

# 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](http://www.plainwell.org)

## AGENDA Plainwell City Council Monday, January 12, 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 – 12/22/2025 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 confirming the Mayor's appointment of several community members to various boards and commissions.
  - B. DPW – Equipment Purchase - Tires for the Front Loaders  
Council will consider approving the purchase and installation of four new tires on the newer front loader, and having the removed set of tires installed on the older front loader by Meekhof Tire at a cost of \$13,540.00.
  - C. City – Consideration of Purchase Agreement for Vacant Industrial land  
Council will consider approving the sale of approximately 26.98 acres of real property located at 830 Miller Road, Plainwell, MI 49080, parcel ID 55-020-056-00, and authorizing the City Manager and City Clerk to enter into a purchase/sale agreement for the property subject to final approval by the City Manager and City Attorney. Further authorize the City Manager and City Clerk to execute documents or other agreements as necessary to close on the sale of the property, subject to final review by the City Manager and Attorney, and authorize the City Manager and City Attorney to take any steps necessary to effectuate the sale of the property subject to this motion.
  - D. City – Resolution 2026-06 – Establishing a Redevelopment Project Area  
Council will consider adopting 2026-06 as presented, which establishes a Redevelopment Project Area.
  - E. City – Mill Development Discussion  
Council will review and discuss currently proposed development plans for the Mill Building complex.
11. Communications: The December 2025 Investment and Fund Balance Reports
12. Accounts Payable - \$1,249,882.50
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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## Reports & Communications:

### A. City – Boards and Commissions Appointment List

Several board members' terms end on December 30, 2025. Clerk Leonard has confirmed with each candidate their willingness to serve for another term. Appointments are made by the Mayor, and subject to confirmation from Council.

**Recommended action:** Consider confirming the Mayor's appointment of several community members to various boards and commissions.

### B. DPW – Tires for the Front Loaders

The City has two front loaders, one newer and one older model. The older model's tires are failing. Putting new tires on the newer loader and then having the removed tires mounted on the older loader makes the most sense, as the new loader sees heavier use. Meekhof Tire has supplied tires and tire service to the City for years.

**Recommended action:** Consider approving the purchase and installation of four new tires on the newer front loader, and having the removed set of tires installed on the older front loader by Meekhof Tire at a cost of \$13,540.00.

### C. City – Consideration of Purchase Agreement for Vacant Industrial Land

The City has received an offer from Balkema Excavating to purchase the entirety of remaining parcel at the full asking price of \$674,500. The intended use by Balkema Excavating would be to open a concrete ready-mix plant similar to the one that closed behind Preferred Plastics. This is a great offer. It would allow us obtain the maximum value for the land and sell it to a known and successful business entity who is not requesting any infrastructure work from the City. Selling the parcel in its entirety to one purchaser alleviates the need for the City to build utilities and a road back to the rear parcel(s). The City will be well served to receive the cash infusion which will effectively provide enough general fund surplus to operate and additional two to three years at current annual deficits.

**Recommended action:** Consider approving the sale of approximately 26.98 acres of real property located at 830 Miller Road, Plainwell, MI 49080, parcel ID 55-020-056-00, and authorizing the City Manager and City Clerk to enter into a purchase/sale agreement for the property subject to final approval by the City Manager and City Attorney. Further authorize the City Manager and City Clerk to execute documents or other agreements as necessary to close on the sale of the property, subject to final review by the City Manager and Attorney, and authorize the City Manager and City Attorney to take any steps necessary to effectuate the sale of the property subject to this motion.

### D. City – Resolution 2026-06 - Establishing a Redevelopment Project Area

Mill 17 is planning on applying for a Class C Redevelopment liquor license, allowing them to sell alcohol at their on-premises bar, which must be open to the public. This license can only be issued to them after the City has established a redevelopment project area. Section 521a of the Michigan Liquor Control Code, Public Act 58 of 1998, MCL 436.1101 et. seq. ("MLCC") permits the City of Plainwell to establish "redevelopment project areas" in order to make specific on-premises liquor licenses available to applicants beyond the City's allowed quota licenses. This type of license is available to them as long as they invest \$75,000 into the redevelopment of a building that is located within a "redevelopment project area." The license is tied specially to the business and to the location, which means they cannot sell it or move it elsewhere. Creating the redevelopment project area allows one entity to apply for a liquor license per 3.8 million dollars of investment over the preceding three years. Therefore, we are asking to incorporate the entire city in the redevelopment project area so that we can capture the development in the industrial park to meet this 3.8 million dollar threshold.

**Recommended action:** Consider adopting Resolution 2026-06 as presented.

### E. City – Mill Development Discussion

Council will discuss and review currently proposed development plans for the Mill Complex.

**Recommended action:** Discussion.

### Reminder of Upcoming Meetings:

- January 13, 2025 – DDA/BRA/TIFA – 7:30am
- January 13, 2025 – Parks & Trees – 4:00pm
- January 21, 2025 – Planning Commission – 6:30pm
- January 26, 2025 – 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.

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