

City of Plainwell



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

AGENDA

Plainwell City Council

Monday, February 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** – 01/26/2026 Regular Meeting
6. **Public Comments**
7. **County Commissioners Report**
8. **Agenda Approval**
9. **Mayor’s Report**
10. **Recommendations and Reports:**
 - A. **City – Boards and Commissions Appointment List**
Council will consider approving the Mayor’s appointment of Rimante Grigaliunas to the DDA Board.
 - B. **City – Small Business Revolving Loan Application – Doster Real Estate**
Council will consider approving the Small Business Loan Application from Doster Real Estate in the amount of \$10,000.
 - C. **City – Special Event Permits: 2026-02 Easter Egg Hunt and 2026-03 Memorial Day Parade**
Council will consider approving Special Event Permits 2026-02 and 2026-03 as presented.
 - D. **City – International Property Maintenance Code (IPMC)**
Discussion
11. **Communications:** The January 2026 Department of Public Safety and Water Renewal Reports, the 01/13/2026 DDA/TIFA/BRA meeting minutes and the 11/05/2025 Planning Commission meeting minutes.
12. **Accounts Payable - \$889,008.58**
13. **Public Comments**
14. **Staff Comments**
15. **Council Comments**
16. **Adjournment**

Agenda Subject to Change

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

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MINUTES
Plainwell City Council
February 09, 2025

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, Roger Keeney and Cathy Green.
Absent: None.
5. Approval of Minutes:
A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 01/26/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None.
7. County Commissioner Report: None.
8. Agenda approval:
A motion by Wisnaski, seconded by Keeney, to approve the Agenda for the February 09, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: Mayor Keeler shared that he is ready for warmer weather and spring.
10. Recommendations and Reports:
 - A. Clerk Leonard discussed a Special Event Permit application received from Dean's Ice Cream. The application requests permission to close Sherwood St between Sterling and Oak from 4pm-8pm every Monday night beginning April 13, 2026 through October 5, 2026 for a car show.
A motion by Green, seconded by Keeney, approving Special Event Permit application 2026-01 as presented. On a roll call vote, all voted in favor. Motion passed.
 - B. City Manager Lakamper discussed the City's Other Post-Employment Benefit (OPEB) trust contribution. The City maintains a Trust Fund for its Retiree Medical Plan, which is an "other post-employment benefit" (OPEB) offered to members of the POLC and SEIU labor groups. The City recognizes liabilities on its annual financial statements for future costs associated with the Plan, which are determined by an annual actuarial valuation. Per Governmental Account Standards, costs associated for covered employees hired after June 30, 2018 are required to be deposited into a separate Trust account to be paid out in the future when the costs are actually incurred.
A motion by Keeney, seconded by Wisnaski, approving a transfer of \$9,711.00 into the OPEB Trust to cover the actuarially determined 'normal cost' for employees covered by the City of Plainwell Retiree Medical Benefit Plan. On a roll call vote, all voted in favor. Motion passed.
 - C. City Manager Lakamper discussed an upgrade to Microsoft Office 365. Plainwell's current email system is run through an exchange server housed at City Hall. This system works with a license from Microsoft for 200 email addresses that were originally issued in perpetuity. Microsoft announced that they are no longer servicing these licenses, leaving us with the option to use Linux based software to host our emails on the exchange server at City Hall, or upgrade to Microsoft 365 or Google Workspace. Both Microsoft 365 and Google Workspace are subscription-based software, meaning you pay per user and include email and all of the other programs in the office suite. Moving to this model will bring both our email functionality and office suite programs up to a modern standard. Our office programs, such as Excel and Word, are all currently purchased on a single user basis, leaving some employees with older versions that do not have all of the latest functionality. A subscription-based model provides the most recent version of every program, with upgraded functionality allowing multiple users to work on a single document at the same time and access documents using a web

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browser from any computer. Our IT service provider Clark Technical will perform the email upgrade, which requires all of the existing email accounts to be migrated over to the new system.

A motion by Steele, seconded by Wisnaski, authorizing Clark Technical Services to upgrade the City email system to Microsoft 365 for a total cost of \$9,536.00. On a roll call vote, all voted in favor. Motion passed.

- D. City Manager Lakamper discussed upgrading the City's website. Plainwell's current website is run by a Michigan based company called Muniweb, who specialize in municipal websites. They are phasing out their CMS 1.0 platform, and will no longer be able to host our current website. This is forcing us to either upgrade to their new CMS 2.0 platform, or choose a new provider. We would like to streamline the website and meet ADA requirements. We have reached out two other companies, both of which are located in Michigan and specialize in municipal websites. Muniweb is recommended for this project, based on price and ease of content migration to the new website.

A motion by Wisnaski, seconded by Keeney, approving a contract with Muniweb for the purposes of upgrading and hosting the City website for a cost of \$7,650.00. On a roll call vote, all voted in favor. Motion passed.

- E. Superintendent Keyzer discussed the purchase of Dissolved Oxygen (DO) Controllers and sensors for Water Renewal. The DO sensors are in the MBBR tanks that are the secondary treatment process. They measure the dissolved oxygen in the water and maintain the correct level for the best treatment. They are tied to controllers, allowing the blowers to ramp up or down to control the DO level in the tanks. The original controllers and sensors were installed 2013.

A motion by Keeney, seconded by Steele, approving the purchase of new Hach DO controllers and sensors from USA Bluebook for \$18,959.68. Motion passed.

11. Communications:

A motion by Steele, seconded by Wisnaski, to accept and place on file the December 2025 Investment and Fund Balance reports. On a voice vote, all voted in favor. Motion passed.

12. Accounts Payable:

A motion by Keeney, seconded by Steele, that the bills be allowed and orders drawn in the amount of \$500,816.79 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments: None.

14. Staff Comments:

Superintendent Nieuwenhuis stated he is glad to see some sunshine, and see some snow melting. He asked that anyone who notices discolored water let the City know, and be aware that this can be a sign of freezing pipes.

Superintendent Keyzer stated that he is keeping an eye on the digester valves, noting that they have had to be thawed twice due to the low temperature.

Director Callahan shared that DPS held a mock assessment covering policies, standards and procedures and proof that they are followed prior to the true assessment scheduled for April. The mock assessment went well. He also noted a structure fire on S. Main St. sharing there were no injuries.

Clerk Leonard had nothing to report.

City Manager Lakamper shared that the owners of Classic Auto Mill had signed their purchase agreement just prior to tonight's meeting. He thanked Darius and Rimante, sharing the City is very excited to work with them. CAM will begin their Phase studies right away.

He discussed site plans for the Redi-Mix plant and the old Clark Gas Station. Both site plans need some work, so it will take time before they are ready to be reviewed by the Planning Commission. The Ready-Mix Plant site plan will be reviewed in conjunction with a Special Use Permit (SUP) application. The Planning Commission will review the

MINUTES
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February 09, 2025

site plan and hold a hearing for the SUP at the same meeting. The site plan for Clark Gas Station shows that the old building will be demolished and a new station built, and the preliminary drawings look good.

Lakamper said that he continues to work on the Plainwell Auto land purchase agreement and hopes to have it ready for the next Council meeting.

He noted that the City had one water service line freeze. The line was thawed, and the other homes on the street were informed and asked to run a thin stream of water to avoid potential freezing.

Lakamper stated that the City Attorneys are drafting an Ordinance amendment to adopt the International Property Maintenance Code (IPMC), sharing that it covers enforcement for everything from grass and brush to blight and demolition of dangerous structures. IPMC is used by communities everywhere, including Otsego. The attorneys will start with the standard IPMC, and will align it with Plainwell's Code, reviewing other Ordinances for conflict and recommending necessary changes and updates. This is something that The City and DPS have been working on for quite some time. Once the draft document is received, it will be put on the Agenda for Council review.

15. Council Comments:

Councilmember Green congratulated Classic Auto Mill.

Councilmember Keeney mentioned the birth of his new great grandson.

Mayor Pro Tem Steele thanked Darius and Rimante for buying the Paper Mill, sharing that she appreciates it and will sleep a little easier now. She also thanked Utility Billing Specialist Penny Soper for her hard work on the Chocolate Stroll Event. She went with her family and they had a great time.

16. Adjournment:

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

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
February 23, 2026

JoAnn Leonard, City Clerk

**City of Plainwell
Boards & Commissions
Appointment List
February 2026**

Downtown Development Authority (DDA)	4-year term (partial)
Rimante Grigaliunas	06/2026

Current Vacancies

Board of Review (Alternate)	2 openings
Parks & Tree Commission	2 openings



“The Island City”

MEMORANDUM

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

TO: City Council
FROM: City Staff and DDA Board
DATE: February 23, 2026
SUBJECT: Small Business Revolving Loan Application – Doster Real Estate

SUGGESTED MOTION: I motion to approve the Small Business Loan Application for Doster Real Estate, in the amount of \$10,000.00.

BACKGROUND INFORMATION: The City of Plainwell, using grant funds awarded through the United States Department of Agriculture (USDA), offers a Revolving Loan program to qualifying small businesses within the City. This program provides low-interest loans to help finance building improvements, support job creation, and promote long-term business success. The availability of these funds encourages investment in commercial properties and supports continued growth and economic development throughout the City.

An applicant’s ability to repay the loan, available collateral, proposed use of loan proceeds, and the public benefit—such as job creation, property improvements, and support of long-term economic development—are all to be considered when reviewing the application for approval.

Drew Doster and Molly Allen-Doster, owners of Doster Real Estate, have applied for a \$10,000 loan with the intention of making improvements to the property located at 145 E Bridge Street, which they plan to later open as Doster Brewing.

City Staff and the DDA Board have reviewed and recommend approval of the loan.

BUDGET IMPACT: If the borrowers make payments as required, there will be no budget impact. In the event borrowers do not satisfy the loan terms, the City would be responsible for replenishing the funds.



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City of Plainwell Small Business Revolving Loan Review Sheet

For administrative use only

Plainwell City Hall
211 N. Main Street
Plainwell, MI 49080
Phone: 269-685-6821
Fax: 269-685-7282
www.plainwell.org

General Information

Name of Business: Doster Real Estate

Address of Business: 145 E. Bridge

Company Representative & Title: Drew Doster

Project Address: 145 E. Bridge

Is the applicant a New Business or Established Business?

Project Costs	
Real Property Acquisition	0
Building Construction/Renovation	\$10,000
Leasehold Improvements	0
Machinery & Equipment	0
Public Infrastructure Improvements	0
Other:	
Total Project Costs	
Total Financing Requested	\$10,000

Description of Project:
<u>Owners are opening a brewery tasting room and are requesting money help with upgrading the electrical service in their building.</u>

Scoring – Rank each from 1 to the maximum value, 1 being the lowest and the maximum being the top rating	Points	Points Possible
Quality of Design – Does it result in high-level tangible change?	6	6
Does the project meet the City Design Standards and applicable codes?	6	6
Overall Project – Is the project beneficial to Plainwell and the surrounding businesses?	6	6
Economic Impact – Does the project: (15 points total, 5 for each subsection)	12	15
a. demonstrate positive economic influence <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
b. create new jobs <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
c. increase property values in the immediate area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Cost Analysis – Is there value in the project as proposed?	10	15
Timetable for the project – Does the timetable appear to be reasonable?	6	6
Does the Project meet one or more of the project priorities?	6	6
Applicant's ability to repay?	10	15
Is the loan being secured by approved collateral? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	13	15
Is the project also being leveraged with private investment?	7	10
Minimum Score for approval consideration is 65 points.	76	100

Review	Date	Action
Administration City Manager <u>Justin Lakemper</u> Treasurer <u>Denise Wilcox</u>	2/6/2026	<input checked="" type="checkbox"/> Recommend Approval <input type="checkbox"/> Recommend Denial
DDA/BRA/TIFA	02/10/2026	<input checked="" type="checkbox"/> Recommend Approval <input type="checkbox"/> Recommend Denial
Council		<input type="checkbox"/> Approve \$ _____ <input type="checkbox"/> Deny



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"The Island City"

City of Plainwell Special Event Permit Application

For public events held in a City of Plainwell park or property

Plainwell City Hall
211 N. Main Street
Plainwell, MI 49080
Phone: 269-685-6821
Fax: 269-685-7282
www.plainwell.org

Permit # 2026-02

If you would like to host a special event, please complete the application form below. Applications must be submitted at least 21 days before the event. Your event will not be approved until the following items are received and approved by the City:

1. A completed and signed Special Event Permit application form
2. Completed hold harmless agreement
3. \$50 Special Event Permit Application fee paid
4. Liability insurance coverage with City of Plainwell listed as additionally assured, if required for your event

Date of application: 2/18/26

Applicant Information:

Contact Name: Sandra Lamorandier
 Address: 518 S. Woodhams St. City: Plainwell Zip: 49080
 Phone: 269-270-1405 Email: bearwithcubs@sbcglobal.net

Sponsoring Organization/Business: PFUM/ PFBC/ Faithway/ Friendship Wesleyan Church

Address: 200 Park St. City: Plainwell Zip: 49080
 Phone: 269-685-5113

Nonprofit Profit

Event Information:

Date of Event 3/28/26 Event Start Time: Set up 7:30 AM Event End Time: w/cleanup 2PM
 Type of Event: Commuity Egg Hunt Name of Event: Plainwell Community Easter Egg Hunt

Number of People Expected to Attend: est 350

Location of event:

- Thurl Cook Park Sherwood Park
 Kenyon Park Hicks Park
 Fannie Pell Park Other: W. Bridge St.
 Band Shell

Please describe what areas of the park will be used: All of Hicks Park & a section of W. Bridge St from Brooks Plaza to Park St.



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S:\Administration\Permits\Special Event or Park Reservation Permit\2021 Special Event Permit Application.docx

Event Details:

Please describe in detail the activities planned:

Egg hunt for ages 2 - 4, 5 - 7, and 8 - 10, all starting at approx 15 to 20 min apart, with sound for announcements and music

A walkable story along a portion of the sidewalk within the park. Refreshments & prizes will be handed out.

Fire and Police presences. Port-a-potty available. (Past City has provided)

Is this a fund-raising event? If yes, what is it for? No

Will participants or spectators be charged an admission fee? YES NO

Will there be alcohol for sale? YES NO

Will there be food for sale? YES NO

Will there be merchandise for sale? YES NO

Will there be a vendor participation fee? YES NO

Do you have insurance? YES NO

Will any items be distributed? YES NO

Will the event be advertised? If so, how? YES NO

Shoppers Guide, Face book, signs and posters

Does the event require on-site security? YES NO

Does the event require on-site medical service? YES NO

Does the event require street closure? If so, indicate route YES NO

W. Bridge St from Brooks Plaza to Park St.

Do you plan to have sound amplification? YES NO

Is electrical power required (for sound amplification, lighting, etc)? YES NO

If yes, please show items on a site plan and describe how power is to be provided

Portable generator

PGE temporary power service

Other, please describe 1 plug for sound

Are you using local businesses? YES NO

Special Services:

I am requesting permission to provide the following special services* at my event:

Canopy/Tent

Inflatables (please describe): _____

Tables and chairs

Caterer

Alcohol

Other (please specify): _____

*Groups providing special services must complete this form and provide a Certificate of Insurance two months prior to event date. Tents/canopies or inflatables must list the City of Plainwell as additionally insured and a copy of the insurance must be attached with this request.

*Tents/Structures: If you are installing or constructing any structures (tents, stages, etc.) please include a site plan showing these structures. Please describe type, size, and number of structures.



The City of Plainwell is an equal opportunity provider and employer.

City of Plainwell Hold Harmless Agreement

This special event applicant or designee of the sponsoring organization(s) (hereafter called "permittee") agrees to reimburse the City of Plainwell (hereafter called "City") for all loss incurred by it in repairing or replacing damage to City property proximately caused by the permittee, its officers, employee, agents, monitors, or any other persons attending or forming the special event who were, or should have been, under the permittee's control. Persons who merely attend or join in a special event are not considered by that reason alone to be "under the control" of the permittee.

The permittee further agrees to defend without costs, indemnify, and hold harmless the City, its officers, agents, and employees from any liability to any persons, damages, losses, or injuries arising out of or alleged to arise out of the permitted event, which was proximately caused by the actions of the permittee, its officers, employees, agents, including monitors, or any other persons attending or joining in the event who were, or reasonably should have been under the control of the permittee. Persons who merely attend or join in an event are not considered by that reason alone to be "under the control" of the permittee.

I understand and agree to comply with all the terms of the above Hold Harmless Agreement if my application has been approved and all special conditions and required advance payment have been met.

Signature of Permittee(s): _____ Date: _____
Signature of Officer of Sponsoring Organizations: _____ Date: _____
Title: _____

I declare under penalty of perjury that the information provided in this application is correct.

We agree to remove all props and items brought into the public areas and clean up all litter and debris that result from our event the same day as the event. I understand that a permit is required before this event can be held.

Signature of Applicant: Sandra Lomranden Date: 2/18/2026

Please Send Completed Applications To:

City of Plainwell
211 N. Main Street
Plainwell, MI 49080
269-685-6821

Or email to: contactus@plainwell.org

Administrative Use Only:

Received by: gl Date: 2/18/2026 Amount paid: waived cash/CC/check # _____

- | | | |
|---|---|---|
| <input type="checkbox"/> Application approved | <input checked="" type="checkbox"/> Permit # assigned | <input type="checkbox"/> Event on calendar |
| <input type="checkbox"/> Application scanned & logged | <input type="checkbox"/> Email DPW/DPS | <input type="checkbox"/> Notice posted before event |





"The Island City"

City of Plainwell Special Event Permit Application

For public events held in a City of Plainwell park or property

Plainwell City Hall
211 N. Main Street
Plainwell, MI 49080
Phone: 269-685-6821
Fax: 269-685-7282
www.plainwell.org

Permit # 2026-03

If you would like to host a special event, please complete the application form below. Applications must be submitted at least 21 days before the event. Your event will not be approved until the following items are received and approved by the City:

1. A completed and signed Special Event Permit application form
2. Completed hold harmless agreement
3. \$50 Special Event Permit Application fee paid
4. Liability insurance coverage with City of Plainwell listed as additionally assured, if required for your event

Date of application: 2/17/26

Applicant Information:

Contact Name: Cheryl Parente-Roggow
 Address: 316 Hyder Circle Dr City: Plainwell Zip: 49080
 Phone: 269-685-3413 Email: CherylPR@Plainwellcounselingcenter.com

Sponsoring Organization/Business: Plainwell VFW Post 9377
 Address: 316 Hyder Circle Dr City: Plainwell Zip: 49080
 Phone: 269-685-3413

Nonprofit Profit

Event Information:

Date of Event: 5/25/26 Event Start Time: 11:00 AM Event End Time: 12:30 PM
 Type of Event: Parade Name of Event: Plainwell Memorial Day Parade
 Number of People Expected to Attend: 1500

Location of event:

- Thurl Cook Park Sherwood Park
 Kenyon Park Hicks Park
 Fannie Pell Park Other: M-89 from N Anderson St to Hillside Cemetery
 Band Shell

Please describe what areas of the park will be used: Parade will form on N Anderson and march to the cemetery



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Event Details:

Please describe in detail the activities planned:

Parade of veterans, youth & civic organizations, businesses, classic cars, tractors, fire departments etc.

Ceremony at cemetery to remember and honor all who gave their life in defense of our country

Is this a fund-raising event? If yes, what is it for? No

Will participants or spectators be charged an admission fee? YES NO

Will there be alcohol for sale? YES NO

Will there be food for sale? YES NO

Will there be merchandise for sale? YES NO

Will there be a vendor participation fee? YES NO

Do you have insurance? YES NO

Will any items be distributed? YES NO

Will the event be advertised? If so, how? YES NO

Local and Shoppers Guide

Does the event require on-site security? YES NO

Does the event require on-site medical service? YES NO

Does the event require street closure? If so, indicate route YES NO

Yes, M-89 from Main Street to 8th Street from 11:00 AM until completion of ceremony

Do you plan to have sound amplification? YES NO

Is electrical power required (for sound amplification, lighting, etc)? YES NO

If yes, please show items on a site plan and describe how power is to be provided

Portable generator

PGE temporary power service

Other, please describe _____

Are you using local businesses? YES NO

Special Services:

I am requesting permission to provide the following special services* at my event:

Canopy/Tent

Inflatables (please describe): _____

Tables and chairs

Caterer

Alcohol

Other (please specify): _____

*Groups providing special services must complete this form and provide a Certificate of Insurance two months prior to event date. Tents/canopies or inflatables must list the City of Plainwell as additionally insured and a copy of the insurance must be attached with this request.

*Tents/Structures: If you are installing or constructing any structures (tents, stages, etc.) please include a site plan showing these structures. Please describe type, size, and number of structures.



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The permittee further agrees to defend without costs, indemnify, and hold harmless the City, its officers, agents, and employees from any liability to any persons, damages, losses, or injuries arising out of or alleged to arise out of the permitted event, which was proximately caused by the actions of the permittee, its officers, employees, agents, including monitors, or any other persons attending or joining in the event who were, or reasonably should have been under the control of the permittee. Persons who merely attend or join in an event are not considered by that reason alone to be "under the control" of the permittee.

I understand and agree to comply with all the terms of the above Hold Harmless Agreement if my application has been approved and all special conditions and required advance payment have been met.

Signature of Permittee(s): Cary C Parent-Rogner Date: 2/17/26
Signature of Officer of Sponsoring Organizations: [Signature] Date: 2/17/26
Title: Commander, VFW Post 9377

I declare under penalty of perjury that the information provided in this application is correct.

We agree to remove all props and items brought into the public areas and clean up all litter and debris that result from our event the same day as the event. I understand that a permit is required before this event can be held.

Signature of Applicant: Cary C Parent-Rogner Date: 2/17/26

Please Send Completed Applications To:

City of Plainwell
211 N. Main Street
Plainwell, MI 49080
269-685-6821
Or email to: contactus@plainwell.org

Administrative Use Only:

Received by: [Signature] Date: 2/18/2026 Amount paid: waived cash/CC/check # _____

- | | | |
|---|---|---|
| <input type="checkbox"/> Application approved | <input checked="" type="checkbox"/> Permit # assigned | <input type="checkbox"/> Event on calendar |
| <input type="checkbox"/> Application scanned & logged | <input type="checkbox"/> Email DPW/DPS | <input type="checkbox"/> Notice posted before event |



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“The Island City”

MEMORANDUM

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

TO: City Council
FROM: Justin Lakamper, City Manager
DATE: February 20, 2026
SUBJECT: International Property Maintenance Code (IPMC)

SUGGESTED MOTION: None- Recommend discussion.

BACKGROUND INFORMATION:

The City currently has a dangerous building ordinance that we use to enforce blight issues. We have had issues using it effectively in court recently. We have a few long-standing homes that present us with enforcement challenges. This is why we are seeking to replace the dangerous building ordinance with International Property Maintenance Code. This is a professionally written code that is court proven as it is in use in cities across the country. One such example is Otsego.

ANALYSIS:

Our current ordinance pertaining to blight is simply ineffective. I spoke with the City Attorney about the best way to update our current ordinance and he suggested using the IPMC. I asked them to put a draft together to rescind our current ordinances and replace them with the IPMC. Since this is a regular ordinance you can simply make a motion and enact it, however, I would like to just consider it tonight for discussion. Kevin and Don are both in favor of enacting the IPMC as it is the gold standard for blight enforcement.

BUDGET IMPACT: None.

**CITY COUNCIL
CITY OF PLAINWELL
ALLEGAN COUNTY, MICHIGAN**

(Ordinance No. 405)

At a regular meeting of the City Council for the City of Plainwell held on _____, 2026, the following Ordinance was offered for adoption by Council Member _____, seconded by Council Member _____:

AN ORDINANCE TO ENACT A NEW CHAPTER 48, SECTION 48-4 TO ADOPT THE 2024 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE; REPEAL CHAPTER 49 ENTITLED "DANGEROUS BUILDINGS"; AND REPEAL CHAPTER 50 ENTITLED "HOUSING CODE" OF THE CODE OF ORDINANCES OF THE CITY OF PLAINWELL.

THE CITY OF PLAINWELL (the "City") ORDAINS:

Section 1. Enactment of New Section 48-4, Chapter 48. Chapter 48, Section 48-4 is enacted to read in its entirety as follows:

Sec. 48-4. Adoption of the International Property Maintenance Code, 2024 Edition.

The International Property Maintenance Code, 2024 edition, as published by the International Code Council, Inc., is hereby adopted by reference as the property maintenance code of the City of Plainwell, with the following additions, insertions, deletions and changes.

The following local standards are adopted with respect to the city's enforcement of the 2024 International Property Maintenance Code:

Section 101.1. Insert: "City of Plainwell" in place of "[NAME OF JURISDICTION]"

Section 102.2.1. Added to read in its entirety:

Utilities. Every occupied structure shall be supplied with hot and cold water, and on-site sewage disposal service, heating capacity, and electricity, unless otherwise provided for by this code. Services not contracted by the occupant shall be the responsibility of the owner.

Section 102.2.2. Added to read in its entirety:

Utilities and services maintained. No person, except as provided herein, shall cause any of the following utilities, services, facilities or equipment to be shut off, disconnected, removed or otherwise terminated or interrupted when the utility, service, facility or equipment is being furnished to or used by another person:

1. Water

2. Sewer
3. Fuel
4. Heat
5. Hot Water
6. Electric
7. Ventilation or air conditioning

This section 102.2.2. shall not apply to a necessary temporary interruption of service required for maintenance, repair or replacement or to any temporary interruption needed to act upon an emergency or hazardous condition. Except as otherwise provided by law, any termination or interruption of water, sewer, gas or electric utility service for nonpayment of bills shall be deemed to be caused by the person who contracted with the utility for the service.

Section 102.2.3. Added to read in its entirety:

Dwellings. No person or persons shall occupy or allow the occupancy of any structure or vehicle which is not designed or constructed for approved residence purposes.

Section 102.3. Amended to read in its entirety:

Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the building code, electrical code, plumbing code, mechanical code, national fire code and international fuel gas code which are being enforced on the date that this code is used.

Section 103.1. Amended to read in its entirety:

Code Official. The City building official or his or her designee shall be known as the code official for purposes of this code and shall be responsible for the implementation, administration, and enforcement of the provisions of this code.

Section 103.2. Deleted in its entirety.

Section 104.1. Amended to read in its entirety:

Fees. The fees for activities and services performed by the City in carrying out its responsibilities under this code shall be established by resolution of the City Council from time to time.

Section 106.1.1 Added to read in its entirety:

Appeal board. The board of appeals shall consist of the members of the City construction code board of appeals. All appeals shall be governed by the procedures for appeals to the construction code board of appeals.

Section 107.3. Amended to read in its entirety:

Municipal civil infraction. Any person who shall violate or fail to comply with a provision of this code, or who fails to comply with a notice of violation or order served under this code, shall be deemed responsible for a municipal civil infraction, subject to the penalties and remedies in section 107.4. The code official is authorized to issue municipal civil infraction citations or municipal civil infraction violations notices. Any corrective action taken or initiated by the City shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate, which costs and lien may be collected or enforced through a single lot special assessment or in any other manner authorized by law.

Section 107.4. Amended to read in its entirety:

Violation penalties. The penalty for a violation of this code shall be a civil fine of not less than \$50.00 plus costs and other sanctions, for each violation, and repeat offenses shall be subject to increased fines, all as set forth in section 1-11 of the City's Code of Ordinances, as amended. Each day that a violation continues shall be deemed a separate offense. The City may in a municipal civil infraction action initiated under this code request a court order to restrain, correct or abate a violation, to prevent occupancy of a building, structure or premises that is not in compliance with the provisions of this code, to stop an illegal act, conduct, business or utilization of a building, structure or premises, or to restrain or correct the erection, installation, maintenance, repair or alteration of a structure that is in violation of this code. The City may also seek injunctive or any other relief authorized by applicable law.

Section 107.3. Amended to read in its entirety:

Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be responsible for a municipal civil infraction and subject to a fine of not less than \$150 or more than \$500 and such other costs and expenses as provided for by law.

Section 109.2.2. Added to read in its entirety:

Vacancy maintained. Any structure that is vacant at the time a violation notice is issued for the shut-off of a required utility service or a hazardous, unsafe or unsanitary condition shall not be occupied until the cited violation has been corrected.

Section 109.4.2. Amended to read in its entirety:

Method of service. Such notice shall be deemed to be properly served if a copy thereof is:

- (1) Delivered personally; or
- (2) Sent by certified or first class mail addressed to the last known address and posted in a conspicuous place on or about the structure affected by the notice.

Municipal civil infraction citations shall be served in accordance with the City's Code of Ordinances, as amended.

Section 111.2.1. Added to read in its entirety:

Emergency Orders. If the code official determines that any emergency condition exists or is likely to exist, the code official shall immediately attempt to verbally inform the owner and all occupants of the structure of nature of the condition. The code official shall also immediately attempt to verbally order the responsible person or owner to correct the condition. Such an order shall be effective immediately. Written notice called for by this code shall be prepared and mailed to the owner and occupants as soon as practicable after the verbal notice is given (or attempted to be given). Failure to comply with any emergency order is a violation of this code.

Section 202. Amended to supplement, add, or replace the following definitions to read as follows:

ACCESSORY BUILDING. Any structure other than a principal building which is located upon the same property as the principal building, including, without limitation, garages and sheds.

BASEMENT. That portion of an enclosed space under a building which is partially or wholly below grade and which has poured concrete, block, stone or similar durable bearing walls and a poured concrete floor.

BASIC STRUCTURAL ELEMENT. The parts of a building which provide the principal strength, stability, integrity, shape and safety, including, without limitation, plates, studs, joints, joists, rafters, stringers, stairs, subflooring, flooring, sheeting, lathing, roofing, siding, window frames, door frames, porches, railings, eaves, chimneys, flashing, masonry and all other essential components.

CITY. The municipal corporation that is the City of Plainwell and includes all authorized agents of the City of Plainwell when acting within the scope of their authority.

DWELLING UNIT. A room, or rooms connected together, constituting a separate, independent housekeeping establishment for occupancy by one family, physically separated from any other rooms or dwelling units which may be in the same structure, and containing independent cooking, bathing room and sleeping facilities.

EMERGENCY. A condition of imminent danger calling for immediate action in order to avoid death, injury or illness to a human or the destruction or severe damage to real property or fixtures thereto.

FAMILY. A person living alone in a single dwelling unit or two or more persons whose domestic relationship is of a continuing, nontransient character and who reside together as a single house-keeping unit in one dwelling unit. This definition shall not include a collective

number of individuals occupying a motel, fraternity, sorority, society, club, boarding or lodging house, or any other collective number of individuals whose domestic relationship is of a transient or seasonal nature.

GOOD REPAIR. To be properly installed, stable and maintained sufficiently free of defects or deterioration so as to be functional for its present use and to be safe and sanitary.

GOOD WORKMANSHIP. Completing a task of construction, repair or replacement to commonly accepted industry standards, using materials, finishes and design equal to or equivalent to those being repaired or replaced. The result shall be free of defects, operate as intended and create no unsafe conditions.

INTERIOR FIXTURE. Those interior items and hardware which provide customary finished amenities and protection within a dwelling. Interior fixtures include, without limitation, doors, door knobs, latches, locks, hinges, handles, hooks, light fixtures, electric outlet or switch cover plates, vent or opening grates, railings and mirrors.

KITCHEN. A room used or intended to be used for the preparation of food or for both the preparation and consumption of food, but not for any other living or sleeping purposes.

ONE-FAMILY DWELLING. A building containing one dwelling unit.

SAFE. A condition which is not likely to do harm to humans or to real or personal property.

SANITARY. Free of grease, excrement, dirt, food residue, garbage, rust or similar matter which can harbor bacteria unsafe to humans or animals, or which produces strong odors, or which provides food for, or is an available source of food for, animals or insects.

STRUCTURE. Anything constructed or placed upon a property which is supported by the ground or which is supported by any other structure, but not a currently licensed vehicle.

TRASH. Waste materials and items which are broken or discarded and which are of little or no value, including, without limitation, plaster, paper, wrappings, plant cuttings, household furnishings, building materials, appliances, equipment, machinery, packing and clothing.

TWO-FAMILY DWELLING. A building containing two dwelling units.

UNSAFE. A condition which is reasonably likely to do harm to humans or property if not corrected or stopped.

VERMIN. Rodents, birds and insects which are destructive of real or personal property or injurious to health.

Section 301.1. Amended to read in its entirety:

Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of all buildings, structures, premises and accessory buildings, whether occupied or unoccupied.

Section 301.4. Added to read in its entirety:

Compliance. All buildings, structures, premises and accessory buildings, whether occupied or unoccupied, shall meet or exceed the standards of this code.

Section 302.1. Amended to read in its entirety:

Sanitation. All exterior property and premises shall be maintained in a clean, safe, and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition. Outdoor storage of material of value shall not be permitted on a front or side porch or deck. Material kept outside shall be stored in a safe and sanitary manner and shall not have openings which may provide harborage for vermin.

Section 302.3. Amended to read in its entirety:

Sidewalks and Driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of good repair, and maintained free from hazardous conditions. Stairs shall comply with the requirements of this code.

Section 302.4.:

6 inches to be inserted.

Section 302.8. Amended to read in its entirety:

Motor vehicles. Except as provided for in other regulations, no currently unregistered, unlicensed, or uninspected motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes, and all work is performed by the vehicle owner.

Section 302.10. Added to read in its entirety:

Steps and stairs. Exterior steps and stairs shall comply with the requirements of this code and any walkway, passageway or stairway with a vertical drop of more than eight inches shall be provided with a step or steps not greater than eight inches in height.

Section 302.11. Added to read in its entirety:

Trees and shrubs. Trees and shrubs shall be trimmed or removed as necessary to prevent potential damage or further damage to a structure, principal building, or accessory building.

Section 304.5.1. Added to read in its entirety:

Basement Floors. Basement floors shall be maintained in good repair.

Section 304.13.2. Amended to read in its entirety:

Operable windows. Every window, other than a fixed window, shall be maintained in good repair and easily operable and capable of being held in position by window hardware.

Section 304.14. Amended to read in its entirety:

Insect screens. From May 1 through October 31, a tight-fitting insect screen maintained in good repair shall be fit over every operable window. Doors used for natural ventilation shall be fitted with screen doors in good repair and shall have a self-closing device in good working order.

Section 304.15. Amended to read in its entirety:

Doors. All exterior doors and hardware shall be maintained in good repair. Locks at all entrances to dwelling units, rooming units and guest rooms shall tightly secure the door.

Section 304.20. Added to read in its entirety:

Exterior attachments. Exterior attachments to basic structural elements including, without limitation, gutters, downspouts, screening, vents, antennas, awnings, and utility connections shall be maintained in good repair.

Section 305.3. Amended to read in its entirety:

Interior surfaces, fixtures, and appliances. All interior surfaces, including windows and doors, all interior fixtures, and all appliances required by this code or otherwise present in the structure, shall be maintained in good repair, and kept in clean, operable and sanitary condition. Peeling, chipping, flaking or abraded paint, cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

Section 305.3.1. Added to read in its entirety:

Interior flooring. All floors in any room where a water faucet is present shall be protected by an unbroken waterproof or water-resistant covering such as water-resistant paint, tile, linoleum or carpet. Such coating or covering shall be maintained in good repair.

Section 305.5. Amended to read in its entirety:

Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting imposed loads and shall be maintained in good condition. Guardrails shall be fitted

with sufficient vertical balusters or masonry so that the narrow dimension of any opening below the guardrail is not greater than four inches.

Section 305.7. Added to read in its entirety:

Exits and egress. No marked exit shall be partially or totally blocked. An exit or egress from any space shall open easily and shall not have a dead bolt, or locking device that requires a key or knowledge of a combination lock or code to unlock from the inside. Hasp hardware is prohibited on any exit door.

Section 308.1. Amended to read in its entirety:

Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish or garbage. All trash and garbage shall be removed from a structure, yard or premises at least once per week.

Section 309.3. Amended to read in its entirety:

Single occupant. Unless otherwise provided for by this code, each occupant of a one-family dwelling shall be responsible for maintaining the standards set forth in this code for the structure and property.

Section 403.1. Amended to read in its entirety:

Habitable spaces. At least one required window or skylight in a habitable room must open safely, readily and directly to the outdoors, unless mechanical ventilation which meets the requirements of this section is provided. Any opening window or skylight shall be maintained in good repair. A permanently and properly installed mechanical cooling or fresh air ventilation system controlled by the occupants and maintained in good repair may be used in place of natural ventilation provided provisions for natural light are maintained, and further provided that required means of egress provisions are met as provided by the Building Code.

Section 506.1. Amended to read in its entirety:

General. All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system which is in good repair and free of leaks.

Section 602.1. Amended to read in its entirety:

Facilities required. Every occupiable structure shall have approved heating facilities installed as required by this section, and all facilities shall be maintained in good repair.

Section 602.2. Amended to read in its entirety:

Residential occupancies. Every dwelling shall be provided with approved heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit (20 degrees Celsius) in all habitable rooms, bathrooms and toilet rooms. Cooking appliances shall not be used, nor

shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.

Section 602.3. Amended to read in its entirety:

Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guest room on terms, either express or implied, to furnish heat to the occupants thereof shall supply sufficient heat during the period from October to May to maintain the room temperatures specified in section 602.2.

Section 602.4. Insert: "October 1" in place of "[DATE]" in the first instance and "May 1" in place of "[DATE]" in the second instance.

Section 605.1. Amended to read in its entirety:

Installation. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner in good repair.

Section 605.2. Amended to read in its entirety:

Receptacles. Every habitable space shall contain at least two separate and remote duplex outlets (except that a fixed ceiling or wall light fixture activated by a switch may be substituted for one of the required duplex outlets). Kitchens shall contain at least two duplex wall outlets and at least one fixed overhead light fixture, switch activated. Bathrooms shall contain at least one duplex outlet and one fixed light fixture, switch activated. Laundry area duplex outlets shall be properly grounded. Any new duplex outlet required by this code and located within six feet of a sink or in a bathroom shall be a ground fault interceptor device. All electrical outlets and fixtures shall be maintained in good repair.

Section 701.1. Amended to read in its entirety:

Fire code. The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to structures and exterior premises, including fire safety facilities and equipment. The provisions in this chapter are intended to supplement the *International Fire Code*, as may be adopted by the City from time to time, and the *International Fire Code* shall govern in the event of a conflict.

Section 701.2. Amended to read in its entirety:

Responsibility. The owner of the premises shall provide and maintain such fire safety facilities and equipment as required by the *International Fire Code* and shall maintain such facilities and equipment in good repair. A person shall not occupy as owner-occupant, or permit another person to occupy, any structure that does not comply with this chapter or the *International Fire Code* as adopted.

Section 2. Repeal of Chapter 49. Chapter 49 Entitled “Dangerous Buildings” of the Code of Ordinances of the City of Plainwell is hereby repealed in its entirety. [note to codifier, Chapter 49 should be listed as “reserved”]

Section 3. Repeal of Chapter 50. Chapter 50 Entitled “Housing Code” of the Code of Ordinances of the City of Plainwell is hereby repealed in its entirety. [note to codifier, Chapter 50 should be listed as “reserved”]

Section 2. Repealer. All ordinances and resolutions or parts of ordinances and resolutions in conflict with this Ordinance are repealed to the extent of such conflict.

Section 3. Savings Clause. The provisions of this Ordinance are severable. If any part of this Ordinance is declared void or inoperable for any reason by a court of competent jurisdiction, such declaration does not void any or render inoperable other part or portion of this Ordinance.

Section 4. No Effect on Pre-Existing Proceedings. Nothing in this Ordinance or in the code hereby adopted shall be construed to affect any suit or proceeding pending in any court or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by the adoption of this Ordinance.

Section 5. Effective Date. This Ordinance is effective ten (10) days following its publication in the manner permitted by law.

YEAS: _____

NAYS: _____

ABSENT/ABSTAIN: _____

ORDINANCE DECLARED ADOPTED.

Brad Keeler
Mayor

JoAnn Leonard
City Clerk

CERTIFICATION

I hereby certify the foregoing to be a true copy of the amendment to the Code of Ordinances for the City of Plainwell, Allegan County, Michigan, adopted by the City Council for the City of Plainwell at the time, date and place as specified above, pursuant to the required statutory procedures.

Respectfully submitted,

JoAnn Leonard
City of Plainwell Clerk

DRAFT

Re



PLAINWELL PUBLIC SAFETY

Police, Fire and Medical First Responder Services

MONTHLY REPORT

January 2026

Prepared by Director Kevin Callahan

Classification of Crimes Reported

File Class	CRIMES AGAINST PERSON	January	Year to Date
900	Murder and Non-Negligent Manslaughter	0	0
1000	Kidnapping	0	0
1100	Sexual Assault	2	2
1200	Robbery	0	0
1300	Aggravated & Non-Aggravated Assault	3	3
PROPERTY CRIMES			
2000	Arson	0	0
2100	Extortion	0	0
2200	Burglary	0	0
2300	Larceny	2	2
2400	Motor Vehicle Theft	1	1
2500	Forgery/Counterfeiting	0	0
2600	Fraudulent Activities	6	6
2700	Embezzlement	0	0
2800	Stolen Property - Buying, receiving	0	0
2900	Damage to Property	3	3
3500	Violation of Controlled Substances Act	0	0
MORALS/DECENCY CRIMES			
3600	Sex Offenses (Other than Sexual Assault)	0	0
3700	Obscenity	0	0
3800	Family Offenses	0	0
4100	Liquor Violations	0	0
PUBLIC ORDER CRIMES			
4800	Obstructing Police - Offenses Which Interfere with Investigations	0	0
4900	Escape/Flight - Fleeing and Eluding a Officer's Custody	0	0
5000	Obstructing Justice	0	0
5200	Weapons Offenses	0	0
5300	Public Peace	6	6
5400	Traffic Investigations - Any Criminal Traffic Complaints	2	2
5500	Health and Safety	14	14
5600	Civil Rights	0	0
5700	Invasion of Privacy	3	3
6200	Conservation Law Violation	0	0
7300	Miscellaneous Criminal Offense	0	0
GENERAL NON-CRIMINAL			
9100	Juvenile/Minor/School Complaints	0	0
9200	Civil Custody	0	0
9300	Traffic Non-Criminal (Reports Only - Does not include Citations Issued)	6	6
9400	False Alarm Activation	2	2
9500	Fires (Other than Arson)	2	2
9700	Accidents, All Other	19	19
9800	Inspections, Unfounded FIRS	0	0
9900	General Assistance (All Except Other Police Agencies)	56	56
9911 & 9912	General Assistance (Other Police Agencies)	75	75
FIRS	Medical First Responder	36	36

Plainwell Department of Public Safety

Complaints/Activities for January 2026

ARRESTS

CUSTODIAL ARRESTS	6	An individual taken into custody for a criminal offense and jailed for that offense.
ARREST COUNTS	3	Criminal complaints or cases cleared by the custodial arrest or issuance of a warrant(s).

TRAFFIC ENFORCEMENT & CITATIONS

HAZARDOUS CITATIONS	6	Uniform Law Citations issued by officers to individuals for moving traffic violations. (Drag racing, Speeding, etc.)
NON-HAZARDOUS CITATIONS	2	Uniform Law Citations issued by officers to individuals for NON-moving traffic violations. (Registration, Equipment, Etc.)
DRUNK DRIVING CITATIONS	0	This is an activity that we specifically monitor that would normally be considered a hazardous citation.
PARKING CITATIONS	35	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	50	

COMPLAINTS

ORIGINAL DISPATCH COMPLAINTS	232	Complaints that are call in or the officer is dispatched to by Allegan County Central Dispatch (911) or our business office.
PATROL INITIATED COMPLAINTS	6	Complaints observed by the officer while on patrol or came to their attention by personal observation.
TOTAL COMPLAINTS	238	

OTHER ACTIVITIES

MOTORISTS ASSISTS	3	Motorist contacts caused by mechanical breakdown or similar problem.
PROPERTY INSPECTIONS	3	Checks of homes or business specifically requested by a home or business owner.
MOTOR VEHICLE ACCIDENTS	8	Total motor vehicle accidents both on public roads or private property.
COMMERCIAL BUILDING SECURITY CHECK	1,617	Nightly security inspections of business' conducted by officers to assure windows and doors are locked.
FOUND UNSECURED	0	The number of business' found unlocked or unsecured.
FOOT PATROL	60	

Plainwell Department of Public Safety

Scheduled Hours By Activity for January 2026

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 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

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

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

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

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.

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.

Total Hours
960

Percentage of Total Hours
27 2.79%

182 18.92%

334 34.75%

418 43.54%

542 56.46%



January Reports for Plainwell Department of Public Safety

PRIORITY 1 ASSISTS OUTSIDE OF JURISDICTION

The Plainwell Department of Public Safety was dispatched to 75 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
12/25/2025	19:18	19:21	10 th St / Miller Rd	EMS Call	Emergency Medical Services, Other	N/A	0	1
01/04/2026	12:06	12:08	691 W Bridge St	EMS Call	Emergency Medical Services, Other	N/A	0	4
01/07/2026	21:15	21:25	717 N Main St	Structure Fire	Extinguish	C5, E11, S62, T63	4	4
01/09/2026	18:51	18:52	432 S 19 th St	Assist OFD - Structure Fire	Disregarded	C5	3	2
01/12/2026	07:41	07:41	M-89 /SB US 131 Ramp	Multiple Vehicle Crash	Traffic Control, Remove Hazard/Clean Up	C1, C2, C3, C6, E11, T63	5	2
01/16/2026	15:19	15:20	664 Glenview Cir	EMS Call	Emergency Medical Services, Other	C1, C4	3	3
01/19/2026	18:00	N/A	710 Benhoy St	Structure Fire	Cancelled	C5	1	4
01/19/2026	12:49	12:51	NB US 131 47mm	Assist GPTFD - Vehicle Crash	Provide Apparatus	T63	1	1
01/20/2026	10:07	N/A	US 131 48 mm	Assist GPTF - Vehicle Crash	Disregarded	N/A	1	2
01/22/2026	21:05	21:10	320 Brigham St	EMS Call	Emergency Medical Services, Other	C5	1	4
01/26/2026	16:06	16:07	202 Prairie St	Line Down	Disregarded	C4	2	2
01/27/2026	07:57	8:00	US 131 50 mm	Assist ACSO - Vehicle Crash	Disregarded	C5, T63	1	2
01/27/2026	21:05	21:10	320 Brigham St	EMS Call	Emergency Medical Services, Other	N/A	0	3

Calls for Service at Plainwell Schools

Plainwell High School: 4
684 Starr Road

Gilkey School: 0
707 S. Woodhams Street

Plainwell Middle School: 0
720 Brigham Street

Starr Elementary: 1
601 School Drive

Early Childhood Development: 0
307 E. Plainwell Street

Renaissance School: 0
798 E. Bridge Street

Admin, Maintenance & Bus Garage: 0
600 School Drive

Ordinance Report

We had 7 Ordinance Complaints.

This is a breakdown of the Ordinance Violations for the month of January 2026:

- (2) - Dog at Large.
- (1) - Parking Violation.
- (2) - Abandoned/Inoperable Vehicle.
- (2) - Litter.

Water Renewal

Superintendent: Luke Keyzer

February 2026



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

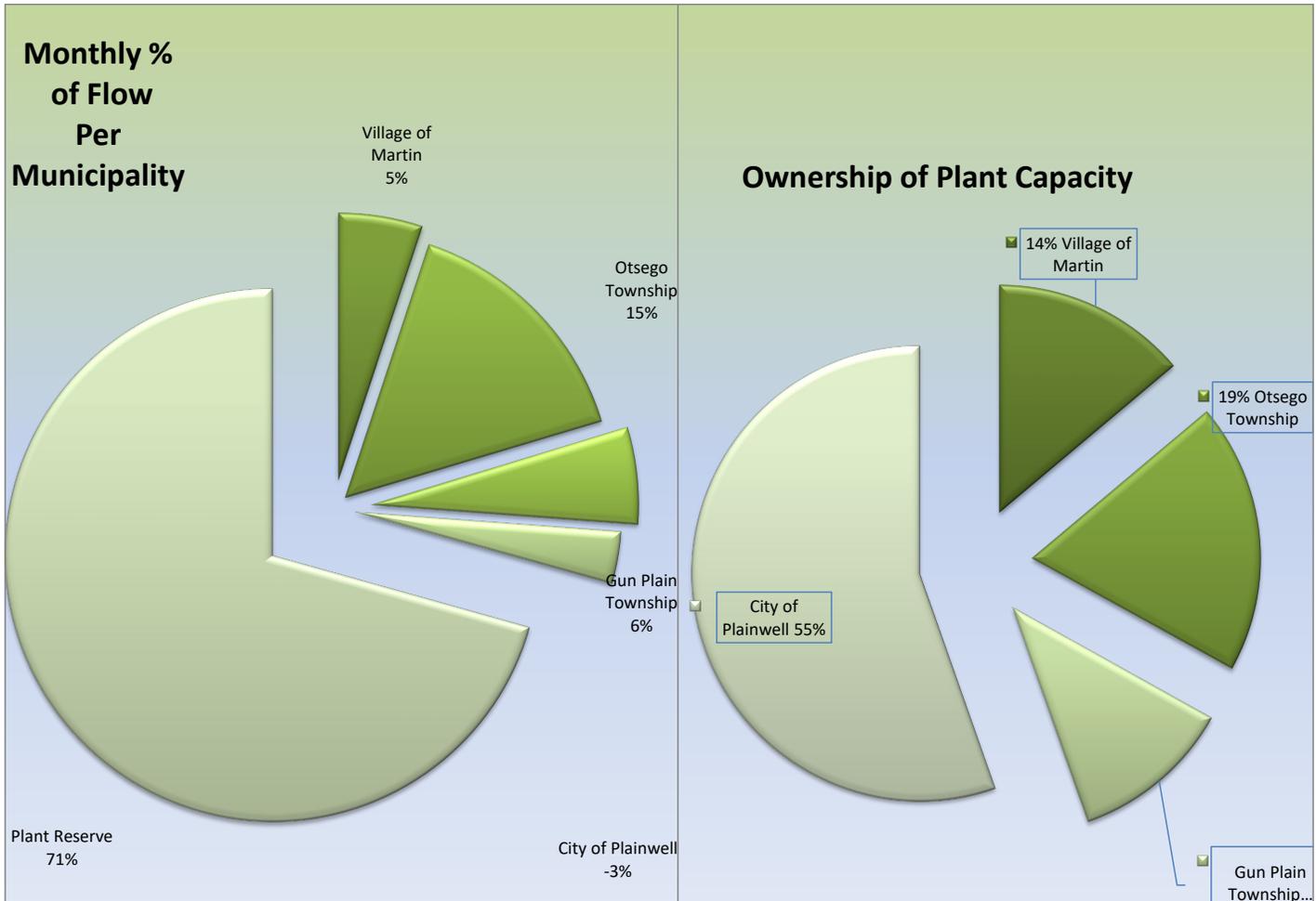
\$20,000

\$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
Village of Martin	891,267			
Gun River MH Park	446,000			
US 131 Motor Sports Park	0			
Total:	1,337,267			
AVG. DAILY:	38,208	180,000	79%	14%
Otsego Township	4,032,451			
AVG. DAILY:	115,213	250,000	54%	19%
Gun Plain Township	1,093,000			
Ridderman Gas Station	6			
USA Earthworks	1,000			
North Point Church	2,000			
North 10th Street	266,906			
Gores Addition	167,000			
TOTAL	1,529,912			
AVG. DAILY	4,771	150,000	97%	12%
City of Plainwell	-835095			
AVG. DAILY:	-43952.39	720,000	106%	55%
Avg. Daily Plant Flow from entire service district	0.31			



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	18.62
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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	17
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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):

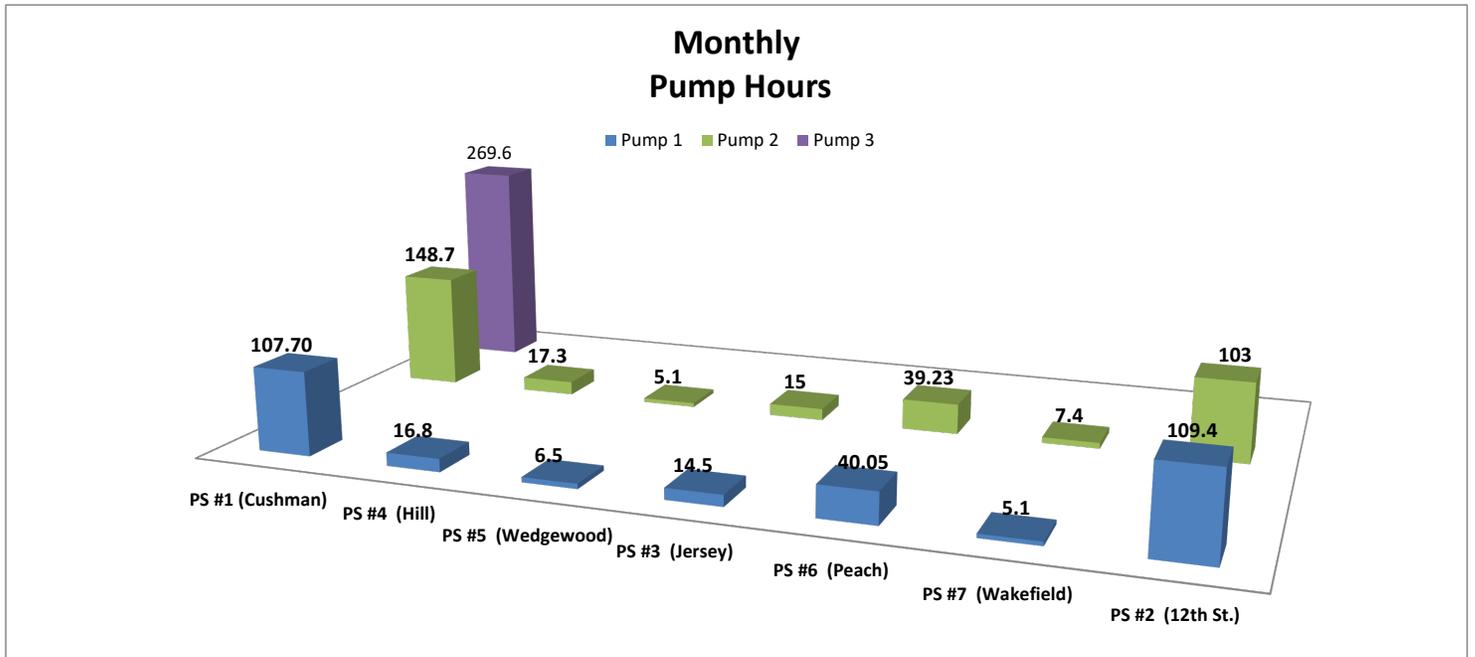
1.0 mg/l	0.45	0.44
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Controlling phosphorous discharges is a key factor in preventing eutrophication of surface waters. Eutrophication is caused by water enrichment of inorganic plant nutrients. Eutrophication negatively effects water bodies due to increases 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	4
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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 BRA DDA TIFA
January 13, 2026

1. Chairman Rizzo called the meeting to order at 7:32am in City Hall Council Chambers.
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Paul Rizzo, Jim Turley, Randy Wisnaski, Cathy Green, David Steffen and Justin Lakamper
Excused: Adam Hopkins and Nick Larabel
4. Approval of Minutes:
A motion by Turley, seconded by Wisnaski, to accept and place on file the BRA DDA TIFA Meeting Minutes of the 12/09/2025 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 December 2025 in the amount of \$5,601.88. On a voice vote, all in favor. Motion passed.**
 - B. **A motion by Wisnaski, seconded by Steffen, confirming DDA payables for December 2025 in the amount of \$2,215.61. On a voice vote, all in favor. Motion passed.**
 - C. **A motion by Green, seconded by Wisnaski, confirming TIFA payables for December 2025 in the amount of \$92.13. On a voice vote, all in favor. Motion passed.**
8. Communications:
The December 2025 Summary and Detail Financial Reports, the quarterly Revolving Loan Report and City Council Meeting minutes from 11/24/2025 and 12/08/2025 were reviewed.
9. Public Comment: None.
10. Staff Comment: Lakamper provided an update on the ~27-acre parcel for sale in Industrial Park, sharing that Balkema Excavating has offered \$675,000, full asking price (25k/acre), with intentions of building a concrete mixing plant. A concrete business requires a Special Use Permit approval recommendation from the Planning Commission, and final approval from City Council. The sale would be contingent on Special Use Permit approval. Lakamper shared that the City experiences a deficit each year, averaging from \$150,000 -\$300,000. One-time cash infusions, like the sale of property in Industrial Park, keep the City's general fund solvent given the structural deficit.

The City received an engineering grant from Lakeshore Advantage for road repair and water main replacement In Industrial Park. The engineering firm estimates \$900k for road resurfacing and \$170k to replace a section of water main. The City hopes to begin this project this spring, though as the cost is higher than anticipated, it may be delayed until next year. We are making progress toward road repair in Industrial Park. Turley asked if semi weight had been figured into the road repaving, as there are large, heavy 8 axle trucks coming in and out that have poor turning radiuses and have visibly damaged the existing pavement.

Lakamper discussed the lease agreement with Classic Auto Factory, stating that the lease was sent to environmental lawyer Mary Jane Rhoades for review. Mary Jane is well respected and knowledgeable in environmental law, and as the City will maintain ownership of the buildings, her expertise in this field will be an asset.

MINUTES
Plainwell BRA DDA TIFA
January 13, 2026

Lakamper discussed the letter from Weyerhaeuser stating their concerns with developing the Mill Property amid potential changes to PFAS laws in the future. Turley asked if Watts Homes still planned on the housing developments. Lakamper stated that Watts Homes wants to be able to complete both proposed projects- the condominiums along the river, and the residential homes, but they are aware of the potential for issues. Residential and Commercial designated areas have different remediation standards. Parcel 5, along the river, is by what once were paper mill sludge lagoons and if trash or debris is dug up, it must be disposed of appropriately.

Turley shared that he had received an easement agreement from Consumers Energy for proposed work in Industrial Park, and asked if Lakamper had also been contacted or had further information. Lakamper stated he had been working with Consumers to try to stabilize power output to one of the businesses. Turley will share the easement information with Lakamper, with hopes that between the two of them, they can get more information from Consumers.

Lakamper discussed the Council meeting on January 26, 2026 at 7pm, sharing that public input is requested concerning the sale of 1 acre of property on the Mill Site to Plainwell Auto for construction of a new building. Plainwell Auto has provided architectural concept drawings of the proposed building and site plan.

Lakamper noted that the insurance company has settled on a payout amount of \$590k for Building 2. This amount should cover the cost of demolition. The City will solicit bids for demolition, with a goal of beginning this spring.

11. Board Member Comments: None.

12. Adjournment:

A motion by Green, seconded by Turley, to adjourn the meeting at 8:22am. On a voice vote, all voted in favor. Motion passed.

Submitted by: JoAnn Leonard, City Clerk

MINUTES
Plainwell Planning Commission
November 5, 2025

1. Chair 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: Chair Rachel Colingsworth, Commissioners Stephen Bennett, Kevin Hammond, Dale Burnham, Elizabeth Raich, Jay Lawson, Lori Steele and City Manager Justin Lakamper,
Excused: None.
4. Approval of Minutes:
A motion by Lawson, seconded by Raich, to accept and place on file the Planning Commission Meeting Minutes of the 08/20/2025 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. Clerk Leonard discussed the current Planning Commission bylaws.
The Commission made the following revisions:
 1. Section 3: Meeting time updated from 7:30pm to 6:30pm
 2. Section 4: Annual meeting moved from 1st meeting in August to 1st meeting in November
 3. Section 4: the word Secretary was removed**A motion by Hammond, seconded by Steele, to approve and adopt the revised Planning Commission bylaws. On a voice vote, all voted in favor. Motion passed.**
 - B. Clerk Leonard discussed Section 4 of the bylaws concerning the election of a Planning Commission Chair and Vice Chair.
Steele nominated Hammond for Chair. Hammond accepted the nomination.
Bennett nominated Colingsworth for Chair. Colingsworth accepted the nomination.
Voice votes were cast as follows: Burnham voted for Hammond. Lawson voted for Hammond. Bennett voted for Colingsworth. Colingsworth voted for Colingsworth. Raich voted for Hammond. Hammond voted for Hammond. Steele voted for Hammond.
By a vote of 5 to 2, Hammond was elected Chair.
A motion by Raich nominating Colingsworth as Vice Chair. Colingsworth accepted the nomination.
On a voice vote, all voted for Colingsworth.
By a vote of 7 to 0, Colingsworth was elected Vice Chair.
 - C. City Manager Lakamper discussed the DRAFT Accessory Dwelling Unit Ordinance.
A motion by Burnham, seconded by Hammond, recommending the DRAFT Accessory Dwelling Unit Ordinance to City Council for consideration. On a voice vote, all voted in favor. Motion passed.
 - D. City Manager Lakamper discussed the DRAFT Zoning Compliance Permit Ordinance.
A motion by Burnham, seconded by Steele, recommending the DRAFT Zoning Compliance Permit Ordinance to City Council for consideration. On a roll call vote, all voted in favor. Motion passed.
8. Communications:
City Council Meeting Minutes from 8/25/2025, 9/08/2025, 9/22/2025, 10/08/2025, and 10/13/2025 were reviewed.
9. Public Comments: None.
10. Staff Comments:
City Manager Lakamper reported on a letter the City received from Weyerhaeuser discussing concerns about the development of the Mill property due to prior PFAS contamination. Their concerns are specific to the housing developments planned on the Mill site.
11. Commissioner Comments: None
12. Adjournment:
A motion by Burnham, seconded by Hammond, to adjourn the meeting at 7:43pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully submitted by:
JoAnn Leonard, City Clerk

02/19/2026

INVOICE APPROVAL BY INVOICE REPORT FOR CITY OF PLAINWELL
INVOICE ENTRY DATES 02/06/2026 - 02/19/2026
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID

Vendor Code	Vendor Name	Description	Amount
000004	PLAINWELL AUTO SUPPLY INC		
	759072	DPW - HOSE CLAMP/BEARING SUPPORT #12 AB	187.08
	759136	DPW - AXLE NUT SOCKET 33MM SHOP AB	21.79
	759443	DPW - LOW PRO CREEPER SHOP AS	211.49
	759474	DPS - VAC TUBING(3)/CONNECTORS(2)/BATTERY KC	30.74
	759656	DPW - SPARK PLUG #57 CHAINSAW CP	7.09
	759674	DPW - EXHUAUST ELBOW(3)/U BOLT(3)/PIPE CONNECT TR	199.33
TOTAL FOR: PLAINWELL AUTO SUPPLY INC			657.52
000010	RIDDERMAN & SONS OIL CO INC		
	199503	DPW - 292GL 5-87 REG 10% ETHANOL GASOLINE	586.29
	199504	DPW - 600GL 30-#2 DYED DIESEL	1,573.03
TOTAL FOR: RIDDERMAN & SONS OIL CO INC			2,159.32
000014	MICHIGAN GAS UTILIITIES CORP		
	5814140320	WR PLANT GAS SERVICE JANUARY 2026	5,480.43
	5814381037	DPS BLDG GAS SERVICE JANUARY 2026	1,647.89
	5814432131	DPW BLDG GAS SERVICE JANUARY 2026	1,437.36
	5815019742	WR - CUSHMAN LIFT GAS SERVICE JANUARY 2026	118.68
	5815668089	CH FOOT BRIDGE GAS SERVICE JANUARY 2026	642.17
	5815808681	WR 12TH ST LIFT GAS SERVICE JANUARY 2026	44.95
	5816187842	DPW BACK BARN GAS SERVICE JANUARY 2026	793.13
	5816447087	DPW WATER CHEM ROOM GAS SERVICE JANUARY 2026	295.63
TOTAL FOR: MICHIGAN GAS UTILIITIES CORP			10,460.24
000034	VERIZON		
	6135645121	DPW/WR ALARM SERVICE 1/11 - 2/10/26	45.72
TOTAL FOR: VERIZON			45.72
000035	APPLIED INNOVATION		
	3071158	CITY HALL COPIER CHARGES 1/13 - 2/12/2026 RB	175.86
	3071159	DPW/WR COPIER CHARGES 1/16 - 2/15/2026 CP	145.42
TOTAL FOR: APPLIED INNOVATION			321.28
000079	ALLEGAN COUNTY NEWS		
	19560	ADMIN - JANUARY 2026 LEGALS B.O.R. GL	150.00
TOTAL FOR: ALLEGAN COUNTY NEWS			150.00
000104	HARDINGS MARKET 380		

	2026.02.04	DPW - FROZEN WATER SERVICE H2O FOR RESIDENT CP	9.98
TOTAL FOR: HARDINGS MARKET 380			9.98

000134	HAROLD ZEIGLER FORD		
	359623	DPS - 2018 FORD EXP *7081 WIPER SPRAYER HOSE KC	261.89
TOTAL FOR: HAROLD ZEIGLER FORD			261.89

000138	AMERICAN OFFICE SOLUTIONS		
	411806	DPS - COPIER LEASE/USAGE JANUARY 2026 KC	157.49
TOTAL FOR: AMERICAN OFFICE SOLUTIONS			157.49

000155	BRAVE INDUSTRIAL FASTENER		
	178699	DPW - 1/8 WELD ROD(10) RL	64.80
TOTAL FOR: BRAVE INDUSTRIAL FASTENER			64.80

000164	ETNA SUPPLY CO INC		
	S106726345.001	DPW - KOEHLER BOWL(2)/SLOAN FLUSHER(2) JF	428.00
TOTAL FOR: ETNA SUPPLY CO INC			428.00

001041	TELE-RAD INC		
	922392	DPS - FIRE PAGER BATTERIES KC	162.50
TOTAL FOR: TELE-RAD INC			162.50

001231	ALLEGAN COUNTY CLERKS ASSOC		
	2026	ADMIN - 2026 MEMBERSHIP DUES GL	30.00
TOTAL FOR: ALLEGAN COUNTY CLERKS ASSOC			30.00

001448	PROFESSIONAL CODE INSPECTIONS		
	26-001	JAUARY 2026 PERMITS	2,278.00
TOTAL FOR: PROFESSIONAL CODE INSPECTIONS			2,278.00

001536	WASHWELL-STADIUM DRIVE GROUP-SOAP		
	4297	DPS - DRY CLEANING NOVEMBER 2026	55.00
	4305	DPS - DRY CLEANING DECEMBER 2025	38.50
TOTAL FOR: WASHWELL-STADIUM DRIVE GROUP-SOAP			93.50

002116	CHARTER COMMUNICATIONS		
	005582801020126	CITY HALL INTERNET/TV FEBRUARY 2026	266.05
	005583601020126	DPW/WR INTERNET FEBRUARY 2026	149.99
	005584501021426	DPS INTERNET/PHONE/TV FEBRUARY 2026	335.00
	172241901020726	AIRPORT INTERNET FEBRUARY 2026	94.54
TOTAL FOR: CHARTER COMMUNICATIONS			845.58

002246	ELHORN ENGINEERING CO.		
	309816	DPW - CHEMICALS FORR WELLS 4 & 7 CP	1,323.00
TOTAL FOR: ELHORN ENGINEERING CO.			1,323.00

002281	HOME DEPOT		
	1103400	DPW - MISS DIG PAINT(6) AB	58.21
	2022801	DPW - 1/2HP AIR MOVER JF	224.42
	3021775	DPW - 2X4-96"(4) AIRPORT JF	15.00
	4020539	DPW - SCREWS/2X4-96"(8)/ AIRPORT RL	59.11
	6023092	DPW - 2X4-96"(18) CITY HALL RL	66.15
TOTAL FOR: HOME DEPOT			422.89
002347	ALRO STEEL CORPORTATION		
	GBL7998KZ	DPW - WALL TUBING FOR SHOP GRATES JF	137.25
TOTAL FOR: ALRO STEEL CORPORTATION			137.25
002368	ORTON, TOOMAN, HALE, MCKOWN & KIEL		
	2026.01	DPS - PROFESSIONAL SERVICES JANUARY 2026 KC	537.50
TOTAL FOR: ORTON, TOOMAN, HALE, MCKOWN & KIEL			537.50
002402	STEENSMA LAWN & POWER EQUIPMENT		
	1296071	DPW - CHAIN #57 CP	50.38
TOTAL FOR: STEENSMA LAWN & POWER EQUIPMENT			50.38
002478	ENGINEERED PROTECTION SYSTEMS INC		
	A892518	DPS - NOTIFIER SYSTEM MONITORING 3/1 - 5/31/2026 K	209.64
	S512205	DPS - SERVICE CALL/LABOR KC	200.00
TOTAL FOR: ENGINEERED PROTECTION SYSTEMS INC			409.64
002539	BELDEN SAND & GRAVEL		
	7901	DPW - 10.15T SAND FOR MAIN BREAK 218 ACORN CP	40.60
TOTAL FOR: BELDEN SAND & GRAVEL			40.60
002562	CITY OF ALLEGAN		
	0000016220	DPW - 4TH QTR WATER TESTING	400.00
TOTAL FOR: CITY OF ALLEGAN			400.00
002661	JIM KOESTNER INC		
	6047152	DPS - 2023 TAHOE *9122 TIRE ROTATION/L.O.F KC	79.91
	6047313/1	DPS - 2021 TAHOE *6452 L/O/F KC	71.90
TOTAL FOR: JIM KOESTNER INC			151.81
002703	CONTINENTAL LINEN SERVICES INC		
	4416696	DPW RUGS	85.19
	4416697	WR RUGS	32.60
TOTAL FOR: CONTINENTAL LINEN SERVICES INC			117.79
002864	STATE OF MICHIGAN DEPT OF LICENSING		
	2026-PD ELEV	DPS - ELEVATOR CERT OF OPERATION KC	293.55
TOTAL FOR: STATE OF MICHIGAN DEPT OF LICENSING			293.55

004168	SBF ENTERPRISES		
	0140640	2025 WINTER TAX PRINTING/MAILING SUPPLIES W/ CALE	642.36
TOTAL FOR: SBF ENTERPRISES			642.36

004190	WATERSOLVE LLC		
	10653	WR - 1 465LB DRUM SOLVE 137 LK	1,200.00
TOTAL FOR: WATERSOLVE LLC			1,200.00

004195	NIEBOER HEATING & COOLING		
	I54690	WR - BOILER INSPECTION LK	400.00
TOTAL FOR: NIEBOER HEATING & COOLING			400.00

004205	HOEKSTRA ROOFING COMPANY INC.		
	21398	CITY HALL ROOF SERVICE CALL/LEAK JL	680.00
TOTAL FOR: HOEKSTRA ROOFING COMPANY INC.			680.00

004221	R.W. LAPINE INC		
	76179	WR - LAB BLDG BOILER LK	565.00
TOTAL FOR: R.W. LAPINE INC			565.00

004241	GHD SERVICES INC		
	340-0176143	DECEMBER 2025 UTILITIES/COMMON AREA MAINT JL	3,107.24
TOTAL FOR: GHD SERVICES INC			3,107.24

004837	MUNIWEB		
	1371	JANUARY 2026 WEB HOSTING/RES SCHEDULING	250.00
TOTAL FOR: MUNIWEB			250.00

004855	PLAINWELL ACE HARDWARE		
	21912	DPS - REPLACEMENT KEY KC	4.99
	21940	DPW - O-RING/EPOXY #61 AB	9.17
	21959	DPW - ROOF MELT TABLETS DPW SHOP AB	25.99
	21987	DPW - GALV NIPPLE FLAG ARM REPAIR JF	2.99
	21991	WR - PAINTERS TPAE/EPA OIL(2) LK	14.57
	22007	DPW - RECIP BIM SET CITY HALL AB	15.99
	22009	DPW - RESTROOM TRASH BAGS(6) DR	209.94
	22014	WR - KILZ/BRUSH CLEANER/DRY MOP/ROLLERS LK	103.94
	22016	WR - SWIFFER DUSTER/1 QT PAINT LK	35.98
	22026	DPW - STAIN/VARNISH CH WALLS AB	44.98
	22050	DPW - PATCHING PROPANE DR	15.96
	22052	WR - PLEDGE/FAB CLEANER LK	19.17
	22053	DPW - PAD STAIN/LINED GLOVE JF	21.38
TOTAL FOR: PLAINWELL ACE HARDWARE			525.05

004886	REPUBLIC SERVICES		
	0249-008781369	FEBRUARY 2026 CITY WIDE RECYCLE	4,993.09
TOTAL FOR: REPUBLIC SERVICES			4,993.09

004902	BLOOM SLUGGETT PC		
	27875	JANUARY 2026 PROFESSIONAL SERVICES JL	3,496.00
TOTAL FOR: BLOOM SLUGGETT PC			3,496.00

005012	UNITED BANK		
	2026.02.01 11:48	ACH FEES PAYROLL	7.00
	2026.02.06	RETURN CHECK FEE	15.00
	2026.02.11 12:04	ACH FEES TAX DIST/AP	7.00
	2026.02.12 11:03	ACH FEES UB DUE DATE	7.00
	2026.02.18 2	RETURN CHECK FEE	15.00
	2026.02.18 1	RETURN ACH FEE X2	15.00
	2026.02.18 10:32	ACH FEES TAX DIST/AP	7.00
	2026.02.18 3	STOP CHECK FEE #29380	34.00
TOTAL FOR: UNITED BANK			107.00

005015	CHECKALT-KLIK		
	2370	ELOCKBOX FEES JANUARY 2026	160.34
TOTAL FOR: CHECKALT-KLIK			160.34

005047	STAPLES, INC.		
	6055662226	ADMIN - COPY PAPER(2)/FILE PKT/HAND TOWELS RB	216.17
	6055744622	DPW - CLEAR BOXES CP	25.19
	605584533	DPW - TP/HAND TOWELS/LYSOL/PAPER/CLOROX WIPES	155.39
TOTAL FOR: STAPLES, INC.			396.75

005215	SILVERSMITH DATA		
	420470	WR - 2026 ASSET MGMT SERVICES LK	2,185.00
TOTAL FOR: SILVERSMITH DATA			2,185.00

005222	BAUER BUILT INC		
	616003586	DPW - TIRES FOR 60A LOADER RN	13,590.80
TOTAL FOR: BAUER BUILT INC			13,590.80

005239	CRISIS RESPONSE CONNECTION, LLC		
	2026.06.10/11/12	DPS - CRISIS INTERVENTION TRAINING 2026/6/10-11-12	235.00
TOTAL FOR: CRISIS RESPONSE CONNECTION, LLC			235.00

AAESAACH	ALLEGAN AREA EDUCATION SVC AGENCY		
	02072026AAESA	DISTRIBUTE 2025 TAX COLLECTIONS W/E 02/07/2026	60,150.36
	021426AAESA	DISTRIBUTE 2025 TAX COLLECTIONS W/E 02/14/2026	73,812.00
TOTAL FOR: ALLEGAN AREA EDUCATION SVC AGENCY			133,962.36

ACACH	ALLEGAN COUNTY TREASURER		
	020726COUNTY	DISTRIBUTE 2025 TAX COLLECTIONS W/E 02/07/2026	23,288.36
	021426COUNTY	DISTRIBUTE 2025 TAX COLLECTIONS W/E 02/14/2026	31,267.82
TOTAL FOR: ALLEGAN COUNTY TREASURER			54,556.18

BANKNY	US BANK TRUST COMPANY NA		
	2026.01.28	DEBT SERVICE - SRF LOAN SPRING 2026 DW	15,434.19
TOTAL FOR: US BANK TRUST COMPANY NA			<u>15,434.19</u>

OPEBEFT	CONSTELLATION TRUST COMPANY		
	2026.2	OPEB TRUST CONTRIBUTION FROM WATKINS ROSS DW	9,711.00
TOTAL FOR: CONSTELLATION TRUST COMPANY			<u>9,711.00</u>

PCSACH	PLAINWELL COMMUNITY SCHOOLS		
	020726PW	DISTRIBUTE 2025 TAX COLLECTIONS W/E 02/07/2026	284,340.54
	021426PW	DISTRIBUTE 2025 TAX COLLECTIONS W/E 02/14/2026	320,226.39
TOTAL FOR: PLAINWELL COMMUNITY SCHOOLS			<u>604,566.93</u>

RDLACH	RANSOM DISTRICT LIBRARY		
	020726LIBRARY	DISTRIBUTE 2025 TAX COLLECTIONS W/E 02/07/2026	7,125.62
	021426LIBRARY	DISTRIBUTE 2025 TAX COLLECTIONS W/E 02/14/2026	9,070.47
TOTAL FOR: RANSOM DISTRICT LIBRARY			<u>16,196.09</u>

SOMEFT	STATE OF MICHIGAN		
	20260131SALESTAX	JANUARY 2026 SALES TAX RETURN	37.97
TOTAL FOR: STATE OF MICHIGAN			<u>37.97</u>

TOTAL - ALL VENDORS			889,008.58
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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: 2026.02.19 12:11:47 -05'00'

Insert Signature:

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: 2026.02.20 09:03:20 -05'00'

Insert Signature:

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: 2026.02.20 10:47:01 -05'00'

Insert Signature:

Reports & Communications:

A. City – Boards and Commissions Appointment List

The DDA Board has an opening for a partial term ending June 30, 2026. Appointments are made by the Mayor, and subject to confirmation from Council.

Recommended action: Consider approving the Mayor’s appointment of Rimante Grigaliunas to the DDA Board.

B. City – Small Business Revolving Loan Application – Doster Real Estate

The City of Plainwell, using grant funds awarded through the United States Department of Agriculture (USDA), offers a Revolving Loan program to qualifying small businesses within the City. This program provides low-interest loans to help finance building improvements, support job creation, and promote long-term business success. The availability of these funds encourages investment in commercial properties and supports continued growth and economic development throughout the City. An applicant’s ability to repay the loan, available collateral, proposed use of loan proceeds, and the public benefit—such as job creation, property improvements, and support of long-term economic development—are all to be considered when reviewing the application for approval.

Drew Doster and Molly Allen-Doster, owners of Doster Real Estate, have applied for a \$10,000 loan with the intention of making improvements to the property located at 145 E Bridge Street, which they plan to later open as Doster Brewing. City Staff and the DDA Board have reviewed and recommend approval of the loan.

Recommended action: Consider approving the Small Business Loan Application from Doster Real Estate in the amount of \$10,000.

C. City – Special Event Permits: 2026-02 Plainwell Community Easter Egg Hunt and 2026-03 Memorial Day Parade

Special Event Permit 2026-02 is for the Plainwell Community Easter Egg Hunt to be held on Saturday, March 28, 2026 at Brook’s Plaza, Hick’s Park and a small section of W. Bridge St. This annual event is sponsored by several area churches.

Special Event Permit 2026-03 is for the Memorial Day Parade. Sponsored annually by Plainwell VFW Post 9377, the parade begins at 11am on Monday, May 25, 2026 on N. Anderson St and ends at Hillside Cemetery with a ceremony to remember and honor those who gave their lives in defense of our country.

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

D. City – International Property Maintenance Code (IPMC)

The City currently has a dangerous building ordinance that is used to enforce blight issues. We have had issues using it effectively in court recently. We have a few long-standing homes that present us with enforcement challenges. This is why we are seeking to replace the dangerous building ordinance with International Property Maintenance Code. This is a professionally written code that is court proven as it is in use in cities across the country. One such example is Otsego. Our current ordinance pertaining to blight is simply ineffective. I spoke with the City Attorney about the best way to update our current ordinance and he suggested using the IPMC. I asked them to put a draft together to rescind our current ordinances and replace them with the IPMC. Since this is a regular ordinance you can simply make a motion and enact it, however, I would like to just consider it tonight for discussion. Public Safety supports the adoption of IPMC as it is the gold standard for blight enforcement.

Recommended action: Discussion

Reminder of Upcoming Meetings:

- March 10, 2026 – DDA/BRA/TIFA – 7:30am
- March 10, 2026 – Parks & Trees – 4:00pm
- March 18, 2026 – Planning Commission – 6:30pm
- **March 23, 2026 – City Council – 7:00pm**

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