City of Plainwell

Nick Larabel
Paul Rizzo
Adam Hopkins
Jim Turley
David Steffen
Rimante Grigaliunas
Vacant
Randy Wisnaski
Justin Lakamper

"The Island City"

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

AGENDA
DDA/TIFA/BRA
Tuesday, November 10, 2026 - 7:30AM
Plainwell City Hall Council Chambers

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Minutes –** 10/13/2026
5. **Public Comment**
6. **Recommendations and Reports:**

   A. BRA - Accounts Payable for October - $32,445.77
   The Board will **c**onsider confirming BRA payables for October 2026 in the amount of $32,445.77.

   B. DDA - Accounts Payable for October - $4,067.38
   The Board will **c**onsider confirming DDA payables for October 2026 in the amount of $4,067.38.

   C. TIFA - Accounts Payable for October - $26.61
   The Board will consider confirming TIFA payables for October 2026 in the amount of $26.61.

7. **Communications:**

   A. The October 2026 Detail and Summary Financial Reports.

   B. City Council Meeting minutes from 09/28/2026 and 10/12/2026.

8. **Public Comment**
9. **Staff Comments**
10. **Board Comments**
11. **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 BRA DDA TIFA
October 13, 2026

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: Rimante Grigaliunas, Jim Turley, Paul Rizzo, Nick Larabel, Adam Hopkins, David Steffen (7:33am) and Justin Lakamper
   Excused: Randy Wisnaski
4. Approval of Minutes:
   A motion by Rizzo, seconded by Hopkins, to accept and place on file the BRA DDA TIFA meeting minutes of the 09/08/2026 meeting. On a voice vote, all in favor. Motion passed.
5. Public Comment: None.
6. Recommendations and Reports:
   A. **A motion by Hopkins, seconded by Turley, confirming BRA payables for September 2026 in the amount of $451.64. On a voice vote, all in favor. Motion passed.**
   B. **A motion by Larabel, seconded by Turley, confirming DDA payables for September 2026 in the amount of $710.12. On a voice vote, all in favor. Motion passed**.
   C. **A motion by Turley, seconded by Larabel, confirming TIFA payables for September 2026 in the amount of $28.89. On a voice vote, all in favor. Motion passed**.
7. Communications:
   The September 2026 Detail and Summary Financial Reports, the quarterly Revolving Loan Report and City Council meeting minutes from 08/24/202, 09/02/2026 and 09/14/2026.
8. Public Comment: None.
9. Staff Comment: Lakamper reported the City closed on the land sale to NAPA Auto. David shared the guard shack is undergoing testing for lead and asbestos, then will be demolished. He anticipates construction of the new building to begin in spring. Lakamper stated that the three remaining well houses on the Mill complex will be removed. He reported the City closed with Bex Farms on the 25 acre parcel in Industrial Park. Changes are needed to the original site plan, including entrance/exit from Lincoln and Miller instead of 8th St. which allows the berm to be to go all the way around and shifting the building direction to the North or West to better control noise. The sale netted ~625k for the City of Plainwell's General Fund. Larabel asked if Miller is rated for cement trucks, and Lakamper replied yes, though it is subject to frost laws. Turley asked if truck traffic would go through Industrial Park, and Lakamper replied yes, they will use the right of way between Profielnorm and Nobis Agri to access Lincoln. The Redi Mix plant will also have an entrance and exit on Miller. Lakamper shared that the Industrial Park paving bid would go up soon, with paving beginning in the spring of 2027. Funding will be provided from Major and Local Streets, TIF and the Water Fund. Mill 17 closed on their building. Lakamper stated he had discussed the possibility of starting construction on parcel 2 with Watt's Homes, as parcel 5 may be tied up for some time. Watt's seemed open to the discussion.
10. Board Member Comments: Larabel shared that he attended Classic Auto Mill's Grand Opening, sharing that it was well attended and a great event.
11. Adjournment:
    A motion by Rizzo, seconded by Hopkins, to adjourn the meeting at 7:53am. On a voice vote, all voted in favor. Motion passed.

DRAFT

MINUTES
Plainwell BRA DDA TIFA
October 13, 2026

Submitted by: JoAnn Leonard, City Clerk

DRAFT

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 243 BROWNFIELD REDEVELOPMENT AUTHORITY FUND					
Dept 000 OPERATIONS					
243-000-692.003	Other Financing Source - IC	LASSIC AUTO MILL	ADMIN - INSURANCE PROCEEDS	24,450.00	30572
		Total For Dept 000 OPERATI		24,450.00	
Dept 443 PUBLIC WORKS					
243-443-718.001	Health Insurance Premiums	COPS HEALTH TRUST	OCTOBER 2026 DENTAL/VISION	6.91	30502
243-443-718.001	Health Insurance Premiums	BLUE CARE NETWORK OF MICHI	OCTOBER 2026 HEALTH INSURA	45.64	30505
243-443-725.001	Fringe Benefit - Life Insu	MADISON NATIONAL LIFE INSU	OCTOBER 2026 LIFE INSURANC	3.22	30503
243-443-801.013	Professional Services - At	BLOOM SLUGGETT PC	SEPTEMBER 2026 PROFESSIONA	1,040.00	30570
243-443-931.000	Equipment Repair & Mainter	GREAT LAKES ELEVATOR, LLC	MILL FREIGHT ELEVATOR SERV	2,400.00	30571
243-443-931.000	Equipment Repair & Mainter	GREAT LAKES ELEVATOR, LLC	MILL FREIGHT ELEVATOR SERV	2,400.00	30571
243-443-931.000	Equipment Repair & Mainter	GREAT LAKES ELEVATOR, LLC	MILL FREIGHT ELEVATOR 1/4I	350.00	30571
243-443-931.000	Equipment Repair & Mainter	GREAT LAKES ELEVATOR, LLC	MILL FREIGHT ELEVATOR 1/4I	350.00	30571
243-443-931.000	Equipment Repair & Mainter	GREAT LAKES ELEVATOR, LLC	MILL FREIGHT ELEVATOR 1/4I	350.00	30571
243-443-931.000	Equipment Repair & Mainter	GREAT LAKES ELEVATOR, LLC	MILL FREIGHT ELEVATOR 1/4I	350.00	30571
243-443-931.000	Equipment Repair & Mainter	GREAT LAKES ELEVATOR, LLC	MILL FREIGHT ELEVATOR 1/4I	350.00	30571
243-443-931.000	Equipment Repair & Mainter	GREAT LAKES ELEVATOR, LLC	MILL FREIGHT ELEVATOR 1/4I	350.00	30571
		Total For Dept 443 PUBLIC		7,995.77	
		Total For Fund 243 BROWNFI		32,445.77	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #

Fund Totals:

Fund 243 BROWNFIELD REDEVE	32,445.77
	32,445.77

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND					
Dept 443 PUBLIC WORKS					
248-443-718.001	Health Insurance Premiums	COPS HEALTH TRUST	OCTOBER 2026 DENTAL/VISION	3.17	30502
248-443-718.001	Health Insurance Premiums	BLUE CARE NETWORK OF MICHI	OCTOBER 2026 HEALTH INSURA	26.70	30505
248-443-725.001	Fringe Benefit - Life Insu	MADISON NATIONAL LIFE INSU	OCTOBER 2026 LIFE INSURANC	1.73	30503
248-443-774.000	Supplies - Planting	HOME DEPOT	DPW - DOWNTOWN MUMS(17) P	52.51	3974
248-443-775.000	Supplies - Repairs and Mai	RENEWED EARTH INC	DPW - YARD BLEND(15) CP	310.00	30560
248-443-775.000	Mulch delivery tree planti	GREAT LAKES LANDSCAPE	Mulch delivery tree planti	75.00	3982
248-443-775.000	Pumpkins for dowtown	KORTOKRAX PUMPKINS	Pumpkins for dowtown	67.98	3982
248-443-775.000	Mulch for tree planting	MENARDS	Mulch for tree planting	199.86	3982
248-443-775.000	Straw bales for downtown	TRACTOR SUPPLY CO	Straw bales for downtown	243.32	3982
248-443-801.779	Professional Services - Fc	GFL ENVIRONMENTAL SERVICES	DPW - VACTOR SERVICES TRE	1,731.82	30592
248-443-967.050	Project Costs - Christmas	BRONNER'S	DPW - WHITE ROPE LIGHT 150	762.85	30596
248-443-967.050	Project Costs - Christmas	PLAINWELL ACE HARDWARE	DPW - CLAMLITE PLUG JF	2.99	30606
248-443-967.050	Zip Ties for xmas lights/c	CABLE TIES AND MORE	Zip Ties for xmas lights/c	272.75	3982
		Total For Dept 443 PUBLIC		3,750.68	
Dept 775 SPECIAL EVENTS					
248-775-880.021	Community Promotion - Spec	SHOPPERS GUIDE INC	DDA - 2026 PUMPKINS IN THE	114.20	30506
248-775-880.021	Community Promotion - Spec	PLUMBER'S PORTABLE TOILETS	DDA - PUMPKINS IN THE PARK	135.00	30530
248-775-880.021	Community Promotion - Spec	PLUMBER'S PORTABLE TOILETS	DDA - PORT TOILET PUMPKINS	67.50	30600
		Total For Dept 775 SPECIAL		316.70	
		Total For Fund 248 DOWNTOW		4,067.38	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #

Fund Totals:

Fund 248 DOWNTOWN DEVELOPM		4,067.38
		4,067.38

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 247 TAX INCREMENT FINANCE AUTHORITY FUND					
Dept 443 PUBLIC WORKS					
247-443-718.001	HEALTH INSURANCE PREMIUMS	COPS HEALTH TRUST	OCTOBER 2026 DENTAL/VISION	7.31	30502
247-443-718.001	Health Insurance Premiums	BLUE CARE NETWORK OF MICHI	OCTOBER 2026 HEALTH INSURA	17.65	30505
247-443-725.001	Fringe Benefit - Life Insu	MADISON NATIONAL LIFE INSU	OCTOBER 2026 LIFE INSURANC	1.65	30503
		Total For Dept 443 PUBLIC		26.61	
		Total For Fund 247 TAX INC		26.61	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
			Fund Totals:		
			Fund 247 TAX INCREMENT FIN	26.61	
				26.61	

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL
PERIOD ENDING 10/31/2026
% Fiscal Year Completed: 33.70
*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND						
Revenues						
243-000-404.040	Captured Tax Real - BR - City Tax	6,908.00	9,166.45	0.00	(2,258.45)	132.69
243-000-404.041	Captured Tax Real - BR - Library	1,159.00	1,100.53	0.00	58.47	94.96
243-000-404.042	Captured Tax Real - BR - Capital Impr	589.00	781.18	0.00	(192.18)	132.63
243-000-404.043	Captured Tax Real - BR - Fire Reserve	589.00	781.18	0.00	(192.18)	132.63
243-000-404.044	Captured Tax Real - BR - Solid Waste	765.00	1,015.53	0.00	(250.53)	132.75
243-000-404.047	Captured Tax Real - DDA - School	16,439.00	4,687.16	0.00	11,751.84	28.51
243-000-404.048	Captured Tax Real - BR - County Taxes	4,085.00	4,032.43	0.00	52.57	98.71
243-000-413.060	Captured Tax Pers - BR - City Tax	2,259.00	0.00	0.00	2,259.00	0.00
243-000-413.061	Captured Tax Pers - BR - Library	379.00	0.00	0.00	379.00	0.00
243-000-413.062	Captured Tax Pers - BR - Cap Improvement	192.50	0.00	0.00	192.50	0.00
243-000-413.063	Captured Tax Pers - BR - Fire Reserve	192.50	0.00	0.00	192.50	0.00
243-000-413.064	Captured Tax Pers - BR - Solid Waste	250.25	0.00	0.00	250.25	0.00
243-000-413.065	Captured Tax Pers - BR - County Taxes	1,336.00	0.00	0.00	1,336.00	0.00
243-000-665.000	Interest Earnings - Investments	2,000.00	4,378.52	0.00	(2,378.52)	218.93
243-000-692.003	Other Financing Source - Insurance	0.00	1,010.30	(24,450.00)	(1,010.30)	100.00
243-000-693.000	Sale of Fixed Assets - Land	30,000.00	38,600.00	0.00	(8,600.00)	128.67
243-000-699.401	Interfund Transfer In - Cap Improvement	80,000.00	20,000.01	0.00	59,999.99	25.00
TOTAL REVENUES		147,143.25	85,553.29	(24,450.00)	61,589.96	58.14
Expenditures						
243-443-703.000	Salaries/Wages - Full Time Employees	51,033.00	11,568.25	2,658.41	39,464.75	22.67
243-443-704.001	Wages - Part Time Employees	6,553.26	4,377.05	1,171.12	2,176.21	66.79
243-443-709.000	Payroll Taxes - FICA - Soc Sec/Medicare	4,671.00	1,248.63	302.74	3,422.37	26.73
243-443-712.001	Cash in Lieu of Benefits - Insurance Buy	2,940.00	448.87	148.80	2,491.13	15.27
243-443-713.001	Overtime Pay	687.00	0.00	0.00	687.00	0.00
243-443-716.000	Retirement - Defined Contribution 401a	3,963.00	1,124.87	258.46	2,838.13	28.38
243-443-718.001	Health Insurance Premiums - Current EE	483.00	168.21	42.17	314.79	34.83
243-443-718.013	Health Insurance - HSA - Employer Paid	138.00	34.45	9.88	103.55	24.96
243-443-723.001	Retiree Health Care - OPEB	106.00	29.71	0.00	76.29	28.03
243-443-725.001	Fringe Benefit - Life Insurance	47.00	15.10	3.22	31.90	32.13
243-443-725.010	Workers Comp Insurance	234.00	291.68	0.00	(57.68)	124.65
243-443-767.000	Clothing - Uniforms - contract provided	228.00	0.00	0.00	228.00	0.00
243-443-775.000	Supplies - Repairs and Maintenance	800.00	0.00	0.00	800.00	0.00
243-443-801.000	Professional Services - Engineering	0.00	6,150.00	0.00	(6,150.00)	100.00
243-443-801.013	Professional Services - Attorney	20,000.00	3,160.34	170.34	16,839.66	15.80
243-443-801.030	Professional Services - Auditor	435.00	0.00	0.00	435.00	0.00
243-443-830.000	Contractual Reimbursement CRA Activities	26,357.00	0.00	0.00	26,357.00	0.00
243-443-931.000	Equipment Repair & Maintenance	10,000.00	6,900.00	6,900.00	3,100.00	69.00
243-443-935.001	Property Liability Insurance	5,144.00	1,783.48	(3,659.00)	3,360.52	34.67
243-443-940.000	Rentals - Equipment	8,000.00	384.47	0.00	7,615.53	4.81
243-443-948.000	Computer Services	8.00	0.00	0.00	8.00	0.00
243-443-955.000	Miscellaneous Expense	0.00	1,399.00	0.00	(1,399.00)	100.00
243-905-991.001	Debt Service - Principal -Interfund Loan	16,007.00	4,001.67	0.00	12,005.33	25.00
243-905-991.243	Principal - EGLE Loan BRA 2020-2444	65,396.00	0.00	0.00	65,396.00	0.00
243-905-992.243	Interest - EGLE Loan BRA 2020-2444	0.00	65,396.27	0.00	(65,396.27)	100.00
243-905-993.001	Debt Service - Interest - Interfund Loan	618.00	154.47	0.00	463.53	25.00
TOTAL EXPENDITURES		223,848.26	108,636.52	8,006.14	115,211.74	48.53

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL
PERIOD ENDING 10/31/2026
% Fiscal Year Completed: 33.70
*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND						
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND:						
TOTAL REVENUES		147,143.25	85,553.29	(24,450.00)	61,589.96	58.14
TOTAL EXPENDITURES		223,848.26	108,636.52	8,006.14	115,211.74	48.53
NET OF REVENUES & EXPENDITURES		(76,705.01)	(23,083.23)	(32,456.14)	(53,621.78)	30.09

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL
PERIOD ENDING 10/31/2026
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GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 247 - TAX INCREMENT FINANCE AUTHORITY FUND						
Revenues						
247-000-404.040	Captured Tax Real - BR - City Tax	27,868.00	27,867.89	0.00	0.11	100.00
247-000-404.041	Captured Tax Real - BR - Library	4,675.00	3,345.36	0.00	1,329.64	71.56
247-000-404.042	Captured Tax Real - BR - Capital Impr	2,375.00	2,374.71	0.00	0.29	99.99
247-000-404.043	Captured Tax Real - BR - Fire Reserve	2,375.00	2,374.71	0.00	0.29	99.99
247-000-404.044	Captured Tax Real - BR - Solid Waste	3,088.00	3,087.09	0.00	0.91	99.97
247-000-404.048	Captured Tax Real - BR - County Taxes	16,480.00	12,259.11	0.00	4,220.89	74.39
247-000-583.000	Local Grants	87,584.00	94,751.02	94,751.02	(7,167.02)	108.18
247-000-665.000	Interest Earnings - Investments	6,500.00	4,208.06	5.12	2,291.94	64.74
TOTAL REVENUES		150,945.00	150,267.95	94,756.14	677.05	99.55
Expenditures						
247-443-703.000	Salaries/Wages - Full Time Employees	38,873.00	7,033.20	1,618.72	31,839.80	18.09
247-443-704.001	Wages - Part Time Employees	205.63	63.33	16.80	142.30	30.80
247-443-704.005	Wages - Part Time Seasonal Employees	0.00	140.59	0.00	(140.59)	100.00
247-443-709.000	Payroll Taxes - FICA - Soc Sec/Medicare	3,200.00	575.96	132.74	2,624.04	18.00
247-443-712.001	Cash in Lieu of Benefits - Insurance Buy	2,820.00	333.77	111.26	2,486.23	11.84
247-443-716.000	Retirement - Defined Contribution 401a	2,092.00	688.08	158.04	1,403.92	32.89
247-443-718.001	Health Insurance Premiums - Current EE	231.00	79.35	19.48	151.65	34.35
247-443-718.013	Health Insurance - HSA - Employer Paid	54.00	14.99	3.95	39.01	27.76
247-443-723.001	Retiree Health Care - OPEB	27.00	7.02	0.00	19.98	26.00
247-443-725.001	Fringe Benefit - Life Insurance	22.00	7.50	1.65	14.50	34.09
247-443-725.010	Workers Comp Insurance	172.00	214.77	0.00	(42.77)	124.87
247-443-767.000	Clothing - Uniforms - contract provided	47.00	0.00	0.00	47.00	0.00
247-443-775.000	Supplies - Repairs and Maintenance	0.00	161.32	0.00	(161.32)	100.00
247-443-801.013	Professional Services - Attorney	500.00	0.00	0.00	500.00	0.00
247-443-801.030	Professional Services - Auditor	85.00	0.00	0.00	85.00	0.00
247-443-935.001	Property Liability Insurance	603.00	638.34	0.00	(35.34)	105.86
247-443-940.000	Rentals - Equipment	1,785.00	1,964.98	0.00	(179.98)	110.08
247-443-948.000	Computer Services	8.00	0.00	0.00	8.00	0.00
247-900-972.000	Capital Outlay - Contracted Services	400,000.00	0.00	0.00	400,000.00	0.00
TOTAL EXPENDITURES		450,724.63	11,923.20	2,062.64	438,801.43	2.65
Fund 247 - TAX INCREMENT FINANCE AUTHORITY FUND:						
TOTAL REVENUES		150,945.00	150,267.95	94,756.14	677.05	99.55
TOTAL EXPENDITURES		450,724.63	11,923.20	2,062.64	438,801.43	2.65
NET OF REVENUES & EXPENDITURES		(299,779.63)	138,344.75	92,693.50	(438,124.38)	46.15

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL
PERIOD ENDING 10/31/2026
% Fiscal Year Completed: 33.70
*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Revenues						
248-000-404.030	Captured Tax Real - DDA - City Tax	48,070.41	48,307.76	0.00	(237.35)	100.49
248-000-404.031	Captured Tax Real - DDA - Library	8,064.72	5,877.28	0.00	2,187.44	72.88
248-000-404.032	Captured Tax Real - DDA - Capital Impr	4,097.00	4,171.87	0.00	(74.87)	101.83
248-000-404.033	Captured Tax Real - DDA - Fire Reserve	4,097.00	4,171.87	0.00	(74.87)	101.83
248-000-404.034	Captured Tax Real - DDA - Solid Waste	5,326.00	5,423.47	0.00	(97.47)	101.83
248-000-404.045	Captured Tax Real - DDA - County Taxes	28,429.00	21,536.02	0.00	6,892.98	75.75
248-000-413.060	Captured Tax Pers - BR - City Tax	1,443.00	0.00	0.00	1,443.00	0.00
248-000-413.061	Captured Tax Pers - BR - Library	242.00	0.00	0.00	242.00	0.00
248-000-413.062	Captured Tax Pers - BR - Cap Improvement	123.00	0.00	0.00	123.00	0.00
248-000-413.063	Captured Tax Pers - BR - Fire Reserve	123.00	0.00	0.00	123.00	0.00
248-000-413.064	Captured Tax Pers - BR - Solid Waste	160.00	0.00	0.00	160.00	0.00
248-000-413.065	Captured Tax Pers - BR - County Taxes	853.00	0.00	0.00	853.00	0.00
248-000-583.000	Local Grants	8,402.00	8,584.41	8,584.41	(182.41)	102.17
248-000-654.001	Charges for Service - Farmers Market Fee	4,100.00	1,332.81	0.00	2,767.19	32.51
248-000-654.102	Special Event Revenues - DDA	2,300.00	0.00	0.00	2,300.00	0.00
248-000-665.000	Interest Earnings - Investments	2,600.00	2,570.05	65.40	29.95	98.85
TOTAL REVENUES		118,430.13	101,975.54	8,649.81	16,454.59	86.11
Expenditures						
248-443-703.000	Salaries/Wages - Full Time Employees	38,457.00	5,831.22	2,909.47	32,625.78	15.16
248-443-704.001	Wages - Part Time Employees	411.00	510.53	416.34	(99.53)	124.22
248-443-709.000	Payroll Taxes - FICA - Soc Sec/Medicare	3,178.00	481.05	251.58	2,696.95	15.14
248-443-712.001	Cash in Lieu of Benefits - Insurance Buy	2,760.00	0.00	0.00	2,760.00	0.00
248-443-716.000	Retirement - Defined Contribution 401a	1,506.00	570.73	288.57	935.27	37.90
248-443-718.001	Health Insurance Premiums - Current EE	280.00	69.18	(3.32)	210.82	24.71
248-443-718.013	Health Insurance - HSA - Employer Paid	72.00	35.88	20.44	36.12	49.83
248-443-723.001	Retiree Health Care - OPEB	110.00	28.46	0.00	81.54	25.87
248-443-725.001	Fringe Benefit - Life Insurance	18.00	8.00	1.73	10.00	44.44
248-443-725.010	Workers Comp Insurance	92.00	114.75	0.00	(22.75)	124.73
248-443-767.000	Clothing - Uniforms - contract provided	45.00	0.00	0.00	45.00	0.00
248-443-774.000	Supplies - Planting	2,700.00	52.51	52.51	2,647.49	1.94
248-443-775.000	Supplies - Repairs and Maintenance	4,100.00	990.60	896.16	3,109.40	24.16
248-443-801.030	Professional Services - Auditor	100.00	0.00	0.00	100.00	0.00
248-443-801.779	Professional Services - Forestry (Trees)	0.00	1,731.82	1,731.82	(1,731.82)	100.00
248-443-851.000	Postage	100.00	0.00	0.00	100.00	0.00
248-443-900.000	Printing and Publishing	3,500.00	0.00	0.00	3,500.00	0.00
248-443-920.000	Utilities - Electric	1,000.00	0.00	0.00	1,000.00	0.00
248-443-930.001	Land & Building Repairs/Maintenance	2,000.00	540.00	0.00	1,460.00	27.00
248-443-931.000	Equipment Repair & Maintenance	4,000.00	0.00	0.00	4,000.00	0.00
248-443-935.001	Property Liability Insurance	606.00	634.91	0.00	(28.91)	104.77
248-443-940.000	Rentals - Equipment	0.00	1,187.76	0.00	(1,187.76)	100.00
248-443-948.000	Computer Services	50.00	0.00	0.00	50.00	0.00
248-443-955.000	Miscellaneous Expense	200.00	0.00	0.00	200.00	0.00
248-443-967.050	Project Costs - Holiday Decorations	2,000.00	1,038.59	1,038.59	961.41	51.93
248-775-880.021	Community Promotion - Special Events	5,000.00	316.70	316.70	4,683.30	6.33
248-775-881.022	Farmers Market Costs - DDA	2,100.00	520.00	0.00	1,580.00	24.76
248-900-971.000	Capital Purchase	105,000.00	0.00	0.00	105,000.00	0.00
TOTAL EXPENDITURES		179,385.00	14,662.69	7,920.59	164,722.31	8.17

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL
PERIOD ENDING 10/31/2026
% Fiscal Year Completed: 33.70
*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND:						
TOTAL REVENUES		118,430.13	101,975.54	8,649.81	16,454.59	86.11
TOTAL EXPENDITURES		179,385.00	14,662.69	7,920.59	164,722.31	8.17
NET OF REVENUES & EXPENDITURES		(60,954.87)	87,312.85	729.22	(148,267.72)	143.24
TOTAL REVENUES - ALL FUNDS		416,518.38	337,796.78	78,955.95	78,721.60	81.10
TOTAL EXPENDITURES - ALL FUNDS		853,957.89	135,222.41	17,989.37	718,735.48	15.83
NET OF REVENUES & EXPENDITURES		(437,439.51)	202,574.37	60,966.58	(640,013.88)	46.31

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL
PERIOD ENDING 10/31/2026
% Fiscal Year Completed: 33.70
*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND						
Revenues						
D01	D01 - Taxes	35,143.25	21,564.46	0.00	13,578.79	61.36
D08	D08 - Interest and rentals	2,000.00	4,378.52	0.00	(2,378.52)	218.93
F40.14	F40.14 - Other financing, Ins. proceeds	0.00	1,010.30	(24,450.00)	(1,010.30)	100.00
F40.13	F40.13 - Other financing, Sale of Assets	30,000.00	38,600.00	0.00	(8,600.00)	128.67
F40.05	F40.05 - Other financing, Transfer In	80,000.00	20,000.01	0.00	59,999.99	25.00
TOTAL REVENUES		147,143.25	85,553.29	(24,450.00)	61,589.96	58.14
Expenditures						
443	PUBLIC WORKS	141,827.26	39,084.11	8,006.14	102,743.15	27.56
905	DEBT SERVICE	82,021.00	69,552.41	0.00	12,468.59	84.80
TOTAL EXPENDITURES		223,848.26	108,636.52	8,006.14	115,211.74	48.53
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND:						
TOTAL REVENUES		147,143.25	85,553.29	(24,450.00)	61,589.96	58.14
TOTAL EXPENDITURES		223,848.26	108,636.52	8,006.14	115,211.74	48.53
NET OF REVENUES & EXPENDITURES		(76,705.01)	(23,083.23)	(32,456.14)	(53,621.78)	30.09

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL
PERIOD ENDING 10/31/2026
% Fiscal Year Completed: 33.70
*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 247 - TAX INCREMENT FINANCE AUTHORITY FUND						
Revenues						
D01	D01 - Taxes	56,861.00	51,308.87	0.00	5,552.13	90.24
D08	D08 - Interest and rentals	6,500.00	4,208.06	5.12	2,291.94	64.74
D04	D04 - State grants	87,584.00	94,751.02	94,751.02	(7,167.02)	108.18
TOTAL REVENUES		150,945.00	150,267.95	94,756.14	677.05	99.55
Expenditures						
443	PUBLIC WORKS	50,724.63	11,923.20	2,062.64	38,801.43	23.51
900	CAPITAL OUTLAY	400,000.00	0.00	0.00	400,000.00	0.00
TOTAL EXPENDITURES		450,724.63	11,923.20	2,062.64	438,801.43	2.65
Fund 247 - TAX INCREMENT FINANCE AUTHORITY FUND:						
TOTAL REVENUES		150,945.00	150,267.95	94,756.14	677.05	99.55
TOTAL EXPENDITURES		450,724.63	11,923.20	2,062.64	438,801.43	2.65
NET OF REVENUES & EXPENDITURES		(299,779.63)	138,344.75	92,693.50	(438,124.38)	46.15

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL
PERIOD ENDING 10/31/2026
% Fiscal Year Completed: 33.70
*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Revenues						
D01	D01 - Taxes	101,028.13	89,488.27	0.00	11,539.86	88.58
D08	D08 - Interest and rentals	2,600.00	2,570.05	65.40	29.95	98.85
D04	D04 - State grants	8,402.00	8,584.41	8,584.41	(182.41)	102.17
D06	D06 - Charges for services	6,400.00	1,332.81	0.00	5,067.19	20.83
TOTAL REVENUES		118,430.13	101,975.54	8,649.81	16,454.59	86.11
Expenditures						
443	PUBLIC WORKS	67,285.00	13,825.99	7,603.89	53,459.01	20.55
775	SPECIAL EVENTS	7,100.00	836.70	316.70	6,263.30	11.78
900	CAPITAL OUTLAY	105,000.00	0.00	0.00	105,000.00	0.00
TOTAL EXPENDITURES		179,385.00	14,662.69	7,920.59	164,722.31	8.17
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND:						
TOTAL REVENUES		118,430.13	101,975.54	8,649.81	16,454.59	86.11
TOTAL EXPENDITURES		179,385.00	14,662.69	7,920.59	164,722.31	8.17
NET OF REVENUES & EXPENDITURES		(60,954.87)	87,312.85	729.22	(148,267.72)	143.24
TOTAL REVENUES - ALL FUNDS		416,518.38	337,796.78	78,955.95	78,721.60	81.10
TOTAL EXPENDITURES - ALL FUNDS		853,957.89	135,222.41	17,989.37	718,735.48	15.83
NET OF REVENUES & EXPENDITURES		(437,439.51)	202,574.37	60,966.58	(640,013.88)	46.31

MINUTES
Plainwell City Council
September 28, 2026

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by County Commissioner Gale Dugan.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Brad Keeler, Mayor Pro Tem Lori Steele, and Councilmember Randy Wisnaski.
   Absent: Councilmembers Cathy Green and Roger Keeney
   A motion by Wisnaski, seconded by Steele, to excuse Councilmembers Green and Keeney from tonight's proceedings. On a voice vote, all voted in favor. Motion passed.
5. Approval of Minutes:
   A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 09/14/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment:
   1. Matthew Bradley of 115 Walnut Woods – shared that the upcoming Parks & Tree meeting on Wednesday 10/14 at 5pm will be held at Kenyon Park.
7. Presentation – MACP Agency Accreditation for the Plainwell Department of Public Safety
8. County Commissioners' Report: Commissioner Dugan gave an update on happenings throughout Allegan County.
9. Agenda approval:
   A motion by Steele, seconded by Wisnaski, to approve the Agenda for the September 28, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
10. Mayor's Report: None.
11. Recommendations and Reports:
    A. City Manager Lakamper discussed Special Event Permit application 2026-23 – Pumpkins in the Park.
    A motion by Steele, seconded by Wisnaski, to approve SEP 2026-23 as presented. On a roll call vote, all voted in favor. Motion passed.

    B. City Manager Lakamper discussed Special Use Permit application 2026-01 – Accessory Dwelling Unit
    A motion by Wisnaski, seconded by Steele, to approve SUP 2026-01 as presented. On a roll call vote, all voted in favor. Motion passed.

    C. City Manager Lakamper discussed Ordinance 409, which amends Ordinance 199 – Establishing the Plainwell Parks & Tree Commission by removing the Department of Public Works Superintendent from the Commission.
    A motion by Steele, seconded by Wisnaski, to adopt Ordinance 409 as presented. On a roll call vote, all voted in favor. Motion passed.

    D. Superintendent Nieuwenhuis discussed the purchase of blocks to repair the retaining wall at Sherwood Park.
    A motion by Wisnaski, seconded by Steele, to approve the purchase of blocks from Oldcastle Infrastructure at a cost of $6,320.00. On a roll call vote, all voted in favor. Motion passed.

    E. Superintendent Nieuwenhuis discussed a blanket purchase order request for Ed's Truck Repair.
    A motion by Steele, seconded by Wisnaski, to approve a blanket PO to Ed's Truck Repair in the amount of $5,000.00. On a roll call vote, all voted in favor. Motion passed.

    F. Superintendent Nieuwenhuis discussed preapproval to purchase a one-ton dump truck for use at the Department of Public Works.
    A motion by Wisnaski, seconded by Steele, to approve the purchase of a one-ton dump truck for DPW at a price not to exceed $30,000.00. On a roll call vote, all voted in favor. Motion passed.

    G. Superintendent Nieuwenhuis discussed a 3-year contract for preventative maintenance covering the City generators.
    A motion by Steele, seconded by Wisnaski, to approve a 3-year generator preventative maintenance service contract with Cummins Sales and Service for $22,389.67. On a roll call vote, all voted in favor. Motion passed.

H. Detective Varley discussed hiring On-Call Firefighter (OCFF) Tanner Callahan.
A motion by Wisnaski, seconded by Steele, to approve the hire of OCFF Tanner Callahan, pursuant to Section 6.8(b) of the Plainwell City Charter. On a roll call vote, all voted in favor. Motion passed.

12. Communications:
A motion by Steele, seconded by Wisnaski, to accept and place on file the August 2026 Department of Public Safety Report, and the 08/11/2026 DDA/BRA/TIFA meeting minutes and the 8/11/2026 Parks & Trees meeting minutes. On a voice vote, all voted in favor. Motion passed.

13. Accounts Payable:
A motion by Wisnaski, seconded by Steele, that the bills be allowed and orders drawn in the amount of $258,575.44 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

14. Public Comments: None.

15. Staff Comments:
Superintendent Nieuwenhuis discussed the volunteer tree planting event planned for Saturday, October 10th from 8:45am until noon. We need about 40 volunteers and currently have 12. If interested, please sign up online at www.releafmichigan.org/rsvp or contact Matthew Bradley at mcbrad61@gmail.com for more information. Hydrant flushing will occur this Thursday night/Friday morning. He congratulated DPS on receiving accreditation.

Detective Varley thanked Council for hiring OCFF Callahan, stating he is a great fit for the department.

Director Callahan shared that the tree planting event is scheduled for the same day as Pumpkins in the Park, and volunteers could take advantage of the Food Trucks available at Hicks Park for lunch. The DPS received a $2,000 grant from MGU to purchase a gas meter, allowing the department to measure carbon dioxide levels and other dangerous gases. The DPS will be available to support the Classic Auto Mill Grand Opening Event planned for this Saturday 10/03 at the Mill Complex. He thanked Detective Varley for his hard work over the past two years to get accreditation for the Plainwell Public Safety Department. He reminded everyone about AI generated emails from scammers that pretend to be from the City of Plainwell. Please contact City Hall directly at 269-685-6821 if you are unsure of the authenticity of an email communication.

Clerk Leonard shared that absentee ballots are available and can be picked up in person at City Hall Monday through Friday from 8am until 4pm. For those on the permanent absent voter list, ballots will be mailed out by this Friday 10/02/2026.

City Manager Lakamper shared that closing for property sale of one acre to Plainwell Auto happened last Friday. NAPA intends to begin building in the spring. He reminded everyone of the Classic Auto Mill Grand Opening being held this Saturday from noon – 9pm. There is a ribbon cutting planned for 2pm, and CAM has invited Council to participate.

16. Council Comments:
    1. Councilmember Wisnaski congratulated DPS on accreditation.
    2. Mayor Pro Tem Steele thanked PSO Bruce for his quick response to a situation in her neighborhood, and congratulated DPS on receiving accreditation. She thanked all City employees for their hard work and dedication to Plainwell.

17. Adjournment:
A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 7:48pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
October 12, 2026
JoAnn Leonard
JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
October 12, 2026

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Brian Warren from Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Brad Keeler, Mayor Pro Tem Lori Steele and Councilmembers Randy Wisnaski, Cathy Green and Roger Keeney. Absent: None
5. Approval of Minutes:
   A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 09/28/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment:
   A. Joeseph Smith-Risk shared that Lighthouse Baptist Church is seeking donations of sleeping bags, clothing and toiletries for local unhoused persons.
   B. Darius Grigaluinas shared the Classic Auto Mill grand opening was a huge success. Restaurant venues, a fitness club, and a detailing shop have all expressed interest in the Mill complex and even toured the facility. He stated that Classic Auto Mill will become a destination location for Plainwell and invited City Council and staff to visit anytime.
7. County Commissioner Report: None.
8. Agenda approval:
   A motion by Steele, seconded by Wisnaski, to approve the Agenda for the October 12, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: None.
10. Recommendations and Reports:
    A. Superintendent Nieuwenhuis discussed this year's road salt purchase.
       A motion by Keeney, seconded by Green, approving the annual purchase of road salt from Detroit Salt (early delivery) and Compass Minerals (regular delivery) at a total cost of $14,504.00. On a roll call vote, all voted in favor. Motion passed.
    B. Director Callahan discussed replacing and updating Public Safety's radio and equipment.
       A motion by Keeney, seconded by Steele, approving the purchase of EF Johnson/Kenwood portables and software upgrades to mobile radios, including programming, activation fees, and radio pouches, for $54,086.42. On a roll call vote, all voted in favor. Motion passed.
    C. City Manager Lakamper discussed a roof damage settlement with Classic Auto Mill covering damage to Building 10.
       A motion by Green, seconded by Keeney, approving the Insurance Proceeds and Roof Claims Settlement Agreement with Classic Auto Mill, LLC; authorize the City Manager to execute the agreement on behalf of the City; and authorize payment of $24,450 from the related insurance proceeds. On a roll call vote, all voted in favor. Motion passed.
    D. Director Callahan discussed the purchase of three sets of fire gear.
       A motion by Wisnaski, seconded by Steele, approving the purchase of three sets of fire gear from MES at a cost of $6,153.84 to replace existing gear that is at its end of usable service life. On a roll call vote, all voted in favor. Motion passed.
11. Communications:
    A motion by Steele, seconded by Wisnaski, to accept and place on file the September 2026 Investment and Fund Balance Reports. On a voice vote, all voted in favor. Motion passed.

MINUTES
Plainwell City Council
October 12, 2026

12. Accounts Payable:
A motion by Keeney, seconded by Wisnaski, that the bills be allowed and orders drawn in the amount of $179,077.24 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments:
    A. Darius Grigaliunas thanked Council for approving the roof reimbursement.

14. Staff Comments:
    A. Personnel Coordinator/Deputy Treasurer Kersten had nothing to report.
    B. Superintendent Nieuwenhuis congratulated Darius and his family, stating that the building looks great and the grand opening was a success. He discussed the tree planting event in the downtown and New Orchard subdivision, sharing that everything went well, the trees look great and offering a big thank you to all the volunteers that helped make the event possible.
    C. Superintendent Keyzer stated that the notice had been posted for Plainwell's new water permit that will be active November 1st. Sampling is occurring over the next two weeks. More information can be found on EGLE's website.
    D. Director Callahan stated that that the grand opening event at Classic Auto Mill went well, and lots of people came. He likes the new signs on the building. He shared that retired Plainwell Police Chief Bill Bomar participated in this year's Homecoming Parade.
    E. Clerk Leonard shared that Early Voting for the upcoming November General election begins Saturday, October 24th and runs through Sunday, November 1st. Polls are open from 8am until 4pm each day. Election day is Tuesday, November 3rd and polls are open from 7am until 8pm.
    F. City Manager Lakamper shared that the City closed on the 1-acre land sale to NAPA Auto on the Mill site and the 25-acre land sale in Industrial Park to Bex Farms. He stated that the tree planting event went well, with about 20 volunteers and 4 arborists participating. He thanked DPW staff for digging holes, moving the trees to their locations, and making sure mulch was available for each planting site. This preparation work made the event much smoother. Mill 17 has closed on the building purchase, and construction is already underway. Lakamper shared that he had talked with Watt's Homes about beginning work on parcel 2 of the Mill site, while waiting for parcel 5 to become workable. Lakamper stated that in the absence of a Finance Director/Treasurer, Deputy Treasurer Amanda Kersten and contracted employee Brian Kelley will fulfill those duties for the City. Lakamper thanked Darius and Rimante for all they have done. He shared that the mums around City Hall had been provided by Mayor Pro-Tem Steele and thanked her.

15. Council Comments:
    A. Councilmember Wisnaski thanked Classic Auto Mill for helping the City.
    B. Mayor Pro-Tem Steele offered condolences to a local family for their loss. She thanked the Grigaliunas family for bringing the Mill back. She thanked the volunteers and consumers energy staff who came for the tree planting, as well as DPW, stating that DPW staff went above and beyond to help. She shared that Pumpkins in the Park was a success.
    C. Councilmember Green thanked Benedictus Grigaliunas and family for their work on the Mill.
    D. Councilmember Keeny thanked Darius for the sign, sharing that he had a great time at the grand opening. He offered condolences to a local family.

16. Adjournment:
A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 7:40pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
October 26, 2026

JoAnn Leonard

JoAnn Leonard, City Clerk