City of Plainwell

"The Island City"

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

AGENDA
DDA/TIFA/BRA
Tuesday, July 14, 2026 - 7:30AM
Plainwell City Hall Council Chambers

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Minutes –** 06/09/2026
5. **Public Comment**
6. **Chairman's Report**
7. **Recommendations and Reports:**

   A. BRA - Accounts Payable for June - $12,666.37
   The Board will consider confirming BRA payables for June 2026 in the amount of $12,666.37.

   B. DDA - Accounts Payable for June - $1,554.44
   The Board will consider confirming DDA payables for June 2026 in the amount of $1,554.44.

   C. TIFA - Accounts Payable for June - $44.80
   The Board will consider confirming TIFA payables for June 2026 in the amount of $44.80.

8. **Communications:**

   A. The June 2026 Summary and Detail Financial Reports

   B. City Council Meeting minutes from 05/26/2026 and 06/08/2026

9. **Public Comment**
10. **Staff Comments**
11. **Board Comments**
12. **Adjournment**

Agenda Subject to Change

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

Plainwell is an equal opportunity provider and employer

MINUTES
Plainwell BRA DDA TIFA
June 09, 2026

1. Chairman Larabel called the meeting to order at 7:30am in City Hall Council Chambers.

2. Pledge of Allegiance was given by all present.

3. Roll Call: Present: Adam Hopkins, Paul Rizzo, David Steffen, Rimante Grigaliunas, Randy Wisnaski and Justin Lakamper

   Excused: Nick Larabel, Jim Turley

4. Approval of Minutes:
   A motion by Steffen, seconded by Hopkins, to accept and place on file the BRA DDA TIFA Meeting Minutes of the 05/12/2026 meeting. On a voice vote, all in favor. Motion passed.

5. Public Comment: None.

6. Chairman's Report: None.

7. Recommendations and Reports:

   A. **A motion by Hopkins, seconded by Wisnaski, confirming BRA payables for May 2026 in the amount of $30,037.00. On a voice vote, all in favor. Motion passed.**

   B. **A motion by Wisnaski, seconded by Rizzo, confirming DDA payables for May 2026 in the amount of $974.06. On a voice vote, all in favor. Motion passed**.

   C. **A motion by Hopkins, seconded by Wisnaski, confirming TIFA payables for May 2026 in the amount of $44.80. On a voice vote, all in favor. Motion passed**.

   D. Lakamper discussed the amended Downtown Development Budget (DDA), noting that in capital outlay $45,000 had been added for the fire pit at Brook's Plaza and $60,000 had been added to resurface the parking lot behind Joe's Pizza. Though several City parking lots need resurfacing, Joe's lot sees the most use and it makes the most sense to start there.
   A motion by Steffen, seconded by Hopkins, recommending the amended draft DDA budget to Council for consideration and final approval. On a voice vote, all in favor. Motion passed.
   Lakamper discussed the amended budget for the Brownfield Redevelopment Authority (BRA). Steffen noted that the biggest change to the BRA budget is a debt service payment of $65,000 to EGLE. Lakamper shared that payments will be made to EGLE over the next 15 years for demolition of several Mill Buildings and lead paint abatement. He noted that the insurance settlement payment for the demolition of Building #2 remains in the fund, with the hope that building #2 can be purchased and rehabilitated by Classic Auto Mill. CAM proposed a reimbursement cost of $360,000 (provided from the $590,000 insurance settlement), which would leave the remainder of the insurance money in the fund. The BRA fund also has a Brownfield Work Plan annual payment to GHD of $16,000 for work done on the bathrooms at City Hall.
   A motion by Rizzo, seconded by Hopkins, recommending the amended draft BRA budget to Council for consideration and final approval. On a voice vote, all in favor. Motion passed.
   Lakamper discussed the amended budget for the Tax Incremental Financial Authority (TIFA), noting that $400,000 from capital outlay has been allocated to repave Industrial Park. Funding for the repaving project will come from several sources- the TIFA fund, the water fund, and major and local streets funds. Bidding for this project is scheduled to begin in the fall.
   A motion by Hopkins, seconded by Steffen, recommending the amended draft TIFA budget to Council for consideration and final approval. On a voice vote, all in favor. Motion passed.

8. Communications:

The May 2026 Summary and Detail Financial Reports and City Council meeting minutes from 04/27/2026 and 05/11/2026.

9. Public Comment: None.

10. Staff Comment:
    A. Lakamper thanked the board members who were able to attend the All Boards meeting on 6/4/2026 and provided a quick summary of the agenda items. He started with Classic Auto Mill's proposal to purchase and restore building #2. The current proposal asks for project cost reimbursements totaling $360,000. This would be provided from the insurance settlement funding. He then discussed the parking lot agreement proposal from Mill 17. Mill 17 will be responsible for snow removal and salting, and will use the gravel parking lot as is. They have asked for overnight parking and weekend exclusivity, but Council is not in favor of exclusivity as no other City owned parking lots offer it.

11. Board Member Comments: None.

12. Adjournment:

    A motion by Steffen, seconded by Wisnaski, to adjourn the meeting at 8:03am. On a voice vote, all voted in favor. Motion passed.

    Submitted by: JoAnn Leonard, City Clerk

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 243 BROWNFIELD REDEVELOPMENT AUTHORITY FUND					
Dept 443 PUBLIC WORKS					
243-443-718.001	Health Insurance Premiums	COPS HEALTH TRUST	JUNE 2026 DENTAL/VISION PR	20.57	30109
243-443-718.001	Health Insurance Premiums	BLUE CARE NETWORK OF MICHI	JUNE 2026 HEALTH INSURANCE	41.81	30114
243-443-725.001	Fringe Benefit - Life Insu	MADISON NATIONAL LIFE INSU	JUNE 2026 LIFE INSURANCE P	3.99	30110
243-443-801.000	MILL BLDG ALTA & EASEMENT	FLEIS & VANDENBRINK INC	MILL BLDG ALTA & EASEMENT	11,000.00	30150
243-443-801.000	SURVEY TO CREATE PARCELS	FLEIS & VANDENBRINK INC	TOPOGRAPHIC SURVEY/PARCEL	1,600.00	30150
		Total For Dept 443 PUBLIC		12,666.37	
		Total For Fund 243 BROWNFI		12,666.37	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
		Fund Totals:			
			Fund 243 BROWNFIELD REDEVE	12,666.37	
				12,666.37	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND					
Dept 443 PUBLIC WORKS					
248-443-718.001	Health Insurance Premiums	COPS HEALTH TRUST	JUNE 2026 DENTAL/VISION PF	29.53	30109
248-443-718.001	Health Insurance Premiums	BLUE CARE NETWORK OF MICHI	JUNE 2026 HEALTH INSURANCE	21.30	30114
248-443-725.001	Fringe Benefit - Life Insu	MADISON NATIONAL LIFE INSU	JUNE 2026 LIFE INSURANCE F	1.41	30110
		Total For Dept 443 PUBLIC		52.24	
Dept 775 SPECIAL EVENTS					
248-775-880.021	Community Promotion - Spec	RYAN LINDSEY PHOTOGRAPHY	DDA - 250 YEAR CITY FLAGS	910.00	30142
248-775-881.022	Farmers Market Costs - DDA	SHOPPERS GUIDE INC	DDA - FARMERS MARKET LOCAT	37.20	30118
248-775-881.022	Farmers Market Costs - DDA	PLUMBER'S PORTABLE TOILETS	DDA - FARMERS MARKET PORTA	135.00	30173
248-775-881.022	Farmers Market Costs - DDA	BROOKE WOLF	DDA - BALOON ARTIST FOR KI	420.00	30229
		Total For Dept 775 SPECIAL		1,502.20	
		Total For Fund 248 DOWNTOW		1,554.44	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
		Fund Totals:			
			Fund 248 DOWNTOWN DEVELOPM	1,554.44	
				1,554.44	

INVOICE GL DISTRIBUTION REPORT FOR CITY OF PLAINWELL
POST DATES 06/01/2026 - 06/30/2026
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 247 TAX INCREMENT FINANCE AUTHORITY FUND					
Dept 443 PUBLIC WORKS					
247-443-718.001	HEALTH INSURANCE PREMIUMS	COPS HEALTH TRUST	JUNE 2026 DENTAL/VISION PF	28.32	30109
247-443-718.001	Health Insurance Premiums	BLUE CARE NETWORK OF MICHI	JUNE 2026 HEALTH INSURANCE	14.53	30114
247-443-725.001	Fringe Benefit - Life Insu	MADISON NATIONAL LIFE INSU	JUNE 2026 LIFE INSURANCE F	1.95	30110
		Total For Dept 443 PUBLIC		44.80	
		Total For Fund 247 TAX INC		44.80	

INVOICE GL DISTRIBUTION REPORT FOR CITY OF PLAINWELL
POST DATES 06/01/2026 - 06/30/2026
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
		Fund Totals:			
			Fund 247 TAX INCREMENT FIN	44.80	
				44.80	

PERIOD ENDING 06/30/2026

% Fiscal Year Completed: 100.00

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 06/30/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 06/30/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND						
Revenues						
D01	D01 - Taxes	36,248.00	35,124.43	0.00	1,123.57	96.90
D08	D08 - Interest and rentals	0.00	6,777.37	1,051.38	(6,777.37)	100.00
F40.14	F40.14 - Other financing, Ins. proceeds	589,460.00	589,460.00	0.00	0.00	100.00
F40.05	F40.05 - Other financing, Transfer In	110,000.00	110,000.00	9,166.63	0.00	100.00
TOTAL REVENUES		735,708.00	741,361.80	10,218.01	(5,653.80)	100.77
Expenditures						
443	PUBLIC WORKS	152,774.00	147,797.45	17,875.02	4,976.55	96.74
905	DEBT SERVICE	16,624.00	16,624.59	1,385.30	(0.59)	100.00
TOTAL EXPENDITURES		169,398.00	164,422.04	19,260.32	4,975.96	97.06
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND:						
TOTAL REVENUES		735,708.00	741,361.80	10,218.01	(5,653.80)	100.77
TOTAL EXPENDITURES		169,398.00	164,422.04	19,260.32	4,975.96	97.06
NET OF REVENUES & EXPENDITURES		566,310.00	576,939.76	(9,042.31)	(10,629.76)	101.88

PERIOD ENDING 06/30/2026

% Fiscal Year Completed: 100.00

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GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 06/30/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 06/30/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 247 - TAX INCREMENT FINANCE AUTHORITY FUND						
Revenues						
D01	D01 - Taxes	33,734.00	36,877.26	0.00	(3,143.26)	109.32
D08	D08 - Interest and rentals	5,000.00	13,942.20	1,083.32	(8,942.20)	278.84
D04	D04 - State grants	88,515.00	63,410.09	0.00	25,104.91	71.64
TOTAL REVENUES		127,249.00	114,229.55	1,083.32	13,019.45	89.77
Expenditures						
443	PUBLIC WORKS	54,533.00	28,600.26	3,068.96	25,932.74	52.45
TOTAL EXPENDITURES		54,533.00	28,600.26	3,068.96	25,932.74	52.45
Fund 247 - TAX INCREMENT FINANCE AUTHORITY FUND:						
TOTAL REVENUES		127,249.00	114,229.55	1,083.32	13,019.45	89.77
TOTAL EXPENDITURES		54,533.00	28,600.26	3,068.96	25,932.74	52.45
NET OF REVENUES & EXPENDITURES		72,716.00	85,629.29	(1,985.64)	(12,913.29)	117.76

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL
PERIOD ENDING 06/30/2026
% Fiscal Year Completed: 100.00
*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 06/30/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 06/30/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Revenues						
D01	D01 - Taxes	95,893.00	94,621.38	0.00	1,271.62	98.67
D08	D08 - Interest and rentals	2,000.00	7,721.22	610.72	(5,721.22)	386.06
D04	D04 - State grants	7,575.00	5,353.69	0.00	2,221.31	70.68
D06	D06 - Charges for services	7,375.00	8,155.35	658.71	(780.35)	110.58
TOTAL REVENUES		112,843.00	115,851.64	1,269.43	(3,008.64)	102.67
Expenditures						
443	PUBLIC WORKS	62,584.00	23,498.52	1,330.66	39,085.48	37.55
775	SPECIAL EVENTS	10,750.00	7,024.40	1,502.20	3,725.60	65.34
900	CAPITAL OUTLAY	55,390.00	5,390.00	0.00	50,000.00	9.73
TOTAL EXPENDITURES		128,724.00	35,912.92	2,832.86	92,811.08	27.90
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND:						
TOTAL REVENUES		112,843.00	115,851.64	1,269.43	(3,008.64)	102.67
TOTAL EXPENDITURES		128,724.00	35,912.92	2,832.86	92,811.08	27.90
NET OF REVENUES & EXPENDITURES		(15,881.00)	79,938.72	(1,563.43)	(95,819.72)	503.36
TOTAL REVENUES - ALL FUNDS		975,800.00	971,442.99	12,570.76	4,357.01	99.55
TOTAL EXPENDITURES - ALL FUNDS		352,655.00	228,935.22	25,162.14	123,719.78	64.92
NET OF REVENUES & EXPENDITURES		623,145.00	742,507.77	(12,591.38)	(119,362.77)	119.15

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL
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NET OF REVENUES & EXPENDITURES		623,145.00	742,507.77	(12,591.38)	(119,362.77)	119.15

MINUTES
Plainwell City Council
May 26, 2026

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.

2. Invocation: Given by County Commissioner Gale Dugan.

3. Pledge of Allegiance was given by all present.

4. Roll Call: Present: Mayor Brad Keeler, Mayor Pro Tem Lori Steele and 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 05/11/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.

6. Public Comment: None

7. County Commissioner Report: Commissioner Dugan provided an update on happenings throughout Allegan County. The Allegan County Emergency Siren protocol was discussed, with suggestions from Council and staff to be relayed to Allegan County Emergency Services concerning siren confusion and the need for clarity and possible training.

8. Agenda approval:
   A motion by Wisnaski, seconded by Keeney, to approve the Agenda for the May 26, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.

9. Mayor's Report: Mayor Keeler commented on the nice weather we had for the parade.

10. Recommendations and Reports:

    A. City Manager Lakamper discussed the SEIU collective bargaining unit tentative agreement.
    The SEIU represents the Department of Public Works (DPW) and Waste Water (WW) employees. Their collective bargaining agreement expires in June. The SEIU, union stewards from both DPW and WW and management met over the past two months, and both have agreed on the attached tentative agreement (TA). The main goal for management was to incorporate updates to the employee handbook for all non-union employees and clarify call in pay procedures. We have agreed on a three-year contract which includes annual increases of 5% for year one, 3% for year two, and 3% for year three. Over the last six years, SEIU members have received the least amount of raises of all City employees. The 11% increase over the next three years will bring them back in-line in terms of percentage of wage increases.
    A motion by Keeney, seconded by Steele, approving the SEIU collective bargaining unit tentative agreement as presented. On a roll call vote, all voted in favor. Motion passed.

    B. City Manager Lakamper discussed Ordinance 405, which adopts the 2024 International Property Maintenance Code. Plainwell has long struggled to enforce blight and nuisance ordinances. The current ordinances are outdated and do not contemplate modern issues with blight enforcement. Therefore, the City sought out best practices for blight enforcement management, leading to the International Property Maintenance Code (IPMC). IPMC is the industry standard for blight enforcement and is used across the Country to ensure that properties are maintained in an acceptable manner. Due to its widespread use, it is battle tested in the courts. One of the biggest issues with code enforcement is the quality of the Ordinance. If it is outdated or written poorly, courts often will throw citations out, which has happened to Plainwell. We believe that this Ordinance will help address problem properties and allow for a standard of compliance within the community. If passed, Plainwell would be adopting the 2024 IPMC by reference, meaning our code will continue to be current as the IMPC is updated.

A motion by Wisnaski, seconded by Steele, adopting Ordinance 405 as presented. On a roll call vote, all voted in favor. Motion passed.

C. Councilmember Green discussed Special Event Permit Application 2026-12 – Collywobbles Theatre Company. The Plainwell Arts Council has submitted Special Event Permit 2026-12 requesting permission for Collywobbles Theatre Company to hold a play called *United States of America – the Early Years* at the Bandshell on Thursday, June 25, 2026, from 6pm until 8:30pm. This free event is open to public and includes comedy by Stan Freiburg. Attendees are encouraged to bring their own chairs or blankets, as seating is not provided.

A motion by Keeney, seconded by Steele, approving Special Event Permit Application 2026-12 as presented. On a roll call vote, all voted in favor. Motion passed.

D. Superintendent Keyzer discussed an odor control study by BioAir at the Water Renewal plant. BioAir is a leader in the technology and design of new Odor Control systems. They have many different options and can help design an efficient and cost-effective solution for Plainwell. This study will provide the information necessary to design the replacement of the existing in-ground biofilter (Biobed) which was installed in 2023. The existing Biobed has a 5-year lifespan and will need to be replaced in the Fiscal Year 2027-2028.

A motion by Green, seconded by Keeney, approving a Professional Services Agreement (PSA) with BioAir Solutions LLC to perform an Odor Control Study at the Water Renewal plant for $24,250.00. On a roll call vote, all voted in favor. Motion passed.

11. Communications:

A motion by Steele, seconded by Wisnaski, to accept and place on file the April 2026 Department of Public Safety Report and the 04/14/2026 DDA/BRA/TIFA meeting minutes. On a voice vote, all voted in favor. Motion passed.

12. Accounts Payable:

A motion by Keeney, seconded by Wisnaski, that the bills be allowed and orders drawn in the amount of $139,831.11 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments:

A. Matthew Bradley discussed No Mow May in support of native pollinators, noting that he made it almost to the end of the month before needing to mow. He invited everyone to come to the Bandshell at 7pm the following night to watch him perform with The River City concert band horn section. He shared that the Plainwell Music Society hosts groups from all over, sometimes even out of State, but The River City concert band members are all local and from Plainwell and Otsego.

14. Staff Comments:

Finance Director/Treasurer Wilcox had nothing to report.

Personnel Coordinator/Deputy Treasure Kersten shared that negotiations went well, and that Open Enrollment for health insurance benefits would be taking place soon. She also noted that seasonal hire for DPW had started today, and the permanent part time position had also been filled and start in early June.

Superintendent Nieuwenhuis shared that this year the flowers didn't show up in great shape, and he is working with the greenhouse to see what can be done. He welcomed the new hire, Grady, to the DPW staff. He shared that Jackson Ford had passed his water exam. He noted that Plainwell does a great job supporting staff that want to pursue getting their licenses, and how valuable those licenses are to the City.

MINUTES
Plainwell City Council
May 26, 2026

Superintendent Keyzer discussed an emergency Purchase Order that he put in for a Plummers Environmental Vactor truck to catch up the lift stations during the power outage caused by the tornado. He shared that he is in the process of getting generators, so in the event of another prolonged power outage, we'll be better prepared.

Clerk Leonard shared that she is fully staffed for the 2026 election year.

City Manager Lakamper discussed the Planning Commission meeting, stating that it was a productive meeting and lots of information was shared about upcoming projects. He discussed an upcoming rezoning application for ~7 acres of land behind Golf Carts Plus. Gold Carts Plus would like to purchase the land to grow their business, and the sale of the property is contingent upon the rezoning taking place as the land is currently zoned residential. He shared that we are waiting on the site plan and Special Use Permit for the ready-mix concrete plant in Industrial Park, and the purchase agreement date has been pushed back until September. He discussed a draft Ordinance amendment to allow gas stations and automobile restoration, storage and sales in certain areas of the CBD. This will allow the old Clark Gas Station to be torn down and rebuilt and remain in use as a gas station, and Classic Auto Mill (CAM) to function as classic car restoration, sales and storage facility in the Mill building complex. He discussed a grant opportunity offered by the Kalamazoo Nature Center to the City to provide native plantings along the riverbanks to help with erosion control. He discussed a proposal from CAM to purchase and rehabilitate Building 2 that he had recently received, stating that he hadn't had the time to really dig into the proposal but would be discussing it in more detail soon. He discussed the parking lot agreement with Mill 17, stating there are a few things that need to be worked out. He stated that the new location for the Farmer's Market, Hick's Park, has been well received and gotten good feedback from both the vendors and market customers. Downtown businesses like the new location as well.

15. Council Comments:
    A. Councilmember Green congratulated Bob on his kids' scholarships.
    B. Councilmember Keeney said the cleanup at Thurl Cook Park was well done.
    C. Mayor Pro Tem Steele shared that her daughter had gotten a job with Allegan Public Schools. She will be the new Vice Principal at the High School. She will be moving back to Michigan from California soon.

16. Adjournment:
    A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 8:01pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
June 08, 2026

JoAnn Leonard

JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
June 08, 2026

1. Mayor Keeler called the special meeting to order at 5:30PM in City Hall Council Chambers.
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele (5:40pm), and Councilmembers Green and Wisnaski.
   Absent: Councilmember Keeney (6:49pm).
   A motion by Wisnaski, seconded by Green, to excuse Councilmembers Keeney and Steele from the proceedings. On a voice vote, all in favor. Motion passed.
4. Approval of Agenda:
   A motion by Wisnaski, seconded by Green, to approve the agenda for the Budget Workshop as presented. On a voice vote, all in favor. Motion passed.
5. New Business:
6. Financial Director/Treasurer Wilcox and City Manager Lakamper gave an overview of the 2026/2027 City Budget to Council. Apart from the General Fund, all funds balance or have a planned deficit due to capital improvement projects. The General Fund was discussed in detail, noting that the operational deficit projected in the budget remains one of the biggest challenges facing the city. City Manager Lakamper noted that the General Fund is the only fund that has a structural deficit, meaning that year after year, more money is paid out than what is brought in. Property tax revenue increased about 2.7%. Fees increased for Recycling and Bulk Pick-up services due to fuel surcharges raising, and health insurance rates went up 17%. Water and Sewer rates will be adjusted following the Consumer Price Index (CPI) of 4.7% this year. After a detailed review of the different departments inside the General Fund, there was discussion concerning Public Safety, noting that it is the City's largest cost with over 50% of the General Fund going toward fire and police. Water and Sewer funds were discussed along with planned projects for the upcoming year. Well 7 will have a complete overhaul, and several fire hydrants will be replaced. Industrial Park will be repaved and North and South Main Street will be chip-sealed and striped using Major and Local Streets funding. During repaving in Industrial Park, a section of water main will be replaced using funds from Water and Sewer. City Manager Lakamper discussed options available to the City to offset the General Fund deficit. As Public Safety is a large part of the budget a Public Safety Mileage should be considered. The land sales in Industrial Park provided one time cash influxes to the City's General Fund, but now those sales are now complete. The City has run a deficit in the General Fund for years, and Lakamper stressed that this needs to be addressed. Financial Director/Treasurer Wilcox went on to give an overview of all the other city funds, commenting on each.
7. Public Comment: None.
8. Staff Comments: Superintendent Nieuwenhuis commented that each year we hear about budget constraints, and each year we all do our best to work with what we have. Staff retire or leave and aren't replaced, equipment replacement gets pushed until next year and projects aren't able to be completed. He notes that we all want Plainwell to succeed and be a great place to live and hopes that together we can find ways to address the deficit.
9. Council Comments: None.
10. Adjournment:
    A motion by Green, seconded by Keeney, to adjourn the meeting at 7:01PM. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
June 22, 2026

JoAnn Leonard
JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
June 08, 2026

1. Mayor Keeler called the regular meeting to order at 7:01pm in City Hall Council Chambers.
2. Invocation: Given by Dan Martin 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.
5. Approval of Minutes:
   A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 05/26/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: Tom Siver introduced himself and shared that he is running for District Judge.
7. County Commissioner Report: None.
8. Agenda approval:
   A motion by Wisnaski, seconded by Keeney, to approve the Agenda for the June 08, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: None..
10. Recommendations and Reports:
    A. Clerk Leonard discussed openings on several Boards and Commissions. Appointments are made by the Mayor and subject to confirmation by Council.
       A motion by Keeney, seconded by Wisnaski, approving the Mayor's appointment of Terry Pickett to the Parks & Tree Commission and Susan Charkowski to the Planning Commission and reappointment of Derek Carter to the Board of Review and Rimante Grigaliunas to the DDA/BRA/TIFA Board. On a roll call vote, all voted in favor. Motion passed.
    B. Superintendent Nieuwenhuis discussed the purchase of a blower unit. Plainwell has rented this type of leaf blowing equipment for the past few years. The unit is discounted because it is a demo model but still comes with a full warranty. Brand new, it would cost around $17,000. This will be a positive equipment purchase for the City. We will save on man hours while blowing leaves and be able to clean the downtown area out more often and with greater efficiency.
       A motion by Keeney, seconded by Steele, approving the purchase of a Ferris FB 3000 Ride On Blower from Walters Equipment & Rentals for $12,200.00. On a roll call vote, all voted in favor. Motion passed.
    C. **A motion by Steele, seconded by Green, approving the draft 2026/2027 BRA/DDA/TIFA Budget as presented. On a roll call vote, all voted in favor. Motion passed.**
11. Communications:
    A motion by Steele, seconded by Wisnaski, to accept and place on file the May 2026 Investment and Fund Balance Reports. 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 $200,661.50 for payment of the same. On a roll call vote, all voted in favor. Motion passed.
13. Public Comments: None.
14. Staff Comments:
    A. Director Callahan gave an update on the Color Run, sharing there was a great turnout this year, and he expects next year to be even bigger.

MINUTES
Plainwell City Council
June 08, 2026

B. Superintendent Keyzer reports that biannual life station cleaning would take place soon.

C. Personnel Coordinator/Deputy Treasurer Kersten had nothing to report.

D. Superintendent Nieuwenhuis stated he had nothing to add.

E. Clerk Leonard had nothing to report.

F. City Manager Lakamper reported that a lot of work went into preparing the annual budget. He then discussed the power coming into the building, noting that Darius from Classic Auto Mill has been working with Consumer's to get power to the other Mill buildings. Currently there is a single meter at the pole that feeds into a City owned transformer. The power is stepped down to an odd voltage of 208 and fed into GHD, and City Hall submeters off of GHD's panel. Consumers can't provide 480 service directly to the rest of the Mill buildings without transferring the existing service to outside meters and metering each building separately. For them to do that, we would have to meet fire code, which requires walls with 3-hour fire rating between each building. We are meeting with Consumer's next week to get a better understanding of what that entails. None of this was anticipated with the sale of the Mill buildings.

15. **A motion by Steele, seconded by Wisnaski, to meet in closed session as permitted under section 8(a) of the Open Meetings Act to consider a periodic personnel evaluation of a public employee if the named individual requests a closed hearing at 7:21pm. On a voice vote, all voted in favor. Motion passed.**

    A motion by Keeney, seconded by Steele, to return to Open Session at 7:39pm. On a voice vote, all voted in favor. Motion passed.

16. Council Comments: None.

17. Adjournment:
    A motion by Steele, seconded by Keeney, to adjourn the meeting at 7:41pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
June 22, 2026

JoAnn Leonard

JoAnn Leonard, City Clerk