

City of Plainwell



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

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AGENDA Plainwell City Council Monday, March 23, 2026 - 7:00PM Plainwell City Hall Council Chambers

1. **Call to Order**
2. **Invocation**
3. **Pledge of Allegiance**
4. **Roll Call**
5. **Approval of Minutes** – 03/09/2026 Regular Meeting
6. **Presentation** – Conversion Dam Project Update
7. **Public Comments**
8. **County Commissioners Report**
9. **Agenda Approval**
10. **Mayor's Report**
11. **Recommendations and Reports:**
 - A. **City – Boards and Commissions Appointment List**
Council will consider approving the Mayor's appointment of William Elliott as an alternate to the Board of Review.
 - B. **WR – Rebuild of a Cushman Lift Station Wilo Sewage Pump**
Council will consider approving the rebuild of the Cushman St. lift station Wilo sewer pump by Midwest Electric at a cost of \$6,390.44.
 - C. **City – Special Event Permit 2026-06 - Festival Friday**
Council will consider approving Special Event Permit 2026-06 as presented.
 - D. **City – Demolition Contractor Selection – Mariette House**
Council will consider approving a contractor and cost for demolition of the fire damaged home located at 134 Mariette Street.
 - E. **City – Surplus Land Sale – 761 N. Main St.**
Council will consider approving the sale of approximately 1 acre of real property, commonly known as 761 N. Main St., to All Star Paving for a price of \$10,000, and authorize the City Manager and City Clerk to enter into a purchase/sale agreement for the property. Further authorize the City Manager and City Clerk to execute any documents or other agreements necessary to close on the sale of the property. Further authorize the City Manager and City Attorney to take any steps reasonably necessary to effectuate the sale of the Property subject to this motion.
 - F. **City – Mill Building Discussion**
Discussion
12. **Communications:** The February 2026 Department of Public Safety Reports and the 02/10/2026 DDA/TIFA/BRA meeting minutes and the 11/11/2025 Parks & Tree meeting minutes.
13. **Accounts Payable - \$97,080.13**
14. **Public Comments**
15. **Staff Comments**
16. **Council Comments**
17. **Adjournment**

Agenda Subject to Change

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

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Reports & Communications:

A. City – Boards and Commissions Appointment List

The Board of Review has an opening for a partial term ending June 30, 2028. Appointments are made by the Mayor, and subject to confirmation from Council.

Recommended action: Consider approving the Mayor's appointment of William Elliott as an alternate to the BOR.

B. WR – Rebuild of a Cushman Lift Station Wilo Sewage Pump

This Wilo pump is one of three in the Cushman lift station. Last week it quit working, so we pulled it out and sent it to Midwest Electric. They took it apart and found the lower bearing had locked up and burned up the electric motor. They are going to rewind the motor and replace all the bearings and seals. The pump is a 2008 and has been in service for 18 years. Wilo pumps are very well built and last a long time. We would like to rebuild this pump and possibly get a new one, which would give us a spare in case another pump goes down.

Recommended action: Consider approving the rebuild of the Cushman St. lift station Wilo sewer pump by Midwest Electric at a cost of \$6,390.44.

C. City – Special Event Permit 2026-06 - Festival Friday

Special Event Permit 2026-06 is for a Festival Friday Event sponsored and held by Kalamazoo Experimental Learning Center (KELC). Festival Friday will be held June 12th downtown Plainwell at Hick's Park, Brook's Plaza and a portion of Bridge St. This 3-hour pop up festival is held as part of a collegiate learning opportunity for students interested in planning and event design. This celebration of downtown Plainwell will feature local businesses, Food Trucks, live entertainment and family friendly arts and crafts and games.

Recommended action: Consider approving Special Event Permits 2026-02 and 2026-03 as presented.

D. City – Demolition Contractor Selection – Mariette House

The home at 134 Mariette burned down approximately 1.5 years ago. Since receiving the insurance funds, the owner of the property has taken no action to clean up or rebuild the fire damaged home. As part of the State's fire withholding program, the City received \$16,000 from the property owner's insurance payout to be used in the event that the building was not repaired, and needed to be torn down. The City was able to secure a court judgement on March 5th, 2026, allowing us to demolish and clear the property using the fire withholding funds. The homeowner was given a 21-day timeline from the execution of the order to clear the property of any valuables. Wolfe Waste Removal is recommended for this project. They are the least expensive and come in under the \$16,000 that we have to perform the work. This also gives us a small cushion should there be any additional unforeseen costs. Wolfe has also said they would be able to start the week of March 30th and demolition would take approximately one week.

Recommended action: Consider selecting Wolfe Waste Removal to perform the demolition of the fire damaged home located at 134 Mariette Street at a cost of \$15,075.00.

E. City – Surplus Land Sale – 761 N. Main St.

The City owns the depicted 1-acre parcel located at 761 N. Main. It was purchased for \$5,000 by the City to be used as an access point for a potential housing development on the other side of the railroad tracks. The City was unable to obtain a railroad crossing at that location, so the property has sat unused. Council had agreed to put the parcel up for sale through an RFP process, which was done. We received one response from the adjoining property owner who offered \$10,000 for the lot so that they can attach it to 771 N. Main and build a driveway back to the business that they are putting in on 771 N. Main. This offer is not what we thought the land could be worth. We received the opinion from a local realtor that it could be worth \$40,000 - \$70,000, based on the idea that it is a 1-acre buildable lot in town. This lot however needs utility hookups which cost approximately \$30,000, due to the need to reroute traffic and cut the road. The last lot sold where a house was built on N. Main sold for \$23,000 in 2022 and the parcel was 4.3 acres. Given this comparison, the cost of utilities, the fact that we only received one bid, and that selling this land to the adjoining property owner will allow them to build a business on a vacant lot, I recommend selling the lot to All Star Paving for \$10,000. They will be responsible for all associated costs to close.

Recommended action: Consider approving the sale of approximately 1 acre of real property, commonly known as 761 N. Main St., to All Star Paving for a price of \$10,000, and authorize the City Manager and City Clerk to enter into a purchase/sale agreement for the property. Further authorize the City Manager and City Clerk to

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execute any documents or other agreements necessary to close on the sale of the property. Further authorize the City Manager and City Attorney to take any steps reasonably necessary to effectuate the sale of the Property subject to this motion

F. City – Mill Building Discussion

Classic Auto Mill has proposed acquiring building 2 instead of having us tear it down. Darius would like to remove the roof and make the third floor an open-air patio, and use the second floor for his car business. The caveat is that he would like to use part of the City's insurance payout to perform the construction. We received \$589,000 from insurance which would cover the cost of demolition. This was the plan prior to Darius proposing keeping the building. When he first asked me about it, I told him that he would need a structural engineer to verify that his plans are possible and that this would need to take place quickly as we are planning on tearing it down. Were this to work out as proposed, the building would be saved and a large portion of the insurance payout would remain in the BRA fund.

Recommended action: Discussion

Reminder of Upcoming Meetings:

- April 01, 2026 – Planning Commission
- **April 13, 2026 – City Council – 7:00pm**
- April 14, 2026 – DDA/BRA/TIFA – 7:30am
- April 14, 2026 – Parks & Trees – 4:00pm
- April 15, 2026 – Planning Commission – 6:30pm

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