

City of Plainwell

Nick Larabel
Paul Rizzo
Adam Hopkins
Jim Turley
Cathy Green
David Steffen
Vacant
Randy Wisnaski
Justin Lakamper



"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, January 13, 2026 - 7:30AM Plainwell City Hall Council Chambers

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes – 12/09/2025
5. Public Comment
6. Chairman's Report
7. Recommendations and Reports:
 - A. BRA - Accounts Payable for November - \$5,601.88
The Board will consider confirming BRA payables for November 2025 in the amount of \$5,601.88.
 - B. DDA - Accounts Payable for November - \$2,215.61
The Board will consider confirming DDA payables for November 2025 in the amount of \$2,215.61.
 - C. TIFA - Accounts Payable for November - \$92.13
The Board will consider confirming TIFA payables for November 2025 in the amount of \$92.13.
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.
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
December 09, 2025

1. Chairman Larabel called the meeting to order at 7:34am in City Hall Council Chambers.
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Nick Larabel, Paul Rizzo, Jim Turley, Randy Wisnaski, and Justin Lakamper
Excused: Adam Hopkins, Cathy Green and David Steffen
4. Approval of Minutes:
A motion by Wisnaski, seconded by Turley, to accept and place on file the BRA DDA TIFA Meeting Minutes of the 11/11/2025 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 Rizzo, seconded by Wisnaski, confirming BRA payables for November 2025 in the amount of \$1,500.79. On a voice vote, all in favor. Motion passed.**
 - B. **A motion by Wisnaski, seconded by Turley, confirming DDA payables for November 2025 in the amount of \$7,938.07. On a voice vote, all in favor. Motion passed.**
 - C. **A motion by Larabel, seconded by Wisnaski, confirming TIFA payables for November 2025 in the amount of \$599.11. On a voice vote, all in favor. Motion passed.**
8. Communications:
The November 2025 Summary and Detail Financial Reports and City Council Meeting minutes from 10/27/2025 and 11/10/2025 were reviewed.
9. Public Comment: None.
10. Staff Comment: Lakamper summarized the discussion from last night's Council meeting concerning the proposed parking lot plan for Mill 17. Mill 17 wants to have a green space and green house located in what would have been the parking area sold with Building 17, so they would like to build a parking lot on the Mill site in front of Buildings 16 and 17 for ~200 cars. The most recent plan was that Mill 17 would pay for installation of the parking lot and the City would maintain it and retain ownership of the land. In exchange for paving the lot, Mill 17 would have exclusive lot use weekdays after 5pm, and on weekends, with signs stating this information posted in the lot. Council's discussion centered around potential issues with Mill 17 having exclusive use on weeknights and weekends as well as lot maintenance. Lakamper shared that MEDC/Bosch Architects are working on a concept Mill property site plan that includes the Plainwell Auto Building, parking lots for Mill 17 and Classic Auto Factory with buffers, a green space and a road for access to the rear of the Mill property. He stated there is a Concrete company interested in the 28 acre parcel available in Industrial Park. He is working with Consumers Energy to figure out the state of the power grid servicing Industrial Park, and if improvements are needed to support new business.
11. Board Member Comments: Turley discussed the Industrial Park sign which lists the businesses, sharing that it needs refacing. The vinyl sign labels are peeling. He wonders if there is a way to shield the sign from UV damage, as it is southern facing.
12. Adjournment:
A motion by Rizzo, seconded by Turley, to adjourn the meeting at 8:05am. On a voice vote, all voted in favor. Motion passed.

Submitted by: JoAnn Leonard, City Clerk

01/02/2026 11:26 AM
User: BKELLEY
DB: Plainwell

INVOICE GL DISTRIBUTION REPORT FOR CITY OF PLAINWELL
POST DATES 12/01/2025 - 12/31/2025
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID

Page: 1/2

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	DECEMBER 2025 DENTAL/VISIC	44.30	29521
243-443-718.001	Health Insurance Premiums	BLUE CARE NETWORK OF MICHIGAN	DECEMBER 2025 HEALTH INSURANCE	41.81	29524
243-443-725.001	Fringe Benefit - Life Insurance	MADISON NATIONAL LIFE INSURANCE	DECEMBER 2025 LIFE INSURANCE	3.99	29522
243-443-801.013	Professional Services - Attorney	BLOOM SLUGGETT PC	NOVEMBER 2025 PROFESSIONAL FEE	5,504.00	29567
243-443-948.000	For social media accts	PAGE FREEZER SOFTWARE INC	For social media accts	7.78	3570
Total For Dept 443 PUBLIC				5,601.88	
Total For Fund 243 BROWNFI				5,601.88	

01/02/2026 11:26 AM
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DB: Plainwell

INVOICE GL DISTRIBUTION REPORT FOR CITY OF PLAINWELL
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BOTH OPEN AND PAID

Page: 2/2

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
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Fund Totals:

Fund 243 BROWNFIELD REDEVE	5,601.88
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	5,601.88

01/02/2026 11:31 AM
User: BKELLEY
DB: Plainwell

INVOICE GL DISTRIBUTION REPORT FOR CITY OF PLAINWELL
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Page: 1/2

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	DECEMBER 2025 DENTAL/VISIC	81.72	29521
248-443-718.001	Health Insurance Premiums	BLUE CARE NETWORK OF MICHIGAN	DECEMBER 2025 HEALTH INSURANCE	21.30	29524
248-443-725.001	Fringe Benefit - Life Insurance	MADISON NATIONAL LIFE INSURANCE	DECEMBER 2025 LIFE INSURANCE	1.41	29522
248-443-900.000	Printing and Publishing	SHOPPERS GUIDE INC	DDA - LADIES NIGHT/TREE LIGHTING	1,115.00	29528
248-443-948.000	For social media accts	PAGE FREEZER SOFTWARE INC	For social media accts	15.56	3570
248-443-967.050	Project Costs - Christmas	HOME DEPOT	DPW/DDA - MULTI COLOR LED	99.96	3569
Total For Dept 443 PUBLIC				1,334.95	
Dept 775 SPECIAL EVENTS					
248-775-880.021	Community Promotion - Special	10TH STREET SALOON	DDA - LADIES LOOT REIMBURSEMENT	20.00	29570
248-775-880.021	Community Promotion - Special	1871 TAPROOM	DDA - LADIES LOOT REIMBURSEMENT	45.00	29571
248-775-880.021	Community Promotion - Special	ACE HARDWARE	DDA - LADIES LOOT REIMBURSEMENT	105.00	29572
248-775-880.021	Community Promotion - Special	BRIDGE STREET GALLERY	DDA - LADIES LOOT REIMBURSEMENT	50.00	29573
248-775-880.021	Community Promotion - Special	GIFTED BOUTIQUE, LLC	DDA - LADIES LOOT REIMBURSEMENT	80.00	29574
248-775-880.021	Community Promotion - Special	PASSIFLORA	DDA - LADIES LOOT REIMBURSEMENT	415.00	29575
248-775-880.021	Community Promotion - Special	PLAINWELL FLOWERS	DDA - LADIES LOOT REIMBURSEMENT	125.00	29576
248-775-880.021	Community Promotion - Special	AMANDA KERSTEN	ADMIN - TREE LIGHTING CANCELLED	40.66	3581
Total For Dept 775 SPECIAL				880.66	
Total For Fund 248 DOWNTOWN				2,215.61	

01/02/2026 11:31 AM
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INVOICE GL DISTRIBUTION REPORT FOR CITY OF PLAINWELL
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BOTH OPEN AND PAID

Page: 2/2

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
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Fund Totals:

Fund 248 DOWNTOWN DEVELOPM	2,215.61
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	2,215.61

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INVOICE GL DISTRIBUTION REPORT FOR CITY OF PLAINWELL
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Page: 1/2

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		DECEMBER 2025 DENTAL/VISIC	67.87	29521
247-443-718.001	Health Insurance Premiums BLUE CARE NETWORK OF MICHID		DECEMBER 2025 HEALTH INSUF	14.53	29524
247-443-725.001	Fringe Benefit - Life Insu	MADISON NATIONAL LIFE INSU	DECEMBER 2025 LIFE INSURAN	1.95	29522
247-443-948.000	For social media accts	PAGE FREEZER SOFTWARE INC	For social media accts	7.78	3570
Total For Dept 443 PUBLIC				92.13	
Total For Fund 247 TAX INC				92.13	

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Page: 2/2

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
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Fund Totals:

Fund 247 TAX INCREMENT FIN	92.13
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	92.13

PERIOD ENDING 12/31/2025

% Fiscal Year Completed: 50.41

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

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	12/31/2025 (NORMAL (ABNORMAL))	MONTH 12/31/2025 (INCREASE (DECREASE))	BALANCE (NORMAL (ABNORMAL))	
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND						
Revenues						
243-000-404.040	Captured Tax Real - BR - City Tax	6,864.00	6,863.91	0.00	0.09	100.00
243-000-404.041	Captured Tax Real - BR - Library	1,201.00	1,143.25	320.98	57.75	95.19
243-000-404.042	Captured Tax Real - BR - Capital Impr	573.00	573.21	0.00	(0.21)	100.04
243-000-404.043	Captured Tax Real - BR - Fire Reserve	573.00	573.21	0.00	(0.21)	100.04
243-000-404.044	Captured Tax Real - BR - Solid Waste	745.00	745.17	0.00	(0.17)	100.02
243-000-404.047	Captured Tax Real - DDA - School	13,757.00	16,232.90	11,555.78	(2,475.90)	118.00
243-000-404.048	Captured Tax Real - BR - County Taxes	4,007.00	3,993.14	1,034.24	13.86	99.65
243-000-413.060	Captured Tax Pers - City Tax	2,470.00	2,470.29	0.00	(0.29)	100.01
243-000-413.061	Captured Tax Pers - Library	432.00	411.45	115.52	20.55	95.24
243-000-413.062	Captured Tax Pers - Capital Improvement	206.00	206.30	0.00	(0.30)	100.15
243-000-413.063	Captured Tax Pers - Fire Reserve	206.00	206.30	0.00	(0.30)	100.15
243-000-413.064	Captured Tax Pers - Solid Waste	268.00	268.19	0.00	(0.19)	100.07
243-000-413.065	Captured Tax Pers - County Taxes	4,946.00	1,437.11	372.22	3,508.89	29.06
243-000-665.000	Interest Earnings - Investments	0.00	69.69	14.14	(69.69)	100.00
243-000-699.101	Interfund Transfer In - General Fund	30,000.00	12,500.00	0.00	17,500.00	41.67
243-000-699.401	Interfund Transfer In - Cap Improvement	80,000.00	33,333.35	0.00	46,666.65	41.67
TOTAL REVENUES		146,248.00	81,027.47	13,412.88	65,220.53	55.40
Expenditures						
243-443-703.000	Salaries/Wages - Full Time Employees	49,039.00	18,813.58	4,394.03	30,225.42	38.36
243-443-704.001	Wages - Part Time Employees	2,755.00	5,291.74	252.21	(2,536.74)	192.08
243-443-704.005	Wages - Part Time Seasonal Employees	0.00	232.00	0.00	(232.00)	100.00
243-443-709.000	Payroll Taxes - FICA - Soc Sec/Medicare	4,026.00	1,909.98	365.80	2,116.02	47.44
243-443-712.001	Cash in Lieu of Benefits - Insurance Buy	1,680.00	743.94	148.78	936.06	44.28
243-443-716.000	Retirement - Defined Contribution 401a	3,851.00	1,743.19	381.03	2,107.81	45.27
243-443-718.001	Health Insurance Premiums - Current EE	2,657.00	321.22	60.26	2,335.78	12.09
243-443-718.013	Health Insurance - HSA - Employer Paid	738.00	94.43	15.22	643.57	12.80
243-443-723.001	Retiree Health Care - OPEB	31.00	16.15	0.00	14.85	52.10
243-443-725.001	Fringe Benefit - Life Insurance	46.00	22.55	3.99	23.45	49.02
243-443-725.010	Workers Comp Insurance	175.00	255.38	0.00	(80.38)	145.93
243-443-767.000	Clothing - Uniforms - contract provided	99.00	0.00	0.00	99.00	0.00
243-443-775.000	Supplies - Repairs and Maintenance	2,000.00	83.25	0.00	1,916.75	4.16
243-443-801.013	Professional Services - Attorney	10,000.00	9,537.50	5,504.00	462.50	95.38
243-443-801.030	Professional Services - Auditor	425.00	338.28	0.00	86.72	79.60
243-443-830.000	Contractual Reimbursement CRA Activities	27,186.00	16,294.27	0.00	10,891.73	59.94
243-443-930.001	Land & Building Repairs/Maintenance	0.00	75.00	0.00	(75.00)	100.00
243-443-931.000	Equipment Repair & Maintenance	15,000.00	350.00	0.00	14,650.00	2.33
243-443-935.001	Property Liability Insurance	3,972.00	4,575.30	0.00	(603.30)	115.19
243-443-940.000	Rentals - Equipment	5,600.00	12,218.02	6,212.45	(6,618.02)	218.18
243-443-948.000	Computer Services	0.00	7.78	7.78	(7.78)	100.00
243-905-991.001	Debt Service - Principal -Interfund Loan	15,848.00	6,603.45	0.00	9,244.55	41.67
243-905-993.001	Debt Service - Interest - Interfund Loan	776.00	323.50	0.00	452.50	41.69
TOTAL EXPENDITURES		145,904.00	79,850.51	17,345.55	66,053.49	54.73
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND:						
TOTAL REVENUES		146,248.00	81,027.47	13,412.88	65,220.53	55.40
TOTAL EXPENDITURES		145,904.00	79,850.51	17,345.55	66,053.49	54.73
NET OF REVENUES & EXPENDITURES		344.00	1,176.96	(3,932.67)	(832.96)	342.14

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

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT
		AMENDED BUDGET	NORMAL	12/31/2025	MONTH	12/31/2025	NORMAL	(ABNORMAL)	
				(ABNORMAL)	INCREASE	(DECREASE)			USED

DB: Plainwell

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL

Page: 3/5

PERIOD ENDING 12/31/2025

% Fiscal Year Completed: 50.41

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

GL NUMBER	DESCRIPTION	YTD BALANCE		ACTIVITY FOR		AVAILABLE	
		2025-26	12/31/2025	MONTH	12/31/2025	BALANCE	% BDGT
		AMENDED BUDGET	NORMAL (ABNORMAL)	INCREASE	(DECREASE)	NORMAL (ABNORMAL)	USED
Fund 247 - TAX INCREMENT FINANCE AUTHORITY FUND							
Revenues							
247-000-404.040	Captured Tax Real - BR - City Tax	16,584.00	16,583.49		0.00	0.51	100.00
247-000-404.041	Captured Tax Real - BR - Library	2,902.00	2,837.91		851.74	64.09	97.79
247-000-404.042	Captured Tax Real - BR - Capital Impr	1,385.00	1,384.64		0.00	0.36	99.97
247-000-404.043	Captured Tax Real - BR - Fire Reserve	1,385.00	1,384.64		0.00	0.36	99.97
247-000-404.044	Captured Tax Real - BR - Solid Waste	1,800.00	1,800.00		0.00	0.00	100.00
247-000-404.048	Captured Tax Real - BR - County Taxes	9,678.00	9,892.27		2,743.76	(214.27)	102.21
247-000-573.001	Local Community Stabilization PPT PA86	0.00	63,410.09		0.00	(63,410.09)	100.00
247-000-583.000	Local Grants	88,515.00	0.00		0.00	88,515.00	0.00
247-000-665.000	Interest Earnings - Investments	5,000.00	6,790.86		1,379.27	(1,790.86)	135.82
TOTAL REVENUES		127,249.00	104,083.90		4,974.77	23,165.10	81.80
Expenditures							
247-443-703.000	Salaries/Wages - Full Time Employees	36,287.00	9,717.61		2,316.29	26,569.39	26.78
247-443-704.001	Wages - Part Time Employees	200.00	95.03		16.20	104.97	47.52
247-443-704.005	Wages - Part Time Seasonal Employees	0.00	261.24		0.00	(261.24)	100.00
247-443-709.000	Payroll Taxes - FICA - Soc Sec/Medicare	2,805.00	809.45		186.27	1,995.55	28.86
247-443-712.001	Cash in Lieu of Benefits - Insurance Buy	1,155.00	556.30		111.26	598.70	48.16
247-443-716.000	Retirement - Defined Contribution 401a	1,979.00	911.87		207.46	1,067.13	46.08
247-443-718.001	Health Insurance Premiums - Current EE	3,184.00	124.46		26.89	3,059.54	3.91
247-443-718.013	Health Insurance - HSA - Employer Paid	744.00	28.69		5.74	715.31	3.86
247-443-723.001	Retiree Health Care - OPEB	0.00	1.15		0.00	(1.15)	100.00
247-443-725.001	Fringe Benefit - Life Insurance	22.00	11.19		1.95	10.81	50.86
247-443-725.010	Workers Comp Insurance	172.00	194.55		0.00	(22.55)	113.11
247-443-801.013	Professional Services - Attorney	0.00	510.00		0.00	(510.00)	100.00
247-443-801.030	Professional Services - Auditor	100.00	64.08		0.00	35.92	64.08
247-443-930.001	Land & Building Repairs/Maintenance	5,000.00	0.00		0.00	5,000.00	0.00
247-443-935.001	Property Liability Insurance	485.00	535.51		0.00	(50.51)	110.41
247-443-940.000	Rentals - Equipment	2,400.00	2,671.24		1,335.62	(271.24)	111.30
247-443-948.000	Computer Services	0.00	7.78		7.78	(7.78)	100.00
TOTAL EXPENDITURES		54,533.00	16,500.15		4,215.46	38,032.85	30.26
Fund 247 - TAX INCREMENT FINANCE AUTHORITY FUND:							
TOTAL REVENUES		127,249.00	104,083.90		4,974.77	23,165.10	81.80
TOTAL EXPENDITURES		54,533.00	16,500.15		4,215.46	38,032.85	30.26
NET OF REVENUES & EXPENDITURES		72,716.00	87,583.75		759.31	(14,867.75)	120.43

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL

PERIOD ENDING 12/31/2025

% Fiscal Year Completed: 50.41

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

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	12/31/2025 (NORMAL (ABNORMAL))	MONTH 12/31/2025 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Revenues						
248-000-404.030	Captured Tax Real - DDA - City Tax	45,558.00	45,517.59	0.00	40.41	99.91
248-000-404.031	Captured Tax Real - DDA - Library	7,973.00	5,452.49	0.00	2,520.51	68.39
248-000-404.032	Captured Tax Real - DDA - Capital Impr	3,804.00	3,800.97	0.00	3.03	99.92
248-000-404.033	Captured Tax Real - DDA - Fire Reserve	3,804.00	3,800.97	0.00	3.03	99.92
248-000-404.034	Captured Tax Real - DDA - Solid Waste	4,945.00	4,941.27	0.00	3.73	99.92
248-000-404.045	Captured Tax Real - DDA - County Taxes	26,592.00	19,621.50	0.00	6,970.50	73.79
248-000-413.060	Captured Tax Pers - City Tax	1,581.00	1,581.16	0.00	(0.16)	100.01
248-000-413.061	Captured Tax Pers - Library	277.00	189.36	0.00	87.64	68.36
248-000-413.062	Captured Tax Pers - Capital Improvement	132.00	132.05	0.00	(0.05)	100.04
248-000-413.063	Captured Tax Pers - Fire Reserve	132.00	132.05	0.00	(0.05)	100.04
248-000-413.064	Captured Tax Pers - Solid Waste	172.00	171.66	0.00	0.34	99.80
248-000-413.065	Captured Tax Pers - County Taxes	923.00	681.56	0.00	241.44	73.84
248-000-573.001	Local Community Stabilization PPT PA86	0.00	5,353.69	0.00	(5,353.69)	100.00
248-000-583.000	Local Grants	7,575.00	0.00	0.00	7,575.00	0.00
248-000-642.001	Sales of Merchandise - DDA	0.00	14.72	0.00	(14.72)	100.00
248-000-654.001	Charges for Service - Farmers Market Fee	5,100.00	1,491.44	0.00	3,608.56	29.24
248-000-654.102	Special Event Revenues - DDA	2,275.00	5,177.00	650.00	(2,902.00)	227.56
248-000-665.000	Interest Earnings - Investments	2,000.00	3,775.02	741.92	(1,775.02)	188.75
TOTAL REVENUES		112,843.00	101,834.50	1,391.92	11,008.50	90.24
Expenditures						
248-443-703.000	Salaries/Wages - Full Time Employees	36,290.00	7,384.78	2,216.79	28,905.22	20.35
248-443-704.001	Wages - Part Time Employees	400.00	190.05	32.40	209.95	47.51
248-443-704.005	Wages - Part Time Seasonal Employees	0.00	176.00	32.00	(176.00)	100.00
248-443-709.000	Payroll Taxes - FICA - Soc Sec/Medicare	2,799.00	586.29	171.95	2,212.71	20.95
248-443-712.001	Cash in Lieu of Benefits - Insurance Buy	660.00	0.00	0.00	660.00	0.00
248-443-713.001	Overtime Pay	518.00	0.00	0.00	518.00	0.00
248-443-716.000	Retirement - Defined Contribution 401a	1,480.00	687.44	198.93	792.56	46.45
248-443-718.001	Health Insurance Premiums - Current EE	4,143.00	63.53	14.78	4,079.47	1.53
248-443-718.013	Health Insurance - HSA - Employer Paid	960.00	22.64	3.99	937.36	2.36
248-443-723.001	Retiree Health Care - OPEB	36.00	4.85	0.00	31.15	13.47
248-443-725.001	Fringe Benefit - Life Insurance	18.00	8.28	1.41	9.72	46.00
248-443-725.010	Workers Comp Insurance	93.00	79.74	0.00	13.26	85.74
248-443-767.000	Clothing - Uniforms - contract provided	57.00	0.00	0.00	57.00	0.00
248-443-774.000	Supplies - Planting	2,700.00	0.00	0.00	2,700.00	0.00
248-443-775.000	Supplies - Repairs and Maintenance	4,100.00	41.14	0.00	4,058.86	1.00
248-443-801.013	Professional Services - Attorney	0.00	459.00	0.00	(459.00)	100.00
248-443-801.030	Professional Services - Auditor	100.00	64.08	0.00	35.92	64.08
248-443-851.000	Postage	100.00	71.04	0.00	28.96	71.04
248-443-900.000	Printing and Publishing	3,500.00	1,290.00	1,115.00	2,210.00	36.86
248-443-920.000	Utilities - Electric	1,000.00	0.00	0.00	1,000.00	0.00
248-443-930.001	Land & Building Repairs/Maintenance	2,000.00	524.50	0.00	1,475.50	26.23
248-443-931.000	Equipment Repair & Maintenance	0.00	524.50	0.00	(524.50)	100.00
248-443-935.001	Property Liability Insurance	480.00	538.50	0.00	(58.50)	112.19
248-443-940.000	Rentals - Equipment	0.00	1,849.23	1,034.41	(1,849.23)	100.00
248-443-948.000	Computer Services	50.00	15.56	15.56	34.44	31.12
248-443-955.000	Miscellaneous Expense	200.00	21.50	0.00	178.50	10.75
248-443-960.000	Education & Training - Professional	200.00	0.00	0.00	200.00	0.00
248-443-962.000	Memberships & Dues	700.00	0.00	0.00	700.00	0.00
248-443-967.050	Project Costs - Christmas Decorations	0.00	271.39	99.96	(271.39)	100.00
248-775-880.021	Community Promotion - Special Events	7,650.00	3,065.11	880.66	4,584.89	40.07
248-775-881.022	Farmers Market Costs - DDA	3,100.00	492.13	0.00	2,607.87	15.88

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REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL
PERIOD ENDING 12/31/2025
% Fiscal Year Completed: 50.41

Page: 5/5

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

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 12/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 12/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Expenditures						
248-900-971.000	Capital Purchase	50,000.00	0.00	0.00	50,000.00	0.00
248-900-972.000	Capital Outlay - Contracted Services	5,390.00	5,390.00	0.00	0.00	100.00
TOTAL EXPENDITURES		128,724.00	23,821.28	5,817.84	104,902.72	18.51
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND:						
TOTAL REVENUES		112,843.00	101,834.50	1,391.92	11,008.50	90.24
TOTAL EXPENDITURES		128,724.00	23,821.28	5,817.84	104,902.72	18.51
NET OF REVENUES & EXPENDITURES		(15,881.00)	78,013.22	(4,425.92)	(93,894.22)	491.24
TOTAL REVENUES - ALL FUNDS						
TOTAL REVENUES - ALL FUNDS		386,340.00	286,945.87	19,779.57	99,394.13	74.27
TOTAL EXPENDITURES - ALL FUNDS		329,161.00	120,171.94	27,378.85	208,989.06	36.51
NET OF REVENUES & EXPENDITURES		57,179.00	166,773.93	(7,599.28)	(109,594.93)	291.67

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REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL
PERIOD ENDING 12/31/2025
% Fiscal Year Completed: 50.41

Page: 1/3

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

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 12/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 12/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND						
Revenues						
D01	D01 - Taxes	36,248.00	35,124.43	13,398.74	1,123.57	96.90
D08	D08 - Interest and rentals	0.00	69.69	14.14	(69.69)	100.00
F40.05	F40.05 - Other financing, Transfer In	110,000.00	45,833.35	0.00	64,166.65	41.67
TOTAL REVENUES		146,248.00	81,027.47	13,412.88	65,220.53	55.40
Expenditures						
443	PUBLIC WORKS	129,280.00	72,923.56	17,345.55	56,356.44	56.41
905	DEBT SERVICE	16,624.00	6,926.95	0.00	9,697.05	41.67
TOTAL EXPENDITURES		145,904.00	79,850.51	17,345.55	66,053.49	54.73
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND:						
TOTAL REVENUES		146,248.00	81,027.47	13,412.88	65,220.53	55.40
TOTAL EXPENDITURES		145,904.00	79,850.51	17,345.55	66,053.49	54.73
NET OF REVENUES & EXPENDITURES		344.00	1,176.96	(3,932.67)	(832.96)	342.14

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REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL
PERIOD ENDING 12/31/2025
% Fiscal Year Completed: 50.41

Page: 2/3

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

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 12/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 12/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 247 - TAX INCREMENT FINANCE AUTHORITY FUND						
Revenues						
D01	D01 - Taxes	33,734.00	33,882.95	3,595.50	(148.95)	100.44
D08	D08 - Interest and rentals	5,000.00	6,790.86	1,379.27	(1,790.86)	135.82
D04	D04 - State grants	88,515.00	63,410.09	0.00	25,104.91	71.64
TOTAL REVENUES		127,249.00	104,083.90	4,974.77	23,165.10	81.80
Expenditures						
443	PUBLIC WORKS	54,533.00	16,500.15	4,215.46	38,032.85	30.26
TOTAL EXPENDITURES		54,533.00	16,500.15	4,215.46	38,032.85	30.26
Fund 247 - TAX INCREMENT FINANCE AUTHORITY FUND:						
TOTAL REVENUES		127,249.00	104,083.90	4,974.77	23,165.10	81.80
TOTAL EXPENDITURES		54,533.00	16,500.15	4,215.46	38,032.85	30.26
NET OF REVENUES & EXPENDITURES		72,716.00	87,583.75	759.31	(14,867.75)	120.45

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL
 PERIOD ENDING 12/31/2025
 % Fiscal Year Completed: 50.41

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

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	12/31/2025 NORMAL (ABNORMAL)	MONTH 12/31/2025 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Revenues						
D01	D01 - Taxes	95,893.00	86,022.63	0.00	9,870.37	89.71
D08	D08 - Interest and rentals	2,000.00	3,775.02	741.92	(1,775.02)	188.75
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	6,683.16	650.00	691.84	90.62
TOTAL REVENUES		112,843.00	101,834.50	1,391.92	11,008.50	90.24
Expenditures						
443	PUBLIC WORKS	62,584.00	14,874.04	4,937.18	47,709.96	23.77
775	SPECIAL EVENTS	10,750.00	3,557.24	880.66	7,192.76	33.09
900	CAPITAL OUTLAY	55,390.00	5,390.00	0.00	50,000.00	9.73
TOTAL EXPENDITURES		128,724.00	23,821.28	5,817.84	104,902.72	18.51
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND:						
TOTAL REVENUES		112,843.00	101,834.50	1,391.92	11,008.50	90.24
TOTAL EXPENDITURES		128,724.00	23,821.28	5,817.84	104,902.72	18.51
NET OF REVENUES & EXPENDITURES		(15,881.00)	78,013.22	(4,425.92)	(93,894.22)	491.24
TOTAL REVENUES - ALL FUNDS		386,340.00	286,945.87	19,779.57	99,394.13	74.27
TOTAL EXPENDITURES - ALL FUNDS		329,161.00	120,171.94	27,378.85	208,989.06	36.51
NET OF REVENUES & EXPENDITURES		57,179.00	166,773.93	(7,599.28)	(109,594.93)	291.67

CITY OF PLAINWELL
OUTSTANDING REVOLVING LOANS
AS OF December 31, 2025

RECIPIENT	ORIGINAL LOAN	ORIGINAL LOAN DATE	STATUS	LAST PAYMENT DATE	PRINCIPAL PAID TO DATE	INTEREST PAID TO DATE	DELQ AMOUNT	DELQ DAYS	LOAN BALANCE	PAYOFF DATE	
Elliott's Remodeling	9,000.00	25-Sep-2008	Paid in Full	5/20/2016	9,000.00	389.75	-	-	-	5/20/2016	- Property sold - paid by Title Company at closing
Joe's Pizza	10,000.00	14-Jan-2009	Paid in Full	9/30/2013	10,000.00	250.18	-	-	-	9/30/2013	
CPR Properties 2009	2,916.00	3-Feb-2009	Paid in Full	3/18/2013	2,916.00	70.93	-	-	-	3/18/2013	
Fran Bradshaw	3,084.00	6-Feb-2009	Paid in Full	10/25/2010	3,084.00	36.04	-	-	-	10/25/2010	
Island City Tea & Spice	5,000.00	9-Jul-2009	Paid in Full	5/1/2012	5,000.00	83.45	-	-	-	5/1/2012	- Business folded - small assets retained sold 09/11/2019 - wrote off remaining balance
Heaven's Petals	2,294.00	1-Apr-2010	Paid in Full	1/3/2011	2,294.00	15.76	-	-	-	1/3/2011	
Island City Computers	5,000.00	3-Jun-2012	Written Off	9/11/2019	2,306.95	142.98	2,693.05	1,753	-	9/11/2019	
CPR Properties 2013	10,000.00	30-May-2013	Paid in Full	9/13/2017	10,000.00	238.14	-	-	-	9/13/2017	
H&H Auto Body LLC	3,500.00	22-Oct-2014	Paid in Full	7/30/2015	3,500.00	14.09	-	-	-	7/30/2015	
Hart's Jewelry	2,550.00	27-Sep-2013	Paid in Full	7/27/2015	2,550.00	25.56	-	-	-	7/27/2015	
London Grill-Plainwell, Inc.	10,000.00	2-Aug-2013	Paid in Full	2/4/2016	10,000.00	188.66	-	-	-	2/4/2016	
Plainwell Flowers	8,000.00	22-Sep-2014	Paid in Full	10/5/2016	8,000.00	109.62	-	-	-	10/5/2016	
Thomas Holmes	7,000.00	23-Jun-2014	Paid in Full	12/5/2018	7,000.00	177.90	-	-	-	12/5/2018	
Total Property Management	10,000.00	7-Jun-2013	Paid in Full	6/4/2018	10,000.00	254.73	-	-	-	6/4/2018	
101 S. Main St.	10,000.00	1-Oct-2013	Paid in Full	3/24/2021	10,000.00	308.06	-	-	-	3/24/2021	
Onalee Boettcher	8,452.37	14-Oct-2015	Paid in Full	1/7/2019	8,452.37	185.02	-	-	-	1/7/2019	
H&H Auto Body 2015	4,350.00	23-Nov-2015	Paid in Full	10/24/2016	4,350.00	21.54	-	-	-	10/24/2016	
Turley Properties LLC	8,000.00	23-Nov-2015	Paid in Full	4/13/2018	8,000.00	147.18	-	-	-	4/13/2018	
RWEats Healthy Living LLC	10,000.00	19-May-2016	Paid in Full	4/13/2018	10,000.00	153.15	-	-	-	4/13/2018	
Barbara Taylor Bechtel	10,000.00	12-Jan-2017	Paid in Full	7/27/2020	10,000.00	232.53	-	-	-	7/27/2020	
John Roggow	10,000.00	12-Dec-2017	Paid in Full	11/2/2022	10,000.00	251.60	-	-	-	11/2/2022	
James Turley	10,000.00	1-Jun-2018	Paid in Full	7/8/2020	10,000.00	170.55	-	-	-	7/8/2020	
Plainwell Bridge & Main LLC	10,000.00	23-Aug-2019	Paid in Full	10/23/2023	10,000.00	245.03	-	-	-	10/23/2023	
Adam & Rachel Hopkins	10,000.00	10-Sep-2020	Paid in Full	9/12/2025	10,000.00	255.51	-	-	-	9/12/2025	
Eric & Susan Luthy	15,000.00	28-Apr-2022	Paid in Full	9/25/2023	15,000.00	191.82	-	-	-	9/25/2023	
Barbed Wire Café	10,000.00	13-May-2022	Paid in Full	2/6/2023	10,000.00	56.65	-	-	-	2/6/2023	
Jennifer DeYoung	14,000.00	7-Jun-2022	Paid in Full	3/15/2024	14,000.00	226.69	-	-	-	5/16/2024	
River Road Foods LLC	10,000.00	11-Mar-2024	Current	12/18/2025	4,255.38	144.62	-	-	5,744.62		
										5,744.62	
										60,076.81	= Cash on hand at 12/31/2025
										65,821.43	

NEW LOAN INFORMATION

RECIPIENT NAME	APPLICANT TYPE	ADDRESS	ZIP	FUNDED BY	LOAN AMOUNT	NAICS CODE	PURPOSE	JOBS CREATED	JOBS SAVED	APPLICATIO N DATE	CLOSING DATE	TERM (MONTHS)	MATURITY DATE	PAYMENT AMOUNT	INTEREST	RACE	GENDER	ETHNICITY	SOURCE
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MINUTES
Plainwell City Council
November 24, 2025

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Dan Martin 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 and Cathy Green.
Absent: Councilmember Roger Keeney
A motion by Wisnaski, seconded by Steele, to excuse Councilmember Keeney from tonight's proceedings. On a voice vote, all voted in favor. Motion passed.
5. Approval of Minutes:
A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 11/10/2025 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 November 24, 2025 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: None.
10. Recommendations and Reports:
 - A. City Manager Lakamper discussed Resolution 2025-21, which formally approves a 12-year Industrial Facilities Tax (IFT) exemption for Profielnorm USA, LLC.
A motion by Steele, seconded by Wisnaski, approving Resolution 2025-21 as presented. On a roll call vote, all voted in favor. Motion passed.
 - B. City Manager Lakamper discussed the sale of City owned property at 761 N. Main St. (parcel 55-019-002-01).
A motion by Steele, seconded by Green, approving the sale of 761 N. Main St using the Request for Proposal (RFP) process and authorizing City Manager Lakamper to initiate an appraisal of the property. 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 October 2025 Investment, Fund Balance, Department of Public Safety and Water Renewal Reports, and the 8/20/2025 Planning Commission and 10/14/2025 DDA/BRA/TIFA meeting minutes. On a voice vote, all voted in favor. Motion passed.
12. Accounts Payable:
A motion by Wisnaski, seconded by Green, that the bills be allowed and orders drawn in the amount of \$107,250.06 for payment of the same. On a roll call vote, all voted in favor. Motion passed.
13. Public Comments: Dale Burnham of 210 Prairie St wished everyone a happy Thanksgiving.
14. Staff Comments:

Finance Director/Treasurer Wilcox wished everyone a happy Thanksgiving

Superintendent Keyzer wished everyone a happy Thanksgiving. He mentioned that the City owned parcel discussed tonight may be the only viable option to allow for utility service to 771 N. Main for development.

Clerk Leonard had nothing to report.

Director Callahan shared that the 2025 Shop with a Hero event will take place on 12/17/2025, with ~30 local students participating. Officer Pell was recognized by Allegan County dispatch for stopping a vehicle going the wrong way on the highway prior to an accident occurring.

City Manager Lakamper discussed the need for more housing in the City. He shared that Fleis & Vandenbrink (F&V) have begun work on the Industrial Park project engineering. They found an ~500ft original section of water main that should be replaced prior to paving. F&V engineering costs are being paid by a grant through MEDC and Lakeshore Advantage. F&V are also applying for a 50k pedestrian traffic grant that, if awarded to Plainwell, will be used to update and repair the Trestle Bridge.

MINUTES
Plainwell City Council
November 24, 2025

Bosch Architects, who designed the site plan for Plainwell Auto, are now designing a concept site plan for Classic Auto Factory and Mill 17 which includes parking, an access road and green space. When finished, the plans will be presented at a public meeting to gather resident input.

Mary Jane Rhodes, a top environmental lawyer, has been hired to represent the City in discussion with Weyerhaeuser pertaining to the Mill property. She shared that investigation and remediation can occur at the same time, so there is no need to delay development.

Insurance has offered a depreciated value of \$560k for Building #2, which should cover most, if not all, the cost of demolition.

15. Council Comments:

Mayor Pro Tem Steele wished everyone a happy Thanksgiving, and mentioned that Mosaic Distillery's signs downtown will need to be moved for the tree lighting ceremony.

Councilmember Wisnaski wished everyone happy Thanksgiving.

Councilmember Green asked about replacing the sign at the Fannie Pell park entrance. She shared that the newly repaired City clock looks great- it is clear and easy to see, and wished everyone a happy Thanksgiving.

16. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 7:38pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
December 08, 2025


JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
December 08, 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 and Cathy Green.
Absent: Councilmember Roger Keeney
A motion by Wisnaski, seconded by Steele, to excuse Councilmember Keeney from tonight's proceedings. On a voice vote, all in favor. Motion passed.
5. Approval of Minutes:
A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 11/24/2025 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 Steele, seconded by Wisnaski, to approve the Agenda for the December 08, 2025 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: The food was great at the Christmas party, and the Tree Lighting Ceremony went really well.
10. Recommendations and Reports:
 - A. Director Callahan discussed the purchase of four sets of new fire gear. The new gear replaces gear that is more than ten years old, and expired.
A motion by Steele, seconded by Wisnaski, to approve the purchase of four sets of fire gear from MES for \$9,036.00. On a roll call vote, all voted in favor. Motion passed.
 - B. City Manager Lakamper discussed the development of the Mill property. He discussed the four main proposals: the housing development, the lease agreement with Classic Auto Factory for the remaining buildings, the Plainwell Auto land purchase and new building and Mill 17's green space and parking lot proposal. He shared that MEDC (Bosch Architects) are working on a concept Mill property site plan that includes the Plainwell Auto Building, parking lots for Mill 17 and Classic Auto Factory with buffers, a green space and a road for access to the rear of the Mill property. When completed, the concept plan will be shared at a public meeting. Council discussed Mill 17's parking lot proposal, and the potential problems with having exclusivity on nights and weekends.
11. Communications:
A motion by Steele, seconded by Wisnaski, to accept and place on file the September 9, 2025 Parks & Tree meeting minutes. On a voice vote, all voted in favor. Motion passed.
12. Accounts Payable:
A motion by Wisnaski, seconded by Steele, that the bills be allowed and orders drawn in the amount of \$319,077.84 for payment of the same. On a roll call vote, all voted in favor. Motion passed.
13. Public Comments: Cathy Burnham discussed using an existing tree in Hick's Park for the City Christmas Tree rather than cutting and transporting a tree each year.
Dale Burnham thanked DPW for snow removal, and thanked the City for the Christmas party. He stated his concerns with allowing Mill 17 exclusivity on what would otherwise be considered a public parking lot.
14. Staff Comments:
Personnel Coordinator/Deputy Treasurer Kersten had nothing to report.

Superintendent Nieuwenhuis reminded everyone to be careful of frozen pipes. Open cupboard doors, turn the heat up and/or use heat tape on pipes. Residents are responsible to clear snow from sidewalks.

MINUTES
Plainwell City Council
December 08, 2025

Director Callahan reminded everyone that there is no overnight parking from 2am-5am until March 31, 2026. DPS is working toward accreditation with Michigan Law Enforcement Accreditation Council. The annual Shop with a Hero event is scheduled for 12/17/2025 at Meijer.

Clerk Leonard reported had nothing to report.

City Manager Lakamper discussed a letter from a resident commending PSOs Bruce and Welcher for their compassion and professionalism. He stated that the City Assessor had appraised the 1-acre parcel of city owned land on N. Main St at \$43,000. There will be a meeting on 12/17/2025 with GHD to discuss PFAS findings on Parcel 4. The Christmas party was a success and it was good to see everyone.

15. Council Comments:

Councilmember Green thanked DPW for snow removal, and wished everyone happy holidays.

Mayor Pro Tem Steele thanked all the staff who helped with the Christmas party, sharing it was wonderful and she got some good pictures. The parade went well. Connie and Cory (the horses) behaved themselves, and the band was great.

Councilmember Wisnaski thanked everyone for the party.

16. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 8:10pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
December 22, 2025



JoAnn Leonard, City Clerk