONS, ETC.

535 51.93%

*It is recommended by the International Association of Chiefs of Police (IACP) that no more than 65% to 70% of an officers time on duty, be obligated to complaints, investigations, activities or assigned responsibilities. The rationale behind this is to assure that officers are available for emergencies without unreasonable delay and provide for preventive and traffic patrol duties.*



## October Reports for Plainwell Department of Public Safety

### PRIORITY 1 ASSISTS OUTSIDE OF JURISDICTION

The Plainwell Department of Public Safety was dispatched to **53** calls for assistance outside the city limits of Plainwell by Allegan County Central Dispatch.

These calls were classified as Priority 1 Assists.

\*\*\*\*\*

### Fire Suppression/Call Out Incident Report

Date	Dispatch Time	Arrival Time	Location	Incident Type	Actions Taken	Apparatus	PSO	POC
09/24/2025	10:33	10:35	607 N Main St	Explosion	Emergency Medical Services / Investigate	C2, C3, C6, E11, T63	7	4
10/05/2025	12:04	12:11	320 Brigham St	EMS Call	Emergency Medical Services, Other	S62	1	3
10/06/2025	07:18	07:24	264 M-89 / 4 St	Assist GPPD - Accident	Cancelled	N/A	0	1
10/06/2025	09:18	09:20	110 S Sunset St	EMS Call	Emergency Medical Services, Other	N/A	2	2
10/07/2025	06:25	06:37	624 S Main St	Down/Arching Power Lines	Establish Safe Area	C4, E11, T63	2	3
10/09/2025	18:17	18:19	707 S Woodhams	Search For Person	Search	C3, C5, T63, Boat	4	4
10/09/2025	19:22	19:26	411 Naomi St	Heat Alarm	Investigate	C5, E11, S62	3	4
10/10/2025	16:38	16:46	622 Allegan St	Smoke Alarm	Investigate	C5, C6, E11, E17	5	3
10/12/2025	15:28	15:33	220 Roberts St	EMS Call	Emergency Medical Services, Other	C6	2	3
10/15/2025	10:37	10:42	120 Prospect St	EMS Call	Emergency Medical Services, Other	C4	2	2
10/15/2025	15:18	15:22	710 Benhoy	EMS Call	Emergency Medical Services, Other	C4	2	3
10/16/2025	17:35	17:36	Allegan St / Michigan Ave	Vehicle Accident	Control Traffic	C4, E11	3	4
10/20/2025	09:05	09:10	933 E Bridge St	EMS Call	Emergency Medical Services, Other	C1, C2, C3, C5, S62	4	3
10/22/2025	06:43	06:54	Allegan St / US-131 N/B Ramp	Motor Vehicle Accident	Remove Hazard	T63	1	2
10/23/2025	06:55	06:56	1100 N Main St	EMS Call	Emergency Medical Services, Other	N/A	0	2
10/25/2025	13:22	13:23	10 <sup>th</sup> St / 106 <sup>th</sup> Ave	Vehicle Accident	Investigate	N/A	0	2

10/25/2025	13:30	13:30	831 Thomas St	EMS Call	Cancelled Enroute	S62	1	2
10/29/2025	21:23	21:35	684 Starr Rd	False Alarm	Investigate	E11	2	4
10/30/2025	13:21	13:27	320 Brigham St	EMS Call	Emergency Medical Services, Other	N/A	1	2
10/31/2025	00:13	00:21	403 N Main St	EMS Call	Emergency Medical Services, Other	S62	0	4
10/31/2025	06:10	06:24	W. Hill St / Jersey St	Pole/Wires Down	Control Traffic	C6, E11, T63	1	3
10/31/2025	11:24	11:34	US 131 N/B Off-Ramp / EB Allegan St	Vehicle Fire	Extinguish / Control Traffic	C6, E11, E17	3	3

\*\*\*\*\*

### Calls for Service at Plainwell Schools

Plainwell High School: 9  
684 Starr Road

Gilkey School: 1  
707 S. Woodhams Street

Plainwell Middle School: 1  
720 Brigham Street

Starr Elementary: 2  
601 School Drive

Early Childhood Development: 0  
307 E. Plainwell Street

Renaissance School: 1  
798 E. Bridge Street

Admin, Maintenance & Bus Garage: 0  
600 School Drive

\*\*\*\*\*

### Ordinance Report

We had **18** Ordinance Complaints.

This is a breakdown of the Ordinance Violations for the month of October 2025:

- (1) - Dangerous building
- (3) - Inoperable vehicle
- (1) - Noise/Driving
- (1) - Occupancy Permit
- (1) - Litter
- (1) - Trailer parked in yard
- (1) - Abandoned vehicle
- (1) - Lumber in yard
- (2) - Bagged leaves at curb/street too early
- (2) - Unregistered vehicle
- (1) - Park Rules Violation
- (1) - Fencing Rules Violation
- (2) - Bulk Pick-up unqualified items at curb

# Water Renewal

Superintendent: Luke Keyzer

October 2025



## Significant Department Actions and Results

### Pending Items (including CIP) FY 24/25

Duperon Screen Replacement

Duperon Drive Replacement

Repair Sewer Manhole Odor Study

YSI DO Probe Replacement

Wakefields Lift Station upgrade

### Expenditure Summary/Issues

(budgeted)

(completed)

\$62,500

\$25,000

\$30,215

21,610

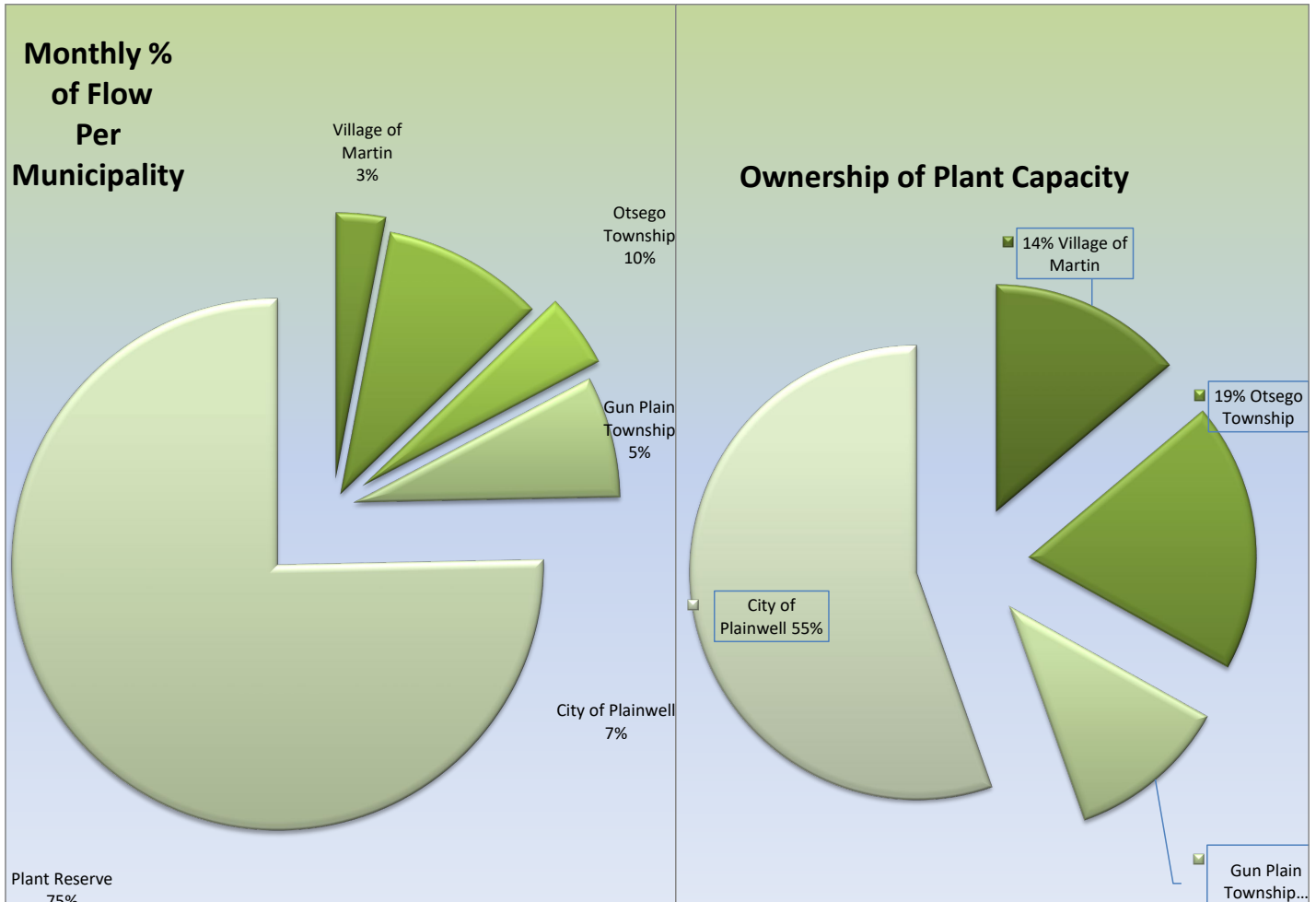
\$20,000

\$159,325

## Monthly Flow Data

Our permitted volume of treatment is 1,300,000 gallons per day. The table and graph below shows the breakdown of average monthly flow from our customer communities, the percent ownership of our customer communities.

	Total Gallons	Permitted Daily Flow Gallons	Reserve	Ownership of Plant Capacity
<b>Village of Martin</b>	916,566			
Gun River MH Park	259,000			
US 131 Motor Sports Park	28,000			
<b>Total:</b>	1,203,566			
<b>AVG. DAILY:</b>	35,399	180,000	80%	14%
<b>Otsego Township</b>	<b>Total:</b> 3,962,333			
<b>AVG. DAILY:</b>	116,539	250,000	53%	19%
<b>Gun Plain Township</b>	1,302,000			
Ridderman Gas Station	23			
USA Earthworks	1,000			
North Point Church	2,000			
North 10th Street	265,910			
Gores Addition	231,000			
TOTAL	1,801,933			
<b>AVG. DAILY</b>	6,794	150,000	95%	12%
<b>City of Plainwell</b>	<b>Total:</b> 2980958			
<b>AVG. DAILY:</b>	96159.92	720,000	87%	55%
<b>Avg. Daily Plant Flow from entire service district</b>	0.30			



## State Required Reporting Compatible Pollutants

MI State Requirement	City Benchmark	Monthly Avg. Reported/MDEQ
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**Carbonaceous Biochemical oxygen demand (CBOD-5):**

25 mg/l	15	5.51
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*This test measures the amount of oxygen consumed by bacteria during the decomposition of organic materials. Organic materials from wastewater treatment facility act as a food source for bacteria.*

**TOTAL SUSPENDED SOLIDS (TSS):**

30 mg/l	15	9
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*Includes all particles suspended in water which will not pass through a filter. As levels of TSS increase, a water body begins to lose its ability to support a diversity of aquatic life.*

**PHOSPHORUS (P):**

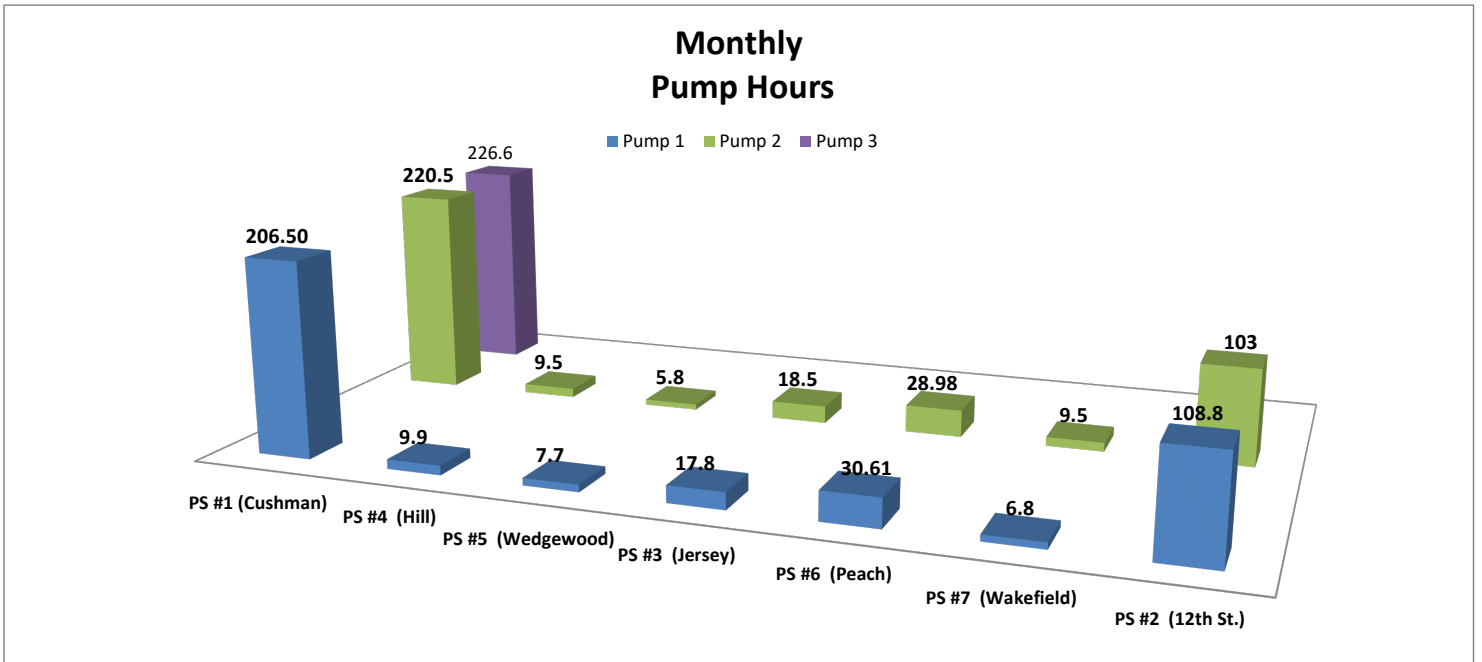
1.0 mg/l	0.45	0.28
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*Controlling phosphorous discharges is a key factor in preventing eutrophication of surface waters. Eutrophication is caused by water enrichment of inorganic plant nutrients. Eutrophication negatively effects water bodies due to increases in algal blooming, causing excessive plant growth which depletes dissolved oxygen in the river which is necessary for aquatic life to survive.*

**Total Coliform (COLI):**

200counts/ml	50	5
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*A group of bacteria found in soil, on vegetation and in large numbers in the intestine of warm-blooded animals, including humans. Water is not a natural medium for coliform organisms and their presence in water is indicative of some type of contamination.*



Pumps convey the waste where gravity sewers cannot, run times are a indicator of how the station is operating and being maintained.

**MINUTES**  
**Plainwell Planning Commission**  
**August 20, 2025**

1. Chairperson Colingsworth called the regular meeting to order at 6:30pm in City Hall Council Chambers.
2. Pledge of Allegiance was given by all present.
3. Roll Call:  
Present: Chairperson Rachel Colingsworth, Commissioners Stephen Bennett, Kevin Hammond, Dale Burnham, Lori Steele and City Manager Justin Lakamper.  
Excused: Commissioners Elizabeth Raich and Jay Lawson
4. Approval of Minutes:  
**A motion by Bennett, seconded by Steele, to accept and place on file the Planning Commission Meeting Minutes of the 05/07/2025 regular meeting. On a voice vote, all voted in favor. Motion passed.**
5. Public Comment: None.
6. Chairperson's Report: None.
7. Recommendations and Reports:
  - A. City of Plainwell resident Amanda Czarnecki discussed Accessory Dwelling Units (ADUs). She has a carriage house on her property that was converted into an apartment many years ago and was used as a rental in the past. Plainwell's Zoning Ordinance doesn't allow more than one single family residence per parcel. She is asking that the Planning Commission consider an Ordinance amendment to allow ADUs in R1A/R1B single family residentially zoned areas.  
**A motion by Hammond, seconded by Steele, instructing City Staff to initiate an amendment to the City of Plainwell Zoning Ordinance to allow accessory dwelling units (ADUs) in R1A/R1B single family residentially zoned areas and prepare draft ordinance language for further consideration. On a roll call vote, all voted in favor. Motion passed.**
8. Communications:  
**A motion by Steele, seconded by Hammond, to accept and place on file the 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. On a voice vote, all voted in favor. Motion passed.**
9. Public Comments: None.
10. Staff Comments:  
City Manager Lakamper discussed Classic Auto Factory, and their interest in the Mill buildings as a location for classic car storage, repair and display.
11. Commissioner Comments: None
12. Adjournment:  
**A motion by Steele, seconded by Burnham, to adjourn the meeting at 7:19pm. On a voice vote, all voted in favor. Motion passed.**

Minutes respectfully submitted by:  
JoAnn Leonard, City Clerk



**MINUTES**  
**Plainwell BRA DDA TIFA**  
**October 14, 2025**

1. Chairman Larabel called the meeting to order at 7:30am in City Hall Council Chambers.
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Paul Rizzo, Nick Larabel, Adam Hopkins, Cathy Green, David Steffen, Jim Turley and Randy Wisnaski  
Excused: Justin Lakamper
4. Approval of Minutes:  
**A motion by Green, seconded by Turley, to accept and place on file the BRA DDA TIFA Meeting Minutes of the 9/09/2025 meeting. On a voice vote, all voted in favor. Motion passed.**
5. Public Comment: None.
6. Chairman's Report: None.
7. Recommendations and Reports:
  - A. **A motion by Green, seconded by Turley, confirming BRA payables for September 2025 in the amount of \$16,348.46. On a voice vote, all in favor. Motion passed.**
  - B. **A motion by Rizzo, seconded by Wisnaski, confirming DDA payables for September 2025 in the amount of \$690.49. On a voice vote, all in favor. Motion passed.**
  - C. **A motion by Larabel, seconded by Turley, confirming TIFA payables for September 2025 in the amount of \$24.90. On a voice vote, all in favor. Motion passed.**
  - D. Clerk Leonard gave an overview of the Mill Development proposals from both BizEx and Classic Auto Factory to the Board. She discussed parking strategies for both businesses, the possibility of green space and accessory buildings on the lot, and how these proposals fit in with the residential development proposed by Watts Homes.
8. Communications:  
**The September 2025 Summary and Detail Financial Reports, the quarterly revolving loan report and City Council Meeting minutes from 8/25/2025 and 9/08/2025 were reviewed.**
9. Public Comment: None.
10. Staff Comment: None.
11. Board Member Comments:  
Turley shared that the Industrial Park businesses signs has started peeling and should be replaced. These signs are only 2 years old, and if possible, the City should look into some way to protect the signs from UV damage and premature deterioration.
12. Adjournment:  
**A motion by Rizzo, seconded by Turley, to adjourn the meeting at 8:20am. On a voice vote, all voted in favor. Motion passed.**

Submitted by,  
JoAnn Leonard, City Clerk

11/20/2025

INVOICE APPROVAL BY INVOICE REPORT FOR CITY OF PLAINWELL  
INVOICE ENTRY DATES 11/07/2025 - 11/20/2025  
BOTH JOURNALIZED AND UNJOURNALIZED  
BOTH OPEN AND PAID

Vendor Code	Vendor Name	Description	Amount
000004	PLAINWELL AUTO SUPPLY INC		
	753479	DPW - NITRILE GLOVES SHOP RL	30.58
	753966	DPW - ANTIFREEZE(1) #3 LEAF TRUCK AB	35.98
	754004	DPW - V BELT TUCK 3/RATCHET FOR SHOP AS	72.48
	754009	DPW - EXCHANGE TRUCK 3 V BELT AS	0.00
	754017	DPW - ANTIFREEZE(2) FOR ROLLERS AB	35.98
	754053	DPW - GREASE FITTING(2) MS	20.98
	754069	DPS - LITH BATTERIES/SEALED BEAM LIGHT KC	32.78
	754265	DPS - HOSE(2) KC	38.98
	754522	DPW - HOSE END FITTING(2)/HOSE(6) AB	109.30
TOTAL FOR: PLAINWELL AUTO SUPPLY INC			377.06
000009	CONSUMERS ENERGY		
	2025.10 2	CITY WIDE ELECTRIC OCTOBER 2025	3,925.29
TOTAL FOR: CONSUMERS ENERGY			3,925.29
000010	RIDDERMAN & SONS OIL CO INC		
	97787	DPW - 1 DRUM KENDALL SUPER-D 15W40 CP	798.66
TOTAL FOR: RIDDERMAN & SONS OIL CO INC			798.66
000014	MICHIGAN GAS UTILIITIES CORP		
	5701345843	CITY HALL FOOT BRIDGE GAS SERVICE OCTOBER 2025	51.71
	5701747294	DPS BUILDING GAS SERVICE	199.92
	5701800786	DPW BUILDING GAS SERVICE OCTOBER 2025	196.98
	5702733278	WR - CUSHMAN LIFT GAS SERVICE OCTOBER 2025	48.45
	5702865179	WR PLANT GAS SERVICE OCTOBER 2025	2,574.43
	5704724982	WR 12TH ST LIFT GAS SERVICE OCTOBER 2025	44.11
	5704779432	DPW BACK BARN GAS SERVICE OCTOBER 2025	74.61
	5704901752	DPW WATER CHEM ROOM GAS SERVICE OCTOBER 2025	83.32
TOTAL FOR: MICHIGAN GAS UTILIITIES CORP			3,273.53
000027	MICH ASSOC OF CHIEFS OF POLICE		
	200015443	DPS - WIN 26 CONFERENCE REGISTRATION CALLAHAN KC	280.00
TOTAL FOR: MICH ASSOC OF CHIEFS OF POLICE			280.00
000035	APPLIED INNOVATION		
	2986187	CITY HALL COPIER CHARGES 10/13 - 11/12/2025 RB	316.17
	2991325	DPW/WR COPIER CHARGES 10/16 - 11/15/2025 CP	139.72
TOTAL FOR: APPLIED INNOVATION			455.89

000096	NYE UNIFORM CO INC		
	932188	DPS - TEK3 CARGO PANT(2) VARLEY KC	178.31
TOTAL FOR: NYE UNIFORM CO INC			178.31
-----			
000100	SIEGFRIED CRANDALL PC		
	118384	ADMIN - AUDIT SERVICES FOR FY 24/25 DW	9,500.00
TOTAL FOR: SIEGFRIED CRANDALL PC			9,500.00
-----			
000138	AMERICAN OFFICE SOLUTIONS		
	40533176	DPS - COPIER LEASE/USAGE OCTOBER 2025	182.67
TOTAL FOR: AMERICAN OFFICE SOLUTIONS			182.67
-----			
000140	HACH CO		
	14751484	DPW - 16 SPADNS2 FLOURIDE KITS WELLS 4 & 7 CP	985.14
TOTAL FOR: HACH CO			985.14
-----			
000356	LOCK MASTER SECURITY LLC		
	13243	ACCESS CONTROL CLOUD HOSTING/REMOTE TECH SUPP	2,700.00
TOTAL FOR: LOCK MASTER SECURITY LLC			2,700.00
-----			
000461	BOB'S HARDWARE		
	95150	DPW - PARTS2O DRILL PUMP FOR FIRE HYDRANTS AB	13.99
TOTAL FOR: BOB'S HARDWARE			13.99
-----			
000500	TRUCK & TRAILER SPECIALTIES, INC.		
	DSO017796	DPW - TRUCK 10 PARTS/STOCK RN	2,688.18
TOTAL FOR: TRUCK & TRAILER SPECIALTIES, INC.			2,688.18
-----			
000531	CUMMINS SALES AND SERVICE		
	S3-251149564	2025 ANNUAL GENERATOR PM 126 FAIRLANE RN	624.79
	S3-251149591	2025 ANNUAL GENRATOR PM 140 FORBES ST LK	1,089.11
	S3-251149593	2025 ANNUAL GENERATOR PM 355 12TH ST LK	601.13
	S3-251149657	2025 ANNUAL GENERATOR PM 119 ISLAND AVE LK	952.71
	S3-251149658	2025 ANNUAL GENERATOR PM 129 FAIRLANE LK	775.11
	S3-251149765	2025 ANNUAL GENERATOR PM 211 N MAIN LK	953.47
	S3-251149818	2025 ANNUAL GENERATOR PM 225 CUSHMAN LK	541.21
TOTAL FOR: CUMMINS SALES AND SERVICE			5,537.53
-----			
000734	SAFETY-KLEEN SYSTEMS		
	98643048	DPW - USED OIL RECYCLING CP	281.50
TOTAL FOR: SAFETY-KLEEN SYSTEMS			281.50
-----			
000760	ALLEGAN COUNTY SHERIFFS DEPT		
	2025.10	DPW - SHERIFFS CREW ASSIST OCTOBER 2025 CP	250.00
TOTAL FOR: ALLEGAN COUNTY SHERIFFS DEPT			250.00
-----			

000947	WYOMING ASPHALT PAVING INC.		
	2025-775	DPW - 2.7TOP/4.36CP CP	492.12
TOTAL FOR: WYOMING ASPHALT PAVING INC.			492.12
001075	VERDIN COMPANY		
	226948	DPW/DDA - RENOVATION OF CITY CLOCK FINAL RN	5,390.00
TOTAL FOR: VERDIN COMPANY			5,390.00
001413	NCL OF WISCONSIN		
	527685	WR - LAB SUPPLIES/PROCARE LAB 11 10KG POWDER LK	653.09
TOTAL FOR: NCL OF WISCONSIN			653.09
001415	DAN'S TREE SERVICE		
	2315	DPW - REMOVE DAMAGED TREES(14) THURL COOK RN/J	4,200.00
TOTAL FOR: DAN'S TREE SERVICE			4,200.00
001829	PERCEPTIVE CONTROLS INC		
	17396	WR - SERVICE CALL 12TH ST LIFT STATION LK	1,508.93
TOTAL FOR: PERCEPTIVE CONTROLS INC			1,508.93
002002	USABLUBOOK		
	INV00884991	WR - PVC KNEE BOOT FOR KB LK	25.70
TOTAL FOR: USABLUBOOK			25.70
002098	BOUND TREE MEDICAL LLC		
	85987422	DPW - NITRILE GLOVES KC	191.80
TOTAL FOR: BOUND TREE MEDICAL LLC			191.80
002116	CHARTER COMMUNICATIONS		
	005582801110125	CITY HALL INTERNET/TV NOVEMBER 2025	151.85
	005583601110125	DPW/WR INTERNET NOVEMBER 2025	149.99
TOTAL FOR: CHARTER COMMUNICATIONS			301.84
002164	R W MERCER CO.		
	288114	AIRPORT - ANNUAL COMPLIANCE TESTING VW/AK	370.00
TOTAL FOR: R W MERCER CO.			370.00
002219	CLARK TECHNICAL SERVICES		
	448	OCTOBER 2025 CITY WIDE IT SERVICES JL	2,176.25
TOTAL FOR: CLARK TECHNICAL SERVICES			2,176.25
002246	ELHORN ENGINEERING CO.		
	308732	DPW - CHEMICALS FOR WELLS 4 & 7 CP	886.00
	308911	DPW - TUBING FOR WELL CHEMICALS CP	254.36
TOTAL FOR: ELHORN ENGINEERING CO.			1,140.36
002368	ORTON, TOOMAN, HALE, MCKOWN & KIEL		

	2025.10	DPS - PROFESSIONAL SERVICES OCTOBER 2025 KC	337.50
TOTAL FOR: ORTON, TOOMAN, HALE, MCKOWN & KIEL			337.50
-----			
002478	ENGINEERED PROTECTION SYSTEMS INC		
	A887272	DPS - NOTIFIER SYSTEM MONITORING 12/1/2025 - 2/28/	201.60
TOTAL FOR: ENGINEERED PROTECTION SYSTEMS INC			201.60
-----			
004195	NIEBOER HEATING & COOLING		
	I53386	DPS - SERVICE CALL NO HEAT IN FIRE BAY KC	90.00
TOTAL FOR: NIEBOER HEATING & COOLING			90.00
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004221	R.W. LAPINE INC		
	72911	2025 BACKFLOW PREVENTOR TESTING RN	4,823.48
	73527	WR - BI ANNUAL MAINT LK	360.00
TOTAL FOR: R.W. LAPINE INC			5,183.48
-----			
004241	GHD SERVICES INC		
	340-0167221	SEP[TEMBER 2025 UTILITIES/COMMON AREA MAINT JL	1,932.86
TOTAL FOR: GHD SERVICES INC			1,932.86
-----			
004791	BIO TECH AGRONOMICS INC		
	4514	WR - YR 5 BIOSOLIDS HAULING LK	24,590.72
TOTAL FOR: BIO TECH AGRONOMICS INC			24,590.72
-----			
004814	WILLIAMS & WORKS		
	101539	OCTOBER 2025 PLANNING/ZONING ASSIST JL	438.50
TOTAL FOR: WILLIAMS & WORKS			438.50
-----			
004850	FERGUSON		
	0235822	DPW - WATER DIST STOCK AB	726.12
TOTAL FOR: FERGUSON			726.12
-----			
004855	PLAINWELL ACE HARDWARE		
	21293	DPW - MISC FASTENERS S MAIN & GRANT HYDRANT AB	6.97
	21323	ADMIN - ROLLER(2)/TRAY/LINERS AK OFFICE RB	37.16
	21346	ADMIN - EXTENSION CORDS 3 OUTLET/6 OUTLET RB	76.98
	21361	DPW - MISC FASTENERS FOR LOCAL ST SIGNS DR	3.10
	21367	DPW - CLAMLITE(7)/CONNECTOR(4) CHRISTMAS AB	36.89
	21379	DPW - REPAIR PARTS PRESSURE WASHER DR	12.98
	21382	DPW - SANDING DISC/ELEC TAPE/CONNECTORS DR	50.74
	21394	DPW - SHORT FLAG PLUG 15A CHRISTMAS DR	1.99
	21403	DPW - BLUE MISS DIG MARKING FLAGS AB	12.99
	21410	DPW - BATTERIES FOR WELLS 4 & 7 AB	35.98
	21427	DPW - LANDSCAPE WIRE CHRISTMAS DR	12.64
TOTAL FOR: PLAINWELL ACE HARDWARE			288.42
-----			
004886	REPUBLIC SERVICES		

	0249-008702877	FALL 2025 CITY WIDE BULK TRASH PICK UP 53.4HRS/37.4	12,825.73
	0249-008703621	NOVEMBER 2025 CITY WIDE RECYCLE	4,993.09
TOTAL FOR: REPUBLIC SERVICES			17,818.82
-----			
004894	BEACON EMPLOYER SOLUTIONS		
	584216	ADMIN - DOT PHYSICAL RL AK	90.00
TOTAL FOR: BEACON EMPLOYER SOLUTIONS			90.00
-----			
004902	BLOOM SLUGGETT PC		
	27332	OCTOBER 2025 PROFESSIONAL SERVICES JL	2,317.00
	27333	OCTOBER 2025 PROFESSIONAL SERVICES 2 JL	484.50
TOTAL FOR: BLOOM SLUGGETT PC			2,801.50
-----			
005012	UNITED BANK		
	11182025	RETURNED ACH PAYMENT FEE	22.50
	111925FEE	RETURNED ACH PAYMENT FEE	7.50
	2025.11.06 2:52	ACH FEES UB PRENOTE PS/RB	7.00
	2025.11.14 11:14	ACH FEES UB	7.00
	2025.11.19 10:25P	ACH FEES PAYROLL	7.00
	2025.11.19 10:45U	ACH FEES UNION DUES	7.00
	2025.11.19 12:23	ACH FEES TAX DIST/AP DW/RB	7.00
TOTAL FOR: UNITED BANK			65.00
-----			
005015	CHECKALT-KLIK		
	234549	ELOCKBOX FEES OCTOBER 2025	158.79
TOTAL FOR: CHECKALT-KLIK			158.79
-----			
005047	STAPLES, INC.		
	6047728661	ADMIN - HAND TOWELS/KLEENEX/SWIFFER/TP RB	202.68
	6047794660	DPS - COIN BATTERY/PAPER TOWEL/TP/COPY PAPER DV,	131.24
TOTAL FOR: STAPLES, INC.			333.92
-----			
005048	SUMMIT FIRE PROTECTION CO		
	3645629	DPS - EXT RECHARGE/VALVE STEM/COLLAR KC	479.12
TOTAL FOR: SUMMIT FIRE PROTECTION CO			479.12
-----			
005122	GREAT LAKES ELEVATOR, LLC		
	13225	DPW - QTRLY ELEVATOR MAINT NOV 25 - JAN 26	300.00
TOTAL FOR: GREAT LAKES ELEVATOR, LLC			300.00
-----			
005128	PLAINWELL REDI MIX		
	110625-416	DPW - MAJOR STREETS REPAIR CP	240.00
TOTAL FOR: PLAINWELL REDI MIX			240.00
-----			
005171	FLYERS ENERGY LLC		
	CFS-4440219	DPS - FUEL FOR POLICE/FIRE VEHICLES 11/15/2025	847.56
TOTAL FOR: FLYERS ENERGY LLC			847.56
-----			

005208	RYAN LINDSEY PHOTOGRAPHY		
	20251116-PWC	DDA - PUMPKINS IN THE PARK SIGNS PS	100.00
TOTAL FOR: RYAN LINDSEY PHOTOGRAPHY			<u>100.00</u>

ACACH	ALLEGAN COUNTY TREASURER		
	11152025C	DISTRIBUTE 2025 TAX COLLECTIONS W/E 11/15/2025	692.14
TOTAL FOR: ALLEGAN COUNTY TREASURER			<u>692.14</u>

RDLACH	RANSOM DISTRICT LIBRARY		
	11152025L	DISTRIBUTE 2025 TAX COLLECTIONS W/E 11/15/2025	88.94
TOTAL FOR: RANSOM DISTRICT LIBRARY			<u>88.94</u>

REFUND TAX	CLARK TYLER & SHYANNE		
	11/20/2025	2025 Sum Tax Refund 55-150-013-00	1,369.31
TOTAL FOR: CLARK TYLER & SHYANNE			<u>1,369.31</u>

REFUND UB	SELL, EVIE		
	11/20/2025	UB refund for account: 01-00007400-00	18.00
	11/20/2025	UB refund for account: 07-00000033-02	12.15
TOTAL FOR: SMITH, CHRISTOPHER			<u>30.15</u>

SOMEFT	STATE OF MICHIGAN		
	2025.10	OCTOBER 2025 SALES TAX RETURN	167.77
TOTAL FOR: STATE OF MICHIGAN			<u>167.77</u>

TOTAL - ALL VENDORS			107,250.06
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**INVOICE AUTHORIZATION**

**Person Compiling Report**

**Denise Wilcox, Finance Director/Treasurer**

**I verify that to the best of my knowledge the attached invoice listing is accurate and the procedures in place to compile this invoice listing has been followed.**

**I verify that I have reviewed the expenditures and to the best of my knowledge the attached invoice listing is accurate and matches invoices physically authorized by Department Heads.**

Insert Signature: **Roxanne Branch**  
Digitally signed by Roxanne Branch  
Date: 2025.11.20 13:02:46 -05'00'

Insert Signature: **Denise Wilcox**  
Digitally signed by Denise Wilcox  
Date: 2025.11.21 08:39:58 -05'00'

**Luke Keyzer, Water Renewal Plant Supt.**

**Kevin Callahan, Public Safety Director**

**I verify that I have reviewed the expenditures attributed to my department and to the best of my knowledge the attached invoice listing is accurate and complies with the City's purchasing policy.**

**I verify that I have reviewed the expenditures attributed to my department and to the best of my knowledge the attached invoice listing is accurate and complies with the City's purchasing policy.**

Insert Signature: **Luke Keyzer**  
Digitally signed by Luke Keyzer  
Date: 2025.11.20 14:59:56 -05'00'

Insert Signature: **Kevin A Callahan**  
Digitally signed by Kevin A Callahan  
Date: 2025.11.20 13:28:58 -05'00'

**Bob Nieuwenhuis, Public Works Supt.**

**Justin Lakamper, City Manager**

**I verify that I have reviewed the expenditures attributed to my department and to the best of my knowledge the attached invoice listing is accurate and complies with the City's purchasing policy.**

**I verify that I have reviewed the expenditures attributed to my department and to the best of my knowledge the attached invoice listing is accurate and complies with the City's purchasing policy.**

Insert Signature: **Robert Nieuwenhuis**  
Digitally signed by Robert Nieuwenhuis  
Date: 2025.11.21 07:47:55 -05'00'

Insert Signature: **Justin Lakamper**  
Digitally signed by Justin Lakamper  
Date: 2025.11.21 11:33:49 -05'00'



## Reports & Communications:

### A. City – Resolution 2025-21 – Approving the application of Profielnorm USA, LLC for an Industrial Facilities Tax (IFT) Exemption Certificate for a New Facility

Following the Public Hearing held on 11/14/2025, Council approved a 12-year IFT Exemption for Profielnorm USA, LLC. Resolution 2025-21 reflects this decision, and is required for submission of the application to the State of Michigan.

**Recommended action:** Consider approving Resolution 2025-21 as presented, which recommends approval of a 12-year IFT exemption for Profielnorm USA, LLC.

### B. City – Sale of City Property

The City purchased 761 N. Main St. (55-019-002-01) to create a potential rail road crossing that never came to fruition. The owner of Golf Carts Plus, Jim Scholle, has asked to purchase this parcel. He wants to attach it to the parcel he owns at 771 N. Main St. (55-019-002-00) to provide an access road, allowing 771 N. Main St. to be developed into an apartment complex. The City has no use for this property, and is in favor of selling it.

**Recommended action:** Consider selling 761 N. Main St (55-019-002-01) using the Request for Proposal (RFP) process.

## Reminder of Upcoming Meetings

- December 03, 2025 – Planning Commission – 6:30pm
- **December 08, 2025 – Plainwell City Council – 7:00pm**
- December 09, 2025 – Plainwell DDA/BRA/TIFA – 7:30am
- December 09, 2025 – Parks & Trees – 4:00pm
- December 17, 2025 – 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.

Plainwell is an equal opportunity provider and employer