

MINUTES
Plainwell City Council
December 22, 2025

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Steve Smail of 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 12/08/2025 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None.
7. County Commissioners Report: Commissioner Gale Dugan gave an update on happenings throughout Allegan County.
8. Agenda approval:
A motion by Steele, seconded by Wisnaski, to approve the Agenda for the December 22, 2025 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: None.
10. Recommendations and Reports:
 - A. Dan Veldhuizen from Siegfried Crandall PC presented the audited financial statements for the year ended June 30, 2025. Mr. Veldhuizen stated that the city's financial statements received an "unmodified" opinion, meaning no material misstatements were noted, and no audit adjustments were made. He reported the city's financial position is acceptable. He called attention to the OPEB Fund, noting that these funds are the most concerning and should be addressed. The audit revealed no deficiencies in internal controls. He stated that very few audit clients have no deficiencies, and Plainwell is the only municipality of ~150 that prepares its own financials. He recognized and thanked Contracted City employee Kelley for his hard work and attention to detail, and recommended that the City continue to contract with Mr. Kelley, as his services cost significantly less than hiring an auditing firm.
A motion by Steele, seconded by Wisnaski, accepting and placing on file the audited financial statements for the City of Plainwell as of and for the year ended June 30, 2025 as presented. On a roll call vote, all voted in favor. Motion passed.
 - B. Clerk Leonard discussed Resolutions 2026-01 through 2026-05. These Resolutions, approved annually, set meeting, holiday and flag dates, designate various employees for certain duties, and provide poverty exemption information for the upcoming year.
A motion by Steele, seconded by Wisnaski, adopting Resolution 2026-01 - 2026 Ordinance Enforcement Officers, Resolution 2026-02 - 2026 Council Meeting Dates, Resolution 2026-03 - 2026 Employee Holidays, Resolution 2026-04 - 2025 Street Flag Dates, and Resolution 2026-05 - 2026 Poverty Exemptions as presented. On a roll call vote, all voted in favor. Motion passed.
 - C. City Manager Lakamper discussed an On-Premise Tasting Permit for Deep Well Brewing LLC.
A motion by Wisnaski, seconded by Green, approving Resolution 2025-22 which recommends the consideration and approval of an On-Premises Tasting Permit for Deep Well Brewing LLC by the Michigan Liquor Control Commission. On a roll call vote, all voted in favor. Motion passed.
 - D. City Manager Lakamper discussed a lease agreement with Classic Auto Factory for the Mill Complex. Further details need to be added to the lease agreement, such as an improvement timeline of 2-3 years, and more specific information added to the list of tenant improvements in Exhibit C. Leasing the Mill Complex leaves the

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City responsible for the cleanup process. The City must work closely with CAF to make sure State requirements are being followed and that hazardous materials are properly remediated.

- E. City Manager Lakamper discussed Mill 17's green space plans and parking lot proposal. Kurt from Mill 17 shared that an outdoor ceremony/green space will not only beautify the river front and City, but is an important part of successfully marketing a wedding venue and attracting clientele. Parking is also important, and having both parking and a green space will increase the chance of Mill 17 being successful. He noted that guests coming to the venue will also visit downtown shops and restaurants, and potentially use local flower shops and caterers for their events. Mayor Pro Tem Steele discussed concerns with the green space utilizing the land originally intended as the parking lot for Building 17. Councilmember Green added that the City wasn't ready for the green space discussion, and had thought parking was established, as a parking lot was sold with the building. Now Mill 17's plans have evolved to include the greenspace, causing parking concerns. Matt noted that the useable space in the building is larger than originally thought, allowing Mill 17 to host not only a larger number of guests, but also potentially hold more than one event at a time. Mill 17 also hopes to host business meetings, conferences and training events. Both Kurt and Matt want to work with the Council in hopes of finding a parking solution. Mayor Pro Tem Steele stated that the City wants Mill 17 in Plainwell, and asked that Mill 17 draft a proposal that includes the green space, outdoor venue and proposed parking lot ideas to share with Council.

11. Communications:

A motion by Steele, seconded by Wisnaski, to accept and place on file the November 2025 Investment, Fund Balance, Department of Public Safety and Water Renewal Reports, and the 11/11/2025 DDA/BRA/TIFA meeting minutes. On a voice vote, all voted in favor. Motion passed.

12. Accounts Payable:

A motion by Keeney, seconded by Green, that the bills be allowed and orders drawn in the amount of \$230,233.86 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments: None.

14. Staff Comments:

Finance Director/Treasurer Wilcox shared she is settling in to her new position, continuing to learn and enjoying it. She wished everyone Merry Christmas and Happy New Year.

Superintendent Keyzer wished everyone a Merry Christmas and Happy New Year. Nothing to report from Water Renewal.

Director Callahan shared PSO McGehee received a commendation for going above and beyond assisting an elderly resident. ~120 kids and 50 Officers from Plainwell and the surrounding communities participated in the Shop with a Hero event on 12/17/2025. Plainwell has received a donation of rescue tools. Councilmember Keeney told Director Callahan that he's noticed the parking area at the Dog Park has been torn up, and that someone hit the corner of the fence, leaving it crooked.

Clerk Leonard had nothing to report.

City Manager Lakamper shared that the City has issued a hearing notice to the owner of the burned home on Mariette. This is a required step prior to court involvement. The City has received a grant through Lakeshore Advantage for engineering work on the Industrial park paving project, including replacing an old section of water main. This project is tentatively scheduled for 2026/2027. Fleis & Vandenbrink have suggested the City pursue an SRF loan for necessary updates to the Water Renewal plant, and they can assist the City in applying for the loan. He touched on the audit, noting that the reason the general fund balance is acceptable is due to one-time land sales. Each year the City has a deficit of ~300k. This year was slightly better, as several full-time staff members retired and were not replaced. The City will continue to contract with Brian Kelley. He shared that the fire suppression system had

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frozen at the William Crispe House, flooding the building and releasing ~800k gallons of water. Councilmember Green asked about the remaining parcel for sale in Industrial Park. City Manager Lakamper shared that there is an interested party. He is working with Consumer's Power to assess the power grid to make sure it can support a new business with high energy demands.

15. Council Comments:

Mayor Pro Tem Steele wished everyone a Merry Christmas and Happy New Year, telling everyone to be safe and stay out of trouble. She thanked all City of Plainwell employees for their hard work throughout the year.

Councilmember Wisnaski wished everyone a Merry Christmas and Happy New Year

Councilmember Green wished everyone a Merry Christmas and Happy New Year, sharing that she has retired.

Councilmember Keeney wished everyone a Merry Christmas and Happy New Year, and shared that his vacation was great- full of sunshine, great weather and golf.

16. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 8:35pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
January 12, 2026


JoAnn Leonard, City Clerk